



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

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

TRC COFP Members:

City Manager Karen Manila, Chairman
Police Chief, Vice Chair
City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer – Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
July 7, 2026
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from June 2, 2026 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
 - A. Urick & Wilder Sign Variance, Alternate Key 1520690**

The applicant is requesting a sign variance for the recently approved Urick and Wilder (aka Urick Flats) 150 unit multi-family residential development. The maximum sign coverage, in accordance with the city's Land Development Regulation, limits signage to 32 square feet. The applicant is requesting sign coverage of approximately 59.11 square feet to allow for the following: sign for an externally illuminated main wall; mail pavilion; leasing office; and directional ground sign. A justification letter was submitted along with the sign plan for approval consideration.

B. HHRE Major Site Plan, Alternate Key 1699649

The applicant is seeking to develop property located at 305 CR 466A for 2.62 +/- acres for a pad site in front of the newly constructed Evolve at Grove Park 222 multi-family unit apartment complex. The property is zoned PUD via Ordinance 2022-024 (when the property was formally known as the Hawthorns at Fruitland Park) and is currently known as Evolve at Grove Park. HHRE (Harrod Healthcare Real Estate) is proposing to construct a 24,380 SF medical office/clinic. The proposed plan lists 9 tenants leasing space of various sizes within the one-story building (Tenant 1 space of 3,984 sf; Tenant 2 space of 2,030 sf; Tenant 3 space of 2,030 sf, Tenant 4 space of 2,660 sf; Tenant 5 space of 2,682; Tenant 6 space of 2,660 sf; Tenant 7 space of 2,030 sf; Tenant 8 space of 2,030 sf and Tenant 9 space of 4,014 sf). The proposed number of parking spaces is 134 (6 ADA compliant; 25 compact cars and 103 standard size car parking). Medical office/clinic is listed as an approved/allowable use within the PUD.

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. 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 Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



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City Manager Karen Manila, Chairman
Police Chief
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Code Enforcement Officer
Engineer – Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
June 2, 2026
10:00AM

- I. MEETING START TIME: 10:05 A.M.**
- II. MEMBERS PRESENT:** All members present except City Manager, Code Enforcement Officer and Lake County: Fire Chief, Fire Inspector. School Board, Public Works Dept, Economic Development and Leesburg Utilities. On behalf of the development, the following were present; Daniel Wojtaszek and Andrew Rakowski with Rec Nation.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from April 7, 2026 included for review/comment and were approved.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. SWC-23 American Auto RV & Boat Storage Major Site Plan & Variance(s)– Alt Keys 1585082, 1285151, 1285160**
The applicant is requesting a major site plan approval for self-storage of RV and boat storage along with variances for (1) the number of dumpster pads required along with (2) a variance which requires the grading and paving for all parking and loading spaces, drives, access, aisles and other means of vehicular access in accordance with Chapter 162, Section 162.060(a)(4)(F)(i). Please

note that Section 162.060(a)(4)(F)(ii) states that alternative surfaces [paver blocks, aggregate concrete, or other semi-impervious (decorative) material] may be utilized to reduce adverse impacts to existing vegetation and trees to be preserved on a development plan. Upon review of the proposed plan, the staff report states that the plan for gravel parking does not appear to meet the aforementioned criterion. Additionally, the plans were modified so that where there once was only one dumpster, the applicant has added a 2nd dumpster enclosure within the west parcel. The site plan indicates a proposed warehouse space of 178,827 sf and would therefore require a total of 6 dumpster pads (one per every 30,000 sf of warehouse space). The plan identifies 408 enclosed storage spaces and 128 open storage spaces with no washing of RVs and boats on the premises. The proposed storage facility is planned to be accessed via remote with no employees; thus no office or restrooms are proposed. In accordance with Chapter 168 Section 168.010 (c), the applicant has provided a letter of justification of the claimed hardship.

After a welcome and brief introduction of the meeting participants, Mr. Rankin, Interim Community Development Director, opened the meeting with inviting the applicants to further discuss the site plan details for the development. The applicants stated that they were proposing to convert an existing salvage operation into an enclosed boat and RV storage operation with open parking. It was further explained they felt this type of business operation was necessary as HOAs, often limit the use of storage on single family home properties.

Mr. Daniel Wojtaszek stated that he had an issue with the water surface line. In accordance with the last submitted response, he did not think there would be a problem with 3,000 ft of a dead-end main with an approximate 1½ inch service off of it. Mr. Brett Tobias, of Halff Engineering, on behalf of the city, emphasized that he did not think there would be enough flow for it to register without the water becoming stagnant on that domestic service. He inquired about the internal calcs ran and why they felt this would not be an issue. Brett also mentioned that he has real-life experience in the same area with much smaller lines that go stagnant and lose the chlorination. He emphasized that the city's job is to provide quality water to the building and that would not occur with the current line. This was further justification for the suggestion to run a separate line from a separate meter.

If only 50 gallons a day runs through the line, it would not create enough movement to clear the line every couple of days and was estimated to take months to cycle the water through. A separate line from the main on 441 could be run through the same trench. It was clarified that this project would indeed necessitate a requirement to connect to city utilities (vice the well currently located on the property).

There are also two (2) variances being requested: (1) the number of dumpster pads required are six (one for every 30,000 sf of office/manufacturing/warehouse space) according to the city's LDRs, Chapter 159, Section 159.100(3) but, only two are being proposed and (2) variance of the surface parking, Chapter 162, Section 162.060(a)(4)(F)(i), whereas the code requires pavement for all vehicular access areas and the applicant is requesting gravel.

Brett Tobias, stated that he is not in support of the first variance for the dumpsters and would recommend to City Commission that it be denied. The onus would be up to the applicant to convince City Commission that the required number of dumpsters would not be needed. He also stated that although the variance did provide justification, there is specific criteria in the LDRs commission uses to determine approval eligibility. It was recommended, to the applicant, that each requested variance address justification points on why the variance would be necessary; the criteria listed in the justification statement to the city was more of a blanket generalized statement.

Michael Rankin echoed Brett's comments and further stated that he could not support either variance and would make the same recommendation to the P&Z special magistrate. Adding that, both of these type variances, in his opinion, would be difficult for approval relating to parking, appearance, and dumpsters. From a legal perspective, there was no noted hardship listed in the justification as to why the code could not be met.

If the applicant decides to withdraw the variances, it was requested that something in writing be submitted to the attention of Sharon Williams. Sharon Williams was then asked to discuss the timing/approval process with TRC, Planning & Zoning (P&Z) and City Commission. It was explained that only one hearing would be required for a major site plan before the commission.

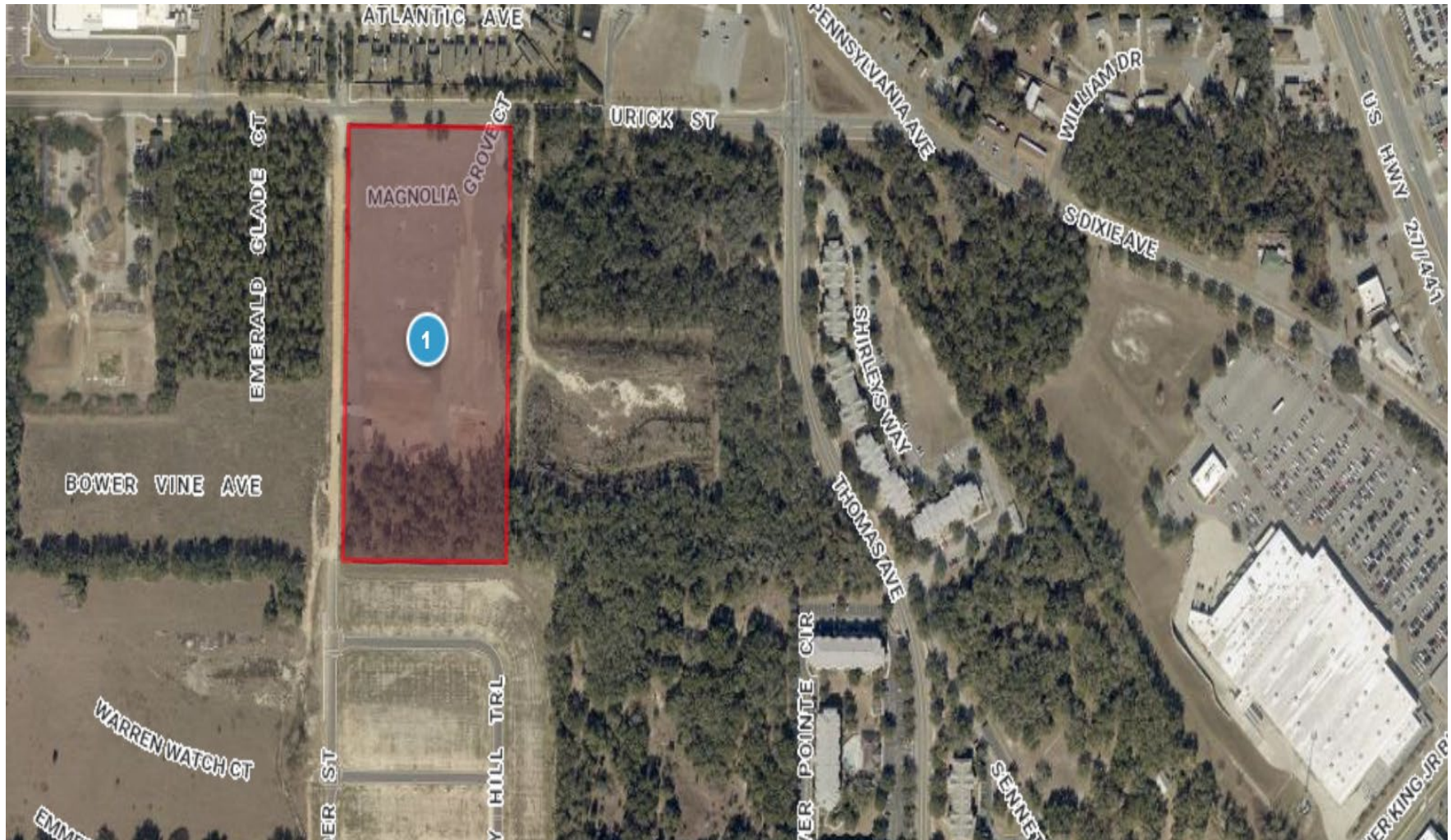
With there being no further questions from TRC or the applicants, the meeting was adjourned.

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ADJOURNMENT: 10:41 a.m.

LOCATION MAP
Alternate Key 1520690 - URICK & WILDER



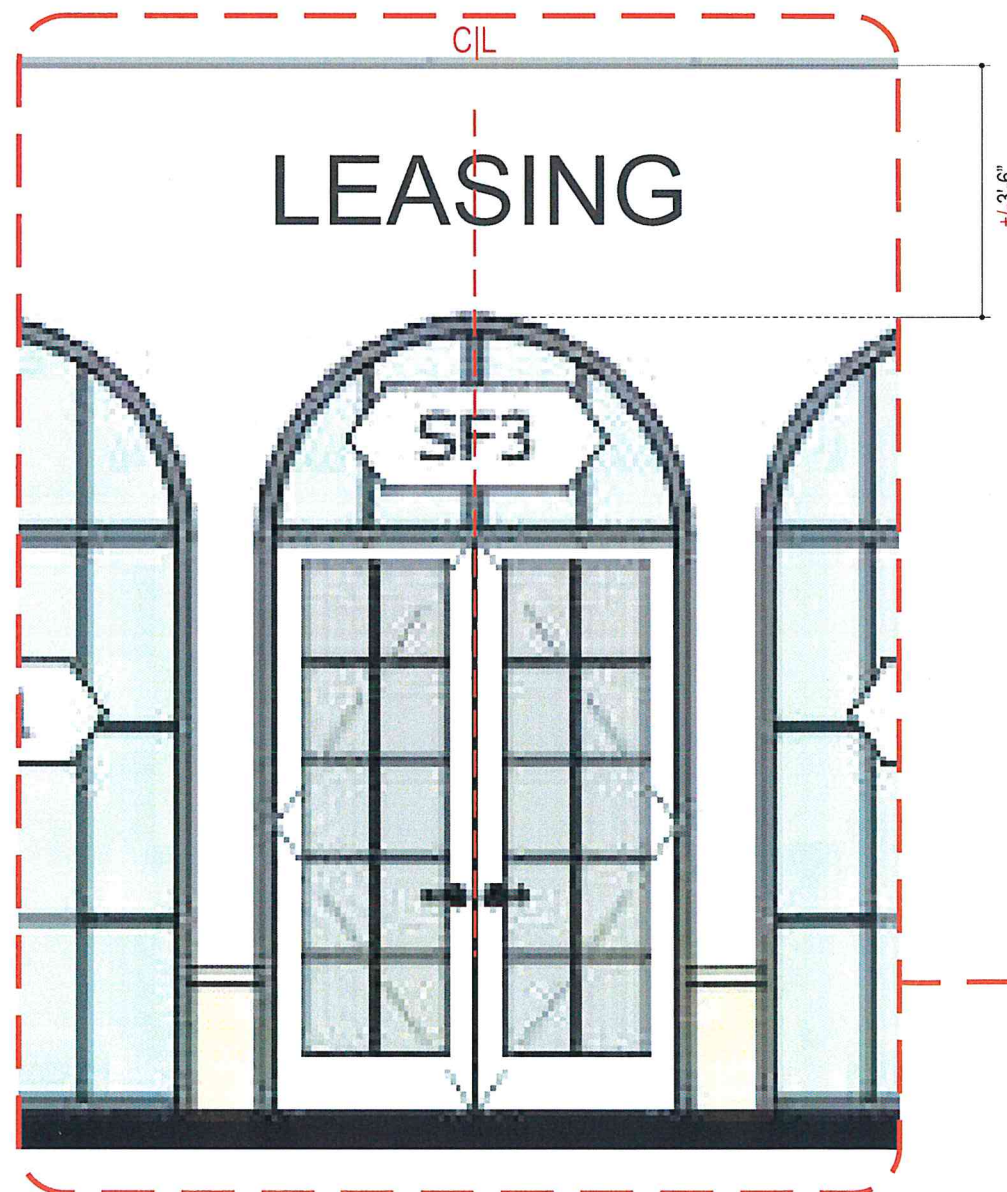
5'-8 1/8"

1'-0"

LEASING

FCO FLUSH MOUNT PAINTED ALUMINUM FCOs - OPT. 1

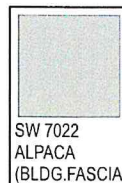
SQ.FT 5.7 SCALE 1 1/2" = 1'-0"



FCO FCOs PLACEMENT ON ELEVATION

SCALE 3/8" = 1'-0"

Color Palette (TO BE CONFIRMED)

