FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA
July 10, 2025

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, Florida 34731
6:00 p.m.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation – Pastor **Allen Tillman,** New Salem MB Church

Pledge of Allegiance – Interim Police Chief **Henry Rains**

2. ROLL CALL

5. CONSENT AGENDA

Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the items from the Consent Agenda; (2) Vote on remaining items; and (3) Discuss each pulled item separately and vote.

(a) Approval of Minutes (city manager/city clerk)

June 26, 2025, Regular Meeting

6. REGULAR AGENDA

(a) Resolution 2025-048 Approval of the 2025 Water Master Plan (city manager/public works director)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AND ADOPTING THE CITY OF FRUITLAND PARK WATER MASTER PLAN PREPARED BY HALFF ASSOCIATES, INC.; PROVIDING FOR AN EFFECTIVE DATE.

(b) Resolution 2025-046, Approving the Establishment of an Estimated Assessment Rate for Fire Services Assessment for the Fiscal Year Beginning October 1, 2025, relating to the Provision of Fire Services within The Villages of Fruitland Park Benefit Area. (city attorney/city manager/finance director)

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES WITHIN THE VILLAGES OF FRUITLAND PARK BENEFIT AREA IN THE CITY OF FRUITLAND PARK; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC

HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

7. PUBLIC HEARING

(a) First Reading of Ordinance 2025-017, Amending the City of Fruitland Park's Land Development Code Chapter 151 and 161 re Floodplain Management. (city manager/city attorney/community development)

AN ORDINANCE BY THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE CHAPTER 151 – DEFINITIONS AND CHAPTER 161 – BUILDING CODES TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS TO TRANSMIT TO THE FLORIDA BUILDING COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

(b) First Reading of Ordinance 2025-018, Petition to Amend the Boundaries of The Enclave at Lake Geneva Community Development District (CDD), adding approximately 9.70± Acres to the Overall Development, for Property Generally Located South of Lake Ella Road, East of Taylor Mill Road, and West of U.S. Hwy 27/441; Petitioner: Kutak Rock LLP (authorized agents Tucker Mackie & Ryan Dugan) on behalf of the "District." (city manager/city attorney/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2024-01; ADDING APPROXIMATELY 9.70 ACRES TO THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

(c) First Reading of Ordinance 2025-008, Amending the Boundaries of the City of Fruitland Park, Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP. (city manager/city attorney/community development)

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 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE

LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

END OF PUBLIC HEARING

8. QUASI-JUDICIAL PUBLIC HEARING

(a) First Reading of Ordinance 2025-009, Approval of a Large-Scale Comprehensive Plan Amendment for Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP. (city manager/city attorney/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY LOW DENSITY OF 52.66± ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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.

(b) First Reading of Ordinance 2025-010, Rezoning to PUD, Pine Ridge Dairy Subdivision for 52.66± Acres Generally Located South of Pine Ridge Dairy Road and West of Brookstone Lane, Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP. (city manager/city attorney/community development)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.66± ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

(c) Resolution 2025-039, Approval of Major Site Plan for Construction of an Approximately 13,451 Square Feet, 12-Bed Facility with Helipad for Property Generally Located North of CR 466A and West of Oliver Lane, Petitioner: Kimley-Horn (Jennifer Stickler, applicant) on behalf of owner, Advent Health System/Sunbelt Inc. (city manager/city attorney/community development)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 13,451 SQUARE FEET, 12 BED OFF-SITE EMERGENCY DEPARTMENT INCLUSIVE OF ASSOCIATED PARKING, STORMWATER AND HELIPAD; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

END OF QUASI-JUDICIAL PUBLIC HEARING

9. (a) City Manager
i. Development Update

(b) City Attorney
i. Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116

10. UNFINISHED BUSINESS

11. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the City Commission at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the City Commission. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the City Commission addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

12. COMMISSIONER COMMENTS

(a) Vice Mayor DeGrave

(b) Commissioner Williams

(c) Commissioner Cosenza, III

(d) Commissioner Raysin

13. MAYOR'S COMMENTS

14. ADJOURNMENT

DATES TO REMEMBER

Thursday, July 24th	**City Commission Meeting**
Friday, July 25th	**Back to School Bash at the Library 9:00 a.m. to 11:00 a.m.**
Monday, August 5th	**Budget Workshop (tentative)**
Tuesday, August 6th	**Budget Workshop (tentative)**
Saturday, August 9th	**City's 100th Birthday Celebration with Drone Show**

For additional events, please visit Calendar | City of Fruitland Park Florida.

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

Any person requiring special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY SHEET

Item Number: **5a**

ITEM TITLE: **Draft Meeting Minutes**

MEETING DATE: Thursday**,** July 10, 2025

DATE SUBMITTED: Wednesday, July 2, 2025

SUBMITTED BY: (See below)

BRIEF NARRATIVE: Routine items and items not anticipated to be controversial are placed on the Consent Agenda to expedite the meeting. If a commissioner, staff member or member of the public wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on remaining item(s), and (3) Discuss each pulled item separately and vote.

(a) **Regular Minutes** dated June 26, 2025 (city clerk)

FUNDS BUDGETED: None

ATTACHMENTS: June 26, 2025, Regular City Commission Minutes

RECOMMENDATION: Approve the Consent Agenda

ACTION: Approve

FRUITLAND PARK CITY COMMISSION REGULAR MEETING MINUTES
June 26, 2025

A regular meeting of the Fruitland Park City Commission was held at 506 W. Berckman Street, Fruitland Park, Florida 34731, on Thursday, June 12, 2025, at 6:00 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor Patrick DeGrave, and Commissioner Joseph "Joey" Cosenza

Newly Appointed Members Present: Commissioner Williams and Commission Raysin

Also Present: City Manager Karen Manila, City Attorney Anita Geraci-Carver, Deputy Finance Director Kim Gehrke, Public Works Director Robb Dicus, Interim Police Chief Henry Rains, Interim Community Development Director Michael Rankin, Administrative Manager Sharon Williams, Permit Tech I Brenda Sigala, , Parks and Recreation Director Michelle Yoder, and City Clerk Gwen Johns

Total Attendance: 32

1. CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

After Mayor Cheshire called the meeting to order, Chuck Padgett of Trinity Assembly gave the Invocation and Interim Police Chief Henry Rains led the Pledge of Allegiance to the Flag.

2. ROLL CALL

After the Invocation and Pledge of Allegiance, Mayor Cheshire called the meeting to order and announced decorum for the meeting. He then requested that Ms. Johns call roll where a quorum was declared present.

3. SWEARING-IN AND INSTALLATION OF APPOINTED OFFICIALS

Gwen Johns, City Clerk, administered the Oath of Office to the following newly appointed officials and welcomed them to the City of Fruitland Park City Commission.

(a) City Commissioner, District 2
Martina Williams

(b) City Commissioner, District 5
Michael Raysin

4. SPECIAL PRESENTATIONS

(a) Halff, Inc. – Water Master Plan

Karen Manila, City Manager, introduced Rob Ern, of Halff, to provide an overview of the City's Water Master Plan. Mr. Ern and his team presented the plan which consisted of a

future developments map, growth projections, water system capacity, water system expansion, summary of improvements, and funding resources.

Troy Mitchell, of Halff, advised that the City should begin with (WTP 7) Water Treatment Plant No. 7. He noted that the process would require an RFQ since it would exceed CCNA requirements.

The project is projected to take approximately 50 months. The total estimated cost for WTP 7 is $9,139,000 which includes construction, contingency, design and engineering, and contract administration fees.

Mr. Mitchell advised that the second part of the project recommended would be WTP 6, which is anticipated to cost approximately $6,500,000. Subsequently, WTP 1 would need to be upgraded at a cost of approximately $3,651,000.

Mr. Mitchell explained the existing capital water system and the proposed capital water system. He said the cost estimate for a 20-year distribution expansion would be approximately $16,026,000.

Mr. Ern explained the funding options and stated that his team would be ready to assist the City in all efforts to obtain funding for the project.

There was a brief discussion about the presentation, and Mr. Ern stated that a copy of the master plan document would be distributed to the City Commission. He also discussed the immediate actions that were included in the Executive Summary.

The consensus of the City Commission was for the Water Master Plan to be presented for adoption at the July 10, 2025, City Commission meeting, and for staff to prepare an RFQ for Engineering and to hire a consultant to assist with amending the City's CUP.

5. CONSENT AGENDA

Mayor Cheshire announced that item b would be removed from the Consent Agenda and placed under the Regular Agenda for discussion.

(a) **Approval of Minutes**

June 12, 2025, Regular Meeting

(b) Resolution 2025-033, Approval of Agreement between the City of Fruitland Park and Infinity Fitness Inc. for Use of the City Swimming Pool. (city manager/city attorney/parks & recreation director) *Moved to Regular Agenda*

(c) Resolution 2025-045, Approval of an Interlocal Agreement between Lake County and the City of Fruitland Park for Library Impact Fee Funding not to exceed $120,000 to Fund Architectural Design/Engineering Services for Expansion of the Library.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY, FLORIDA, AND THE CITY OF FRUITLAND PARK RELATING TO THE USE OF LIBRARY IMPACT FEES WHICH AWARDS THE CITY AN AMOUNT NOT TO EXCEED $120,000.00 TO FUND ARCHITECTURAL DESIGN/ENGINEERING SERVICES FOR THE EXPANSION OF THE NORTH SIDE OF THE FRUITLAND PARK LIBRARY; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: **A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to approve Consent Agenda Items a and c, as presented. The motion carried by a unanimous vote.**

5. REGULAR AGENDA

(a) Resolution 2025-033, Approval of Agreement between the City of Fruitland Park and Infinity Fitness Inc. for Use of the City Swimming Pool. *Moved from Consent Agenda*

Anita Geraci-Carver, City Attorney, read into the record proposed Resolution 2025-033, the substance of which is as follows:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AN AGREEMENT BETWEEN INFINITY FITNESS INC. AND THE CITY OF FRUITLAND PARK FOR USE OF THE CITY'S SWIMMING POOL FOR EXERCISE CLASSES FOR A TERM ENDING SEPTEMBER 30, 2026; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE.

Ms. Geraci-Carver noted changes made to the agreement. The terms have been extended to September 30, 2026, due to when the City received the agreement. In addition, a provision has been included to allow Infinity Fitness, Inc., to compensate the City, rather than compensating the instructor.

Michelle Yoder, Parks and Recreation Director, stated the change was made because prior to now, the instructors had been provided from outside sources. Currently, the City provides instructors.

ACTION: **A motion was made by Commissioner Cosenza and seconded by Vice Mayor DeGrave to adopt Resolution 2025-033 as previously cited.**

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

Mayor Cheshire announced that items b – e would need to be tabled. Ms. Geraci-Carver advised that all of the items could be tabled with a single motion.

(b) Resolution 2025-040, Deferred Parking Agreement. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC (Urick and Wilder). (city manager/city attorney/community development director) TABLED 06/12/25.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE DEFERRED PARKING AGREEMENT CONSISTENT WITH SECTION 162.040(D), CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE BETWEEN THE CITY AND BIRCH ENTERPRISES, LLC FOR THE URICK AND WILDER APARTMENT PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

(c) Resolution 2025-030, Proportionate Share Mitigation Agreement (School Concurrency – Urick and Wilder). (city manager/city attorney/community development director) TABLED 06/12/25.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE PROPORTIONATE SHARE MITIGATION AGREEMENT FOR THE PROJECT URICK AND WILDER STREET MULTIFAMILY RESIDENTIAL SCHOOL CONCURRENCY CASE #2024-29; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

(d) Resolution 2025-022, Major Site Plan for Approximately 10.42± Acres Generally Located South of Urick Street and East of Wilder Street. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC. (city manager/city attorney/community development director) TABLED 06/12/25.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF MULTI-FAMILY APARTMENT BUILDINGS AND A CLUBHOUSE INCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

(e) Resolution 2025-041, Utility Easement. Petitioner: Catalyst Design Group on behalf of the owner, Birch Enterprises LLC (Urick and Wilder). (city manager/city attorney/community development director/public works director) TABLED 06/12/25.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING A PERMANENT UTILITY AND INGRESS-EGRESS EASEMENT IN FAVOR OF THE CITY OF FRUITLAND PARK, FLORIDA, FROM BIRCH ENTERPRISES, LLC FOR THE URICK AND WILDER APARTMENT PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to TABLE the regular agenda items b – e, related to Urick and Wilder. The motion carried by a unanimous vote.

(f) Lake-Sumter MPO Governing Board Appointment

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Williams to appoint Commissioner Cosenza as the MPO Governing Board member. The motion carried by a unanimous vote.

A motion was made by Vice Mayor DeGrave and seconded by Commissioner Cosenza to appoint Commissioner Williams as the MPO Governing Board Alternate member. The motion carried by a unanimous vote.

6. QUASI-JUDICIAL PUBLIC HEARING

There were none.

7. (a) City Manager

i. Ms. Manila stated that the City Commission would need to designate a voting delegate for a meeting that will be held at the Florida League of Cities Conference in August.

A motion was made by Commissioner Cosenza and seconded by Commissioner Williams to designate Vice Mayor DeGrave as the voting delegate for the Florida League of Cities meeting. The motion passed unanimously.

(b) City Attorney

i. Goodridge and Tammy Goodridge v. City of Fruitland Park, Lake County Case No. 2022-CA-1628

Ms. Geraci-Carver reported that the Goodridge case was voluntarily dismissed by the plaintiff and is now closed.

ii. Linda Harold v. City of Fruitland Park, Lake County Case No. 2025-CA-000116

Ms. Geraci-Carver stated that the discovery process for the Harold case is ongoing, and no trial date has been set.

8. UNFINISHED BUSINESS

There were no unfinished business items.

9. PUBLIC COMMENTS

John Gunter, 407 W Mirror Lake Drive, asked in reference to the Water Master Plan presentation, where the City stands on having an impact fee study. Mayor Cheshire stated that once the master plan is approved, an impact fee study will commence.

William Bear, 705 S Dixie Avenue, talked about hurricane preparedness.

Mitchell Langley, 101 S Valley Road, spoke about growth and suggested that the City Commission consider placing a moratorium on growth in the City of Fruitland Park.

10. COMMISSIONERS' COMMENTS

Commissioner Cosenza did not have any comments.

Vice Mayor DeGrave welcomed Commissioner Williams and Commissioner Raysin. Commissioner Williams thanked the City of Fruitland Park for the opportunity to serve on the City Commission.

Commissioner Raysin thanked the City of Fruitland Park for the opportunity to serve on the City Commission.

11. MAYOR'S COMMENTS

Mayor Cheshire congratulated Commissioner Williams and Commissioner Rayson and welcomed them to the City Commission.

13. ADJOURNMENT

The meeting adjourned at 6:57 p.m.

Gwen Keough-Johns, City Clerk

Chris Cheshire, Mayor

CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY SHEET

Item Number: 6a

ITEM TITLE: **Resolution 2025-048 Approval of the 2025 Water Master Plan**

MEETING DATE: July 10, 2025

DATE SUBMITTED: July 3, 2025

SUBMITTED BY: city manager/public work director

BRIEF NARRATIVE: At the June 26, 2025 City Commission meeting, Halff presented the results of the 2025 Water Master Plan. The study results anticipate that the city will exceed its current FDEP permitted capacity (2.372 MGD) before the end of 2029. The study further concludes that there are several system deficiencies. These deficiencies include insufficient finished water storage, a need for high service pumping and additional capital distribution mains. The summary of improvements recommended over the next 20 years are:

- New WTP No. 7 $ 9,139,000
- Modifications to WTP No. 6 $ 6,488,000
- Modification to WTP No. 1 $ 3,561,000
- Distribution System Expansion $16,026,000

Next steps are to finalize the location of the new water treatment plant number 7, modify the existing consumptive use permit to reflect the location of the new plant if it is different than what was previously indicated, prepare a Request for Qualifications for engineering the new treatment plant, and hire a consultant to assist with amending the City's consumptive use permit.

FUNDS BUDGETED: n/a

ATTACHMENTS: Resolution 2025-048, Water Master Plan

RECOMMENDATION: Consider approval of the master plan

ACTION TO BE TAKEN: Approve or deny Resolution 2025-048

.

RESOLUTION 2025-048

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING AND ADOPTING THE CITY OF FRUITLAND PARK WATER MASTER PLAN PREPARED BY HALFF ASSOCIATES, INC.; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Fruitland Park, Florida contracted with Halff Associates, Inc. to prepare a water master plan outlining necessary water facility improvements for the City of Fruitland Park's water utility; and

WHEREAS, formal adoption of the Water Master Plan is required for the City of Fruitland Park to participate in the State Revolving Loan Fund Program and other possible funding sources; and

WHEREAS, the City Commission is authorized by the laws of the State of Florida, the City Charter and the City of Fruitland Park Code of Ordinances to adopt a water master plan; and

WHEREAS, the City Commission agrees with the findings and summary of necessary improvements as outlined in the Water Master Plan.

WHEREAS, the City Commission desires to adopt the City of Fruitland Park Water Master Plan prepared by Halff Associates, Inc.

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

Section 1. The City of Fruitland Park Water Master Plan prepared by Halff Associates, Inc., as written and presented to the City Commission on this date, a copy of which is on file with the City Clerk, is hereby approved and adopted.

Section 2. This resolution shall take effect immediately upon its adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND RESOLVED at a meeting of the City Commission of the City of Fruitland Park, Florida this ___ day of July, 2025.

_____

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Gwen Johns, City Clerk

(SEAL)

Approved as to Form:

Anita Geraci-Carver, City Attorney

Mayor Cheshire	____(Yes),	____(No),	____(Abstained),	____(Absent)
Vice Mayor DeGrave	____(Yes),	____(No),	____(Abstained),	____(Absent)
Commissioner Williams	____(Yes),	____(No),	____(Abstained),	____ (Absent)
Commissioner Cosenza	____(Yes),	____(No),	____(Abstained),	____(Absent)
Commissioner Raysin	____(Yes),	____(No),	____(Abstained),	____(Absent)

Passed First Reading : _____

WATER MASTER PLAN

CITY OF FRUITLAND PARK

Prepared For:

Prepared By:

902 North Sinclair Avenue + Tavares, Florida 32778
Phone (352) 343-8481 + Fax (352) 343-8495

June 2025

Table of Contents

Section 1 1
1.0 Background 1
1.1 Master Plan Objectives 1
1.2 Data Collection 2
1.3 Content and Organization 2
Section 2 3
2.0 Background 3
2.1 Potable Water Service Area 3
2.2 Water Treatment Facilities 7
Section 3 8
3.0 General 8
3.1 Permitted Capacity 8
3.2 Historical Potable Water Demand 9
3.3 Development Projections 10
3.4 Potable Water Demand Projections 14
Section 4 17
4.1 SJRWMD Consumptive Use Permit 17
4.2 FDEP Water Treatment Plant Permit 18
Section 5 20
5.0 General 20
5.1 Potable Water Service Area 20
5.2 Water Treatment Facilities 20
5.3 Potable Water Distribution Systems 21
5.4 Recommended Improvements to the City Water System 21
5.5 Summary of Remaining Capital Improvement Costs 31
Section 6 32
6.0 Introduction 32
6.1 Level of Contingency 32
6.2 Engineering Services Costs 32
Section 7 33
7.0 Summary 33
7.1 Recommendations 33
7.2 Updates to the Water Master Plan Report 33

List of Tables

Table 3-1: WTP Permitted Capacities
Table 3-2: Historic Service Connections
Table 3-3: Historic Water Use Demands
Table 3-4: Historic Average Demands
Table 3-5a: 20-Year Population and Residential Unit Projections
Table 3-5b: 20-Year Commercial Unit Projections
Table 3-6: Seasonal Vacancy Projections
Table 3-7: Proposed Planned Unit Developments
Table 3-8: Residential Developments Under Review
Table 3-9: 20-Year Projected Water Demands
Table 3-10: Ultimate Service Area Demands
Table 4-1: Historic Water Withdraws (2020-2024)
Table 4-2: Water Usage (2021-2024)

Table 4.3: Historic Maximum Daily Demands (2020-2024)
Table 5-1: Cost Estimate – WTF No. 7
Table 5-2: Cost Estimate Alternate No. 1 – WTF No. 6 Expansion
Table 5-3: Cost Estimate Alternate No. 2 – WTF No. 6 Expansion
Table 5-4: Cost Estimate Alternate No. 3 – WTF No. 6 Expansion
Table 5-5: Cost Estimate – WTF No. 1 Expansion
Table 5-6: Cost Estimate – 20-Year Distribution System Expansion

List of Figures

Figure 1: General Location
Figure 2: Existing Utility Service Area
Figure 3: Future Land Use
Figure 4: Existing Capital Water System
Figure 5: Proposed Capital Water System
Figure 6: Future Development Areas
Figure 7: Water Treatment Plant No. 1 Improvements
Figure 8: Water Treatment Plant No. 6 Expansion
Figure 9: Proposed Water Treatment Plant No. 7

Appendices

Appendix A: Projected Population Growth and Daily Demands
Appendix B: Consumptive Use Permit (CUP)
Appendix C: FDEP Sanitary Survey Report
Appendix D: Design Calculations - Treatment Plant Capacity
Appendix E: Total Estimated Capital Cost by Year

Section 1: Introduction

1.0 Background

The City of Fruitland Park public water system (PWS No. 3350427) provides both residential and commercial potable water, as well as irrigation water throughout the utility service area. The City's water treatment system consists of four water treatment facilities which are permitted through the Florida Department of Environmental Protection (FDEP). The City of Fruitland Park's water treatment and distribution system includes the following components.

- Five (5) potable supply wells
- One (1) elevated storage tank
- One (1) ground storage tank
- One (1) hydropneumatic storage tank
- Approximately 42 miles of distribution piping

The existing maximum-day permitted operating capacity of the City's water system is 2.879 million gallons per day (MGD). However, one of the potable supply wells (Well No. 6) is off-line due to water quality issues. Therefore, the actual maximum-day permitted operating capacity of the City's water system is 2.372 million gallons per day (MGD).

1.1 Master Plan Objectives

This Potable Water Master Plan was undertaken with the following objectives:

- Provide an overview of the City's existing potable water treatment assets.
- Review the City's potable water service area and areas targeted for expansion.
- Establish a potable water level of service based upon historical potable water demand data.
- Project the number of future connections and potable water demands within the service area.
- Evaluate compliance with regulatory requirements related to water treatment plant capacity and groundwater withdrawals.
- Develop recommendations for improvements to the potable water treatment system to maintain compliance with existing and proposed future regulatory requirements and to accommodate new growth.
- Prepare conceptual opinions of probable construction costs for the recommended improvements.
- Prioritize recommended improvements into an implementation plan with triggers based upon growth in the number of new service connections.

1.2 Data Collection

The recommendations in this Potable Water Master Plan were developed based upon a review of data found within the City's FDEP Permits, St. John's Water Management District (SJRWMD) Consumptive Use Permit, Water Treatment Plant Monthly Operating Reports, EN-50 groundwater withdrawal forms, historical utility billing data, and discussions with City staff.

1.3 Content and Organization

This Potable Water Master Plan presents the data and methods used to evaluate the City's potable water treatment and distribution systems, and recommendations for improvements to continue to maintain the same high level of service currently provided to the City's customers while accommodating future growth. The remainder of the Potable Water Master Plan is organized as described below:

- **Section 2 – Existing Potable Water System:** Review of the potable water system including service area, water treatment plants, and distribution system.
- **Section 3 – Potable Water Demand Projections:** Analysis of historical potable water demand data in order to develop a level of service standard and preparation of future demand projections.
- **Section 4 – Regulatory Compliance:** Evaluation of compliance with all current FDEP and SJRWMD permit requirements.
- **Section 5 – Potable Water System Evaluation:** Evaluation of current potable water system assets with their respect to meet permit limitations at future projected flows and recommendations for improvements.
- **Section 6 – Construction Cost Estimation Methodology:** Methodology for estimating capital costs of project implementation and estimated unit costs.
- **Section 7 – Summary and Recommendations:** Summary of the recommendations of the master plan.

Section 2: Existing Potable Water System

2.0 Background

The City of Fruitland Park water treatment system consists of four water treatment facilities (WTF) situated throughout the City. Water Treatment Facility No. 1 (WTF No. 1) is located on Railroad Street, WTF No. 4 is located on Olive Avenue, WTF No. 5 is located on Shiloh Street and WTP No. 6 is located on Wingspread Drive. All four treatment facilities are interconnected through the distribution system.

As of December 2023, the water treatment system and distribution system served approximately 2,269 residential connections, 295 commercial connections, right-of-way and landscaping irrigation connections and bulk water service to 2,050 residential homes located in The Villages of Fruitland Park. The average demand per residential and commercial connections are 325 GPD and 450 GPD, respectively. Based on the treatment facilities' MORs from January 2020 through December 2024, the City's water system operates at approximately 49% of its permitted maximum daily capacity of 2.879 MGD and approximately 59% of its actual maximum day capacity of 2.372 MGD.

2.1 Potable Water Service Area

The City's potable water service area includes both the area within the City limits, as well as portions of unincorporated Lake County contained within a joint planning area. The general location, limits of the City and joint planning area can are presented in Figure 1 and the current potable water service area are presented in Figure 2.

2.2 Water Treatment Facilities

The following is a description of the City's existing water treatment facilities. The most current FDEP Sanitary Survey Report of the City's potable water treatment systems is attached herein as Appendix C.

2.2.1 WTF No. 1

Water Treatment Facility No. 1 is classified by the Florida Department of Environmental Protection as a Category V, Class C facility. WTF No. 1 was expanded in 2015 to increase the maximum daily permitted capacity from 0.757 MGD to 1.440 MGD. The expansion was performed in three phases that consisted of the following:

<u>Phase I. FDEP Permit No. 0080480-52-WC</u>

- 500,000-gallon Ground Storage Tank
- 2,600 gpm Aerator

Phase II. FDEP Permit No. 0080480-54-WC

- One (1) Potable Water Well (Well No. 7)
- Two (2) Well Pumps (Well 7 = 500 gpm; Well 3 = 1,000 gpm)
- Three (3) Vertical Turbine High Service Pumps equipped with VFD's
    - (2) 750 gpm
    - 500 gpm Jockey
- High Service Pump Building
- Liquid Chlorination System
- Electrical and Control upgrades
    - 275 KW Diesel Generator

Phase III. FDEP Permit No. 0080480-54-WC (Modified)

- One (1) Well Pump (Well 7 = 1,000 gpm)

Well No. 1 was abandoned in 2016 with the construction of Well No. 7. Well No. 1 was permitted with the St Johns River Water Management District (SJRWMD) and had a well identification number AAH6124. Well No. 1 consisted of a 10" casing to a depth of 70' below ground surface, and a total well depth of 250'. The well was drilled in 1959. The water was withdrawn from the Upper Floridan Aquifer. The static water level in the well, which was based on the FDEP's Sanitary Survey Report, was approximately 55' below ground surface. Water was pumped from the well by a *Goulds* vertical turbine pump powered by a 25 HP motor. The pump was rated at 295 gpm.

Well No. 3 is permitted with the St Johns River Water Management District (SJRWMD) and has the well identification number AAH6125. Well No. 3 consists of a 12" casing to a depth of 126' below ground surface, and a total well depth of 201'. The well was drilled in 1966. The water is withdrawn from the Upper Floridan Aquifer. The static water level in the well, which is based on the FDEP's Sanitary Survey Report, is approximately 54' below ground surface. Water is pumped from the well by a Fairbanks *NIJHUIS* vertical turbine pump powered by a 50 HP motor. The pump is rated at 1,000 gpm.

Well No. 7 is permitted with the St Johns River Water Management District (SJRWMD). Well No. 7 consists of an 18" casing to a depth of 136' below ground surface, and a total well depth of 400'. The well was drilled in 2015. The water is withdrawn from the Upper Floridan Aquifer. The static water level in the well, which is based on the FDEP's Sanitary Survey Report, is approximately 59' below ground surface. Water is pumped from the well by a Fairbanks *NIJHUIS* vertical turbine pump powered by a 50 HP motor. The pump is rated at 1,000 gpm.

Disinfection of the raw water is accomplished via liquid chlorine system. The chlorination system utilizes liquid sodium hypochlorite and provides for both pre- and post-chlorination capabilities. The system consists of two (2) 750-gallon, dual-walled storage tanks, one (1) 160-gallon, dual walled day tank, three (3) sodium hypochlorite chemical feed pumps, one (1) 20 gpm peristaltic transfer pump, and a chlorine residual analyzer. Finished water distribution is accomplished by three (3) VFD controlled vertical turbine high service pumps. Two of the high service pumps are 60 HP Fairbanks NIJHUIS vertical turbine pumps that are each rated with a pumping capacity of 750 gpm. The third high service

pump, or jockey pump, is a 40 HP Fairbanks NIJHUIS vertical turbine pump that is rated with a pumping capacity of 500 gpm.

Plant flows are monitored and recorded with a chart recorder, totalizer, and flow indicator.

Backup power is provided to the well pumps and high service pump facility via a 275 KW emergency generator and automatic transfer switch.

The facility is equipped with a control logic system (i.e., SCADA system) that provides a centralized system control of the four treatment facilities. The control logic system provides an efficient means of operation and control of the four facilities and assists in preventing over-usage of individual facilities.

2.2.2 WTF No. 4

Water Treatment Facility No. 4 is classified by the Florida Department of Environmental Protection as a Category V, Class C facility. WTF No. 4 has a maximum daily permitted capacity of 0.471 MGD. The facility includes supply Well No. 4 and a gas chlorination system. The well discharges directly into the distribution system. There is no finished water storage provided at this facility.

Well No. 4 is permitted with the SJRWMD and has the well identification number AAH6123. Well No. 4 consists of an 8" casing to a depth of 144' below ground surface, and a total well depth of 300'. The well was drilled in 1978. The water is withdrawn from the Upper Floridan Aquifer and the static water level in the well is approximately 78' below ground surface. Water is pumped from the well by a Peerless submersible pump which is driven by a 40 HP motor. The pump has a capacity of approximately 450 gpm.

Disinfection of raw water is accomplished via chlorine gas. The chlorine gas is transferred into the system by a *Wallace & Tiernan* (20gpd) gas chlorinator in conjunction with 150 lb. chlorine cylinders. The 150 lb. cylinders are stored in a chlorine storage room along with two scales capable of holding one cylinder each. The chlorine storage room is equipped with a chlorine leak detector sensor. The chlorine leak detector monitoring panel is located in the well pump building.

Plant flows are monitored and recorded with a chart recorder, totalizer, and flow indicator.

The facility is equipped with a system control logic (i.e., SCADA system) that provides a centralized system control of the four treatment facilities. The system control logic system provides an efficient means of operation and control of the four facilities and assists in preventing over-usage of individual facilities.

2.2.3 WTF No. 5

Water Treatment Facility No. 5 is classified by the Florida Department of Environmental Protection as a Category V, Class C facility. WTF No. 5 has a maximum daily permitted capacity of 0.461 MGD. The facility includes supply Well No. 5, a gas chlorination system, an auxiliary power generator and an elevated storage tank.

Well No. 5 is permitted with the SJRWMD and has the well identification number AAE8221. Well No. 5 consists of a 12" casing to a depth of 150' below ground surface, and a total well depth of 300'. The well was drilled in 1986. The water is withdrawn from the Upper Floridan Aquifer and the static water level in the well is approximately 65' below ground surface. Water is pumped from the well by a Peerless vertical turbine pump which is driven by a 40 HP motor. The pump has a capacity of approximately 475 gpm.

Disinfection of the raw water is accomplished via chlorine gas. The chlorine gas is transferred into the system by a *Regal* (25 gpd) gas chlorinator in conjunction with 150 lb. chlorine cylinders. The 150 lb. cylinders are stored in a chlorine storage room as well as two scales capable of holding one cylinder each. The chlorine storage room is equipped with a chlorine leak detector sensor. The chlorine leak detector monitoring panel is located in the well pump building.

Water from all the City's supply wells is pumped to a 0.20-MG elevated storage tank, which currently "floats" on the system. Supply well pumps on/off control is determined by the tank water level. The well has the ability to pump water directly into the distribution system via bypass piping.

Plant flows are monitored and recorded with a chart recorder, totalizer, and flow indicator.

Backup power is provided to the well pumps and high service pump facility via a 230 KW emergency generator and automatic transfer switch.

The facility is equipped with a control logic system (i.e., SCADA system) that provides a centralized system control of the four treatment facilities. The control logic system provides an efficient means of operation and control of the four facilities and assists in preventing over-usage of individual facilities.

2.2.4 WTF No. 6

Water Treatment Facility No. 6 is classified by the Florida Department of Environmental Protection as a Category V, Class C facility. WTF No. 6 has a maximum daily permitted capacity of 0.507 MGD. The facility includes supply Well No. 6, a gas chlorination system and a hydropneumatic storage tank.

Well No. 6 is permitted with the SJRWMD and has the well identification number AAG0638. Well No. 6 consists of a 12" casing to a depth of 175' below ground surface, and a total well depth of 400'. The well was drilled in 2002. The water is withdrawn from the Upper Floridan Aquifer and the static water level in the well is approximately 53.5' below ground surface. Water is pumped from the well by a Goulds vertical turbine pump which is driven by a 50 HP motor. The pump has a capacity of approximately 500 gpm.

Disinfection of the raw water is accomplished via chlorine gas. The chlorine gas is transferred into the system by a *Superior* (20 gpd) gas chlorinator in conjunction with 150 lb. chlorine cylinders. The 150 lb. cylinders are stored in a chlorine storage room along with two scales capable of holding one cylinder each. The chlorine storage room is

equipped with a chlorine leak detector sensor. The chlorine leak detector monitoring panel is located in the well pump building.

Water from the well is pumped to a 10,000-gallon hydropneumatic storage tank. Supply well pumps on/off control is determined by the tank water pressure. The tank operating pressure range is 40 psi (pump on) to 60 psi (pump off). The well has the ability to pump water directly into the distribution system via bypass piping.

Plant flows are monitored and recorded with a chart recorder, totalizer, and flow indicator.

The facility is equipped with a control logic system (i.e., SCADA system) that provides a centralized system control of the four treatment facilities. The control logic system provides an efficient means of operation and control of the four facilities and assists in preventing over-usage of individual facilities.

WTP No. 6 is currently off-line due to a high odor and hydrogen sulfide concentration in the groundwater well.

2.3 Potable Water Distribution System

The existing City of Fruitland Park potable water distribution system consists of approximately 42 miles of piping arranged in a network of various sizes and materials of pipe ranging from 2 inches in diameter to 16 inches in diameter.

Recent potable water main extensions have included the construction of two 8” water mains that run north along US Highway 441, converges into one 8” water main, and continues north and stops at the boundary of the City’s service area; a 16” water main from Shiloh St. to Spring Lake Rd.; a 16” water main from Pine Ridge Dairy Rd. to CR 466-A, mostly along the west property line of The Village of Pine Ridge; and an 8” water main on Register Rd. to Chelsea’s Run.

Section 3: Potable Water Demand Projections & Usage Rate

3.0 General

The recommendations contained within this report are based predominantly on the anticipated population growth and subsequent increase in water demand within the City's Projected Utility Service Area. A map of the City's existing Utility Service Area can be found in Figure 2, attached herein. Estimated population growth projections were based on the proposed Planned Urban Developments (PUDs) and large tracts of properties suitable for development as indicated in the Future Land Use Map prepared by LPG Urban & Regional Planners, attached herein as Figure 3. Water demand level of service projections for residential connections were based on a Level of Service of 325 gpd per ERU as outlined in Section 159.070 of the City's Land Development Code. Water demand projections for commercial connections were also based on historic water flows observed within the City.

The existing number of water service connections was utilized as the baseline for the future projections in this report. Historically, the residential, commercial and irrigation demands account for approximately 61%, 27.5% and 4.5%, respectively, of the total average daily demand. The remaining 7% represent unaccounted losses, municipal usage and fire flows throughout the system.

3.1 Permitted Capacity

The total permitted capacity of the City's four (4) water treatment facilities serving the public water system is 2.879 million gallons per day (MGD), which is based on a maximum daily demand. However, WTF No. 6 is off-line due to a high concentration of sulfides in the groundwater which lowers the actual firm capacity of the system to **2.372 MGD**. The permitted capacity of the individual treatment facilities is presented in Table 3-1 below.

Table 3-1: WTP Permitted Capacities

Facility I.D.	Supply Well I.D.	Permitted Capacity (MGD)
WTF No. 1	Well No. 3 & Well No. 7	1.440
WTF No. 4	Well No. 4	0.471
WTF No. 5	Well No. 5	0.461
Firm Actual Capacity		***2.372***
WTF No. 6*	Well No. 6	0.507
Permitted Capacity		**2.879**

* WTF No. 6 is off-line

3.2 Historical Potable Water Demand

The SJRWMD Consumptive Use Permit report indicates the average persons per Equivalent Residential Unit (ERU) within the projected Utility Service Area is 2.3 persons. However, the average persons per single-family residential unit is 2.67 based on the City's historic population and residential potable water service connections and the 2010 US Census data. The average persons per multifamily residential unit is estimated to be 2.30.

A portion of the *The Villages*, known as the The Villages of Fruitland Park (VOFP), was constructed within the City's service area on property formerly known as the Pine Ridge Dairy. Home construction began in 2015, and the development is currently built out. The VOFP consists of 2,050 residential homes with an estimated population of 3,895 based on 1.9 people per dwelling unit. The estimate of 1.9 people per dwelling unit is based on historic data provided by The Villages and has been accepted by the Florida Department of Community Affairs as a reasonable estimate for retirement communities. The City provides potable water to the VOFP at a bulk rate. Irrigation water to the VOFP is supplied by a separate utility - Southeast Wildwood Water Conservation Authority (SEWWCA). Historical water flow documented within The Villages development shows an average daily demand (ADD) of 86 gallons per single-family dwelling unit per day. The estimated average daily demands per capita is estimated to 45.3 gallons per person per day (gpcd). This equates to an average daily demand for the VOFP of 176,300 gallons per day.

The historic number of water service connections from 2020 through 2024 is presented in Table 3-2. The total number of service connections was provided by the City Utility Department from billing records. At this time, the City is unable to determine an accurate breakdown of the number of residential and commercial connections from the total connections. Although historically the number of commercial connections is approximately 11.5% of the total connections which equates to a residential to commercial ratio of 7.7 to 1.

Table 3-2: Historic Service Connections

Year	Residential	VOFP	Commercial	Total
2020	2,217	2,050	288	4,555
2021	2,250	2,050	292	4,592
2022	2,268	2,050	295	4,613
2023	2,269	2,050	295	4,614
2024	2,317	2,050	301	4,668

Table 3-3 illustrates the historical water use demands for the years 2020 through 2024. This historic information was obtained from the City's water treatment plants' Monthly Operating Reports (MORs) and is indicated in the SJRWMD Consumptive Use Permit report. Based on billing data from 2021 to through 2024, residential demand accounts for approximately 61% of the total average daily demand. Commercial, irrigation, municipal and unaccounted losses demand account for 27.5%, 4.5%, 0.25% and 6.75%, respectively.

Table 3-3: Historic Water Use Demands

Year	Annual Average Flow (MGD)	Maximum Day Demands (MGD)
2020	0.836	1.467
2021	0.781	1.305
2022	0.751	1.218
2023	0.727	1.242
2024	0.766	1.779

Based on historic water use demands and billing records the average water demand is approximately 285 gallons per day (gpd) per ERU which equates to 106.7 gpd per capita (2.67 persons per dwelling unit). This value is less than the average daily water demand of 350 gpd per ERU utilized by the FDEP. For all the projections in this report, the average water demand per day per ERU used was 325 GPD. This value is from Section 159.070 of the City's Land Development Code. The peaking factor for the maximum daily demand (MDD) was calculated from the City's MOR's to be 1.8 times the average daily demand (ADD). In the interest of being conservative, 2.0 was used as the MDD peaking factor, based on DEP guidance. The ratio of peak hour demand (PHD) to average daily demand was estimated to be 3.0. Table 3-4 presents the historic one-year, two-year and five-year averages of the City's annual average day and maximum day water demands.

Table 3-4: Historic Average Demands

Demand (GPD)	1-Year	2-Year	5-Year
Annual Average Day	766,376	746,592	772,165
Maximum Day	1,779,371	1,779,371	1,779,371

Based on the treatment facilities' Monthly Operating Reports (MORs) for 2020 through 2024, the City's water system is operating at approximately 59% of its maximum daily capacity of 2.372 MGD.

3.3 Development Projections

Table 3-5a illustrates the anticipated, 20-year population growth rate and residential housing units and commercial connections from 2025 to 2045. Table 3-5b lists the anticipated, 20-year commercial connections from 2025 to 2045. Projected growth and units were based on projections provided by LPG Regional Planners, LLC.

Table 3-5a: 20-Year Population and Residential Unit Projections

Year	Residential Connections				VOFP Connections		Total Population
	Annual	Subtotal	Total	Population	Total	Population	
2024			**2,317**	**6,184**	**2,050**	**3,895**	10,079
2025	200	200	2,517	6,718	2,050	3,895	10,613
2026	325	525	2,842	7,586	2,050	3,895	11,481
2027	500	1,025	3,342	8,920	2,050	3,895	12,815
2028	100	1,125	3,442	9,187	2,050	3,895	13,082
2029	100	1,225	3,542	9,454	2,050	3,895	13,349
2030	100	1,325	3,642	9,721	2,050	3,895	13,616
2031	100	1,425	3,742	9,988	2,050	3,895	13,883
2032	100	1,525	3,842	10,255	2,050	3,895	14,150
2033	100	1,625	3,942	10,522	2,050	3,895	14,417
2034	100	1,725	4,042	10,789	2,050	3,895	14,684
2035	100	1,825	4,142	11,056	2,050	3,895	14,951
2036	100	1,925	4,242	11,322	2,050	3,895	15,217
2037	100	2,025	4,342	11,589	2,050	3,895	15,484
2038	100	2,125	4,442	11,856	2,050	3,895	15,751
2039	100	2,225	4,542	12,123	2,050	3,895	16,018
2040	100	2,325	4,642	12,390	2,050	3,895	16,285
2041	100	2,425	4,742	12,657	2,050	3,895	16,552
2042	100	2,525	4,842	12,924	2,050	3,895	16,819
2043	100	2,625	4,942	13,191	2,050	3,895	17,086
2044	100	2,725	5,042	13,458	2,050	3,895	17,353
2045	100	2,825	5,142	13,725	2,050	3,895	17,620
Total		**2,725**	**5,142**	**13,725**	**2,050**	**3,895**	**17,620**

Table 3-5b: 20-Year Commercial Unit Projections

Year	Commercial Connections		
	Annual	Subtotal	Total
2024			**301**
2025	22	22	323
2026	36	58	359
2027	55	113	414
2028	11	124	425
2029	11	135	436
2030	11	146	447
2031	11	157	458
2032	11	168	469
2033	11	179	480
2034	11	190	491
2035	11	201	502
2036	11	212	513
2037	11	223	524
2038	11	234	535
2039	11	245	546
2040	11	256	557

2041	11	267	568
2042	11	278	579
2043	11	289	590
2044	11	300	601
2045	11	311	612
Total		**300**	**612**

As per the City's Comprehensive Plan, residential unit projections need to take into account the seasonal use and normal occupancy/vacancy rates. Applying a seasonal occupancy/vacancy rate to residential unit projections results in the total number of housing units required to accommodate the projected increase in population. The historical seasonal occupancy/vacancy rate has been in the 7-11% range. It is anticipated that the occupancy/vacancy rate will remain constant through 2045. An average seasonal-vacancy rate of 9% was utilized for future projections as presented in Table 3-6 (excluding VOFP). Typically, residential land allocation conditions are measured by comparing the total capacity of the Future Land Use Map (existing units plus vacant capacity) to the total demand for housing units (existing units plus projected growth).

Table 3-6: Seasonal Vacancy Projections

	2025	2030	2035	2040	2045
Population Projection	6,718	9,721	11,056	12,390	13,725
Persons Per Residence	2.67	2.67	2.67	2.67	2.67
Residential Dwelling Units	2,517	3,642	4,142	4,642	5,142
Season/Vacancy Percentage	9%	9%	9%	9%	9%
Total Dwelling Units	2,765	4,002	4,552	5,101	5,651

Figure 6 shows proposed Planned Unit Developments (PUDs) and properties suitable for potential residential developments within the City's service area. Planned and future developments are located within the northern and southern sections of the City. Developments located north of CR 466A are considered to be within the City's northern section of the service area. Likewise, developments south of CR 466A are considered to be in the City's southern section. Table 3-7 lists the proposed PUDs, section within the City, number of residential units, type (single-family and/or multifamily, RV park) and estimated population.

Table 3-7: Proposed Planned Unit Developments

PUD	Section	Type	No. of Units	Capita per Unit	Estimated Population
Armentano	N	SF MF	143 204	2.67 2.30	382 469
Blount	N	MF	80	2.3	184
Bouis	N	MF	120	2.30	276
Breeze	N	SF	38	2.67	101
Fruitland Park, LLC	N	RV	711	2.00	1,422
Lake Ella	N	SF MF	210 426	2.67 2.30	561 980
Enclave at Lake Geneva	N	SF	421	2.67	1,124
Liberty Center	N	MF	131	2.30	301
Mirror Lake Village	S	SF	107	2.67	286
468, LLC	S	SF	131	2.67	350
Pine Ridge	S	SF	219	2.67	585
Windy Acres RV Park	S	RV	75	2.00	150
Total		**SF MF RV**	**1,269 961 786**		**7,171**

Table 3-8 lists the potential residential developments, section within the City, number of residential units, type (single-family and/or multifamily) and estimated population. This information was provided by LPG Urban & Regional Planners.

Table 3-8: Residential Developments Under Review

Residential Developments	Section	Type	No. of Units	Capita per Unit	Estimated Population
A (Chelsea's Run)	N	SF	122	2.67	326
C	N	SF	112	2.67	299
D	N	MF	504	2.30	1,159
E	S	SF	66	2.67	176
F	S	SF	29	2.67	77
AA	N	SF	40	2.67	107
BB	N	SF	74	2.67	198

CC	N	SF	158	2.67	422
DD	N	SF	196	2.67	523
EE	N	SF	70	2.67	187
FF	S	SF	45	2.67	120
GG	S	SF	148	2.67	395
HH (Halloway)	S	SF ALF	788 200	2.67 1.00	2,104 200
II	S	SF	148	2.67	395
JJ	S	MF	38	2.30	87
KK (Senatore)	S	MF	100	2.30	230
Vita Serena	N	SF	387	2.67	1,033
CR 468 Sub	N	SF	135	2.67	360
Urick/Wilder	S	MF	150	2.30	345
Invco Group	S	SF	22	2.67	58
Griffin Preserve	N	SF	67	2.67	178
Kensington Garden	N	SF	193	2.67	515
Total		**SF MF ALF**	**2,800 792 200**		**9,498**

Based upon the proposed PUDs and the residential development properties currently under review within the City's service area, it appears that the projected Utility Service Area can anticipate a population increase of 16,669 people consisting of 4,069 single family, 1753 multi-family, 786 RV Park and a 200-bed ACLF residential connections. Based on a single-family Equivalent Residential Unit (ERU) of 2.67, the RV Park and ACLF has an equivalent single-family dwelling unit of 589 and 75, respectively. This equates to an additional number of 4,733 single-family and 1753 multi-family residential connections to the City's central water system.

Based on the historic residential to commercial ratio of 8.4 to 1, it is anticipated that the projected commercial connections added throughout the service area will be 311 for a total of 612 to commercial connections. The majority of projected growth is anticipated to occur in the southern section of the City first.

3.4 Potable Water Demand Projections

The total permitted capacity of the City's three (3) operating water treatment facilities serving the public water system is 2.372 million gallons per day (MGD), which is based on a maximum daily demand. Table 3-9 summarizes the anticipated 20-year demand schedule. It is anticipated that in 2030, the maximum daily demand of the service area will exceed the permitted capacity of the system. Therefore, an additional treatment facility will be required to be on-line by the end of 2029. In order to meet this Date, the Consumptive Use Permitting, well drilling and plant design, and permitting should begin no later than mid-2028.

Table 3-9: 20-Year Projected Water Demands

	Average Daily Demand (MGD)					Total	
Year	Residential	Commercial	Irrigation	Municipal & Unaccounted	The Villages	Ave. Daily Demand	Max. Daily Demand
2025	0.331	0.229	0.04	0.058	0.176	**0.831**	**1.663**
2026	0.396	0.258	0.04	0.066	0.176	**0.937**	**1.874**
2027	0.495	0.302	0.05	0.077	0.176	**1.100**	**2.199**
2028	0.515	0.311	0.05	0.079	0.176	**1.132**	**2.264**
2029	0.534	0.320	0.05	0.082	0.176	**1.165**	**2.329**
2030	0.554	0.329	0.05	0.084	0.176	**1.197**	**2.394**
2031	0.574	0.338	0.06	0.086	0.176	**1.230**	**2.459**
2032	0.594	0.347	0.06	0.088	0.176	**1.262**	**2.524**
2033	0.614	0.356	0.06	0.091	0.176	**1.295**	**2.589**
2034	0.633	0.365	0.06	0.093	0.176	**1.327**	**2.654**
2035	0.653	0.374	0.06	0.095	0.176	**1.360**	**2.719**
2036	0.673	0.383	0.06	0.097	0.176	**1.392**	**2.784**
2037	0.693	0.392	0.06	0.100	0.176	**1.425**	**2.849**
2038	0.713	0.401	0.07	0.102	0.176	**1.457**	**2.914**
2039	0.733	0.410	0.07	0.104	0.176	**1.490**	**2.979**
2040	0.752	0.419	0.07	0.107	0.176	**1.522**	**3.044**
2041	0.772	0.427	0.07	0.109	0.176	**1.555**	**3.109**
2042	0.792	0.436	0.07	0.111	0.176	**1.587**	**3.174**
2043	0.812	0.445	0.07	0.113	0.176	**1.620**	**3.239**
2044	0.832	0.454	0.07	0.116	0.176	**1.652**	**3.304**
2045	0.852	0.463	0.08	0.118	0.176	**1.685**	**3.369**

The ultimate service area demands for the City's service area is presented in Table 3-10. The average daily demand per single-family residential connection is projected forward at an estimated 325 gpd, which is equivalent to 121.7 gpd per capita. The average daily demand per multifamily residential connection is projected forward at an estimated 245 gpd, which is equivalent to 106.7 gpd per capita. The average daily demand per commercial connection is projected forward at an estimated 450 gpd, which is based on historic data from the previous Water Master Plan. The peaking factor for the maximum day demand (MDD) is 2.0 times the average daily demand (ADD) which is based on the ratio observed in the City's historic water treatment facility's Monthly Operating Reports (MORs). The ratio of peak hour demand (PHD) to average daily demand was estimated to be 3.0. The projected, future maximum daily demand is 7.22 MGD.

Table 3-10: Ultimate Service Area Demands

Connection	No. of Units	Flow per Unit (GPD/unit)	Average Daily Flow (GPD)	Maximum Daily Flow (GPD)
Single Family	6,386	325	2,075,450	4,150,900
Multi Family	1,753	245	429,485	858,970
RV Park	768	214	164,352	328,704
ACLF	200	100	20,000	40,000
Commercial	533	450	239,850	479,700
Irrigation			200,800	401,601
Municipal			11,156	22,311
Unaccounted Loses			301,201	602,401
Subtotal			3,432,363	6,864,726
The Villages	2,050	86	176,300	352,600
Total			**3,608,663**	**7,217,326**

Section 4: Regulatory Compliance

4.0 SJRWMD Consumptive Use Permit

Raw groundwater withdrawals for the production of potable water are regulated by the St. John's River Water Management District through the issuance of a Consumptive Use Permit (CUP). The City of Fruitland Park was issued CUP Number 2482-7 on March 9, 2022, with an expiration date of March 8, 2032. The CUP is attached herein as Appendix B.

4.0.1 Ground Water Withdrawals

Maximum annual groundwater withdrawals for potable water from the City's five (5) production wells as combined totals are stated within the CUP. The combined total includes water usage for households, commercial/industrial, urban landscape irrigation, water utility and unaccounted water. Total allowable ground water withdrawals must not exceed either 506.985 million gallons per year or 1.389 million gallons per day based on an annual average. A summary of the Town's historic withdrawals and the CUP limitations is presented in Table 4.1 below.

Table 4-1: Historic Water Withdraws (2020-2024)

Year	Annual Withdraw (MGY)	CUP Limit (MGY)	Annual Average Daily Withdraw (MGD)	CUP Limit (MGD)
2020	306.1	506.985	0.836	1.389
2021	262.7	506.985	0.781	1.389
2022	273.3	506.985	0.751	1.389
2023	265.4	506.985	0.727	1.389
2024	280.5	506.985	0.766	1.389

Based on the historic maximum water withdraw, the City is operating at approximately 54.8% of its CUP limit for annual withdraw and its CUP limit for annual average daily flow. The existing CUP needs to be modified due to moving the proposed WTP No. 7 to a new location. Based on annual average flow projections shown in Table 3-9, the CUP Limit will need to be modified no later than 2035 based on the current allocation. Since the permit is scheduled to expire in 2032 it is recommended that additional withdraw allocation be included into the renewal.

4.0.2 Water Loss

As a condition of the CUP, a water loss audit is required every three years to show that water loss in the distribution system is less than 10 percent of the groundwater withdrawal for the previous year. Observed water loss greater than the 10 percent limit requires the completion of a meter survey to ensure water is being properly metered. Unmetered water uses including fire hydrant flushing, water main breaks, allowable water main losses, and water used in firefighting are not considered water loss.

The raw water, finished water, and billing flows from 2021 to 2024 are summarized in Table 4.2. Based on the flows over the last four years, the overall losses to the City's system are about 9%.

Table 4-2: Water Usage (2021-2024)

Year	EN-50 (MG)	MOR (MG)	Billing (MG)	% Loss
2021	284.8	284.8	257.1	10%
2022	280.3	273.3	243.5	11%
2023	265.4	265.4	248.0	7%
2024*	137.3	137.3	121.9	11%
Total	**967.8**	**960.8**	**870.4**	**9%**

Note: *January-June data

4.1 FDEP Water Treatment Plant Permit

The Florida Department of Environmental Protection is responsible for issuing permits related to the construction of water treatment facilities and distribution systems. Unlike the CUP issued by the SJRWMD, these permits do not expire. Also, while the SJRWMD CUP limits are based on annual average groundwater withdrawals, FDEP Operating Permits for Water Treatment Facilities provide limits on the amount of potable water that may be produced in a single day, providing capacity in terms of maximum day demand.

4.1.1 Water Treatment Plant No. 1

WTP No. 1 has a permitted capacity of 1.440 MGD. The plant consists of two ground water wells (Well #3 and #7) within a combined capacity of 2.16 MGD and one 0.5 MG ground storage tank equipped with aeration. The plant also includes three (3) vertical turbine high service pumps with a combined capacity of 2.88 MGD, a liquid chlorine system, and a 275-kW diesel generator.

4.1.2 Water Treatment Plant No. 4

WTP No. 4 has a permitted capacity of 0.471 MGD. The plant consists of a 0.648 MGD capacity ground water well (Well #4) and a gas chlorination system. There is no storage provided at this facility as the well discharges directly into the distribution system.

