506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members:	**Others:**
Al Goldberg, Chairman	Michael Rankin, LPG
Daniel Dicus, Vice Chair	Anita Geraci-Carver, City Attorney
Carlisle Burch	Sharon Williams, Administrative Manager
Shayna Grunewald	Emily Church, Office Assistant
Walter Birriel	

AGENDA
PLANNING & ZONING (P&Z) BOARD
May 15, 2025
6:00 PM

I. INVOCATION AND PLEDGE OF ALLEGIANCE:

II. ROLL CALL:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting notes from April 17, 2025 included for review/comment.

IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. Arbor Park Phase I – Final Plat Approval
The applicant is seeking final plat approval for 163 single family residential subdivision. The property is generally located west of US Hwy 27/441, east if CR 468, north of Griffin Road and South of Urick Street.

B. Urick & Wilder – Major Site Plan Approval – Alternate key 1520690
The applicant is requesting approval of the site plan for a multi-family development consisting of 150 units within 5 buildings (2 and 3 story buildings) and a clubhouse with pool, fitness center and grill stations. Units range from 686 SF to 1,142 SF (26 - 1 bedroom, 74 - 2 bedroom and 50 - 3 bedroom). The proposed development consists of 10.42 ± acres and is currently zoned R-15, Multi-Family High Density, at a density not to exceed four (4) dwelling units per acre unless central sewer facilities are available at which time density is not allowed to exceed (15) dwelling unit per acre. The proposed open space is 61.73% (6.43 acres) which exceeds the minimum 25% (2.61 acres) requirement. Open space appears to include the stormwater pond; however, the majority of the open space is located within the southern portion of the site.

The applicant is requesting a vehicle parking deferral from 325 spaces to 250 spaces or 1.67 spaces per unit.

Prior to construction, an updated environmental assessment will need to be provided, along with the appropriate regulatory permit for any proposed relocation of gopher tortoises.

C. Contractor Tool Supply - Variance, Major Site Plan and Unity of Title– Alternate keys 1284651 and 1284465

The applicant is requesting approval of the site plan for Contractor Tool Supply consisting of a 53,710 SF – 2 story building. The property is a total of approximately 4.83 ± acres generally located east of US Hwy 27/441 and north of S. Grays Airport Road. The property is zoned C-2, General Commercial. The proposed use consists of retail sales of contractor tools, office and attached warehouse/storage. It is anticipated that the use will generate approximately 25 employees. The subject property includes 2 parcels proposed for development; therefore, a unity of title will be required. Note also that a variance is required from Chapter 164 to allow understory trees along U.S. Hwy 27 due to existing overhead power lines.

D. Pine Ridge Dairy Subdivision – Annexation, Large Scale Comp Plan Amendment and Rezoning/PUD for Alternate Keys 1204097, 2565373, 1740584 and 2516445

The Applicant is requesting annexation, a large-scale comp plan amendment for 52.25 +/- acres, and a rezoning to receive city services and develop a proposed 219-unit single family subdivision with lots ranging in widths from 40' to 50' at a proposed density of 4.17 units/acre. The property is generally located south of Pine Ridge Dairy Road and west of Brookstone Land. The property is currently zoned Agricultural and the existing future land use is Urban Low Density (4 acres/acre) and Urban Medium Density (7 units acre). The proposed zoning is PUD with a future land use of Multi-family Low Density (8 units/acre). The concept plan identifies 219 single family units consisting of the following: (1) 116 units of 40' x 110' (4,400 SF) lots and (2) 103 units of 50' x 110' (5,500 SF) lots. A 3.19- acre amenity/open space tract is proposed. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court. Staff recommends that should the rezoning be approved, the developer's agreement contain requirements that if the retention/stormwater ponds are utilized for common open space that they be suitably improved.

During the April 17th P&Z Board meeting the applicant was requested to come back with a different plan involving the reduction/elimination of 40' lots. A revised concept size plan was submitted on May 6, 2025 reflecting a total of 79 - 40' lots and 138 - 50' lots for a total of 217 Single Family Residences. The density is now calculated to be 4.15 du/acre. The open space provided is 29.03%. (15.39).

BOARD MEMBERS' COMMENTS:

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:

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members:	**Others:**
Al Goldberg, Chairman	Michael Rankin, LPG
Daniel Dicus, Vice Chair	Anita Geraci-Carver, City Attorney
Carlisle Burch	Sharon Williams, Administrative Manager
Shayna Grunewald	Emily Church, Office Assistant
Walter Birriel	

MINUTES
PLANNING & ZONING BOARD
April 17, 2025
6:00 PM

I. INVOCATION AND PLEDGE OF ALLEGIANCE: Lead by Sharon Williams

II. ROLL CALL: All Board members present except excused absence of Walter Birriel.

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting notes from March 20, 2025 included for review/comment were unanimously approved with no changes.

IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. CR 468 Subdivision Annexation, Smale Scale Comp Plan Amendment, Rezoning/ Planned Unit Development – Alternate Keys 1288843 & 1289912

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop approximately 32.03 ± acres for a proposed 135-unit single family subdivision with lots widths of 40' to 60' at a proposed density of 4.34 units/acre. Minimum lot sizes range from 4,800 SF (97 lots) and 7,200 SF (38 lots). A 1.0-acre amenity/open space tract with tot lot/playground is proposed. Total open space proposed is 7.95 acres (25.1%) which includes amenity (1.0 acres), landscape buffer (0.92 acres), conservation area (0.09 acres) and stormwater pond (5.94 acres).

The project was introduced by Michael Rankin of LPG, Inc., who also currently serves as the Interim Community Development Director for the city. The existing land use is Urban Medium Density (county) and the proposed future land use Multi Family High Density (within the city). The allowable density is 15 dwelling units/ acre and the proposed density is 4.34 du/acres. The net living area for the 40' lots is 1,200 sf and the net area for the 60' lots is 1,500 sf. The Land Development Regulations (LDRs), Chapter 154 requires minimum 25% open space and Chapter 165 requires minimum 25' upland buffer; a maximum building coverage requested for the 40' lots is from 30% to

75% and 65% for the 60' lots. The applicant is also requesting that the minimum lot width be based on the front setback line rather than the front property line along the roadway. Mr. Rankin reported that 8 (eight) certified letters were mailed with 5 return receipts to neighboring properties located within 250'; a receipt of one (1) undeliverable letter and 1 (one) letter of opposition regarding traffic congestion were received. Mr. Rankin states that the LDR minimum standards are met with the proposed development and therefore supports the project.

Jason Lee (Burgland Capital LLC, Tampa, Fl) and Luke Classon (Appian Engineering), on behalf of the proposed development, were in attendance and available to answer questions that the Board had. Board Member Grunewald requested clarification of zoning which Mr. Rankin responded. Ms. Grunewald stated that the existing new school, which has not yet opened, may already be at max capacity and is of concern. She also inquired about entry to the subdivision and was informed of two (2) entrances off CR 468; Lake County has requested a 17' dedication, along the frontage of the property for future road expansion. They will be providing southbound right turn lane and a northbound left turn lane (4 turn lanes) for property access management. They will also build sidewalk along outside edge of the 17' dedication up to Myrtle Lake to help kids get to school (on southwest corner of the intersection). Mr. Dicus inquired about utilities and was informed that water and sewer is stubbed out at the southeast corner of Urick and is where the line would be connected. The developer will be responsible for getting the line down to their property. Discussion ensued regarding reducing the project's footprint; ultimately reducing the number of 40' lot. Price points would most likely will be at market rate and would be hard to judge at this time. A builder has not yet been finalized but, they are talking to several builders. Street parking is not desired and garage setbacks of 25' with anticipation of some 2 story homes with 40'lot is planned.

Board member Dicus asked if they were willing to talk about negotiation of lot sizes and the applicant stated that they were but in consideration of only offering 50' lot products they would not be any different than what was being offered across the street by Arbor Park (Phase 1). They are proposing a one (1) acre amenity (depicted in Tract C). They would also like to place benches around the dry pond; to include a picnic area with on-street parking within the SW corner of the subdivision; offering to also preserve the oaks/hardwoods located on the triangular shaped piece of the property.

Public Comment were made by Phillip Egner and Carol Renn:

Phillip Egner, Fruitland Park citizen and local business owner felt that his concerns were 100% in line with the questions/concerns expressed by the P&Z Board. He expressed that his primary concern is the density and would like to see larger homes. The traffic is also a major concern with bottlenecks and this product type with smaller lots.

Carol Renn of Unincorporated Lake County a self-described environmentalist and naturalist, emphasized the importance of preserving local wildlife and tree cover. She advocated for an environmentally conscious approach to development, particularly highlighting the critical role of pine trees as nesting grounds for bald eagles. She also expressed concerns about the destruction of habitats for gopher tortoises, which are known to support over 300 species and require careful and legal relocation procedures. She stressed the ecological value of maintaining old-growth trees and questioned whether a green, sustainable developer would be engaged for the project.

In response, representatives confirmed that required environmental studies had been conducted, including surveys for bald eagle nests and gopher tortoise populations. Fourteen gopher tortoises were identified, and relocation would be managed under permitting guidelines from Florida Fish and Wildlife. The pine trees slated for removal were identified as planted in rows for commercial use and

not considered part of the area's natural hardwood landscape. Preservation efforts are focused on hardwoods located in the southwest corner and the perimeter of the property. A tree survey and landscape restoration plan will be completed at a later phase.

The conversation concluded with additional commentary regarding home sizes and target demographics. Several individuals discussed the need to balance housing suitable for both higher-income buyers, such as physicians, and affordable options for essential workers like nurses. While some supported building larger homes on bigger lots to attract professionals, others highlighted the need for more accessible housing options for middle-income residents.