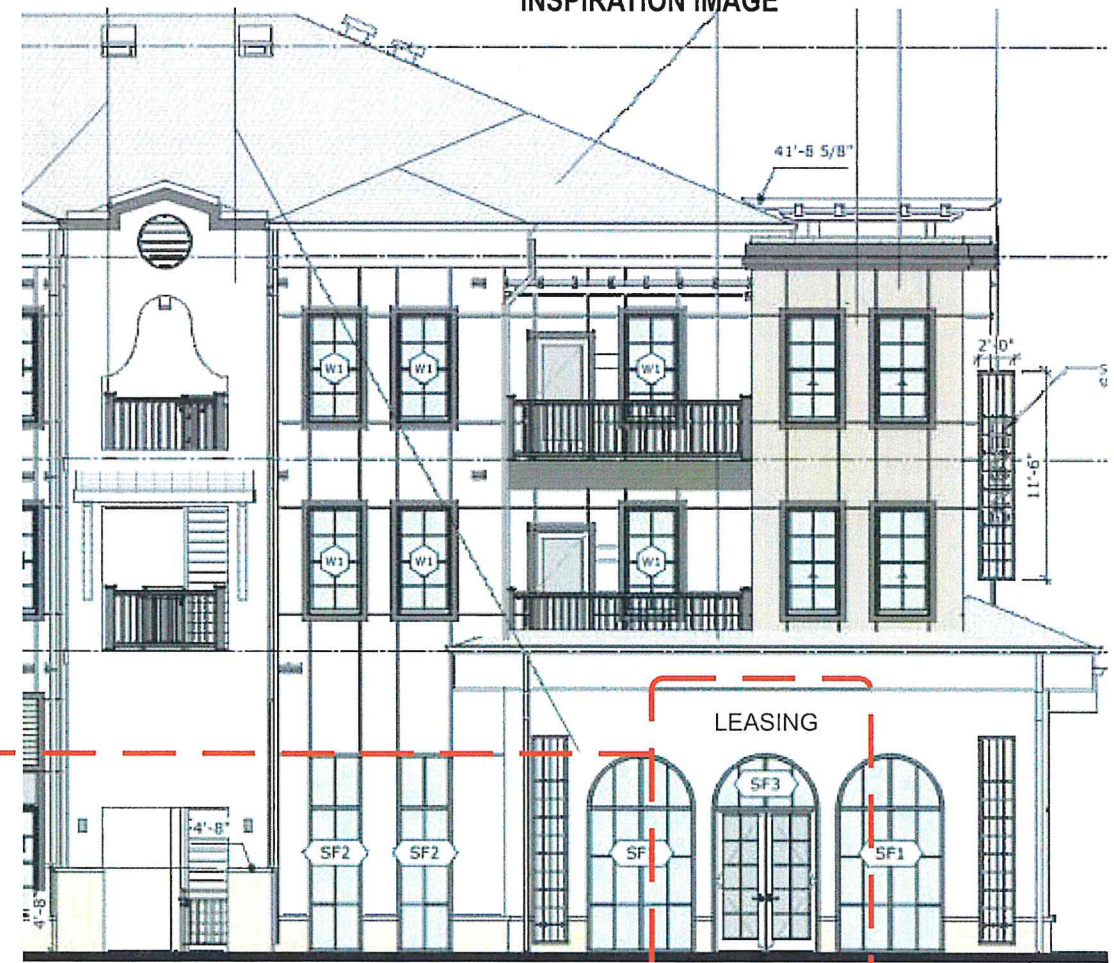


SIDE VIEW

- SCOPE OF WORK NOTES**
- .25" THK. ROUTED AND PAINTED LEASING SIGN FCOs
 - INSTALLED CENTERED ABOVE ENTRANCE DOOR
 - STUD MOUNT FLUSH MOUNT TO SURFACE. ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE ADHESIVE

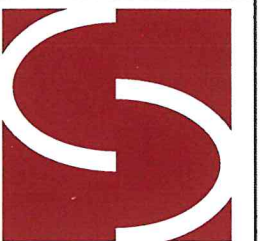


INSPIRATION IMAGE



FCO PROPOSED NEW SIGNAGE ON ELEVATION

SCALE 3/32" = 1'-0"



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

P.M.: E.GIBSON

A.M.: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised Signage - Revised Sign Address
2	2.9.26	Revised Signage - Revised Sign Address
3		
4		
5		
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7		
8		
9		
10		

SD DD FAB ENG

CUSTOMER APPROVAL



E212525

ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER NEC 450.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.8. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084. LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE: 1.14.26

SIGN / SHEET TYPE

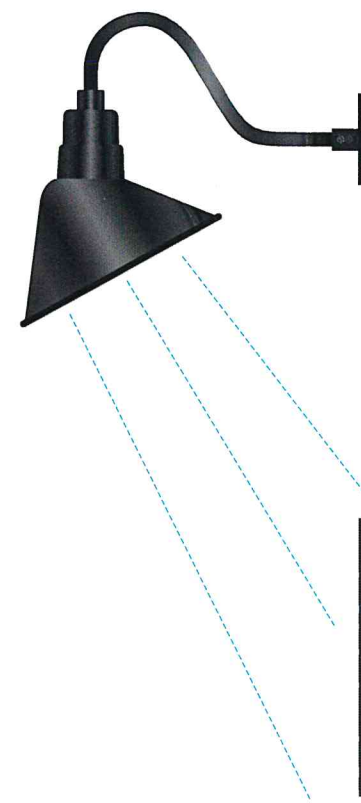
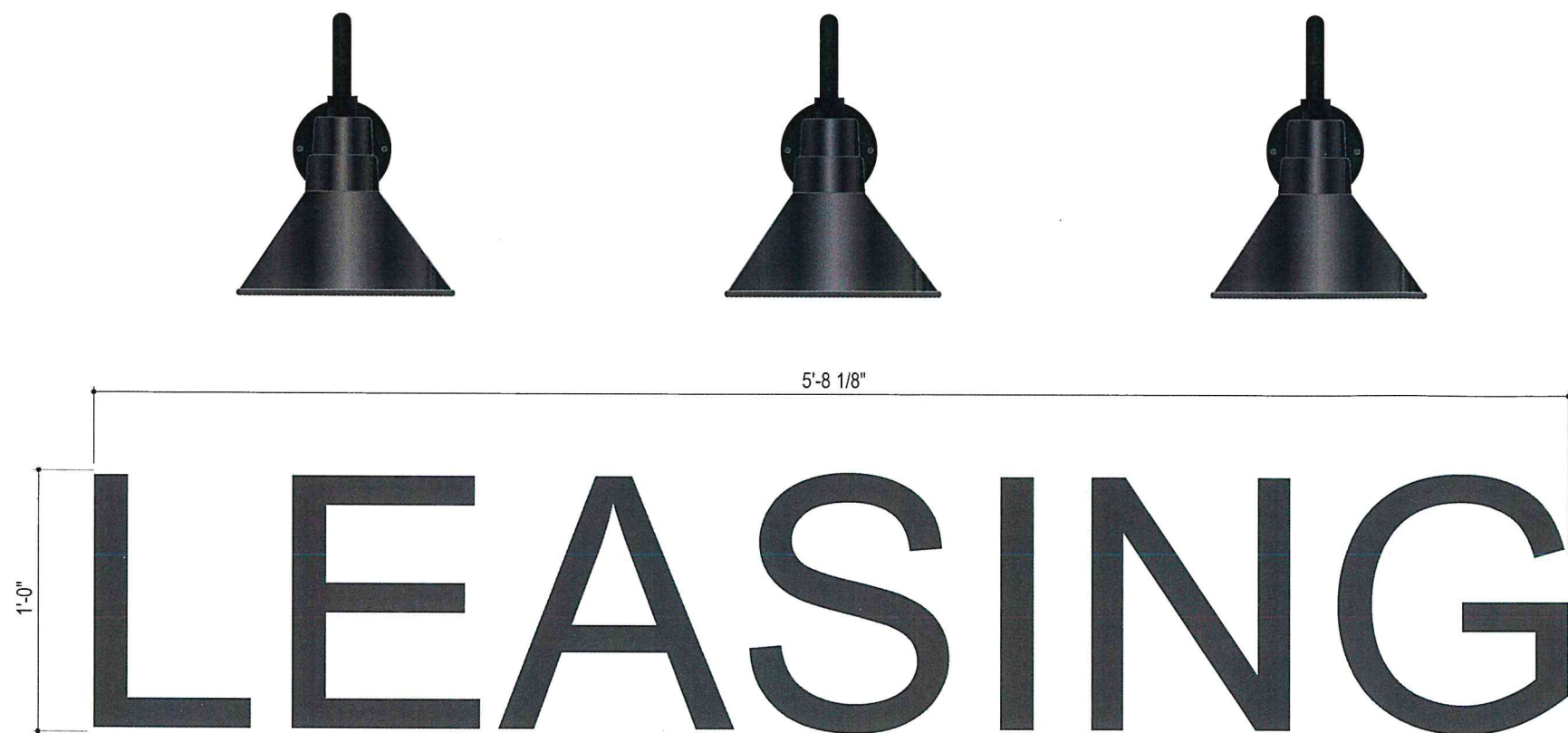
FCO

QUOTE #

4887

SHEET #

1 OF **7**



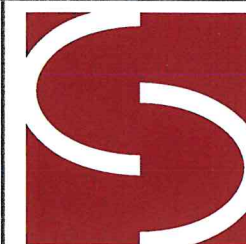
SIDE VIEW



INSPIRATION IMAGE

SCOPE OF WORK NOTES

- .25" THK. ROUTED AND PAINTED LEASING SIGN FCOs
- INSTALLED CENTERED ABOVE ENTRANCE DOOR
- STUD MOUNT FLUSH MOUNT TO SURFACE. ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE ADHESIVE
- DOWN LIGHTING VIA OVERHEAD INSTALLED GOOSENECK EXTERIOR GRADE LIGHT FIXTURES (TYP.)



CREATIVE SIGN DESIGNS

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised 10' for lease, removed 1st sign, added 10' for lease, other updates, PG
2	2.9.26	Revised 10' for lease, removed 1st sign, added 10' for lease, other updates, PG
3		
4		
5		
6		
7		
8		
9		
10		

SD DD FAB ENG

CUSTOMER APPROVAL



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SIGN / SHEET TYPE

FCO

QUOTE #

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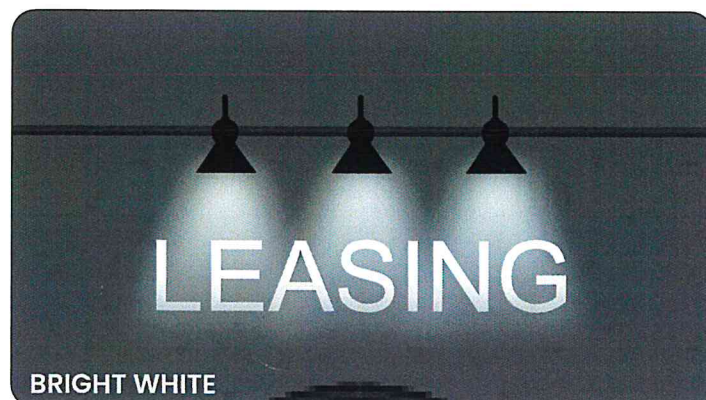
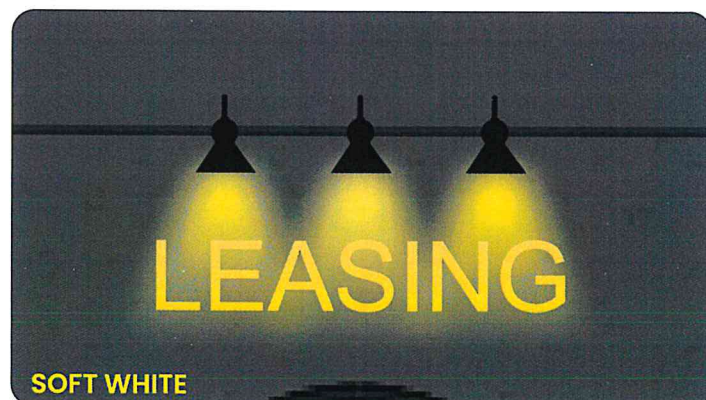
SHEET #

2 OF **7**

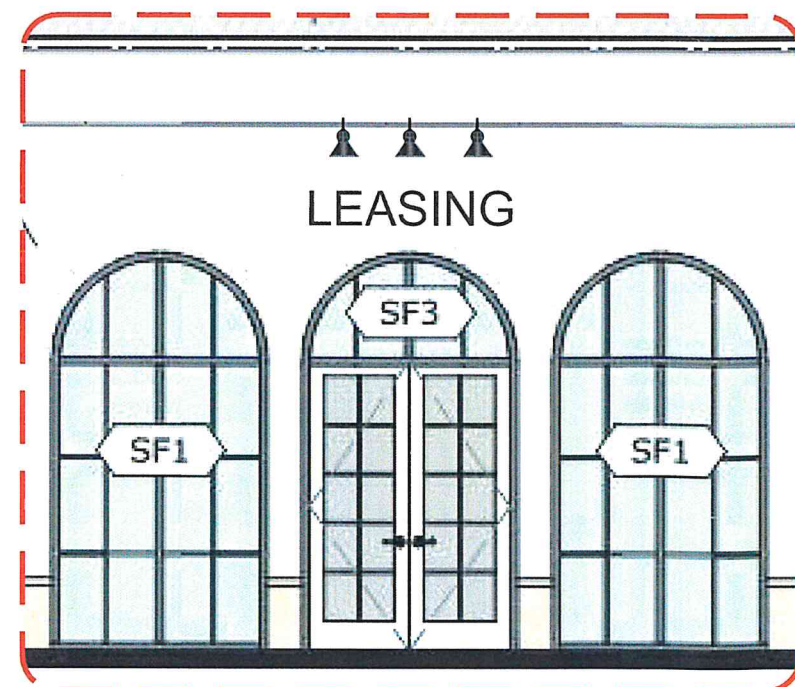
FCO EXTERNALLY ILLUMINATED, FLUSH MOUNT PAINTED ALUMINUM FCOs - OPT. 2

SQ.FT 5.7 SCALE 1 1/2" = 1'-0"