4.1.3 Water Treatment Plant No. 5

WTP No. 5 has a permitted capacity of 0.46 MGD. The plan consists of one ground water well (Well #5) with a capacity of 0.684 MGD, a gas chlorination system, a 0.20 MG elevated storage tank, and 230-kW auxiliary power generator.

4.1.4 Water Treatment Plant No. 6

WTP No. 6 has a permitted capacity of 0.507 MGD. The plant consists of one ground water well (Well #6) with a capacity of 0.72 MGD, a gas chlorination system, and 10,000-gallon hydropneumatic storage tank. This facility is currently offline due to high odor and hydrogen sulfide concentration in the ground water.

4.1.5 Total FDEP Permitted WTP Capacity

The current, combined permitted capacity of the City's water treatment facilities, excluding WTP No. 6, is 2.372 MGD. The permitted capacity of the combined water treatment plants is limited by its storage capacity. Chapter 62-555.320, F.A.C., states that the total finished-water storage capacity connected to a water system shall at least equal 25% of the system's maximum-day water demand, excluding any design fire-flow demand. Currently, the finished-water storage for the entire system is being accomplished with one 0.5-million-gallon ground storage tank and one 0.2-million-gallon elevated storage tank. This provides a total storage capacity of 700,000 gallons.

Based upon the 20-year projected water demand schedule shown in Table 3-9, it is anticipated that the City will reach its maximum daily capacity in year 2030.

Section 5: Potable Water System Evaluation

5.0 General

The City of Fruitland Park water system consists of four water treatment plants, WTP No. 1, WTP No. 4, WTP No. 5 and WTP No. 6, and approximately 42 miles of potable water lines. As of December 2024, the water treatment plants and distribution system served 2,618 metered connections which consisted of 2,317 residential and 301 commercial connections. The City also has a bulk service agreement with the Villages of Fruitland Park (VOFP) that serves 2,050 residential units.

5.1 Potable Water Service Area

Evaluations of the City's existing water treatment plant and distribution system are presented below. The evaluations are based on plant flow rates, system demands, and field observations.

5.2 Water Treatment Facilities

The total permitted capacity of the City's four (4) water treatment facilities serving the public water system is 2.879 million gallons per day (MGD), which is based on a maximum daily demand. However, WTF No. 6 is off-line due to a high concentration of sulfides in the groundwater which lowers the actual capacity of the system to 2.372 MGD. The evaluations are based on plant flow rates, system demands, and field observations.

5.2.1 SCADA

The City installed a SCADA logic and control system in all four of its water treatment facilities in 2009. The SCADA system provides the operator the ability to control the pumping rates of the supply wells. The operator can determine operation set points within the SCADA system to establish pumping times and rates of each of the wells. This eliminates the potential of over-pumping of an individual well beyond its permitted maximum day capacity.

5.2.2 Raw Water Wells

Supply Well Number 6 at WTP No. 6 has a history of producing elevated odor levels that exceed the maximum contaminate level (MCL) of 3 TON (Threshold Odor Number) set forth in Chapter 62-555.320, F.A.C. Laboratory results indicate levels up to 17 TON.

Supply well number 6 has also been consistently producing elevated levels of total sulfides. The concentration levels exceed the water quality standard thresholds set forth in Chapter 62-555.315, F.A.C., for the level of treatment provided at the plant. The plant

was designed to provide treatment to groundwater with a total sulfide concentration less than 0.3 mg/L. Laboratory results indicate that the total sulfide levels are greater than 0.6 mg/L, which would require treatment with a forced draft aeration process.

5.2.3 Finished Water Storage

Chapter 62-555.320, F.A.C., states that the total finished-water storage capacity connected to a water system shall at least equal 25% of the system's maximum-day water demand, excluding any design fire-flow demand. Currently, the finished-water storage for the entire system is currently being accomplished with one (1) 0.2-million-gallon elevated storage tank and one (1) 0.5-million-gallon ground storage tank. The 0.01 million hydropneumatic storage tank at WTF No. 6 is off-line. Please note that only 50% of the storage capacity of the hydropneumatic tank is considered viable finished water storage. The remaining 50% is reserved for pressurized air. Therefore, the finished water storage capacity for the system of 700,000 gallons (excluding the hydropneumatic tank). The total well pumping capacity provides an equivalent storage capacity of 822,000 gallons for a 4-hour duration. Therefore, the total finished-water storage capacity of the system is 1,522,000 gallons.

5.3 Potable Water Distribution Systems

According to Section 7.3.1 of the Recommended Standards for Water Works, the minimum working pressure in the distribution system should be 35 psi and the normal working pressure should be approximately 60 to 80 psi. Current average daily operating pressure in the existing system ranges from 39 psi to 82 psi.

Typical fire flow requirements for residential developments vary from 800 gpm for single-family dwelling units (detached) to 1,000 gpm for multifamily dwelling units. Typical fire flow demands for commercial developments are 1,500 gpm or more depending on the type of construction and occupancy of the structure.

The City's water system is very limited in capital water mains (i.e., 10 inches in diameter or greater) throughout the distribution system. The majority of the existing distribution system piping is 6 inches in diameter or less.

5.4 Recommended Improvements to the City Water System

Several upgrades to the City's Capital Water System are necessary in order to ensure the ability of the City to provide adequate water service and fire protection through buildout of the Projected Utility Service Area. Future improvements are planned to be made with the addition of another water treatment plant located on the northeast side of the City in order to provide adequate capacity as demand on the system increases. Several upgrades to the City's distribution system will also be necessary to further loop the system and to provide water service to areas located at the periphery of the existing

distribution system where anticipated growth is likely to occur. A summary of these improvements is provided below.

5.4.1 WTF No. 7

Treatment for the new supply well, Wells No. 9 and No. 10, will be accomplished by a proposed water treatment facility (WTF No. 7). WTF No. 7 will be located in the northeast side of the City's JPA. The future plant should consist of the following design components.

- Two (2) 12" Upper Floridan Wells, with 1,000 gpm vertical turbine well pump and controls.
- One (1) 0.6 MGD ground storage tank with a minimum 2,000 gpm capacity aerator.
- Three (3) 1,000 gpm VFD driven high service pumps and associated controls.
- One (1) 500 gpm VFD driven high service jockey pump and associated controls.
- Chlorination feed system components and controls.
- One (1) emergency standby generator and automatic transfer switch.
- SCADA control system and necessary appurtenance

The anticipated maximum capacity of WTF No. 7 would be 1.969 MGD, which would increase the overall capacity of the system to 4.341 MGD. Based on the anticipated demand schedule summarized in Table 3-9, the additional capacity provided by WTP No. 7 would be sufficient to provide the overall maximum capacity of City's system through the 20-year projection. The design calculations for the expansion are shown in Appendix D. The estimated costs associated with the future capital improvements to WTF No. 7 are presented in Table 5-1.

Table 5-1: Cost Estimate – WTF No. 7

Description	Quantity	Unit	Unit Price	Total Price
General Conditions	1	LS	$175,000.00	$175,000.00
Sitework/Earthwork	1	LS	$460,000.00	$460,000.00
12" Well Nos. 9 & 10 (Upper Floridan)	2	EA	$400,000.00	$800,000.00
Well Pump & Piping	2	EA	$195,000.00	$390,000.00
0.6 MG Ground Storage Tank	1	EA	$1,182,000.00	$1,182,000.00
High Service Pumps & Piping	4	EA	$150,000.00	$600,000.00
Chlorination System	1	LS	$88,000.00	$88,000.00
Yard Piping	1	LS	$620,000.00	$620,000.00
Electrical/Controls/SCADA	1	LS	$1,325,000.00	$1,325,000.00

Emergency Generator	1	LS	$242,000.00	$242,000.00
Well, HSP & Chlorination Building (2,400 sf)	1	LS	$480,000.00	$480,000.00
Lab Equipment/Furnishings	1	LS	$22,000.00	$22,000.00
Testing/Sampling	1	LS	$25,000.00	$25,000.00
Landscaping & Irrigation	1	LS	$25,000.00	$25,000.00
Grassing & Restoration	1	LS	$20,000.00	$20,000.00
Subtotal				$6,454,000.00
Mobilization/Bond	5%			$323,000.00
Contingencies	15%			$968,000.00
Subtotal				$7,745,000.00
Contract Administration	3%			$232,000.00
Engineering/Surveying	15%			$1,162,000.00
Estimated Total				**$9,139,000.00**

5.4.2 WTF No. 6

The previous Water Master Report indicated that a consent order from the Florida Department of Environmental Protection (FDEP) to the City was pending. The consent order was to require that the City install a new public supply well which will replace the existing public Supply Well Number 6 due to the high concentration levels of odor. It should be also noted that the Recommend Standards for Water Works, 2022 Edition, states, *"Hydropneumatic (pressure) tanks, when provided as the only water storage are acceptable only in very small water systems. Systems serving more than 150 living units should have ground or elevated storage designed in accordance with Section 7.1 or 7.3. Hydropneumatic tank storage is not to be permitted for fire protection purposes."*

WTF No. 6 would need to be expanding plant to meet current regulatory compliance. The following alternatives are presented.

.

Alternate No. 1. A forced draft aeration and odor control system could be installed to treat the odor and sulfide issues with existing Well No. 6. The existing hydropneumatic tank would be removed and a new, 0.6 million-gallon, prestressed concrete ground storage tank and high service pump station would be installed. The cost associated with a forced draft aeration and odor control system, ground storage tank and high service pump station is presented in Table 5-2.

Table 5-2: Cost Estimate Alternate No. 1 – WTF No. 6 Expansion

Description	Quantity	Unit	Unit Price	Total Price
General Conditions	1	LS	$175,000.00	$175,000.00
Sitework/Earthwork	1	LS	$460,000.00	$460,000.00
Biofilter Structure	1	EA	$275,000.00	$275,000.00
Biofilter Equipment & Piping	1	LS	$475,000.00	$475,000.00
Biofilter Covers	1	LS	$98,000.00	$98,000.00
Biofilter Sump Coating	1	LS	$24,000.00	$24,000.00
Transfer Pump Station Structure	1	EA	$232,000.00	$232,000.00
Transfer Pumps & Piping	1	LS	$155,000.00	$155,000.00
PH Adjustment Structure	1	EA	$53,000.00	$53,000.00
PH Adjustment Equipment & Piping	1	LS	$173,000.00	$173,000.00
Aerator Equipment & Piping	1	LS	$517,000.00	$517,000.00
0.6 MG Ground Storage Tank	1	EA	$1,182,000.00	$1,182,000.00
High Service Pumps & Piping	4	EA	$150,000.00	$600,000.00
Well, HSP & Chlorination Building (2,400 sf)	1	LS	$480,000.00	$480,000.00
Chlorination System	1	LS	$88,000.00	$88,000.00
Yard Piping	1	LS	$620,000.00	$620,000.00
Electrical/Controls/Scada	1	LS	$1,325,000.00	$1,325,000.00
Emergency Generator	1	LS	$242,000.00	$242,000.00
Lab Equipment/Furnishings	1	LS	$22,000.00	$22,000.00
Testing/Sampling	1	LS	$25,000.00	$25,000.00
Landscaping & Irrigation	1	LS	$25,000.00	$25,000.00
Grassing & Restoration	1	LS	$10,000.00	$10,000.00
Subtotal				$7,256,000.00
Mobilization/Bond	5%			$363,000.00
Contingencies	15%			$1,088,000.00
Subtotal				$8,707,000.00
Contract Administration	3%			$261,000.00

Engineering/Surveying Construction Administration	15%			$1,306,000.00
Estimated Total				**$10,274,000.00**

Alternate No. 2. As an alternative to constructing a forced draft aeration and odor control system to treat the odor and sulfide issues with existing Well No. 6, WTP No. 6 could be upgraded with a new production well, treatment components, finished water storage and high service distribution pumps. The expansion should consist of the following design components.

- One (1) 12" Lower Floridan Well, with 1,000 gpm vertical turbine well pump and controls.
- One (1) 0.6 MGD ground storage tank with a minimum 1,000 gpm capacity aerator.
- Three (3) 750 gpm VFD driven high service pumps and associated controls.
- One (1) 500 gpm VFD driven high service jockey pump and associated controls.
- Chlorination feed system components and controls.
- One (1) emergency standby generator and automatic transfer switch.
- SCADA control system and necessary appurtenance

The existing Well No. 6 would be abandoned and the hydopneumatic tank would be removed. The estimated costs associated with the future capital improvements to WTF No. 6 are presented in Table 5-3.

Table 5-3: Cost Estimate Alternate No. 2 – WTF No. 6 Expansion

Description	Quantity	Unit	Unit Price	Total Price
General Conditions	1	LS	$175,000.00	$175,000.00
Sitework/Earthwork	1	LS	$460,000.00	$460,000.00
12" Well (Lower Floridan)	1	EA	$750,000.00	$750,000.00
Well Pump & Piping	1	EA	$195,000.00	$195,000.00
0.6 MG Ground Storage Tank	1	EA	$1,182,000.00	$1,182,000.00
High Service Pumps & Piping	4	EA	$150,000.00	$600,000.00
Chlorination System	1	LS	$88,000.00	$88,000.00
Yard Piping	1	LS	$620,000.00	$620,000.00
Electrical/Controls/Scada	1	LS	$1,325,000.00	$1,325,000.00
Emergency Generator	1	LS	$242,000.00	$242,000.00

Well, HSP & Chlorination Building (2,400 sf)	1	LS	$480,000.00	$480,000.00
Lab Equipment/Furnishings	1	LS	$22,000.00	$22,000.00
Testing/Sampling	1	LS	$25,000.00	$25,000.00
Landscaping & Irrigation	1	LS	$25,000.00	$25,000.00
Grassing & Restoration	1	LS	$20,000.00	$20,000.00
Well Abandonment & Demolition	1	LS	$95,000.00	$95,000.00
Subtotal				$6,304,000.00
Mobilization/Bond	5%			$315,000.00
Contingencies	15%			$946,000.00
Subtotal				$7,565,000.00
Contract Administration	3%			$227,000.00
Engineering/Surveying	15%			$1,135,000.00
Estimated Total				**$8,927,000.00**

It should be noted that there is no guarantee water quality will be improved with a new well. Therefore, a determination by the City's hydrogeologist should be obtained prior to any future decisions.

Alternate No. 3. As an alternative to constructing a new well, the existing well may be abandoned with the construction of new wells at WTP No. 1 and WTP No. 7. A 0.6 MG ground storage tank and high service pump station could be installed at WTP No. 6. The tank would "float" on the system where it would be filled from the distribution system during times with minimal demands on the system. The cost associated with a ground storage tank and high service pump station is presented in Table 5-4.

Table 5-4: Cost Estimate Alternate No. 3 – WTF No. 6 Expansion

Description	Quantity	Unit	Unit Price	Total Price
General Conditions	1	LS	$175,000.00	$175,000.00
Sitework/Earthwork	1	LS	$460,000.00	$460,000.00
0.6 MG Prestressed Concrete Tank	1	EA	$1,182,000.00	$1,182,000.00
High Service Pumps & Piping	4	EA	$150,000.00	$600,000.00
Pump Building (2,400 sf)	1	LS	$480,000.00	$480,000.00

Chlorination System	1	LS	$88,000.00	$88,000.00
Yard Piping	1	LS	$175,000.00	$175,000.00
Electrical/Controls/SCADA	1	LS	$1,000,000.00	$1,000,000.00
Emergency Generator	1	LS	$242,000.00	$242,000.00
Lab Equipment/Furnishings	1	LS	$22,000.00	$22,000.00
Testing/Sampling	1	LS	$25,000.00	$25,000.00
Landscaping & Irrigation	1	LS	$25,000.00	$25,000.00
Grassing & Restoration	1	LS	$13,000.00	$13,000.00
Well Abandonment & Demolition	1	LS	$95,000.00	$95,000.00
Subtotal				$4,582,000.00
Mobilization/Bond	5%			$229,000.00
Contingencies	15%			$687,000.00
Subtotal				$5,498,000.00
Contract Administration	3%			$165,000.00
Engineering/Surveying Construction Administration	15%			$825,000.00
Estimated Total				**$6,488,000.00**

Alternate No. 3 is our recommendation for the expansion at WTP No. 6. It is the most cost-effective use of the facility and provides storage and high service distribution capabilities to the southern region of the service area. The addition of the ground storage tank at WTP No. 3 will add redundancy into the overall system's finished water storage capacity allowing operations to remove the largest tank from service for maintenance without diminishing the system's maximum day demand storage criteria.

5.4.3 WTF No. 1

The original plan for the WTF No. 1 expansion included the installation of a new supply well and a fourth high service pump. These were not installed at the time and should be considered. The expansion should include the installation of a new lower Floridian well with a pumping capacity of 1,000 gpm and a high service pump with a pumping capacity of 750 gpm. It is also recommended that a second, 0.5 million-gallon, pre-stressed concrete ground storage tank equipped with a 3,000-gpm cascade tray aerator be included with the expansion. These improvements would increase the capacity of the facility from 1.440 MGD to 1.969 MGD. This would increase the overall capacity of the system to 2.901 MGD should the proposed WTP No. 7 not be constructed. Based on the anticipated demand schedule summarized in Table 3-9, the maximum daily demand of the service area will exceed the maximum daily capacity of the system in 2037 with the

expansion of WTP No. 1. However, we recommend the construction of the proposed WTP No. 7 prior to the expansion of WTP No. 1 in order to reduce liability risks and increase redundancy to the system. The design calculations for the expansion are shown in Appendix D. The estimated costs associated with the future capital improvements to WTF No. 1 are presented in Table 5-5.

Table 5-5: Cost Estimate – WTF No. 1 Expansion

Description	Quantity	Unit	Unit Price	Total Price
General Conditions	1	LS	$125,000.00	$125,000.00
Sitework/Earthwork	1	LS	$200,000.00	$200,000.00
12" Well No. 8 (Lower Floridan)	1	EA	$750,000.00	$750,000.00
Well Pump	1	EA	$195,000.00	$195,000.00
0.5 MG Ground Storage Tank with Cascade Aerator	1	EA	$985,000.00	$985,000.00
High Service Pump	1	EA	$85,000.00	$85,000.00
Yard Piping	1	LS	$25,000.00	$25,000.00
Electrical/Controls	1	LS	$211,000.00	$211,000.00
Grassing & Restoration	1,025	SY	$1.95	$2,000.00
Subtotal				$2,578,000.00
Mobilization/Bond	5%			$129,000.00
Contingencies	15%			$387,000.00
Subtotal				$3,094,000.00
Contract Administration	3%			$93,000.00
Engineering/Surveying/ Construction Administration	15%			$464,000.00
Estimated Total				**$3,651,000.00**

5.4.4 Water Distribution System

It is anticipated that the capital improvements to the City's water distribution system will be constructed in phases to meet the demand needs of planned future developments throughout the service area. Tables 3-5a and 3-5b provide an estimate of the annual growth projections within the City's service area over the next 20 years. It should be noted that the annual projections are subject to change due to developers' construction scheduling. This will have an impact on the schedule, and/or order of the proposed capital distribution system improvements phasing. The first two phases, which consist of the upsized interconnects between WTP Nos. 1, 5, 6 and 7, will be funded by the City.

Phases 3 and 4, which consists of the completing the 466A interconnect and the Picciola Cutoff Road interconnect will also be funded by the City. It is anticipated that additional phases to extend the City's capital water system "trunklines" to developments will be developer funded through impact fee credits. It is expected that developers will extend capital pipelines from the point of connection to the extents of the development's furthest property boundary along the public right-of-way route.

Phase 1 (City Funded)

The first phase includes installing the following:

- approximately 4,200 linear feet of new 16-inch capital main from the new WTP No. 7 to be located on Grays Airport Road westward to US Hwy 441 then southward to the existing 16-inch main at the intersection of Spring Lake Road and US Hwy 441, and
- approximately 4,200 linear feet of new 16-inch capital main from the existing 16-inch main on Shiloh Street westward to Rose Avenue, southward to the existing 16-inch main on Berkman Street.

Phase 2 (City Funded)

The second phase includes installing the following:

- approximately 2,700 linear feet of new 12-inch capital main along CR 468 from the existing 16-inch main at Pine Ridge Dairy Road to the existing 10-inch main at Myrtle Lake Avenue, and
- approximately 6,900 linear feet of new 10-inch capital main along CR 468 from the existing 10-inch main on Myrtle Lake Avenue southward to Lewis Road and then westward to the existing 12-inch capital main on Lewis Road.

Phase 3 (City Funded)

The third phase includes installing the following:

- approximately 4,800 linear feet of new 12-inch capital main along CR 466-A to complete the final section of 466-A.

Phase 4 (City Funded)

The fourth phase includes installing the following:

- approximately 4,200 linear feet of new 12-inch capital main along US Hwy 441 from the existing 12-inch main at CR 466-A southward to East Palm Street,
- approximately 1,200 linear feet of new 10-inch capital main along CR 468 from East Palm Street southward to Grizzard Street, and
- approximately 4,100 linear feet of new 10-inch capital main along Urick Street eastward to Pennsylvania Avenue then northward to East Palm Street and then eastward to the existing 10-inch capital water main on Picciola Cutoff Road at Black Bass Circle.

Phase 5

The fifth phase includes installing the following:

- approximately 5,000 linear feet of new 12-inch capital main along Grays Airport Road eastward from the new WTP No. 7 to Eagle's Nest Road,
- approximately 5,400 linear feet of new 12-inch capital main westward along Eagle's Nest Road to US Hwy 441 then northward to Lake Ella Road, and
- approximately 10,200 linear feet of new 12-inch capital main westward along Lake Ella Road to South Landfill Road.

Phase 6

The sixth phase includes installing the following:

- approximately 11,900 linear feet of new 12-inch capital main westward along Lake Ella Road from South Landfill Road to Micro Racetrack Road then southward to the existing 12-inch capital main on CR 466-A.

Phase 7

The seventh phase includes installing the following:

- approximately 1,500 linear feet of new 12-inch capital main southward along Poinsettia Avenue from the existing 16-inch main on Spring Lake Road, and
- approximately 2,900 linear feet of new 10-inch capital main along Register Road.

The recommended improvements to the City's Capital Water Distribution System through the 20-year projection are shown in Figure 5. The remaining water distribution system capital improvements will consist of 10", 12" and 16" piping. It is estimated that approximately 15,100 linear feet of 10" piping, 45,700 linear feet of 12" piping and 8,400 linear feet of 16" piping shall be installed in the system through buildout. The water distribution system improvements are assumed to occur yearly for the twenty years between 2025 and 2045. Table 5-6 presents the estimated costs associated with the future capital water distribution system.

Table 5-6: Cost Estimate – 20-Year Distribution System Expansion

Description	Quantity	Unit	Unit Price	Total Price
16" Capital Water Pipe	8,400	LF	$150.00	$1,260,000.00
12" Capital Water Pipe	45,700	LF	$125.00	$5,712,000.00
10" Capital Water Pipe	15,100	LF	$100.00	$1,510,000.00
16" Butterfly Valve & Box	17	EA	$11,500.00	$196,000.00
12" Gate Valve & Box	91	EA	$4,500.00	$410,000.00
10" Gate Valve & Box	30	EA	$4,000.00	$120,000.00
16" Fittings	1	LS	$189,000.00	$189,000.00

12" Fittings	1	LS	$857,000.00	$857,000.00
10" Fittings	1	LS	$226,000.00	$226,000.00
Air Release Valve	73	EA	$4,000.00	$292,000.00
Testing/Sampling	1	LS	$85,000.00	$85,000.00
Grassing & Restoration	76,900	SY	$6.00	$461,000.00
Subtotal				$11,318,000.00
Mobilization/Bond	5%			$566,000.00
Contingencies	15%			$1,698,000.00
Subtotal				$13,582,000.00
Contract Administration	3%			$407,000.00
Engineering/Surveying	15%			$2,037,000.00
Estimated Total				**$16,026,000.00**

5.5 Summary of Capital Improvement Costs

Figures 4 and 5 illustrate the existing and proposed Capital Water System improvements to the City's water system. These improvements include the future WTF No. 7 and future capital water line improvements. The total 20-year projected cost for the Capital Improvements to the City water production, treatment and storage systems is approximately $19,278,000 (Year 2025 dollars). The total 20-year projected cost for the Capital Improvements to the City water distribution system is approximately $16,026,000 (Year 2025 dollars) which equates to a combined survey, engineering and construction cost of $231.59 per linear foot.

Section 6: Construction Cost Estimation Methodology

6.0 Introduction

This section focuses on presenting unit cost data that can aid the City in preparing cost estimates in the future. The sections below focus on the types of projects that are expected to represent the majority of projects undertaken by the Town during the upcoming five-year capital planning period. Future costs are represented as 2025 dollars. A cost escalation factor to account for inflation and market conditions should be considered in future evaluations.

6.1 Level of Contingency

The planning level unit costs presented in this section are conceptual in nature, and do not account for actual field conditions. These costs may be impacted by factors such as:

- Bypass pumping requirements or limitations in taking equipment out of service;
- Directional drilling or jack and bore construction of pipelines;
- Difficult installation conditions such as tight site constraints high groundwater tables, or the presence of rock;
- Easement, right of way, or land acquisition requirements; and,
- Ecological issues.

It is recommended that a minimum fifteen (15%) percent contingency be applied to all planning level construction cost estimates generated from this evaluation.

6.2 Engineering Services Costs

Engineering services related to the implementation of capital projects were estimated to be fifteen (15%) percent of the total construction cost. General services during construction, including bidding assistance, review of shop drawings, response to requests for information (RFIs), production of record drawings, and general coordination with the contractor were assumed to be three (3%) percent of the total construction cost. The cost estimates for the recommended projects include costs associated with both construction and engineering.

Section 7: Summary and Recommendations

7.0 Summary

The City of Fruitland Park's potable water system includes four water treatment plants, with only 3 currently operable, and 42 miles of water main ranging in size from 2-inch to 16-inch. All plants are currently in compliance with all FDEP and SJRWMD permit requirements.

It is estimated that by year 2045, the City's utility service area will consist of 5,142 residential metered connections, 612 commercial metered connections, bulk water service to 2,050 residential units within The Villages of Fruitland Park, and irrigation metered connections with rights-of-way, parks and other common areas. A summary of the projected future growth in the service area, as well as its impact on potable water demand is presented in Appendix A, Table A-1. It will be necessary to construct improvements to the City of Fruitland Park Capital Water System in order to sufficiently provide water to this future population and service area.It is estimated that these improvements will have a total cost of approximately **$35,304,000** in Year 2025 dollars. The total estimated capital cost per year is presented in Appendix E, Table E-1.

The information found in this report should be utilized by the City of Fruitland Park in preparation of an updated Water Impact Fee Report in order to ensure that sufficient funding is available for future improvements.

7.1 Recommendations

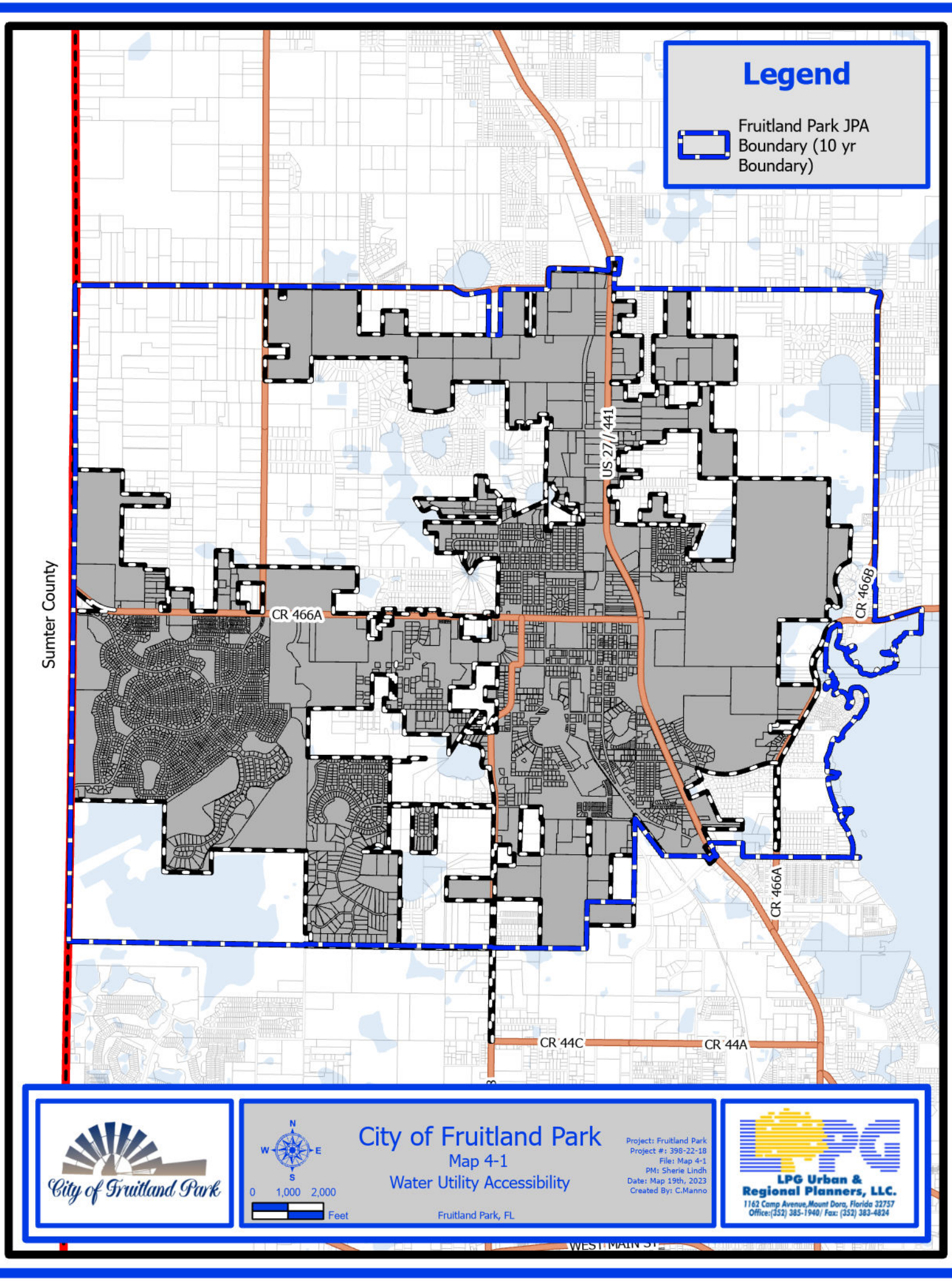
Capital improvements are recommended to enable the City to continue to provide a reliable supply of potable water and demand accelerates due to future growth. Several expansions and other improvement projects with an opinion of probable construction cost of approximately $35.3 million are recommended to be undertaken over the next 20 years. Implementation of these projects will:

- Construct Water Treatment Plant No. 7
- Install finished water storage tank and high service pumping to WTP No. 6
- Increase the capacity of Water Treatment Plant No. 1
- Increase the capacity of the overall system to keep up with the projected maximum daily demand of the utility service area

7.2 Updates to the Water Master Plan Report

Due to the ever-changing nature of the economy and its impact on growth rates and costs of construction, it is recommended that this report be updated approximately every five years in order to ensure that sufficient funds are being collected to pay for water system improvements.

Figures


Legend
Fruitland Park JPA Boundary (10 yr Boundary)
Sumter County
US 27 / 441
CR 466A
CR 466B
CR 466A
CR 44C
CR 44A
WEST MAIN ST
City of Fruitland Park
N
W
E
S
0 1,000 2,000
Feet
City of Fruitland Park
Map 4-1
Water Utility Accessibility
Fruitland Park, FL
Project: Fruitland Park
Project #: 398-22-18
File: Map 4-1
PM: Sherie Lindh
Date: Map 19th, 2023
Created By: C.Manno
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue,Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824

FRUITLAND PARK
Lake County, Florida

Utility Service Area

CITY OF FRUITLAND PARK
THE FRIENDLY CITY

US 27 / 441

CR 466B

CR 466A

CR 468

CR 466A

CR 44C

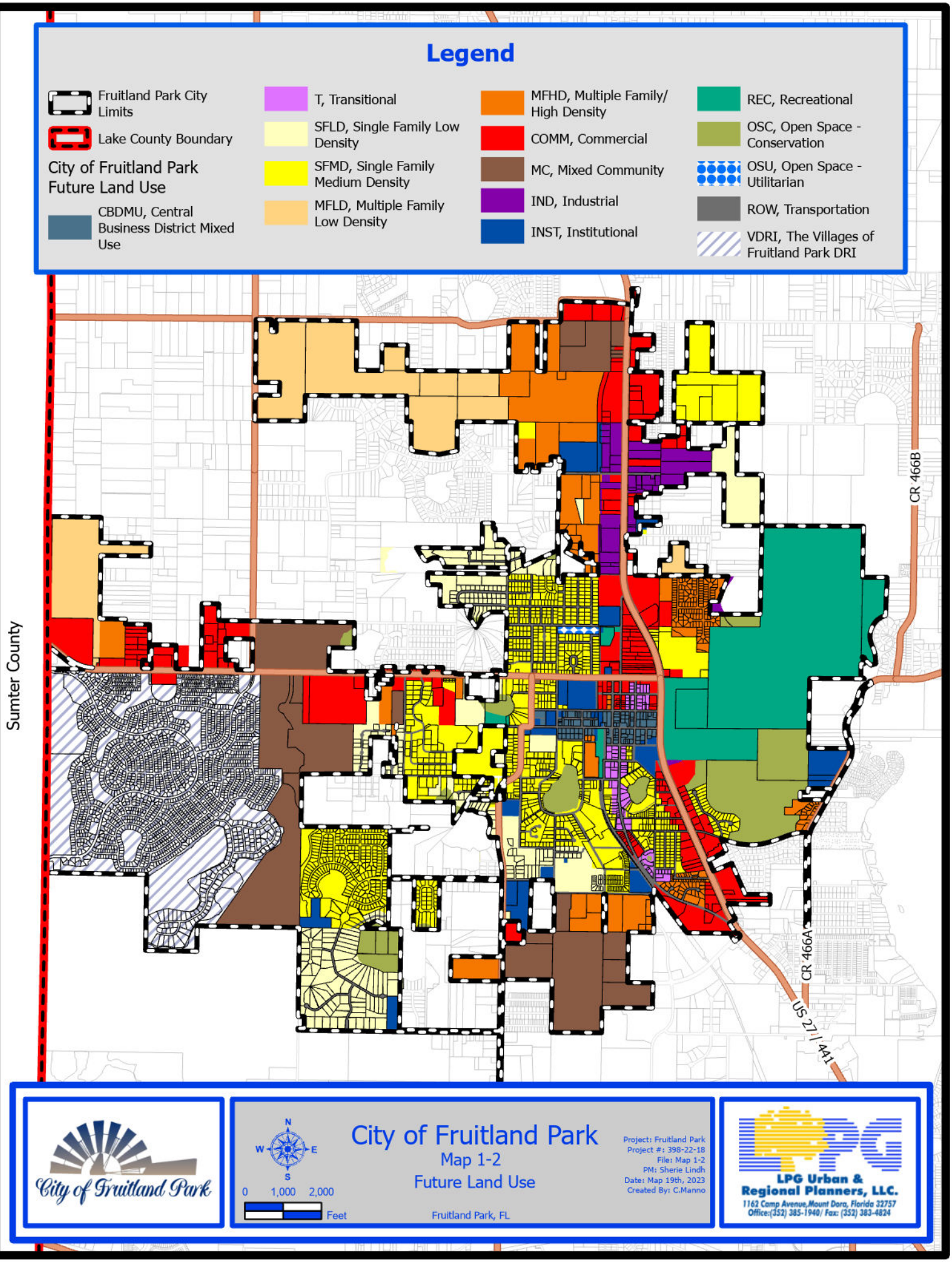
CR 44A

Legend

- Fruitland Park City Limits
- Non-Contiguous Annexation Area
- Lady Lake JPA

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

Project: 398_Fruitland_Park File: Utility Service Area.mxd Date: April 28, 2016 Created By: J.Wilson


Legend
Fruitland Park City Limits
Lake County Boundary
City of Fruitland Park Future Land Use
CBDMU, Central Business District Mixed Use
T, Transitional
SFLD, Single Family Low Density
SFMD, Single Family Medium Density
MFLD, Multiple Family Low Density
MFHD, Multiple Family/ High Density
COMM, Commercial
MC, Mixed Community
IND, Industrial
INST, Institutional
REC, Recreational
OSC, Open Space - Conservation
OSU, Open Space - Utilitarian
ROW, Transportation
VDRI, The Villages of Fruitland Park DRI
Sumter County
CR 466B
CR 466A
US 27 / 441
City of Fruitland Park
N
W
E
S
0
1,000
2,000
Feet
City of Fruitland Park
Map 1-2
Future Land Use
Fruitland Park, FL
Project: Fruitland Park
Project #: 398-22-18
File: Map 1-2
PM: Sherie Lindh
Date: Map 19th, 2023
Created By: C.Manno
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue,Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824

Lake Ella Rd.
Eagle's Nest Rd.
S Landfill Rd.
Micro Racetrack Rd
Grays Airport Rd.
Spring Lake Rd.
Lake Utility Rd.
Timberlop Ln.
Shiloh St.
WTF No. 5
CR 466-A
Berkman St.
WTF No. 1
Pine Ridge Dairy Rd.
US Hwy 441
WTF No. 4
Myrtle Lake Ave.
Urick St.
CR 466
Olive Ave.
Hawk Landing
WTF No. 6
Lewis Rd.

N
W
E
S

Legend:

- Existing Water Treatment Plant
- Utility Service Area Boundary
- Existing 16" Water Main
- Existing 12" Water Main
- Existing 10" Water Main
- Existing 8" Water Main
- Existing 6" Water Main

CITY OF FRUITLAND PARK PORTABLE WATER MASTER PLAN UPDATE 2025

City of Fruitland Park

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Troy E. Mitchell — 60190
NAME — PE LICENSE NO.

6/23/2025
DATE

FLA CA 33380 & FL LC 26000645 — FL
FIRM / BUSINESS NO. — STATE

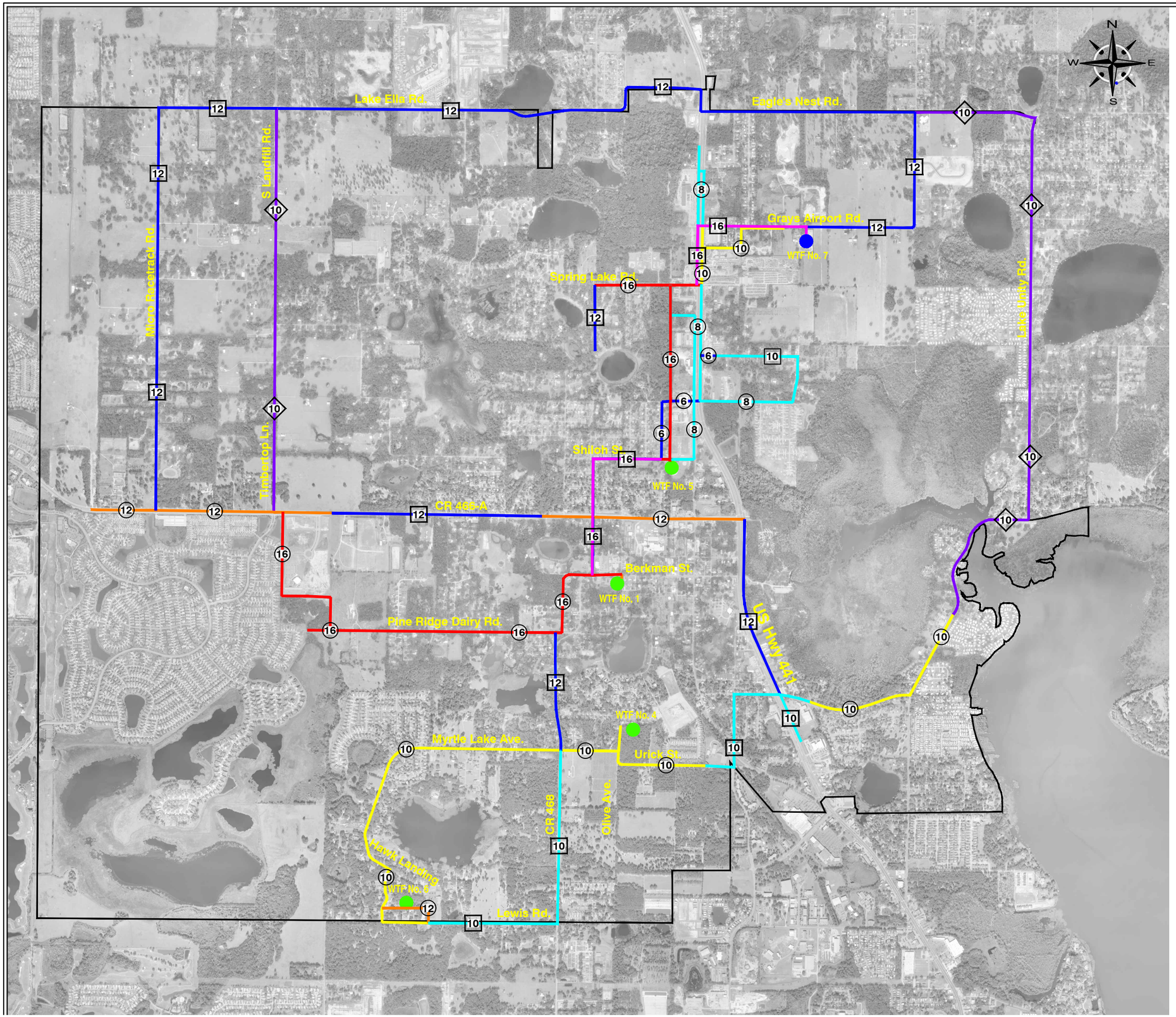
PROJECT NO.: 043866.140
ISSUED: JUNE 2025
DRAWN BY: CBW
CHECKED BY: TEM
SCALE: 1" = 1000'

SHEET TITLE:

EXISTING CAPITAL WATER DISTRIBUTION SYSTEM MAP

FIGURE 4

FILE NAME: A:\43000s\43866\140\WWW\CADD\Water Master Plan - 2019.dwg DATE: June 23, 2025, TIME: 11:56 AM, USER: ah5124



LEGEND:

Existing

- Existing Water Treatment Plant
- Utility Service Area Boundary
- 16 Existing 16" Water Main
- 12 Existing 12" Water Main
- 10 Existing 10" Water Main
- 8 Existing 8" Water Main
- 6 Existing 6" Water Main

20-Year Projection

- Future Water Treatment Plant
- 16 Future 16" Water Main
- 12 Future 12" Water Main
- 10 Future 10" Water Main

Ultimate Buildout

- 10 Future 10" Water Main

CITY OF FRUITLAND PARK PORTABLE WATER MASTER PLAN UPDATE 2025

City of Fruitland Park

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Trey E. Mitchell — 60190
NAME — PE LICENSE NO.

6/23/2025
DATE

FLA CA 33380 & FL LC 26000645 — FL
FIRM / BUSINESS NO. — STATE

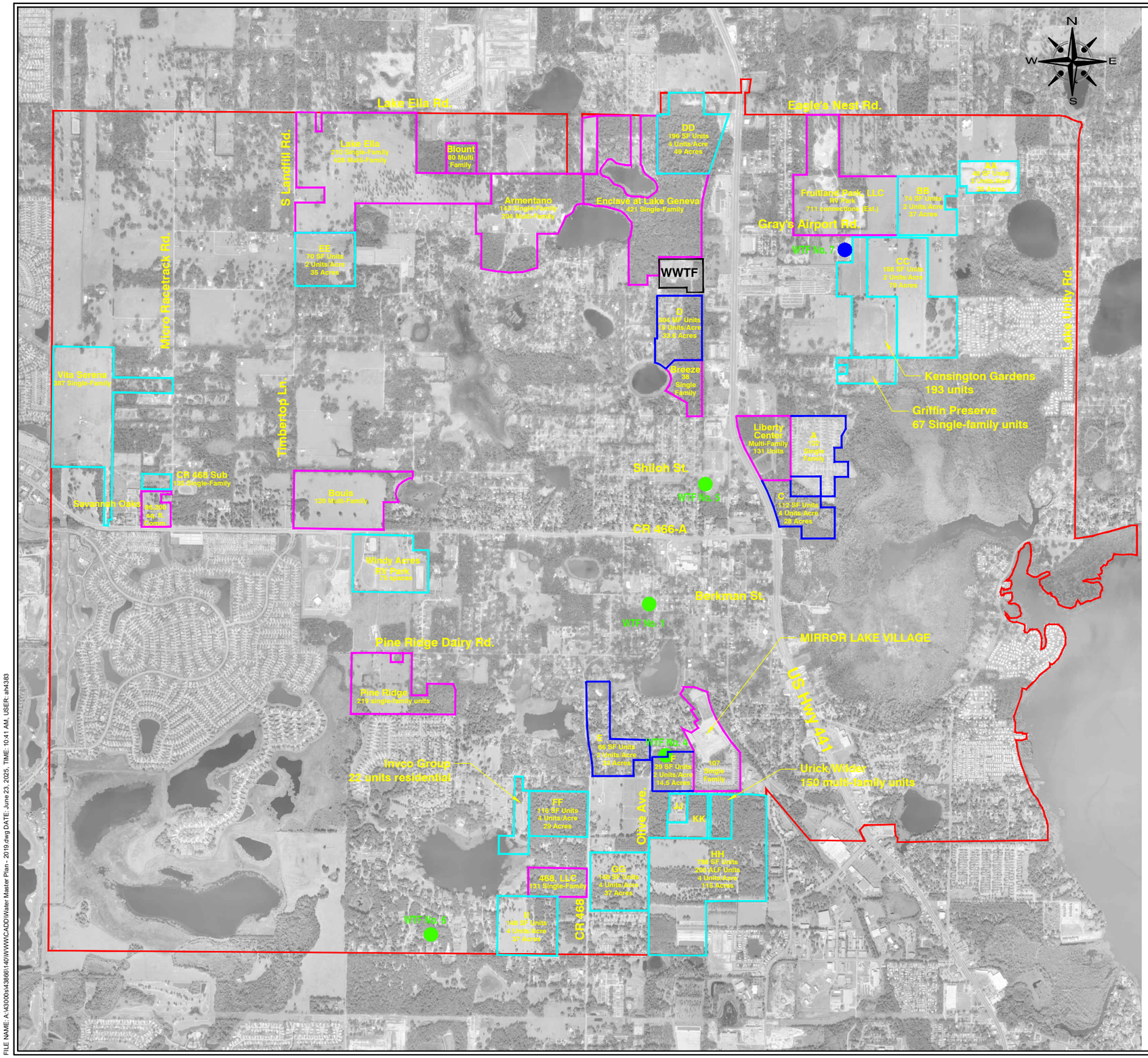
PROJECT NO.: 043866.140
ISSUED: JUNE 2025
DRAWN BY: CBW
CHECKED BY: TEM
SCALE: 1" = 1000'

SHEET TITLE:

PROPOSED CAPITAL WATER DISTRIBUTION SYSTEM MAP

FIGURE 5

FILE NAME: A:\43000s\43866\140\WWW\CADD\Water Master Plan - 2019.dwg DATE: June 23, 2025, TIME: 11:44 AM, USER: ah5124



Legend:

- Utility Service Area Boundary
- Future PUD Boundary
- Future Development Boundary (Inside City)
- Future Development Boundary (Outside City)
- Existing Water Treatment Facility
- Proposed Water Treatment Facility

Future PUD	No. of Units	Capita Per Unit	Estimated Population
Blount			
Multi-Family	80	2.3	184
Bouis			
Multi-Family	120	2.3	276
468, LLC			
Single-Family	131	2.67	350
Mirror Lake Village			
Single-Family	107	2.67	286
Lake Ella			
Single-Family	210	2.67	561
Multi-Family	426	2.3	980
Armentano			
Single-Family	143	2.67	382
Multi-Family	204	2.3	469
Enclave at Lake Geneva			
Single-Family	421	2.67	1,124
Breeze			
Single-Family	38	2.67	101
Liberty Center			
Multi-Family	131	2.3	301
Fruitland Park, LLC			
RV Connections	711	2.0	1,422
Windy Acres RV Park			
RV Connections	75	2.0	150
Pine Ridge			
Single-Family	219	2.67	585
Subtotal			7,171

Future Development	No. of Units	Capita Per Unit	Estimated Population
A (Chelsea's Run)			
Single-Family	122	2.67	326
C			
Single-Family	112	2.67	299
D			
Multi-Family	504	2.3	1,159
E			
Single-Family	66	2.67	176
F			
Single-Family	29	2.67	77
AA			
Single-Family	40	2.67	107
BB			
Single-Family	74	2.67	198
CC			
Single-Family	158	2.67	422
DD			
Single-Family	196	2.67	523
EE			
Single-Family	70	2.67	187
FF			
Single-Family	45	2.67	120
GG			
Single-Family	148	2.67	395
HH (HALLOWAY)			
Single-Family	788	2.67	2,104
ALF	200	1.0	200
II			
Single-Family	148	2.67	395
JJ (FRUITLAND ACRES)			
Multi-Family	38	2.3	87
KK (SENITORE)			
Multi-Family	100	2.3	230
Vita Serena			
Single-Family	387	2.67	1,033
Kensington Gardens			
Single-Family	193	2.67	515
Griffin Preserve			
Single-Family	67	2.67	178
CR 468 Sub			
Single-Family	135	2.67	360
Urick/Wilder			
Multi-Family	150	2.3	345
Invco Group			
Single-Family	22	2.67	58
Subtotal			9,498

CITY OF FRUITLAND PARK
PORTABLE WATER
MASTER PLAN UPDATE
2025

City of Fruitland Park

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL: (352) 343-8481

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Troy E. Mitchell — 60190
NAME — PE LICENSE NO.
6/23/2025
DATE
FLA CA 33380 & FL LC 26000645 — FL
FIRM / BUSINESS NO. — STATE

PROJECT NO.: 043866.140
ISSUED: JUNE 2025
DRAWN BY: CBW
CHECKED BY: TEM
SCALE: 1" = 1000'
SHEET TITLE:
FUTURE DEVELOPMENTS AREAS RESIDENTIAL PROPERTIES

FIGURE 6

FILE NAME: A:\43000s\43866\140\WWW\CADD\Water Master Plan - 2019.dwg DATE: June 23, 2025, TIME: 10:41 AM, USER: aH4383

FILE NAME: C:\CBW\Drawings\043866 Fruitland Park\Fruitland Park - Master Plan WTPs.dwg DATE: June 6, 2025, TIME: 6:34 AM, USER: ah5120



FIGURE 7

WATER TREATMENT PLANT NO. 1 EXPANSION

SHEET TITLE:

SCALE: 1" = 100'

DRAWN BY: CBW

CHECKED BY: TEM

ISSUED: JUNE 2025

PROJECT NO.: 043866.140

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. I, TIMOTHY E. MITCHELL, AUTHORIZED THE RELEASE OF THESE DOCUMENTS FOR INTERIM REVIEW ONLY.

NAME: Timothy E. Mitchell

DATE: 6/13/25

FL LICENSE NO.: 60190

STATE: FL

FLA CA 31399 & FL LC 26000445

TBWA BUSINESS ENG

REVISION		
NO.	DATE	DESCRIPTION

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL. (352) 343-8481

City of Fruitland Park

CITY OF FRUITLAND PARK
PORTABLE WATER
MASTER PLAN UPDATE
2025

FILE NAME: C:\CBW\Drawings\043866 Fruitland Park\Fruitland Park - Master Plan WTPs.dwg DATE: June 6, 2025, TIME: 6:35 AM, USER: ah5120

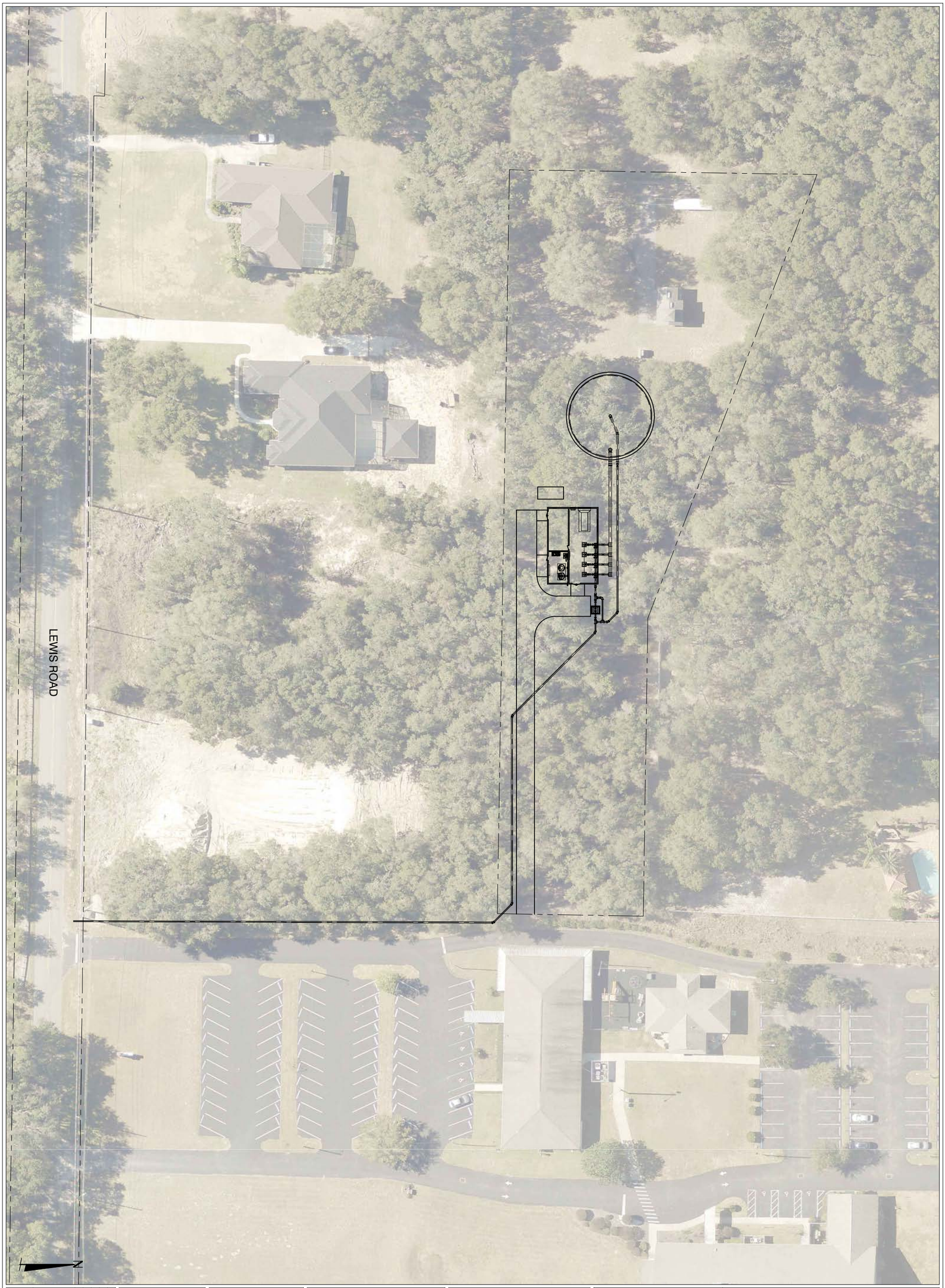


FIGURE 8

WATER TREATMENT PLANT NO. 6 EXPANSION

SHEET TITLE:

SCALE: 1" = 100'

DRAWN BY: CBW

CHECKED BY: TEM

ISSUED: JUNE 2025

PROJECT NO.: 043866.140

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES ONLY AND ARE NOT INTENDED FOR REGULATORY, CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. PREPARED BY OR UNDER THE SUPERVISION OF:

NAME: Tina E. Mitchell

PE LICENSE NO.: 65190

STATE: FL

DATE:

SIGNATURE:

FIRM: HALFF ASSOCIATES INC.