The board acknowledged that although the proposed subdivision meets current code requirements, it would prefer larger lots and believes this issue warrants more immediate attention

A motion was made to recommend the annexation, rezoning, and small-scale comprehensive plan amendment with the condition that the developer and city work collaboratively to increase lot sizes, ideally to 50 feet. The motion passed with majority support, including a qualified "reluctant yes" from the chairman, who reiterated that while the proposal complies with current standards, there remains an opportunity to advocate for changes during the upcoming commission review.

B. <u>Pine Ridge Dairy Subdivision – Annexation, Large Scale Comp Plan Amendment and Rezoning/PUD for Alternate Keys 1204097, 2565373, 1740584 and 2516445</u>

The Applicant is requesting annexation, a large-scale comp plan amendment for 52.25 +/- acres, and a rezoning to receive city services and develop a proposed 219-unit single family subdivision with lots ranging in widths from 40’ to 50’ at a proposed density of 4.17 units/acre. The property is generally located south of Pine Ridge Dairy Road and west of Brookstone Land. The property is currently zoned Agricultural and the existing land use is Urban Low Density (4 acres/acre) and Urban Density (7 units acre). The proposed zoning is PUD with a future land use of Multi-family Low Density (8 units/acre). The concept plan identifies 219 single family units consisting of the following: (1) 116 units of 40’ x 110’ (4,400 SF) lots and (2) 103 units of 50’ x 110’ (5,500 SF) lots. A 3.19- acre amenity/open space tract is proposed. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court. Staff recommends that should the rezoning be approved, the developer’s agreement contain requirements that if the retention/stormwater ponds are utilized for common open space that they be suitably improved.

Board members expressed concerns regarding the continued approval of subdivisions with minimum 40-foot-wide lots. A consensus emerged favoring either an increase in minimum lot sizes—preferably to 50 feet—or a re-evaluation of the city's Land Development Regulations (LDRs) to address current market and community standards.

Mr. Rankin clarified that 40-foot lots are currently permissible under the city’s existing LDRs and have historically been even smaller. He noted that while some surrounding jurisdictions are moving away from 40s in favor of larger lot sizes, the demand for 40-foot lots still exists, particularly when paired with amenity packages and suitable design standards. He emphasized that developers are working within existing rules to make projects financially viable, often investing $15,000–$20,000 per lot before vertical construction begins.

The board acknowledged that although the proposed subdivision meets current code requirements, it would prefer larger lots and believes this issue warrants more immediate attention. One member stated that they are not opposed to the subdivision itself but to the continuation of approving smaller lot sizes under outdated standards.

A motion was made to recommend the annexation, rezoning, and small-scale comprehensive plan amendment with the condition that the developer along with the city work collaboratively to increase lot sizes, ideally to 50 feet. The motion passed with majority support, including a qualified "reluctant yes" from the chairman, who reiterated that while the proposal complies with current standards, there remains an opportunity to advocate for changes during the upcoming commission review.

Shelton Rice, an attorney representing the property owner and applicant, presented a proposed residential development project to city officials. The project is a highly amenitized residential community with features such as a pool, clubhouse, pickleball and bocce courts, a putting green, dog park, and walking areas around stormwater ponds. It aims to offer a unique living experience geared toward residents seeking attractive homes and communal spaces.

Key details include:

- The property is proposed for annexation, future land use designation, and rezoning into a Planned Unit Development (PUD).
- The developers request a density cap of 250 units despite the land use designation allowing up to 8 units/acre; the current proposal is 219 units at approximately 4.17 units/acre.
- The lot sizes are 40- and 50-foot wide lots, with earlier plans for 35-foot lots removed in response to feedback.
- Extensive coordination with city staff has occurred since 2023, including revisions to plans and stormwater layouts to buffer existing neighbors.
- Access and infrastructure concerns (e.g., Pine Ridge Dairy Road being substandard) are acknowledged, with commitments to traffic studies and approvals before construction.
- A builder has not been finalized, though discussions have occurred; examples from other markets show comparable, high-value homes.
- The meeting concerns a proposed residential development project near Pine Ridge Dairy Road, involving approximately 219 units (down from 250). Key issues discussed include traffic impact, with estimates of 400 cars entering and exiting daily, concerns over road safety and access, and the possibility of coordinating with a common builder for adjacent parcels to improve infrastructure.
- The project proposes to be amenity-driven, with a $5–7 million amenity center, potentially resembling offerings in larger communities. While the idea of a 55+ age restriction was considered, the developers are not committing to it at this time. HOA fees would support the amenities.
- There is flexibility built into the development agreement, including language that construction cannot start until approved access is secured. The location and design of the amenities might shift, especially if combined with neighboring properties.
- Board members expressed concerns about road congestion, lot sizes, and ensuring amenities are delivered as promised. The developers acknowledged these concerns, indicated willingness to adjust (e.g., increasing lot sizes), but warned that fewer units might make funding the amenities harder.