LIGHT FIXTURES FOR ILLUSTRATION PURPOSES BY ARTIST. ACTUAL MAY VARY

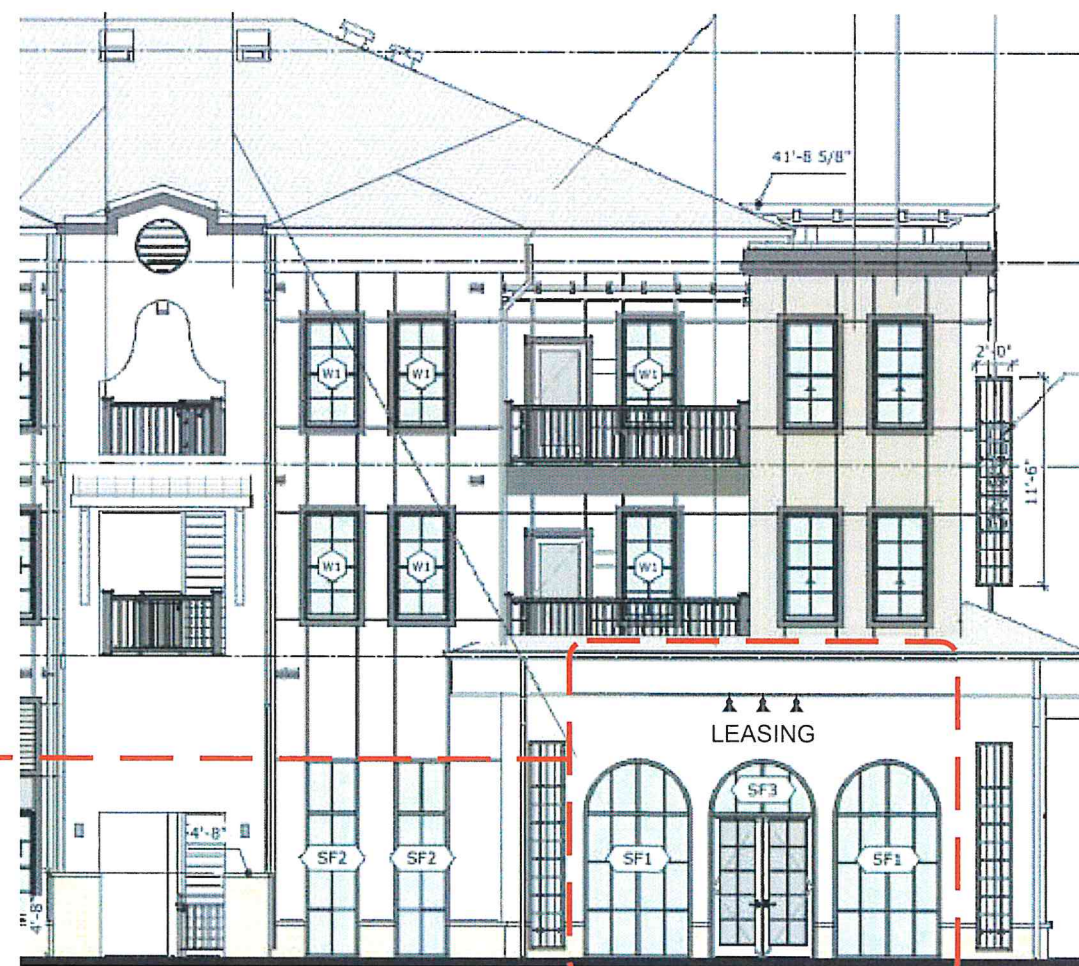


NIGHT VIEW SIMULATION



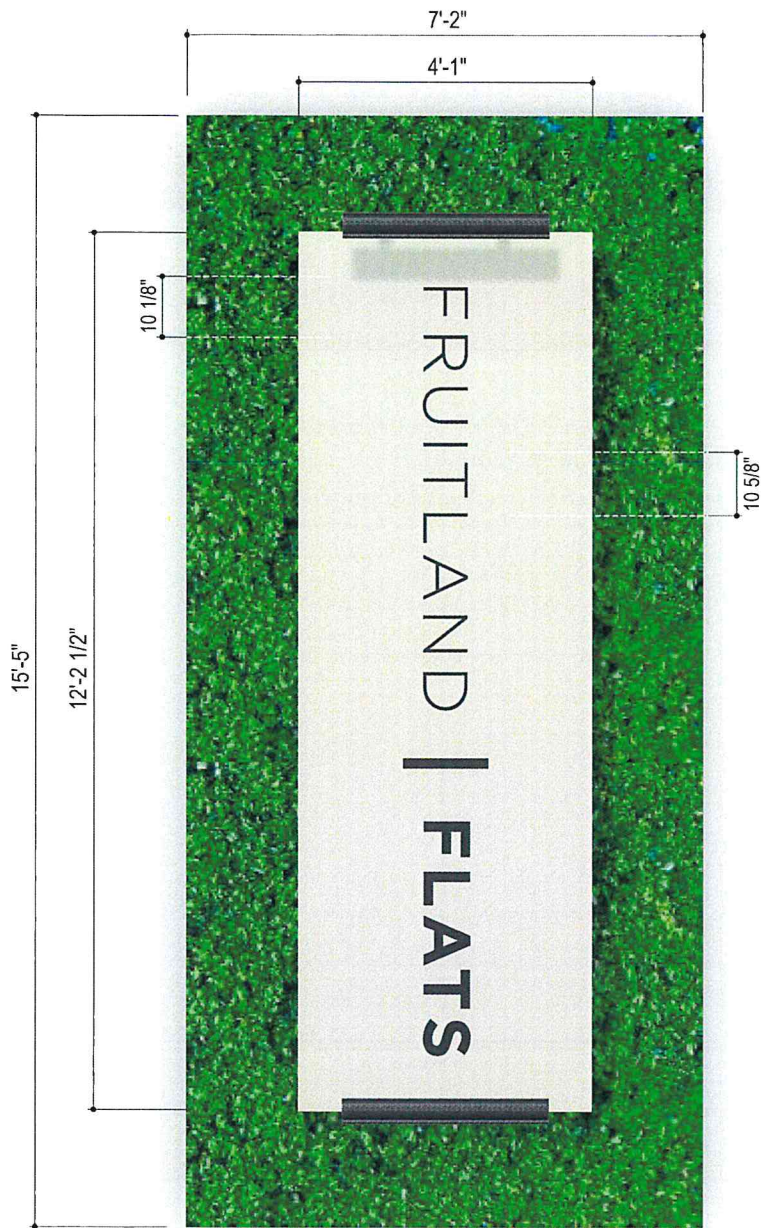
FCO FCOs PLACEMENT ON ELEVATION

SCALE 3/16" = 1'-0"



FCO PROPOSED NEW SIGNAGE ON ELEVATION

SCALE 3/32" = 1'-0"



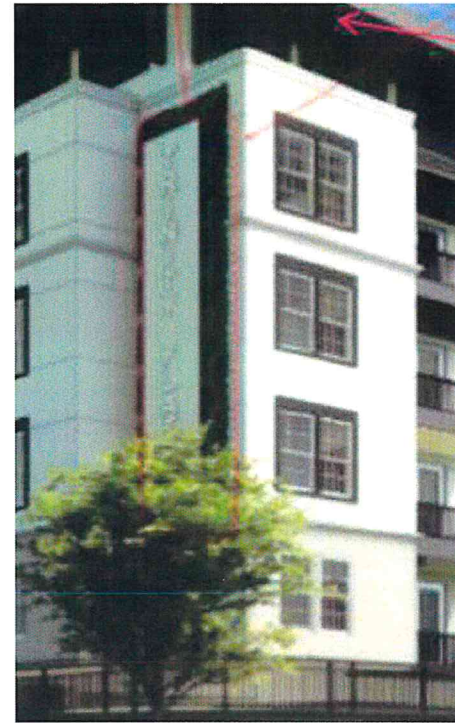
SIDE VIEW
(LIVE WALL FOLIAGE SHOWN
BEYOND FOR CLARITY)

WS EXTERNALLY ILLUMINATED WALL SIGN w/ PAINTED FCOs
BOXED SQ. FT. 110.5 SCALE 3/8" = 1'-0"

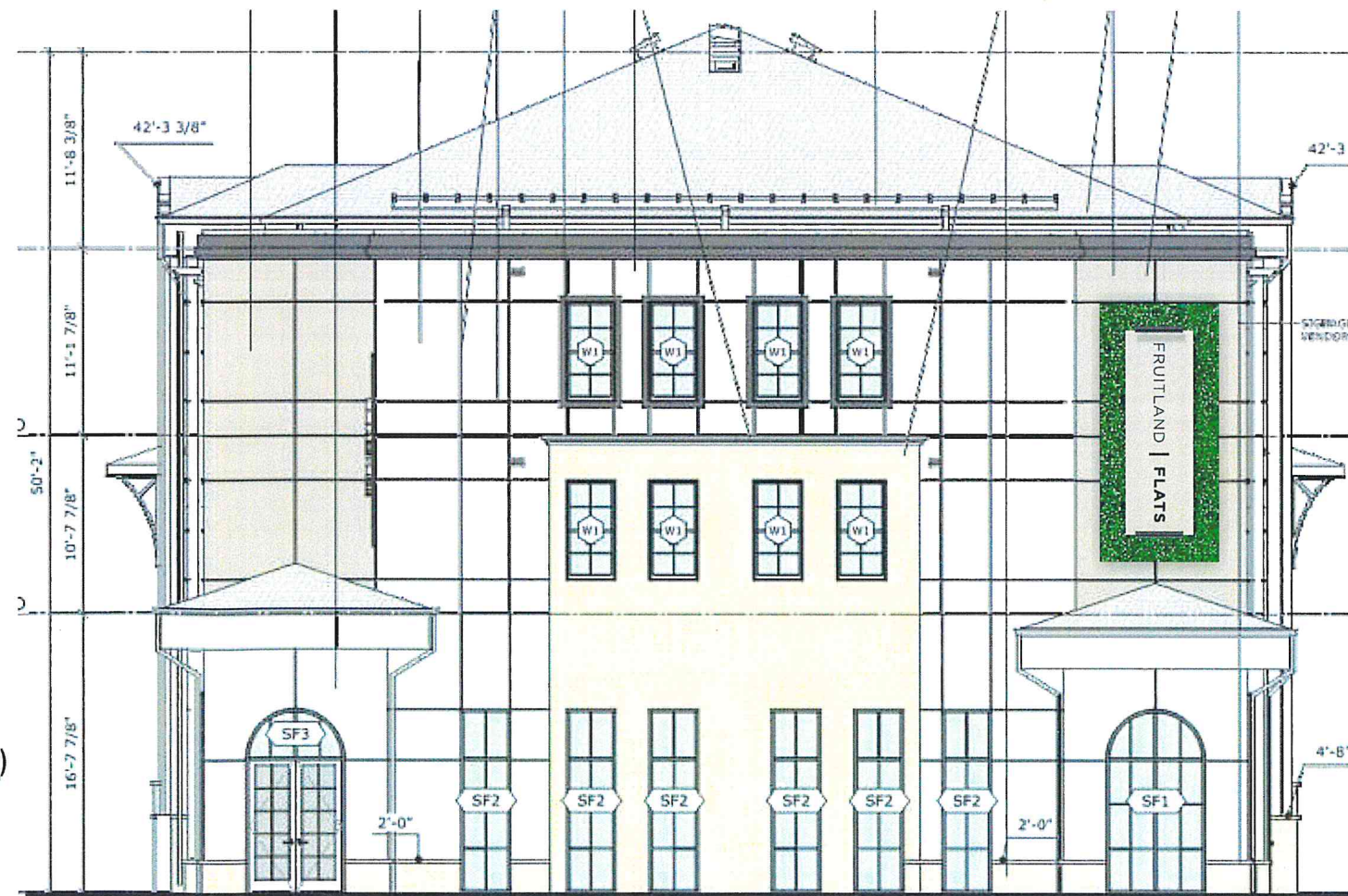
Color Palette (TO BE CONFIRMED)



FOCUS INDUSTRIES LFL013LED1027MVBLT
LED LIGHT FIXTURE (OR SIMILAR)



INSPIRATION IMAGE

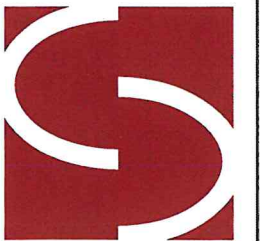


WS PROPOSED NEW SIGNAGE ON ELEVATION

SCALE 3/32" = 1'-0"

SCOPE OF WORK NOTES

- 2"x2" SQ. TUBE MAIN FRAMING PAINTED IVORY TO MATCH BLDG. FASCIA (ACTUAL COLOR TBD)
- LIVE WALL GREEN FOLIAGE ADHERED TO FRAME VIA MESH | PERF'D ALUMINUM PANELS / COMPONENTS
- * GREENERY / FOLIAGE TBD
- 2"x2" SECONDARY ALUMINUM FRAME INSET 4" ON ALUM. FASCIA (TO PROVIDE "FLOATING" EFFECT) STAND-OFF MOUNT 3" WITH WELDED 2" SQ. PAINTED ALUM. TUBE SUPPORTS TO MAIN FRAME
- .125" PAINTED ALUM. FACE WELDED TO 2NDARY, INSET ALUMINUM FRAME
- DOWN & UP LIGHTING VIA LOW VOLTAGE LED FIXTURES MODEL / TYPE (TBD)



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised to match scope of work and address
2	2.9.26	Revised to match scope of work and address
3		
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7		
8		
9		
10		

SD DD FAB ENG

CUSTOMER APPROVAL



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.8.
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN DRAIN HOLES PER NEC 600.4(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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SIGN / SHEET TYPE