FIRM REGISTRATION NO.: FLA CA 31399 & FL LC 26000445

REVISION		
NO.	DATE	DESCRIPTION

halff
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL. (352) 343-8481

City of Fruitland Park

CITY OF FRUITLAND PARK
PORTABLE WATER
MASTER PLAN UPDATE
2025

FILE NAME: C:\CBW\Drawings\043866 Fruitland Park\Fruitland Park - Master Plan WTPs.dwg DATE: June 6, 2025, TIME: 6:35 AM, USER: ah5120

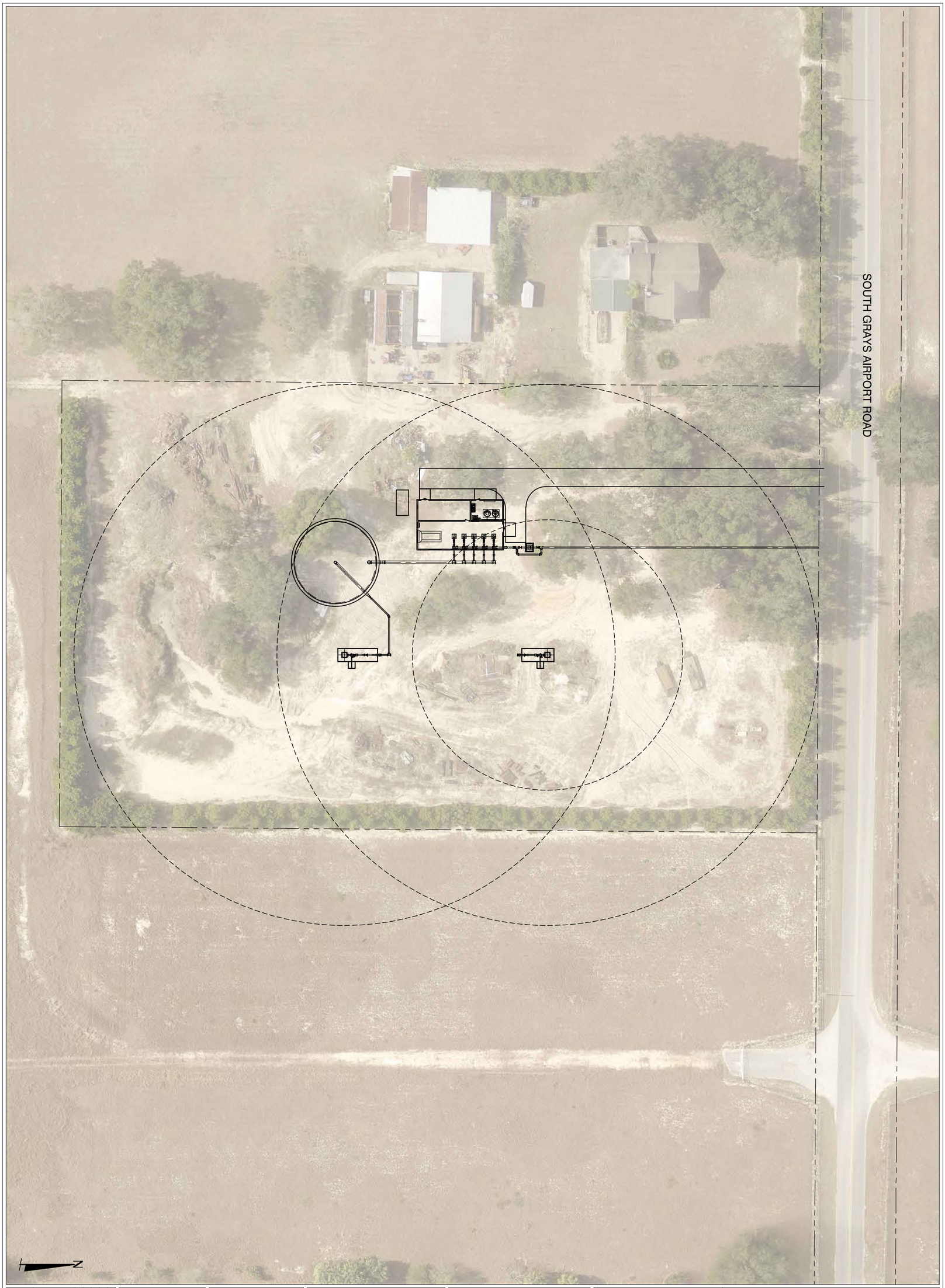


FIGURE 9

PROPOSED WATER TREATMENT PLANT NO. 7

SHEET TITLE:

SCALE: 1" = 1000'

DRAWN BY: CBW

CHECKED BY: TEM

ISSUED: JUNE 2025

PROJECT NO.: 043866.140

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR REGULATORY, PERMITTING, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

Tina E. Mitchell — 65190

NAME — FL LICENSE NO.

DATE — STATE

FLA CA 31390 & FL LC 26000646

HALFF BUSINESS NO.

REVISION		
NO.	DATE	DESCRIPTION

halff

902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
TEL. (352) 343-8481

City of Fruitland Park

CITY OF FRUITLAND PARK
PORTABLE WATER
MASTER PLAN UPDATE
2025

Appendix A
Projected Population Growth and Daily Demands

TABLE A-1

City of Fruitland Park

Projected Population Growth and Daily Demands, 2025-2045

Year	Residential			Commercial		Irrigation	Municipal	Unaccounted	Subtotal	The Villages	Total	
	Water Connections	Estimated Population	Average Daily Demaind	Water Connections	Average Daily Demand [MGD]	Average Daily Demand [MGD]	Average Daily Demand [MGD]	Average Daily Demand [MGD]	Average Daily Demand [MGD]	Average Daily Demand [MGD]	Average Daily Demand [MGD]	Maximum Daily Demand [MGD]
2025	2517	9764	0.331	323	0.229	0.037	0.002	0.056	0.655	0.176	**0.831**	**1.663**
2026	2842	10631	0.396	359	0.258	0.042	0.002	0.063	0.761	0.176	**0.937**	**1.874**
2027	3342	11966	0.495	414	0.302	0.049	0.003	0.074	0.924	0.176	**1.100**	**2.199**
2028	3442	12233	0.515	425	0.311	0.051	0.003	0.076	0.956	0.176	**1.132**	**2.264**
2029	3542	12500	0.534	436	0.320	0.052	0.003	0.079	0.989	0.176	**1.165**	**2.329**
2030	3642	12767	0.554	447	0.329	0.054	0.003	0.081	1.021	0.176	**1.197**	**2.394**
2031	3742	13033	0.574	458	0.338	0.055	0.003	0.083	1.054	0.176	**1.230**	**2.459**
2032	3842	13300	0.594	469	0.347	0.057	0.003	0.085	1.086	0.176	**1.262**	**2.524**
2033	3942	13567	0.614	480	0.356	0.058	0.003	0.087	1.119	0.176	**1.295**	**2.589**
2034	4042	13834	0.633	491	0.365	0.060	0.003	0.090	1.151	0.176	**1.327**	**2.654**
2035	4142	14101	0.653	502	0.374	0.061	0.003	0.092	1.184	0.176	**1.360**	**2.719**
2036	4242	14368	0.673	513	0.383	0.063	0.003	0.094	1.216	0.176	**1.392**	**2.784**
2037	4342	14635	0.693	524	0.392	0.064	0.004	0.096	1.249	0.176	**1.425**	**2.849**
2038	4442	14902	0.713	535	0.401	0.066	0.004	0.098	1.281	0.176	**1.457**	**2.914**
2039	4542	15169	0.733	546	0.410	0.067	0.004	0.101	1.314	0.176	**1.490**	**2.979**
2040	4642	15436	0.752	557	0.419	0.068	0.004	0.103	1.346	0.176	**1.522**	**3.044**
2041	4742	15703	0.772	568	0.427	0.070	0.004	0.105	1.379	0.176	**1.555**	**3.109**
2042	4842	15969	0.792	579	0.436	0.071	0.004	0.107	1.411	0.176	**1.587**	**3.174**
2043	4942	16236	0.812	590	0.445	0.073	0.004	0.109	1.444	0.176	**1.620**	**3.239**
2044	5042	16503	0.832	601	0.454	0.074	0.004	0.112	1.476	0.176	**1.652**	**3.304**
2045	5142	16770	0.852	612	0.463	0.076	0.004	0.114	1.509	0.176	**1.685**	**3.369**

Notes:

1. Estimated populations were determined based off population per connection relationship observed in the previous Master Plan
2. Population per household (Single Family): 2.67
3. Residential flow per connection (Single Family): 325 gpd/du
4. Flow per Capita (Single Family): 121.7 gpd/capita
5. Population per household (Multi-Family): 2.30
6. Residential flow per connection (Multi-Family): 245 gpd/du
7. Flow per Capita (Multi-Family): 107 gpd/capita
8. Commercial flow per connection: 450 gpd/cu
9. Historic 3-Month ADF Peak Factor: 1.3 of Average Demand
10. Historic Maximum Month ADF Peak Factor: 2.0 of Average Demand

Appendix B
Consumptive Use Permit (CUP)

St. Johns River Water Management District
Michael A. Register, P.E., Executive Director
4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

March 9, 2022

City of Fruitland Park
506 W Berckman St
Fruitland Pk, FL 34731-3239

SUBJECT: City of Fruitland Park, Consumptive Use Permit Number 2482-7
Lake County, Florida

Dear Sir/Madam:

Enclosed is the permit authorized by the District on March 9, 2022. The enclosed permit is a legal document and should be kept with other important records. Please read the permit and conditions carefully because the referenced conditions may require submittal of additional information. Where possible, please submit all information required to comply with permit conditions electronically at www.sjrwmd.com/permitting via the District's e-Permitting portal.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has 26 days from the date on which the actual notice is deposited in the mail, or 21 days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this permit becoming null and void.

If you have any questions concerning the permit, please contact Douglas Hearn in the Maitland Service Center at (407) 215-1465 or Mike McGovern in the Maitland Service Center at (407) 659-4855

Sincerely,

Richard Burklew, Bureau Chief
Water Use Regulation

Agent: Jennifer C Bolling
Bolling Engineering
PO Box 540576
Orlando, FL 32854-0576

GOVERNING BOARD
Rob Bradley, CHAIR FLEMING ISLAND
Maryam H. Ghyabi-White, VICE CHAIR ORMOND BEACH
J. Chris Peterson, SECRETARY WINTER PARK
Ron Howse, TREASURER COCOA
Ryan Atwood MOUNT DORA
Doug Bournique VERO BEACH
Douglas Burnett ST. AUGUSTINE
Cole Oliver MERRITT ISLAND
Janet Price FERNANDINA BEACH

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 2482-7 **DATE ISSUED:** March 9, 2022

PROJECT NAME: City of Fruitland Park

A PERMIT AUTHORIZING:

The District authorizes, as limited by the attached conditions, the use of 506.985 million gallons per year (mgy) (1.389 million gallons per day (mgd), annual average) of groundwater from the Upper Floridan aquifer for public supply use (household, commercial/industrial, irrigation, water utility, bulk exports, and unaccounted for) through 2032.

LOCATION:

Site: City of Fruitland Park
Lake County

SECTION(S):	TOWNSHIP(S):	RANGE(S):
4, 9	19S	24E

ISSUED TO:

City of Fruitland Park
506 W Berckman St
Fruitland Pk, FL 34731-3239

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal, rule, or ordinance.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

PERMIT IS CONDITIONED UPON:

See conditions on attached “Exhibit A”, dated March 9, 2022

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: _____

Michael A. Register
Executive Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 2482-7
City of Fruitland Park
DATE ISSUED March 09, 2022

1. With advance notice to the permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The permittee shall either accompany District staff onto the property or make provision for access onto the property.

2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the permittee must adhere to the water shortage restrictions, as specified by the District. The permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order.

3. Prior to the construction, modification or abandonment of a well, the permittee must obtain a water well permit from the St. Johns River Water Management District or the appropriate local government pursuant to Chapter 40C-3, F.A.C. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification, or abandonment is other than that specified and described on the consumptive use permit application form.

4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.

5. The permittee's consumptive use of water as authorized by this permit shall not interfere with legal uses of water existing at the time of permit application. If interference occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the interference, unless the interference associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.

6. The permittee's consumptive use of water as authorized by this permit shall not have significant adverse hydrologic impacts to off-site land uses existing at the time of permit application. If significant adverse hydrologic impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.

7. The permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where permittee's control of the land subject to the permit was demonstrated through a lease, the permittee must either submit documentation showing that it continues to have legal control or transfer control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40C-1.612, F.A.C. Alternatively, the permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.

8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve, or other withdrawal facility as provided by Rule 40C-2.401, F.A.C. The permittee shall notify the District in the event that a replacement tag is needed.

9. The permittee's consumptive use of water as authorized by this permit shall not adversely impact wetlands, lakes, rivers, or springs. If adverse impacts occur, the District shall revoke the permit, in whole or in part, to curtail or abate the adverse impacts, unless the impacts associated with the permittee's consumptive use of water are mitigated by the permittee pursuant to a District-approved plan.

10. The permittee's consumptive use of water as authorized by this permit shall not reduce a flow or level below any minimum flow or level established by the District or the Department of Environmental Protection pursuant to Section 373.042 and 373.0421, F.S. If the permittee's use of water causes or contributes to such a reduction, then the District shall revoke the permit, in whole or in part, unless the permittee implements all provisions applicable to the permittee's use in a District-approved recovery or prevention strategy.

11. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to significant saline water intrusion. If significant saline water intrusion occurs, the District shall revoke the permit, in whole or in part, to curtail or abate the saline water intrusion, unless the saline water intrusion associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.

12. The permittee's consumptive use of water as authorized by the permit shall not cause or contribute to flood damage. If the permittee's consumptive use causes or contributes to flood damage, the District shall revoke the permit, in whole or in part, to curtail or abate the flood damage, unless the flood damage associated with the permittee's consumptive use of water is mitigated by the permittee pursuant to a District-approved plan.

13. All consumptive uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

14. This permit does not convey to the permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.

15. A permittee may seek modification of any term of an unexpired permit. The permittee is advised that Section 373.239, F.S., and Rule 40C-2.331, F.A.C., are applicable to permit modifications.

16. All submittals made to demonstrate compliance with this permit must include CUP number 2482-7 labeled on the submittal. Submittals should be made on-line at www.sjrwmd.com/permitting whenever possible.

17. This permit will expire on March 8, 2032.

18. Maximum annual groundwater withdrawals from the Upper Floridan aquifer for public supply use (household, commercial/industrial, irrigation, water utility, bulk exports, and unaccounted use) must not exceed 506.985 million gallons per year (1.389 mgd, annual average).

19. Prior to use, all wells must be equipped with totalizing flow meters. All flow meters must measure within +/- 5% of actual flow, be verifiable and be installed according to the manufacturer's specifications.

20. Total withdrawal from the following stations must be recorded continuously, totaled monthly, and reported to the District at least every six months for the duration of this permit using using Water Use Pumpage Report Form (EN-50). Reporting is required, even if there is no use.

Station Name	Station ID	Source
3 Seminole	9184	Upper Floridan aquifer
7 Seminole	450988	Upper Floridan aquifer
4 Olive Street	9185	Upper Floridan aquifer
5 Shiloh Street	9186	Upper Floridan aquifer
6 Wingspread Drive	9187	Upper Floridan aquifer
8 Logan	404734	Upper Floridan aquifer
9 Logan	404735	Upper Floridan aquifer

The reporting dates each year will be as follows:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31

21. The permittee must have all flow meters checked for accuracy at least once every 10 years and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. Flow Meter Accuracy Report Form (EN-51) must be submitted to the District within 30 days of the inspection/calibration.

22. The permittee must maintain all flowmeters and alternative methods for measuring flow. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.

23. The permittee must implement the Water Conservation Plan submitted to the District on November 10, 2020 and additional elements submitted to the District on June 21, 2021, in accordance with the schedule contained therein.

24. The permittee shall use the lowest quality water source, such as reclaimed water, surface/storm water, or alternative water supply, to supply the needs of the project when deemed feasible pursuant to District rules and applicable state law.

25. If, at any time within permit duration, it becomes practical, economically feasible and permissible under applicable state and federal statutes or regulations promulgated thereunder, the District may require the permittee to become a reclaimed water purveyor or increase the availability of reclaimed water for use at a permissible application site.

26. The permittee must submit an alternative water source (AWS) update by February 28th 2027and 2032. The report must include a progress update on the use of alternative water sources, including the utilization of surface water, stormwater harvesting and any other alternative water sources identified as having potential to meet water supply demands.

27. The permittee must conduct a detailed water audit every five years and submit it to the District by February 28th 2024, 2029. All water uses given in the audit must be for the previous calendar year and documentation provided on how the amounts were metered or determined. If the water audit shows that the system losses and unaccounted for water utility uses exceed 10%, a corrective action plan and annual water audit must be

submitted until the unaccounted for water losses do not exceed 10%. After three consecutive years of water audits that do not exceed 10%, the permittee will continue submitting water audits at five-year intervals.

28. During the construction of proposed wells 8 Logan (Station ID 404734) and 9 Logan (Station ID 404735) the permittee must conduct the following tests and submit the testing results to the District within 90 days of completion of the testing:

(a) Downhole field water quality testing for chlorides, sulfates and specific conductivity taken during drilling, upon penetration of the Floridan aquifer, at 20-foot intervals. Any change in these parameters of 20% or greater between consecutive samples will require that the permittee collect a sample for laboratory analysis for those major anions and cations listed in Appendix F of the Applicant's Handbook.

All major ion analyses must be checked for anion-cation balance and must balance within 5%. It is recommended that duplicates be taken to allow for laboratory errors or data loss.

(b) A suite of geophysical logs (gamma, electrical resistivity, caliper, flow, and fluid resistivity) and a video log of the well. All logs must be submitted to the District in hard copy and electronically in LAS format.

(c) GPS (latitude, longitude) and a site map location of the well.

(d) Water quality testing upon completion of the well for:

Field
Field temperature (oC)
Field pH
Field specific conductance (umhos/cm)
Field turbidity (NTU)

Laboratory
Calcium (mg/L)
Magnesium (mg/L)
Potassium (mg/L)
Sodium (mg/L)
Total iron (mg/L)
Chloride (mg/L)
Sulfate (mg/L)
Strontium (mg/L)
Bicarbonate Alkalinity (as mg/L CaCO3)
Carbonate Alkalinity (as mg/L CaCO3)
Total Dissolved Solids (mg/L)
Specific Conductance (umhos/cm or uS/cm)

Sample Collection
Groundwater samples must be collected in accordance with the Florida Department of Environmental Protection's (FDEP) standard operating procedures (SOP), DEP-SOP001/01, DEP Quality Assurance Rule, 62-160, F.A.C.

The well must be purged in accordance with the appropriate procedure in DEP-SOP001/01, as necessary to evacuate water from the well column and induce groundwater representative of the hydrogeologic formation into the well prior to sampling. Purged water must be sampled and analyzed in the field for the following parameters:

Water Temperature (^{o}C)

pH (SU)
Specific Conductance (umhos/cm or uS/cm)
Turbidity (NTU)

Purging must be documented using the Groundwater Sampling Log form referenced in the FDEP SOP or equivalent.

Water samples must be stored on ice immediately after collection, and remain on ice until received by the laboratory. It is recommended that sample duplicates be taken to allow for laboratory errors or data loss, and these samples be stored by the laboratory for a minimum of 60 days to ensure backup sample availability should re-analyses be required.

Quality Assurance
The permittee must provide documentation that field instruments were properly calibrated prior to obtaining field measurements during purging and sampling.

All water quality analyses must be performed by a laboratory certified by the Florida Department of Health (FDOH) and the National Environmental Laboratory Accreditation Program (NELAP). All laboratory analyses must be by methods for which the laboratory has FDOH certification. All laboratory analyses must be completed within EPA holding times. If data is lost or a laboratory error occurs and the EPA holding time for an analysis has expired, the permittee must have the well re-sampled within 15 days of notification from the laboratory that a loss or laboratory error has occurred. The resample shall be collected according to the procedures described above, and analyzed for the field parameters and the major ion suite listed above.

With the exception of pH, laboratory analyses utilizing selective ion electrodes are not acceptable due to the inadequate sensitivity of these methods. Analyses utilizing test kits typically used for field screening (e.g., Hatch and LaMotte) are also not acceptable for the same reason.

All major ion analyses must be checked for anion-cation balance (equivalent concentration in meq/L), and must not exceed 5% difference. If the ion balance exceeds 5% difference, the permittee must review the data and include in the report submitted to the District, a discussion of the cause or explanation of the imbalance. The permittee may also be required to have the sample re-analyzed if it is within acceptable holding times or have the well re-sampled. The resample shall be collected according to the procedures described above, and analyzed for the four field parameters and the major ion suite.

Reports
A report must be submitted to the District within 30 days of receipt of data analysis from the laboratory. The report must include the following:

- Table summarizing results for field measurements and laboratory chemical analyses
- Well sampling log
- Field instrument calibration verification
- Chain of custody forms (if outsourced)
- Laboratory analytical report (if outsourced)

All data must be submitted to the District in a District-approved electronic format readable by the District's computerized database.

29. At least 30 days prior to the construction of proposed wells 8 Logan (Station ID 404734) and 9 Logan (Station ID 404735) an aquifer testing plan must be submitted for District approval, in accordance with the Guidelines for Developing and Conducting an Aquifer Performance Testing Program outlined in Appendix D of the Applicant's Handbook, Consumptive Uses of Water.

30. Within 60 days after completion of any aquifer performance testing program, the permittee must submit to the District for approval a hydrogeologic report and evaluation detailing the results of the aquifer performance testing program.

Appendix C
FDEP Sanitary Survey Report

FLORIDA DEPARTMENT OF
Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

June 22, 2020

Robb Dicus, Public Works Director
City of Fruitland Park
506 West Berkman Street
Fruitland Park, FL 34731
rdicus@fruitlandpark.org

Re: City of Fruitland Park
PW Facility ID #3350427
Lake County

Dear Mr. Dicus:

Department personnel conducted an inspection of the above-referenced facility on April 10, 2020. Based on the information provided during the inspection, the facility was determined to be in compliance with the Department's rules and regulations. A copy of the inspection report is attached for your records.

The Department appreciates your efforts to maintain this facility in compliance with state and federal rules. Should you have any questions or comments, please contact Manuel F. Cardona at 407-897-4134 or via e-mail at Manuel.Cardona@FloridaDEP.org.

Sincerely,

David Smicherko

David Smicherko, Manager
Central District
Florida Department of Environmental Protection

Enclosure: Inspection Report

cc: Terry Ribble, tribble@fruitlandpark.org
David Smicherko, Manuel Cardona, Central District

State of Florida
Department of Environmental Protection
Central District

SANITARY SURVEY REPORT

Plant Name **PLANT #1/RAILROAD ST (WELLS #1 & 3)** County Lake PWS ID # **3350427-01**
Plant Location Railroad Street, Fruitland Park, FL 34731 Phone 352-360-6795
Owner Name City of Fruitland Park Phone 352-360-6795
Owner Address 506 W. Berckman Street, Fruitland Park, FL 34731
Contact Person Robb Dicus Title Public Works Director Phone 352-308-6651
This Survey Date 4/10/20 Last Survey Date 4/26/17 Last Compliance Inspection Date 5/17/99

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5C

MAX-DAY DESIGN CAPACITY: 1,440,000 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE
Hypochlorination, aeration

SERVICE AREA CHARACTERISTICS
Municipality/city
Food Service: ☐ Yes ☐ No ☒ N/A

Number of Service Connections 1,901
Population Served 5,127 Basis April MOR

OPERATION & MAINTENANCE LOG: Yes
Location Water treatment plant
Comments

CERTIFIED OPERATOR: Yes
Operator(s) & Certification Class-Number:
Timothy Fish B-7477

Hrs/day: *Required* *Visit *Actual* *Visit
Days/wk: *Required* 5+1 *Actual* 5+1
Non-consecutive Days? ☐ Yes ☐ No ☒ N/A
Comments *Visits must add up to a cumulative total of at least 0.6 hrs/wk.

MONTHLY OPERATION REPORTS (MORs)
MORs submitted regularly? ☒ Yes ☐ No ☐ N/A
Data missing from MORs? ☒ No ☐ Yes ☐ N/A
Average Day (from MORs) 714,236 gpd
Maximum Day (from MORs) 1,051,000 gpd 09/19
Comments

Flow Measuring Device Flow Meter
Meter Size & Type 8" McCrometer
Date Last Calibrated 2/24/20

RAW WATER SOURCE
☒ GROUND; Number of Wells 2
☐ PURCHASED from PWS ID #
☐ Emergency Water Source
Emergency Water Capacity

STANDBY POWER SOURCE: Yes
Source Propane right angle drive
Capacity of Standby (kW) 230 hp
Switchover: ☐ Automatic ☒ Manual
Hrs Operated Under Load 1 hr/wk.
What equipment does it operate?
☒ Well Pumps #3 & #7
☒ High Service Pumps
☒ Treatment Equipment All
Satisfy avg. daily demand? ☒Yes ☐No ☐Unknown
Audio-visual alarm? ☒Yes ☐No
Comments Autodialer notifies personnel in the event of a power loss.

PLANS AND MAPS

Coliform Sampling Plan	☒ Yes	☐ No	☐ N/A
D/DBP Monitoring Plan	☒ Yes	☐ No	☐ N/A
Lead and Copper Plan	☒ Yes	☐ No	☐ N/A
Distribution System Map	☒ Yes	☐ No	☐ N/A
Emergency Response Plan	☒ Yes	☐ No	☐ N/A

Comments

PREVENTIVE MAINTENANCE/O&M
Operation & Maintenance Manual ☒ Yes ☐ No
Preventive Maintenance Program ☒ Yes ☐ No

Flushing Program	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A
Isolation Valve Exercise	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A

Comments

CROSS CONNECTION CONTROL
BFPAs 62 # Tested 62
WWTP RPZ N/A Date Tested N/A
Written Plan *Yes Date 4/23/15
Comments *Ordinance 2015-003 City-owned assemblies are tested annually.

PWS ID # 3350427-01
Date 4/10/20

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)		7	3(AAH6125)
Year Drilled		2015	1966
Depth Drilled		400’	201’
Drilling Method		Combination	Unknown
Type of Grout		Unknown	Unknown
Static Water Level		59’	54’
Pumping Water Level		Unknown	76’
Design Well Yield		1000	Unknown
Test Yield		1475	Unknown
Actual Yield (if different than rated capacity)		2,000	Unknown
Strainer		Unknown	Unknown
Length (outside casing)		136’	126’
Diameter (outside casing)		18”	12”
Material (outside casing)		Black steel	Black steel
Well Contamination History		None	None
Is inundation of well possible?		No	No
6’ X 6’ X 4” Concrete Pad		Yes	Yes
SET BACKS	Septic Tank	>100’	>100’
	Reuse Water	N/A	N/A
	WW Plumbing	>100’	>100’
	Other Sanitary Hazard	None noted	None noted
PUMP	Type	Vertical turbine	Vertical turbine
	Manufacturer Name	Fairbanks Morse	Fairbanks Morse
	Model Number	N15HUIS	N15HUIS
	Rated Capacity (gpm)	1,000	1,000
	Motor Horsepower	50	50
Well casing 12” above grade?		Yes	Yes
Well Casing Sanitary Seal		Ok	Ok
Raw Water Sampling Tap		Yes	Yes
Above Ground Check Valve		Yes	Yes
Security		Yes	Yes
Well Vent Protection		Yes	Yes

COMMENTS _____

PWS ID # 3350427-01
Date 4/10/20

CHLORINATION (Disinfection)
Type: ☐ Gas ☒ Hypo
Make Flomotion (2) Capacity 20 gpm
Chlorine Feed Rate 10% &30 % stroke
Avg. Amount of Cl_2 gas used N/A
Chlorine Residuals: Plant 2.32 Remote 1.54
Remote tap location Park concessions stand
DPD Test Kit: ☒ On-site ☒ With operator
☐ None ☐ Not Used Daily
Injection Points Well discharge piping
Booster Pump Info N/A
Comments Monitored by DEPLOX 5 continuous analyzer.

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	☐	☐	
Auto-switchover	☐	☐	
Alarms:			
Loss of Cl_2 capability	☐	☐	
Loss of Cl_2 residual	☐	☐	
Cl_2 leak detection	☐	☐	
Scale	☐	☐	
Chained Cylinders	☐	☐	
Reserve Supply	☐	☐	
Adequate Air-Pak	☐	☐	
Sign of Leaks	☐	☐	
Fresh Ammonia	☐	☐	
Ventilation	☐	☐	
Room Lighting	☐	☐	
Warning Signs	☐	☐	
Repair Kits	☐	☐	
Fitted Wrench	☐	☐	
Housing/Protection	☐	☐	

AERATION (Gases, Fe, & Mn Removal)
Type Cascade tray aerator Capacity 2,600 gpm
Aerator Condition Good
Visible Algae Growth No
Protective Screen Condition Good
Frequency of Cleaning Quarterley
Date Last Inspected/Cleaned 02/20
Comments Screens were replaced in 02/20.
Observations made at ground level.

STORAGE FACILITIES
(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	GST
Capacity (gal)	500,000
Material	Concrete
Gravity Drain	Yes
By-Pass Piping	Yes
Protected Openings	Yes
Sight Glass or Level Indicator	Yes
PRV/ARV	N/A
Pressure Gauge	N/A
On/Off Pressure	N/A
Access Secured	Yes
Access Manhole	Yes
Tank Sample Tap Location	Discharge Piping
Date of Inspection	*
Date of Cleaning	*

Comments * 5-year inspection and cleaning is due by 1/21/21.

PUMPS

Pump Number	1	2	3	4
Type	HSP	HSP	Jockey	Jockey
Make	Fairbanks	Fairbanks	Fairbanks	Fairbanks
Model	NIJHUIS	NIJHUIS	NIJHUIS	NIJHUIS
Capacity (gpm)	750 gpm	750 gpm	500 gpm	500 gpm
Motor HP	40	40	60	60
Date Installed	1/2016	1/2016	1/2016	1/2016

Comments

State of Florida
Department of Environmental Protection
Central District

SANITARY SURVEY REPORT

Plant Name **PLANT #4/OLIVE AVE (WELL #4)** County Lake PWS ID # **3350427-02**
Plant Location Olive Ave., Fruitland Park, FL 34731 Phone 352-360-6795
Owner Name City of Fruitland Park Phone 352-360-6795
Owner Address 506 W. Berckman St., Fruitland Park, FL 34731
Contact Person Robb Dicus Title Public Works Director Phone 352-308-6651
This Survey Date 4/10/20 Last Survey Date 4/26/17 Last Compliance Inspection Date 5/17/99

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5C

MAX-DAY DESIGN CAPACITY: 471,307 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE
Gas chlorination

SERVICE AREA CHARACTERISTICS
Municipality
Food Service: ☐ Yes ☐ No ☒ N/A

Number of Service Connections 1,901
Population Served 5,127 Basis April MOR

OPERATION & MAINTENANCE LOG: Yes
Location Water treatment plant
Comments

CERTIFIED OPERATOR: Yes
Operator(s) & Certification Class-Number:
Timothy Fish B-7477

Hrs/day: *Required* *Visit *Actual* *Visit
Days/wk: *Required* 5+1 *Actual* 5+1
Non-consecutive Days? ☐ Yes ☐ No ☒ N/A
Comments *Visits must add up to a cumulative total of at least 0.6 hrs/wk.

MONTHLY OPERATION REPORTS (MORs)
MORs submitted regularly? ☒ Yes ☐ No ☐ N/A
Data missing from MORs? ☒ No ☐ Yes ☐ N/A
Average Day (from MORs) 32,608 gpd
Maximum Day (from MORs) 74,000 gpd 08/19
Comments

Flow Measuring Device Flow Meter
Meter Size & Type 6" Water Specialties
Date Last Calibrated 2/24/20

RAW WATER SOURCE
☒ GROUND; Number of Wells 1
☐ PURCHASED from PWS ID #
☐ Emergency Water Source
Emergency Water Capacity

STANDBY POWER SOURCE: No
Source
Capacity of Standby (kW)
Switchover: ☐ Automatic ☐ Manual
Hrs Operated Under Load
What equipment does it operate?
☐ Well Pumps
☐ High Service Pumps
☐ Treatment Equipment
Satisfy avg. daily demand? ☐Yes ☐No ☐Unknown
Audio-visual alarm? ☐Yes ☐No
Comments All 3 WTPs are interconnected.

PLANS AND MAPS

Coliform Sampling Plan	☒ Yes	☐ No	☐ N/A
D/DBP Monitoring Plan	☒ Yes	☐ No	☐ N/A
Lead and Copper Plan	☒ Yes	☐ No	☐ N/A
Distribution System Map	☒ Yes	☐ No	☐ N/A
Emergency Response Plan	☒ Yes	☐ No	☐ N/A

Comments

PREVENTIVE MAINTENANCE/O&M
Operation & Maintenance Manual ☒ Yes ☐ No
Preventive Maintenance Program ☒ Yes ☐ No

Flushing Program	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A
Isolation Valve Exercise	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A

Comments

CROSS CONNECTION CONTROL
BFPAs 62 # Tested 62
WWTP RPZ N/A Date Tested N/A
Written Plan *Yes Date 4/23/15
Comments *Ordinance 2015-003. City-owned assemblies are tested annually.

PWS ID # 3350427-02
Date 4/10/20

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)		4(AAH6123)	
Year Drilled		1978	
Depth Drilled		300’	
Drilling Method		Cable tool	
Type of Grout		Neat cement	
Static Water Level		78’	
Pumping Water Level		85’	
Design Well Yield		300 gpm	
Test Yield		310 gpm	
Actual Yield (if different than rated capacity)		Unknown	
Strainer		Open hole	
Length (outside casing)		144’	
Diameter (outside casing)		8”	
Material (outside casing)		Black steel	
Well Contamination History		None	
Is inundation of well possible?		No	
6’ X 6’ X 4” Concrete Pad		Yes	
SET BACKS	Septic Tank	>100’	
	Reuse Water	N/A	
	WW Plumbing	>100’	
	Other Sanitary Hazard	None noted	
PUMP	Type	Submersible	
	Manufacturer Name	Peerless	
	Model Number	Unknown	
	Rated Capacity (gpm)	450	
	Motor Horsepower	40	
Well casing 12” above grade?		Yes	
Well Casing Sanitary Seal		Ok	
Raw Water Sampling Tap		Yes	
Above Ground Check Valve		Yes	
Security		Yes	
Well Vent Protection		* N/A	

COMMENTS * Recommend installing a vented cap on the sounding tube.

PWS ID # 3350427-02
Date 4/10/20

CHLORINATION (Disinfection)
Type: ☒ Gas ☐ Hypo
Make Hydro Capacity 25 ppd
Chlorine Feed Rate 7-8 ppd
Avg. Amount of Cl_2 gas used 2 ppd
Chlorine Residuals: Plant *N/A Remote 0.78
Remote tap location Spigot at well #4 site
DPD Test Kit: ☒ On-site ☐ With operator
☐ None ☐ Not Used Daily
Injection Points Well discharge piping
Booster Pump Info 1.5 hp Goulds
Comments *Disinfection operates if needed.

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	☒	☐	
Auto-switchover	☒	☐	
Alarms:			
Loss of Cl_2 capability	☒	☐	Autodialer notifies personnel
Loss of Cl_2 residual	☐	☒	
Cl_2 leak detection	☒	☐	
Scale	☒	☐	
Chained Cylinders	☒	☐	
Reserve Supply	☒	☐	
Adequate Air-Pak	☒	☐	In operator vehicle
Sign of Leaks	☐	☒	
Fresh Ammonia	☒	☐	
Ventilation	☒	☐	
Room Lighting	☒	☐	
Warning Signs	☒	☐	
Repair Kits	☐	☒	N/A
Fitted Wrench	☒	☐	
Housing/Protection	☒	☐	

AERATION (Gases, Fe, & Mn Removal)
Type _____ Capacity _____
Aerator Condition _____
Visible Algae Growth _____
Protective Screen Condition _____
Frequency of Cleaning _____
Date Last Inspected/Cleaned _____
Comments _____

STORAGE FACILITIES
(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number			
Capacity (gal)			
Material			
Gravity Drain			
By-Pass Piping			
Protected Openings			
Sight Glass or Level Indicator			
PRV/ARV			
Pressure Gauge			
On/Off Pressure			
Access Secured			
Access Manhole			
Tank Sample Tap Location			
Date of Inspection			
Date of Cleaning			

Comments _____

HIGH SERVICE PUMPS

Pump Number			
Type			
Make			
Model			
Capacity (gpm)			
Motor HP			
Date Installed			

Comments _____

State of Florida
Department of Environmental Protection
Central District

SANITARY SURVEY REPORT

Plant Name **PLANT #5/SHILOH ST (WELL #5)** County Lake PWS ID # **3350427-03**
Plant Location Shiloh Street, Fruitland Park, FL 34731 Phone 352-360-6795
Owner Name City of Fruitland Park Phone 352-360-6795
Owner Address 506 W. Berckman Street, Fruitland Park, FL 34731
Contact Person Robb Dicus Title Public Works Director Phone 352-308-6651
This Survey Date 4/10/20 Last Survey Date 4/26/17 Last Compliance Inspection Date 5/17/99

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5C

MAX-DAY DESIGN CAPACITY: 460,568 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE
Gas chlorination

SERVICE AREA CHARACTERISTICS
Municipality/city
Food Service: ☐ Yes ☐ No ☒ N/A

Number of Service Connections 1,901
Population Served 5,127 Basis April MOR

OPERATION & MAINTENANCE LOG: Yes
Location Water treatment plant
Comments

CERTIFIED OPERATOR: Yes
Operator(s) & Certification Class-Number:
Timothy Fish B-7477

Hrs/day: *Required* *Visit *Actual* * Visit
Days/wk: *Required* 5+1 *Actual* 5+1
Non-consecutive Days? ☐ Yes ☐ No ☒ N/A
Comments *Visits must add up to a cumulative total of at least 0.6 hrs/wk.

MONTHLY OPERATION REPORTS (MORs)
MORs submitted regularly? ☒ Yes ☐ No ☐ N/A
Data missing from MORs? ☒ No ☐ Yes ☐ N/A
Average Day (from MORs) 38,263 gpd
Maximum Day (from MORs) 55,000 gpd 01/20
Comments

Flow Measuring Device Flow Meter
Meter Size & Type 6" Water Specialties
Date Last Calibrated 2/24/20

RAW WATER SOURCE
☒ GROUND; Number of Wells 1
☐ PURCHASED from PWS ID #
☐ Emergency Water Source
Emergency Water Capacity

STANDBY POWER SOURCE: Yes
Source Cummins generator
Capacity of Standby (kW) 125 kw
Switchover: ☒ Automatic ☐ Manual
Hrs Operated Under Load 1 hr/wk.
What equipment does it operate?
☒ Well Pumps
☐ High Service Pumps
☒ Treatment Equipment
Satisfy avg. daily demand? ☒Yes ☐No ☐Unknown
Audio-visual alarm? ☒Yes ☐No
Comments Autodialer notifies personnel in the event of a power loss.

PLANS AND MAPS

Coliform Sampling Plan	☒ Yes	☐ No	☐ N/A
D/DBP Monitoring Plan	☒ Yes	☐ No	☐ N/A
Lead and Copper Plan	☒ Yes	☐ No	☐ N/A
Distribution System Map	☒ Yes	☐ No	☐ N/A
Emergency Response Plan	☒ Yes	☐ No	☐ N/A

Comments

PREVENTIVE MAINTENANCE/O&M
Operation & Maintenance Manual ☒ Yes ☐ No
Preventive Maintenance Program ☒ Yes ☐ No

Flushing Program	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A
Isolation Valve Exercise	☒ Yes	☐ No	☐ N/A
Records	☒ Yes	☐ No	☐ N/A

Comments

CROSS CONNECTION CONTROL
BFPAs 62 # Tested 62
WWTP RPZ N/A Date Tested N/A
Written Plan Yes Date 4/23/15
Comments Ordinance 2015-003. City-owned assemblies are tested annually.

PWS ID # 3350427-03
Date 4/10/20

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)		5(AAE8221)	
Year Drilled		1986	
Depth Drilled		400’	
Drilling Method		Cable tool	
Type of Grout		Neat cement	
Static Water Level		64’9”	
Pumping Water Level		74’6”	
Design Well Yield		Unknown	
Test Yield		Unknown	
Actual Yield (if different than rated capacity)		Unknown	
Strainer		Open hole	
Length (outside casing)		150’	
Diameter (outside casing)		8”	
Material (outside casing)		Black steel	
Well Contamination History		None	
Is inundation of well possible?		No	
6’ X 6’ X 4” Concrete Pad		Yes	
SET BACKS	Septic Tank	>200’	
	Reuse Water	N/A	
	WW Plumbing	>200’	
	Other Sanitary Hazard	None	
PUMP	Type	Vertical turbine	
	Manufacturer Name	Peerless	
	Model Number	10LE7	
	Rated Capacity (gpm)	435	
	Motor Horsepower	40	
Well casing 12” above grade?		Yes	
Well Casing Sanitary Seal		Ok	
Raw Water Sampling Tap		Yes	
Above Ground Check Valve		Yes	
Security		Yes	
Well Vent Protection		* N/A	

COMMENTS * Recommend installing a vented cap on the sounding tube.

PWS ID # 3350427-03
Date 4/10/20

CHLORINATION (Disinfection)
Type: ☒ Gas ☐ Hypo
Make Siemens Capacity 150 ppd
Chlorine Feed Rate 12 ppd
Avg. Amount of Cl_2 gas used 3 ppd
Chlorine Residuals: Plant N/A Remote 1.54
Remote tap location Park concessions stand
DPD Test Kit: ☒ On-site ☒ With operator
☐ None ☐ Not Used Daily
Injection Points Well discharge piping
Booster Pump Info Goulds 1 HP
Comments

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	☒	☐	
Auto-switchover	☒	☐	
Alarms:			
Loss of Cl_2 capability	☒	☐	Autodialer notifies personnel
Loss of Cl_2 residual	☐	☒	
Cl_2 leak detection	☒	☐	
Scale	☒	☐	
Chained Cylinders	☒	☐	
Reserve Supply	☒	☐	
Adequate Air-Pak	☒	☐	In operator vehicle
Sign of Leaks	☐	☒	
Fresh Ammonia	☒	☐	
Ventilation	☒	☐	
Room Lighting	☒	☐	
Warning Signs	☒	☐	
Repair Kits	☐	☒	N/A
Fitted Wrench	☒	☐	
Housing/Protection	☒	☐	

AERATION (Gases, Fe, & Mn Removal)
Type Capacity
Aerator Condition
Visible Algae Growth
Protective Screen Condition
Frequency of Cleaning
Date Last Inspected/Cleaned
Comments

STORAGE FACILITIES
(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	E
Capacity (gal)	200,000
Material	Steel
Gravity Drain	Yes
By-Pass Piping	Yes
Protected Openings	Yes
Sight Glass or Level Indicator	No
PRV/ARV	N/A
Pressure Gauge	Yes
On/Off Pressure	*1.5'/2.5'
Access Secured	Yes
Access Manhole	Yes
Tank Sample Tap Location	Base of tank
Date of Inspection	2019/06
Date of Cleaning	2019/06

Comments: *From the top of the tank. Water is turned over nightly.

HIGH SERVICE PUMPS

Pump Number			
Type			
Make			
Model			
Capacity (gpm)			
Motor HP			
Date Installed			

Comments

PWS ID # 3350427
Date 4/10/20

DEFICIENCIES:

No deficiencies were noted at the time of the inspection.

MONITORING REMINDER:

- Nitrate and nitrite samples are required to be collected from the point of entry (POE) to the distribution system annually. **The 2020 results have not been received. Early sampling is recommended**.
- Ensure that all results are submitted in a timely manner. Reports are due within the first ten days following the end of the required monitoring period, or the first ten days following the month in which the sample results were received, whichever time is shortest. [62-550.730(1)(a), F.A.C.]
- Monitoring schedules are available on the Central District's FTP site: https://floridadep.gov/central/cd-compliance-assurance/content/resources-drinking-water-facilities-and-operators-central

COMMENTS:

- Provide documentation that the finished-drinking-water meter has been calibrated at least every 5 years.

  Checking the calibration of finished-drinking-water meters at treatment plants shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]
- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWO at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
  - The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
  - The failure of a public water system to comply with applicable disinfection requirements; or the breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]

COMMENTS (continued):

- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]
- Suppliers of water shall issue precautionary “boil water” notices as required or recommended in the Department of Health’s “Guidelines for the Issuance of Precautionary Boil Water Notices” as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(11), F.A.C.]

Inspector Signature	*Reviewer Signature*
Manuel F. Cardona	David Smicherko
Printed Name	*Printed Name*
Environmental Consultant	Environmental Manager
Title	*Title*
6/8/20	6/22/2020
Date	*Date*

Appendix D
Design Calculations - Treatment Plant Capacity

FDEP Design Capacity Review

PWS ID NO.: 3350427 PLANT: City of Fruitland Park - WTP No. 1 Expansion

1. Total Well Capacity:

   3,000 GPM ÷ 0.55 GPM/ERU = **5,455** **ERU's**

2. Total Aerator Capacity:

   5,600 GPM ÷ 0.55 GPM/ERU = **10,182** **ERU's**

3. Total Ground Storage Capacity:

   1,000,000 Gallons ÷ 240 minutes =

   4,167 GPM ÷ 0.366 GPM/ERU = **11,384** **ERU's**

4. Total High Service Capacity:

   2,750 GPM ÷ 1.10 GPM/ERU = **2,500** **ERU's**

5. Auxiliary Power Throughput:

   2,000 GPM ÷ 0.275 GPM/ERU = **7,273** **ERU's**

6. Raw Throughput:

   3,000 GPM × 240 minutes + Storage 1,000,000 gallons =

   1,720,000 gallons ÷ (1.10 GPM/ERU × 240 minutes) = **6,515** **ERU's**

7. Design ERU Capacity =

   2,500 ERU × 350 Gllons/day × 2.25 = 1,968,750 GPD

8. Maximum Day Design Capacity = **1.969** **MGD**

FDEP Design Capacity Review

PWS ID NO.: 3350427 PLANT: City of Fruitland Park - WTP No. 7

1. Total Well Capacity:

   2,000 GPM ÷ 0.55 GPM/ERU = **3,636** **ERU's**

2. Total Aerator Capacity:

   2,000 GPM ÷ 0.55 GPM/ERU = **3,636** **ERU's**

3. Total Ground Storage Capacity:

   600,000 Gallons ÷ 240 minutes =

   2,500 GPM ÷ 0.366 GPM/ERU = **6,831** **ERU's**

4. Total High Service Capacity:

   2,750 GPM ÷ 1.10 GPM/ERU = **2,500** **ERU's**

5. Auxiliary Power Throughput:

   2,000 GPM ÷ 0.275 GPM/ERU = **7,273** **ERU's**

6. Raw Throughput:

   2,000 GPM × 240 minutes + Storage 600,000 gallons =

   1,080,000 gallons ÷ (1.10 GPM/ERU × 240 minutes) = **4,091** **ERU's**

7. Design ERU Capacity =

   2,500 ERU × 350 Gllons/day × 2.25 = 1,968,750 GPD

8. Maximum Day Design Capacity = **1.969** **MGD**

Appendix E
Total Estimated Capital Cost by Year

TABLE E-1

City of Fruitland Park - Water Master Plan

Total Estimated Capital Cost by Year

Year	WTP No. 1 Improvements	WTP No. 6 Improvements	WTP No. 7 Construction	Water Main Expansion - Phase 1	Water Main Expansion - Phase 2	Water Main Expansion - Phase 3	Water Main Expansion - Phase 4	Water Main Expansion - Phase 5	Water Main Expansion - Phase 6	Water Main Expansion - Phase 7	Total
2025	$0	$0	$914,000	$0	$0	$0	$0	$0	$0	$0	$914,000
2026	$0	$0	$1,371,000	$389,071	$0	$0	$0	$0	$0	$0	$1,760,071
2027	$0	$973,000	$4,569,000	$1,361,749	$444,653	$0	$0	$954,151	$0	$0	$8,302,553
2028	$0	$3,244,000	$2,285,000	$194,536	$1,556,285	$0	$0	$3,339,528	$0	$0	$10,619,348
2029	$0	$2,271,000	$0	$0	$222,326	$333,490	$0	$477,075	$0	$0	$3,303,891
2030	$0	$0	$0	$0	$0	$778,142	$0	$0	$0	$0	$778,142
2031	$0	$0	$0	$0	$0	$0	$0	$0	$551,184	$0	$551,184
2032	$0	$0	$0	$0	$0	$0	$0	$0	$1,929,145	$0	$1,929,145
2033	$0	$0	$0	$0	$0	$0	$0	$0	$275,592	$0	$275,592
2034	$0	$0	$0	$0	$0	$0	$0	$0	$0	$509,498	$509,498
2035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$509,498	$509,498
2036	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2037	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2038	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2039	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2040	$0	$0	$0	$0	$0	$0	$440,021	$0	$0	$0	$440,021
2041	$0	$0	$0	$0	$0	$0	$1,540,074	$0	$0	$0	$1,540,074
2042	$0	$0	$0	$0	$0	$0	$220,011	$0	$0	$0	$220,011
2043	$913,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$913,000
2044	$1,825,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,825,000
2045	$913,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$913,000
TOTAL	$3,651,000	$6,488,000	$9,139,000	$1,945,356	$2,223,264	$1,111,632	$2,200,105	$4,770,754	$2,755,921	$1,018,996	$35,304,028

Note: All figures are based upon 2025 dollars.

$16,026,028

CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY SHEET

Item Number: 6b

ITEM TITLE: **Resolution 2025-046 establishes the estimated assessment rate for fire services within The Villages of Fruitland Park Benefit Area in the City of Fruitland Park.**

MEETING DATE: July 10, 2025

DATE SUBMITTED: July 2, 2025

SUBMITTED BY: city attorney/city manager/city treasurer

BRIEF NARRATIVE: **Resolution 2025-046** establishes an estimated assessment rate for fire services within The Villages of Fruitland Park Benefit Area in the City of Fruitland Park. Fire/EMS services within The Villages of Fruitland Park are provided by the Villages Public Safety Department. The "Lake Service Area" of the Villages Public Safety Department includes unincorporated areas within Lake County as well as parts of three municipalities, including Fruitland Park. The principal source of funding for the Villages Public Safety Department are assessments variously imposed by the county and the three municipalities. Each of the four local governments collects revenues using its own formula to allocate the cost of the special benefits among property owners throughout the Lake Service Area. The fire assessment is collected through the annual property tax bill and remitted by the tax collector to the City of Fruitland Park. The revenues collected are then paid to the Village Center Community Development District via an interlocal agreement to fund the Fire/EMS services provided within the Lake Service Area.

The desire of the Village Center Community Development District is to have a consistent Fire/EMS assessment applied to all jurisdictions within their service area, including Sumter County and the Lake Service Area. PFM Financial Advisors performed a study and determined the same assessment structure that Sumter County has is applicable to the Town of Lady Lake, Lake County and Fruitland Park. With the new fire assessment structure, The Villages of Fruitland Park Fire/EMS assessment would increase from $233 per residential parcel to $344.85. This rate is broken down as follows:

Contracted Services with The Villages Fire/EMS	$320.71
Collection Costs:	
Statutory Discount (4%)	$ 13.79
Tax Collector Costs (2%)	$ 6.90
Property Appraiser Costs (2%)	$ 3.45
Total	$344.85

The new assessment for fire services will remain constant for 5 years.

FUNDS BUDGETED:	None
ATTACHMENTS:	Resolution 2025-046 and attachments
RECOMMENDATION:	Consider Resolution 2025-046
ACTION TO BE TAKEN:	**Adopt or deny Resolution 2025-046**

RESOLUTION 2025-046

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES WITHIN THE VILLAGES OF FRUITLAND PARK BENEFIT AREA IN THE CITY OF FRUITLAND PARK; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE SERVICES ASSESSMENT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to Ordinance No. 2016-007, Sec. 166.041 and Chapter 197, Florida Statutes, Resolution No. 2015-014 and other applicable provisions of law.

SECTION 2. PURPOSE. This Resolution constitutes the Tentative Rate Resolution as provided for in the Ordinance. All capitalized words and terms not defined herein shall have the meanings set forth in Ordinance 2016-007. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 3. PROVISION AND FUNDING OF FIRE SERVICES.

(A) Upon the imposition of Fire Service Assessment for fire services, facilities, or programs against Assessed Property located with the Villages of Fruitland Park benefit area of the City of Fruitland Park, as hereafter defined, the City shall provide fire services to such Assessed Property. A portion of the cost to provide such fire services, facilities, or programs shall be funded from proceeds of the Fire Assessment collected within the Villages of Fruitland Park benefit area

of the City of Fruitland Park. The remaining cost, if any, required to provide fire services, facilities, and programs shall be funded by legally available City of Fruitland Park revenues other than Fire Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the Village of Fruitland Park benefit area of the City of Fruitland Park will be specially benefitted by the City of Fruitland Park's provision of fire services, facilities, and programs in an amount not less than the Fire Service Assessment imposed against such parcel, computed in the manner set forth in this Tentative Rate Resolution.

SECTION 4. IMPOSITION AND COMPUTATION OF FIRE SERVICE ASSESSMENT. The Fire Service Assessment shall be imposed against all Tax Parcels within the Village of Fruitland Park benefit area of the City of Fruitland Park subject to the assessment as set forth in this Tentative Rate Resolution. The Fire Service Assessment shall be computed in the manner set forth in this Tentative Rate Resolution.

SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT.

(A) The legislative determinations of special benefit embodied in Ordinance 2016-007 is affirmed and incorporated herein by reference.

(B) The City Commission has determined and declares that the fire services assessment being imposed by the City is being fairly and reasonably apportioned among the Parcels receiving the special benefit.

(C) The City Commission relies on and adopts the study prepared by Government Services Group, Inc. on behalf of the City of Fruitland Park entitled City of Fruitland Park, Florida, Fire Assessment Memorandum dated June, 2016.

(D) Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law provides facilities and uses to their ownership, occupants, and memberships as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Services Assessments upon buildings located upon such parcels of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Services Assessments shall be imposed upon Institutional Buildings located upon a parcel of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law.

(E) Government Property provides facilities and uses to the community, local constituents, and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Services Assessments upon parcels of Government Property.

(F) Government Property that is owed by federal government entities, such as the VA and HUD, due to foreclosures or government-backed grant programs funding housing rehabilitation are neither serving a governmental purpose nor providing a public benefit but are instead being held by these federal government entities in a proprietary capacity. Accordingly, these properties shall not be exempted from the Fire Service Assessment.

SECTION 6. COST APPORTIONMENT AND PARCEL APPORTIONMENT METHODOLOGIES.