Several local residents voiced strong opposition to a proposed development project, primarily due to traffic and environmental concerns:

Public Comment was made by Phillip Egner and Carol Renn:

- Phillip Egner, Fruitland Park resident criticized the road impact analysis as inadequate and warned of severe congestion. Expressed frustration over increasing density, referencing multiple concurrent developments. Emphasized the burden on infrastructure and local taxpayers, and stressed

that the road network is unprepared for heavy construction traffic. While supportive of growth, he believes the location is inappropriate and offered to help redirect the project.

- Carol Renn, an Unincorporated Lake County Resident: A long-time resident with five acres including a wetland, which she plans to donate as a public passive park. She emphasized the historical significance of Pine Ridge Dairy Road, her efforts in getting it paved, and her concerns about the environmental impact, especially on protected species like sandhill cranes. She believes the development is in the wrong location and suggests preserving trees for a community park.

Board Comments

At the conclusion of the public hearing, the applicant's attorney acknowledged community concerns regarding traffic, lot sizes, and the project's overall suitability for the proposed location. The applicant expressed willingness to revisit the plan and return with alternative designs, possibly featuring larger lots and a scaled-back amenity package to meet community expectations.

The public and board members reiterated that the proposed development—though well-presented—was seen as poorly timed and incompatible with current infrastructure, especially the inadequate condition of Pine Ridge Dairy Road. Environmental and quality-of-life concerns, including school capacity, wildlife impact, and emergency access, were also raised.

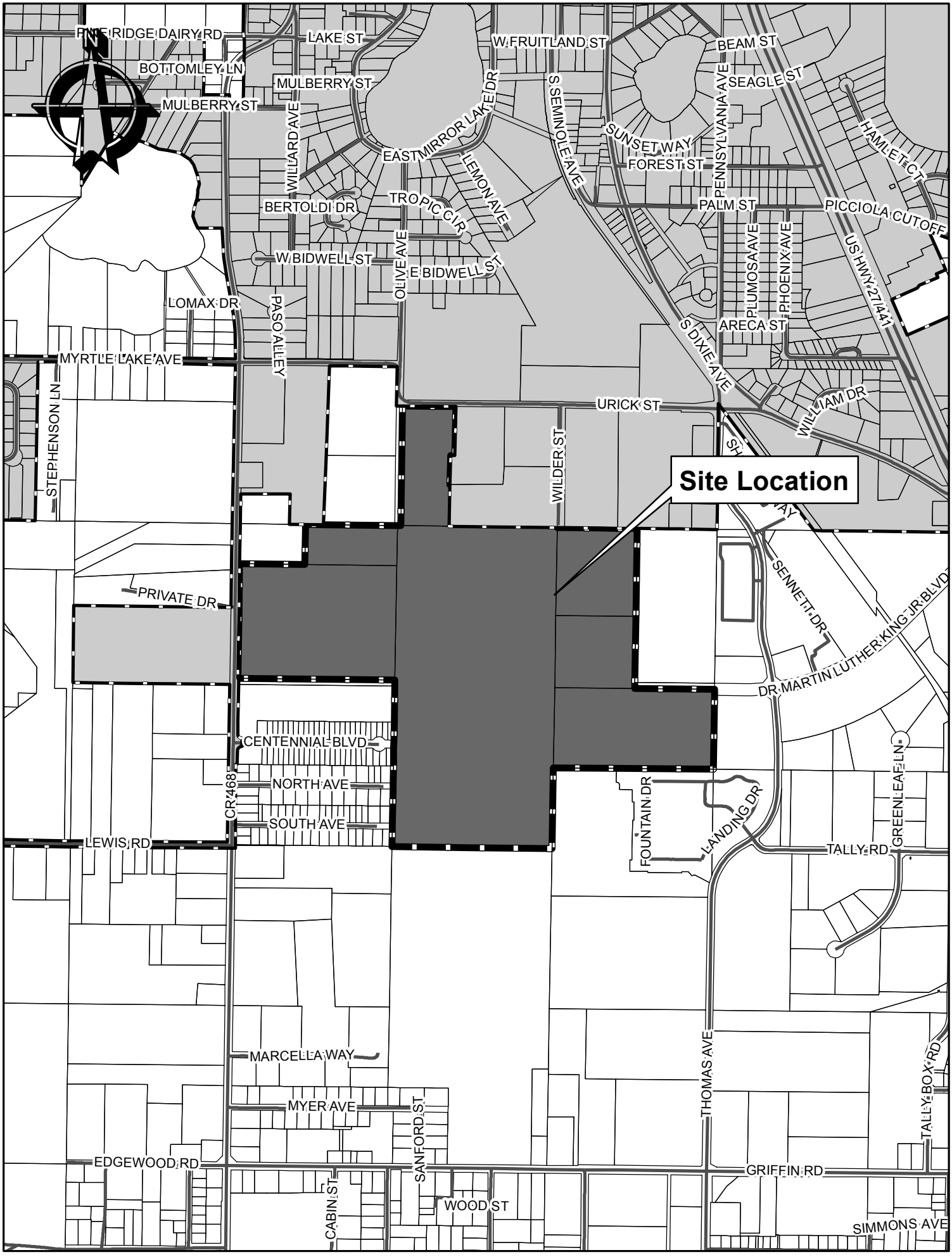
Ultimately, the board voted unanimously to table the project until May 15th, allowing the developer time to explore revised plans with larger lots, maintain an appropriate level of amenities, and seek clearer solutions to the traffic and access issues.