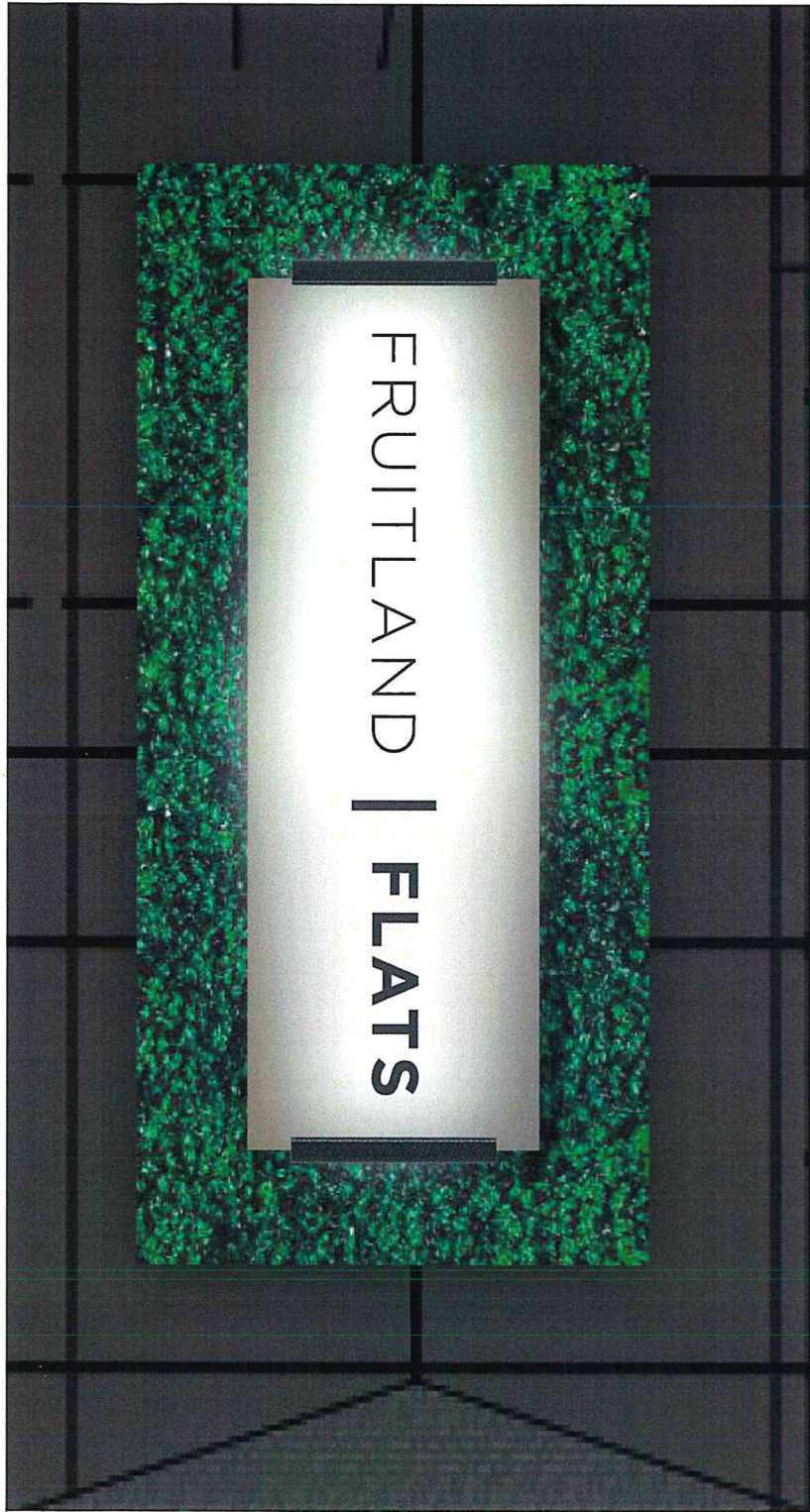
WS

QUOTE #

4887

SHEET #

3 OF **7**



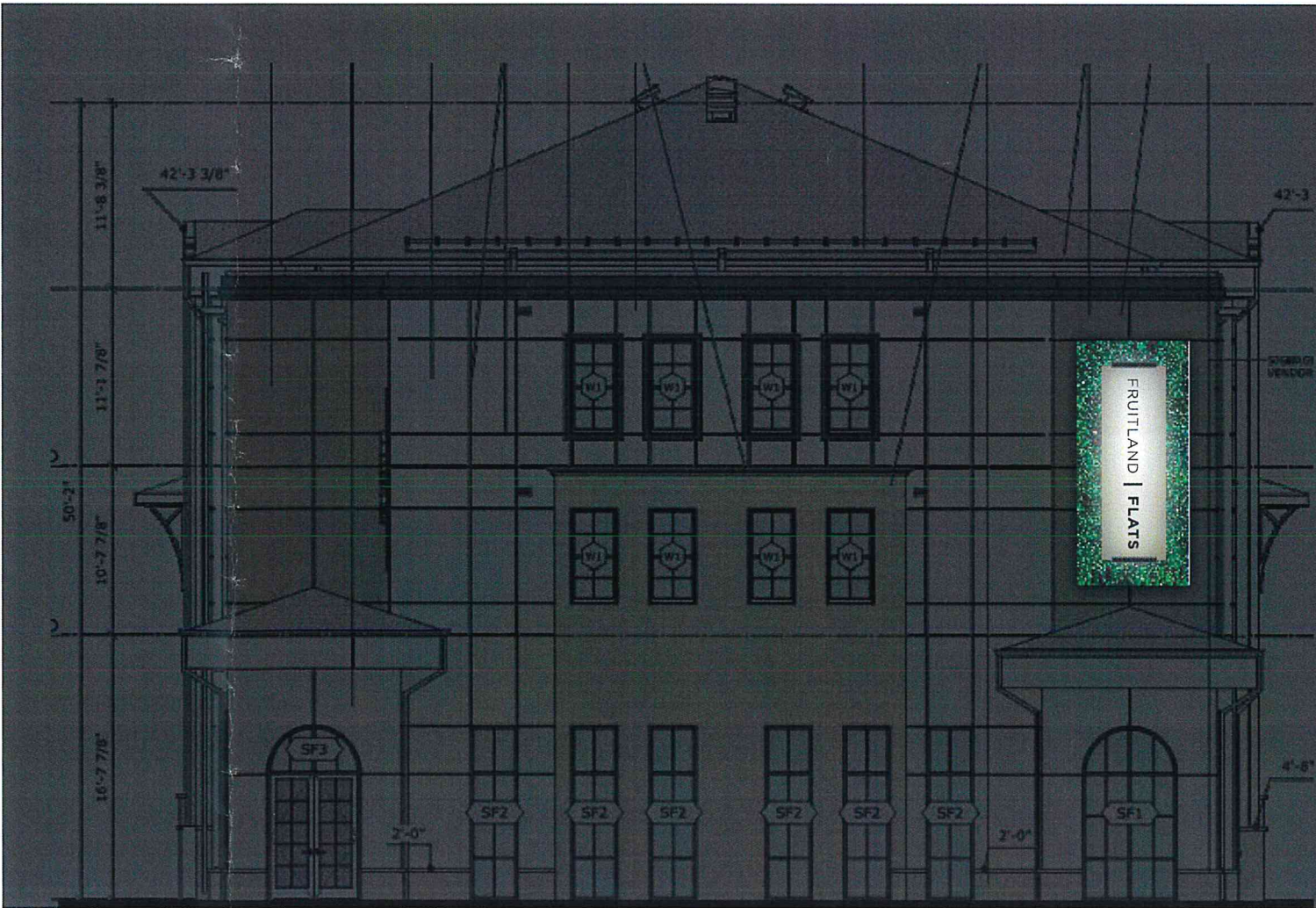
NIGHT VIEW SIMULATION

WS EXTERNALLY ILLUMINATED WALL SIGN w/ PAINTED FCOS
SCALE 3/8" = 1'-0"

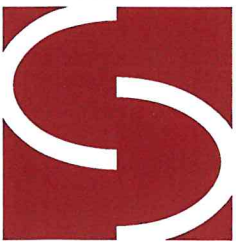


FOCUS INDUSTRIES LFL013LED1027MVBLT
LED LIGHT FIXTURE (OR SIMILAR)

- SCOPE OF WORK NOTES**
- 2"x2"SQ.TUBE MAIN FRAMING PAINTED IVORY TO MATCH BLDG. FASCIA (ACTUAL COLOR TBD)
 - LIVE WALL GREEN FOLIAGE ADHERED TO FRAME VIA MESH | PERF'D ALUMINUM PANELS / COMPONENTS
* GREENERY / FOLIAGE TBD
 - 2"x2" SECONDARY ALUMINUM FRAME INSET 4" ON ALUM. FASCIA (TO PROVIDE "FLOATING" EFFECT) STAND-OFF MOUNT 3" WITH WELDED 2" SQ. PAINTED ALUM. TUBE SUPPORTS TO MAIN FRAME
 - .125" PAINTED ALUM. FACE WELDED TO 2NDARY, INSET ALUMINUM FRAME
 - DOWN & UP LIGHTING VIA LOW VOLTAGE LED FIXTURES MODEL / TYPE (TBD)



WS PROPOSED NEW SIGNAGE ON ELEVATION - NIGHT VIEW SIMULATION
SCALE 3/32" = 1'-0"



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AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised US listing to include sign address and FCOS at bottom of sign. R.C.
2	2.9.26	Revised sign to include sign address and FCOS at bottom of sign. R.C.
3		
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SD DD FAB ENG

CUSTOMER APPROVAL



E212525

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ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE: 1.14.26

SIGN / SHEET TYPE

WS

QUOTE #

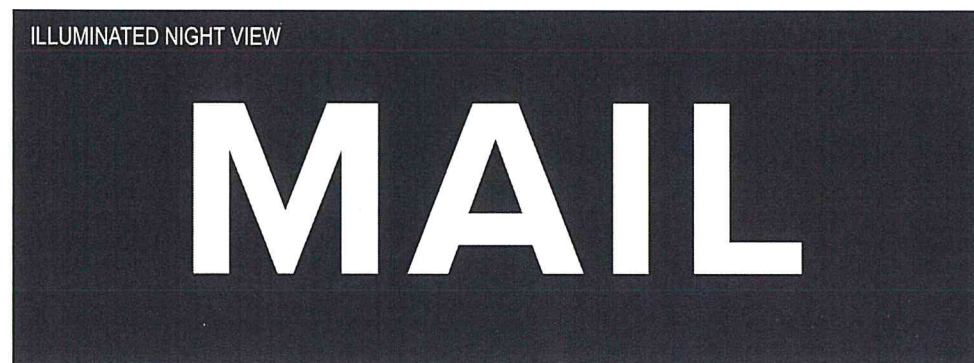
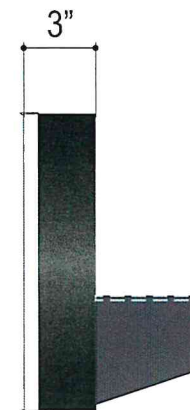
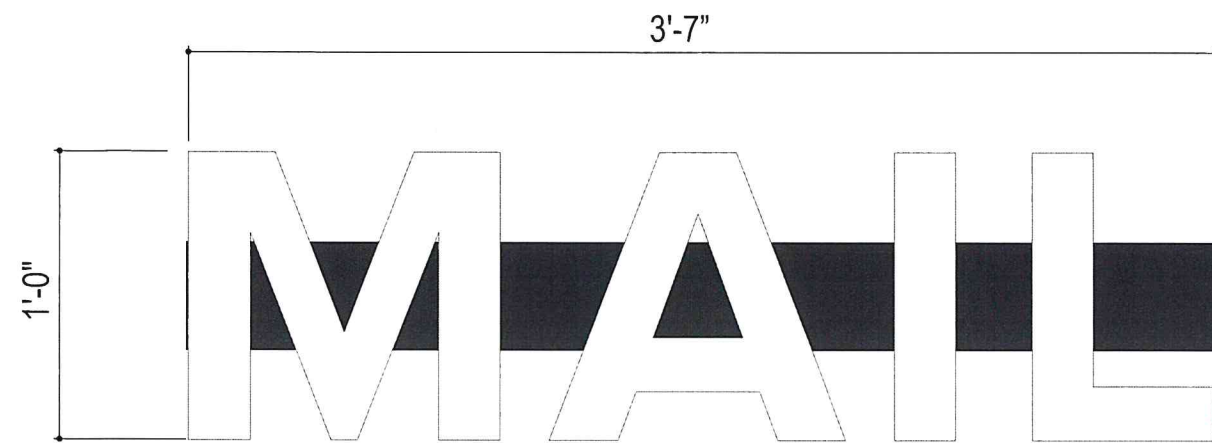
4887

SHEET #

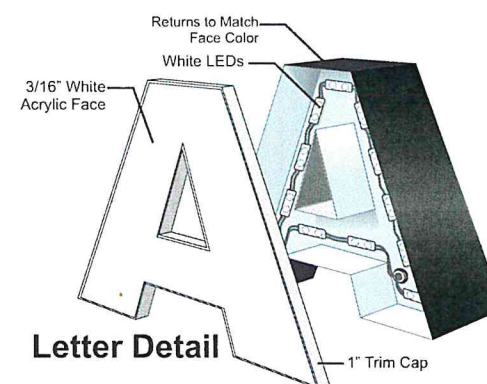
4

OF

7



SCALE: NTS



PRODUCTION NOTES

1. 063" ROUTED ALUM. WHITE/WHITE BACKS
2. .040" X 3" DEEP ALUM. PRE-FINISHED BLACK
3. 1" WHITE JEWELITE TRIM CAP
4. 3/16" THK. #7328 WHITE ACRYLIC FACES

Section Detail Illuminated Channel Letters

CHANNEL LETTER CONSTRUCTION NOTES

- A. Seams in returns to be at top of each letter.
- B. Seal all joints inside with silicone caulking.
- C. Weep holes at bottom of returns. Not required for interior letters.
- D. Manufactures label and U.L. Label to be on top of letters.
- E. All Sealtite (Electrical out) to exit back of letter(s) at uniform distance above bottom of each letter.



MAIL KIOSK ELEVATION SIDE



MAIL KIOSK ELEVATION FRONT

SCALE: 1/4" = 1'-0"

FL CANOPY MOUNT, FACE LIT CHANNEL LETTERS

SQ.FT 3.6 SCALE 1/4" = 1'-0"



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised UL File Number, removed old sign, added Kiosk all materials, other hardware, etc.
2	2.9.26	New Signage color for 2025, PP sign options, updated PP sign to new spec. etc.
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SD DD FAB ENG

CUSTOMER APPROVAL



E212525

ALL ELECTRICAL COMPONENTS WILL BE UL #8 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL #8. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6.
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THIN. DRAIN HOLES PER NEC 600-8(G).
(1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE: 1.14.26

SIGN / SHEET TYPE

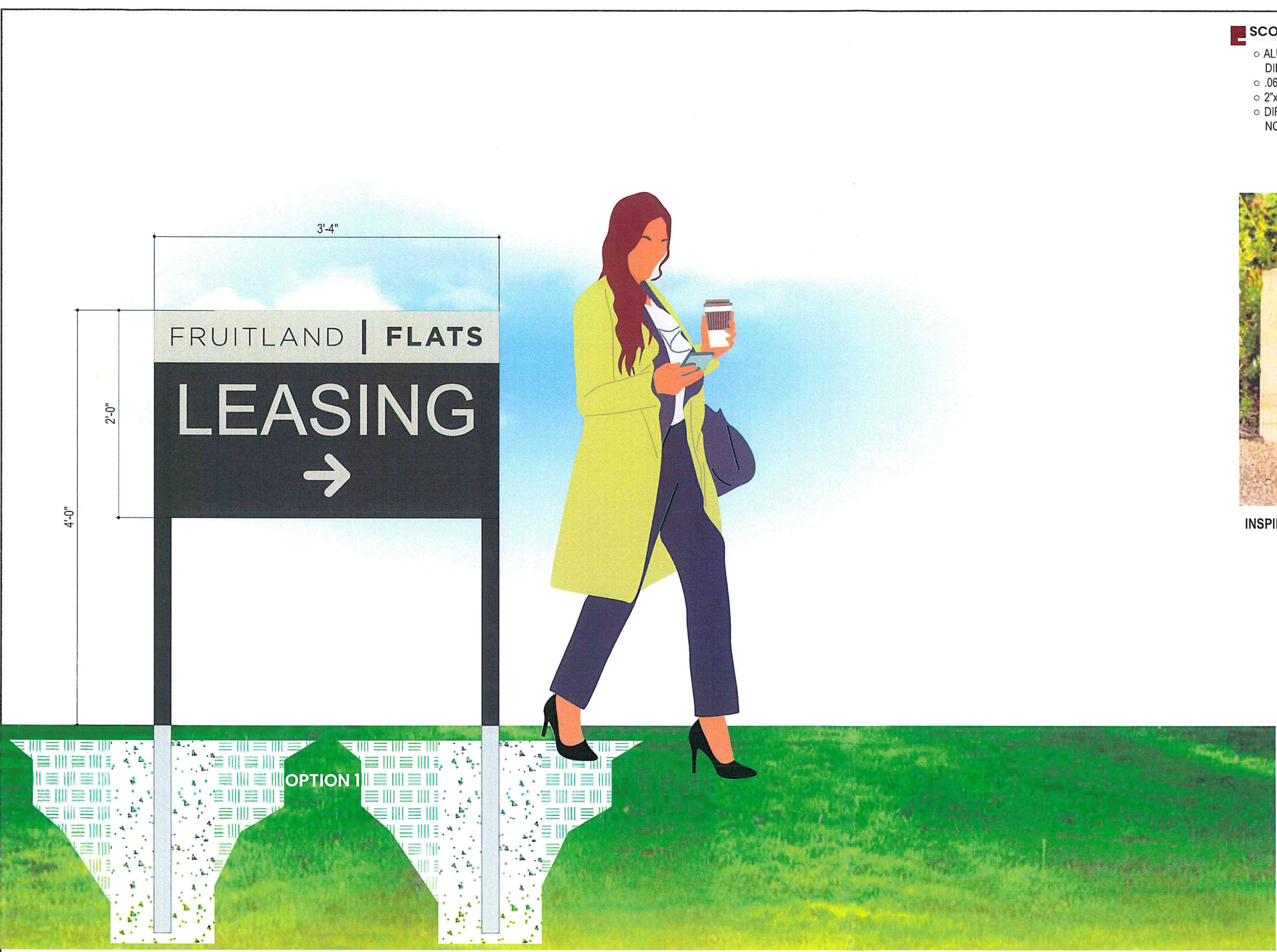
FL

QUOTE #

4887

SHEET #

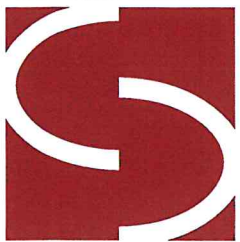
5 OF **7**



- SCOPE OF WORK NOTES**
- ALUMINUM FABRICATED, SINGLE FACE FREE STANDING DIRECTIONAL SIGN
 - .063" ALUMINUM FACE W/ DIRECT PRINT GRAPHICS
 - 2"x2" SQ. PAINTED ALUMINUM TUBE POSTS
 - DIRECT BURIAL INSTALLATION INTO SAKRETE FILLED NOMINAL FOOTER (TYP.)