(A) The City proposes to create the Fire Services Assessment Benefit Area, consisting of two sub Assessment Areas. The City benefit area and the Villages of Fruitland Park benefit area. The Benefit areas are shown on the map attached hereto as Appendix D.

(B) Lake County, Florida will impose its fire assessment in the City Benefit Area.

(C) The Cost Apportionment and Parcel Apportionment methodology for the Villages Benefit Area as set forth herein are adopted.

a. The fire services in the Villages Benefit Area are provided through an interlocal agreement with the Villages Center Community Development District based on the number of single family residential parcels. Therefore, it is fair and reasonable to assess on a per dwelling unit basis for developed parcels.

SECTION 7. DETERMINATION OF FIRE SERVICES COST; ESTABLISHMENT OF ANNUAL FIRE SERVICE ASSESSMENT RATES.

(A) The Fire Services Cost to be assessed and apportioned among benefited parcels in the Villages Benefit Area pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2025, is the amount determined in the Estimated Fire Service Assessment Rate Schedule, attached hereto as Appendix A. The approval of the Estimated Fire Service Assessment Rate Schedule by the adoption of this Tentative Rate Resolution determines the amount of the Fire Services Cost. The remainder of such Fiscal Year budget for

fire services, facilities, and programs shall be funded from available City of Fruitland Park revenue other than Fire Service Assessment proceeds.

(B) The estimated Fire Service Assessment specified in the Estimated Fire Service Assessment Rate Schedule is hereby established to fund the specified Fire Services Cost determined to be assessed in the Fiscal Year commencing October 1, 2025. No portion of such Fire Services Cost is attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Services Cost is attributable to emergency medical services costs.

(C) The estimated Fire Service Assessment established in this Tentative Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Fire Assessment Roll for the Fiscal Year commencing October 1, 2025 as provided in Section 8 of this Tentative Rate Resolution.

SECTION 8. ANNUAL FIRE ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Fire Assessment Roll for the Fiscal Year commencing October 1, 2025, in the manner provided in the Ordinance. The updated Fire Assessment Roll shall include all Tax Parcels subject to the Fire Services Assessment within the Villages Benefit Area of the City of Fruitland Park. The City Manager shall apportion the estimated Fire Services Cost to be recovered through Fire Services Assessment in the manner set forth in this Tentative Rate Resolution.

(B) A copy of this Tentative Rate Resolution, Ordinance 2016-007, documentation related to the estimated amount of the Fire Services Cost to be recovered through the imposition of Fire Services Assessment, and the updated Fire Assessment Roll shall be maintained on file in

the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the updated Fire Assessment Roll proposed for the Fiscal Year beginning October 1, 2025 be in printed form if the amount of the Fire Services Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Services Assessment for fire services as set forth in this Tentative Rate Resolution is a fair and reasonable method of apportioning the Fire Services Cost among parcels of Assessed Property located within the Villages of Fruitland Park benefit area of the City of Fruitland Park.

SECTION 9. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 6:00 p.m., or as soon thereafter as the item can be heard, on September 11, 2025, in the Commission Chambers, 506 W. Berckman Street, Fruitland Park, Florida, at which time the City Commission will receive and consider any comments on the Fire Services Assessment from the public and affected property owners and consider imposing Fire Services Assessment and collecting such assessments on the same bill as ad valorem taxes.

SECTION 10. NOTICE BY PUBLICATION. The City Manager shall publish a notice of the public hearing authorized by Section 9 hereof in the manner and time provided in the Uniform Assessment Collection Act. The notice shall be published no later than August 22, 2025, in substantially the form attached hereto as Appendix B.

SECTION 11. NOTICE BY MAIL. The City Commission shall provide first class mailed notice of the public hearing authorized by Section 9 hereof. Such mailed notice shall be in the form required by the Uniform Assessment Collection Act and Ordinance 2016-007 for the purpose of imposing Fire Service Assessment for the Fiscal Year Beginning October 1, 2025. The

notice shall be in substantially the form attached hereto as Appendix C. All first class mailed notices must be mailed no later than August 22, 2025.

If the City determines that the truth-in-millage ("TRIM") notice that is mailed by the Property Appraiser under section 200.069, Florida Statutes, also fulfills the requirements of this section, then the separate mailing requirement described in this section will be deemed fulfilled by the TRIM notice.

SECTION 12. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City of Fruitland Park from the Fire Services Assessment will be utilized for the provision of fire services, facilities, and programs within the Villages of Fruitland Park benefit area of the City of Fruitland Park. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire services, facilities, and programs within the Villages of Fruitland Park benefit area of the City of Fruitland Park.

SECTION 13. EFFECTIVE DATE. This Tentative Rate Resolution shall take effect immediately upon its passage and adoption. DULY ADOPTED this 10th day of July 2025.

_____
City of Fruitland Park
Chris Cheshire, Mayor

Attest:

_____
Gwen Johns, City Clerk

Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Vice Mayor DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Williams	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Cosenza	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Raysin	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

First Reading _____

Approved as to form and legality:

_____
Anita Geraci-Carver, City Attorney

APPENDIX A

Estimated Fire Service Assessment Rate Schedule

1. **Determination of Fire Services Costs**. The estimated Fire Services Cost to be assessed for the Fiscal Year commencing October 1, 2025, is $708,666.00
2. **Estimated Fire Services Assessment.** The estimated Fire Services Assessment to be assessed and apportioned among benefitted parcels within the Villages of Fruitland Park benefit area pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Services Cost for the Fiscal Year commencing October 1, 2025, is hereby established as follows for the purpose of this Tentative Rate Resolution:

FY 2025-2026 Preliminary Fire Assessment Rates – Villages of Fruitland Park Benefit Area

Residential	$344.85 per Dwelling Unit
Total Estimated Gross Revenue	$708,666.00

A. No Fire Services Assessment shall be imposed upon institutional buildings whose use is wholly tax exempt or upon a parcel of Government Property; except Government Property that is owned by federal entities, such as the VA and HUD, and held in a proprietary capacity shall not be exempted from the Fire Services Assessment.

B. Any shortfall in the expected Fire Services Assessment proceeds due to any reduction or exemption from payment of the Fire Services Assessment required by law or authorized by the Commission shall be supplemented by any legally available funds, or combination of funds, and shall not be paid for by proceeds or funds derived from the Fire Services Assessment. It is the legislative determination of the Commission that in the event of a court of competent jurisdiction determining any exemption or reduction by the Commission is improper or otherwise adversely affects the validity of the Fire Services Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Services Assessment upon each affected Tax Parcel in the amount of the Fire Services Assessment that would have been otherwise imposed save and except for such reduction or exemption afforded to such Tax Parcel by the Commission.

APPENDIX B

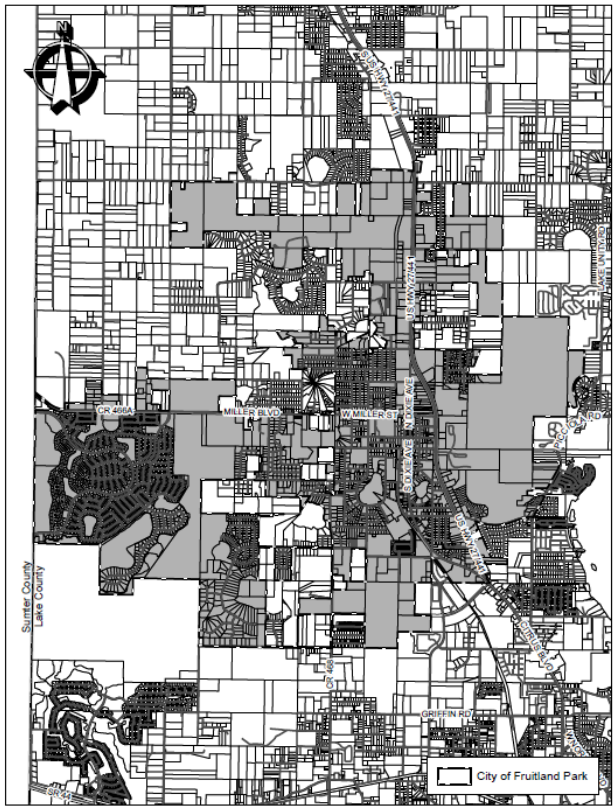
Notice of Public Hearing for Publication

To Be Published on or before August 22, 2025

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Fruitland Park will conduct a public hearing to consider imposing fire services special assessments for the provision of fire protection services within the Villages Benefit Area of the City for the Fiscal Year beginning October 1, 2025.

On Thursday, September 11, 2025 at 6:00 p.m. or as soon thereafter as possible, the City Commission of the City of Fruitland Park will hold a public hearing at the Commission Chambers, 506 W. Berckman Street, Fruitland Park, Florida for the purpose of receiving public comment concerning Resolution 2025-047 setting the rate for the fire services assessment to be imposed on real property within the Villages of Fruitland Park and which provides for collection of fire services assessment by the Lake County Tax Collector. All affected property owners have the right to appear at the public hearing and the right to file written objections within 20 days of the publication of this Notice of Public Hearing.



The fire services assessment for each parcel of property will be based upon each parcel's classification category and the number of billing units within the specified category. The following table reflects the proposed Fire Assessment schedule.

VILLAGES OF FRUITLAND PARK BENEFIT AREA	
Residential	$344.85 per Dwelling Unit

Persons with disabilities needing assistance to participate in this proceeding should contact the City Clerk at least 48 hours before the meetings at (352) 360-6727. All persons are advised that if he or she decides to appeal any decision made by the Commission with respect to any matter considered at the hearing, the person will need a record of the proceeding, and for such purposes, may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is made.

Resolution 2015-014, the Fire Services Ordinance 2016-007, the Tentative Rate Resolution 2025-046, and the Fire Assessment Roll are available at the City Clerk's Office, at City Hall located at 506 W. Berckman Street, Fruitland Park, Florida, between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday.

The fire services assessment will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the City Clerk at (352) 360-6727, Monday through Friday, from 8:00 a.m. to 5:00 p.m. Monday to Friday.

Gwen Johns, City Clerk
City of Fruitland Park

APPENDIX C

Form of Notice to be Mailed First class mail

******* NOTICE TO PROPERTY OWNER *******

CITY OF FRUITLAND PARK
506 W. Berckman Street,
Fruitland Park, Florida

[owner name]
[mailing address]
[city, state, zip code]

CITY OF FRUITLAND PARK, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES NON-AD VALOREM ASSESSMENTS

NOTICE DATE: August 22, 2025

Tax Parcel # [ ]

As required by Section 197.3632, Florida Statutes, notice is given by the City of Fruitland Park that an annual assessment for fire services using the tax bill collection method may be levied on your property. The purpose of this assessment is to fund fire protection services benefitting property located within the Villages Benefit Area of the City of Fruitland Park. The total annual Fire Services Assessment revenue to be collected within the Villages Benefit Area of the City of Fruitland Park is estimated to be $708,666.00 for fiscal year October 1, 2025 – September 30, 2026. The annual fire services assessment is based on the classification of each parcel of property and the number of billing units within the property categories.

The above parcel is classified as [ ].
The total number of billing units on the above parcel is [ ].
The type of billing units on the above parcel is [ ].
The annual Fire Services Assessment for the above parcel is $[ ].
The maximum annual fire services assessment that can be charged without further notice for Fiscal Year 2025-26 and for future fiscal years for the above parcel is $ _____.

A public hearing will be held at 6:00 p.m., or as soon thereafter as the matter may be heard on September 11, 2025, at the Commission Chambers, 506 W. Berckman Street, Fruitland Park, Florida, for the purpose of receiving public comment on the proposed assessment. You and all other affected property owners have a right to appear at the hearing and to file written objections with the City of Fruitland Park within 20 days of this notice. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Persons with disabilities needing assistance to participate in this proceeding should contact the City Clerk at least 48 hours before the meetings at (352) 360-6727.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing, such action shall be the final adjudication of the issues presented.

Resolution 2015-014, the Fire Services Ordinance 2016-007, the Tentative Rate Resolution 2025-046, and the Fire Assessment Role are available at the City Clerk's Office, at City Hall located at 506 W. Berckman Street, Fruitland Park, Florida, between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday.

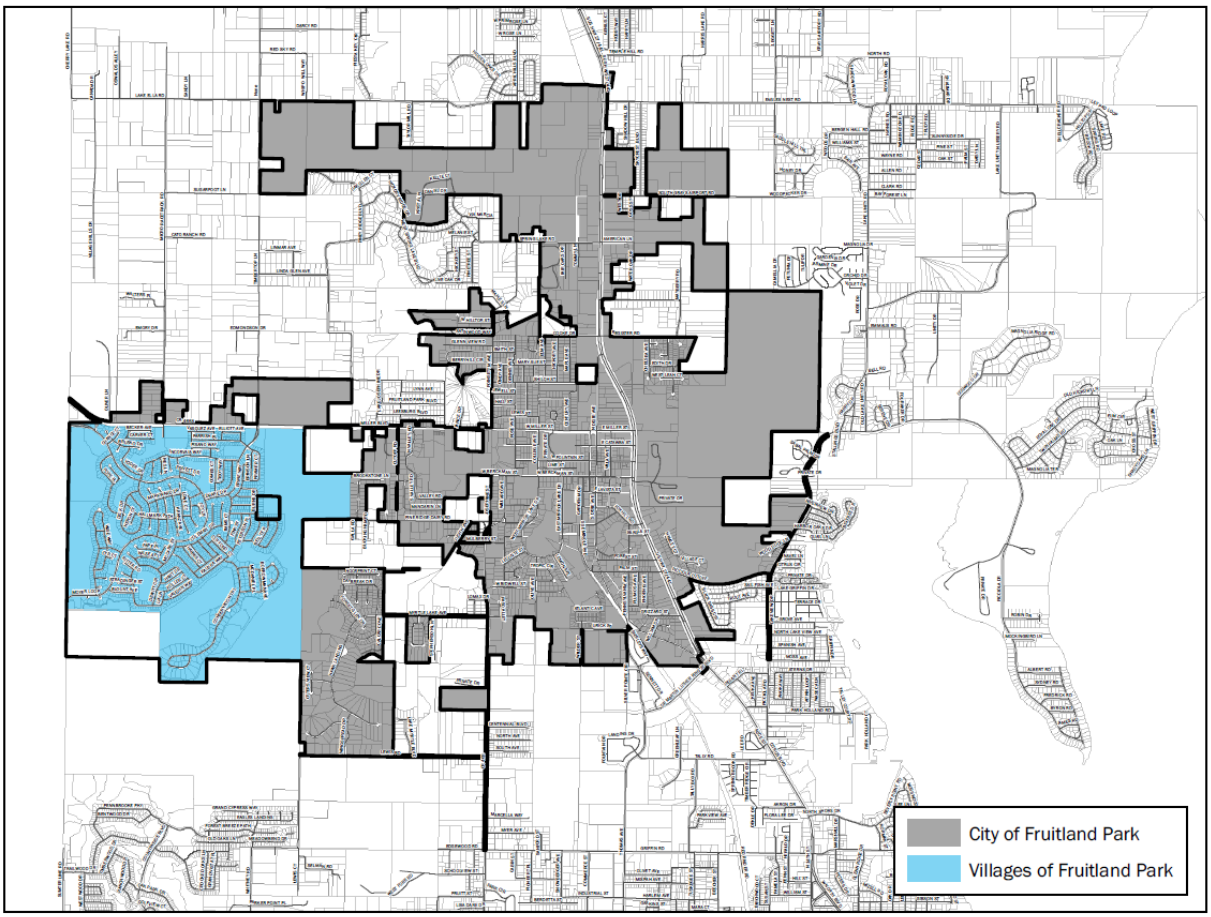
The fire services non-ad valorem assessment amount shown on this notice will be collected by the Lake County Tax Collector on the ad valorem tax bill mailed in November of each year that the assessment is imposed. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions, please contact the City at (352) 360-6727, Monday through Friday, from 8:00 a.m. to 5:00 p.m.

* * * THIS IS NOT A BILL * * *

APPENDIX D

MAP SHOWING HISTORICAL FRUITLAND PARK BENEFIT AREA AND VILLAGES OF FRUITLAND PARK BENEFIT AREA



CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY SHEET

Item Number: 7a

ITEM TITLE:	**FIRST READING AND PUBLIC HEARING OF ORDINANCE 2025-017 - FLOODPLAIN**
MEETING DATE:	**Thursday, July 10, 2025**
DATE SUBMITTED:	May 17, 2025
SUBMITTED BY:	City Attorney/Permitting/Zoning
BRIEF NARRATIVE:	**ORDINANCE 2025-017 - FLOODPLAIN**

The Florida Building Commission has adopted the 8th Edition of the 2023 Building Code. It is necessary to update the City's ordinance to reference the most up to date version of the Florida Building Code, make administrative amendments to the Florida Building Code to implement the National Flood Insurance Program, and modify the City's Code to bring the regulations into agreement with the most current Model Floodplain Management Ordinance approved by FEMA for Florida communities.

In Chapter 151 definitions were deleted that are no longer needed, or modified to better align with the Florida Building Code.

In Chapter 161 numbering was corrected and revisions were made to comply with the 2023 Florida Building Code, National Flood Insurance Program, and Model Floodplain Management Ordinance approved by FEMA.

FUNDS BUDGETED:	**N/A**
ATTACHMENT	1. Ordinance 2025-017 2. Chapter 151 – Definitions & Interpretations 3. Chapter 161 – Building Codes
RECOMMENDATION:	Recommend Approval of Ordinance 2025-017
ACTION:	**Approve or Deny Ordinance 2025-017**

ORDINANCE NO. 2025-017

AN ORDINANCE BY THE CITY OF FRUITLAND PARK, FLORIDA AMENDING THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE CHAPTER 151 - DEFINITIONS AND CHAPTER 161 - BUILDING CODES TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS TO TRANSMIT TO THE FLORIDA BUILDING COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Florida Building Commission has adopted the 8th Edition of the 2023 Building Code; and

WHEREAS, the City wishes to update its ordinance to reference the most up to date version of the Florida Building Code; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provides for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City of Fruitland Park City Commission previously adopted local amendments to the Florida Building Code and is reformatting those amendments; and

WHEREAS, the City Commission determined that it is in the public interest to amend the City of Fruitland Park Land Development Code Chapter 161 Building Code, to make modifications to bring the regulations into agreement with the most current Model Floodplain Management Ordinance approved by FEMA for Florida communities and the most current Florida Building Code.

WHEREAS, this ordinance was advertised in a newspaper of general circulation within the City of Fruitland Park, as required by law, not less than ten calendar days prior to the public hearing on this ordinance; and

WHEREAS, at the public hearing the City Commission determined it is necessary to adopt the amendments to the Florida Building Code as specified herein for the purpose of enhancing the safety, health, and

WHEREAS, the Commission based its determination upon a review of local conditions which demonstrated a local need to strengthen the Florida Building Code beyond the needs or regional variation addressed by the Florida Building Code; and

WHEREAS, the amendments specified herein are no more stringent than necessary to address the local need; and

WHEREAS, within 30 days after adoption, the City of Fruitland Park will forward this ordinance to the Florida Building Commission in accordance with the requirements of s.553.73, *Florida Statutes*.

NOW, THEREFORE, BE IT ORDAINED by the City Commission that the Fruitland Park Land Development Code Chapter 161 Building Code is amended as set forth in the following amendments, as shown in strikethrough and underline format provided for in Section 2.

SECTION 1. RECITALS.
The foregoing whereas clauses are incorporated herein by reference and are hereby adopted as legislative findings of the City Commission of the City of Fruitland Park.

SECTION 2. AMENDMENTS TO DEFINITIONS.
The City of Fruitland Park Land Development Code, Chapter 161 Building Codes is hereby amended by the amendments set forth in **Exhibit A** attached hereto and incorporated herein

SECTION 3. AMENDMENTS TO BUILDING CODES.
The City of Fruitland Park Land Development Code, Chapter 161 Building Codes is hereby amended by the amendments set forth in **Exhibit A** attached hereto and incorporated herein.

SECTION 4. APPLICABILITY.
For the purposes of jurisdictional applicability, this ordinance shall apply in the City of Fruitland Park. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

SECTION 5. INCLUSION INTO THE CODE OF ORDINANCES.
It is the intent of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Fruitland Park Land Development Code, and that the sections of this ordinance may be renumbered or relettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. SEVERABILITY.
If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

SECTION 7. DIRECTIONS TO TRANSMIT
The City Clerk is directed for forward a copy of this Ordinance, after adoption, to the Florida Building Commission in accordance with the requirements of s.553.73, *Florida Statutes.*

SECTION 8. EFFECTIVE DATE.
This Ordinance shall become effective upon adoption accept for any and all amendments contained herein which will become effective in accordance with the timeframe set forth in s. 553.73, Florida Statutes.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2025.

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST: (SEAL)

_____
Gwen Johns, City Clerk

Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Vice-Mayor DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Williams	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Cosenza	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Raysin	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____
Passed Second Reading _____

Approved as to Form:

_____
Anita Geraci-Carver, City Attorney

CHAPTER 151
DEFINITIONS AND INTERPRETATIONS

SECTION 151.010: *INTERPRETATIONS OF CERTAIN TERMS AND WORDS*

a) The singular includes the plural and vice versa.
b) The masculine includes the feminine and neuter and vice versa.
c) The present tense includes the future.
d) The word "shall" is mandatory and the word "may" is permissive.
e) The word "person" includes an individual, child, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation and all other groups or combinations.
f) The word "writing" includes handwriting, printing, typewritten and all other methods and means of forming letters and characters upon paper.
g) The word "lot" includes the words parcel of land, plot or tract.
h) The word "land" includes the words water, marsh, swamp, gross land area, and gross acres of land.
i) The word "street" includes words avenue, highway, road, boulevard, land, thoroughfare, easement, public right-of-way, private right-of-way, or other similar words.
j) All words and terms defined in any Code adopted by reference are hereby incorporated in the Land Development Code. However, if a word is also defined in the Land Development Code, the Land Development Code definition shall apply in all cases except when interpreting the referenced Code.
k) All words not defined in the Land Development Code shall carry their customary meaning.

SECTION 151.020: *DEFINITIONS*

ABANDON – To cease actively using a structure. In making the determination that a structure has been abandoned, non-use of a structure for six (6) consecutive months shall be prima facie evidence for abandonment. The Enforcement Official shall consider the existence or absence of a current utility service deposit or account, use of premises, and relocation of the use, so that temporary or short-term interruption to an activity shall not be subject to inclusion under this term.

ABANDONED SIGN – (a) Any sign face which advertises a business no longer conducted or product no longer sold. In making the determination that a sign advertises a business no longer being conducted, the City shall consider the existence or absence of a current utility service deposit or account, use of the premises and relocation of the business; (b) any sign structure which has not been used for business purposes for over six (6) months, that is nonconforming as to existing codes regarding height, setback of sign area; and (c) any previously permitted portable or temporary sign for which the permitted time has expired.

ABUTTING PROPERTY – Any property that is immediately adjacent or contiguous to property or that is located immediately across any road or public right-of-way or immediately across any water body.

ACCESSORY STRUCTURE – A subordinate structure or portion of the principal structure, the use of which is incidental to the main use of the premises.

ACCESSORY USE – A use which is incidental to the principal use of the premises.

ACCESSORY DWELLING UNIT - living quarters that may house non-paying guests or family members and may either be attached to the principal structure, detached or an apartment within

the principal structure. Accessory dwelling units may not be rented or sold.

ADMINISTRATIVE OFFICER– The municipal official appointed by the City Manager to administer the Land Development Code.

ADULT CARE CENTER – A caretaking arrangement, whether operated for profit or not, where care is provided for a part of the 24 hour day to 3 or more adults that are unrelated by blood or marriage to the owner/operator of the facility. This care may include, but is not limited to, providing a protective setting, social activities, leisure time activities, self-care training, rest, nutritional services, and speech and physical therapy. Such a facility must be licensed by the Florida Department of Health and Rehabilitative Services, in accordance with Section 429.90 of the Florida Statutes.

ADULT ENTERTAINMENT ESTABLISHMENT – An establishment where a substantial portion of the stock-in-trade and/or presentation time offered for any form of consideration, are devoted to materials which are distinguished or characterized by the emphasis in depicting, describing, or relating sexual matters from which minors would be excluded by virtue of their age, pursuant to Sections 847.012, 847.0125 and 847.013 of the Florida Statutes. This term may include, but not be limited to, adult bookstore, adult cabaret, and adult theater.

ADULT/VOCATIONAL EDUCATION ESTABLISHMENT – An establishment for the instruction or guidance in an occupation, profession, civic activity or art form, and may include, but not limited to, the teaching of a trade apprenticeship, acting-drama, citizenship, cooking, music, and voice.

AGRICULTURE: (FIELD CROPS/WHOLESALE NURSERY) - The science, art, or practice of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

AIR GAP – The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture, or other device and the flood-level rim of the receptacle.

ALLEY – A public or private way which is not designed for general travel but is used primarily as a means of secondary access to a lot abutting thereon.

ALTERATION – Any change in a building's structural parts, stairways, type of construction, kind of class of occupancy, means of ingress and egress, wiring, plumbing, heating or cooling system, and other changes affecting or regulated by the City of Fruitland Park Building Codes or this Land Development Code, except minor changes or repairs not involving the aforesaid features. The word alteration may include, but not be limited to, the words alternated, repaired, modification to construction or reconstructed.

ALTERED WETLANDS – Wetlands which have been substantially affected by man, but which continue to be dominated by wetland or transitional vegetation.

APPEAL – A request for a review of the City of Fruitland Park's interpretation of any provision of the Land Development Code or an appeal of a denial of a variance.

APPLIANCE/ELECTRONIC REPAIR SHOP – A retail establishment offering for sale the repair services of small appliances and electronic equipment, with such repair generally occurring on the premises.

~~**AREA OF SHALLOW FLOODING –** A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.~~

~~**AREA OF SPECIAL FLOOD HAZARD –** The land in the floodplain within a community subject to 1% or greater chance of flooding in any given year. The land area covered by the floodwaters of the base flood and the area where floodplain management regulations must be enforced. (FEMA)~~

ASSISTED LIVING FACILITIES - any building or buildings, section, or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator.

ATHLETIC/SPORTS FACILITY – A site or building where competitive athletic pursuits are carried out, generally on a scheduled basis through direct participation.

AUCTION BUSINESS – Land or a building where items are sold to the highest bidder. Such activity could be private or public and may include, but not be limited to, the sale of antiques, art and jewelry.

AUXILIARY SUPPLY – Any water source or system other than the potable water supply that may be available in the building or premises.

AWNING – An architectural projection that provides weather protection, identify, or decoration and is partially or wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a covering is attached. An awning may be fixed or moveable, cantilevered, or otherwise entirely supported from a building.

AWNING/ILLUMINATED – A structure, as described above, which is illuminated from the reverse side with artificial light emanating from a minimum 800 milliamp high outpost florescent fixture, to the extent that such artificial light is visible through to the exterior.

BACKFLOW – The flow of water or other liquids, mixtures, or substances into the distributing pipes or a potable water supply from any source or sources other than the potable water supply's intended source.

BACKFLOW PREVENTER – A device or means to prevent backflow.

BACKSIPHONAGE – Backflow resulting from negative pressures in the distributing pipes of a potable water supply.

BANNER – Any sign with characters, letters, illustrations, or ornamentation applied to cloth, paper, or fabric of any kind that is not permanently attached to a solid backing of wood, plastic, metal, masonry, or similar rigid material. A flag shall not be considered a banner.

BAROMETRIC LOOP – A loop of pipe rising at least 35 feet, at its topmost point, above the highest fixture it supplies.

BASE FLOOD – The flood having a 1% chance of being equaled or exceeded in any given year.

BARS, LOUNGES, AND NIGHT CLUBS – An establishment devoted primarily to the selling, dispensing, serving, or providing of alcoholic beverages for consumption on the premises, including establishments where dancing or floor shows may be permitted. The term bars, lounges, and night clubs may include, but not be limited to, the terms barroom, cabaret, cocktail lounge, discotheque, pub, saloon, and tavern, but shall not include those premises where alcoholic beverages are sold in conjunction with the sale of food for consumption on the premises, and the sale of said beverages comprises less than 49% of the gross receipts.

BASEMENT – That portion of a building having its floor subgrade (below ground level) on at least three sides.

BED AND BREAKFAST INN – A single-family detached residential dwelling unit, and accessory buildings, where short-term lodging and at least one meal is provided. The owner or manager of the inn shall live on the property. Further, bed and breakfasts are classified as follows:

a) *Small Homestay* – A single-family detached residential unit and related accessory structure totaling at least 1800 square feet of heated space.
b) *Medium Homestay* – A single-family detached residential unit and related accessory structure totaling at least 2400 square feet of heated space.
c) *Large Homestay* – A single-family detached residential unit and related accessory structure totaling at least 3000 square feet of heated space.

BEST MANAGEMENT PRACTICES – Design, construction, operation, or maintenance techniques for stormwater pollution control, which have been developed by the SJRWMD.

BOARDWALK – An elevated structure made of boards usually placed over land or wetlands.

~~**BREAKAWAY WALL –** A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.~~

BUILDABLE AREA – That portion of a lot remaining after required building setbacks have been established in the lot front, rear, and side yards.

BUILDING – Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING AREA – The area included within surrounding exterior walls (or interior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

BUILDING COVERAGE – That portion of a lot which is occupied by principal and accessory structures.

BUILDING FRONTAGE – The face of the building meeting front setback requirements towards the principal road, street, highway, or easement serving the building.

BUILDING HEIGHT – The vertical distance from *grade plane* to the average height of the highest roof surface.

BUILDING PAINTING/MURAL – A painting, drawing, or image applied to an external wall which is considered generic art and does not graphically depict a business-related product or service. Any business-related wording or graphics in the painting, drawing, or image shall be considered signage and, as such, shall require zoning authorization.

BUILDING SETBACK – The minimum required distance a building must be set back from the property line, as measured perpendicular to the property line, or from mean high water along rivers, lakes, or other water bodies.

BUILDING SETBACK LINES – The lines established by setback requirements beyond which no principal building shall extend.

BULKHEAD – A man-made wall or encroachment, parallel to the shoreline, made to protect the shore from erosion, and to retain the earth or fill behind it.

BUSINESS SERVICE – An establishment where the performance of duties related to business operations are provided within or outside of the confines of such an establishment and may include, but not limited to, business machine repair, computer service and repair, microfilming, secretarial and typing service, and telephone answering service.

BUSINESS TAX RECEIPT – the legal document issued by the local governing authority which bears the words “Local Business Tax Receipt” and demonstrates that the person in whose name the document is issued has paid the taxes it needs to operate and maintain a business license in good standing for a given tax year.

CALIPER – The minimum trunk diameter of a replacement tree as measured at a predetermined point measurement. Trunk diameter for trees up to four (4) inches are to be measured six (6) inches above the soil line. All trees over four (4) inches in diameter will be measured twelve (12) inches above the soil line.

CARPORT – An attached or freestanding structure primarily used to shelter motor vehicles, having a roof structure supported by two or four posts or a combination of posts and wall structure and having no method of enclosing the structure.

CEMETERY – Land where burial of the deceased occurs, whether persons or pets. This term shall include mausoleums where they are within the boundaries of a cemetery.

CHANGEABLE COPY SIGNS – A sign which has letters, numbers, symbols, or other characters which can be manually attached to or removed from the face of the sign, without altering the face or structure of the sign. Such signs are sometimes referred to as Reader Boards.

CHANGE OF OCCUPANCY – A discontinuance of an existing use and the substitution of a different kind of class of use. Change of occupancy is not intended to include a change of tenants or proprietors unless accompanied by a change of use.

CHANGE OF USE – When a building or land is changed from one class of use to another class of use, for example residential to commercial, commercial to industrial. A change of use can occur within the same use class, for example from office to retail commercial, or retail commercial to restaurant.

CHECK VALVE – A self-closing devise that is designed to permit the flow of fluids in one

direction and to close if there is a reversal of flow.

CHILD CARE CENTER – An arrangement or establishment which provides child care for more than five (5) children unrelated to the operator, for compensation, and for a period of less than 24 hours. Such a facility must be licensed by the Florida Department of Health and Rehabilitative Services and comply with their requirements, pursuant to Section 402.305 of the Florida Statutes. This term may include, but not be limited to, day-care center, day-care services, day nurseries, kindergartens, nursery school, play-school and preschool.

CITY – City of Fruitland Park, a Florida municipality

CLEARING – The removal of any trees or vegetation from the land, but shall not include mowing of lawn and field grass. A tract of land cleared of wood and brush.

CLUBS, LODGES, AND FRATERNAL ORGANIZATIONS – A building or facility owned or operated by a corporation or association for a social, education, civic, or recreational purpose, but not primarily for profit or to render a service that is customarily carried on as a business.

COMMERCIAL/INDUSTRIAL EQUIPMENT AND SUPPLIES – An establishment which offers the wholesale or retail sale or rental of goods and merchandise used in commerce or industry, and not generally purchased by the individual consumer, and may include, but not be limited to, air or gas compressors, backhoes, bricks, chemicals, food processing equipment, hoists, manufactured building components, medical supplies, traffic signs, valves, and waterproofing material.

COMMERCIAL/INDUSTRIAL SERVICE – An establishment which provides work performance related to commerce and industry, and may include, but not be limited to, linen supply, machine shop, medical waste removal service, publishing plant, screen printing, tool and die shop, and welding.

COMMERCIAL/INDUSTRIAL WAREHOUSE – A building used primarily for the dead space storage of goods and materials used by or in association with commerce and industry.

COMMERCIAL PARKING – An area where vehicles, including, but not limited to, automobiles, trucks, recreational vehicles or boats are parked for storage within the appropriate zoning district, where fees may or may not be charged. Commercial parking is not the overnight parking of commercial vehicles associated with the on-site business. The parking of commercial vehicles associated with the on-site business is allowed in the following zoning districts: RP, C- 1, C-2, Industrial, Mixed Use – PUD in any C-1 uses therein. Commercial – PUD, and Industrial PUD.

COMMERCIAL STABLE – A facility where horses are boarded and cared for and may include, but not be limited to, the provision of horses for instruction of riding, jumping, and showing, and the hiring to the public of riding horses for a fee.

COMMUNITY RESIDENTIAL HOMES – A dwelling unit providing a living environment for 1-6 or 7-14 residents that have no family to live with or are in need of assistance with daily living and who operate as the functional equivalent of a family. Supervision and care by support staff may be necessary to meet the physical, emotional and social needs of the residents. These facilities are licensed by the Florida Department of Health and Rehabilitative Services and include adult congregate living facilities, residential treatment facilities – levels II and IV, residential child care agency facility, intermediate care facility for the mentally retarded/developmentally disables, foster care facility, and group homes pursuant to Chapter 419 of the Florida Statutes.

COMPREHENSIVE PLAN – The "City of Fruitland Park Comprehensive Plan Update" adopted by the City Commission in Ordinance 91-016, and amendments there to in compliance with the requirements of the Community Planning Act, Chapter 163, Florida Statutes.

CONGREGATE LIVING FACILITY – A residential facility, for more than 3 persons unrelated to the owner, where shelter and services are provided and may include meals, housekeeping, and personal care assistance. Residents shall not be under in-house nursing/medical care. This term shall include, but not be limited to, adult congregate living facility, child care agency facility, community residential home, drug and alcohol treatment facility, and shelters for the abused and unwed mothers.

CONSERVATION EASEMENT – A right or interest in real property which is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition; retaining such areas as suitable habitat for fish, plants or wildlife; or maintaining existing land uses; and which prohibits or limits the activities described in Section 704.06, Florida Statutes.

CONSTRUCTION CONTRACTOR'S YARD AND STORAGE – Land or building where construction materials are kept in association with such contracting businesses and may include, but not be limited to, air conditioning and heating, aluminum, building construction, hauling, machine construction, roofing, solar energy systems, utility system installation and wall covering.

CONSTRUCTION SIGN – A sign announcing and identifying the construction project scheduled or underway on the site where the sign is located.

CONSTRUCTION REAL ESTATE SIGN – A construction sign, as described above, which also advertises the real property where the sign is located for sale, lease, or rent.

~~**CONSTRUCTION, START OF –** When any site alteration is made, including, but not limited to, batter board layout, or forming, in contemplation of further work, or any structure or construction materials are permanently placed or incorporated into any site.~~

CONVENIENCE STORE – An establishment that offers for sale a limited line of food and household goods and is designed for quick service to customers with small purchases. Such an establishment may or may not offer for sale fuel by way of self-service gasoline/diesel pumps or LP gas tanks.

CREMATORIUM – An establishment in which a deceased body is reduced to ashes in a furnace. This type of facility must be licensed with the Florida Department of Professional Regulation and meet the criteria of the Florida Department of Health and Rehabilitative Services and the Florida Department of Environmental Protection, pursuant to Section 497 of the Florida Statutes.

CRITICAL HABITAT – Habitat which if lost would result in elimination of listed species or individuals from the area in question. Critical habitat typically provides functions for the listed species during restricted portions of that species life cycle. Habitat includes the place or type of site where a species naturally or normally nests, feeds, resides, or migrates, including for example, characteristic topography, soils, and vegetative cover.

CROSS CONNECTION – Any physical connection between a potable water supply and any waste pip, soil pipe, sewer, drain, or any unapproved source or system. Furthermore, it is any potable water supply outlet that is submerged or can be submerged in wastewater or any other source of

contamination.

CULTURAL FACILITY – Land, a building, or a group of buildings which affords the pursuit of arts, letters, manners, professional and scholarly matters, any may include, but not limited to, an auditorium, convention/lecture hall and museum.

DENSITY – The total number of dwelling units per acre within a project site.

DEVELOPER – Any person who engages in or proposes to engage in a development either as the owner or as the agent of an owner of property.

DEVELOPMENT – For purposes other than Article 2, Chapter 161, ~~Any~~ any significant man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, permanent storage of materials, or the dividing of land into two or more parcels. Development includes, but is not limited to the following:

a) A reconstruction, alteration of the size, or structural change in the external appearance of a structure on land.
b) A change in density or intensity of use of the land, such as an increase in the number of dwelling units in a structure or on land or, a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units or on the land as may be determined by the local government.
c) Alteration of a shore or bank of a river, stream, lake, pond, canal, or stormwater management facility.
d) Mining or excavation on a parcel of land.
e) Demolition or removal of a structure.
f) Clearing of land as an adjunct of construction.
g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land as defined in F.S. 380.04

DIAMETER AT BREAST HEIGHT (DBH) – The trunk diameter of a tree measured 4½ feet above the average ground level at the base of the tree. Provided, however, if the tree forks 4½ feet above ground level, it is measured below the swell resulting from the double stem. Stems that fork below 4½ feet above the ground level should be considered separate trees.

DIRECTIONAL SIGN – Any sign used to indicate the direction to entrances, exits, parking areas, restrooms, drive-through facilities or other non-business-related facilities on site.

DIRECTORY SIGN – A sign which gives the names of the businesses or individuals located in the building or complex where it is located. A directory sign shall be of a unified design and common material, and shall allow for a uniform size sign for each business or unit of space in the development. Directory signs shall be limited to the name and type of business and its location within the building or complex.

DOCK – A fixed or floating structure, including moorings, used for the purpose of harboring boats.

DOUBLE FACED SIGN – A sign with two (2) faces which are no more than three (3) feet apart at their closest point, and which describe an internal angle between face planes extended of no more than thirty (30) degrees.

DRAIN – Any pipe that carries wastewater or waterborne wastes in a building drainage system.

DREDGING – Excavation by any means in water or wetland. It also means the excavation or creation of a water body which is, or is to be, connected to waters, directly or via excavated water bodies or a series of excavated water bodies.

DRIPLINE – The ground area surrounding the trunk of a tree that is described by the vertical plane enclosing the outermost branches of the tree. For asymmetrical specimens, or those with unusually small crown spread, the drip line area shall in no case be less than that area described by a radial dimension of one foot for each one inch of trunk radius.

DRIVEWAY OR DRIVE – A vehicular access way, serving one (1) or more properties.

DWELLING – A building or part thereof with cooking, sleeping, and sanitary facilities that is designed in whole or part as the separate and independent residence or living quarters for one or more persons, but which does not include the terms bed and breakfast inn, hotel, mobile home, motel, recreational vehicle, or tent. This term does include the following categories:

a) *Dwelling, Single Family* – A building containing one dwelling unit which would include the following types:

- Single Family Attached
- Single Family Detached

b) *Dwelling, Two-Family* – A building containing two dwelling units which would include the following types:

- Duplex

c) *Dwelling, Multi-Family* – A building containing three or more dwelling units which would include the following types:

- Apartments, Low and Mid-Rise
- Townhouses

~~**ELEVATED BUILDING –** A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (ports and piers), shear walls, or breakaway walls.~~

ESSENTIAL SERVICES – Public utility facilities either underground or overhead and related to the transmission or distribution system of water, sanitary sewer or storm sewer, telephone, gas, electricity, public safety, including poles, wires, mains, hydrants, drains, pipes, conduits, police or fire callboxes, traffic signals, and other similar equipment necessary for the furnishing of adequate service, but not including buildings.

FAMILY – One or more persons all living together and interrelated by blood, marriage, or legal adoption, and occupying one dwelling unit. Boarding of no more than three (3) unrelated persons with a family shall be permitted.

FAMILY CHILD CARE HOME – An occupied residence in which child care is provided for a period of less than twenty-four (24) hours a day on a regular basis, for no more than five (5) children

including those related to the resident care giver.

FARMERS/FLEA MARKET – An occasional or periodic sales activity held within a building, structure, or open area where groups or individual sellers offer goods – new and used, for sale to the public, not to include private garage sales or similar activities held by churches or other non-profit organizations.

FASCIA SIGN – A sign located on the fascia of a roof or canopy, or affixed to the front plane of a mansard roof that is a maximum of thirty (30) degrees from vertical, including signs that extend the plane of the structural fascia such that the vertical dimensions of the sign is no more than one third ($^1/_3$) the distance from the ground to the bottom of the fascia and no lateral supports are used.

FEMA – The Federal Emergency Management Agency.

FDER – The Florida Department of Environmental Regulation.

FDNR – The Florida Department of Natural Resources.

FINANCIAL SERVICE – An establishment engaged in the management of money and credit, and may include, but not be limited to, accounting, bookkeeping, investment securities, money transfer, mortgage loans, pension plans, stocks and bond brokerage, and tax planning. This term would not include the term bank.

FINGER PIER – A narrow walkway extending over water to provide access between docked boats and the main access pier connection to land.

FINISHED GRADE – The completed surface of lawns, walks, and driveways brought to grade as shown on building plans or designs relating thereto.

FIRE FLOW – The quantity of water measured in gallons per minute (gpm) that is needed to extinguish a fire involving a particular building, block, area or material.

FIXTURE, PLUMBING – Installed receptacles, devices, or appliances supplies with water or that receive or discharge liquids or liquid-borne wastes.

FLAG – A rectangular piece of fabric of distinctive design that is used as a symbol (as of a nation, state, or city), or is displayed to show affiliation with a specific recognized organization (such as fraternal, religious or charitable organization.)

FLOOD OR FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas from:

a) The overflow of inland or tidal waters;
b) The unusual and rapid accumulation or runoff of surface waters from any source.

~~**FLOOD HAZARD BOUNDARY MAP (FHBM) –** An official map of a community, issued by the Federal Emergency Management Agency (FEMA), where the boundaries of the flood, mudflow, and related erosion areas having special hazards have been designated.~~

~~**FLOOD INSURANCE RATE MAP (FIRM) –** An official map of a community on which the Federal~~

~~Emergency Management Agency (FEMA) has delineated the Special Flood Hazard areas (SFHAs), the Base Flood Elevations (BFEs) and the risk premium zones applicable to the community.~~

~~**FLOOD INSURANCE STUDY –** The official report by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary floodway map and the water surface elevation of the base flood.~~

FLOOD-LEVEL RIM – The edge of the receptacle from which water overflows.

FLOODPLAIN –Any land area susceptible to being inundated by floodwaters from any source.

~~**FLOODWAY, REGULATORY –** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.~~

FLOOR – The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood-frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR AREA, GROSS – - The floor area within the inside perimeter of the *exterior walls* of the building under consideration, exclusive of vent *shafts* and *courts*, without deduction for *corridors*, *stairways*, *ramps*, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding *exterior walls* shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include *shafts* with no openings or interior *courts*.

FLUCFCS – Florida Land Use, Cover, and Forms Classification System, 1985, published by the Florida Department of Transportation.

FREESTANDING SIGN – Any sign supported by uprights or braces placed upon or in or supported by the ground, a fence or non-structural wall. This shall include signs attached to buildings but supported in whole or in part as described above. A flagpole shall not be considered a freestanding sign.

FRONT-FOOT, BUILDING – Each linear foot, or major portion thereof, measured along the main entry side of a building. Where buildings form an “L” or “U”, all main entry sides are measured.

FRONT-FOOT, PROPERTY – Each lineal foot, or major portion thereof, measured along the public right-of-way where the subject property abuts said right-of-way.

FRONT-FOOT, TENANT – Each lineal foot, or major portion thereof, measured along the main entry side of a tenant space.

GAME/RECREATION FACILITY – An establishment which provides indoor or outdoor opportunities for casual entertainment by patrons of all ages, and may include, but not be limited to, amusement park, bingo club, bowling alley, game room, go-kart track, miniature golf, pool hall, skateboard park, skating rink, and video arcade.

GROSS DENSITY – The total acreage of a parcel of land excluding open waterbodies divided by the total number of proposed dwelling units.

GROUND SIGN – A sign which is in contact with or in close proximity, to the ground for a minimum of eighty (80) percent of its greatest horizontal dimension.

HARMFUL TO MINORS – With regard to sign content, any description or representation, in whatever form, of nudity, sexual conduct, or sexual excitement, when it:

a) predominately appeals to the prurient, shameful, or morbid interest of minors in sex, and
b) is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable sexual material for minors, and
c) taken as a whole, lacks serious literary, artistic, political, or scientific value.

The term "harmful to minors" shall also include any non-erotic work or picture when it:

a) is patently offensive to contemporary standards in the adult community as a whole with respect to what is suitable for viewing by minors, and
b) taken as a whole, lacks serious literary, artistic, political, or scientific value.

HAZARDOUS MATERIALS – Those chemicals or substances that are *physical hazards* or *health hazards* as classified in Section 307 and the Florida Fire Prevention Code, whether the materials are in usable or waste condition. Any substance according to any of the following State or Federal codes or regulations:

a) Chapter 38F-41, Florida Administrative Code (Florida Substance List).
b) Title 40 Code of Federal Regulation part 261 (Identification and Listing of Hazardous Wastes).
c) Title 40 Code of Federal Regulations part 302.4 (Designation of Hazardous Substances).
d) Title 40 Code of Federal Regulations part 355, Appendices A and B (List of Extremely Hazardous Substances).
e) Title 49 Code of Federal Regulations parts 172.101 and 172.102 (Hazardous Materials Tables).

Hazardous materials include any solution, mixture, or formulation containing such material, and any material which, due to its chemical or physical characteristics, is determined by the City Fire Department to pose a substantial threat to life, health, or safety of persons or property or to the environment. The term includes, but is not limited to, explosives, radioactive materials, petroleum products, gases, poisons, biologic agents, flammable, and corrosives.

HAZARDOUS PRODUCTION MATERIAL (HPM) - - A *solid*, *liquid,* or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability or instability of Class 3 or 4 as ranked by NFPA 704 and which is *used* directly in research, laboratory or production processes which have as their end product materials that are not hazardous.

HEALTH/EXERCISE CLUB – An establishment which provides for athletic and physical force training or health and recreational exercise. This term may include, but is not limited to, the terms aerobics instruction, dance instruction, fitness center, gymnasium (private), gymnastics school, karate, martial arts, self-defense instruction, and weight room.

HEALTH HAZARD – - A classification of a chemical for which there is statistically significant

evidence that acute or chronic health effects are capable of occurring in exposed persons. The term “health hazard” includes chemicals that are *toxic* or *highly toxic*, and *corrosive*.

HEIGHT OF SIGN – The distance between the top of a sign and the average grade elevation below it, or centerline grade of the adjacent roadway, whichever is less. The height of the sign shall be measured to surface roads only and shall not apply to bridges, overpasses or similar elevated roads.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface, prior to construction, next to the proposed walls or foundation of a structure.

HYDROPNEUMATIC TANK – A pressure vessel in which air pressure acts on the surface of the water contained within the vessel, pressurizing the water distribution piping connected to the vessel.

IDENTIFICATION SIGN – A sign that indicates the name and type of business or service, or the name of the development located on the site where the sign is located including street address, phone number, and graphic or business logo.

ILLUMINATED SIGN – A sign that uses artificial light, either internal or external to the sign faces, to draw attention to the sign or otherwise increase its visibility.

INLET – The open end of the water supply pipe through which the water is discharged into the plumbing fixture.

INSTRUCTIONAL SIGN – A sign conveying non-advertising information relating to the use of the premises, including such as no parking, no trespassing, and warning signs.

ISOLATED WETLANDS – Wetlands that have no hydrological or vegetative connection with “waters of the state” as defined in Section 403.031(3), Florida Statutes.

KENNEL - A premises which provides for the boarding, breeding, buying, grooming, rearing or selling of more than four (4) animals, whether for profit or for personal use. The Land Development Code however is not to preclude the breeding and rearing of small household pets which may include, but not be limited to, dogs, cats, fish, reptiles, rodents, and birds.

LABORATORY/RESEARCH AND DEVELOPMENT – An establishment engaged in the investigation, testing and experimentation of the natural, physical or social sciences, or engaged in engineering and development as an extension of investigation with the object of creating products. This type of facility may include, but not be limited to, asphalt and concrete testing, foundation testing, material testing, and soils, geology and groundwater testing.

LAUNDRY AND DRY-CLEANING PLANT – A building where the washing, drying, ironing, and/or dry cleaning of laundry occurs on a large scale and without retail transactions on the premises.

LAUNDRY AND DRY-CLEANING RETAIL SERVICE – An establishment where washing, drying, ironing, and/or dry-cleaning machines are available for rental by the public for their use on the premises, or are available for use by the establishment’s personnel in cleaning laundry for the public patrons. Such an establishment might also involve the intake of laundry from public patrons to be sent off the premises to a laundry and/or dry-cleaning plant.

LISTED SPECIES – Any plant species or animal species (vertebrate) indicated as endangered, threatened, or species of special concern as found in the Regulated Plan Index of Current F.S. 581.185(5), the Designation of Endangered Species, Designation of Threatened Species and the Designation of Species of Special Concern of Sections 39-27.003-27.005, Florida Administrative Code, and the Federally Listed Species by State-Florida issued by the United States Fish and Wildlife Service.

LISTED SPECIES EVIDENCE – Indication of the presence of a listed species, including sightings, signs, tracks, trails, suggestions of feeding.

LIVING AREA – Space in a structure in which the air is conditioned by heating and/or air conditioning and the space is habitable or enclosed excluding open porches, screened porches, garages, and/or attached storage sheds.

LOT – A designated parcel, tract, or area of land established by plat, subdivision or otherwise permitted by law, to be used, developed or built upon as a unit.

LOT, DEPTH – The distance between the midpoints of the front and rear lot lines.

LOT LINE – A line of record bounding a lot which divides one lot from another lot from a public or private street or any other public space.

LOT LINE, FRONT – Any side of a lot which fronts upon a street, be it public or private. The primary front lot line is that frontage on which the address is given.

LOT LINE, REAR – The lot line(s) most distant from and most nearly parallel to the primary front lot line.

~~**LOWEST FLOOR** - The lowest floor of the lowest enclosed area (including a basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of requirements. (For floodplain management purposes) (FEMA)~~

MAIN ACCESS PIER – A walkway extending over water from land, used as the means of access to boat docking facilities.

MAINTENANCE CONTRACTOR – An establishment which provides routine business and residential maintenance activities at the place of business or residence needing such treatment. This type of contractor may include, but not be limited to, exterminators, janitors and house cleaners, and swimming pool service.

MANAGEMENT – A series of techniques applied to maintain the species diversity and viability of a listed species in a location. These techniques include, but not be limited to, control burning, planting or removal of vegetation, exotic species control, maintaining hydrologic regimes and monitoring.

MANAGEMENT PLAN – A plan prepared to address conservation and management of listed species and their habitat, which is approved by the City following recommendations and approval from the Florida Game and Fresh Water Commission.

MANUFACTURED BUILDING – A building made or assembled in manufacturing facilities away from a building site for the installation or the assembly and installation on the building site. These buildings must meet all of the Building Code requirements of the City of Fruitland Park and may include residential, commercial, industrial, institutional and storage structures, but shall not include mobile homes.

MANUFACTURING, CRAFTSMAN SHOP – A trade type of establishment where products are made based on specific manual skill or art, and may include, but not be limited to, cabinetmaking, painting, pottery, stained glass, upholstery, and woodworking.

MANUFACTURING, FABRICATION – An establishment engaged in the making of a finished product by means of the assembly of standard parts or sections, and may include, but not be limited to, audio/video equipment, boxes, fiberglass materials, hardware, home furnishings, robots, septic tanks, and telephone equipment and supplies.

MANUFACTURING, PROCESSING – An establishment engaged in the making of a finished product by means of changing materials into a different form through a series of actions and may include, but not be limited to, chemical production, fish cleaning and preparation, food products (packaging, canning, bottling, or processing), paint production, and tire production.

MARINA – An establishment with a waterfront location for docking pleasure boats or providing services to pleasure boats and occupants thereof, including minor servicing and repair to boats while in the water, sale of fuel and supplies, and provisions for food, beverages, and entertainment as accessory uses. Boat docks associated with a private residence shall not be considered a marina.

MEAN LOW WATER – The average height of all low waters recorded at a given place over a 19-year period.

MEAN HIGH WATER – The average height of all high waters recorded at a given place over a 19- year period.

~~**MEAN SEA LEVEL –** The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of the Land Development Code, this term is synonymous with National Geodetic Vertical Datum (NGVD).~~

MEDICAL OFFICE/CLINIC – An establishment where the diagnosis and treatment of human patients occurs without the provision of overnight care facilities and may include, but not be limited to, the services of acupuncture, alcoholism counseling, chiropractor, dental office and clinic, family planning, medical doctor office, mental health clinic, occupational therapist, speech and language pathologist, walk-in medical center, and weight control service.

MEMBERSHIP SIGN – A sign identifying affiliation with a travel club, business association, credit card company, or professional association.

MEMORIAL SIGN – A permanent sign, plaque, inscription, or similar group of symbols recording historical data relating to the construction of the building to which it is affixed.

MINI-WAREHOUSE – A self-service storage facility in a building consisting of individual self-contained units of varying sizes that are leased or owned for the express purpose of the storage of business and household goods, or for contractor's supplies. Such uses shall not include retail

commercial land uses.

MITIGATION – Actions including, but not limited to, restoration, enhancement, or creation of wetlands, required to be taken by a person to off-set environmental impacts of permitted activities.

MOBILE HOME – A manufactured housing unit built on a chassis, subject to all regulations applying thereto, including vehicle registration and title issued by the Florida Department of Motor Vehicles, whether wheels, axles, hitch, or other appurtenances of mobility are removed, and regardless of the nature of the foundation provided. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle.

MOBILE HOME PARK – A single parcel or tract of land where lots are rented to accommodate mobile homes.