BOARD MEMBERS' COMMENTS:

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: 7:45 p.m.


N
PINE RIDGE DAIRY RD
LAKE ST
W FRUITLAND ST
BEAM ST
BOTTOMLEY LN
MULBERRY ST
MULBERRY ST
SEAGLE ST
WILLARD AVE
EAST MIRROR LAKE DR
SEMINOLE AVE
SUNSET WAY
PENNSYLVANIA AVE
HAMLET CT
FOREST ST
LEMON AVE
TROPIC CIR
BERTOLDI DR
PALM ST
PICCIOLA CUTOFF
OLIVE AVE
W BIDWELL ST
E BIDWELL ST
PLUMOSA AVE
PHOENIX AVE
US HWY 27/441
LOMAX DR
PASO ALLEY
ARECA ST
S DIXIE AVE
MYRTLE LAKE AVE
URICK ST
WILLIAM DR
STEPHENSON LN
WILDER ST
Site Location
PRIVATE DR
SENNETT DR
DR MARTIN LUTHER KING JR BLVD
CENTENNIAL BLVD
NORTH AVE
CR 468
SOUTH AVE
FOUNTAIN DR
LANDING DR
GREENLEAF LN
LEWIS RD
TALLY RD
MARCELLA WAY
THOMAS AVE
MYER AVE
SANFORD ST
TALLY BOX RD
EDGEWOOD RD
GRIFFIN RD
CABIN ST
WOOD ST
SIMMONS AVE

RESOLUTION 2025-031

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING FINAL PLAT APPROVAL OF ARBOR PARK PHASE 1 GENERALLY LOCATED WEST OF U.S. HWY 27/441, EAST OF COUNTY ROAD 468, NORTH OF GRIFFIN ROAD AND SOUTH OF URICK STREET, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for final plat approval of Arbor Park Phase 1 consisting of 163 single family residential lots and tracts for future development; and

WHEREAS, the subject property consisting of 160.35 +/- acres is zoned Mixed Community PUD and has a future land use of Mixed Use; and

WHEREAS, the Planning and Zoning Board and the City Commission have considered the application in accordance with Sec. 157.060(d) of the City of Fruitland Park Land Development Code and made recommendation to the City Commission; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the procedures for granting preliminary plan approval set forth in Sec. 157.060(d) of the City of Fruitland Park Land Development Code; and

WHEREAS, the City Commission finds that the Final Plat for Arbor Park Phase 1 is in compliance with the City's land development regulations.

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

Section 1. Final Plat.

Approval of the Final Plat for Arbor Park Phase 1, a copy of which is attached hereto, is **GRANTED.**

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this _____ day of _____, 2025, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____
CHRIS CHESHIRE, MAYOR

ATTEST:

_____
Gwen Johns, City Clerk

Mayor Cheshire	____(Yes), ____(No), ____(Abstained), ____(Absent)
Vice Mayor DeGrave	____(Yes), ____(No), ____(Abstained), ____(Absent)
Commissioner Consenza	____(Yes), ____(No), ____(Abstained), ____(Absent)
Commissioner VACANT	____(Yes), ____(No), ____(Abstained), ____(Absent)
Commissioner VACANT	____(Yes), ____(No), ____(Abstained), ____ (Absent)

Approved as to form:

_____
Anita Geraci-Carver, City Attorney

From: Sherie Lindh
To: Sharon Williams
Cc: Michael; Emily Church
Subject: RE: Arbor Park Phase i - Final Plat Submittal
Date: Tuesday, January 21, 2025 1:59:32 PM

Hi – We have no comments. Thanks, Sherie

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

From: Sharon Williams <swilliams@fruitlandpark.org>
Sent: Friday, January 17, 2025 2:55 PM
To: 'Anita Geraci' <anita@agclaw.net>; dannybassco@hotmail.com; Karen Manila <kmanila@fruitlandpark.org>; Michael <MichaelR@lpgurp.com>; Michael Rankin <mrankin@fruitlandpark.org>; Robb Dicus <rdicus@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Sherie Lindh <sherie@lpgurp.com>; 'Walter Nickel' <walter.nickel@wright-pierce.com>
Cc: Emily Church <echurch@fruitlandpark.org>; Michael <MichaelR@lpgurp.com>
Subject: Arbor Park Phase i - Final Plat Submittal

Good afternoon TRC members,

Please see the Dropbox link below for the applicant's response to the subject attachment. We respectfully request your comments as soon as possible but, no later than January 31, even if "no comment".

https://www.dropbox.com/scl/fo/9l6p8vzv6s8uzd9aeybwk/AFsec6W8qCR4wvgCbu0hhf0?rlkey=3db7fsxmtw7fay8ceig2jwiiz&st=3wbqpogn&dl=0

Should you have any questions in this regard, please feel free to contact me or Emily Church at the email address and/or phone number contained within.