INSPIRATION IMAGE



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626
PHONE: 813.818.7100
FAX: 813.749.2311
CREATIVESIGNDESIGNS.COM

PROJECT
**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS
1100 Magnolia Grove Ct.
Fruitland , FL 34371

PM: E.GIBSON
AM: A.BARRY
DESIGNER: R.CABRERA

REVISIONS		
#	DATE	DESCRIPTION
1	1.20.26	Revised UL listing voltage removed for sign, added 120VAC w/ maximum other voltages, IEC
2	2.9.26	New legend added for IES, PP sign option, relocated PP circle to the left, IEC
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SD **DD** **FAB** **ENG**

CUSTOMER APPROVAL



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.8.
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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Color Palette (TO BE CONFIRMED)



PP S/F POST AND PANEL DIRECTIONAL SIGN

BOXED SQ. FT. 6.7 **SCALE** 1" = 1'-0"

DATE: 1.14.26
SIGN / SHEET TYPE

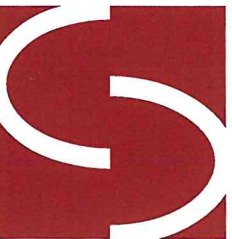
PP

QUOTE #

4887

SHEET #

6 OF 7



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626
PHONE: 813.818.7100
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PROJECT

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Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised UL 48 ELEC. SIGNS AS PER NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
2	2.9.26	AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.5
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SD DD FAB ENG

CUSTOMER APPROVAL



E212525
ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.5
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G).
(1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE: 1.14.26

SIGN / SHEET TYPE

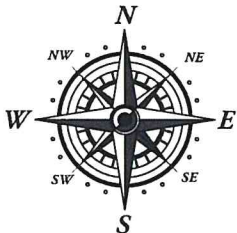
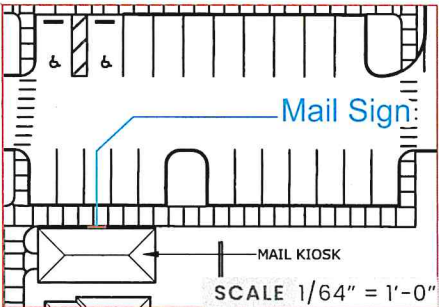
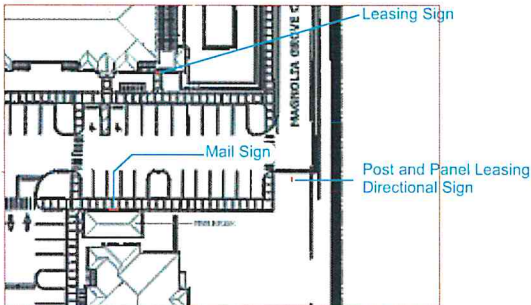
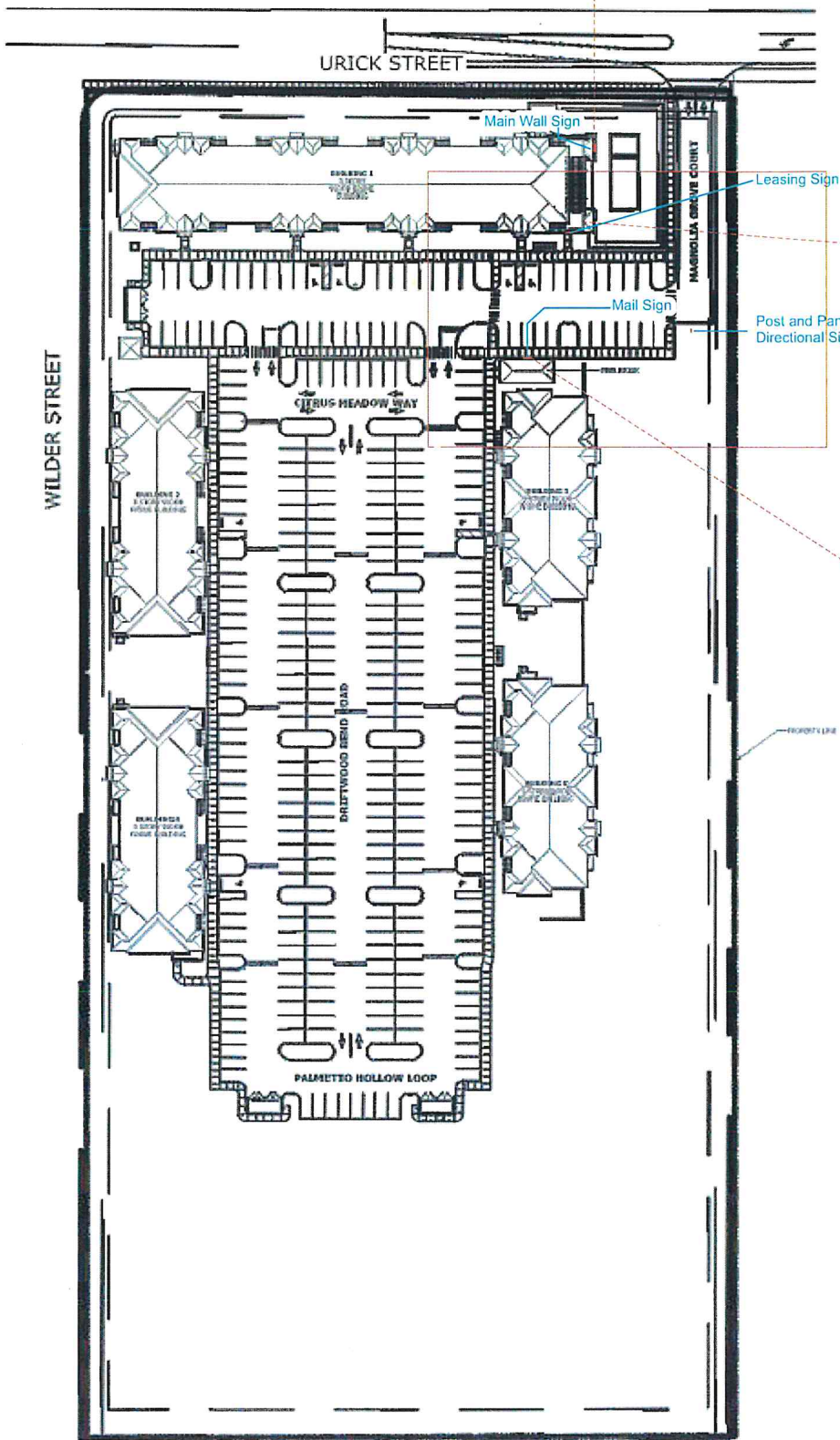
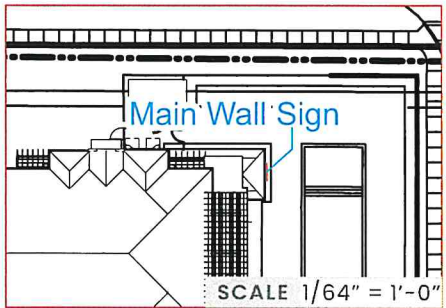
SITE PLAN

QUOTE #

4887

SHEET #

7 OF 7



Project: Fruitland Flats

Parcel ID: 09-19-24-0400-045-00002

Alternate Key: 1520690

Address: Urick St, Fruitland Park, FL 34731 (1100 Magnolia Grove Ct. Fruitland, FL 34371)

Owner: Birch Enterprises LLC

Variance Request Narrative

Project Overview

The proposed project, *Fruitland Flats*, consists of a 150 unit multifamily residential development located on approximately 10.42 acres in the City of Fruitland Park. The development includes multiple residential buildings, a centralized clubhouse, and associated amenities designed to serve a growing workforce population within Lake County. The project is part of a broader effort to address the increasing demand for workforce housing, including residents employed in essential community serving professions such as healthcare and education. The development will provide long-term residential occupancy with consistent tenant turnover, necessitating clear, permanent identification and wayfinding elements.

Request Summary

Pursuant to the City of Fruitland Park Land Development Regulations, the subject parcel is permitted a maximum of 32 square feet of total signage. The Applicant is requesting a variance to allow for a comprehensive, minimal, and functionally necessary signage program totaling approximately 59.11 square feet, consisting of:

- Main Wall Identification Sign (Externally Illuminated): 49.85 SF
- Mail Pavilion Signage (Channel Letters Illuminated): 3.58 SF
- Leasing Office Signage (Non-Illuminated): 5.68 SF
- Directional Ground Sign: 6.67 SF face area (internal wayfinding)

While this exceeds the allowable signage area, the request reflects a modest and purpose-driven signage package relative to the size, scale, and operational needs of the development.

Justification of Variance

1. Unique Conditions and Practical Difficulty

The subject property is a large scale, multi building residential development that includes internal circulation patterns, multiple structures, and a leasing office that is not immediately visible from the public right of way. Due to these conditions, strict adherence to the 32 square foot total signage limitation creates a practical difficulty in providing adequate identification for residents and visitors, ensuring safe and efficient internal navigation, and clearly distinguishing between key components of the development such as the leasing office, mail pavilion, and residential buildings. Unlike smaller or single tenant properties, this development requires a layered and coordinated signage approach in order to function effectively and safely for its intended residential use.

2. Minimum Relief Necessary

The requested signage program has been thoughtfully designed to be minimal, restrained, and proportional to the scale and function of the development. The proposal includes only one primary identification sign, with all additional signage limited to small scale, functional elements necessary for wayfinding and operational clarity. The directional signage is located internally, approximately 50 feet from the right of way, and is not intended to attract attention from off site but rather to guide individuals already on the property. No excessive or unnecessary signage is proposed, and the request represents the minimum deviation from the code required to provide basic identification and wayfinding for a development of this size.

3. Not Self-Imposed

The hardship associated with this request is not self imposed but instead results from the inherent characteristics of the property and its intended use. The size and configuration of the site, combined with the multi-family residential nature of the development, create conditions that differ significantly from typical commercial parcels contemplated by the code. Additionally, the need for permanent signage to serve a continuously rotating resident population further necessitates clear and durable identification. The existing code limitation does not adequately account for multi building residential developments of this scale and intensity, resulting in a practical limitation that is not the result of actions taken by the applicant.

4. Public Safety and Welfare

The proposed signage directly supports public safety and the overall functionality of the site by allowing residents, guests, delivery drivers, and emergency responders to quickly and clearly identify the property and its key access points. Without adequate signage, there is an increased likelihood of confusion that could lead to unsafe vehicular behavior, such as abrupt slowing along Urick Street, missed entrances, or unsafe turning movements. Additionally, the leasing office is not readily visible from the roadway, making internal directional signage critical for proper navigation once on site. The proposed signage mitigates these risks by providing clear, concise, and strategically placed identification and wayfinding elements.

5. Compatibility with Surrounding Area

The proposed signage has been carefully designed to be architecturally integrated with the building and overall development aesthetic, including the incorporation of a faux greenery feature wall that enhances visual appeal. The signage maintains a residential character and avoids the appearance of commercial intensity or visual intrusion. Its scale and placement are appropriate for the surrounding context, which includes nearby residential neighborhoods and an adjacent elementary school. Overall, the signage contributes positively to the visual environment and enhances the quality of the development rather than detracting from it.

6. Consistency with Intent of the Code

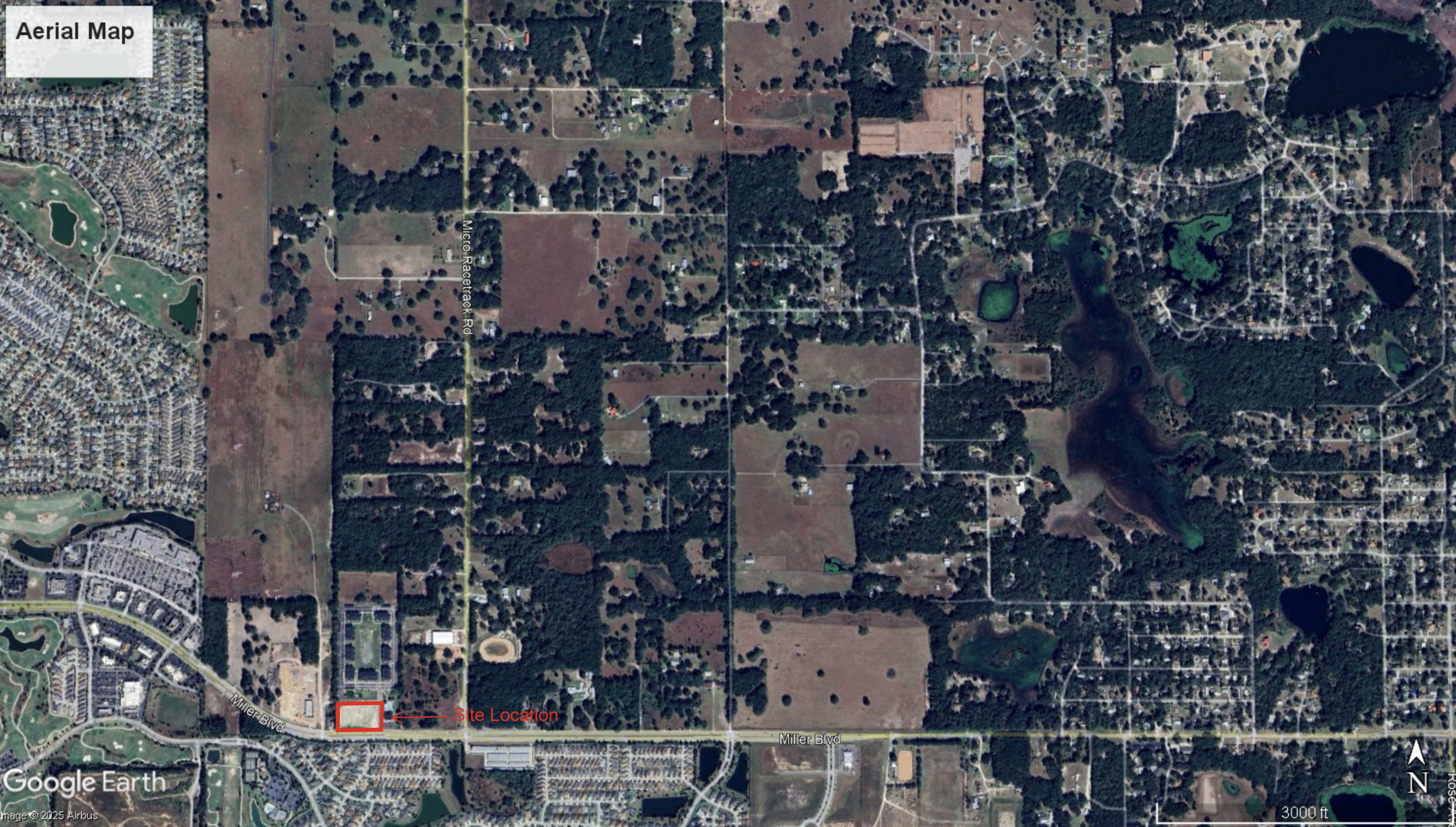
The intent of the City's sign regulations is to prevent visual clutter, promote public safety, and ensure orderly and effective communication. The proposed signage program meets all of these objectives while simply requesting flexibility in the total allowable square footage to accommodate the needs of a modern, large scale residential development. Rather than introducing clutter, the request consolidates identification into a cohesive and well designed signage system, avoiding the need for multiple smaller or piecemeal signs that could create visual inconsistency.