MOBILE HOME SUBDIVISION – A single parcel of land where lots are individually owned.

MOTOR VEHICLE – An automobile, motorcycle, truck tractor and semi trailer combination, or any other vehicle legally operated on the roads of this State, used to transport persons or property, and propelled by power other than muscular power, but not including farm-type tractors, road rollers, such vehicles as run only upon a track, bicycles, or mopeds, in accordance with Chapter 320 of the Florida Statutes.

MOTOR VEHICLE, BOAT SALES – An area used for the display, sale or rental of new or used motor vehicles and boats in operable condition and where no repair work is done.

MOTOR VEHICLE AND BOAT STORAGE FACILITY – Land where the long term parking of motor vehicles and boats is accommodated.

MOTOR VEHICLE DEALER SALES – An establishment for the sale of new or used vehicles together with on premises repair facilities, including paint and body shop.

MOTOR VEHICLE REPAIR FACILITY – An establishment where major mechanical overhaul and repairs, paint and body work, or rebuilding of vehicle components is done.

MOTOR VEHICLE SERVICE CENTER – An establishment engaged in the servicing of motor vehicles allowing over the counter sale and installation of new replacement parts, equipment and accessories, including minor adjustments, oil change, tune-ups, wheel alignment and balancing, tire changing and repair, installation of exhaust systems parts, brake linings, electrical repairs, and the like; where work prohibited shall be engine rebuilding, body service work or repainting, sale of vehicles or the outside storage of same, or the outside storage of parts and equipment other than for temporary display purposes.

MOTOR VEHICLE SERVICE STATION – An establishment primarily engaged in the fueling, servicing, and washing of motor vehicles which may include the sale of refreshments from vending machines, fuel, lubricants, and products necessary to the operation and maintenance of motor vehicles, and may include the sale and installation of accessories, tires, batteries, minor engine tune-ups, wheel balancing and alignment, brake service, but not including major mechanical or body repair or the sale of motor vehicles.

MULTI-TENANT RETAIL – A single structure housing two (2) or more commercial class business which share the same lot, access, and parking facilities and are typically between 125,000 SF

and 400,000 SF. May also be known as a neighborhood center or strip center.

MULTI-TENANT OFFICE – A single structure housing two (2) or more offices which share the same lot, access, and parking facilities.

~~**NATIONAL GEODETIC VERTICAL DATUS (NGVD) –** As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain.~~

NATURAL COMMUNITY – An association of plant and animal species which inhabit and interact within the same environment characterized by certain hydrological, biological, ecological, and chemical qualities.

NON-CONFORMING SIGN – A sign permitted in the City before the adoption of the Land Development Code, that does not conform to the requirements of the Land Development Code. A sign not legally permitted prior to the adoption of the Land Development Code shall not be considered a non-conforming sign.

NURSING HOME – An extended or intermediate care facility which provides full time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. This type of facility shall be licensed by the Florida Department of Health and Rehabilitative Services and meet the criteria, pursuant to Chapter 400 of the Florida Statutes and shall provide nursing services as defined in Chapter 464 of the Florida Statutes. This term may include, but not be limited to the terms extended care facility, intermediate care facility and long-term care facility.

OFFICE – An establishment where services are performed involving predominantly administrative, professional, or clerical operations for a business, government, industry, profession, or service.

OFFICE COMPLEX – Any office development containing two (2) or more tenant spaces that are under common land ownership or that share common property frontage.

OFFICE SUPPLY – An establishment which offers the sale of materials predominately used by the office community and may include, but not be limited to, the sale of accounting and bookkeeping materials, beepers-pagers, business forms, systems, and machines, computer equipment and supplies, inserting and mailing machines, office furniture, and typewriters.

OFFICE/WAREHOUSE FACILITY – An establishment where an office building will provide an attached warehouse to accommodate the office use.

OFF-SITE SIGN - Any combination of structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, placard, poster, billboard, advertising structure, advertising logos, symbol or other form, whether placed individually on a or a V-type, back-to-back, side-to-side, stacked or double-faced display, or bench, designated intended or used to advertise or inform, any part of the advertising message or informative contents of which is visible from any place on the main or traveled way and which sign related in its subject matter or message to offices, products, accommodations, services or activities which are sold, produced available, conducted or rendered at locations together than on the premises where the sign is located. The term does not include an official traffic control sign, official marker, specific information panel erected, or other form of public information caused to be erected or approved by any government upon its property or right-of-way.

ON-SITE SIGN – A sign that identifies or advertises only goods, services, facilities, events, or attractions available on the premises where the sign is located.

OUTPARCEL – A parcel of land generally related to and subdivided from a larger surrounding tract, which contains freestanding structure when developed and is primarily accessed within the surrounding tract.

PENNANT – Any flag like piece of cloth, plastic or paper attached to any staff, cord, building or other structure that hangs loosely for the purpose of attracting attention to the site.

PERSONAL SERVICE – An establishment which provides for the care of a person or a person's apparel, and may include, but not be limited to, beauty/barber shop, nail salon, tanning salon, laundry, dry cleaning, retail store, garment service and shoe repair.

PLUMBING HAZARD – Any arrangement of plumbing including piping and fixtures whereby a cross connection is created.

PLUMBING SYSTEM – A system that includes the water distribution pipes; plumbing fixtures and traps; water-treating or water-using equipment; soil, waste, and vent pipes; and building drains; in addition to their respective connections, devices and appurtenances within a structure or premises; and the water service, building sewer and building storm sewer serving such structure or premises.

POLE SIGN – A sign which is supported by one (1) or two (2) poles of no greater than eight (8) inches in diameter and otherwise separated from the ground by air.

PORTABLE SIGN – A sign that has no permanent attachment to a building or to the ground by means of a footing, including but not limited to, an A-frame sign, sign with wheels, pull attachments or hot air or gas filled balloons.

PRINCIPAL USE OF STRUCTURE – The primary use of or structure on any land which is allowed as a permitted use, special exception, or conditional use in the zoning district, or allowed as a continuing nonconforming use under provisions of the Land Development Code.

PROPERTY – Land which is subject of the specific development application.

PUBLIC UTILITY STATION – Equipment and structures necessary for the conducting of service by a publicly owned or regulated agency, and may include, but not be limited to, electric power plants, stations, and substations, gas transfer stations, municipal water system well and tanks, sewage and water treatment plants, buildings and lift stations, and telephone exchanges, and repeater stations.

REAL ESTATE SIGN – A sign erected by the owner, or his agent, advertising the real property where the sign is located for sale, lease or rent.

RECREATIONAL VEHICLE – A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven, and primarily designed as temporary living accommodations for recreational, camping and travel use and may include, but not be limited to, camping trailer, motor home, park model trailer, private motor coach, travel trailer, truck camper, and van conversion. This term shall not include the term mobile home.

REDUCED-PRESSURE-PRINCIPLE-BACKFLOW-PREVENTER – An assembly of differential valves and check valves, including an automatically opened spillage port to the atmosphere, designed to prevent backflow.

RESTAURANT – An establishment where meals are prepared, and food, including beverages and confections, are served to customers, with the food and non-alcoholic beverage sales amounting to at least 51% of the total food sales.

RETAIL HOME BUILDING MATERIALS – An establishment which offers for retail sale materials and equipment for home and garden construction and maintenance, and may include, but be limited to, aluminum, cabinets, caulking material and equipment, garden supplies, and topsoil. Plant materials sold at such an establishment could be grown on the premises in a field or greenhouse.

RETAIL NURSERIES AND GARDEN SUPPLIES – An establishment which offers to the public for retail sale, plants and/or associated materials and may include, but not be limited to, fences, fill material, firewood, gravel, sand, and rock products, lawn and garden supplies, and topsoil. Plant materials sold at such an establishment could be grown on the premises in a field or greenhouse.

RETAIL SALES AND SERVICES – An establishment engaged in the selling of products and service to the public for personal or household consumption, including but not limited to beauty/barber shop, laundry and dry-cleaning store, newsstand/ bookstore, xerographic printing, clothing stores, drug stores, home electronic equipment, food/grocery stores, and sporting goods.

RIPRAP – A retaining wall made to reduce the force of waves as well as to protect a shore from erosion and consists of unconsolidated boulders, rocks, or clean concrete rubble with no exposed reinforcing rods or similar protrusions.

ROAD – All roads within the City shall be classified as follows:

- *Local Road* – A route of relatively low traffic volume and travel speed that provides primary access to the majority of individual lots in subdivisions, and connects those lots to the collector or arterial system.

- *Minor Collector Road* – A route that provides primary access to or through a subdivision or subdivisions, and connects those developments to the major collector and arterial system.

- *Major Collector Road* – A route providing service which is of relatively moderate average traffic volume, moderately average trip length, and moderately average operating speed. Such a route also collects and distributes traffic between local roads or arterial roads and serves as a linkage between land access and mobility needs.

- *Minor Arterial Road* – A route which generally interconnects with, and augments, principal arterial routes and provides service to trips of shorter length and a lower level of travel mobility. Such a route would include any arterial not classified as “principal” and containing facilities that place more emphasis on land access than the higher system.

- *Principal Arterial Road* – A route which generally serves the major centers of activity of an urban area, the highest traffic volume corridors, and the longest trip purpose and carries a high proportion of the total urban area travel on a minimum of mileage. Such a route would be integrated, both internally and between major rural connections.

ROOF-MOUNTED – Any appurtenance or equipment attached to any building in such a manner that the height of the appurtenance or equipment exceeds the height of the wall elevation of the structure.

ROOF-SIGN – A sign painted on or affixed to the roof of a building and primarily supported by the roof structure, except fascia signs as defined herein.

SCREEN ENCLOSURE - A building or part thereof, in whole or in part self-supporting, and having walls of insect screening with or without removable vinyl or acrylic wind break panels and a roof of insect screening, plastic, aluminum or similar lightweight material, or other materials and assemblies such as a patio, deck, or the roof of a structure.

SCREEN ROOM – An addition to a structure or integral part of a structure which is enclosed with screen, permitting unobstructed flow of air in and out of the addition. A screen room may have a permanent floor and roof structure integral to the principal structure, however, for purposes of the Land Development Code, no elevation of any wall of the room shall have less than sixty (60) percent open screen area.

SHOPPING CENTER – A group of commercial class businesses built on a site that is planned, developed, and managed as a unit. Shopping centers are typically 400,00 SF or larger.

SHORELINE – A line marking the edge of a body of water.

SIGN – Any letters, numbers, symbols, graphics, pictures, three-dimensional objects, figures or combination thereof which is erected, constructed, placed, attached or painted on a structure or the ground, which identifies, advertises or directs attention to a product, business, institution, place, person or event, and which can be seen from the public right-of-way. When not modified by the terms “structure” or “face” the term “sign” shall include all parts of the sign and its supporting structure.

SIGN, AREA OF – The total surface of a sign including the background and frame but not structural supporting elements outside of its frame. Where a sign is composed of skeleton letters, characters, or symbols applied to a background which is not a structural part of the sign, the area of the sign shall be the smallest rectangle, triangle or circle which will include the display.

SIGN FACE – Any plane, surface, curve or other area containing a sign. The total surface of the sign including the background and frame but not structural supporting elements outside the frame.

SIGN, MONUMENT - Means a freestanding sign in which the enclosed base is a minimum width of one-third the width of the sign and is subject to all other restrictions as applicable elsewhere in this Code.

SIGN, SNIPE – a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.

SIGN STRUCTURE – The uprights, supports, braces and framework supporting a sign.

START OF CONSTRUCTION – The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual stat of contraction means the first placement of permanent construction of a building (including a manufactures home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. ~~The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation.~~

STATE WATER QUALITY STANDARDS – Criteria set forth in Chapter 17-3 of the Florida Administrative Code as the minimum levels of ambient water quality parameters permissible in a water body to protect the designated uses of a water body.

STORY - A building or part thereof, in whole or in part self-supporting, and having walls of insect screening with or without removable vinyl or acrylic wind break panels and a roof of insect screening, plastic, aluminum, or similar lightweight material, or other materials and assemblies such as a patio, deck, or the roof of a structure.

STRUCTURE – That which is built or constructed

~~**SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.~~

SUBSTANTIAL IMPROVEMENT – For purposes other than Article 2, Chapter 161, ~~Any~~ any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that is the minimum necessary to assure safe living conditions.

B. Any alteration of a historic structure provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

SURGE TANK – The receiving, nonpressure vessel forming part of the air gap separation between a potable and an auxiliary supply.

SWIMMING POOL – Any structure, basin, chamber or tank containing an artificial body of water for swimming, diving, or recreational bathing located in a residential area serving four or fewer living units, having a depth of two (2) feet (610mm) or more at any point as defined in Section

515.25, Florida Statutes, or the body of water is a public pool as defined in Section 514.011, Florida Statutes.

TELECOMMUNICATIONS – The transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

TEMPORARY SIGN – Any sign that is used only temporarily and is not permanently mounted. Temporary signs shall include portable signs, as defined in this Chapter.

TENANT – One who is in possession of a premise under title, lease, or rental plan. Such premises, for purposes of the Land Development Code, is referred to as a tenant space.

TRANSPORTATION SERVICE – An establishment which provides transportation for animals, automobiles and other motor vehicles, and persons, and may include, but not be limited to, air ambulance, airport and motel transport, armored car security transport, boat transport, bus line service, horse and pet transport, and limousine service. The parking and storing of vehicles associated with the business shall occur on the premises.

TREE – Any living, self-supporting, woody perennial plant which has a trunk diameter of at least one and one-half (1½) inches.

TREE, HISTORIC – any tree, except undesirable trees, with a DBH height of thirty-six (36) inches or larger.

TREE, SPECIMEN – any tree, except undesirable trees, with a DBH of twenty (20) inches or larger.

TRUCKING TERMINAL – Land or buildings where trucks, including tractor or trailer units, are parked, stored, or serviced (to the extent permitted at a Motor Vehicle Service Center) including the transfer, loading or unloading of goods. A trucking terminal may include facilities for the temporary storage of loads prior to transshipment, and may include, but be limited to, business of armored truck delivery and pick up, freight forwarding, motor freight, and local cartage trucking and parcel shipping.

UNDER CANOPY SIGN – A sign painted on or attached to the underside of a canopy or marquee.

UPLAND NATURAL COMMUNITIES – Lands with some topographic relief which are identified by infrequent inundation by surface water, and soils with high permeability and a low water table, so that xeric types of vegetation are supported in such systems.

USACOE – The United States Army Corp of Engineers.

USED MOTOR VEHICLE PARTS YARD – Land on which inoperative motor vehicles and parts are stored, salvaged, or sold.

UTILITY SHED – An all-weather, permanent or temporary, fixed, or moveable accessory building used for the sole purpose of storage.

VACUUM – Any pressure less than that exerted by the atmosphere.

VACUUM BREAKER, NONPRESSURE TYPE – A vacuum breaker designed so as not to be

subjected to static line pressure.

VACUUM BREAKER, PRESSURE TYPE – A vacuum breaker designed to operate under conditions of static line pressure.

VARIANCE – A grant of relief from the requirements of the Land Development Code which permits construction in a manner otherwise prohibited by the Land Development Code where the specific enforcement would result in unnecessary hardship.

VETERINARY CLINIC – An establishment for the medical and surgical treatment of sick or injured animals, where limited overnight facilities are provided in association with such treatment. This term may include, but not be limited to, veterinarian office, veterinary hospital and animal clinic, but shall not include the term kennel.

WALL SIGN – A sign painted on or affixed to the structural wall of a building, with a sign face approximately parallel to the wall perpendicular to the ground and projecting no more than twelve (12) inches from the wall. The general term "wall sign" shall also include window signs and fascia sign.

WETLAND NATURAL COMMUNITIES – Lands of low topographical relief which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support a prevalence of vegetation typically adopted for life in saturated soil conditions.

WETLANDS – Lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adopted for life in saturated soil conditions. The definition includes all contiguous and non-contiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bayheads, bogs, wet prairies, and freshwater marshes.

Dominant wetland vegetation shall be determined as provided in Rule 17-3.022, Florida Administrative Code. In circumstances where the natural boundary of wetland vegetation is unclear, the line of demarcation may be approximated at a surveyed elevation measured at a location in the same wetland where the natural line is clear. In the event an undeveloped area has been recently cleared of all vegetation, the wetland boundary may be determined by a study of the soils, aerial mapping, photography, hydrology, and other historical information as appropriate.

WETLAND VEGETATION – As defined in Rule 17-3.022, Florida Administrative Code.

WHOLESALERS AND DISTRIBUTORS – An establishment engaged in the storage, wholesale, and distribution of manufactured projects, supplies, and equipment, and incidental retail sales, exclusive of bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

WINDOW SIGN – A permanent sign affixed to, suspended within three (3) feet behind or painted on either face of a window or glass door that leads to the exterior of the building.

YARD – The open space between the primary structure and lot line that may include pavement,

landscaping, accessory structures, or other improvements as allowed by the Land Development Code. The terms front, side and rear yards refer to the yards adjacent to the front, side and rear property lines.

Chapter 161 BUILDING CODES

Article 1 – General.

Sec. 161.010. Building codes.

A. *In general.* The adopted building codes regulate construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal, demolition, or renovation of any building, structure, or appurtenance and any related mechanical, plumbing, or electrical device or system, within the city.

B. *Adopted building codes.* The latest edition of the Florida Building Code as adopted pursuant to F.S. § 553.73(1)(a).

(LDC 2022, § 161.010)

Sec. 161.~~030~~020. Warranty and liability.

The permitting plan review or inspection of any building, system or plan by this jurisdiction, under the requirements of this code, shall not be construed in any court as a warranty of the physical condition of such building, system or plan or their adequacy. This jurisdiction, its employees or agents shall not be liable in tort for damages or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.

(LDC 2022, § 161.030)

Sec. 161.~~035~~030. Powers and duties of the building official.

The building official is hereby authorized and directed to enforce the provisions of the Florida Building Code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the Florida Building Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided in the Florida Building Code.

A. *Requirements not covered by code.* Any requirements necessary for strength, stability or proper operation of an existing or proposed building, structure, electrical, gas, mechanical or plumbing system, or for the public safety, health and general welfare, not specifically covered by this or other technical codes, shall be determined by the building official.

B. *Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas.* For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the flood resistant construction requirements of ~~section 1612 of~~ the Florida Building Code.

C. *Notices and orders.* The building official shall issue all necessary notices or orders to ensure compliance with this code.

D. *Inspections.* The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the

responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

E. *Right of entry.* Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

F. *Modifications.* Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of actions granting modifications shall be recorded and entered in the files of the department of building safety.

(LDC 2022, § 161.035)

Sec. 161.040. Permit required.

Please refer to chapter 1 of the Florida Building Code for provisions pertaining to the requirement of a building permit.

(LDC 2022, § 161.040)

Sec. 161.050. Permit application.

A. *Application documents.* Application for building and building related permits shall be submitted to the building official or designee. Such submittal shall include the application form as provided by the city, together with all required associated documents and fees depending upon the type of permit being sought as further described as follows:

1. *Building permit.* Applications for permits shall be in accordance with the written policies of the community development department.

(LDC 2022, § 161.050)

Sec. 161.060. Building permit.

A. *License to proceed.* A permit is simply a license to proceed with the proposed work, and grants no authority to violate, cancel, alter, or set aside any applicable code, regulation, requirement, ordinance or law, regardless of what may be shown or omitted on the permit documents, and regardless of any agreement with any official.

B. *Fees.* All building permit fees and related fees shall be paid in accordance with the current fee ordinance adopted by the city commission.

(LDC 2022, § 161.060)

Sec. 161.070. Inspections.

A. *Preliminary inspection.* Before a permit is issued, the building official may examine any building for which an application has been received for a permit to enlarge, alter, repair, move, demolish or a change of occupancy.

B. *Combination inspections.* The framing, electrical second rough, plumbing second rough and mechanical second rough inspections shall be combined into a combination inspection, whenever possible.

(LDC 2022, § 161.070)

Article 2 – Floodplain Management Code.

Sec. 161.~~090~~080. Flood damage prevention.

Section 1. *Administration.*

A. *General.*

1. *Title.* ~~These regulations~~ Sections 161.080, 161.090, 161.100 and 161.110 shall be known as "The Floodplain Management ~~Ordinance~~ Code of the City of Fruitland Park," hereinafter referred to as "this Floodplain Management Code ~~section~~." References to provisions within the Floodplain Management Code may also be referred to as “this article”.

2. *Scope.* The provisions of this Floodplain Management Code ~~section~~ shall apply to all development that is wholly within or partially within any flood hazard area, including, but not limited to, the subdivision of land, filling, grading and other site improvements and utility installations, construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings, installation or replacement of tanks, placement of recreational vehicles, installation of swimming pools, and any other development.

3. *Intent.* The purposes of this article ~~section~~ and the flood load and flood-resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

a. Minimize unnecessary disruption of commerce, access and public service during times of flooding;

b. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;

c. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;

d. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;

e. Minimize damage to public and private facilities and utilities;

f. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;

g. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

h. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the 44 CFR 59.22.

4. *Coordination with the Florida Building Code.* This Floodplain Management Code ~~section~~ is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.

5. *Warning.* The degree of flood protection required by this Floodplain Management Code ~~section~~ and the Florida Building Code, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This Floodplain Management Code ~~section~~ does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the flood insurance study and shown on flood insurance rate maps and the requirements of 44 CFR 59 and 44 CFR 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this.

6. *Disclaimer of liability.* This Floodplain Management Code ~~section~~ shall not create liability on the part of the city commission or by any officer or employee thereof for any flood damage that results from reliance on this Floodplain Management Code ~~section~~ or any administrative decision lawfully made thereunder.

B. *Applicability.*

1. *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

2. *Areas to which this section applies.* This Floodplain Management Code ~~section~~ shall apply to all flood hazard areas within the city, as established in subsection 3 below.

3. *Basis for establishing flood hazard areas.* The Flood Insurance Study for Lake County, Florida and Incorporated Areas ~~flood insurance study for the and incorporated areas~~ dated December 18, 2012, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRMs), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this Floodplain Management Code ~~section~~ and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the city hall, located at 506 W. Berckman Street, Fruitland Park, Florida 34731.

a. *Submission of additional data to establish flood hazard areas.* To establish flood hazard areas and base flood elevations, pursuant to subsection ~~(1)(E)~~ E. of this section, the floodplain administrator may require submission of additional data. Where field surveyed topography prepared by a state-licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

i. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this Floodplain Management Code ~~section~~ and, as applicable, the requirements of the Florida Building Code.

ii. Are above the closest applicable base flood elevation, the area shall be regulated as a special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.

4. *Other laws.* The provisions of this Floodplain Management Code ~~section~~ shall not be deemed to nullify any provisions of local, state or federal law.

5. *Abrogation and greater restrictions.* This Floodplain Management Code ~~section~~ supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances, including, but not limited to, land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this Floodplain Management Code ~~section~~ and any other ordinance, the more restrictive shall govern. This Floodplain Management Code ~~section~~ shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this Floodplain Management Code ~~section~~.

6. *Interpretation.* In the interpretation and application of this section, all provisions shall be:

   a. Considered as minimum requirements;

   b. Liberally construed in favor of the city commission; and

   c. Deemed neither to limit nor repeal any other powers granted under state statutes.

C. *Duties and powers of the floodplain administrator.*

1. *Designation.* The city manager is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees.

2. *General.* The floodplain administrator is authorized and directed to administer and enforce the provisions of this Floodplain Management Code ~~section~~. The floodplain administrator shall have the authority to render interpretations of this Floodplain Management Code ~~section~~ consistent with the intent and purpose of this Floodplain Management Code ~~section~~ and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this Floodplain Management Code ~~section~~ without the granting of a variance pursuant to subsection ~~(1)(G)~~ G. of this section.

3. *Applications and permits.* The floodplain administrator, in coordination with other pertinent offices of the community, shall:

   a. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;

   b. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this section;

   c. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;

   d. Provide available flood elevation and flood hazard information;

   e. Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;

   f. Review applications to determine whether proposed development will be reasonably safe from flooding;

   g. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this Floodplain Management Code ~~section~~ is demonstrated, or disapprove the same in the event of noncompliance; and

h. Coordinate with and provide comments to the building official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this Floodplain Management Code ~~section~~.

4. *Substantial improvement and substantial damage determinations.* For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:

   a. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

   b. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

   c. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and

   d. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood-resistant construction requirements of the Florida Building Code and this Floodplain Management Code ~~section~~ is required.

5. *Modifications of the strict application of the requirements of the Florida Building Code.* The building official shall coordinate with the floodplain administrator to review requests submitted to the building official that seek approval to modify the strict application of the flood-resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to subsection ~~(1)(G)~~ G. of this Floodplain Management Code ~~section~~.

6. *Notices and orders.* The floodplain administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this Floodplain Management Code ~~section~~.

7. *Inspections.* The floodplain administrator shall make the required inspections as specified in subsection ~~(1)(F)~~ F. of this section for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The floodplain administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

8. *Other duties of the floodplain administrator.* The floodplain administrator shall have other duties, including, but not limited to:

   a. Establish, in coordination with the building official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to subsection ~~(1)(C)(4)~~ C. 4. of this section;

   b. Require that applicants proposing alteration of a watercourse notify adjacent communities and the state division of emergency management, state floodplain management office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

   c. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the

flood insurance rate maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available;

d. Review required design certifications and documentation of elevations specified by this ~~section~~ article and the Florida Building Code to determine that such certifications and documentations are complete; and

e. Notify the Federal Emergency Management Agency when the corporate boundaries of the city are modified.

9. *Floodplain management records.* Regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this section and the flood-resistant construction requirements of the Florida Building Code, including flood insurance rate maps; letters of map change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this ~~section~~ article; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood-carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this section and the flood-resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at the city hall, at 506 W. Berckman Street, Fruitland Park, Florida 34731.

D. *Permits.*

1. *Permits required.* Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permits and approvals. No such permit or approval shall be issued until compliance with the requirements of this ~~section~~ article and all other applicable codes and regulations has been satisfied.

2. *Floodplain development permits or approvals.* Floodplain development permits or approvals shall be issued pursuant to this section for any development activities not subject to the requirements of the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

3. *Buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to the requirements of federal regulations for participation in the National Flood Insurance Program (44 CFR 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this section:

a. Railroads and ancillary facilities associated with the railroad.

b. Nonresidential farm buildings on farms, as provided in F.S. § 604.50.

c. Temporary buildings or sheds used exclusively for construction purposes.

d. Mobile or modular structures used as temporary offices.

e. Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.

f. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this subsection, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

g. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

h. Temporary housing provided by the department of corrections to any prisoner in the state correctional system.

i. Structures identified in F.S. § 553.73(10)(k) are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps.

4. *Application for a permit or approval.* To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community development department. The information provided shall:

a. Identify and describe the development to be covered by the permit or approval.

b. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

c. Indicate the use and occupancy for which the proposed development is intended.

d. Be accompanied by a site plan or construction documents as specified in subsection ~~(~~E~~)~~ of this section.

e. State the valuation of the proposed work.

f. Be signed by the applicant or the applicant's authorized agent.

g. Give such other data and information as required by the floodplain administrator.

5. *Validity of permit or approval.* The issuance of a floodplain development permit or approval pursuant to this section shall not be construed to be a permit for, or approval of, any violation of this ~~section~~article, the Florida Building Codes, or any other ordinance of this city ~~community~~. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions.

6. *Expiration.*

A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences.

Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

7. *Suspension or revocation.* The floodplain administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ~~section~~ article or any other ordinance, regulation or requirement of this community.

8. *Other permits required.* Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including, but not limited to, the following:

a. The St. Johns River Water Management District; F.S. § 373.036.

b. State department of health for on-site sewage treatment and disposal systems; F.S. § 381.0065 and F.A.C. ch. 64E-6.

~~State department of environmental protection for activities subject to the Joint Coastal Permit; F.S. § 161.055.~~

c. State department of environmental protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; section 404 of the Clean Water Act.

d. Federal permits and approvals.

~~9. *Building permits issued on the basis of an affidavit.* Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR 59 and 60), the authority granted to the building official to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits, shall not extend to the flood load and flood-resistant construction requirements of the Florida Building Code.~~

E. *Site plans and construction documents.*

1. *Information for development in flood hazard areas.* The site plan or construction documents for any development subject to the requirements of this ~~section~~ article shall be drawn to scale and shall include, as applicable to the proposed development:

a. Delineation of flood hazard areas, floodway boundaries and flood zones, base flood elevations, and ground elevations if necessary for review of the proposed development.

b. Where base flood elevations, or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with subsection ~~(1)(E)(2) or (3)~~ 1. E. 2. or 3. of this section. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with subsection ~~(1)(E)(2)(1)~~ E. 2. a. of this section.

c. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.

d. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

e. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

f. Existing and proposed alignment of any proposed alteration of a watercourse.

h. The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ~~section~~ article but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this ~~section~~ article.

2. *Information in flood hazard areas without base flood elevations (approximate Zone A).* Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator shall:

a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.

b. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use

base flood elevation and floodway data available from a federal or state agency or other source.

c. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

i. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or

ii. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.

d. Where the base flood elevation data are to be used to support a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a Florida state-licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

3. *Additional analyses and certifications.* As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this ~~section~~ article, the applicant shall have the following analyses signed and sealed by a Florida state-licensed engineer for submission with the site plan and construction documents:

a. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in subsection ~~(1)(E)(4)~~ E. 4. of this section and shall submit the conditional letter of map revision, if issued by FEMA, with the site plan and construction documents.

b. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the flood insurance study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

c. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in subsection ~~(1)(E)(4)~~ E. 4. of this section.

4. *Submission of additional data.* When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a state-licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

F. *Inspections.*

1. *Generally.* Development for which a floodplain development permit or approval is required shall be subject to inspection.

    a. *Development other than buildings and structures.* The floodplain administrator shall inspect all development to determine compliance with the requirements of this ~~section~~ article and the conditions of issued floodplain development permits or approvals.

    b. *Buildings, structures and facilities exempt from the Florida Building Code.* The floodplain administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this ~~section~~ article and the conditions of issued floodplain development permits or approvals.

        i. *Buildings, structures and facilities exempt from the Florida Building Code, lowest floor inspection.* Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the floodplain administrator:

            1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a state-licensed professional surveyor; or

            2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with subsection ~~(1)(E)(2)(3)(b)~~ E. 2 c. ii. of this section, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

        ii. *Buildings, structures and facilities exempt from the Florida Building Code, final inspection.* As part of the final inspection, the owner or owner's authorized agent shall submit to the floodplain administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; ~~:~~ such certifications and documentations shall be prepared as specified in subsection ~~(1)(F)(1)(b)(i)~~ F. 1. b. i. of this section.

        iii. *Manufactured homes.* The floodplain administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ~~section~~ article and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the floodplain administrator.

G. *Variances and appeals.*

Flood hazard areas. Pursuant to F.S. § 553.73(5), the variance procedures adopted in the local floodplain management ordinance shall apply to requests submitted to the building official for variances to the provisions of section 1612.4 of the Florida Building Code, Building, or, as applicable, the provisions of R322 of the Florida Building Code, Residential. ~~This subsection (1)(G) shall not apply to section 3109 of the Florida Building Code, Building.~~

1. *General.* The city commission shall hear and decide on requests for appeals and requests for variances from the strict application of this ~~section~~ article. Pursuant to F.S. § 553.73(5), the city commission shall hear and decide on requests for appeals and requests for variances from the strict application of the flood-resistant construction requirements of the Florida Building Code.

2. *Appeals.* The city commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the

administration and enforcement of this ~~section~~ article. Any person aggrieved by the decision of the city commission may appeal such decision to the Circuit Court, as provided by state statutes.

3. *Limitations on authority to grant variances.* The city commission shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in subsection ~~(1)(G)(6)~~ G. 6. of this section, the conditions of issuance set forth in subsection ~~(1)(G)(7)~~ G. 7. of this section, and the comments and recommendations of the floodplain administrator and the building official. The city commission has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ~~section~~ article.

4. *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in subsection ~~(1)(E)(3)~~ E. 3. of this section.

5. *Historic buildings.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building Code, chapter ~~11~~ 12, Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

6. *Functionally dependent uses.* A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this section, provided the variance meets the requirements of subsection ~~(1)(G)(3)(a)~~ G. 3. a. of this section, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

7. *Considerations for issuance of variances.* In reviewing requests for variances, the city commission shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this ~~section~~ article, and the following:

    a. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;

    b. The danger to life and property due to flooding or erosion damage;

    c. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;

    d. The importance of the services provided by the proposed development to the community;

    e. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;

    f. The compatibility of the proposed development with existing and anticipated development;

    g. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

    h. The safety of access to the property in times of flooding for ordinary and emergency vehicles;

    i. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

j. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

8. *Conditions for issuance of variances.* Variances shall be issued only upon:

a. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ~~section~~ article or the required elevation standards;

b. Determination by the city commission that:

i. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

ii. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

iii. The variance is the minimum necessary, considering the flood hazard, to afford relief;

c. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and

d. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25.00 for $100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

H. *Violations.*

1. *Violations.* Any development that is not within the scope of the Florida Building Code but that is regulated by this ~~section~~ article that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ~~section~~ article, shall be deemed a violation of this ~~section~~ article. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this section or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.

2. *Authority.* For development that is not within the scope of the Florida Building Code but that is regulated by this ~~section~~ article and that is determined to be a violation, the floodplain administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the persons performing the work.

3. *Unlawful continuance.* Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

~~Section 2. *Definitions.*~~

Sec. 161.090. Definitions.

A. *General.*

1. *Scope.* Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ~~section~~ article, have the meanings shown in this section ~~2~~.

2. *Terms defined in the Florida Building Code.* Where terms are not defined in this section and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.

3. *Terms not defined.* Where terms are not defined in this section or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

B. *Definitions.*

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this ~~section~~ article.

ASCE 24 means a standard titled "Flood-Resistant Design and Construction" that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, Virginia.

Base flood means a flood having a one percent chance of being equaled or exceeded in any given year. (Also defined in FBC, B, section ~~1612.2~~ 202) The base flood is commonly referred to as the "100-year flood" or the "one percent annual chance flood."

Base flood elevation means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). (Also defined in FBC, B, section ~~1612.2~~.202)

Basement means the portion of a building having its floor subgrade (below ground level) on all sides. (Also defined in FBC, B, section ~~1612.2~~202.)

Design flood means the flood associated with the greater of the following two areas (also defined in FBC, B, section ~~1612.2~~202):

1) Area with a floodplain subject to a one percent or greater chance of flooding in any year; or

2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet. (Also defined in FBC, B, section ~~1612.2~~202.)

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure means any building and structure for which the start of construction commenced before September 5, 1984. (Also defined in FBC, B, section ~~1612.2~~.202.)

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before September 5, 1984.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities. the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA) means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land from (also defined in FBC, B, section ~~1612.2~~202):

1) The overflow of inland or tidal waters.

2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage resistant materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. (Also defined in FBC, B, section ~~1612.2~~202.)

Flood hazard area means the greater of the following two areas: (Also defined in FBC, B, section ~~1612.2~~.202.)

1) The area within a floodplain subject to a one percent or greater chance of flooding in any year.

2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood insurance rate map (FIRM) means the official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. (Also defined in FBC, B, section ~~1612.2~~.202.)

Flood insurance study (FIS) means the official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data. (Also defined in FBC, B, section ~~1612.2~~.202.)

Floodplain administrator means the office or position designated and charged with the administration and enforcement of this ~~section~~ article (may be referred to as the floodplain manager).

Floodplain development permit or approval means an official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ~~section~~ article.

Floodway means the channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. (Also defined in FBC, B, section ~~1612.2~~.202.)

Floodway encroachment analysis means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida state-licensed engineer using standard engineering methods and models.

Florida Building Code means the family of codes adopted by the Florida Building Commission, including the Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term "functionally dependent use" does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, chapter 12, Historic Buildings.

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

1) *Conditional letter of map revision (CLOMR)* means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

2) *Letter of map amendment (LOMA)* means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

3) *Letter of map revision (LOMR)* means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

4) *Letter of map revision based on fill (LOMR-F)* means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

Light-duty truck, as defined in 40 CFR 86.082-2, means any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;

2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement,

usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. (Also defined in FBC, B, section ~~1612.2~~.202.)

Manufactured home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a recreational vehicle or park trailer. (Also defined in F.A.C. 15C-1.0101.)

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the ~~price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this section, the term "market value" refers to the market~~ value of buildings and structures, excluding the land and other improvements on the parcel. Market value ~~may be established by a qualified independent appraiser,~~ is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction), established by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the county property appraiser.

New construction, for the purposes of administration of this ~~section~~ article and the flood-resistant construction requirements of the Florida Building Code, means structures for which the start of construction commenced on or after September 5, 1984, and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 5, 1984.

Park trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual start of construction means the first alteration of any wall. ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B, section ~~1612.2~~.202.)

Recreational vehicle means a vehicle, including a park trailer, which is:

1) Built on a single chassis;
2) 400 square feet or less when measured at the largest horizontal projection;
3) Designed to be self-propelled or permanently towable by a light-duty truck; and
4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. (Also defined in FBC, B, section ~~1612.2~~.202.)

Start of construction means the date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. (Also defined in FBC, B, section ~~1612.2~~.202.)

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term "substantial improvement" does not, however, include either: (Also defined in FBC, B, section ~~1612.2~~.202)

1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this ~~section~~ article, or the flood-resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this ~~section~~ article or the Florida Building Code.

Watercourse means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

~~Section 3. *Flood-resistant development.*~~

Sec. 161.100. Flood Resistant Development.

A. *Buildings and structures.*

1. *Design and construction of buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to this article ~~subsection (1)(D)(2)(a) of this section~~, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of subsection ~~(3)(G)~~ G. of this section.

2. *Florida Building Code* technical amendments; minimum building elevations.

   a. The minimum elevation for buildings within the scope of the Florida Building Code, Building, shall be as specified in ASCE 24, the base flood elevation plus 2 feet or the design flood elevation, whichever is higher.

   b. The minimum elevation for one- and two-family dwellings and townhouses within the scope of the Florida Building Code, Residential, shall be the base flood elevation plus 2 feet or the design flood elevation, whichever is higher.

B. *Subdivisions.*

1. *Minimum requirements.* Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

    a. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

    b. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

    c. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

2. *Subdivision plats.* Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

    a. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;

    b. Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with subsection ~~(1)(E)(2)(1)~~ E. 2. or 3. of Sec. 161.080 ~~this section~~; and

    c. Compliance with the site improvement and utilities requirements of subsection ~~(3)(C)~~ C. of this section.

C. *Site improvements, utilities and limitations.*

1. *Minimum requirements.* All proposed new development shall be reviewed to determine that:

    a. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

    b. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

    c. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

2. *Sanitary sewage facilities.* All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for on-site sewage treatment and disposal systems in F.A.C. ch. 64E-6 and ASCE 24 chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, and impairment of the facilities and systems.

3. *Water supply facilities.* All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in F.A.C. 62-532.500 and ASCE 24 chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

4. *Limitations on sites in regulatory floodways.* No development, including, but not limited to, site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in subsection E. 3. a. ~~(1)(E)(3)(1)~~ of this section demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

5. *Limitations on placement of fill.* Subject to the limitations of this section, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to

these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

D. *Manufactured homes.*

1. *Generally.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249 and shall comply with the requirements of F.A.C. ch. 15C-1 and the requirements of this ~~section~~ article. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.

2. *Placement requirements*. In expansions to existing mobile home parks and subdivisions, existing mobile home parks and subdivisions where the repair, reconstruction, or improvement has commenced, and for mobile homes not placed in a mobile home park or subdivision, the following apply:

   a. Stands or lots to be elevated on compacted fill or on pilings shall have the lowest floor of the mobile home elevated no less than two feet above the base flood level;

   b. Adequate surface drainage and access for a hauler shall be provided; and

   c. In the instance of elevation on pilings, lots shall be large enough to permit steps; piling foundations shall be placed in stable soil no more than ten feet apart; and reinforcement shall be provided for pilings more than six feet above the ground level.

3. *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the Florida Building Code, Residential, section R322.2 and this ~~section~~ article. Foundations for manufactured homes subject to subsection ~~(3)(D)(4)(b)~~ D. 5. b. of this section are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

4. *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

5. *Elevation.* All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the base flood elevation plus 2 feet. ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with subsection (3)(D)(4)(a) or (b) of this section, as applicable.~~

   ~~a. *General elevation requirement.* Unless subject to the requirements of subsection (3)(D)(4)(b) of this section, all manufactured homes that are placed, replaced, or substantially improved on sites located: outside of a manufactured home park or subdivision; in a new manufactured home park or subdivision; in an expansion to an existing manufactured home park or subdivision; or in an existing manufactured home park or subdivision upon which a manufactured home has incurred substantial damage as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential, section R322.2 (Zone A).~~

   ~~b. *Elevation requirement for certain existing manufactured home parks and subdivisions.* Manufactured homes that are not subject to subsection (3)(D)(4)(a) of this section, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where~~

~~substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

~~i. Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential, section R322.2 (Zone A); or~~

~~ii. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.~~

6. *Enclosures.* Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential, section R322.2 for such enclosed areas.

7. *Utility equipment.* Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential, section R322.

E. *Recreational vehicles and park trailers.*

1. *Temporary placement.* Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

a. Be on the site for fewer than 180 consecutive days; or

b. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

2. *Permanent placement.* Recreational vehicles and park trailers that do not meet the limitations in subsection ~~(3)(E)(1)~~ E. 1. of this section for temporary placement shall meet the requirements of subsection ~~(3)(D)~~ D. of this section for manufactured homes.

F. *Tanks.*

1. *Underground tanks.* Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

2. *Above-ground tanks, not elevated.* Above-ground tanks that do not meet the elevation requirements of subsection ~~(3)(F)(3)~~ 3. below ~~of this section~~ shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

3. *Above-ground tanks, elevated.* Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

4. *Tank inlets and vents.* Tank inlets, fill openings, outlets and vents shall be:

a. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood: and

b. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

G. *Other development.*

1. *General requirements for other development.* All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ~~section~~ article or the Florida Building Code, shall:

    a. Be located and constructed to minimize flood damage;

    b. Meet the limitations of subsection ~~(3)(C)(4)~~ C. 4. of this section if located in a regulated floodway;

    c. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

    d. Be constructed of flood damage resistant materials; and

    e. Have mechanical, plumbing, and electrical systems above the design flood elevation, or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electrical code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of the building code for wet locations.

2. *Fences in regulated floodways.* Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of subsection ~~(3)(C)(4)~~ C. 4. of this section.

3. *Retaining walls, sidewalks and driveways in regulated floodways.* Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of subsection ~~(3)(C)(4)~~ C. 4. of this section.

4. *Roads and watercourse crossings in regulated floodways.* Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of subsection ~~(3)(C)(4)~~ C. 4. of this section. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of subsection ~~(1)(E)(3)(3)~~ C. 4. of this section.

(LDC 2022, § 161.090)

~~Sec. 161.220. Specific standards.~~

~~A. *Requirements.* In all areas of special flood hazard where base flood elevation data has been provided, the following provisions are required:~~

~~1. *Residential construction.* New construction or substantial improvement of any residential structure shall have the lowest floor, including basement, elevated no lower than two feet above the base flood elevation.~~

~~2. *Nonresidential construction.* New construction or substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated no lower than two feet above the level of the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that all areas of the structure below the required elevation is watertight, with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied.~~

~~3. *Mobile homes.* Expansions to existing mobile home parks and subdivisions, existing mobile home parks and subdivision where the repair, reconstruction, or improvement has commenced; and mobile homes not placed in a mobile home park or subdivision require:~~

d. Stands or lots to be elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be elevated no less than two feet above the base flood level;

e. Adequate surface drainage and access for a hauler be provided; and

f. In the instance of elevation on pilings, lots large enough to permit steps; piling foundations placed in stable soil no more than ten feet apart; and reinforcement provided for pilings more than six feet above the ground level.

(LDC 2022, § 161.220)

The Villages®
DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01254654** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JUNE 9, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 12 day of June 2025.

Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification
Type of Identification Produced

ROBIN L. BALDESCHWIELER
Notary Public - State of Florida
Commission # HH 588770
My Comm. Expires Oct 10, 2028
Bonded through National Notary Assn.

NOTICE OF PUBLIC HEARING

The City of Fruitland Park will consider Ordinance 2025-017 at the following public hearings:

- **Planning & Zoning:** June 19, 2025 at 6:00 pm or as soon thereafter as possible
- **Fruitland Park City Commission** on July 10, 2025 and July 24, 2025 beginning at 6:00 p.m. or as soon thereafter as possible.

The public hearings will be held at the Commission Chambers in City Hall located at 506 W. Berckman Street, Fruitland Park, Florida. The title of the ordinance that will be heard at the public hearings is as follows:

ORDINANCE 2025-017

AN ORDINANCE BY THE CITY OF FRUITLAND PARK, FLORIDA AMENDING THE CITY OF FRUITLAND PARK'S LAND DEVELOPMENT CODE CHAPTER 151 - DEFINITIONS AND CHAPTER 161 - BUILDING CODES TO MAKE MODIFICATIONS TO BRING THE REGULATIONS INTO AGREEMENT WITH THE MOST CURRENT FEMA-APPROVED, CODE-COMPANION FLOODPLAIN MANAGEMENT ORDINANCE FOR FLORIDA COMMUNITIES; PROVIDING FOR SEVERABILITY; PROVIDING DIRECTIONS TO TRANSIT TO THE FLORIDA BUILDING COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinance may be inspected by the public between the hours of 8:00 am to 5:00 p.m., Monday to Friday at the City Clerk's office at City Hall. For further information call (352) 360-6727.

Interested parties may appear at the meetings in person and be heard with respect to the proposed Ordinance. A person who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in accordance with s.286.0105, F.S.

In accordance with the provisions of the Americans with Disabilities Act (ADA) and Florida Statute 286.26, persons with disabilities needing special accommodation to participate in this proceeding must contact the City Clerk's Office no later than 48 hours prior to the meeting.

*City Clerk's Office

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

ITEM TITLE: **First Reading and Public Hearing of Ordinance 2025-018 - Petition to Amend the Boundaries of the Enclave at Lake Geneva Community Development District (CDD), adding approximately 9.70 +/- acres to the overall development. The property is generally located south of Lake Ella Road, east of Taylor Mill Road, and west of U.S. Hwy 27/441; Petitioner: Kutak Rock LLP (authorized agents Tucker Mackie & Ryan Dugan) on behalf of the "District."**

MEETING DATE: July 10, 2025

DATE SUBMITTED: June 26, 2025

SUBMITTED BY: City Attorney

BRIEF NARRATIVE:
A Petition to Establish the Enclave at Lake Geneva Community Development District (CDD) was previously approved by the city through Ordinance 2024-001. This application sought to establish a community development district for the Enclave at Lake Geneva submitted by Petitioner, Lake Saunders Groves Land LLC, as property lies within the City's municipal boundaries.

Pursuant to Chapter 190, and specifically Section 190.046(1), Florida Statues, the District is petitioning to amend the Ordinance and extend the boundaries of the Enclave at Lake Geneva development boundaries from 135.4 +/- acres to an overall total of 145.10 +/- acres; reflecting an additional 9.70 +/- acres purchased to be added to the overall development.

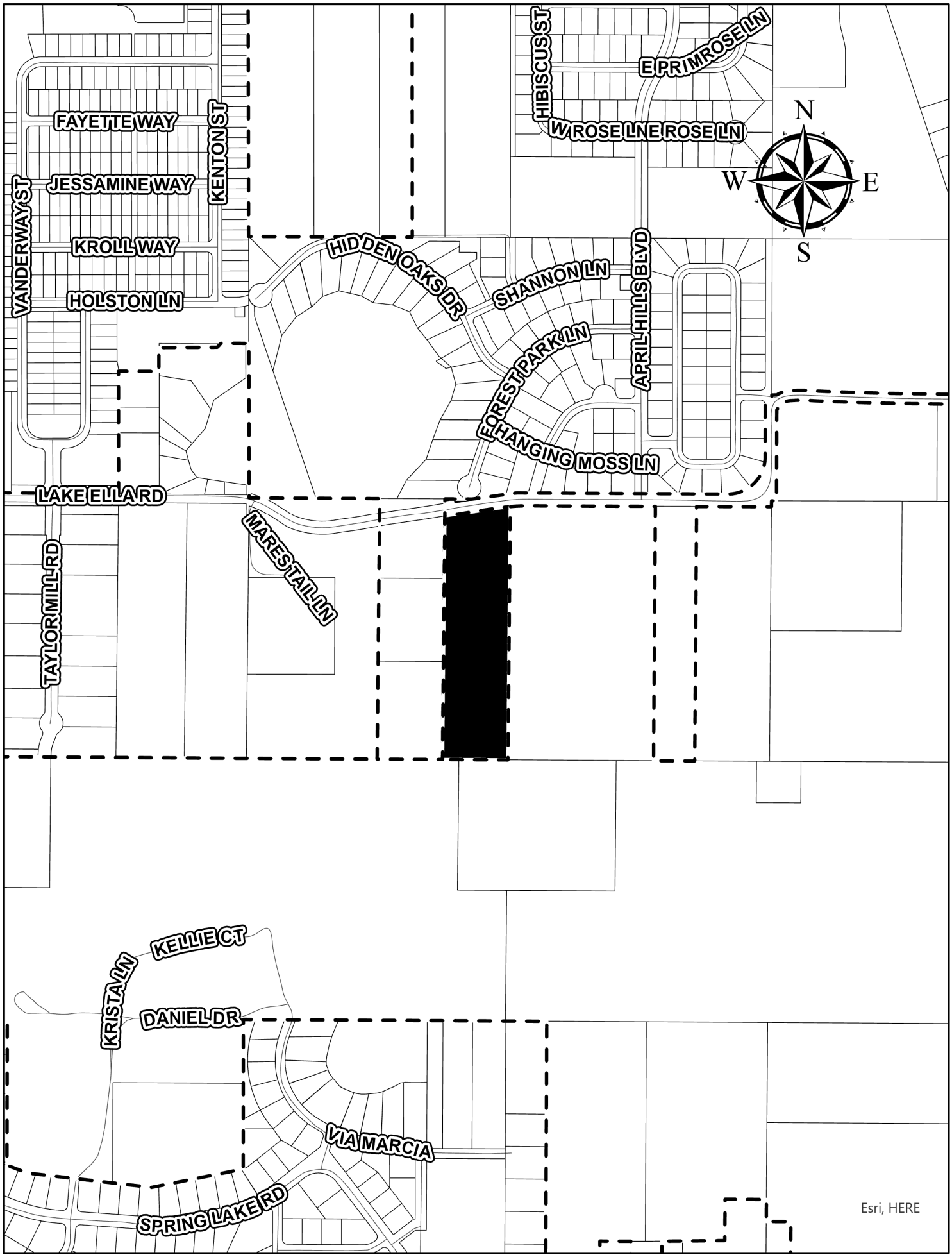
NOTE: The City will own and maintain the utilities; however, roads, drainage, landscape and lakes will be owned and maintained by the CDD. Amenities will also be owned and maintained by the CDD and landowner.

FUNDS BUDGETED: None

ATTACHMENTS: Proposed ordinance, exhibits and advertising affidavit attached

RECOMMENDATION: Approve Ordinance 2025-018.

ACTION TO BE TAKEN: **Approve or deny Ordinance 2025-018.**


FAYETTE WAY
KENTON ST
VANDERWAY ST
JESSAMINE WAY
KROLL WAY
HOLSTON LN
HIDDEN OAKS DR
HIBISCUS ST
E PRIMROSE LN
W ROSE LN
E ROSE LN
SHANNON LN
APRIL HILLS BLVD
FOREST PARK LN
HANGING MOSS LN
LAKE ELLA RD
MARESTAIL LN
TAYLOR MILL RD
KELLIE CT
KRISTA LN
DANIEL DR
VIA MARCIA
SPRING LAKE RD
N
W
E
S
Esri, HERE

BUSINESS NO. 32108

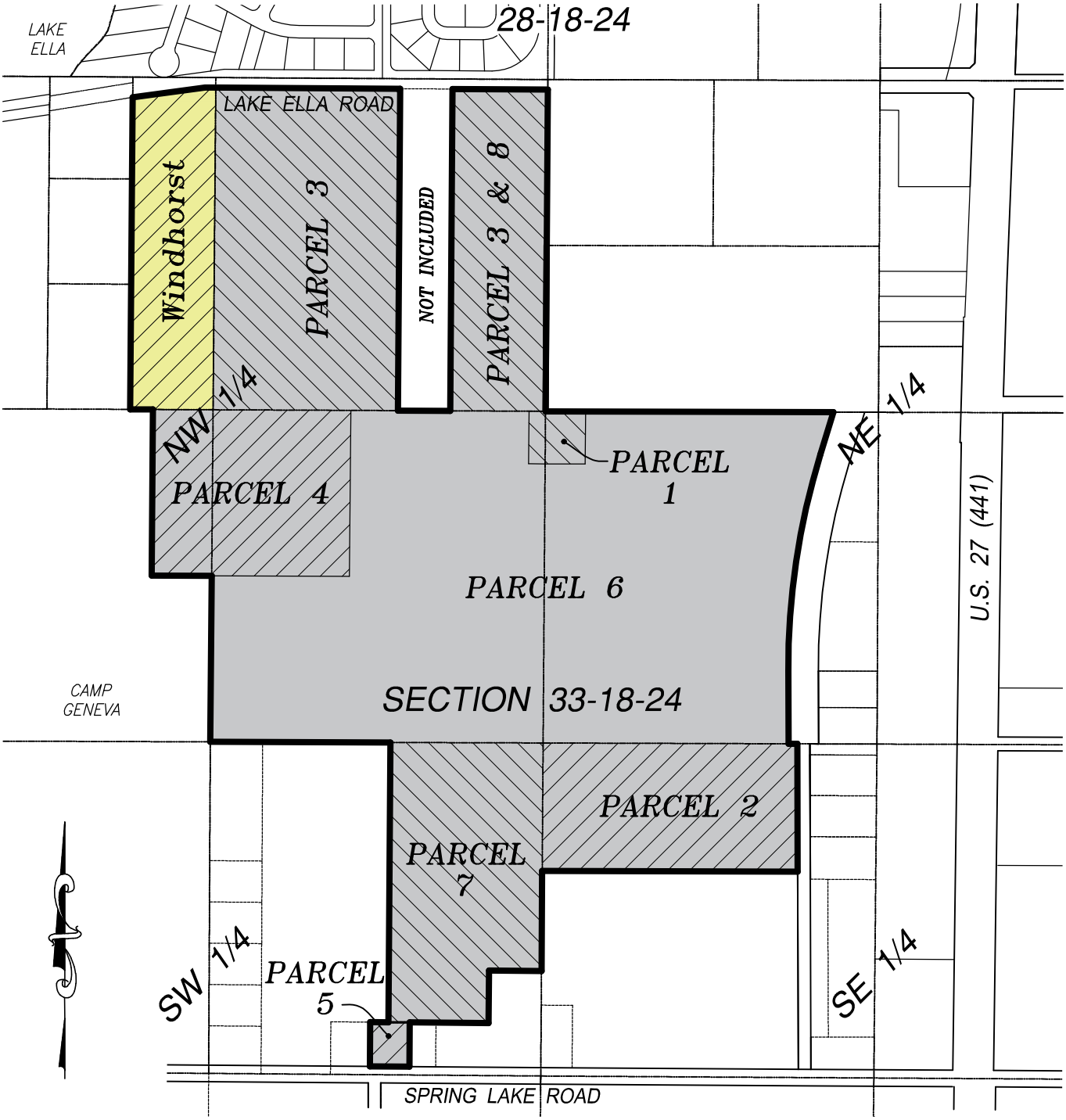
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

EXHIBIT



GRAPHIC SCALE
600 0 300 600
(IN FEET)
1 inch = 600 ft.