Respectfully,

ARBOR PARK PHASE 1

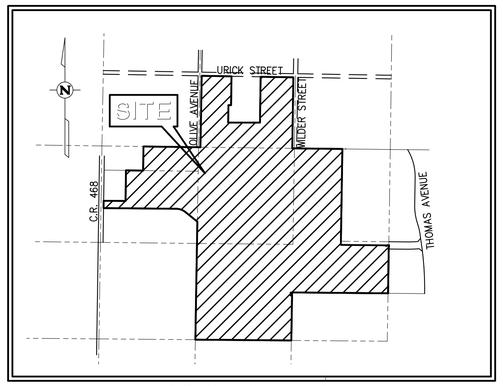
A PLANNED UNIT DEVELOPMENT

PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

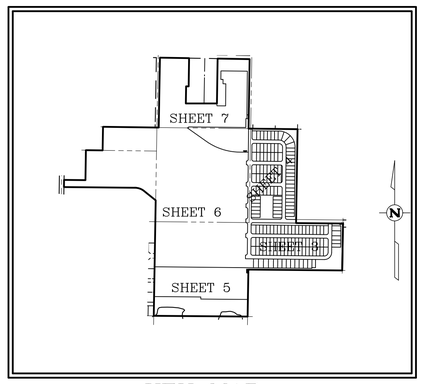
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

PLAT BOOK

PAGE



VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGEND

■	FOUND 4"x 4" CONCRETE MONUMENT AS NOTED
⊡	PERMANENT REFERENCE MONUMENT – SET 4"x 4" CONCRETE MONUMENT WITH DISC STAMPED 'HALFF PRM LB#8348' UNLESS OTHERWISE NOTED
◉	PERMANENT CONTROL POINT – SET NAIL & DISK STAMPED 'HALFF PCP LB#8348' UNLESS OTHERWISE NOTED
P.O.B.	POINT OF BEGINNING
LB	LICENSED BUSINESS
Δ	CENTRAL ANGLE (DELTA ANGLE)
CH	CHORD DISTANCE
CB	CHORD BEARING
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
C3	REFERENCE TO CURVE TABLE
L2	REFERENCE TO LINE TABLE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
LAT	LATITUDE
LONG	LONGITUDE
CONV	CONVERGENCE
NO ID	NO IDENTIFICATION
SPCS	STATE PLANE COORDINATE SYSTEM

SECTION 16-19-24=SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST

DESCRIPTION

THAT PART OF BLOCK 46, PLAN OF FRUITLAND PARK, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THAT PART OF THE NORTH 1/2 OF SECTION 16, ALL BEING IN TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N89°19'17"W ALONG THE NORTH LINE OF SAID SECTION 16 FOR 657.37 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 AND THE POINT OF BEGINNING; THENCE S00°55'00"W ALONG SAID EAST LINE FOR 1316.62 FEET TO THE SOUTH LINE OF THE SOUTH 50.00 FEET OF THE EAST 1/2 OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE S89°25'38"E ALONG SAID SOUTH LINE FOR 657.78 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S00°53'57"W ALONG SAID EAST LINE FOR 657.70 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SAID NORTHEAST 1/4 OF SECTION 16; THENCE N89°28'49"W ALONG SAID SOUTH LINE FOR 1315.97 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHEAST 1/4 OF SECTION 16; THENCE S00°56'03"W ALONG SAID EAST LINE FOR 658.92 FEET TO THE EAST–WEST CENTER SECTION LINE FOR SAID SECTION 16; THENCE N89°32'00"W ALONG SAID EAST–WEST CENTER SECTION LINE FOR 1316.38 FEET TO THE NORTH–SOUTH CENTER SECTION LINE FOR SAID SECTION 16; THENCE N00°58'09"E ALONG SAID NORTH–SOUTH CENTER SECTION LINE FOR 1619.40 FEET; THENCE DEPARTING SAID NORTH–SOUTH CENTER SECTION LINE, N51°13'51"W FOR 211.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°11'51" FOR A DISTANCE OF 133.33 FEET TO THE POINT OF TANGENCY; THENCE N89°25'43"W FOR 998.71 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR COUNTY ROAD 468 AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 11650–2150 FOR S–468 DATED AUGUST 25, 1958, AS RECORDED IN RIGHT OF WAY MAINTENANCE MAP BOOK 6, PAGES 148 THROUGH 151 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°51'09"E ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 100.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S89°25'43"E FOR 300.00 FEET; THENCE N00°51'09"E FOR 420.52 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S89°15'46"E ALONG SAID SOUTH LINE FOR 234.61 FEET TO THE WEST LINE OF THE EAST 756.00 FEET OF SAID NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16; THENCE N00°58'09"E ALONG SAID WEST LINE FOR 330.58 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16; THENCE S89°13'27"E ALONG SAID NORTH LINE FOR 756.00 FEET TO THE SOUTH 1/4 CORNER OF AFORESAID SECTION 9; THENCE S89°19'17"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9 FOR 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR OLIVE AVENUE AS SHOWN ON AFORESAID PLAN OF FRUITLAND PARK; THENCE N01°01'25"E ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 980.19 FEET TO THE NORTHERLY LINE OF SAID BLOCK 46, PLAN OF FRUITLAND PARK AND THE SOUTHERLY RIGHT OF WAY LINE FOR URICK STREET (SAID LINE ALSO BEING AS DESCRIBED ON THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 737, PAGE 1771, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE S89°03'40"E, ALONG SAID NORTHERLY LINE OF BLOCK 46, SOUTHERLY RIGHT OF WAY LINE FOR URICK STREET AND NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 737, PAGE 1771, FOR 408.64 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF BLOCK 46 AND SOUTHERLY RIGHT OF WAY LINE, RUN ALONG THE BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 737, PAGE 1771, THE FOLLOWING THREE (3) COURSES: S00°52'41"W FOR 396.09 FEET; THENCE N89°15'02"W FOR 35.95 FEET; THENCE S00°54'23"W FOR 239.91 FEET TO THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5598, PAGE 2322, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING FOUR (4) COURSES: S89°59'11"E FOR 436.03 FEET; THENCE N00°53'09"E FOR 629.08 FEET TO THE SAID NORTHERLY LINE OF BLOCK 46 AND SOUTHERLY RIGHT OF WAY LINE FOR URICK STREET; THENCE S89°03'40"E ALONG SAID BOUNDARY, SAID NORTHERLY LINE OF BLOCK 46 AND SOUTHERLY RIGHT OF WAY LINE FOR 448.76 FEET TO THE EASTERLY LINE OF SAID BLOCK 46 AND WESTERLY RIGHT OF WAY LINE FOR WILDER STREET; THENCE S00°53'14"W ALONG SAID BOUNDARY, EASTERLY LINE OF BLOCK 46 AND WESTERLY RIGHT OF WAY LINE FOR 974.47 FEET TO THE SOUTHERLY LINE OF SAID PLAN OF FRUITLAND PARK AND THE SAID NORTH LINE OF SAID SECTION 16; THENCE S89°19'17"E ALONG SAID SOUTHERLY LINE OF PLAN OF FRUITLAND PARK AND NORTH LINE OF SAID SECTION 16 FOR 687.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 160.35 ACRES, MORE OR LESS.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY.