7. Substantial Justice

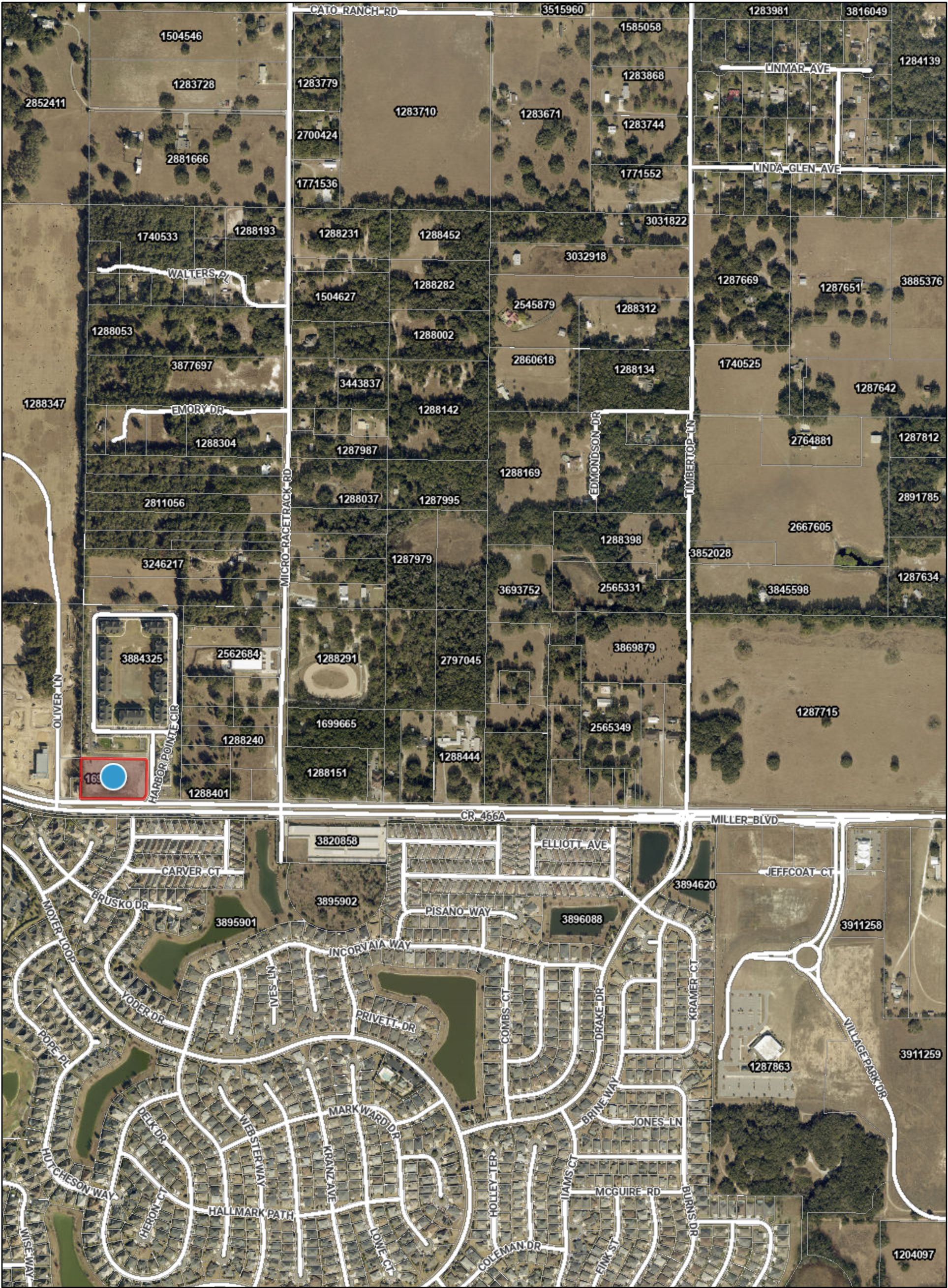
Granting this variance will allow the property owner to utilize the site in a manner that is consistent with other multifamily developments of similar scale, while also providing the necessary infrastructure for residents, visitors, and service providers. The project contributes to the City's broader workforce housing goals, making it an important addition to the community. Denial of the variance would impose an unreasonable limitation on the property by restricting the ability to provide effective identification and wayfinding, ultimately impacting the functionality and safety of the development.

Conclusion

The requested variance is justified based on the unique characteristics of the property, the scale of the development, and the functional necessity of the proposed signage. The request represents the minimum relief necessary, supports public safety, and remains consistent with the intent of the City's regulations. For these reasons, the Applicant respectfully requests approval of the variance.



Location Map



May 20, 2026



Override 1



Override 1



Tax Parcels

Tax Parcels Alternate Key

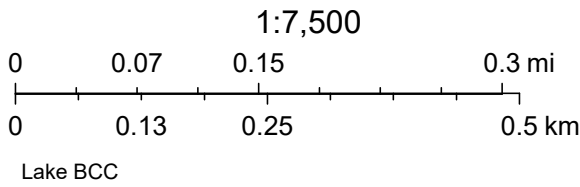


Local Streets 10K

Street Names



County Boundary



ORDINANCE 2022-024

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 19.56 ± ACRES OF PROPERTY FROM CITY OF FRUITLAND PARK C-2 AND LAKE COUNTY AGRICULTURE TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK FOR RESIDENTIAL AND COMMERCIAL USE; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Luxury Leased Homes, applicant on behalf of T.D. Burke, Owner, requesting that approximately 19.56 +/- acres of real property located north of CR-466A at 305 CR 466-A (the "Property") be rezoned from City of Fruitland Park C-2 and Lake County Agriculture 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 rezoning has been properly published; and

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

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

Section 1. The following described property consisting of approximately 19.56 ± acres of land generally located north of CR 466-A and located at 305 CR 466-A shall hereafter be designated as PUD, Planned Unit Development, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**. The Property shall hereafter be developed with a maximum of 224 residential units and according to Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plans attached to the Master Development Agreement. An amendment to the Master Development Agreement shall not require an amendment to this PUD zoning ordinance.

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.

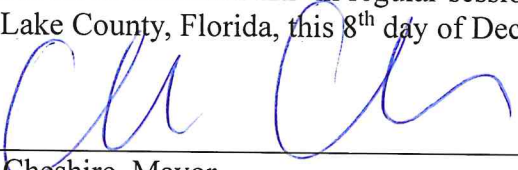
Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

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.

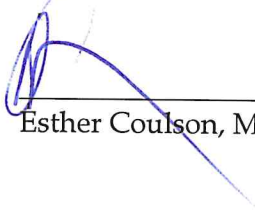
Section 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

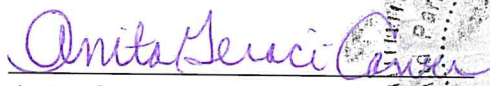
PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 8th day of December 2022.


Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:


Esther Coulson, MMC, 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 Gunter	☒	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	☒	(Absent)
Commissioner Mobilian	☒	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

(SEAL)

Passed First Reading November 10, 2022
Passed Second Reading December 8, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT NO ID AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°49'19" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,326.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°07'47" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,327.37 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466-A (MILLER BOULEVARD) AS SHOWN ON THE LAKE COUNTY ROAD MAP BOOK 2, PAGE 118 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE FOR 300.30 FEET TO THE SOUTHWEST CORNER OF THE NORTH PARCEL; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE, FOR 984.70 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 663.12 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 983.33 FEET TO THE SOUTHEAST CORNER OF THE NORTH PARCEL; THENCE SOUTH 00°50'21" WEST ALONG SAID EAST LINE FOR 300.30 FEET TO INTERSECTION WITH THE AFORESAID NORTH RIGHT OF WAY OF COUNTY ROAD 466-A (MILLER BOULEVARD) (SAID POINT BEING NORTH 00°50'21" E 42.88 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6); THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 663.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 852,037 SQUARE FEET OR 19.5601 ACRES, MORE OR LESS.

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the 26th day of January, 2023, between the **CITY OF FRUITLAND PARK, FLORIDA**, a Florida municipal corporation, (hereinafter referred to as the "City"), and **T.D. BURKE** (hereinafter referred to as the "Owner").

RECITALS

1. The Owner desires to rezone approximately 19.56 ± acres of property within the City of Fruitland Park, described and depicted as set forth on **Exhibit "A"** attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Property is currently located within the City of Fruitland Park and is currently zoned Lake County Agriculture and City General Commercial (C-2) with a future land use designation on the City of Fruitland Park Future Land Use Map of "Commercial High Intensity" and "Multi-Family High Density."
3. Owner has filed applications for rezoning for the Property as a Planned Unit Development.
4. Owner 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.
5. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development 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.
6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner 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 this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "PUD Conceptual Plan" prepared by Upham, Inc., dated February 6, 2023, and attached as **Composite Exhibit "B"** (which may be referred to as the "Plan" or the "PUD Master Plan" or "Development Plan"). The project shall be developed in accordance with the Permitted Uses set forth below. All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- a. Multi-family apartments not to exceed 224 units.
- b. Recreation amenities.
- c. Day Care Center
- d. Bank
- e. Bars and Lounges
- f. Health and Exercise clubs
- g. Hotel
- h. Medical Office/Clinic
- i. Offices
- j. Restaurants
- k. Veterinary Clinic
- l. Retail Sales and Services

Section 5. Development Standards. Development Standards shall be as follows:

- a. Maximum Impervious Surface Ratio (ISR) 70%
- b. Minimum Open Space 25%, which may include all buffers, recreation and other pervious area not located within platted road right of way.
- c. Maximum Building Height of 45', measured to the mean height of hip or gabled roofs.
- d. Minimum distance between multi-family buildings shall be thirty-five feet (35') measured from building wall to building wall.
- e. Interior buildings shall have a setback of ten feet (10') from the edge of pavement (travel lane).
- f. Minimum Setback requirements, as measured from the PUD perimeter property lines shall be:

- i. North: Twenty-five feet (25')
 - ii. South: Fifty feet (50') from the right of way of CR 466-A
 - iii. East: Twenty-five feet (25')
 - iv. West: Twenty-five feet (25')
- g. Open space shall not be less than twenty-five (25) percent of the total property area. Stormwater ponds may not be included as open space unless designed as an amenity.
- h. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations for all commercial uses. In the case of the residential community, parking shall be as depicted in the PUD Conceptual Plan and in no event shall the parking ration be less than 1.8 parking stalls per each apartment home.
- i. Type "C" Landscape buffers of twenty-five feet (25') shall be provided along the PUD perimeter property boundaries.

Section 6. Commercial Design Standards.

All non-residential development shall meet the design standards of Chapter 154, Section 154.050 through Section 154.070 (inclusive).

Section 7. Multi-Family Design Standards. Design Standards shall be as follows:

- a. Multi-family development shall meet the R-15 MFHDR zoning development standards.
- b. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the multi- family units. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the 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
 - 10) Metal roofs
 - 11) Decorative Corbels and Brackets
- c. 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:

- i. The exterior wall area may be any type of lap siding and/or stucco, including 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.) The exterior may include full width or cast brick or stone.
 - ii. 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. Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such foam with a hard shell finish.
- d. Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:
 - i. Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.
 - ii. *Minimum planting requirement.* One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in c. 1) above. Trees installed for any other requirement of this subsection c. may be credited towards this requirement if in the required location.

Section 8. Development Phasing. The proposed project may be constructed in phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions). Changes to the Planned Unit Development Master Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. If such changes are consistent with this Master Development Agreement, the amendment to the Planned Unit Development Master Plan will be processed as a Minor Development under LDC section 160.040.

Section 9. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of one access point on CR 466-A. The access points shall be reviewed during the development review process.

- a. The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. Drive aisles within parking areas shall not be required to be constructed to City street standards.
- c. Sidewalks shall be as depicted in the PUD Conceptual Plan and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.

- d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements, inclusive of all sidewalks.
- e. A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Owner.
- f. At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro rata share of the cost of the signal(s) as determined by Lake County or the City.

Section 10. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way and parking areas.

Section 11. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner 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. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner'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 shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. Except as otherwise provided herein, all such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. Owner shall own and maintain all onsite water and wastewater improvements including any lift station(s) up to the point of connection at the property line for the wastewater improvements and up to the point of connection to the City water meter for the water utility improvements. Owner shall, at its expense, install fire hydrant(s) and extend utility line(s) as required by the Settlement Agreement entered into between the City of Fruitland Park and Owner in Lake County Case No. 2019-CA-001894.

Section 12. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued. Owner agrees to pay all impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued.

Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner 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 13. Easements. Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 14. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a twenty-five foot (25') landscape buffer along the PUD perimeter property boundaries. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Section 15. Stormwater Management. Owner agrees to provide at Owner'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.

Section 16. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 17. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 18. Signage. Owner 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 Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 19. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an 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 and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 20. 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 infrastructure shall be constructed to City standards.

Section 21. Due Diligence.

The City and Owner 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 from time to time in accordance with the City's applicable policies for the provision of said services.

Section 22. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 23. Governing Law. This Agreement shall be construed 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 24. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their successors in interest and/or assigns. This Agreement shall be assignable by the Owner to successive owners. Owner 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. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 25. 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 of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 26. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 27. 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:	City Manager
-------------	--------------

	City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	T.D. Burke P.O. Box 816 Fruitland Park, FL 34731-0816
Copy to:	Jose Kreutz Luxury Leased Homes USA, LLC 333 N. Alabama Street, Suite 350 Indianapolis, IN 46204

Section 28. 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 from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 29. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 30. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 31. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

OWNER:

Emily L Church
Witness Signature

T.D. Burke
T.D. Burke

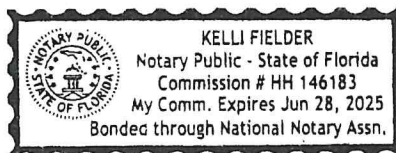
Emily L Church
Print Name

[Signature]
Witness Signature

Carrie Pruitt
Print Name

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by [☒] physical presence or [☐] online notarization this 26th day of January by T.D. Burke, who is personally known to me or who have produced FL Driver License as identification.



Kelli Fielder
Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

ACCEPTED BY THE CITY OF FRUITLAND PARK

By: [Signature]
Chris Cheshire, Mayor

Anita Geraci-Carver
Anita Geraci-Carver
City Attorney

Date: January 26, 2023

ATTEST: [Signature]
Esther B. Coulson
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this 26 day of January 2023 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.



Notary Public
Notary Public - State of Florida
Commission No _____

My Commission Expires _____

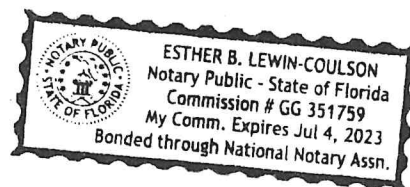


EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT NO ID AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 00°49'19" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,326.69 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°07'47" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 1,327.37 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466-A (MILLER BOULEVARD) AS SHOWN ON THE LAKE COUNTY ROAD MAP BOOK 2, PAGE 118 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE FOR 300.30 FEET TO THE SOUTHWEST CORNER OF THE NORTH PARCEL; THENCE CONTINUE NORTH 00°51'56" EAST, ALONG SAID LINE, FOR 984.70 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 663.12 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6 FOR 983.33 FEET TO THE SOUTHEAST CORNER OF THE NORTH PARCEL; THENCE SOUTH 00°50'21" WEST ALONG SAID EAST LINE FOR 300.30 FEET TO INTERSECTION WITH THE AFORESAID NORTH RIGHT OF WAY OF COUNTY ROAD 466-A (MILLER BOULEVARD) (SAID POINT BEING NORTH 00°50'21" E 42.88 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6); THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 663.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 852,037 SQUARE FEET OR 19.5601 ACRES, MORE OR LESS.