145.10 Acres
ENCLAVE AT LAKE GENEVA
LAKE COUNTY, FLORIDA

D:\Fruitland Park Village at Lake Geneva\Legals\CDD-ENCLAVE AT LAKE GENEVA.dwg

SHEET 1 OF 1

PROJECT NO. A33

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
4/09/25	BF	WW	N/A

ORDINANCE 2025-018

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2024-01; ADDING APPROXIMATELY 9.70 ACRES TO THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes* ("**Act**"), the City Commission of the City of Fruitland Park, Florida ("**City**") enacted Ordinance No. 2024-01 ("**Establishment Ordinance**"), establishing the Enclave at Lake Geneva Community Development District ("**District**"); and

WHEREAS, in accordance with the Act, the District, by and through its Board of Supervisors, filed with the City a *Petition to Amend the Boundaries of Enclave at Lake Geneva Community Development District* ("**Petition for Expansion**") requesting to amend the Establishment Ordinance in order to add approximately 9.70 acres ("**Expansion Parcel**") to the boundaries of the District; and

WHEREAS, the District adopted Resolution No. 2025-36, dated January 10, 2025, in support of the Petition for Expansion; and

WHEREAS, Fruitland Park Development IV, LLC, a Florida limited liability company, is the sole owner of one hundred percent (100%) of the Expansion Parcel and has provided consent and joinder in support of the Petition for Expansion; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition for Expansion at a duly noticed public hearing conducted by the City, pursuant to Section 190.046(1)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that hearing, the City has considered the record of the public hearing and the statutory factors set forth in Section 190.046(1)(b), *Florida Statutes*, in making its determination to grant or deny the Petition for Expansion; and

WHEREAS, the City has determined pursuant to the record of the public hearing, the information contained within the Petition for Expansion, and based on an investigation conducted by the City staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District: that the statements within the Petition for Expansion are true and correct; that the amended District is not inconsistent with any applicable element

or portion of the state comprehensive plan or the City Comprehensive Plan; that the area of land within the amended District continues to be of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functionally interrelated community; that the amended District continues to be the best alternative available for delivering community development services and facilities to the area that will be served by the amended District; that the services and facilities of the amended District continue to be compatible with the capacity and uses of existing local and regional community development services and facilities; and that the area to be served by the amended District continues to be amenable to separate special-district governance; and

WHEREAS, pursuant to the information as stated above, the City finds that the conditions necessary to expand the District, as specified in Section 190.046(1)(b), *Florida Statutes*, have been satisfied and has therefore decided to grant the Petition for Expansion; and

WHEREAS, the amended District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described within **Exhibit A**.

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

SECTION 1. RECITALS. The above recitals are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY; AMENDMENT OF ESTABLISHMENT ORDINANCE. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, and hereby amends the Establishment Ordinance.

SECTION 3. REVISED EXTERNAL BOUNDARIES OF THE DISTRICT. The District's Petition for Expansion is hereby granted. The external boundaries of the District are hereby amended to encompass approximately 145.10 acres, more or less, as described in **Exhibit A** attached hereto and incorporated herein.

SECTION 4. FUNCTIONS AND POWERS. The functions and powers of the District, as expanded, shall continue as before the adoption of this Ordinance and are described in Chapter 190, *Florida Statutes* and the Establishment Ordinance.

SECTION 5. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 6. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 7. CONFLICT. Any ordinance or part thereof, or any resolution, or part thereof, which is in conflict with this Ordinance or part hereof is hereby repealed to the extent of the conflict. All other terms and conditions of the Establishment Ordinance not amended hereby shall remain unchanged and in full force and effect.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect upon its passage and adoption pursuant to general law.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Fruitland Park, Florida, held on the 10th day of July 2025.

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____

Chris Cheshire
Mayor/Commissioner

ATTEST:

_____

Gwen Johns, City Clerk

Mayor Cheshire _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor DeGrave _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Williams _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cosenza _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Raysin _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____

CITY OF FRUITLAND PARK CERTICATION

STATE OF FLORIDA)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this ____ day of _____ 2025, by _____, Mayor, and _____, City Clerk, who are personally known to me.

Notary Public – State of Florida
My Commission Expires: _____
Notary Serial Number: _____

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

_____ _____
City Attorney's Office Date

EXHIBIT A

Metes and Bounds Description
Enclave at Lake Geneva Community Development District, as amended

The Land referred to herein below is situated in the County of Lake, State of Florida, and is described as follows:

A portion of the following described lands :

Parcel 1

The East 66 feet of the North 210 feet of the Southeast 1/4 of the Northwest 1/4 and the West 160 feet of the North 210 feet of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 2

The North 511 feet of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad, Lake County, Florida.

Parcel 3

The Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 89°58'40" West, along the North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West, along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.28 feet; thence North 00°02'26" East, 1326.67 feet, to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°58'40" East, along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 40 feet for right-of-way of Lake Ella Road.

FURTHER LESS AND EXCEPT any portion lying within the lands conveyed by that certain Warranty Deed recorded in Official Records Book 5942, Page 848, Public Records of Lake County, Florida.

ALSO, FURTHER LESS AND EXCEPT the following described lands:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along

said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Parcel 4

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 5

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the South 33 feet for road right of way for Spring Lake Road.

Parcel 6

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence East 1254 feet; thence South 210 feet; thence East 226 feet; thence North 210 feet; thence East to the Westerly right of way of the railroad; thence Southerly along said railroad right of way to South line of the Southwest 1/4 of the Northeast 1/4; thence West to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North 1320 feet to the Point of Beginning, LESS the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East.

Parcel 7

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet; thence West 209.88 feet; thence South 209.88 feet; thence West 400.12 feet; thence North 1092.88 feet; thence East 610 feet to the Point of Beginning.

Parcel 8

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the

Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Windhorst Parcel

The East 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying South of Lake Ella Road.

CONTAINS A TOTAL OF 145.10 +/- ACRES

BEFORE THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF
ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

Enclave at Lake Geneva Community Development District ("**District**" or "**Petitioner**"), a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and City of Fruitland Park Ordinance No. 2024-01 ("**Ordinance**"), and located entirely within the City of Fruitland Park, Florida, hereby petitions the City Commission of the City of Fruitland Park, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and specifically Section 190.046(1), *Florida Statutes*, to adopt an amendment to the Ordinance to amend the District's boundaries and add approximately 9.67 acres to the District. In support of this petition, the District states the following:

1. **Location and Size**. The District is located within the City of Fruitland Park, Florida ("**City**"). **Exhibit 1** depicts the general location and boundaries of the existing District as well as the Expansion Parcel (herein defined). The current metes and bounds description of the external boundary of the District, consisting of 135.4 acres, more or less, is set forth in **Exhibit 2**. The metes and bounds of the lands to be added to the District ("**Expansion Parcel**"), consisting of 9.70 acres, more or less, are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 145.10 acres, more or less, in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("**Amended District**").

2. **Excluded Parcels.** There are no parcels to be excluded from the boundaries of the Amended District.

3. **Landowner Consent**. Petitioner has obtained written consent to amend the boundaries of the District from the owners of one hundred percent (100%) of the property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent of all the landowners within the District pursuant to section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District's Resolution 2025-36 and submission of this Petition. Resolution 2025-36 is attached hereto as **Exhibit 6**.

4. **Future Land Uses**. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

5. **Major Water and Wastewater Facilities**. There are no existing major trunk water mains and wastewater interceptors located within the Expansion Parcel. **Exhibit 8** shows the proposed major trunk water mains, sewer connections, and reclaim water mains in the area of the Amended District.

6. **District Facilities and Services**. **Exhibit 9** describes the type of facilities the District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or installed over the time period from 2024 through 2025. Actual construction timetables and expenditures will likely vary,

due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

7. **Statement of Estimated Regulatory Costs**. **Exhibit 10** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. **Authorized Agents**. The authorized agents for the Petitioner are Tucker F. Mackie and Ryan J. Dugan of Kutak Rock LLP. See **Exhibit 11**, Authorization of Agents. Copies of all correspondence and official notices should also be sent to:

Tucker F. Mackie, Esq. (Tucker.Mackie@kutakrock.com)
Ryan J. Dugan, Esq. (Ryan.Dugan@kutakrock.com)
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

9. This petition to amend the Enclave at Lake Geneva Community Development District should be granted for the following reasons:

a. All statements contained within this petition are true and correct.

b. Amendment of the District's boundaries and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the effective local Comprehensive Plan.

c. The area of land within the Amended District is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently

compact and contiguous to be developed as one functional, interrelated community.

d. The area of land within the Amended District will continue to be the best alternative available for delivering community development services and facilities to the area that will be served by the Amended District.

e. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

f. The area to be served by the District as amended will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fruitland Park, Florida to:

a. schedule a public hearing in accordance with the requirements of section 190.046(1)(c), *Florida Statutes*;

b. grant this petition and amend the Ordinance to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and

c. grant any other relief as appropriate.

[remainder of page intentionally left blank]

RESPECTFULLY SUBMITTED, as of the 16th day of May 2025.

KUTAK ROCK LLP



Tucker F. Mackie
Florida Bar No. 41023
Tucker.Mackie@KutakRock.com
Ryan J. Dugan
Florida Bar No. 93207
Ryan.Dugan@KutakRock.com
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)

ATTORNEYS FOR PETITIONER ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

1

BUSINESS NO. 32108

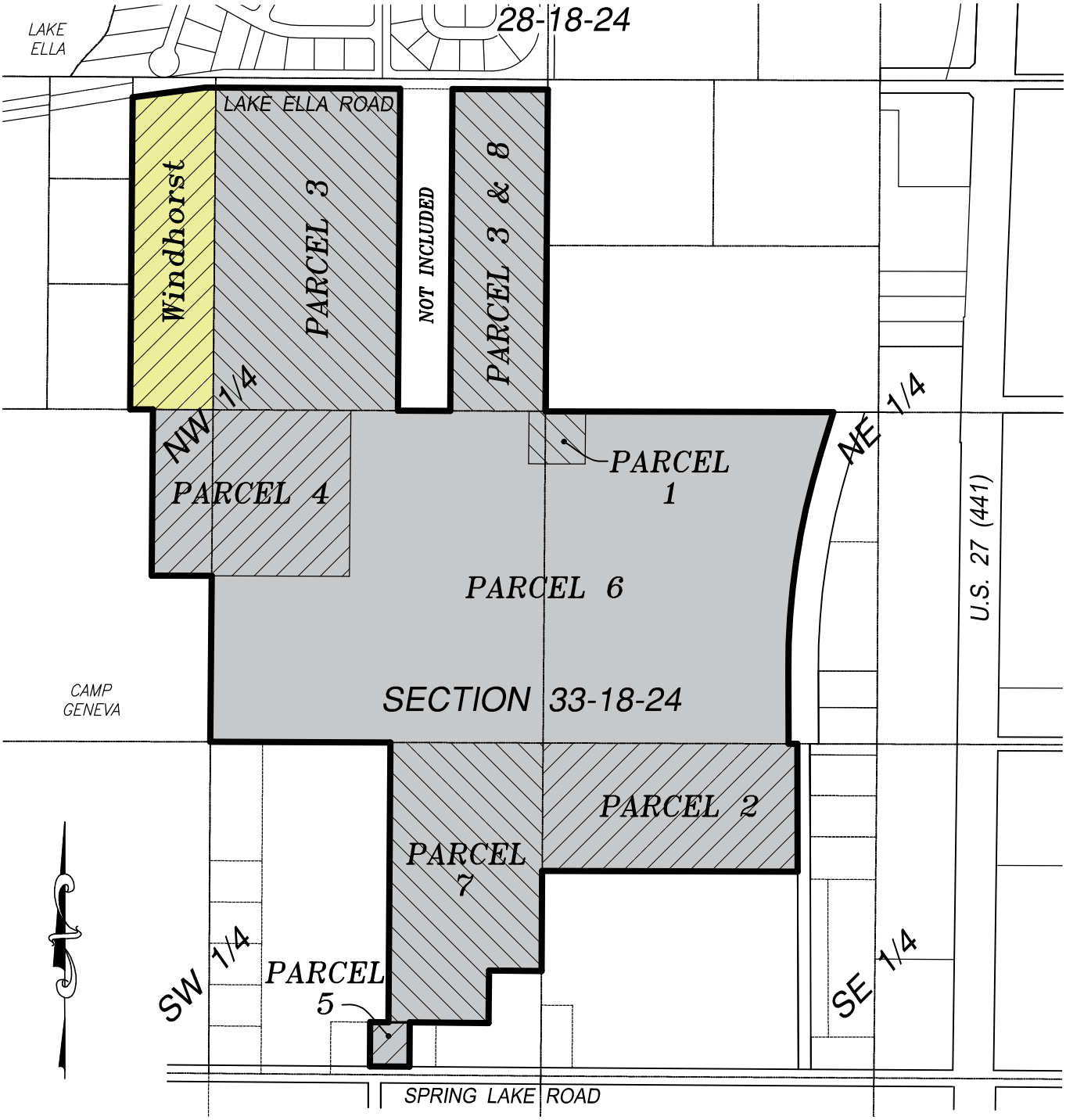
WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS, PLANNERS

1315 South International Parkway Suite 1101
Lake Mary, Florida 32746
(407) 750-3123

CERTIFICATE OF AUTHORIZATION NO. LB8214

EXHIBIT



GRAPHIC SCALE
600 0 300 600
(IN FEET)
1 inch = 600 ft.

145.10 Acres
ENCLAVE AT LAKE GENEVA
LAKE COUNTY, FLORIDA

D:\Fruitland Park Village at Lake Geneva\Legals\CDD-ENCLAVE AT LAKE GENEVA.dwg

SHEET 1 OF 1

PROJECT NO. A33

REVISIONS	DATE	BY

DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
4/09/25	BF	WW	N/A

2

LEGAL DESCRIPTION

PARCEL 1:
THE EAST 66 FEET OF THE NORTH 210 FEET OF THE SE 1/4 OF THE NW 1/4 AND THE WEST 160 FEET OF THE NORTH 210 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:
THE NORTH 511 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LYING WEST OF THE RAILROAD, LAKE COUNTY, FLORIDA.

PARCEL 3:
THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS: COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN S 89°58'40" W, ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4, A DISTANCE OF 380.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN S 00°02'26" W, 1326.45 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE S 89°54'10" W, ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 209.28 FEET; THENCE N 00°02'26" E, 1326.67 FEET, TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE N 89°58'40" E, ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 209.29 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 40 FEET FOR RIGHT-OF-WAY OF LAKE ELLA ROAD.

FURTHER LESS AND EXCEPT ANY PORTION LYING WITHIN THE LANDS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5942, PAGE 848, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:
THE EAST 240 FEET OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 AND THE WEST 550 FEET OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 5:
THE SOUTH 209.88 FEET OF THE WEST 157.5 FEET OF THE EAST 682.5 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY FOR SPRING LAKE ROAD.

PARCEL 6:
BEGIN AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE EAST 1254 FEET, THENCE SOUTH 210 FEET, THENCE EAST 226 FEET, THENCE NORTH 210 FEET, THENCE EAST TO THE WESTERLY RIGHT OF WAY OF THE RAILROAD, THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY TO SOUTH LINE OF THE SW 1/4 OF THE NE 1/4, THENCE WEST TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING, LESS THE WEST 550 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST.

PARCEL 7:
BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 900.5 FEET, THENCE WEST 209.88 FEET, THENCE SOUTH 209.88 FEET, THENCE WEST 400.12 FEET, THENCE NORTH 1092.88 FEET, THENCE EAST 610 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND RUN S 89°58'40" W, ALONG SAID NORTH LINE OF THE NE 1/4 OF THE NW 1/4, A DISTANCE OF 380.35 FEET, THENCE S 00°02'26" W, 1326.45 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33, THENCE N 89°54'10" E, ALONG SAID SOUTH LINE TO THE SE CORNER OF THE NE 1/4 OF THE NW 1/4, THENCE NORTH ALONG SAID EAST LINE OF THE NE 1/4 OF THE NW 1/4 TO THE POINT OF BEGINNING. LESS THE NORTH 40 FEET THEREOF FOR RIGHT-OF-WAY OF LAKE ELLA ROAD.

CONTAINS A TOTAL OF 135.4 +/- ACRES

3

EXHIBIT 3

Metes and Bounds Description of the Expansion Parcel

The Land referred to herein below is situated in the County of Lake, State of Florida, and is described as follows:

A portion of the following described lands:

Windhorst Parcel

The East 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying South of Lake Ella Road.

CONTAINS A TOTAL OF 9.70 +/- ACRES

4

EXHIBIT 4

Metes and Bounds Description
Enclave at Lake Geneva Community Development District, as amended

The Land referred to herein below is situated in the County of Lake, State of Florida, and is described as follows:

A portion of the following described lands :

Parcel 1

The East 66 feet of the North 210 feet of the Southeast 1/4 of the Northwest 1/4 and the West 160 feet of the North 210 feet of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 2

The North 511 feet of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad, Lake County, Florida.

Parcel 3

The Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 89°58'40" West, along the North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West, along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.28 feet; thence North 00°02'26" East, 1326.67 feet, to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°58'40" East, along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 40 feet for right-of-way of Lake Ella Road.

FURTHER LESS AND EXCEPT any portion lying within the lands conveyed by that certain Warranty Deed recorded in Official Records Book 5942, Page 848, Public Records of Lake County, Florida.

ALSO, FURTHER LESS AND EXCEPT the following described lands:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Parcel 4

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24

East, Lake County, Florida.

Parcel 5

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS the South 33 feet for road right of way for Spring Lake Road.

Parcel 6

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence East 1254 feet; thence South 210 feet; thence East 226 feet; thence North 210 feet; thence East to the Westerly right of way of the railroad; thence Southerly along said railroad right of way to South line of the Southwest 1/4 of the Northeast 1/4; thence West to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence North 1320 feet to the Point of Beginning, LESS the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East.

Parcel 7

Begin at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet; thence West 209.88 feet; thence South 209.88 feet; thence West 400.12 feet; thence North 1092.88 feet; thence East 610 feet to the Point of Beginning.

Parcel 8

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, and run South 89°58'40" West, along said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 380.35 feet; thence South 00°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°54'10" East, along said South line to the Southeast corner of the Northeast 1/4 of the Northwest 1/4; thence North along said East line of the Northeast 1/4 of the Northwest 1/4 to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Windhorst Parcel

The East 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying South of Lake Ella Road.

CONTAINS A TOTAL OF 145.10 +/- ACRES

5

Consent and Joinder of Landowner
For the Amendment of the Boundaries of the
Enclave at Lake Geneva Community Development District

The undersigned is the owner of certain lands of which are more fully described in **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Enclave at Lake Geneva Community Development District ("Petitioner"), intends to submit a petition amending the boundaries of the Enclave at Lake Geneva Community Development District (the "District") to add the Property to the District's boundaries in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of lands that are intended to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, *Florida Statutes*, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be added to the Community Development District.

The undersigned hereby requests and consents to the addition of the Property and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 7th day of May 2025.

WITNESSES:

THOMAS McNAMARA
[Print Name]

Trissa Kelly
[Print Name]

FRUITLAND PARK DEVELOPMENT IV, LLC,
a Florida limited liability company

By: Andon Calhoun
Its: Authorized Representative

STATE OF FL
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of May, 2025, by Andon Calhoun, as an Authorized Representative of Fruitland Park Development IV, LLC, on behalf of the company.

Notary Public State of Florida
Carolyn Mercurio
My Commission HH 295447
Expires 8/31/2026

Carolyn Mercurio
(Official Notary Signature & Seal)
Name: CAROLYN MERCURIO
Personally Known Yes
OR Produced Identification _____
Type of Identification _____

Exhibit A: Property Description

Exhibit A: Property Description

The Land referred to herein below is situated in the County of Lake, State of Florida, and is described as follows:

A portion of the following described lands:

Windhorst Parcel

The East 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, lying South of Lake Ella Road.

CONTAINS A TOTAL OF 9.70 +/- ACRES

6

RESOLUTION 2025-36

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF FRUITLAND PARK, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Enclave at Lake Geneva Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), and City of Fruitland Park, Florida, Ordinance No. 2024-01 (the "Ordinance"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, master stormwater system, potable water reuse and wastewater system, roadway improvements, landscape and hardscape improvements, amenity improvements, and other infrastructure; and

WHEREAS, the District presently consists of 135.4 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to include certain property described in **Exhibit A** attached hereto and incorporated herein by reference ("Expansion Area") and upon which the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Expansion Area; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City of Fruitland Park, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City of Fruitland Park, Florida, as necessary to amend the District's boundaries and incorporate the lands within the Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "Petition").

SECTION 3. The Board hereby authorizes Tucker F. Mackie and Ryan J. Dugan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of January 2025.

ATTEST:

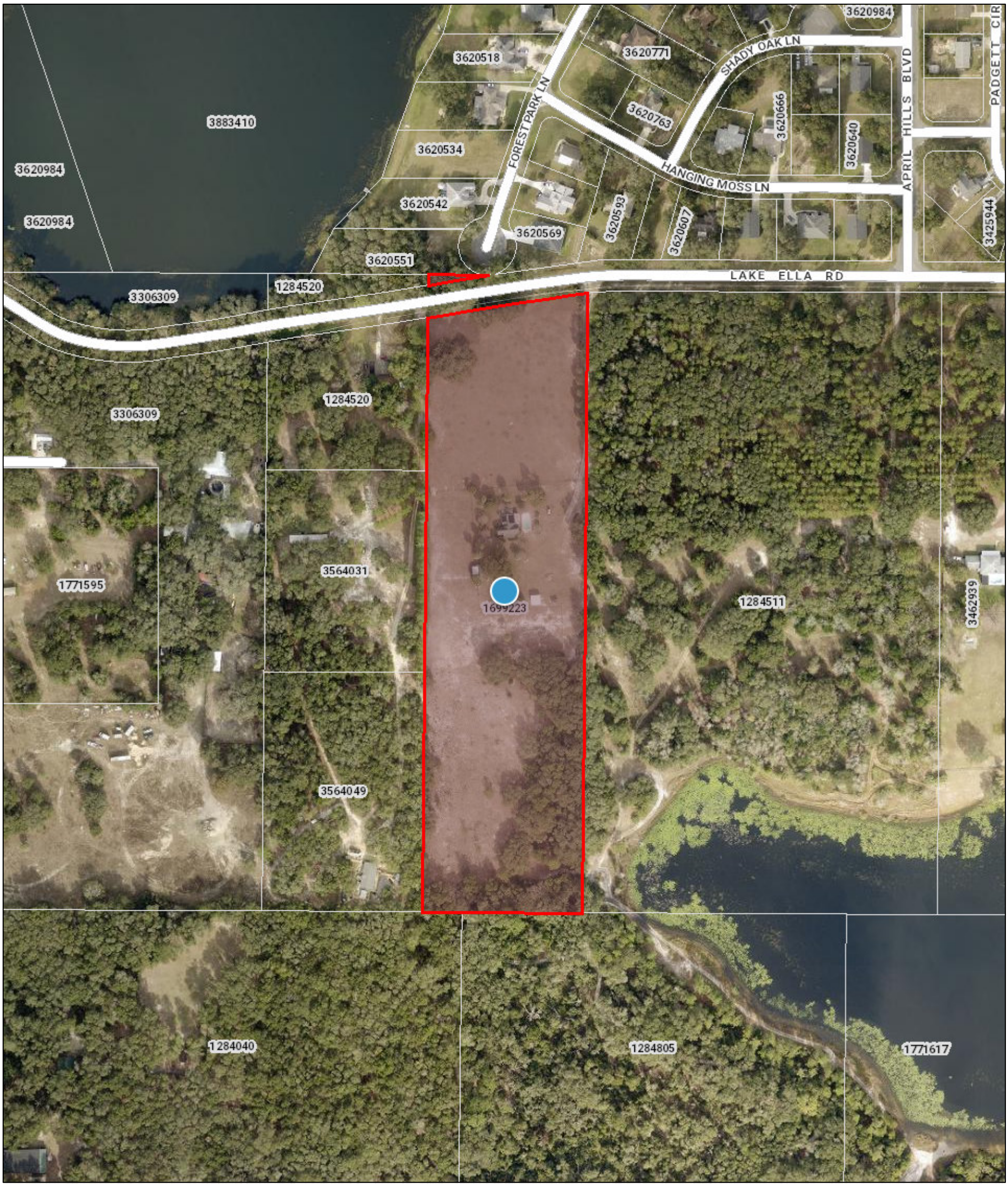
Secretary/Assistant Secretary

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

Vice-Chair, Board of Supervisors

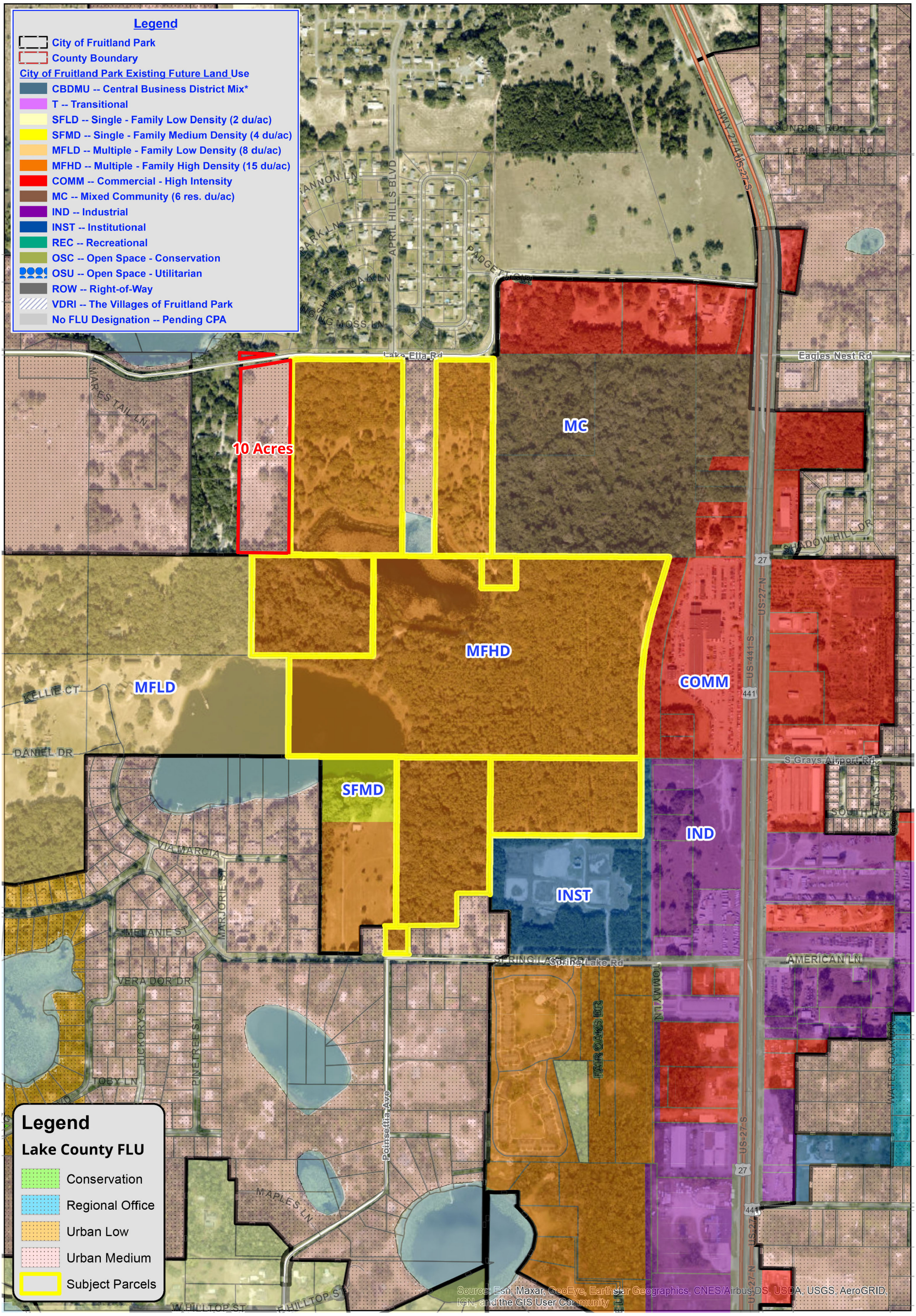
EXHIBIT A: Expansion Area

Exhibit A: Expansion Area



Parcel Number: 33-18-24-0002-000-02100

7



WC GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

Enclave at Lake Geneva - FLU Map

Lake County & Fruitland Park Municipalities

0 250 500 1,000
Feet

N

8

NO.	DATE	DESCRIPTION
A	11/06/24	CITY\S.JURVMD COMMENTS
A	01/09/25	CITY\S.JURVMD COMMENTS
A	4/15/25	CITY\S.JURVMD COMMENTS
A	10/21/2024	FINAL CONSTRUCTION PLANS, PARCEL A-E(2)
A	6/15/24	CITY COMMENTS
A	2/23/24	CITY COMMENTS
A	12/6/23	CITY COMMENTS

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

ENCLAVE AT LAKE GENEVA
PRELIMINARY SUBDIVISION PLAN

OVERALL PIPE NETWORK PLAN (1" = 200')

DRAWN: TT
DESIGNED: TT
CHECKED: RW
DATE: 4/25/2025
SCALE: 1"=200'
PROJECT: 2023-033
SHEET: G-0.00

VHB GROUP LAND DEVELOPMENT & ENGINEERING SERVICES
BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH FLORIDA P.E. #20042

C:\Users\Raffy\CAD Design Systems Dropbox\Raffy Gabayan\Village at Lake Geneva\DWG\Construction Plans\Enclave at Lake Geneva\C-3.xx The Enclave at Lake Geneva - Master Utility and Pipe Network Plan.dwg Plotted:4/25/2025 By:rafy

REV.	DATE	DESCRIPTION	BY
1	4/15/25	CITY\S.R\WMD COMMENTS	
1	01/09/25	CITY\S.R\WMD COMMENTS	
1	11/06/24	10/21/2024 FINAL CONSTRUCTION PLANS, PARCEL A-E(2)	
1	6/15/24	CITY\S.R\WMD COMMENTS	
1	12/23/24	CITY COMMENTS	
1	12/8/23	CITY COMMENTS	

WOHLFARTH CONSULTING GROUP LLC
ENGINEERS & PLANNERS
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL. 32714
(407) 750-3123

ENCLAVE AT LAKE GENEVA
PRELIMINARY SUBDIVISION PLAN

OVERALL PLAN (1" = 200')

DRAWN:	DESIGNED:	CHECKED:	DATE:
TT	TT	RW	5/15/2025

SCALE	PROJECT	SHEET
1"=200'	2023-033	G-0.00

BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH, FLORIDA P.E. #20044

C:\Users\ToddTilford\CAD Design Systems Dropbox\Todd Tilford\Rick Wohlfarth\Village at Lake Geneva\DWG\Construction Plans\Enclave at Lake Geneva\C-3.xx The Enclave at Lake Geneva - Master Utility Tie-ins.dwg Plotted:5/15/2025 By:toddtilford

9

EXHIBIT 9

PROPOSED TIMETABLES AND RELATED ESTIMATES OF COST OF DISTRICT SERVICES AND FACILITIES

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

Master Earthwork for Stormwater Collection System	2025-2026	$3,250,000.00
Subdivision Potable Water, Reuse and Wastewater	2025-2027	$4,000,000.00
Subdivision Infrastructure Roads and Drainage	2025-2027	$3,250,000.00
Amenities		
Pool and Cabana	2025-2027	$800,000.00
Playground, BBQ, Picnic Tables, etc.	2025-2027	$250,000.00
Landscape, Irrigation and Signage	2025-2027	$300,000.00
TOTAL:		**$11,850,000.00**

10

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

April 28, 2025

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Enclave at Lake Geneva Community Development District ("District"). The District was established by Ordinance No. 2024-01, passed by the City Commission of the City of Fruitland Park, Florida on February 22, 2024. The current size of the District is approximately 135.4 +/- acres and the District is located entirely within the City of Fruitland Park, Florida (the "City"). The petition to amend the boundaries of the District seeks to add approximately 9.67 +/- acres located in the City to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 145.1 +/- acres and is planned to be developed with a total of 421 residential homes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Enclave at Lake Geneva Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 421 residential homes following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by Florida law to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Enclave at Lake Geneva.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Fruitland Park, according to the Census 2020, has a population of 8,325; therefore, it is defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District on the Amendment Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the slightly larger, approximately 145.1 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely higher than that of a slightly smaller, pre-amendment, approximately 135.4 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and larger District, various public facilities and services for a larger-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and larger District. The private developer of the land in the amended and larger District will use its private funds to conduct the private land development and construction of an anticipated approximately 421 residential homes the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is

initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and larger District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and larger District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a smaller District. The amended and larger District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

The amendment of the District's boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District's boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for theservice and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated

to not exceed $5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 145.1 +/- acre master planned residential development currently anticipated to contain a total of approximately 421 residential homes, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,474 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcement responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

City of Fruitland Park, Florida

The existing District as well as the Amendment Area are both located within the City of Fruitland Park, Florida. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, the City approved the ordinance establishing the District in 2024; accordingly, City staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the City already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition.

Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to City, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the City faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it maintains a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities for the District, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $11,850,000, which is the same as originally proposed. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Roads	Landowner/CDD	CDD	CDD
Utilities	Landowner/CDD	City	City
Amenities	Landowner	CDD /Landowner	CDD /Landowner
Drainage	CDD	CDD	CDD
Landscape/Lakes	CDD	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Table 2

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Master Earthwork for Stormwater Collection System	$3,250,000
Subdivision Potable Water, Reuse and Wastewater	$4,000,000
Subdivision Infrastructure Roads and Drainage	$3,250,000
Amenities	
Pool and Cabana	$800,000
Playground, BBQ, Picnic Tables, etc.	$250,000
Landscape, Irrigation and Signage	$300,000
Total	**$11,850,000**

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. The District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no additional impact on small businesses resulting from the amendment of the District's boundaries. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

The City has a population of 8,325 according to the Census 2020 conducted by the United States Census Bureau and is therefore defined as a "small" city according to Section 120.52, F.S. It can be reasonably expected that the amendment of the District's boundaries will not produce any marginal effects that would be different from those that would have occurred if the Enclave at Lake Geneva development was developed without a community development district established for it by the City.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the District's Engineer and other professionals associated with the District.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the District.

11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Tucker F. Mackie and Ryan J. Dugan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents for Enclave at Lake Geneva Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with regard to any and all matters pertaining to the Petition to the City Commission of the City of Fruitland Park, Florida, to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

Lori Aulin

Print Name: LORI AULIN

Sierra Lipps

Print Name: Sierra Lipps

Chair/Vice Chair, Board of Supervisors

Andra Calhoun

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of March 2025, by Andra Calhoun, as Vice Chair, of Enclave at Lake Geneva Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, who is either personally known to me, or produced _____ as identification.

Carolyn Mercurio

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Carolyn Mercurio
My Commission HH 295447
Expires 8/31/2026

Name: CAROLYN MERCURIO

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

The Villages®
DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01258261** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JUNE 26, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 27 day of June 2025.

Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification
Type of Identification Produced

ROBIN L. BALDESCHWIELER
Notary Public - State of Florida
Commission # HH 588770
My Comm. Expires Oct 10, 2028
Bonded through National Notary Assn.

NOTICE OF PUBLIC HEARING
CITY OF FRUITLAND PARK
To Consider a Petition to Amend the Boundaries of the Enclave at Lake Geneva Community Development District

DATE: July 10, 2025

TIME: 6:00 p.m.

LOCATION: City Hall
Commission Chambers
506 West Berckman Street
Fruitland Park, Florida 34731

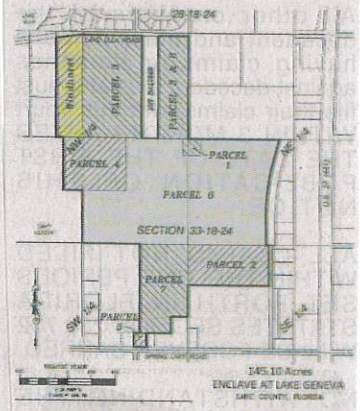
In compliance with the provisions of Section 190.046, Florida Statutes, a public hearing will be held by the Fruitland Park City Commission to consider the adoption of a proposed Ordinance ("Proposed Ordinance") into law. The title of the Proposed Ordinance is as follows:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING ORDINANCE 2024-01; ADDING APPROXIMATELY 9.70 ACRES TO THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Pursuant to the provisions of Chapter 190, Florida Statutes, such public hearing is being held by the City Commission to consider an ordinance granting a petition to amend the boundaries of the Enclave at Lake Geneva Community Development District ("District"). The petitioner has proposed to expand the boundaries of the District to add approximately 9.70 acres of land, more particularly described as "Windhorst" on the map herein. It is anticipated that the District will comprise approximately 145.10 acres after expansion.

The petition and Proposed Ordinance may be inspected by the public during normal working hours, excluding holidays, at City Hall, 506 West Berckman Street, Fruitland Park, Florida 34731. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the Proposed Ordinance.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (section 286.0105, Florida Statutes). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#01258261 July 26, 2025

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

ITEM TITLE: **First Reading and Public Hearing – Ordinance 2025-008 Annexation** – Pine Ridge Dairy Subdivision for 52.52 +/- acres generally located South of Pine Ridge Dairy Road and west of Brookstone Lane Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

MEETING DATE: July 10, 2025

DATE SUBMITTED: June 30, 2025

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

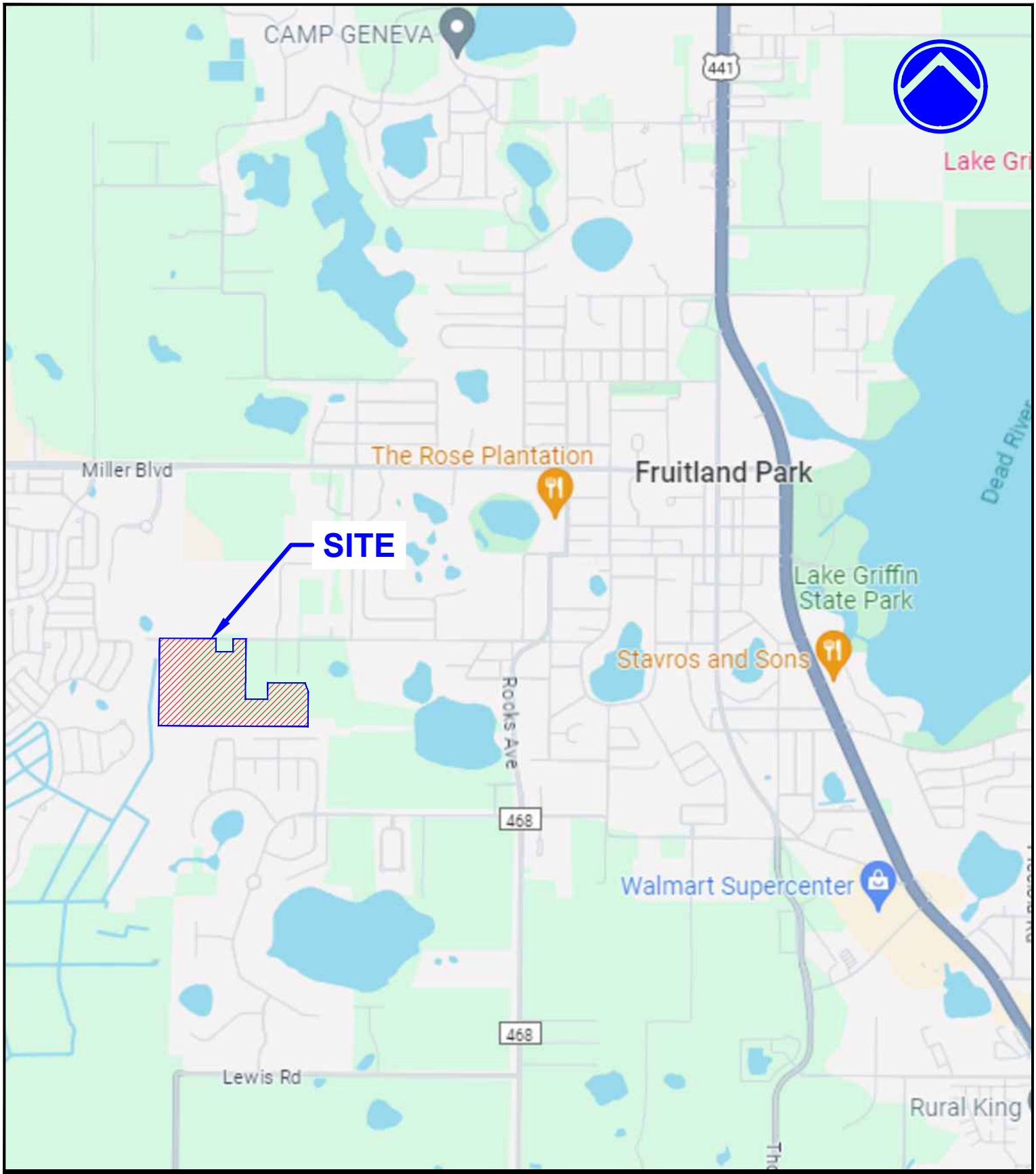
BRIEF NARRATIVE: Applicant is seeking voluntary annexation into the city to receive city services and develop a proposed 199-unit single family subdivision with 159 - 50' lots @ 5,500 SF (50' x 110') and 40 - 60' lots @ 6,600 SF (60' x 110') and a proposed density of 3.79 units/acres. A waiver from the maximum building coverage of 30% to 80% is being sought. A two (2) car garage per dwelling space is proposed; a 900 SF minimum floor area is also proposed. The required open space is 20% and the open space specified is 28.69% or 15.07 acres. All common areas are to be maintained by a Home Owners Association. The project may be built in two phases to be determined during the construction plan submittal phase.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-008, location map, advertising affidavit and staff report.

RECOMMENDATION: Recommend to consider approval of Ordinance 2025-008.

ACTION:



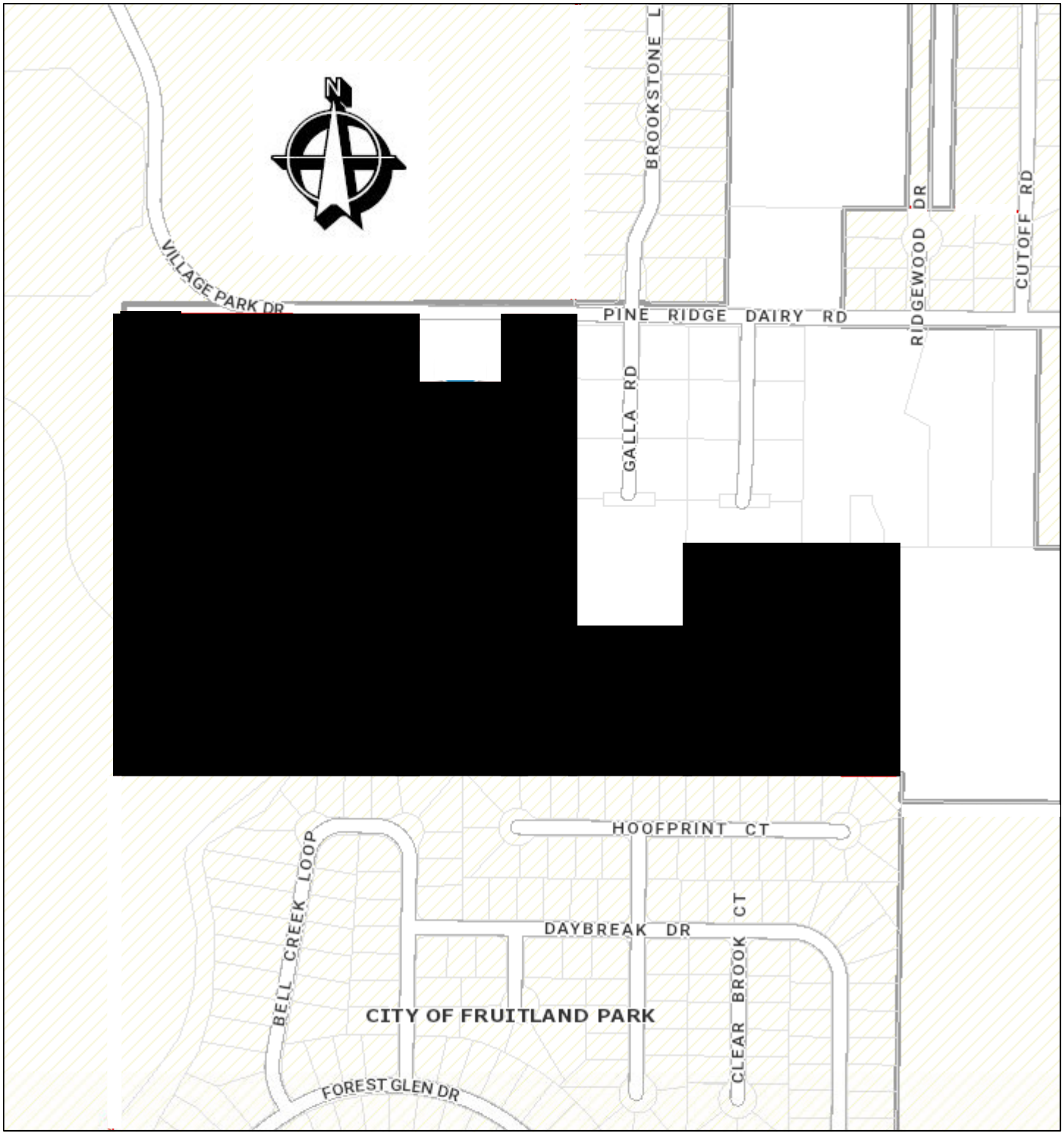
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 2000'

PINE RIDGE DAIRY ROAD

LOCATION MAP

GOOGLE MAPS


N
VILLAGE PARK DR
BROOKSTONE L
PINE RIDGE DAIRY RD
RIDGEWOOD DR
CUTOFF RD
GALLA RD
HOOFPRINT CT
BELL CREEK LOOP
DAYBREAK DR
CLEAR BROOK CT
CITY OF FRUITLAND PARK
FOREST GLEN DR

ORDINANCE 2025-008

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 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted Shelton T. Rice, Esq., Peterson & Myers, P.A., as Applicant on behalf of the Owner, Pine Ridge Park LP requesting that approximately 52.66 ± acres of real property generally located south of Pine Ridge Dairy Road and west of U.S. Highway 27/441 (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, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

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

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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 52.66 acres of land generally located south of Pine Ridge Dairy Road and west of U.S. Highway 27/441, 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: See attached Exhibit A

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. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 3. 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 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. 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 6. 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 _____, 2025.

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

_____
Gwen Johns, City Clerk

Approved as to Form:

_____
Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Vice-Mayor DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Williams	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Cosenza	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Raysin	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____
Passed Second Reading_____

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371, Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

ANNEXATION, LSCPA, AND REZONING

Owner:	**Pine Ridge Park, LP**
Applicant:	**Peterson & Meyers, PA**
General Location:	**South of Pine Ridge Dairy Road and west of Brookstone Lane**
Number of Acres:	**52.52 ± acres**
Existing Zoning:	**Agriculture**
Proposed Zoning:	**PUD**
Existing Land Use:	**Urban Low Density (4 units/acre) and Urban Medium Density (7 units/acre)**
Proposed Land Use:	**Multi-Family Low Density (8 units/acre)**
Date:	**June 5, 2025**

Description of Project

The applicant is requesting annexation, a large-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 199-unit single family subdivision with lots ranging in widths from 50' to 60' at a proposed gross density of 3.79 units/acre. Minimum lot sizes range from 5,500 SF (159 lots) and 6,600 SF (40 lots). A waiver from the maximum building coverage of 30% to 85% is being sought. A 3.19 acre amenity/open space tract is proposed. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court.

	Surrounding Zoning	Surrounding Land Use
North	Mixed Use PUD	Mixed Use (6 units/acre)
South	PUD	Single Family Medium Density (4 units/acre)
East	R-2 and Agriculture	Urban Medium Density (7 units/acre)
West	Mixed Use PUD	Mixed Use (6 units/acre)

Assessment

Application

Data submitted indicated that it is anticipated buyers are 55+ residents seeking highly amenitizied project with minimal low lot maintenance-people seeking socialization and relationship building with other residents of the neighborhood. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court. The proposed development will be market driven and will not be limited to 55+ community.

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The applicant indicated that the proposed amendment is consistent with the comprehensive plan as outlined below:

Objectives 4-5: Minimize Urban Sprawl and 4-13: Maximize Use of Existing Facilities and Minimize Urban Sprawl indicating that the development of the site would be required to connect to City water and sewer facilities. Please see attached analysis provided by the applicant. The property to the south is SFMD which allows 4 units/acre and properties to the north and east which are Mixed Community which allows 6 units/acre; however, the applicant is seeking MFLD which allows 8 units/acre. Staff understands that the actual density proposed based on the concept plan is 3.79 units/acre. The proposed policy specific amendment would limit density to 4.76 units/acre.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual plan is required for the rezoning which the applicant has submitted. Please see additional comments regarding the concept plan outlined below in the staff report.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation into the city requires a city designated zoning.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for a mix of lot or housing types which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses. The applicant submitted a statement indicating that the current land use is County Urban Medium (7 units/net acre) and Urban Low Density (4 units/net acre) and the proposed amendment to City MFLD (8 units/acre).

Annexation

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

Large Scale Comp Plan Amendment

The proposed large scale comprehensive plan amendment consists of 52.52 ± acres and is located south of Pine Ridge Dairy Road and west of Brookstone Lane. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Urban Low Density (39.69 acres of which approximately 2.62 acres are designated as wetlands) and Urban Medium Density (12.83 acres) on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Multi-Family Medium Density. Under the Lake County Urban Low Density future land use the property could have been developed at a maximum development scenario of 4 units/net acre pursuant to Lake County FLU Policy 1-1.3.2 which results in 136 units. The Urban Medium Density future land use could have developed at a maximum development scenario of 7 units/net acre pursuant to Lake County FLU Policy 1-1.3.3 which results in 90 units. The maximum development scenario results in 226 units.

Under the proposed Multi-Family Low Density land use (8 units/acre) the property could be developed at a maximum development scenario of 420 units pursuant to FLU Policies 1-1.2 and 1-1.5; however, the proposed Planned Unit Development (PUD) zoning limits development to 199 units which results in a proposed gross density of 3.79 units/acre.

The applicant is requesting a policy specific amendment to limit development to 250 residential units which would result in a gross density of 4.76 units/acre. Should the City Commission approve limiting the amendment to 250 residential units, staff would recommend the following proposed policy amendment:

Policy 1-11.1: Pine Ridge Dairy Road PUD. The City of Fruitland Park will enforce development standards on the Pine Ridge Dairy Road property in order to ensure coordination of public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the Future Land Use Map Amendment is hereby limited as follows:

- *The Amendment parcel shall be developed under the zoning classification of Residential Planned Unit Development (RPUD) to address maximum intensity standards, site design, setbacks, buffering and access issues.*
- *Residential development shall be limited to 250 single family units.*
- *Thirty percent (30%) open space shall be provided. Any retention ponds utilized for open space shall be suitably improved to provide common open space.*
- *Development is required to be served by central potable water and central sanitary sewer facilities.*

The proposed policy specific comprehensive plan text amendment results in an increase of 24 units.

The property to the northern and western within the city limits is designated as Mixed Community (6 units/acre), property to the south within the city limits is designated as SF medium density (4 units/acre), and the property to the east is designated as Urban Medium Density (7 units/acre).

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035.

School Impact Analysis – Data submitted by the applicant was based on 210 units instead of the 199 units requested. Results based on the 210 units indicate sufficient capacity in the elementary and middle schools; however, proportionate share mitigation would be required for high school.

Traffic Impact Analysis – The traffic impact analysis submitted was based on 250 single family units. The results indicate the proposed development would generate 2,344 daily trips, of which 171 AM peak hour trips and 235 PM peak hour trips. There is a recommendation of an access improvement to install a 250-foot westbound left turn deceleration lane on Pine Ridge Dairy Road at project access driveway C.

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

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2023) of 2.41 person per household and a maximum unit count of 250 is 603. The estimated water usage is 0.10 mgpd.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of .29 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.19 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 355,000 gallons per day (0.355 mgd). The LOS for sanitary

sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.41 person per household and a maximum unit count of 250 is 603. The estimated sanitary sewer usage is 0.073 mgd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.282 mgd.

Environmental Analysis **–** An environmental assessment was conducted by Ecological Consulting Services, Inc. (Appendix A). There are approximately 2.62 acres of wetlands designated as a freshwater marsh on the subject site. Results of the assessment indicate the presence of one (1) protected species, the gopher tortoises. Prior to development, the appropriate regulatory permits will be required.

Rezoning

The subject property is currently zoned Agriculture in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 199-unit subdivision. The proposed zoning is compatible with the adjacent lands. The properties to the north, south and west are zoned PUD. The property to the east is zoned Lake County R-2 and Agriculture.

Concept Plan

The concept plan identifies 199 single family units consisting of the following:

159 units of 50' x 110' (5,500 SF) lots
40 units of 60' x 110' (6,600 SF) lots

The applicant indicates that the proposed development would serve as a gradual transition between existing single family detached (larger lots) and smaller lots/more intensive development. The applicant indicates that compatibility does not require lots to be of the same size. Single family detached residential dwelling units are generally considered compatible to one another in most jurisdictions. The project will include landscape buffers as indicated on the concept plan.

Staff reviewed adjacent developments. The development to the south is known as The Glen whose lot sizes are approximately 11,200 SF; existing lots to the east are approximately 24,000 SF (1/2 acre); the proposed mixed use development known as Westminster Pine Ridge to the north across Pine Ridge Dairy Road which has a minimum lot size of 4,000 SF and a minimum lot width of 40', and The Villages of Fruitland Park have a minimum lot size of 3,500 SF and a minimum lot width of 40' for villas and a minimum lot size of 5,400 SF and a minimum lot width of 60' for single family detached homes. The proposed lots sizes and lot widths are significantly less than the existing development to the south and east.

The proposed setbacks are as follows:

Front – 20'
Garage – 25'
Side – 5'
Rear – 15'

The proposed minimum floor area for the homes is 900 SF. The applicant indicates that they will provide elevations of the proposed homes during the TRC meeting.

The concept plan identifies a 25' landscape buffer along the northern and eastern property boundaries. The proposed buffer along the southern boundary adjacent to the Glen development is 15'. The proposed buffer along the eastern boundary is 10'. The proposed development plan along this area indicates this area is developed as an amenity tract, open space, and wetlands. The applicant indicates that the proposed buffers mitigate the adjacent land uses and zoning.

Chapter 154 requires a minimum of 20% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan indicates that the applicant is offering 28.69% open space and includes the proposed stormwater ponds. If the stormwater pond is to be utilized as open space, it will need to be enhanced (include trails or other beneficial features for the proposed residents). Otherwise, total open space less the retention/stormwater ponds (6.63 acres) equates to 9.3 acres or 18% which is less than the required 20%.