NOTICE:
NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS OR RIGHTS OF WAY WITHOUT THE CITY OF FRUITLAND PARK APPROVAL.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HALFF
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
OFFICE: 352.343.8481
FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

CERTIFICATE OF TITLES HAVE BEEN PROVIDED UNDER SEPARATE COVER AS FOLLOWS:
1. FOR GARDEN STREET COMMUNITIES SOUTHEAST, LLC – PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FATIC FILE NO. 2037–6264094 DATED AUGUST 11, 2024 AT 8:00 A.M.
2. FOR AGGARWAL & GUPTA FAMILY FOUNDATION, INC. – PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FATIC FILE NO. 2037–6264094 DATED AUGUST 11, W024 AT 8:00 A.M.

DEDICATION

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT

AS TO AGGARWAL & GUPTA FAMILY FOUNDATION, INC.

KNOW ALL MEN BY THESE PRESENTS, THAT AGGARWAL & GUPTA FAMILY FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FEE SIMPLE OWNER OF THE LANDS DESCRIBED AS TRACTS "H", "J", "L" AND "M" PLATTED HEREIN, AS PART OF ARBOR PARK PHASE I, A PLANNED UNIT DEVELOPMENT, BEING IN THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES NOT HEREBY DEDICATE ANY STREETS OR EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC.

1. TO THE CITY OF FRUITLAND PARK:
TRACT "M" IS AN ADDITIONAL RIGHT OF WAY, STORMWATER AND UTILITIES TRACTS TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE USES AND PURPOSES THEREIN EXPRESSED.

2. TRACT "L" IS AN ADDITIONAL RIGHT OF WAY, STORMWATER AND UTILITY TRACT THAT SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) HAS/HAVE EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON_____, 2025.
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

OWNER:
AGGARWAL & GUPTA FAMILY FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

1. _____
SIGNATURE
_____
PRINTED NAME

_____
SURESH GUPTA, TREASURER

2. _____
SIGNATURE
_____
PRINTED NAME

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2025, BY SURESH GUPTA, AS TREASURER OF AGGARWAL & GUPTA FAMILY FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF ACKNOWLEDGER _____

PRINTED NAME OF ACKNOWLEDGER _____

MY COMMISSION EXPIRES: (SEAL OR STAMP)

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ARBOR PARK PHASE 1 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS___ DAY OF _____, 2025, AND RECORDED ON PAGE ___ OF PLAT BOOK ___, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

_____
BY: CLERK OF CIRCUIT COURT
LAKE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED_____ DATE _____

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

_____ DATE _____

PROFESSIONAL SURVEYOR AND MAPPER No. _____

DEDICATION

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS, THAT GARDEN STREET COMMUNITIES SOUTHEAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND PLATTED HEREIN, LESS TRACTS "H", "J", "L" AND "M", AS ARBOR PARK PHASE I, A PLANNED UNIT DEVELOPMENT, BEING IN THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC FOR THE USES AND PURPOSES THEREON EXPRESSED.