[illegible][illegible][illegible]

LOT 1		LOT 2	
	LOT 3		LOT 3
SITE AREA	16.85 AC	100.0%	1.55 AC
OPEN SPACE	5.53 AC	32.8%	1.88 AC
STORMWATER POND	2.21 AC	13.1%	
BUILDINGS	2.70 AC	16.0%	
PAVEMENT & HSC	6.41 AC	38.1%	
STREET & SIDEWALKS	0.89 AC	5.3%	
ROW ELEMENT	0.90 AC	5.3%	
TOTAL IMPERVIOUS	9.11 AC	54.1%	
FAR = 7.59 AC (D-STY) = 0.28 AC (D-STY)	16.85 AC	0.67	
TOTAL PROPOSED UNITS = 222 UNITS			
PROPOSED DENSITY = 222 D / 16.85 AC = 13.2 DU/AC			

MINIMUM LIVING AREA OF APARTMENTS:		PROPOSED BUILDING HEIGHTS:	
• 1 BEDROOM: 723 SQ. FT.		TYPE 1: 30'-6" TO EAVE AND	
• 2 BEDROOM: 1053 SQ. FT.		38'-3" TO THE MEAN HEIGHT	
• 3 BEDROOM: 1353 SQ. FT.		FOR BUILDING	
• TYPE 1 BUILDING TOTAL GSF: 37,382 (K) = 144,528		TYPE 2: 30'-6" TO EAVE AND	
• TYPE 2 BUILDING TOTAL GSF: 31,391 (K) = 123,784		37'-5" TO THE MEAN HEIGHT	
• TYPE 3 BUILDING TOTAL GSF: 47,885 (K) = 47,885		FOR BUILDING	
		TYPE 3: 30'-6" TO EAVE AND	
		38'-3" TO THE MEAN HEIGHT	
PROPOSED CLUBHOUSE: 4,000 SQ. FT. (MIN)			

	BUILDING	BUFFER
FRONT (CR-466A)	50'	25'
SIDE (EAST)	25'	25'
SIDE (WEST)	25'	25'
REAR	25'	25'
INTERIOR	10'	N/A

STANDARD SPACES = 394 SPACES
POTENTIAL ADA SPACES = 12 SPACES
GARAGE SPACES = 35 SPACES
TOTAL = 411 SPACES
SPACES PER UNIT = 1.81

THE LOTS 2 & 3 ANTICIPATED USES ARE: DAY CARE CENTERS, BANKS, BARS AND LOUNGES, HEALTH AND EXERCISE CLUBS, HOTEL, MEDICAL OFFICE AND/OR CLINIC, OFFICES, RESTAURANTS, VETERINARY CLINIC, RETAIL STORE, APARTMENT LEASING CENTER AND CLUBHOUSE.

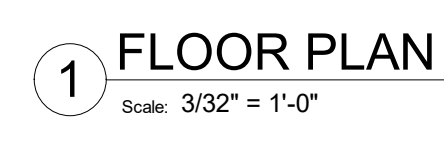
NOTE: ALL SYMBOLS & DIMENSIONS SHOWN HERE ARE APPLICABLE TO THESE DIMENSIONS, ALLIED THERE MAY BE ADDITIONAL SYMBOLS & DIMENSIONS WHICH ARE NOT SHOWN HERE. FOR FURTHER INFORMATION, CONSULT THE DRAWING LICENSEE WHERE APPLICABLE.			
1	EXTENDING CABLE TV/VIDEO FEEDLINE	●	ROUND BOND AND CABLE (AS NOTED)
2	EXTENDING CABLE ON FLUG	●	ROUND CONCRETE (MONUMENT (AS NOTED))
3	EXTENDING CLEAN OUT	—	EXTENDING BAKERSHEET
4	EXTENDING CONDUIT REINFORCING BARREN	—	EXTENDING OVERHEAD AIR ELECTRIC CABLE
5	EXTENDING ELECTRICAL METER	—	EXTENDING UNDERGROUND ELECTRIC CONDUIT
6	EXTENDING ELEVATION (AS NOTED)	—	EXTENDING UNDERGROUND FIBER OPTIC CABLE
7	EXTENDING ELEVATION (AS NOTED)	—	EXTENDING GAS MAIN (BY INDICATED SIZE)
8	EXTENDING FIRE HYDRANT	—	EXTENDING GAS MAIN (BY INDICATED SIZE)
9	EXTENDING FIRE HYDRANT	—	EXTENDING RECLAMATION WATER MAIN (BY INDICATED SIZE)
10	EXTENDING LOW CONDUIT	—	EXTENDING SANITARY SEWER (BY INDICATED SIZE)
11	PROPOSED LOW CONDUIT	—	EXTENDING WATER MAIN (BY INDICATED SIZE)
12	EXTENDING GAS METER	—	EXTENDING UNDERGROUND TELEPHONE CABLE
13	EXTENDING GAS VALVE	—	EXTENDING UNDERGROUND TELEPHONE CABLE
14	EXTENDING DRAIN & WINDSOR PUMP	—	EXTENDING OVERHEAD TRUCKING SIGNAL CABLE
15	EXTENDING DRAIN, DUCT	—	PROPOSED SANITARY SEWER (BY INDICATED SIZE)
16	EXTENDING MANHOLE (UNDERGROUND)	—	PROPOSED WATER MAIN (BY INDICATED SIZE)
17	EXTENDING MANHOLE	—	EXTENDING STREET OR CROWN OF HIGHWAY
18	EXTENDING SANITARY SEWER CLEANOUT	—	PROPOSED PAVEMENT ON CENTER OF STREET
19	EXTENDING SANITARY SEWER MANHOLE	—	EXTENDING TOP OF STREET BANK
20	PROPOSED SEWER AND POST	—	EXTENDING WOOD FENCE
21	EXTENDING TREE	—	EXTENDING WIRE ON CHAIN LINK FENCE
22	EXTENDING TREE	—	PROPOSED WIRE ON CHAIN LINK FENCE
23	EXTENDING ALLEY REINFORCEMENT	—	PROPOSED ELEMENT FENCE
24	EXTENDING ALLEY REINFORCEMENT	—	PROPOSED VISA BARBER
25	PROPOSED WATER VALVE	—	EXTENDING CONTROL
26	EXTENDING WATER VALVE	—	PROPOSED CONTROL (SPRAY)
27	EXTENDING STORM SEWER WITH ALLEY	—	PROPOSED CONTROL (PAVEMENT)
28	PROPOSED STORM SEWER WITH INLET	—	
29	PROPOSED STORM SEWER WITH INLET	—	
30	PROPOSED SET, LIGHT POLE, AND FIXTURES	—	
31	PROPOSED ELECTRIC POLE, LIGHT FIXTURE	—	

INDEX OF SHEETS		
SHEET #	DESCRIPTION	REVISIONS
1	COVER SHEET	
2	CONCEPTUAL SITE PLAN	

PROJECT NO.:	220
DATE:	FEBRUARY 04, 2004
DESIGN BY:	RM
DRAWN BY:	JW
CHECKED BY:	RM
SCALE:	1" = 5'
SHEET NUMBER:	



A101

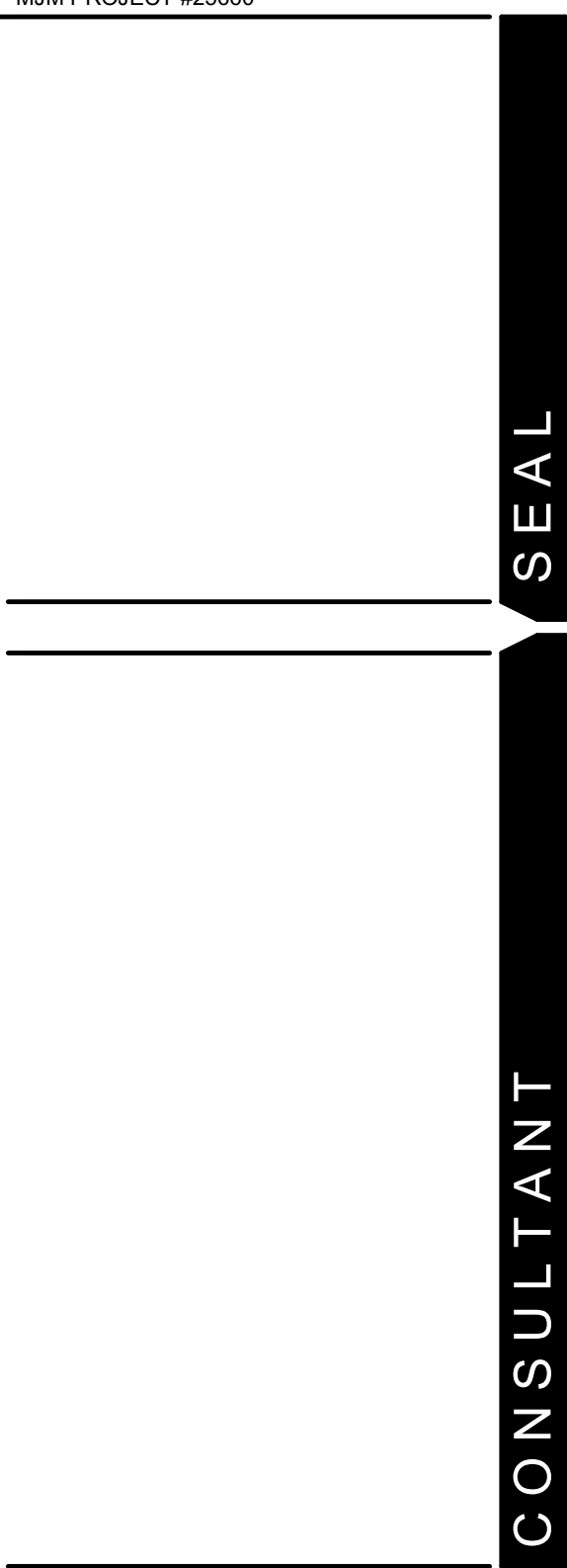




MJM
ARCHITECTS

2948 SIDCO DR.
NASHVILLE, TN 37204

615.244.8170
www.mjmarsh.com



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SEAL

CONSULTANT

OWNER

DATE LOCATION

REVISIONS

SHEET



HARROD
HEALTHCARE
REAL ESTATE

5550 W EXECUTIVE DRIVE
SUITE 550
TAMPA, FL 33609

MEDTAIL
FRUITLAND
PARK

CR466A
FRUITLAND PARK, FL

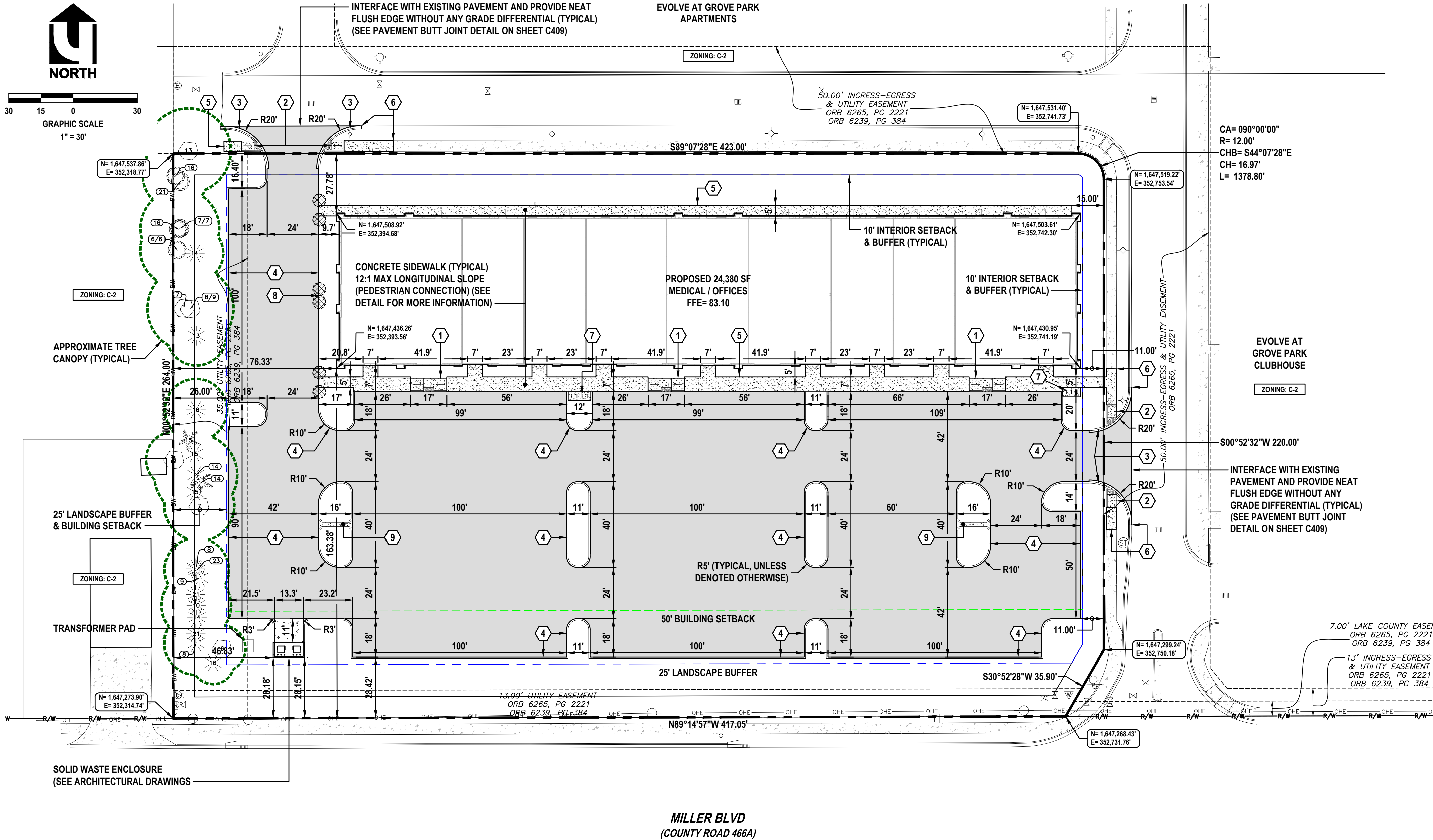
ISSUE DATE
05/05/26
NOT FOR CONSTRUCTION

[illegible]

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

EXTERIOR ELEVATIONS

A202



SYMBOL LEGEND:

- TYPE 'F' CURB (SEE DETAIL)
- TYPE 'D' CURB (SEE DETAIL)
- R5' 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- CURB TRANSITION TO FLUSH (SEE CURB TRANSITION DETAIL)
- LANDSCAPE BUFFER (SEE SHEET C100 FOR DIMENSIONS)
- BUILDING SETBACK (SEE SHEET C100 FOR DIMENSIONS)
- PROPOSED SITE LIGHT POLES

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

GENERAL NOTES:

- ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
- THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.

SEE SHEETS C402 FOR REFERENCED DETAILS NOT SHOWN HEREON.