Comprehensive Plan Compliance

The applicant indicates that the subject amendment is consistent with the following Comprehensive Plan policies.

FLU Objective 4-5: Minimize Urban Sprawl

FLU Objective 4-13: Maximize Use of Existing Facilities and Minimize Urban Sprawl

FLU Objective 1-2: Discourage Urban Sprawl

FLU Policy 1-2.1: Promote Orderly, Compact Growth

FLU Policy 1-2.2: New Development

FLU Policy 1-1.5: Multiple-Family Low Density

The applicant submitted the following regarding that the proposed amendment discourages the proliferation of urban sprawl:

Analysis.

The request would concentrate economic growth where infrastructure is available adjacent to existing development to protect natural resources and reduce the need for expansive development in undeveloped areas (preserving and protecting natural ecosystems and resources). The proposed development would meet all necessary state and governmental requirements for resource protection and would be utilizing centralized water and wastewater (not septic). Infrastructure is available to serve the project in close proximity, speaking to efficiency. Proposed development contemplates a different type of residential development targeting a different market in the City. Agricultural uses in areas less appropriate for development can be preserved for longer periods by providing units to address demand in appropriate areas (like this site). Open Space and recreation areas are provided within the development, paying particular attention to environmentally sensitive areas. The City's Comp. Plan identifies the need for residential units to accommodate anticipated growth. The proposed development discourages the proliferation of urban sprawl based on an analysis of the provisions within Fla. Stat. §163.3177.

Conclusions

Since the density has been reduced and all proposed housing is detached single family, that the application be revised to request a future land use of Single Family Medium Density (4 units/acre) in lieu of Multi-family Low Density. Should this land use be pursued, a policy specific amendment may not be necessary.

Should the rezoning be approved, the developer's agreement contain requirements that if the retention/stormwater ponds are utilized for common open space that they be suitable improved.

The Villages
DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01257759** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JUNE 27, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 27 day of June 2025.

Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification
Type of Identification Produced

ROBIN L. BALDESCHWIELER
Notary Public - State of Florida
Commission # HH 588770
My Comm. Expires Oct 10, 2028
Bonded through National Notary Assn.

NOTICE OF PUBLIC HEARING

ORDINANCE 2025-008

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 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY LOW DENSITY OF 52.66 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-010

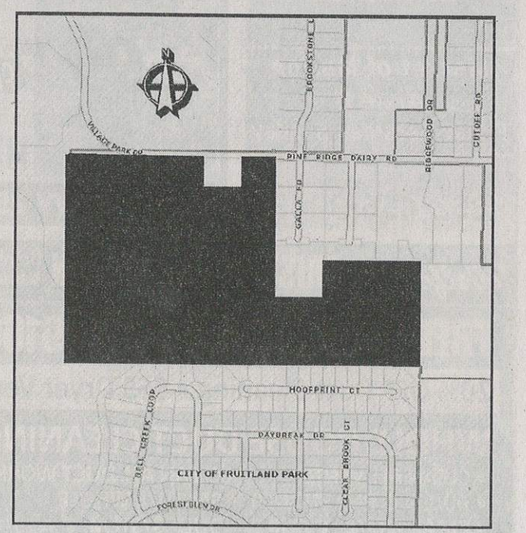
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.66 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

City Commission Reading Thursday, July 10, 2025@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinances and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinances.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 8a

ITEM TITLE: **First Reading and Public Hearing – Ordinance 2025-009 Large Scale Comprehensive Plan Amendment** – Pine Ridge Dairy Subdivision for 52.52 +/- acres generally located South of Pine Ridge Dairy Road and west of Brookstone Lane Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

MEETING DATE: July 10, 2025

DATE SUBMITTED: June 30, 2025

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

BRIEF NARRATIVE: Applicant is seeking voluntary annexation into the city to receive city services and develop a proposed 199-unit single family subdivision. The property currently has a Lake County Future Land Use Map (FLUM) designation of Agriculture and is requesting a Fruitland Park FLUM designation of Multi-Family Low Density at 3.79 units/acres.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-009, location map, advertising affidavit

RECOMMENDATION: Recommend to consider approval of Ordinance 2025-009

ACTION:

ORDINANCE 2025-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY LOW DENSITY OF 52.66 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; 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 Shelton T. Rice, Esq., Peterson & Myers, P.A., as Applicant, on behalf of the Owner, Pine Ridge Park LP, requesting that approximately 52.66 ± real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Low Density" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed large 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.

WHEREAS, the ordinance has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

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

Section 1: The following described property consisting of approximately 52.66+ acres generally located south of Pine Ridge Dairy, and West of Highway 27/441 as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Multi-Family Low 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. 163.3184 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: Conflicts. 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 Florida Department of Commerce.

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2025.

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

_____
Gwen Johns, City Clerk

Approved as to Form:

_____
Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Williams	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cosenza	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Raysin	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading_____

(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

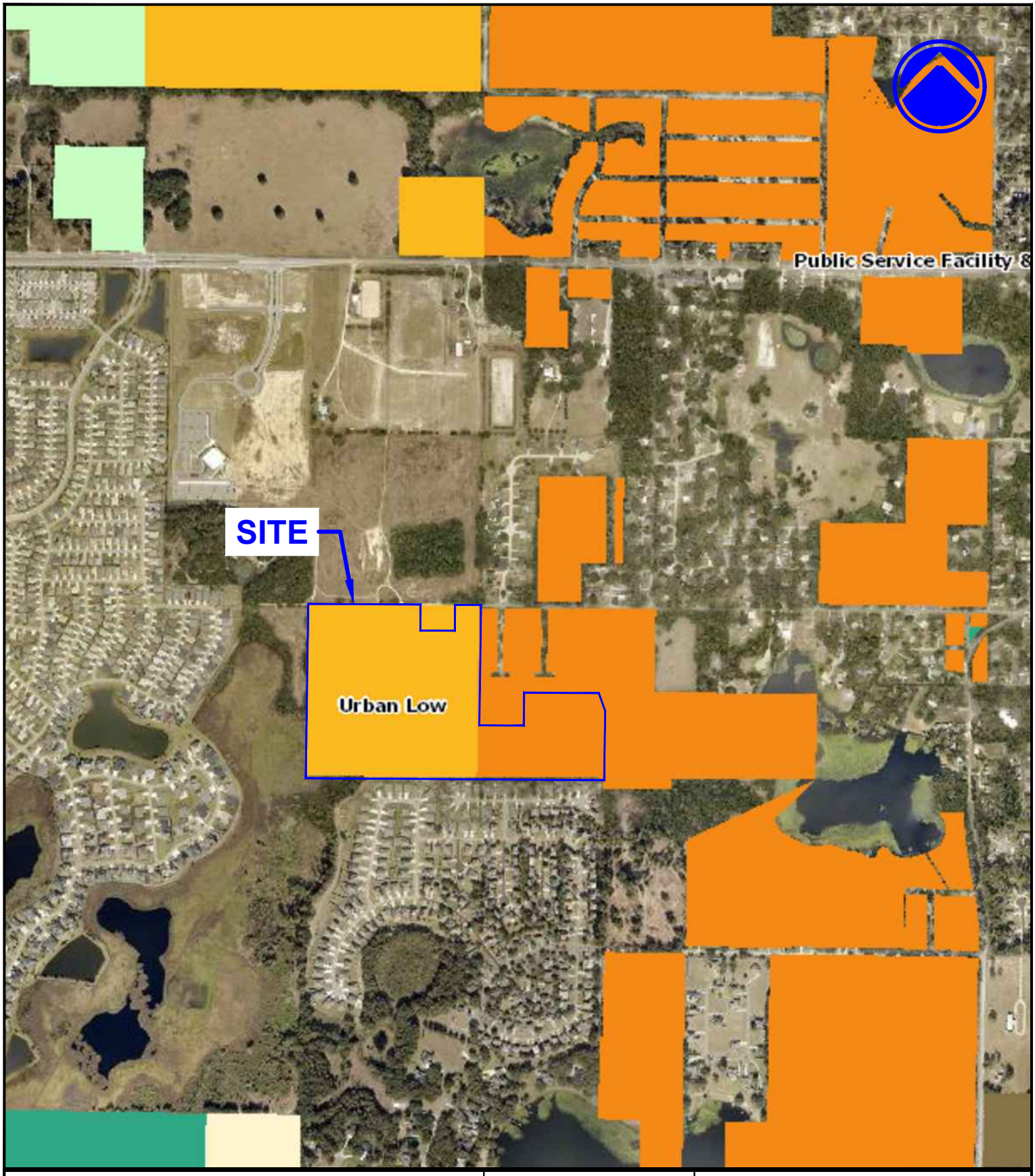
AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

EXHIBIT "B"



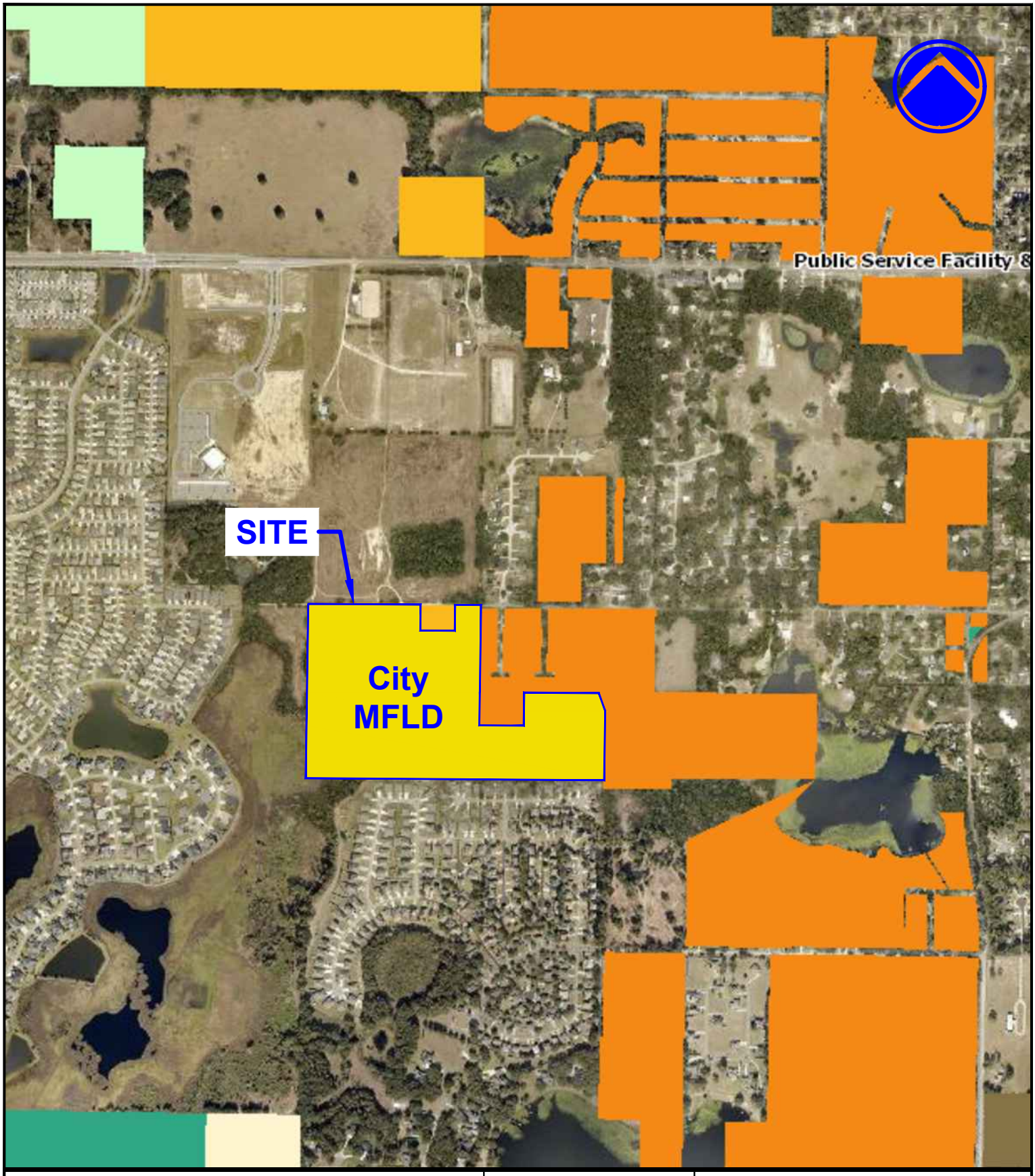
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

EXISTING
FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV



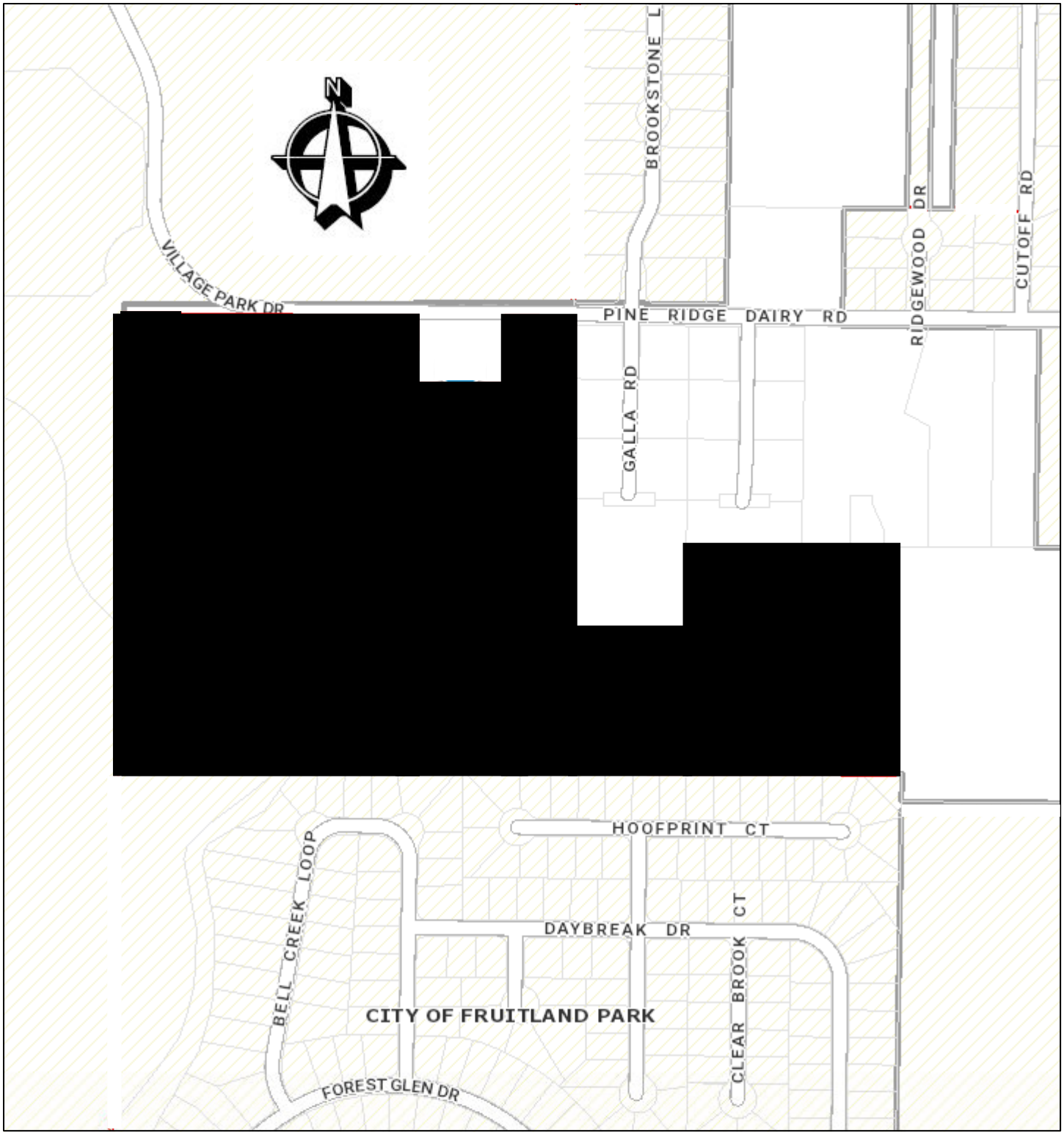
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

PROPOSED FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV


N
VILLAGE PARK DR
BROOKSTONE L
PINE RIDGE DAIRY RD
RIDGEWOOD DR
CUTOFF RD
GALLA RD
HOOFPRINT CT
BELL CREEK LOOP
DAYBREAK DR
CLEAR BROOK CT
CITY OF FRUITLAND PARK
FOREST GLEN DR

The Villages®
DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01257759** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JUNE 27, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 27 day of June 2025.

Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification
Type of Identification Produced

ROBIN L. BALDESCHWIELER
Notary Public - State of Florida
Commission # HH 588770
My Comm. Expires Oct 10, 2028
Bonded through National Notary Assn.

NOTICE OF PUBLIC HEARING

ORDINANCE 2025-008

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 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY LOW DENSITY OF 52.66 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE 2025-010

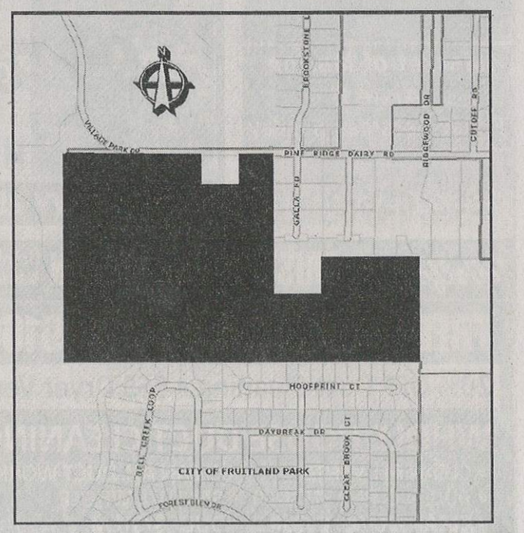
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.66 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

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

City Commission Reading Thursday, July 10, 2025@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinances and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Ordinances.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: 8b

ITEM TITLE: **First Reading and Quasi-Judicial Public Hearing – Ordinance 2025-010 Rezoning to PUD** – Pine Ridge Dairy Subdivision for 52.52 +/- acres generally located South of Pine Ridge Dairy Road and west of Brookstone Lane Petitioner: Peterson & Myers, PA (Shelton Rice) on behalf of the owner, Pine Ridge Park, LP.

MEETING DATE: July 10, 2025

DATE SUBMITTED: June 30, 2025

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

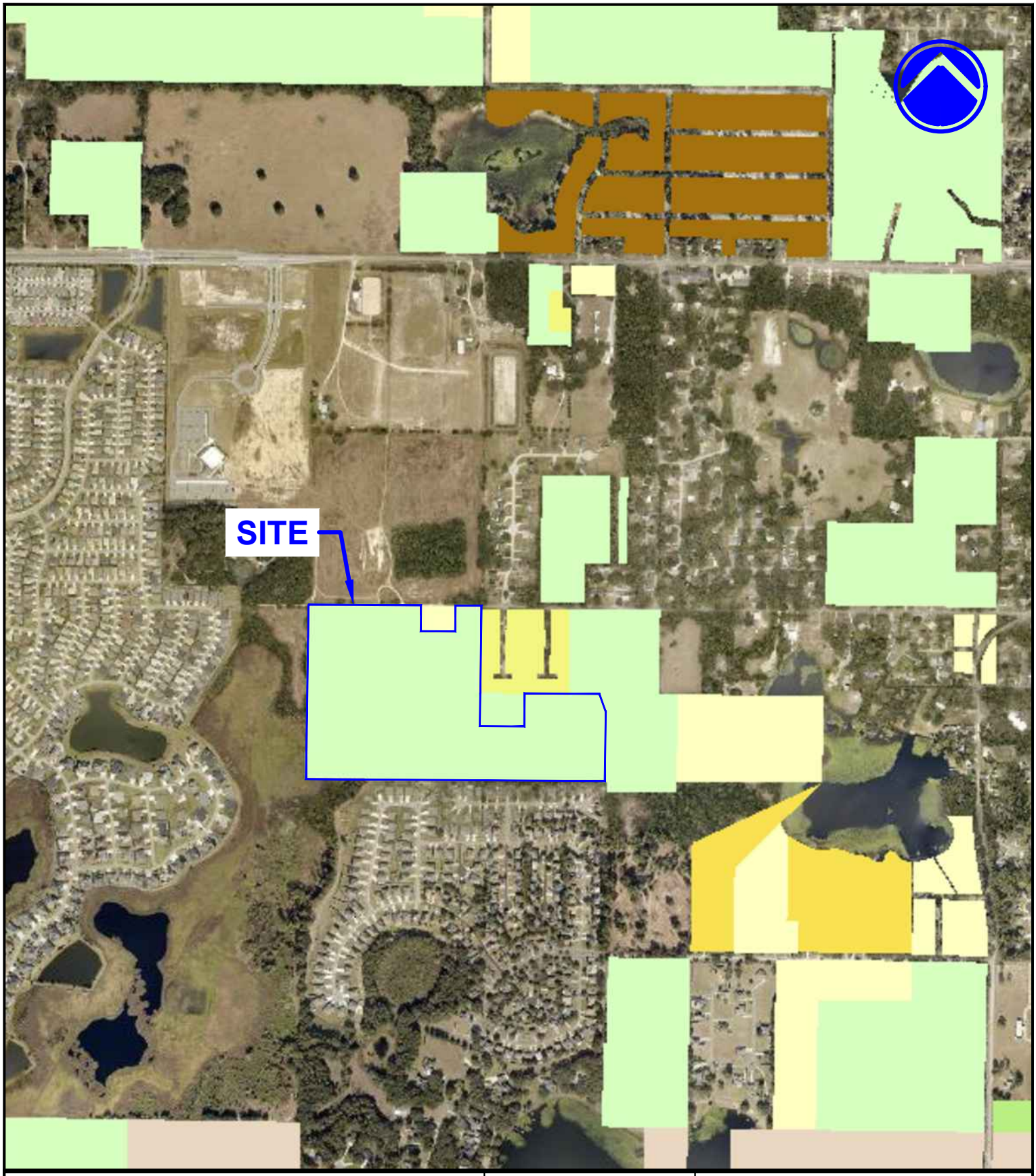
BRIEF NARRATIVE: The applicant is seeking annexation, a large-scale comprehensive plan amendment and rezoning to PUD for approx. 52.52 +/- acres to receive city services and develop a proposed 199-unit single family home subdivision at a proposed density of 3.79 dwelling units per acre. The proposed open space is stated to be 15.07 acres (28.69%). Owner/Developer shall construct a minimum of a 2- garage space per dwelling unit and 2 driveway spaces per dwelling unit. Driveway spaces must be constructed to avoid parked vehicles extending into the sidewalk. Construction of the Project is dependent on primary access being obtained from the real property to the north, including but not limited to Lake County Parcel No. 05-19-24-0003-000-07300. Owner/Developer acknowledges the number of lots may be reduced in order to provide access; 24-ft. width dedication for emergency access only as shown on the Plan utilizing Pine Ridge Dairy is permitted. If primacy access to the north cannot be obtained, the Owner/Developer understands an amendment to the Plan and this PUD/MDA is required.

FUNDS REQUIRED: None

ATTACHMENTS: Ordinance 2025-010 with attachments, Existing & Proposed Zoning Maps, and Concept Plan. See Annexation Agenda Bill for Ad Affidavit & Staff Report.

RECOMMENDATION: Recommend to consider approval of Ordinance 2025-010

ACTION:



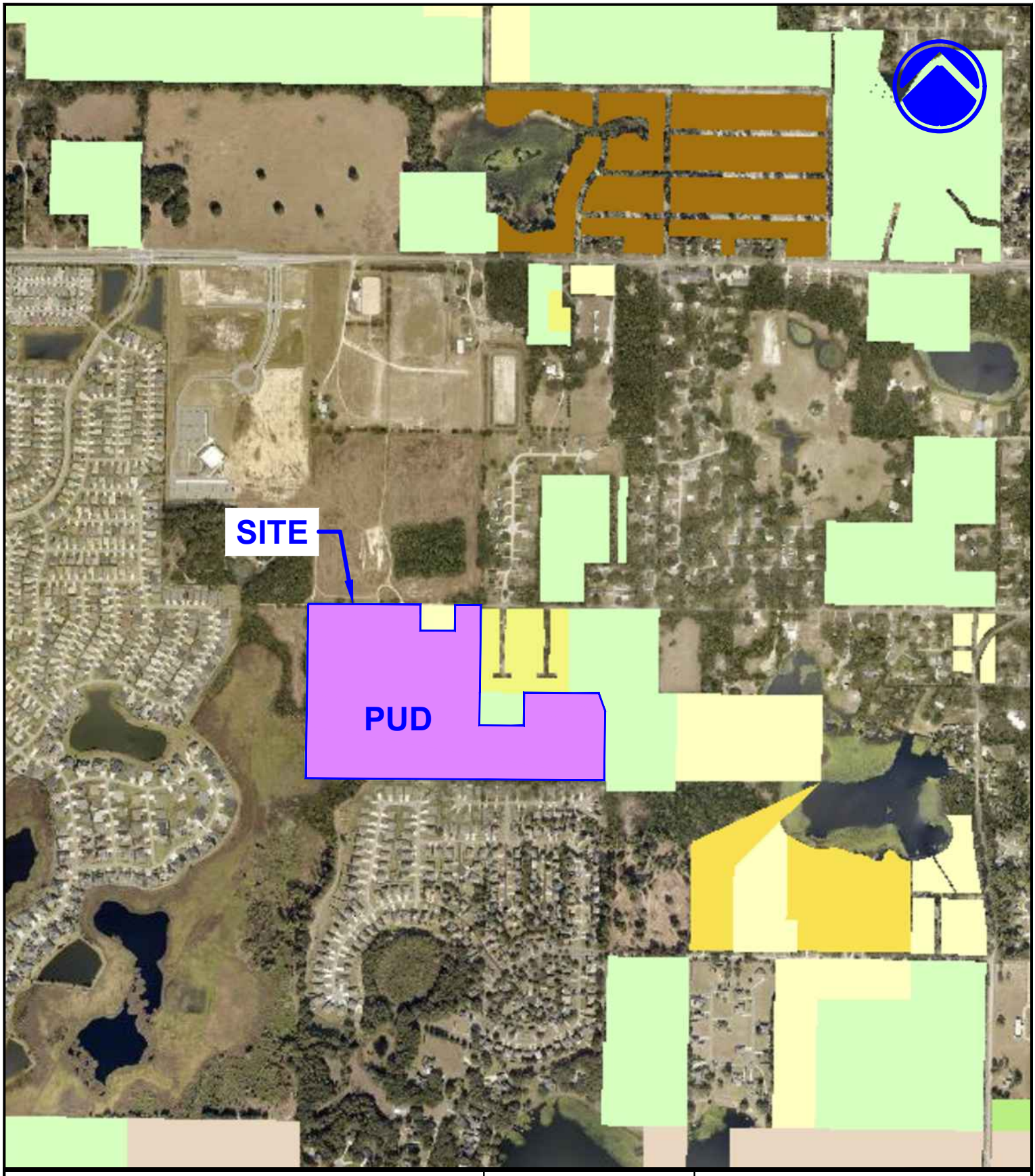
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

EXISTING
ZONING MAP

GIS.LAKECOUNTYFL.GOV



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

PROPOSED
ZONING MAP

GIS.LAKECOUNTYFL.GOV

ORDINANCE 2025-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.52 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Peterson & Meyers, P.A., as applicant, on behalf of Pine Ridge Park, LP as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Agriculture (A) to Planned Unit Development (PUD) 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 zoning 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 FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1: The following described property consisting of approximately 52.52 $\pm$ acres generally located south of Pine Ridge Dairy Road, west of Brookstone Lane and west of CR 468 as described and depicted as set forth on Exhibit "A" shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. 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 4. 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 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. 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 _____, 2025.

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

_____
Gwen Johns, City Clerk

Approved as to Form:

_____
Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Vice-Mayor DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Williams	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Cosenza	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Raysin	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____
Passed Second Reading_____
(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:
The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

Alternate Key # 2516445, 1740584, 1204097, 2565373

EXHIBIT "B"

Master Development Agreement

THIS MASTER DEVELOPMENT AGREEMENT ("Agreement") entered and made as of the ____ day of _____ 2025, between the **CITY OF FRUITLAND PARK, FLORIDA**, a Florida municipal corporation, (hereinafter referred to as the "City"), and **PINE RIDGE PARK LP**, a foreign limited partnership, (hereinafter referred to as the "Owner/Developer").

RECITALS

1. The Owner/Developer previously annexed into the City of Fruitland Park approximately 52.52 +/- acres of property currently located in unincorporated Lake County, Florida, described in **Exhibit "B"** attached to and incorporated in this Agreement (hereinafter referred to as the "Property").

2. The Property has a future land use designation of City of Fruitland Park Multiple Family Low Density and is zoned Lake County Ag; however, the applicant seeks to change the zoning to Fruitland Park residential PUD.

3. Owner/Developer represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

4. The City of Fruitland Park has determined that amendment to the existing Master Development Agreement presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

5. Owner/Developer will fund certain public improvements and infrastructure to facilitate the development of the Property.

6. The Property is within the City limits and the City's Chapter 180, Florida Statutes, utility district, and Owner/Developer has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to the ordinance and this Agreement are hereby deemed a part thereof.

Section 2. Land Use/Development. Development of the Property (the "Project") shall be substantially consistent with the "Concept Site Plan for Pine Ridge Dairy Road" prepared

by Madden Moorhead & Stokes, LLC., dated July 1, 2024 and last revised ~~January 23rd~~May 29, 2025, attached hereto as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district and is subject to City approval at a duly noticed public hearing. As set forth further below, all land use issues addressed herein must be adopted by the City through its regular procedures before being effective.

Section 3. Density. Overall gross density for the Property shall not exceed ~~4.17~~3.79 units per acre. Gross acreage is approximately 52.52 acres, and the maximum density shall not exceed ~~219~~ 199 units.

Section 4. Phasing. Unless waived by the City in writing, Owner/Developer must develop the Property in separate phases consisting of no more than 100 units per phase, but may be less than 100 units per phase. Owner/Developer shall not proceed to sell lots or homes in subsequent phases until the infrastructure of the previous phase is 50% completed. However, phases may be graded, and infrastructure constructed simultaneously if Owner/Developer so chooses, and all City code provisions are followed.

Phasing of the Project shall be approved by City staff through the development process. The final phasing plan must be demarcated on the construction plans.

Section 5. Development Standards. City and Owner/Developer agree that the unit mix for development of the Property shall be substantially as follows:

A. ~~40'~~ 60' Lots Single Family Dwelling Unit (Minimum lot depth 110 ft)

1. Minimum Building Setbacks
   - A. Front: 20 feet
   - B. Front-Garage: 25 feet
   - C. Side: 5 feet
   - D. Side Street 15 Feet
   - E. Rear: 15 feet

2. Minimum Living Area: 1,000 SF
3. Minimum Lot Width: ~~40~~ 60 feet
4. Minimum Lot Area: ~~4,400~~5.500 SF
5. Maximum Impervious Surface Ratio (Lots): 85%
6. Minimum Open Space (Total Development): ~~30~~20%

B. 50' Lots Single Family Dwelling Unit (Minimum lot depth 110 ft) not exceeding 159 lots

1. Minimum Building Setbacks
   - A. Front: 20 feet

B.	Front-Garage:	25 feet
C.	Side:	5 feet
D.	Side Street	15 Feet
E.	Rear:	15 feet

2.	Minimum Living Area:	1,000 SF
3.	Minimum Lot Width:	50 feet
7.	Minimum Lot Area:	5,500 SF
8.	Maximum Impervious Surface Ratio (Lots):	85%
9.	Minimum Open Space (Total Development):	~~30~~20%

C. Building Heights. The maximum building height within the Property is 35 feet.

D. Open Space: A minimum of 30% Open Space shall be provided within the Property.

Section 6. Residential Design Standards. Design Standards shall be as follows:

A. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout development.

1) Dormers

2) Gables

3) Recessed or raised entries.

4) Covered porch entries.

5) Cupolas

6) Pillars or decorative posts

7) Bay window (minimum 12-inch projections)

8) Eaves (minimum 6-inch projections)

9) Front windows with arched glass tops and minimum 4-inch trim

B. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the Project. The total exterior wall area of each building elevation shall be composed of one of the following:

1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.

2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).

3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

C. Parking. Owner/Developer shall construct a minimum of 796 parking spaces consisting of 2 garage spaces per dwelling unit and 2 driveway spaces per dwelling unit. Driveway spaces must be constructed to avoid parked vehicles extending into the sidewalk. Parking encroachments into the sidewalk is prohibited.

Section 7. Homeowners Association. Owner/Developer shall establish a homeowner's association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 8 below. Owner/Developer agrees to, at Owner/Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval which shall be generally consistent with the Landscape Plan reviewed and approved by the City as part of the PUD. Owner/Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 8. Community Development District. Owner/Developer may establish a Community Development District ("CDD") pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section 190.12, F.S.

Section 9. Sidewalks. Owner/Developer agrees to construct sidewalks to City standards on at least two sides of all rights of way within the Property.

Section 10. Road Improvements. Owner/Developer shall be responsible for preparing an updated traffic study at the time of submittal of the Phase I preliminary site plan for review and determination of any necessary improvements and dedication of right-of-way required by Lake County, and shall further be responsible for designing and constructing all

transportation improvements based on such study and Lake County requirements, consistent with Florida law. The traffic study methodology must be approved by Lake County, and the City of Fruitland Park. Owner/Developer shall be responsible for providing sufficient access for the provision of fire protection and emergency services as required by the Florida Fire Prevention Code and the jurisdiction(s) having authority. Onsite construction shall not commence until access to the Property is identified and approved as acceptable by all authorities having jurisdiction, including but not limited to the City and Lake County. The City shall, under no circumstances, be financially responsible for the study and/or improvements, consistent with Florida law.

Construction of the Project is dependent on primary access being obtained from the real property to the north, including but not limited to Lake County Parcel No. 05-19-24-0003-000-07300. Owner/Developer acknowledges the number of lots may be reduced in order to provide access. 24-ft. width dedication for emergency access only as shown on the Plan utilizing Pine Ridge Dairy is permitted. If primacy access to the north cannot be obtained, the Owner/Developer understands an amendment to the Plan and this PUD/MDA is required.

Section 11. Lighting. Owner/Developer shall submit a site lighting plan in conjunction with the final site plan submittal for the Property for City approval. All exterior lighting shall be arranged to reflect light away from single-family residences to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. The poles and streetlights within the Property shall be installed by Owner/Developer and thereafter maintained by the HOA.

Section 12. Water, Wastewater, and Reuse Water. Owner/Developer and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater services (hereafter, "Utilities") exclusively through purchase from City when available. City has limited wastewater collection and treatment capacity therefore depending on development within the City and development of this Property in relation thereto, the City may not have sufficient capacity to serve the Property at the time requested. At the time of execution of this Agreement the City is engaged in dual efforts to expand the City's wastewater collection and treatment capacity. Should Owner/Developer require capacity prior to the City having sufficient capacity, the City and Owner/Developer will meet and enter into an agreement to provide for an interim solution. Except as may be provided in such interim solution agreement, the Owner/Developer covenants and warrants to City that it will not engage in the business of providing such Utilities to the property or within City's F.S. Chapter 180 utility district. No private well will be allowed within the Property. Owner/Developer shall construct, at Owner/Developer's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner /Developer shall install a complete reclaim system including meters to each property (Public Works Director to approve meters before installation) that shall be temporarily fed by the domestic water system with a backflow device between the two systems. If reclaim water becomes available from the City before the installation of the Owner/Developer lines they shall tie reclaimed water system directly into the City's reclaim line.

All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such improvements are oversized at the City's request, the City shall provide impact fee credits to reimburse Owner/Developer for the materials directly related to such oversizing. If any utility improvements serve to provide any other property with connection ability which would not exist otherwise, the City and Owner/Developer will enter into a Pioneer Agreement with the Owner/Developer to provide for a pro-rata share reimbursement payment by such other property owner upon connection to the utility facilities, to the City or Owner/Developer.

Section 13. Impact Fees. Owner/Developer shall be required to pay impact fees as established by City from time to time, subject to any applicable credits, including any impact fees adopted after the execution of this Agreement for all units as building permits are issued for such units at the then existing rate. If impact fees are paid at the time a building permit is issued, no additional impact fees are due.

No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner/Developer agrees to and understands that no capacity has been reserved and that Owner/Developer assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat/construction plan consideration and City is willing to allocate such capacity to Owner/Developer, Owner/Developer shall enter into a reservation agreement and any other utility agreements, or easements related to the Property as requested by City from time to time.

Section 14. Landscaping/Buffers. Owner/Developer has reviewed the City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner/Developer shall install landscaping as depicted on a landscaping site plan submitted to the City for review and approval prior to such installation.

Owner/Developer shall, at its sole expense, install underground irrigation system on all common areas of the Property, as well as exercise and other measures reasonably necessary to ensure long-term maintenance of the landscaping.

If reuse water is not available at the time of construction of any phase, Owner/Developer may install a temporary irrigation well, in compliance and with all applicable permits from the St. Johns River Water Management District ("District"). Such temporary irrigation well shall be abandoned upon availability of reuse water from the City, in compliance with all City and District regulations.

Owner/Developer shall design and construct, at its sole expense, the interior landscaped areas and islands within the common and parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner/Developer shall maintain such areas until such maintenance responsibilities have been assumed by the HOA.

Owner/Developer acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner/Developer agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree

removal and replacement.

Owner/Developer agrees to construct all landscape buffers as required by City's Land Development Regulations consistent with the Landscape Plan reviewed and approved as part of the PUD.

Existing natural landscaping vegetation may be utilized for and as part of landscape buffers with added plantings in lieu of strictly planted buffers.

Section 15. Stormwater Management. Owner/Developer agrees to provide at Developer's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County. If stormwater retention areas are utilized for common open space they must be designed and improved to include recreational amenities approved by the City during the preliminary plat process. As provided in Section 7, the stormwater management system shall be owned and maintained by the homeowners association.

Section 16. Concurrency. A complete concurrency study conforming to the City of Fruitland Park Land Development Regulations will be required prior to any preliminary plat approvals or construction plan approvals. The Owner/Developer shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner/Developer shall be subject to any ordinance relating to Proportionate Share Mitigation.

Section 17. Issuance of Permits. After the approved Conceptual Site Plan and this Master Development Agreement is recorded, and prior to issuance of any permits for construction, excluding clearing and landfill, a preliminary plat and construction plans, shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

Section 18. Environmental Considerations. The Owner/Developer agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Solid Waste Disposal Facilities. Owner/Developer agrees that collection and transportation of solid waste within the Property shall not require any vehicles to back into any street or alley.

Section 20. Signage. Owner/Developer shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations unless City grants a waiver or variance pursuant to the

City's Land and Development Regulations.

Section 21. Amenity Center. Owner/Developer and City acknowledge that the Project may be developed independently or in conjunction with an adjacent property. In the event the Project is developed as a unified development with an adjacent parcel(s), the City acknowledges and agrees that the Amenity Center may be located on the adjacent parcel(s) so long as the residents of the Project have utilization of and access to the Amenity Center.

Section 22. Title Opinion. Owner/Developer shall provide to City, in advance of the City's execution of this Agreement, a title opinion of any attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner/Developer and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 23. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended as well as regulations of county, state, local and federal agencies. All improvements and infrastructures shall be constructed to City standards.

Section 24. Due Diligence. The City and Owner/Developer further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner/Developer from time to time in accordance with the City's applicable policies for the provision of said services.

Section 25. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in section 163.3243, Florida Statutes.

Section 26. Governing Law. This Agreement shall be constructed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 27. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforced by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner/Developer to successive owners. Owners/Developer shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. The parties hereby covenant that they will enforce this

Agreement and that it is a legal, valid, and binding agreement.

Section 28. Waiver, Remedies. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power privilege hereunder, nor will any single or partial exercise or any right, power or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power or privilege hereunder.

Section 29. Exhibits. All exhibits attached hereto and to the ordinance are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 30. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	Karen Manila, City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 – Telephone: 352-360-6727
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 Telephone: 352-360-6727 - Anita Geraci-Carver, Esq, City Attorney Law Office of Anita Geraci-Carver 1560 Bloxam Ave Clermont, FL 34711 Telephone: 352-243-2801
Copy to:	Pine Ridge Park LP c/o Moishe Goldshmidt, General Partner 36 Charming Way Lakewood, NJ 08701
Copy to:	Shelton T. Rice, Esq. Peterson & Myers, P.A. 225 East Lemon Street, Suite 300 P.O. Box 24628 Lakeland, Florida 33802-4628

	Office: 863.683.6511

Section 31. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements, or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner/Developer from complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Section 32. Term of Agreement. The term of this Agreement shall commence on the date this agreement is executed by both the City and Owner/Developer. Construction of the Project shall substantially commence on or before December 31, 2027. In the event the conditions of the Master Development Agreement have not been substantially constructed during the required time period, the term of the Agreement may be extended by mutual agreement of the City and the Owner provided the extension request is filed 90 days prior to the expiration date. Failure to file a timely extension request, the PUD shall be null and void.

Section 33. Amendments. Amendments to the provisions of this Agreement shall be made by the parties only in writing and by formal amendment.

Section 34. Severability. If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

Signature Pages to Follow

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Pine Ridge Park LP, a foreign limited partnership,

_____ _____

Witness Signature Signature

_____ Moishe Goldshmidt, General Partner

Print Name

Address: _____

_____

_____

Witness Signature

_____

Print Name

Address" _____

_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____ 2025 by Moishe Goldshmidt, general partner of Pine Ridge Park LP, a foreign limited partnership, on behalf of the partnership. He/she/they are personally known to me or who have produced _____ as identification.

_____

Notary Public, State of Florida

Printed Name:_____

Commission No.:_____

My Commission Expires:_____

ACCEPTED BY **THE CITY OF FRUITLAND PARK, FLORIDA**

Approved as to form and Legality for use and reliance by the City of Fruitland Park	By: Chris Cheshire, Mayor Date: Attest:
Anita Geraci-Carver, City Attorney	Gwen Johns, City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing was acknowledged before me by means of [x] physical presence or [ ] online notarization this _____ day of _____ 2025 by Chris Cheshire as Mayor of the City of Fruitland Park, Florida, a Florida municipal corporation on behalf of the corporation, [x] who is personally known to me or who has produced _____ as identification.

_____
Notary Public, State of Florida
Printed Name:_____
Commission No.:_____
My Commission Expires:_____

EXHIBIT "A" TO ORDINANCE AND MDA

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:
The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

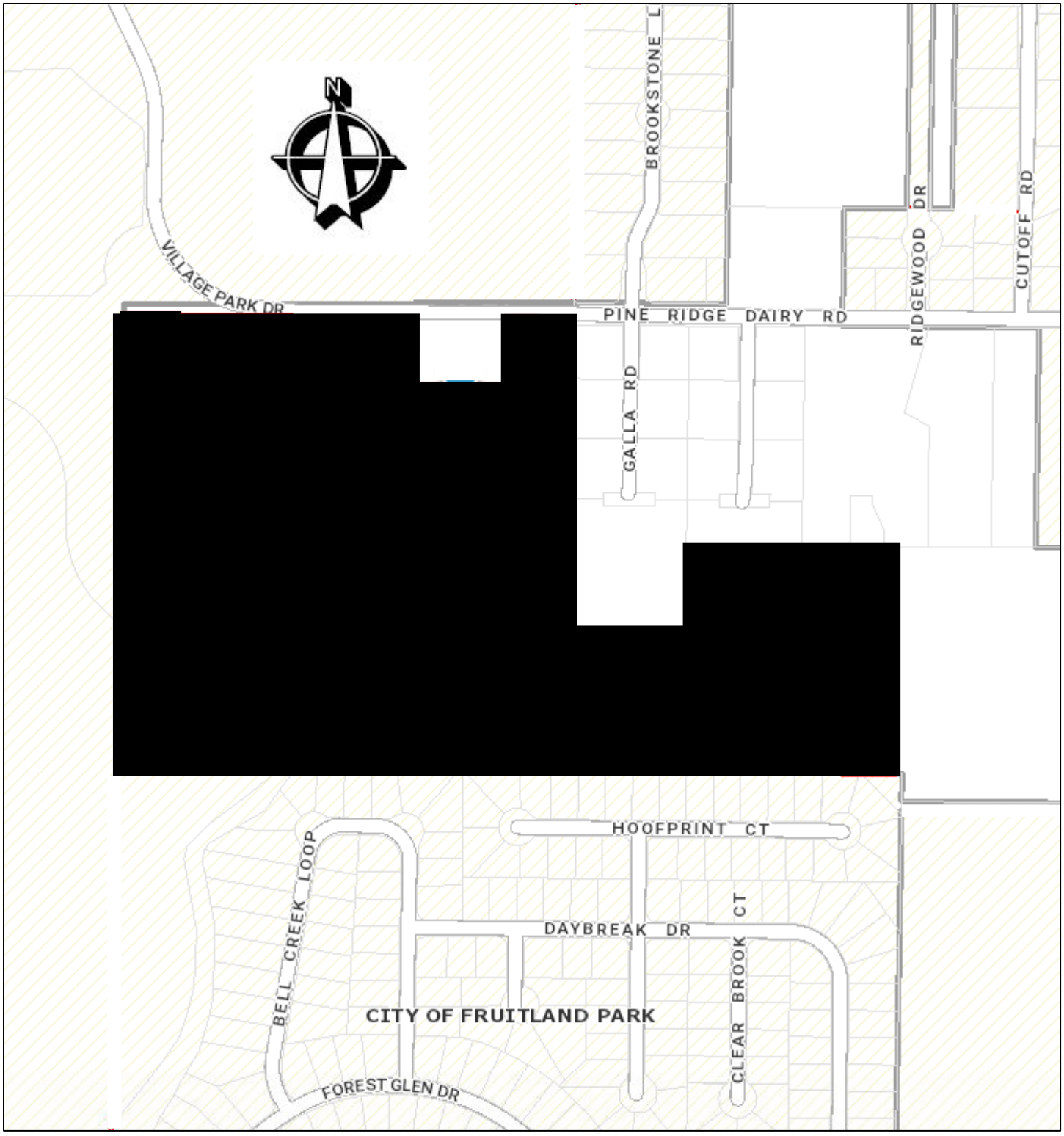
PARCEL 4

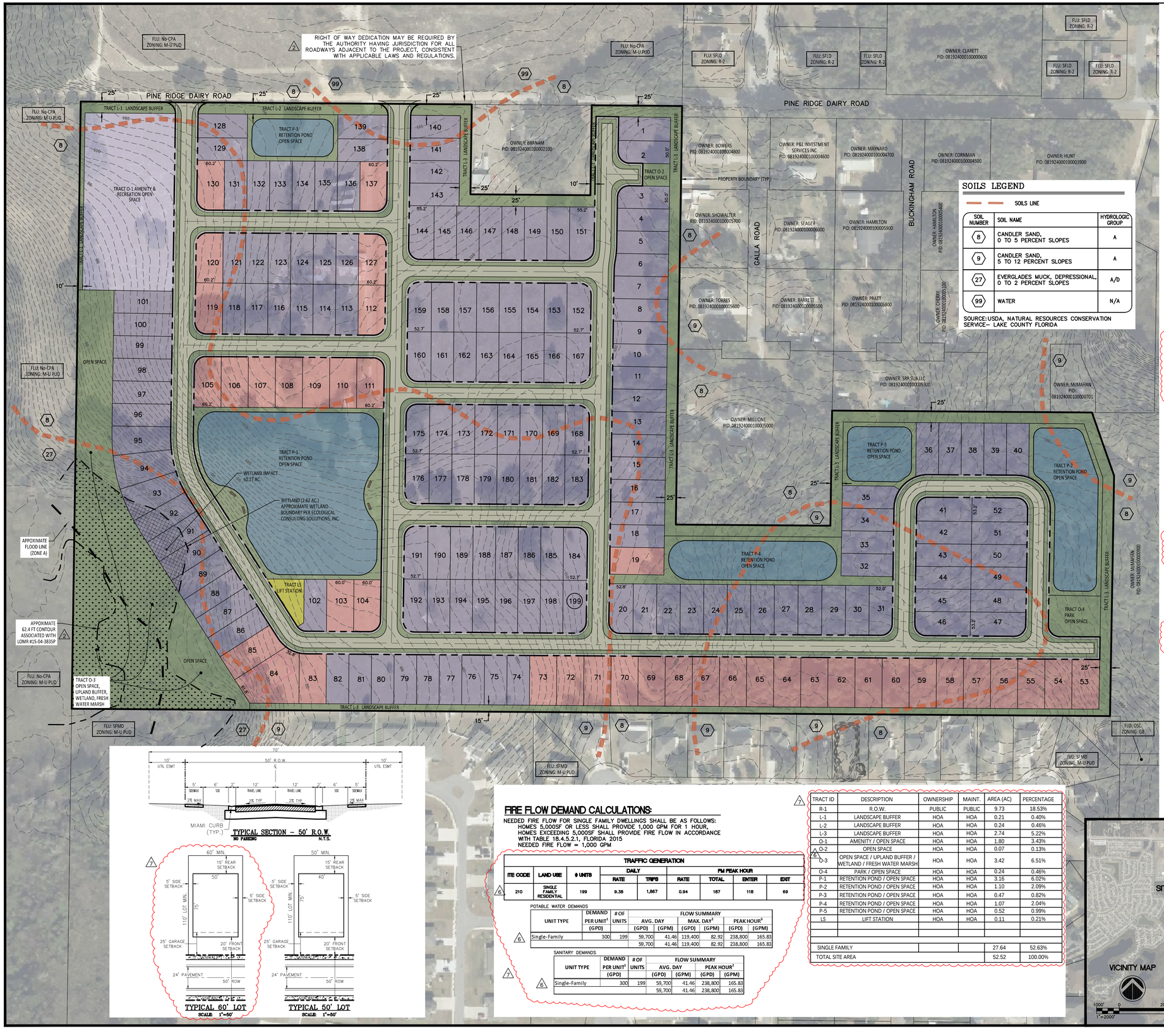
The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

EXHIBIT "B" TO ORDINANCE AND MDA

Concept Site Plan for Pine Ridge Dairy Road prepared by Madden Civil Engineering

dated 07/01/24, last revised 05/29/2025~~01/23/2025~~


N
VILLAGE PARK DR
BROOKSTONE L
PINE RIDGE DAIRY RD
RIDGEWOOD DR
CUTOFF RD
GALLA RD
HOOFPRINT CT
BELL CREEK LOOP
DAYBREAK DR
CLEAR BROOK CT
CITY OF FRUITLAND PARK
FOREST GLEN DR



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SOILS LEGEND

SOILS LINE

SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
8	CANDLER SAND, 0 TO 5 PERCENT SLOPES	A
9	CANDLER SAND, 5 TO 12 PERCENT SLOPES	A
27	EVERGLADES MUCK, DEPRESSIONAL, 0 TO 2 PERCENT SLOPES	A/D
99	WATER	N/A

SOURCE: USDA, NATURAL RESOURCES CONSERVATION SERVICE– LAKE COUNTY FLORIDA

PROJECT DATA:

1. TOTAL AREA: 52.52 AC
2. Parcel ID's:
   08192400020000002000
   Description: W 1/2 of SE 1/4 of NW 1/4 and SE 1/4 of SE 1/4 of NW 1/4 of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.
   08192400010000380O
   Description: The West 967 feet of the South 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0°24'03" West 140 feet; thence run North 1917'38" W ,West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.
   08192400020000021O1
   Description: The South one–half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.
   08192400020000210 2
   Description: The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.
3. ZONING:
   EXISTING: A
   PROPOSED: PUD
4. FUTURE LAND USE:
   EXISTING: URBAN LOW / URBAN MEDIUM
   PROPOSED: MFLD
5. NUMBER OF LOTS: 199 UNITS
   50'x110': 159 LOTS
   60'x110': 40 LOTS
6. DENSITY: 199 UNITS / 52.52 AC. = 3.79 DU/AC
7. OPEN SPACE REQUIRED: 20%
   OPEN SPACE PROVIDED: 28.69% (15.07 AC)
   (LANDSCAPE BUFFERS + OPEN SPACE + RECREATION + PONDS + POST DEV. WETLANDS + EXISTING MARSH)
8. MAXIMUM BUILDING HEIGHT: 35'
9. SINGLE FAMILY LOT – BUILDING SETBACKS:
   FRONT 20'
   REAR 15'
   SIDE STREET 15'
   SIDE 5'
   GARAGE 25'
10. PERIMETER BUFFERS
    NORTH 25'
    SOUTH 15'
    EAST 25'
    WEST 10'
11. ONSITE SANITARY SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED.
12. STORMWATER PER SJRWMD & CITY OF FRUITLAND PARK REQUIREMENTS WILL BE MET.
13. MINIMUM LOT WIDTH = 50'
14. MINIMUM LOT DEPTH = 110'
15. SINGLE FAMILY MINIMUM LOT SIZE = 5,500 SQFT
16. SINGLE FAMILY MINIMUM FLOOR AREA = 900 SQFT
17. MAXIMUM LOT COVERAGE = 85% (LOT AREA)
18. ALL COMMON AREAS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION
19. THIS PROJECT MAY BE BUILT IN TWO PHASES. PHASE LINES WILL BE DETERMINED WITH CONSTRUCTION PLANS.
20. PARKING:
    2 GARAGE SPACES PER DWELLING =398 SPACES
    2 DRIVEWAY SPACES PER DWELLING=398 SPACES
    TOTAL SPACES =796 SPACES
21. THE SITE SHALL HAVE SUFFICIENT ACCESS FOR THE PROVISION OF FIRE PROTECTION AND EMERGENCY SERVICES AS DETERMINED BY THE APPLICABLE AUTHORITY HAVING JURISDICTION.
22. ON–SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL ACCESS TO THE PROPERTY IS IDENTIFIED AND APPROVED AS ACCEPTABLE BY ALL APPLICABLE AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO: THE CITY OF FRUITLAND PARK AND LAKE COUNTY.
23. DEVELOPER RESPONSIBLE FOR THE COST OF CONSTRUCTION FOR ANY SANITARY SEWER AND WATER MAIN IMPROVEMENTS TO EXTEND SERVICE TO THE SUBDIVISION UNLESS A WRITTEN EXECUTED AGREEMENT DETAILING FINANCIAL RESPONSIBILITIES IS OBTAINED.