NOTICE: PARCEL SHALL MEET THE DESIGN STANDARDS OF CHAPTER 154, SECTION 154.050 THROUGH SECTION 154.070 (INCLUSIVE) PER PUD

PAVING LEGEND:

- | | |
|---------------------------------|--|
| STANDARD DUTY ASPHALT PAVEMENT | 1.5" SUPERPAVE FDOT SP-9.5, PER FDOT - SSRBC, SECTION 334
6" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & 230 & SECTION 911 LATEST VERSION
ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 285
8" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180 |
| STANDARD DUTY CONCRETE PAVEMENT | 6" CONCRETE (4,000 P.S.I. AT 28 DAYS)
12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
MAX CONTROL JOINT SPACING 14'x14' MIN SAW CUT DEPTH 2-1/3" |
| CONCRETE SIDEWALK | 4" THICK CONCRETE (MIN.) 4,000 PSI, CLASS I CONCRETE CONTROL JOINT SPACING PER FDOT INDEX No. 350-001 ON COMPACTED SUBGRADE |

CURB CONSTRUCTION NOTES:

- ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 4,000 P.S.I. CONCRETE.
- 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
- 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
- EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
- IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
- TOOLING OF JOINTS IS NOT PERMITTED. ALL JOINTS SHALL BE SAWCUT. CUTS SHALL BE PERFORMED WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
- CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

#	KEY NOTES
NO.	DESCRIPTION
1	TYPE "CR-C" CURB RAMP (FDOT INDEX 522-002)
2	TYPE "CR-F" CURB RAMP (FDOT INDEX 522-002)
3	CONSTRUCT TYPE "F" CURB (SEE SHEET C402)
4	CONSTRUCT TYPE "D" CURB (SEE SHEET C402)
5	4" SIDEWALK (SEE SHEET C402)
6	MATCH EXISTING CURB & SIDEWALK
7	BIKE RACK (7 LOOPS TOTAL AT 2 BIKES PER LOOP)
8	2' WIDE NOTCH IN CURB FOR DRAINAGE
9	2' WIDE CONCRETE FLUME FOR DRAINAGE

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

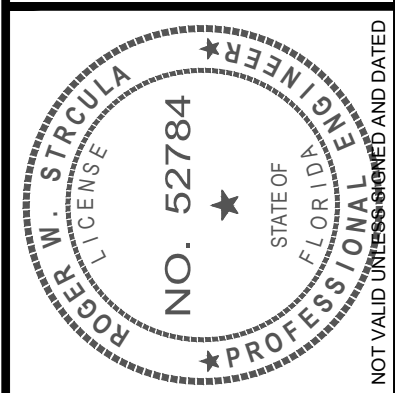
NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

REVISIONS

DATE	DESCRIPTION



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRICULA PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UPHAM, INC.
CIVIL ENGINEERING-SURVEYING-LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
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SITE GEOMETRY & LAYOUT PLAN
HHRE MEDICAL CENTER
225 MILLER BOULEVARD (CR-466A)
FRUITLAND PARK, FLORIDA 34731

PROJECT No: 280308
DATE: MAY 19, 2026
DESIGN BY: RWS
DRAWN BY: JMB
CHECKED BY: RWS
SCALE: 1" = 30'
SHEET NUMBER:

C400



**DEVELOPMENT REVIEW LETTER
HHRE MEDICAL CENTER
MAJOR SITE PLAN
6/25/2026**

Property Owner(s): Evolve Fruitland LLC

Applicant: Roger W. Strcula, PE – Upham, Inc

Email: john@evolvecos.com (owner) / rwstrcula@uphaminc.com (applicant)

Owner Mailing Address: 2918-A Martinville Rd
Greensboro, NC 27408

Applicant Mailing Address: 265 Kenilworth Ave
Ormond Beach, FL 32174

Project Name: HHRE Medical Center Major Site Plan

Alt Key(s): 1699649

Project Address: 305 County Road 466A

Dear Mr. Strcula,

Contained herein are the comments following informal TRC review.

City Attorney Review:

No comment at time of review letter.

City Engineer Review:

See enclosed review letter.

City Land Planner Review:

See enclosed Staff Report.

City Traffic Engineer Review:

Construction Drawings (Upham, Inc., dated 5/19/26, 20 pages total)

1. Page 11 of 20, Sheet C403 – The Vehicular Maneuver Plan indicates the largest anticipated vehicle encroaching upon raised curbs in several places. Please resolve this issue.

Request for Exemption from Tier 1 Traffic Impact Analysis (Walsh Traffic Engineering, LLC, dated 4/27/26, 11 pages total)

1. Page 2 of 11, Table 1. Trip Generation Summary – For all future submitted studies, for any project, please add a column (or footnote) to indicate the fitted curve equation or average rate being utilized in the Trip Generation calculations. Even though an outdated

site plan was provided with a slightly different size building, the difference in trip generation calculations would produce similar results. No action is required.

2. General Comment – The 5% evaluation is not applicable to the exemption request; however, the adjacent roadway segments have adequate capacity to accommodate the estimated trips generated by the proposed development. Therefore, for this submittal, the request for exemption is **approved**.

C.R. 466 / LAKE GRIFFIN ROAD	GRAYS AIRPORT ROAD	MARION COUNTY ROAD	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED LAKE COUNTY	D	20,160	3,062	0.15	C
C.R. 466A	SUMTER COUNTY LINE	TIMBERTOP LN	4	4	URBAN	DIVIDED	C3C	COUNTY	FRUITLAND PARK	D	27,670	18,902	0.68	D
C.R. 466A	TIMBERTOP LN	CR 468 / ROSE AVENUE	2	4	URBAN	UNDIVIDED	C3R	COUNTY	FRUITLAND PARK	D	16,128	18,902	1.17	F

McLENDON STREET	CLAY AVENUE	US 27/US441	2	2	URBAN	UNDIVIDED	C3R	TOWN OF LADY LAKE	TOWN OF LADY LAKE	D	16,128	1,467	0.09	C
MICRO RACETRACK ROAD	LAKE ELLA ROAD	CR 466A	2	2	URBAN	UNDIVIDED	C2	COUNTY	UNINCORPORATED LAKE COUNTY	D	14,000	10,653	0.76	D
MORNINGSIDE DRIVE (MOUNT DORA)	US 441	CR 500A	2	2	URBAN	UNDIVIDED	C3R	COUNTY	UNINCORPORATED LAKE COUNTY	D	16,128	2,141	0.13	C

City Building Review:

No comment at time of review letter.

City Code Enforcement Review:

No comment at time of review letter.

City Fire Review:

No comment at time of review letter.

City Floodplain Review:

I do not have any comments on the subject application as the subject property (identified by alternate key no. 1699649) is located wholly within Zone X (area of minimal flood hazard).

City Manager Review:

No comments.

City Police Review:

No comment at time of review letter.

City Public Works Department Review:

No comment at time of review letter.

Waste Management Review:

I believe I see a dumpster enclosure on the lower SW corner of the civil plans, but nothing labeling that as an enclosure or another page showing the dimensions, etc of the enclosure. If I missed this somewhere let me know?

City of Leesburg Electric Review:

This project is in Seco'S TERRITORY. Leesburg Electric will not be serving power here.

City of Leesburg Gas Review:

Natural gas is available.

SECO Energy Review:

This project area is in SECO Energy's service territory. After reviewing the documents, here are engineering's comments:

- SECO has existing electrical facilities located on this property.
- The developer will need to coordinate with SECO regarding any required installations, removals, the release of the existing blanket easement, and any new easement requirements. During this coordination process, SECO will provide the developer with the proposed electrical layout necessary to serve the new building and identify any easements that will be required on the property.

SECO's response is based solely on the documents, plans, and information submitted for this review, as well as our existing and currently planned facilities as understood at the time of this review. Any future project revisions, additional development on this or adjacent properties, or changes to SECO's facilities will require separate review and evaluation. A "No Objection" applies only to this specific submittal and does not constitute approval of or review for any future, revised, or unsubmitted projects.

Cynthia "Cindy" Clark | Land Rights Specialist | E: Cynthia.Clark@secoenergy.com | O: 352-569-9545 | C: 352-603-0881

Lake County Economic Development Review:

No comment at time of review letter.

Lake County Fire Review:

No comment at time of review letter.

Lake County Public Schools Review:

NBo comment for this proposed medical office use.

Lake County Public Works Review:

No comment at time of review letter.

Enc (2)

CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

SITE PLAN

Owner: Evolve Fruitland, LLC, John McDonald

Applicant: Harrod Healthcare Development, LLC, Stuart Kessler

Engineer: Upham, Inc., Roger Strcula, P.E.

General Location: North side of CR 466-A and east of Oliver Lane

Number of Acres: 2.625 ± acres

Existing Zoning: Mixed Use PUD

Existing Land Use: Commercial and MF High Density

Date: June 17, 2026

Description of Project

Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as “The Hawthorne’s” and is currently known as Evolve at Grove Park. The proposed development is for HHRE Medical Center, a 24,380 SF medical office/clinic development with associated parking, and stormwater on the commercial parcels fronting on CR 466-A. Per the MDA, the max ISR is 70%, maximum FAR is .50, maximum building height is 45’ and medical office/clinic is an approved use.

	Surrounding Zoning	Surrounding Land Use
North	PUD	MF High Density (Evolve at Fruitland Park)
South	Village of Fruitland Park DRI	Village of Fruitland Park DRI
East	PUD	Commercial (Evolve at Fruitland Park)
West	Commercial PUD	Commercial

Assessment

Review Comments

Sheet C-100, Site Development Notes indicates that the subject site is zoned General Commercial (C-2); however, the subject site is zoned Planned Unit Development (PUD) per Ordinance 2022-024. Please revise accordingly.

Pursuant to Chapter 160, Section 160.080(a)(2) please include within the Site Development Notes on Sheet C100, the number of proposed stories, height of building, projected number of employees, and photograph or sketch of proposed sign(s) with dimensions and material type.

Pursuant to Chapter 160, Section 160.080(a) the existing 50' ingress/egress and utility easement is a named roadway. Please revise plans to include roadway name (Harbor Pointe Circle).

Pursuant to Chapter 162, Section 162.030(d) the minimum radius for commercial is 35'. Sheet C-400 indicates that both driveways have a 20' radius. Planning staff defers to the City's engineer.

Pursuant to Chapter 162, Section 162.050(a) one (1) loading space is required; however, the plans do not indicate any loading spaces. Pursuant to Chapter 162, Section 162.060(a)(4)(B) the loading space shall be 12' x 25'. Section 162.060(a)(4)(E) details access to loading spaces. Please revise the plans accordingly.

Pursuant to the approved site plan associated with Evolve at Grove Park, the interior landscape buffers of 10' located along the eastern and northern boundary are Type A buffer which is 2 canopy trees and eight shrubs per 100 linear feet. The landscaping plans also indicate a Type C buffer planting along the southern and eastern boundary which is 5 canopy trees, 4 understory trees and 30 shrubs per 100 linear feet. The landscaping plans meet these criteria. Consideration should also be given to the existing landscaping trees utilized with the clubhouse/pool parcel which indicates the majority of the trees are sabal palms. The proposed eastern buffer on the subject site consists of live oaks and magnolia trees. To provide consistency in the landscaping the applicant should consider planting sabal palms.

Sheet L100 identifies building perimeter landscaping. Please provide a chart indicating the building perimeter landscaping requirements per MDA.

A request for an exemption from conducting a Tier I Traffic Impact Analysis (TIA) has been submitted by Walsh Traffic Engineering. The proposed development will generate less than 100 peak hour trips. The proposed facility will generate 453 daily trips with 66 AM peak hour and 84 PM peak hour trips. The MDA, Section 9(f) indicates "At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro rata share of the cost of the signal(s) as determined by Lake County or the City." The TIA prepared by Traffic Impact Group, LLC dated August 2022 was submitted for The Grove at Fruitland Park indicated that no traffic signal was needed at the project intersection; however, it was also based on the commercial parcels being developed with a total of 2,000 SF of retail with estimated daily trips of 76. The proposed development will generate 453 daily trips, 377 more daily trips than

originally estimated. Please confirm that no traffic signal is needed due to the increase in trips pursuant to the MDA.

The Environmental Assessment submitted is dated October 2021. Please confirm that the project was exempt from a sand skink survey and provide a copy of the regulatory permit for relocation of gopher tortoises.

Pursuant to Chapter 153, Section 153.050, please submit a concurrency application.

Recommendation

Please revise site plan as indicated above, submit signage plan, please confirm that no traffic signal is needed due to the increase in trips pursuant to the MDA, please confirm that the project was exempt from a sand skink survey and provide a copy of the regulatory permit for relocation of gopher tortoises, and please submit a concurrency application.



VIA EMAIL echurch@fruitlandpark.org

June 19, 2026

Emily Church
Administrative Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

RE: HHRE MEDICAL CENTER MAJOR SITE PLAN (AVO 064763.004)

Dear Ms. Church:

Per your email request dated May 26, 2026, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Please provide a concrete washout at the secondary construction entrance
2. Coordination needs to occur with public works regarding the placement of meters and backflow prevention. For commercial service, backflow is generally provided at property line, which marks the end of city maintenance.
3. 6-inch water into building appears to be for sprinklers. This should be labeled as fire line.
4. With the color and line weight of the different lines, it is difficult to establish where the property boundary is relative to the project boundary. Revise plans to clearly delineate both lines.
5. Please provide existing street names on all sheets, including any private roadways.
6. While a general note is provided regarding the contractor protecting the public from construction traffic, add a note that a full MOT plan must be submitted to the city with the pre-construction meeting.
7. Care is to be taken with manhole A1 as it is shown encroaching into the construction entrance.
8. As the entrances are proposed to be commercial access drives, please provide radii of a min. of 35' at connection points, per Sec. 162.030(d).
9. How will the utility easement on the southern boundary interact with the existing utilities in this area? Conversations need to be had at TRC regarding plantings on top of the existing water main.
10. Has it been considered that the proposed landscaping (including large canopy trees) is immediately adjacent to overhead power? Have conversations with the utility provider occurred to have these lines buried?
11. Per City of Fruitland Park Land Development Code, Section (henceforth, "LDC, Sec.") 162.060(a)(4)(A)(a), parking spaces are required to be 10 ft x 20 ft min. Please revise.
12. Per the Geotechnical Report, Sec. 4.3.1, the stabilized subgrade under asphalt pavement is to be 12". Per the Paving Legend on Sheet C400, the stabilized subgrade is stated as 8". Please revise.



13. Details are provided for both "Type F" curb and "Type F - Spill" curb. Callouts for the spill curb could not be located.
14. Per the vehicle path legend for the fire truck route on Sheet C402, the outermost limits of the tires are a continuous line type. However, no continuous line type can be found on the routes within the plan. Please revise for additional clarity.
15. Please ensure that the fire truck does not run over any curbing.
16. Has the AHJ approved Aerial Fire Truck profile?
17. Ensure the proposed landscaping next to the existing fire hydrant on the southeast corner of the site will not be blocked by trees or shrubs(LDC Sec. 159.020(e)(5)).
18. Please note that Type C inlets are not traffic rated by FDOT.
19. The offices are proposed as commercial over 10,000 SF. Therefore, the connection to the fire department connection (FDC) is required to be a minimum of 10 inches per LDC Sec. 159.020, Table 1. Please revise.
20. Hydrants are to be spaced every 500 feet according to LDC Sec. 121-4. Please provide appropriately sized hydrant circles to confirm the spacing of the hydrants and to ensure another hydrant is not required onsite.
21. Please justify how the water is being connected to the building for each main, respectively. It appears that the architectural plan's connections do not line up with the site plan.
22. Please provide needed fire flow calculations and show that there are sufficient hydrants and pressures.
23. Confirm that no future food service is intended or allowed and thus that no grease trap is required.
24. Please provide location of fire line master meter assembly, as a detail (W-13) is provided in Sheet C701.
25. Please justify the use of the 7th and not 8th Edition of Florida Fire Protection Code under Note #6 of general fire protection notes in Sheet C700.
26. Please provide a map for the SJRWMD Modification showcasing post-development basin boundaries and showing the proposed site within this boundary.
27. Clearly delineate the end of city maintenance for all utilities.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "Brett J. Tobias".

Brett J. Tobias, P.E.
Vice President, Operations Manager
btobias@halff.com

BJT:ab