SCHOOL DEMANDS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	199	0.140	28
MIDDLE	199	0.072	15
HIGH	199	0.100	20
		TOTAL	63

FIRE FLOW DEMAND CALCULATIONS:

NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS:
HOMES 5,000SF OR LESS SHALL PROVIDE 1,000 GPM FOR 1 HOUR,
HOMES EXCEEDING 5,000SF SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1, FLORIDA 2015
NEEDED FIRE FLOW = 1,000 GPM

TRAFFIC GENERATION								
ITE CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	199	9.38	1,867	0.94	187	118	69

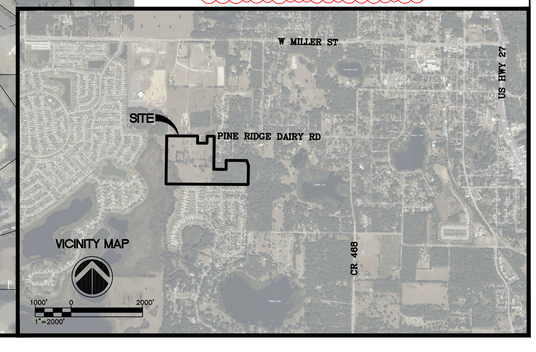
POTABLE WATER DEMANDS

UNIT TYPE	DEMAND PER UNIT[1] (GPD)	# OF UNITS	FLOW SUMMARY AVG. DAY (GPD)	AVG. DAY (GPM)	MAX. DAY[2] (GPD)	MAX. DAY[2] (GPM)	PEAK HOUR[3] (GPD)	PEAK HOUR[3] (GPM)
Single-Family	300	199	59,700	41.46	119,400	82.92	238,800	165.83
			59,700	41.46	119,400	82.92	238,800	165.83

SANITARY DEMANDS

UNIT TYPE	DEMAND PER UNIT[1] (GPD)	# OF UNITS	FLOW SUMMARY AVG. DAY (GPD)	AVG. DAY (GPM)	PEAK HOUR[2] (GPD)	PEAK HOUR[2] (GPM)
Single-Family	300	199	59,700	41.46	238,800	165.83
			59,700	41.46	238,800	165.83

TRACT ID	DESCRIPTION	OWNERSHIP	MAINT.	AREA (AC)	PERCENTAGE
R-1	R.O.W.	PUBLIC	PUBLIC	9.73	18.53%
L-1	LANDSCAPE BUFFER	HOA	HOA	0.21	0.40%
L-2	LANDSCAPE BUFFER	HOA	HOA	0.24	0.46%
L-3	LANDSCAPE BUFFER	HOA	HOA	2.74	5.22%
O-1	AMENITY / OPEN SPACE	HOA	HOA	1.80	3.43%
O-2	OPEN SPACE	HOA	HOA	0.07	0.13%
O-3	OPEN SPACE / UPLAND BUFFER / WETLAND / FRESH WATER MARSH	HOA	HOA	3.42	6.51%
O-4	PARK / OPEN SPACE	HOA	HOA	0.24	0.46%
P-1	RETENTION POND / OPEN SPACE	HOA	HOA	3.16	6.02%
P-2	RETENTION POND / OPEN SPACE	HOA	HOA	1.10	2.09%
P-3	RETENTION POND / OPEN SPACE	HOA	HOA	0.47	0.82%
P-4	RETENTION POND / OPEN SPACE	HOA	HOA	1.07	2.04%
P-5	RETENTION POND / OPEN SPACE	HOA	HOA	0.52	0.99%
LS	LIFT STATION	HOA	HOA	0.11	0.21%
SINGLE FAMILY				27.64	52.63%
TOTAL SITE AREA				52.52	100.00%



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CONCEPT SITE PLAN
FOR
PINE RIDGE DAIRY ROAD
FRUITLAND PARK FLORIDA

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
June 2, 2025
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

#	DATE	REVISIONS
1	09/19/24	REVISED PER CITY COMMENTS
2	11/04/24	REVISED PER CITY COMMENTS
3	01/14/25	LOT MIX REVISION PER CLIENT
4	01/23/25	AMENITY UPDATE PER CLIENT
5	04/28/25	REVISED PER CITY COMMENTS
6	05/06/25	REVISED PER CLIENT
7	05/29/25	REVISED PER CLIENT
8		
9		
10		
11		

JOB # 23213
DATE: 07/01/24
SCALE: 1" = 100'
DESIGNED BY: CHM
DRAWN BY: RJS
APPROVED BY: BSB

C-1

H:\Data\23MMS2\30– Pine Ridge Dairy Road\Eng\Concept\23213BASE_CONCEPT_5-28-25.dwg June 2, 2025 12:07 PM

LAND PLANNING GROUP
ENTITLEMENT · PRINTING · CONSULTING
URBAN AND REGIONAL PLANNERS

From: Robb Dicus <rdicus@fruitlandpark.org>
Sent: Friday, June 20, 2025 5:09 PM
To: Shelton T. Rice <SRice@petersonmyers.com>; Sharon Williams <swilliams@fruitlandpark.org>
Cc: Anita Geraci <anita@agclaw.net>; Emily Church <echurch@fruitlandpark.org>; Michael <MichaelR@lpgurp.com>; Brett Tobias <btobias@halff.com>
Subject: RE: Pine Ridge Dairy Road Project (revised plan) - Fruitland Park

Sharon,

This new concept plan satisfies my comments.

City of Fruitland Park
Robb Dicus
Public Works Director
Office: 352-360-6795 | 2601 Spring Lake Road
Ph: 352-308-6651 | Email: rdicus@fruitlandpark.org

Under Florida law, *Cf.* s. 668..6076, F.S., e-mail addresses are public records. If you do not want your e-mail address released in response- to a public records request, do not send electronic mail to the City of Fruitland Park. Instead contact the city by telephone or in writing.

From: Shelton T. Rice <SRice@petersonmyers.com>
Sent: Friday, June 20, 2025 1:23 PM
To: Sharon Williams <swilliams@fruitlandpark.org>
Cc: Anita Geraci <anita@agclaw.net>; Robb Dicus <rdicus@fruitlandpark.org>; Emily Church <echurch@fruitlandpark.org>; 'Michael' <MichaelR@lpgurp.com>
Subject: RE: Pine Ridge Dairy Road Project (revised plan) - Fruitland Park

Good afternoon, Ms. Williams:

Attached please find our updated plan. Below is my response to the comments:
Public Works Comment #1:
We added a cul-de-sac, addressing this concern. Adding a full connection could jeopardize our long-term ability to potential vacate Pine Ridge Dairy Road on the eastern side of the site and make the property's requirement for emergency access only to Pine Ridge Dairy Road impossible given the neighbor that utilizes that area for ingress/egress. We agree that we will have to dedicate ROW adjacent to the public roads, recognizing that there is a possibility the ROW is vacated adjacent to these lots. If we lose lots later in the process, that is fine, but we won't be able to put them back, so we want to keep them there given the uncertainty with Pine Ridge Dairy Road.
Comment #2:
We cannot use Pine Ridge Dairy Road as anything other than an emergency access (Only). Primary ingress/egress is required to be from the north through the adjacent residential property. We have to modify our PUD if we propose to make Pine Ridge Dairy Road a full access, the concerns raised in this comment can and would be addressed at the time and if we come back in proposing a PUD modification (to allow a full access on Pine Ridge Dairy Road).

City Engineer Comments:
We acknowledge and agree a PUD modification would be required if we cannot have our access through the property to the north.

Please let me know if we need to jump on a call to discuss this project.

I would welcome any direction you can provide on the change in the future land use designation question (as detailed in the attached email).

Sincerely,

Shelton
Shelton T. Rice
225 East Lemon Street, Suite 300 | P.O. Box 24628 | Lakeland, FL 33802-4628
Phone 863.683.6511 | Fax 863.688.8099 | srice@petersonmyers.com

PETERSON & MYERS, P.A.
ATTORNEYS AT LAW • SINCE 1948

********* NOTICE **********
This e-mail, including any attachments, is intended only for the receipt and use by the addressee(s) listed above and may contain privileged, confidential, attorney-client, work product and/or trade secrets or other information of a proprietary and confidential nature. If you are not the intended recipient of this e-mail, you are respectfully requested to inform the sender of your unintended receipt and are hereby notified that any unauthorized use or distribution of this e-mail, including any

attachment, is strictly prohibited.

From: Sharon Williams <swilliams@fruitlandpark.org>
Sent: Wednesday, June 11, 2025 1:04 PM
To: Shelton T. Rice <SRice@petersonmyers.com>
Cc: Anita Geraci <anita@agclaw.net>; Robb Dicus <rdicus@fruitlandpark.org>; Emily Church <echurch@fruitlandpark.org>; 'Michael' <MichaelR@lpgurp.com>
Subject: Pine Ridge Dairy Road Project (revised plan) - Fruitland Park

Good morning Shelton,

I initially called to give you a notice regarding comments made pertaining to your 'revised' site plan. The comments specifically dealt with "dead end" streets, etc.. Please see the attached Section 157.080 (a)(1)(E) of Chapter 157 (Subdivisions and Plats) which state that "all permanent dead ends shall terminate in a cul-de-sac."

Public Works Director *comments:*

Comment #1*--- I believe as Brett confirmed these two dead ends created on the northeast corner of the property do not meet the land development code requirements without a cul-de-sac there. They need to make that a 3rd connection to the Pine Ridge Dairy Rd. and eliminate the turnaround attached to Tract D-2. The third dead end in the southwest corner will be allowable because it's an obvious future means of access to the neighboring property to the east. They will need to dedicate ROW to the city all the way to the eastern edge of the property here during design for this future connection.*

Comment #2*… I don't feel like this plan takes in to account what may be needed to make an extension to Pine Ridge Dairy Road possible here. The 25 foot landscape buffer encroaches into the natural alignment of the Pine Ridge Dairy road ROW as it sets now. My assumption would be to make this future road possible additional ROW on the northern side of this project would be needed and the only place to pick it up would be to encroach into the 25 foot landscape buffer that is currently shown or offset the road to the north but I'm not sure if that open ROW area at the northeast corner is sufficient to bring a proper road out? Does anybody know how they plan to accomplish this in the future?*

City Engineer Comments:

We were willing to let them move forward with the PUD with the understanding that the ROW would need to be dedicated in the future (that's when they added the note to the plan).
I seem to recall that they were working with the northern property owner on a deal that would

have allowed them to gain access to the north, through that property, without requiring as much ROW dedication. The PUD would lock in their max number of units and density, but the ROW dedication may/may not require them to lose lots at the preliminary/construction plan stage (if they cannot come to a deal with the northern property owner). At that stage they would still be required to provide the buffering as described in the PUD (or amend the PUD at that time).

Would you please review these comments and provide a response as soon as possible? We are working in preparation for the anticipated City Commission meeting on July 10th.

Thank you and we look forward to hearing back from you with regarding the concern expressed (above).

Respectfully,

City of Fruitland Park

Sharon Williams

Administrative Manager
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF FRUITLAND PARK
506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652
swilliams@fruitlandpark.org | www.fruitlandpark.org
NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

********* NOTICE **********
This e-mail, including any attachments, is intended only for the receipt and use by the addressee(s) listed above and may

contain privileged, confidential, attorney-client, work product and/or trade secrets or other information of a proprietary and confidential nature. If you are not the intended recipient of this e-mail, you are respectfully requested to inform the sender of your unintended receipt and are hereby notified that any unauthorized use or distribution of this e-mail, including any attachment, is strictly prohibited.

CITY OF FRUITLAND PARK

AGENDA ITEM SUMMARY SHEET

Item Number: 8c

ITEM TITLE:	**Resolution 2025-039 Major Site Plan Approval for construction of an approximate 13,451 square feet, 12-Bed facility with Helipad. The property is generally located north of CR 466A and west of Oliver Lane. Petitioner: Kimley-Horn (Jennifer Stickler, applicant) on behalf of owner, Advent Health System/ Sunbelt Inc.**
MEETING DATE:	**Thursday, July 10, 2025**
DATE SUBMITTED:	**June 27, 2025**
SUBMITTED BY:	City Attorney/City Manager/Community Development. Director

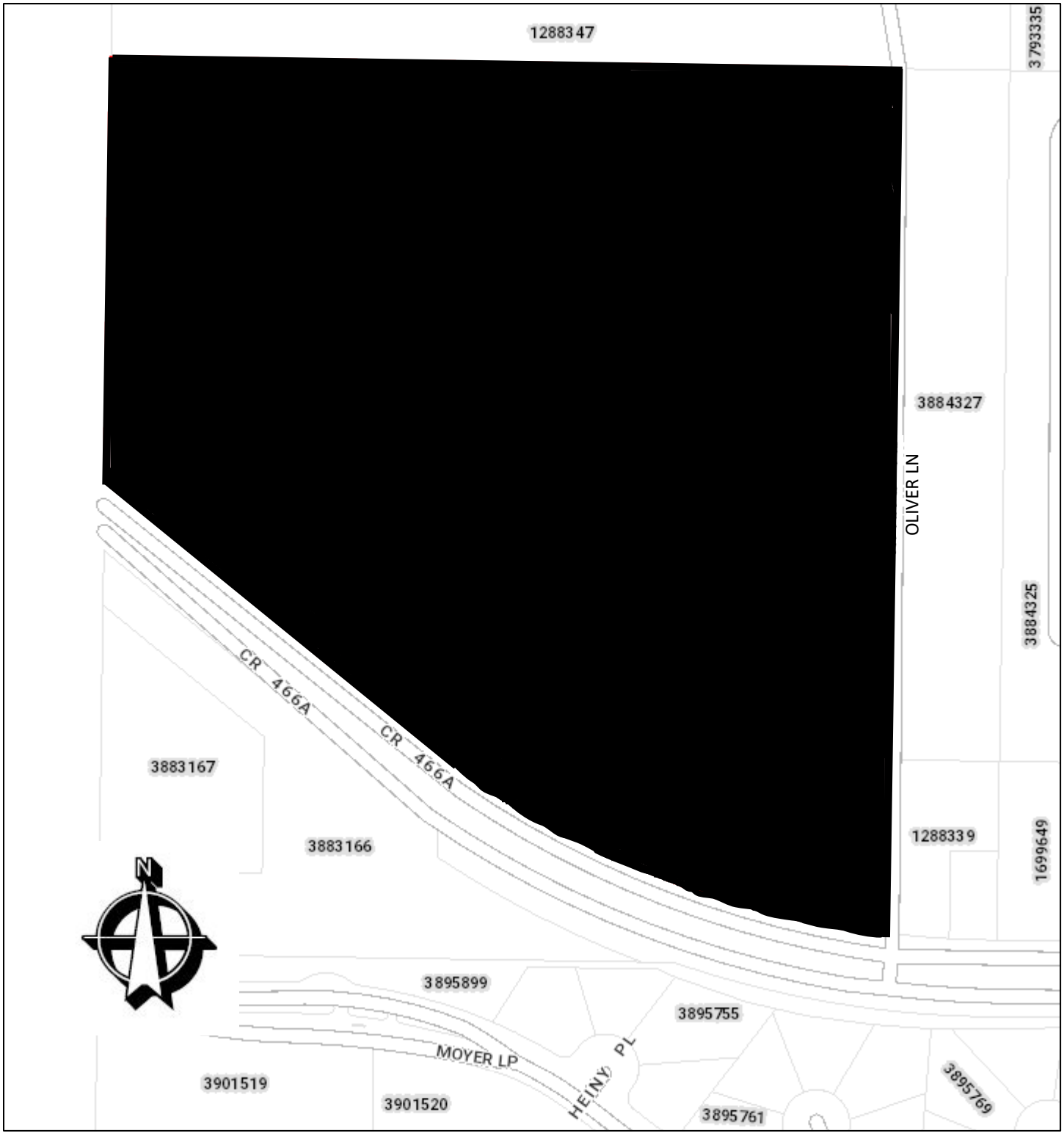
BRIEF NARRATIVE:

Ordinance 2020-007 was previously approved for the PUD Rezone/Master Development Agreement. The applicant is seeking to construct a phase one (1) 13,451 SF Off-site emergency department medical facility to include 12-beds, an 888 SF mechanical room and helipad for a total of 14,339 SF on approximately 5.99 acres (of the total 27.74 +/- overall acreage). Phase two (2) has an expected build-out in/by 2030 and consists of a 206,850 SF hospital with a 90,000 SF medical office. The current zoning is Commercial PUD with primary access to the property on CR466A and a secondary access to the east on Oliver Lane.

The helipad involves obtaining approval from Florida Department of Transportation (FDOT) and the FAA (Federal Aviation Administration), the prevailing flight approval authorities, and requires that an Airport Site Approval Application be submitted to FDOT. Once the application is deemed complete and the site meets safety requirements, the FDOT will issue an Airport Site Approval Order of which the city has requested a copy, from the applicant, once approved.

FUNDS BUDGETED:	**N/A**
ATTACHMENT	Resolution 2025-039, map, site plan, preliminary exterior views, staff comments & advertising affidavit.
RECOMMENDATION:	During the June 19th P & Z meeting, Board members recommended approval of Resolution 2025-039.
ACTION:	Approve or Deny Resolution 2025-039

AdventHealth Fruitland Park OSED



ADVENT HEALTH – ALTERNATE KEY 1288088





OVERALL SITE DATA

SITE ACREAGE CALCULATION:

GROSS SITE AREA:	27.34	ACRES
SURFACE WATER AREA:	0.00	ACRES
WETLAND AREA:	0.00	ACRES
WETLAND IMPACT AREA:	0.00	ACRES
NET DEVELOPABLE AREA:	27.34	ACRES

PROJECT LIMITS OF CONSTRUCTION: 5.99 ACRES

MAX. FAR: 0.50
PROPOSED FAR: 0.01

PROPOSED INTERIOR BUILDING AREA

EMERGENCY DEPARTMENT FLOOR AREA:	13,451	SF
MECHANICAL ROOM FLOOR AREA:	888	SF
TOTAL FLOOR AREA:	14,339	SF

MAX. BUILDING HEIGHT (ALONG CR466A):	25 FEET/ 2 STORIES
PROPOSED BUILDING HEIGHT (ALONG CR466A):	25 FEET/ 1 STORY
MAX. BUILDING HEIGHT:	50 FEET / 4 STORIES
PROPOSED BUILDING HEIGHT:	25 FEET / 1 STORY

FUTURE LAND USE/ZONING: GENERAL COMMERCIAL/C-2

PROPOSED USE: EMERGENCY DEPARTMENT

ADJACENT FUTURE LAND USE/ZONING:
WEST: THE VILLAGES/PUD
NORTH: RURAL/AGRICULTURE

EXISTING USE: VACANT
PROPOSED USE: 12-BED OFF-SITE EMERGENCY DEPARTMENT

BUILDING SETBACKS
NORTH: 25 FEET
EAST: 15 FEET
SOUTH (CR 466A): 50 FEET
WEST: 30 FEET

LANDSCAPE BUFFERS:
NORTH: 25 FEET
EAST: 15 FEET
SOUTH (CR 466A): 25 FEET
WEST: 30 FEET

IMPERVIOUS COVERAGE:
TOTAL MAX. IMPERVIOUS COVERAGE (70%) = 27.34 AC X 0.70 = 19.14 AC
PROPOSED IMPERVIOUS AREA:

BUILDING AREA =	0.33 AC
PAVEMENT AREA =	1.15 AC
CONCRETE SIDEWALK AREA =	0.31 AC
TOTAL PROPOSED IMPERVIOUS AREA:	1.79 AC (6.54%)
TOTAL PROPOSED PERVIOUS AREA:	25.55 AC (93.45%)

REQUIRED PARKING SPACES:
FOR MEDICAL OFFICE/CLINIC:
1 SPACE/180 SF GROSS LEASABLE AREA:
(PER FRUITLAND PARK MUNICODE JULY 31, 2024)
TOTAL REQUIRED SPACES: 66 SPACES

PROPOSED PARKING SPACES:

PROPOSED STANDARD SPACES:	59 SPACES
PROPOSED HANDICAP SPACES:	6 SPACES
PROPOSED EMERGENCY VEHICLE SPACES:	2 SPACES
TOTAL PROPOSED SPACES:	67 SPACES

REQUIRED BICYCLE PARKING:

0.1 SPACE/REQUIRED PARKING SPACE	7 SPACES
TOTAL PROPOSED BICYCLE SPACES:	8 SPACES

LEGEND

- PROPERTY BOUNDARY
- PROJECT LIMITS OF DISTURBANCE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- RIGHT OF WAY
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C8.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C8.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C8.0)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C8.0)
- PROPOSED HEAVY DUTY ASPHALT- MATCHING EXISTING C.R.466A PAVEMENT SECTION

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

SEAL

CARLOS E. PERERO RADA P.E. LICENSE No. 87494 STATE OF FLORIDA PROFESSIONAL ENGINEER
09/24/2025
CARLOS E. PERERO RADA P.E.
FLORIDA LICENSE NO. 87494
TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS.

AdventHealth
FRUITLAND PARK
12 BED OSED

Hunton Brady ARCHITECTS

DATE	SUBMISSION	NO
01/24/25	FRUITLAND PARK MAJOR SITE PLAN	
03/14/25	FRUITLAND PARK MAJOR SITE PLAN	
04/21/25	FRUITLAND PARK MAJOR SITE PLAN	

OVERALL SITE PLAN

PROJ. NO. 149633018 SHEET
DRAWN TJM
C4.0

Copyright HuntonBrady Architects P.A. All Rights Reserved. 333 S. Garland Ave., Suite 1100, Orlando, Florida 32801 (407) 839-0886 (407) 839-1709/Fax www.huntonbrady.com License AAC001744

LEGEND

- PROPERTY BOUNDARY
- LOD — LIMITS OF DISTURBANCE
- RIGHT OF WAY
- (X) PROPOSED PARKING COUNT

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C31	1375.39'	517.35'	S61°32'14"E	514.31'	21°33'06"	261.77'
C32	1375.39'	517.35'	S61°32'14"E	514.31'	21°33'06"	261.77'
C33	1081.28'	223.96'	S80°38'21"E	223.56'	11°52'02"	112.38'
C40	18.00'	29.27'	S45°45'10"E	26.15'	93°11'05"	19.03'
C45	206.00'	78.98'	S11°49'23"W	78.50'	21°58'01"	39.98'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PROPOSED MONUMENT SIGN (SHOWN FOR INFORMATION ONLY; DESIGNED & PERMITTED BY OTHERS UNDER SEPARATE COVER)
TYPE "F" CURB AND GUTTER PER FDOT INDEX #520-001 (TYP.)
PROPOSED 6' WIDE CROSSWALK (TYP.)
N89°09'37"W 237.00'
TYPE "E" CURB AND GUTTER PER FDOT INDEX #520-001 (TYP.)
PROPOSED 18" DIAMOND W/ 9 RED RETROREFLECTIVE DEVICES (OM4-1) (18")
STREET A
TYPE "CR-F" CURB RAMP PER FDOT INDEX #522-002
24" STOP BAR PER FDOT INDEX #711-001 AND 30" STOP SIGN (R1-1) PER MUTCD STANDARDS (TYP. ON SITE)
PROPOSED SWALE
TYPE "CR-F" CURB RAMP PER FDOT INDEX #522-002
PROPOSED CONCRETE FLUME (SEE SHEET C5.1 FOR DETAILS)
PROJECT LIMITS OF DISTURBANCE (TYP.)
5' WIDE MAINTENANCE BERM
PROPOSED DRY RETENTION POND
S0°50'23"W 455.97'
5' WIDE MAINTENANCE BERM
PROPOSED DRY RETENTION POND
5' CHAIN LINK FENCE (MIN. 11.5 GAUGE, GALVANIZED OR OTHER NON-CORRODIBLE METAL PER CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE) (SURROUND ENTIRE POND PERIMETER AND HELIPAD SAFETY AREA)
OLIVER LANE
PROPOSED SWALE
24" STOP BAR PER FDOT INDEX #711-001 AND 30" STOP SIGN (R1-1) PER MUTCD STANDARDS (TYP. ON SITE)
TYPE "CR-F" CURB RAMP PER FDOT INDEX #522-002
PROPOSED DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS (DESIGNED & PERMITTED BY OTHERS)
VALLEY GUTTER PER FDOT INDEX #520-001
DRIVE AISLE CENTERLINE (TYP.)
PRIVATE SANITARY LIFT STATION (SEE DETAIL SHEET C7.2)
S89°09'37"E 142.46'
TYPE "D" CURB PER FDOT INDEX #520-001 (TYP.)
S0°50'23"W 254.10'
STREET B
TYPE "CR-F" CURB RAMP PER FDOT INDEX #522-002
DELINEATION BETWEEN STANDARD AND HEAVY DUTY ASPHALT PAVEMENT (TYP.)
REFER TO HELIPAD DRAWING SHEETS
IMPROVEMENTS WITHIN OLIVER LANE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE DESIGNED AND PERMITTED UNDER SEPARATE COVER
S89°09'37"E 82.80'
PROPOSED TRANSFORMER LOCATION (SHOWN FOR INFORMATION ONLY)
AMBULANCE ONLY PARKING SIGNAGE
EXISTING TREE TO REMAIN (TYP.)
3' GAP IN CURB
PROPERTY BOUNDARY (TYP.)
660 SF GENERATOR YARD (SEE ARCH. AND MEP PLANS FOR DETAILS)
228 SF MECHANICAL ROOM (SEE ARCH. AND MEP PLANS FOR DETAILS)
PROPOSED PICNIC TABLE (SHOWN FOR INFORMATIONAL PURPOSES)
MECH. ROOM GEN. YARD 888 SF
S0°50'23"W 247.00'
RIBBON CURB (SEE SHEET C8.0 FOR DETAIL)
N89°09'37"W 220.46'
AMBULANCE DROP-OFF AREA
3" CURB TRANSITION (TYP.)
UNDERGROUND HOLDING TANK (SEE ARCH. PLANS FOR DETAIL)
24" WHITE STRIPING (TYP.)
TYPE "F" CURB AND GUTTER PER FDOT INDEX #520-001 (TYP.)
TRANSITION FROM TYPE "F" CURB TO TYPE 'D' CURB
3' TRANSITION FROM TYPE "D" CURB TO RIBBON CURB
ADA ACCESSIBLE PARKING SPACE PER FDOT INDEX #711-001 WITH SIGNAGE & CONCRETE WHEEL STOP (TYP.) SEE SHEET C8.0 FOR DETAILS
TYPE "D" CURB PER FDOT INDEX #520-001 (TYP.)
N89°09'37"W 82.80'
CURB RAMP TYPE CR-C PER FDOT INDEX #522-002
PROPOSED 12-BED OSED 13,451 SF
N0°50'23"E 197.67'
15' BUILDING SETBACK & LANDSCAPE BUFFER
PROPOSED SWALE
3' GAP IN CURB
S89°09'37"E 7.00'
DIRECTIONAL ARROW "ONE WAY" (TYP.)
TYPE "F" CURB AND GUTTER PER FDOT INDEX #520-001 (TYP.)
(4) BICYCLE RACKS (8 SPACES) (SEE SHEET C8.0 FOR DETAIL)
PROPOSED BENCH (SHOW FOR INFORMATIONAL PURPOSES ONLY)
7 BOLLARDS AT 7.5' O.C. (TYP.) (SEE ARCH PLANS FOR DETAILS)
3' CURB TRANSITION (TYP.)
PROPOSED PAVEMENT ARROW PER FDOT INDEX #711-001
50' BUILDING SETBACK
TYPE "F" CURB PER FDOT INDEX #520-001 (TYP.)
DROP-OFF AREA
S80°06'57"E 115.63'
25' LANDSCAPE BUFFER
S0°50'23"W 50.64'
PROPOSED 42" HANDRAIL PER FDOT INDEX #515-070
CONNECT TO SIDEWALK
CURB RAMP TYPE CR-C PER FDOT INDEX #522-002
3' CURB TRANSITION (TYP.)
PROPOSED CONCRETE PAD FOR UTILITIES (SEE SHEET C7.1 FOR DETAILS)
ADA ACCESSIBLE PARKING SPACE PER FDOT INDEX #711-001 WITH SIGNAGE & CONCRETE WHEEL STOP (TYP.) SEE SHEET C8.0 FOR DETAILS
PROPOSED R/W DEDICATION TO LAKE COUNTY TO BE COMPLETED VIA SEPARATE INSTRUMENT (TYP.)
MATCH EXISTING
PROPOSED 7' WIDE (6' CLEAR PAVEMENT) CROSSWALK
TYPE "CR-B" CURB RAMP PER FDOT INDEX #522-002
PROPOSED 24" PAINTED STOP LINE PER FDOT INDEX #711-001 WITH 30" STOP SIGN (R1-1)
PROPOSED MONUMENT SIGN (SHOWN FOR INFORMATION ONLY; DESIGNED & PERMITTED BY OTHERS UNDER SEPARATE COVER)
TYPE "CR-B" CURB RAMP PER FDOT INDEX #522-002
PROPOSED SWALE
S89°07'03"E 25.87'
PROPOSED PAVEMENT ARROW PER FDOT INDEX #711-001
6" SOLID WHITE STRIPE PER FDOT INDEX #711-001
PROPOSED 42" HANDRAIL PER FDOT INDEX #515-070
CONCRETE SIDEWALK
UTILITY VAULT
ASPHALT
NORTHEASTERLY RIGHT RIGHT OF WAY LINE
PERPETUAL EASEMENT O.R. 4044, PAGE 1818
CENTERLINE
C.R. 466A
RIGHT OF WAY VARIES ASPHALT ROADWAY
PERPETUAL EASEMENT O.R. 4044, PAGE/1818
PERPETUAL EASEMENT O.R. 4485, PAGE 491
ADDITIONAL RIGHT OF WAY O.R. 4044, PAGE 1799
ADDITIONAL RIGHT OF WAY O.R. 4485, PAGE 481
PERPETUAL EASEMENT O.R. 4485, PAGE 491
ACCESS EASEMENT O.R. 6104, PAGE 1268
ALT. KEY: 1298339
PARCEL ID: 09-19-25-0001-000-00400
FRUITLAND PARK, FL 34331

GENERAL NOTES:
1. ALL RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

SEAL
CARLOS E. PERERA-DIAZ
LICENSE
No. 87494
STATE OF FLORIDA
REGISTERED ENGINEER
05/23/25
CARLOS E. PERERA-DIAZ, P.E.
FL LICENSE NO. 87494
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CARLOS E. PERERA-DIAZ, P.E. ON THE DATE ADJACENT TO THE SEAL.
TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS.

AdventHealth
FRUITLAND PARK
12 BED OSED

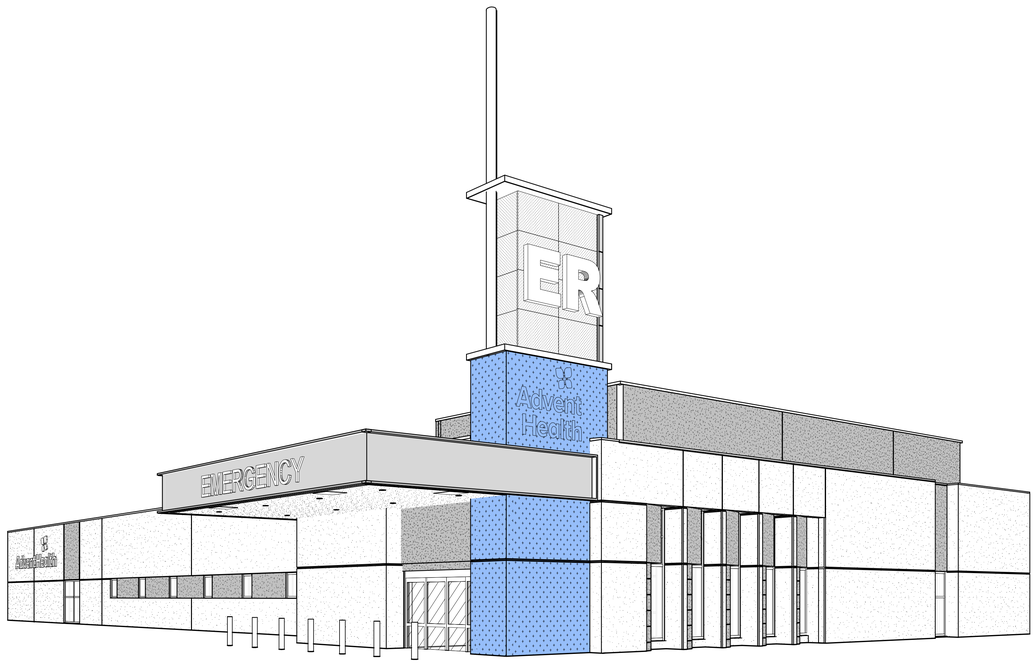
Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
01/24/25	FRUITLAND PARK MAJOR SITE PLAN	
03/14/25	FRUITLAND PARK MAJOR SITE PLAN	
04/21/25	FRUITLAND PARK MAJOR SITE PLAN	

SITE PLAN

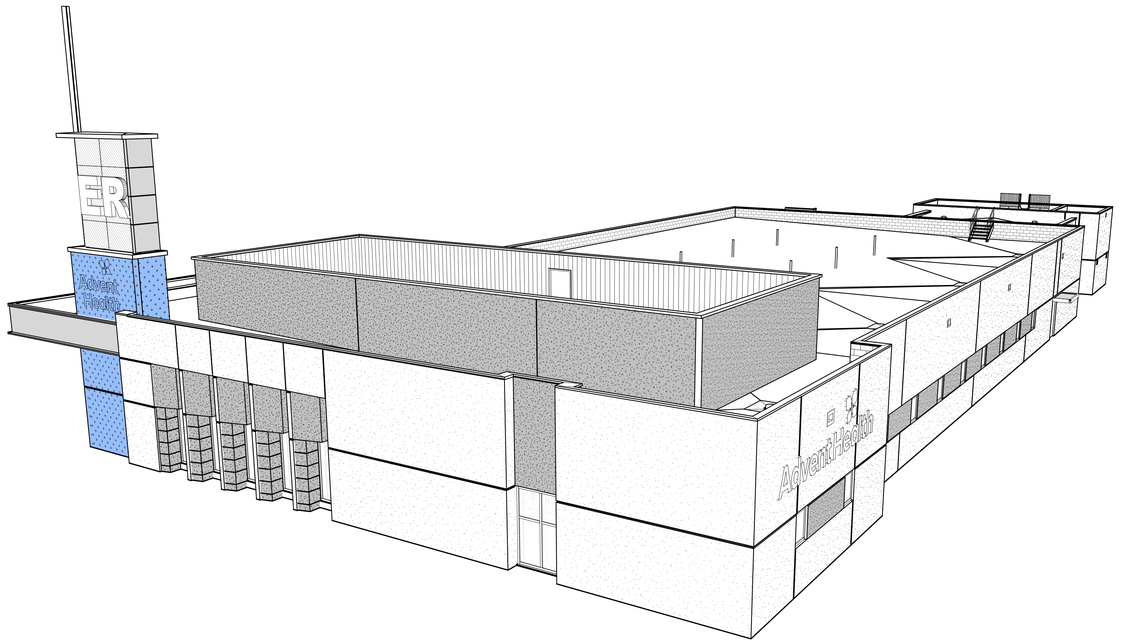
PROJ. NO. 149633018 SHEET
DRAWN TJM C4.1

Copyright HuntonBrady Architects P.A. All Rights Reserved. 333 S. Garland Ave., Suite 1100, Orlando, Florida 32801 (407) 839-0886 (407) 839-1709/Fax www.huntonbrady.com License AAC001744



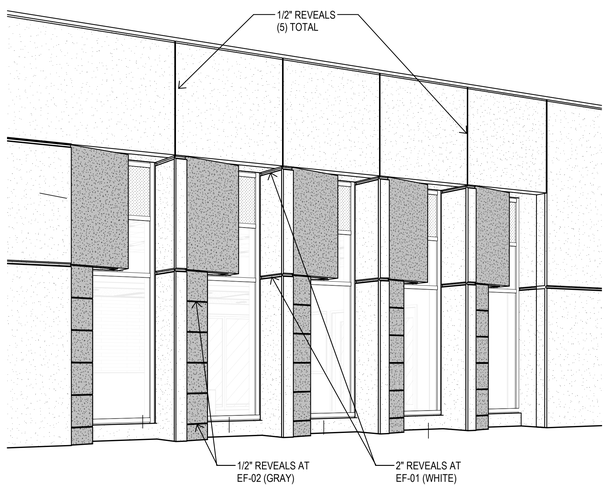
H1 | **EXTERIOR 3D VIEW**

NO SCALE | FOR REFERENCE ONLY



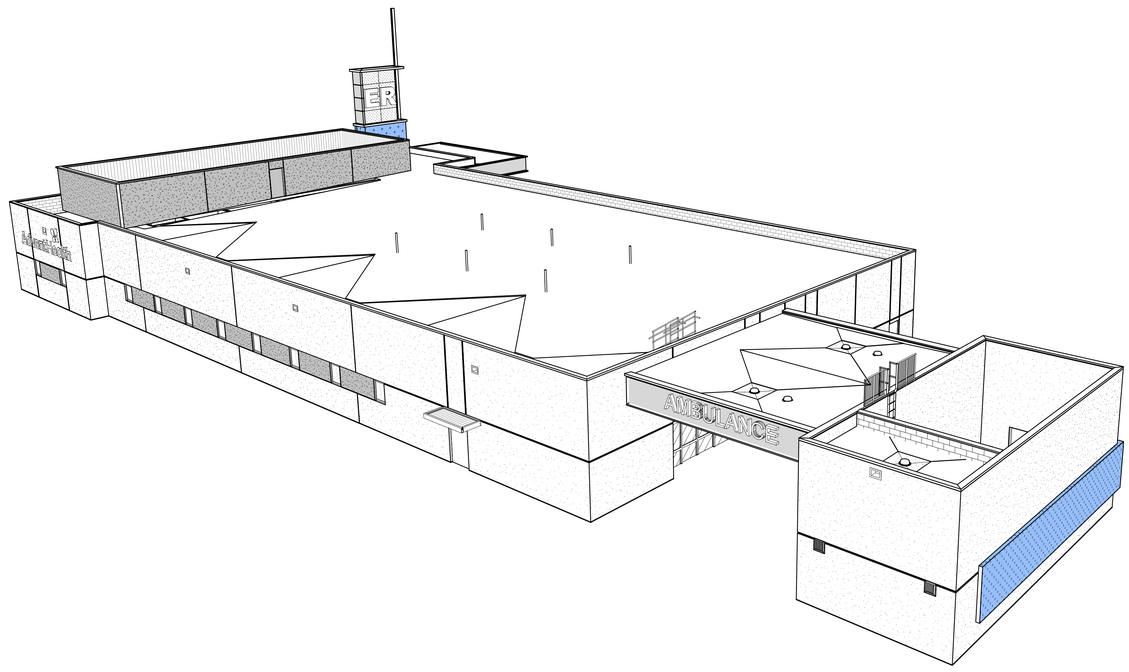
H10 | **EXTERIOR 3D VIEW**

NO SCALE | FOR REFERENCE ONLY



A1 | **EXTERIOR 3D VIEW**

NO SCALE | FOR REFERENCE ONLY



A8 | **EXTERIOR 3D VIEW**

NO SCALE | FOR REFERENCE ONLY

FOR REFERENCE ONLY

SEAL

AdventHealth
FRUITLAND PARK
12 BED OSED

Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
03.25.25	CONSTRUCTION DOCUMENTS	

EXTERIOR 3D VIEWS

PROJ. NO. H-23011.00 SHEET
DRAWN BRY
A210

Copyright 2025, HuntonBrady Architects, PA.
Copyright HuntonBrady Architects P.A. All Rights Reserved. 333 S. Garland Ave., Suite 1100, Orlando, Florida 32801 (407) 839-0886 (407) 839-1709/Fax www.huntonbrady.com License AR91515

RESOLUTION 2025-039

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 13,451 SQUARE FEET, 12 BED OFF-SITE EMERGENCY DEPARTMENT INCLUSIVE OF ASSOCIATED PARKING, STORMWATER AND HELIPAD; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Kimley Horn as applicant on behalf of Adventist Health System/Sunbelt Inc, Owner, filed an application for Major Site Plan Approval to allow for construction of an off-site emergency department with associated parking, stormwater and helipad on real property located on C.R. 466A, Fruitland Park, Florida, west of Oliver Lane (the "Property"); and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

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

Section 1. Granting of Major Site Plan Approval.

The site plan prepared by Kimley Horn, a copy of which is on file with the city clerk, (hereafter referred to as "Applicant"), to allow for construction of approximately 13,451 square ft., 12-bed off-site emergency department with associated parking, stormwater and helipad on real property located on C.R. 466A , Fruitland Park, Florida, west of Oliver Lane, Fruitland Park, Florida is hereby APPROVED, with conditions, for the following described properties:

Alt. Key Number: 1288088

06-19-24-0003-000-01900 (The Property)

LEGAL DESCRIPTION: See attached Exhibit A.

Section 2. Conditions of Approval.

(1) The Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:

(a) Prior to the issuance of a building permit, comply with all reasonable requirements of the City of Fruitland Park and Lake County relating to improvements to and dedication of right of way re: CR 466A and Oliver Lane.

(b) Provide any utility easements required by the City of Fruitland Park in the form provided by the City. The applicant must provide a sketch and description of the required easement, and an updated title report for the property subject of the utility easement.

(2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.

(3) The Site Plan is attached hereto and incorporated herein.

(4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, **once conditions have been met**.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2025.

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____
CHRIS CHESHIRE, MAYOR

ATTEST:

_____
GWEN JOHNS, CITY CLERK

Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Vice-Mayor DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Williams	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Cosenza	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Raysin	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Approved as to form:

_____
Anita Geraci-Carver, City Attorney

EXHIBIT A

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6 TOWNSHIP 19 SOUTH RANGE 24 EAST RUN NORTH 00-49-58 EAST ALONG THE WEST LINE 2028.33 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A DESCRIBED IN ORB 4485 PG 481, CONTINUE NORTH 00-49-58 EAST ALONG THE WEST LINE 625.67 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89-06-05 EAST ALONG THE NORTH LINE 1161.46 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00-50-23 WEST 1259.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 03-26-08 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A AND THE ARC OF CURVE THRU A CENTRAL ANGLE OF 11-51-54, AN ARC LENGTH OF 223.92 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY RESERVATION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED BOOK 237 PG 336, THENCE NORTH 89-07-03 WEST ALONG SAID NORTH LINE 25.87 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 466A, SAID POINT BEING A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1375.39 FEET TO WHICH A RADIAL LINE BEARS SOUTH 17-41-16 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ARC OF CURVE, THRU A CENTRAL ANGLE OF 21-33-10, AN ARC LENGTH OF 517.39 FEET TO THE POINT OF TANGENCY, THENCE NORTH 50-45-41 WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 585.35 FEET TO THE POINT OG BEGINNING

Record and Return to:
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34731

NOTICE OF SITE PLAN APPROVAL

TO: Kimley Horn
Attn. Jennifer J. Stickler, P.E.
200 S. Orange Ave.
Suite 600
Orlando, FL 32801

Adventist Health System/Sunbelt Inc
601 E Rollings St Box 50
Orlando, FL 32803

You are hereby notified that as set forth in Resolution 2052-039 site plan approval is GRANTED for construction of a approximately 13,451 square ft., 12-bed off-site emergency department with associated parking, stormwater and helipad on real property located on C.R. 466A, Fruitland Park, Florida, more particularly described herein which lies wholly within the city limits of the City of Fruitland Park.

LEGAL DESCRIPTION:
Alt. Key Number: 1288088

Parcel Id No. 06-19-24-0003-000-01900

See attached **Exhibit A** attached hereto. (the "Property")

A copy of the approved site plan is on file with the City Clerk of the City of Fruitland Park.

Entered this ___ day of _____, 2025.

_____
Karen Manila, City Manager
City of Fruitland Park

Attest:

_____
Gwen Johns, City Clerk
City of Fruitland Park

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [_] online notarization, this ____ day of _____, 2025 by Karen Manila, City Manager of the City of Fruitland Park, Florida, a municipal corporation, on behalf of the corporation, who [_] is personally known or [X] has produced a driver's license as identification.

SEAL

_____
Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT A

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6 TOWNSHIP 19 SOUTH RANGE 24 EAST RUN NORTH 00-49-58 EAST ALONG THE WEST LINE 2028.33 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A DESCRIBED IN ORB 4485 PG 481, CONTINUE NORTH 00-49-58 EAST ALONG THE WEST LINE 625.67 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89-06-05 EAST ALONG THE NORTH LINE 1161.46 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00-50-23 WEST 1259.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 03-26-08 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A AND THE ARC OF CURVE THRU A CENTRAL ANGLE OF 11-51-54, AN ARC LENGTH OF 223.92 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY RESERVATION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED BOOK 237 PG 336, THENCE NORTH 89-07-03 WEST ALONG SAID NORTH LINE 25.87 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 466A, SAID POINT BEING A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1375.39 FEET TO WHICH A RADIAL LINE BEARS SOUTH 17-41-16 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ARC OF CURVE, THRU A CENTRAL ANGLE OF 21-33-10, AN ARC LENGTH OF 517.39 FEET TO THE POINT OF TANGENCY, THENCE NORTH 50-45-41 WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 585.35 FEET TO THE POINT OG BEGINNING

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

SITE PLAN

Owner:	**Advent Health System/Sunbelt, Inc.**
Applicant:	**Kimley-Horn and Associates, Inc., Jennifer Stickler, P.E.**
General Location:	**North of CR 466-A and west of Oliver Lane**
Number of Acres:	**27.4 ± acres**
Existing Zoning:	**Commercial PUD**
Existing Land Use:	**Commercial High Intensity (70% ISR/.50 FAR)**
Date:	**February 19, 2025**

Description of Project

Development of the site is subject to Ordinance 2020-007 and the associated Master Development Agreement. The proposed development is on a 5.99-acre parcel located along the southeastern boundary of the overall development. The maximum building height along CR 466A is two (2) stories. The applicant is requesting site plan approval for Phase I consisting of 13,451 SF emergency department (12 bed), helipad, and 888 SF mechanical room for a total of 14,339 SF. Phase 2 consists of a 90,000 SF medical office and 206,850 SF hospital with anticipated buildout in year 2030. Phase 2 plans will be submitted at a later date.

	Surrounding Zoning	**Surrounding Land Use**
North	Agriculture	Rural
South	Agriculture, PUD	Rural, Villages of Fruitland Park
East	C-2, Agriculture	Commercial, Rural
West	PUD	The Villages

Assessment

Primary access to the subject site is from CR 466A with secondary access to Oliver Lane to the east. Commercial setbacks are Front – 466A - 50’; Eastern Side 15’; Western Side 30’; and rear 25’. Accessory setback of 15’ from all property lines. Perimeter boundary landscape buffers

are 25’ along CR 466A, 15’ along the east, 25’ along the north and a 30’ buffer with 6’ high decorative solid wall along the western property boundary.

The submitted traffic impact analysis indicates that a new full access median opening is proposed to serve the site and will require relocation of the existing full median opening at Oliver Lane, which is supported by Lake County. Should the existing full median not be relocated does that effect the results of the traffic impact analysis?

Chapter 154, Section 154.050, 154.060, and 154.070 are the non-residential design standards which are applicable to the subject site. Further, Section 7 of the Master Development Agreement requires compliance. Prior to building permit issuance, the applicant will need to submit the elevations, materials, colors and exterior lighting plans.

Pursuant to Chapter 159, Section 159.100(4) institutional buildings shall meet the requirements or combination of requirements that reflect the specific use or uses of the building. Pursuant to Chapter 159, Section 159.100(2) requires 1 dumpster pad for every 10,000 SF of office space. Based on the 13,451 SF building only 1 dumpster is required. Sheet C-4.1 indicates 2 dumpster pads.

Pursuant to Chapter 160, Section 160.080(a)(1) please provide the location of proposed signs. Pursuant to Section 160.080(a)(2) please provide the number of projected employees.

Pursuant to Chapter 162, Section 162.060(L) parking lots of 20 spaces or more that are to be used after dark shall be lighted. Please submit lighting plan.

Chapter 164, Section 164.040 requires the plantings to be Florida Friendly plant list by SJRWMD for approved species list. Please revise the Plant Schedule on Sheet L1.00 to indicate compliance. The note section under Landscape Calculations for the eastern buffer indicate that 176 shrubs are being provided and 67 shrubs are required; however, other notes regarding the eastern buffer indicate that 67 shrubs are being provided. If the notes are in error, please correct. The Master Development Agreement Section 14 required landscaping around building areas, a minimum of five (5) foot landscape buffer around the building perimeter on all sides visible to the general public. Although the plans appear to indicate building perimeter plantings, the landscape notes do not reflect it.

Recommendation

Please revise site and landscaping plans as noted above.

VIA EMAIL echurch@fruitlandpark.org

April 28, 2025

Emily Church
Office Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

RE: ADVENTHEALTH MAJOR SITE PLAN
(AVO 043866.157)

Dear Ms. Church:

Per your email request dated April 25, 2025, I have reviewed the documents which were included in the drop box link for the above referenced project. Based on my review, I have no further comments regarding the Major Site Plan.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF



Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:ab

From: Lynch, Seth
To: Emily Church
Subject: RE: AdventHealth Major Site Plan Submittal 3_17_2025
Date: Wednesday, April 16, 2025 11:52:40 AM

Lake County Public Works has the following comments.

1. The right turn lane on CR 466A will need a longer taper. A meeting is requested with the engineer to go over the access connection and the traffic study.
2. The driveway outbound radius needs to be changed to 50-ft.
3. An offsite road plan is needing to be added to the plan. A typical section for the right turn lane, sidewalk, detectable warning mat, and drainage will need to meet county standards.
    a. The sidewalk along CR 466A must meet 3000 PSI with fiber reinforcement and have a compacted base.
    b. The detectable warning mats will need to be cast-in-place.
    c. The right turn lane will need to have 1.5" of FC 12.5 Asphalt, 2" of SP 12.5 Asphalt, 10" limerock, and 12" Compacted Subgrade.
4. A Commercial Driveway Connection Permit application will be required for the permitting the access off CR 466A. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
5. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along CR 466A. The permit application can be found here - https://www.lakecountyfl.gov/public-works and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
6. The right-of-way shown on the site plan and survey is under review.
7. Additional right-of-way dedication for the county road will require the following information to be provided to Lake County Public Works Department-Engineering Division.
    a. The legal description and sketch of the area being dedicated as additional right-of-way.
    b. Right-of-way Survey for the area of the offsite road improvements, as applicable.
    c. Boundary Survey of the property.
    d. Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.
    e. The By-Laws or Operating Agreement that clearly state who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign

and in what capacity.

f. A contact person info will need to be provided that is on the development team that can assist with coordination and questions.

Thanks,
Seth



SETH LYNCH
Development Engineer/Project Manager

PUBLIC WORKS DEPARTMENT
Engineering Division, Development Section

A P.O. BOX 7800, 350 N. Sinclair Ave, Tavares, FL, 32778
P 352-253-9052
E seth.lynch@lakecountyfl.gov | **W** www.lakecountyfl.gov
NOTE: *Florida has a very broad public records law.*
Your email communications may be subject to public disclosure.

From: Emily Church <echurch@fruitlandpark.org>
Sent: Tuesday, March 18, 2025 12:56 PM
To: Amy Bowens <aBowens@halff.com>; Anita Geraci <anita@agclaw.net>; Brett Tobias <btobias@halff.com>; Cecily Barnes <cbarnes@halff.com>; Corey Goepfert <corey.goepfert@leesburgflorida.gov>; dannybassco@hotmail.com; Duane Booth <dbooth@halff.com>; Emma Booth <ebooth@halff.com>; Croney, Heather <croneyh@lake.k12.fl.us>; LaValley, Helen <lavalleyh@lake.k12.fl.us>; Henry E. Rains <hrains@fruitlandpark.org>; Karen Manila <kmanila@fruitlandpark.org>; Kelly Turner <KTurner@willdan.com>; Bonnie L. Flournoy <bflournoy@fruitlandpark.org>; Lori Davis <ldavis@fruitlandpark.org>; Michael Rankin <michaelr@lpgurp.com>; Michael Rankin <mrankin@fruitlandpark.org>; Vitta, Michael <michael.vitta@lakecountyfl.gov>; Robb Dicus <rdicus@fruitlandpark.org>; SECO Energy <noobjectionrequests@secoenergy.com>; Lynch, Seth <seth.lynch@lakecountyfl.gov>; Sharon Williams <swilliams@fruitlandpark.org>; Sherie <sherie@lpgurp.com>; Steve Davis <steve.davis@leesburgflorida.gov>; Tracy Garcia <tgarcia@lakecountyfl.gov>; Wayne Williams <Wayne.Williams@leesburgflorida.gov>
Subject: AdventHealth Major Site Plan Submittal 3_17_2025

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon TRC Members,

Please find the Dropbox link below for the subject submittal. Please forward comments, as

appropriate, even if “no comment” as soon as possible but, not later than the close of business **Tuesday, May 1st.**

https://www.dropbox.com/scl/fo/47yklpuzg48timn2kvhex/AGuQ8X6kCU8RBaK5zFwLPME?rlkey=davakmwlevky8ebscapnj6w5j&st=yky4liy8&dl=0

In the meantime, should you have any questions in this regard, please feel free to contact me or Sharon Williams at the email address and/or phone number contained herein.

Respectfully,

Emily Church
Office Assistant
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF FRUITLAND PARK
506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652
echurch@fruitlandpark.org | www.fruitlandpark.org

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

The Villages®
DAILY SUN

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

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01254684** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JUNE 7, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Signature Of Affiant)

Sworn to and subscribed before me this 9 day of June 2025.

Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification
Type of Identification Produced

ROBIN L. BALDESCHWIELER
Notary Public - State of Florida
Commission # HH 588770
My Comm. Expires Oct 10, 2028
Bonded through National Notary Assn.

NOTICE OF PUBLIC HEARING
RESOLUTION 2025-039

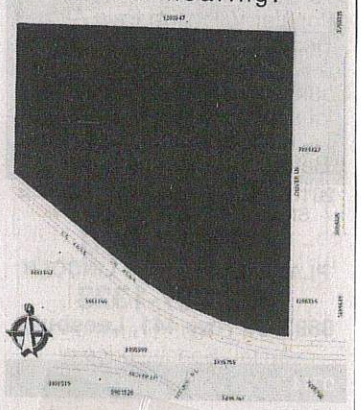
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 13,451 SQUARE FEET, 12 BED OFF-SITE EMERGENCY DEPARTMENT INCLUSIVE OF ASSOCIATED PARKING, STORMWATER AND HELIPAD; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board
Thursday, June 19, 2025
@ 6:00 p.m.
City Commission Reading
Thursday, July 10, 2025
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Resolutionand metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#01254684 **June 7, 2025**

CITY OF FRUITLAND PARK
AGENDA ITEM SUMMARY SHEET
Item Number: **9b**

ITEM TITLE: **CITY ATTORNEY REPORT**

MEETING DATE: **July 10, 2025**

DATE SUBMITTED: June 20, 2025

SUBMITTED BY: City Attorney

Linda Herald v. City of Fruitland Park, Lake County Case No. 2025-CA-000116: On January 21, 2025, Ms. Herald filed a two-count complaint against the City for negligent hiring and negligent supervision of former City employee Jabari Hopkins. Ms. Herald seeks damages in excess of $50,000 for emotional distress associated with Mr. Hopkins' criminal activities of reselling an occupied crematory vault and disturbing the remains of her late husband. On September 21, 2023 Mr. Hopkins entered a plea to the charges and was adjudicated guilty and sentenced to 5 years probation. Attorney Joshua Walker of Walker, Revels, Greninger, PLLC has been appointed to defend the City. On March 14, 2025 an Answer and Affirmative Defenses were filed on behalf of the City. On June 6, 2025 Plaintiff filed a response to the City's Request to Produce, and on June 11, 2025 Plaintiff filed responses to City's Interrogatories to Plaintiff. Discovery is ongoing.

FUNDS BUDGETED: **N/A**

ATTACHMENT: **N/A**

RECOMMENDATION: **N/A**
ACTION: **N/A**