1. TRACTS "A", "B", "C", "D", "F" AND "G" AND ALL STREETS AND RIGHTS OF WAY DESIGNATED HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF. DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON.

2. TO THE CITY OF FRUITLAND PARK:
TRACT "E" (LIFT STATION) IS HEREBY CONVEYED BY FEE SIMPLE TITLE. A UTILITY EASEMENT IS GRANTED OVER, ACROSS AND UPON THOSE AREAS DESIGNATED AS UTILITY EASEMENTS SHOWN HEREON, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF ACCESSING SAID UTILITY EASEMENTS. TRACTS "K" "L" AND "M" ARE ADDITIONAL RIGHT OF WAY, STORMWATER AND UTILITIES TRACTS TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THE USES AND PURPOSES THEREIN EXPRESSED.

3. TO THE DEVELOPER:
TRACT "I" IS OWNED BY GARDEN STREET COMMUNITIES SOUTHEAST, LLC, FOR CONSERVATION. DEVELOPER SHALL CONVEY SAID TRACT TO LEESBURG FRUIT COMPANY, INC., A FLORIDA CORPORATION, BY QUIT CLAIM DEED WHO SHALL BE RESPONSIBLE FOR MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER(S) HAS/HAVE EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON_____, 2025.
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

OWNER:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

1. _____
SIGNATURE
_____
PRINTED NAME

_____
WILLIAM BRYAN ADAMS, MANAGER

2. _____
SIGNATURE
_____
PRINTED NAME

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2025, BY WILLIAM BRYAN ADAMS, AS MANAGER, GARDEN STREET COMMUNITIES SOUTHEAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED_____ AS IDENTIFICATION.

SIGNATURE OF ACKNOWLEDGER _____

PRINTED NAME OF ACKNOWLEDGER _____

MY COMMISSION EXPIRES: (SEAL OR STAMP)

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON THIS___ DAY OF_____, A.D., 2025, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

_____ _____
MAYOR
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

ATTEST:

_____ _____
CITY CLERK
CITY ATTORNEY

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT A SURVEY OF SAID LANDS WAS COMPLETED ON 12–22–21 AND THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.
HALFF, INC. – 902 NORTH SINCLAIR AVENUE
TAVARES, FL 32778 LICENSED BUSINESS NO. 8348

_____ DATED _____
JENNINGS E. GRIFFIN
PROFESSIONAL LAND SURVEYOR NO. 4486

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT
PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

PLAT BOOK

PAGE

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS'83–2011). BASED ON SAID COORDINATE REFERENCE THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING SOUTH 89°19'17" EAST. ALL DISTANCES ARE ON GROUND.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.

4. LOT LINES ARE NON–RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (R).

5. THERE IS A 5.00 FOOT UTILITY EASEMENT ALONG SIDE LOT LINES AND ALONG THE REAR OF LOTS.

6. COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK ____, PAGE ____. AT RECORDING THE BOOK AND PAGE NUMBERS MUST BE INSERTED.

7. THE UTILITY EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY TO THE CITY OF FRUITLAND PARK FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COMMISSION OF FRUITLAND PARK.

8. ALL MEASUREMENTS SHOWN HEREON REFER TO THE HORIZONTAL PLANE AND IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

9. A MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION WILL BE FILED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF LAKE COUNTY. NO MORTGAGES FOUND FOR GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

10. TRACTS "A" AND "C" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF OPEN SPACE, AND UTILITIES.

11. TRACT "B" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF OPEN SPACE, DRY RETENTION AND UTILITIES.

12. TRACT "D" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF OPEN SPACE, LANDSCAPE, TRAIL AND UTILITIES.

13. TRACT "E" IS TO BE OWNED AND MAINTAINED BY THE CITY OF FRUITLAND PARK, FOR THE PURPOSE OF LIFT STATION.

NOTES:

14. TRACT "F" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF OPEN SPACE, LANDSCAPE, TRAIL, DRY RETENTION AND UTILITIES.

15. TRACT "H" IS TO BE OWNED AND MAINTAINED BY AGGARWAL & GUPTA FAMILY FOUNDATION, INC. FOR THE PURPOSE OF OPEN SPACE, LANDSCAPE, TRAIL, DRY RETENTION AND UTILITIES.

16. TRACT "G" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT FOR THE PURPOSE OF RECREATION, TRAIL AND UTILITIES.

17. TRACT "I" IS A CONSERVATION AREA TO BE OWNED BY GARDEN STREET COMMUNITIES SOUTHEAST, LLC, WHO SHALL CONVEY SAID TRACT TO LEESBURG FRUIT COMPANY, INC., FOR THE PRESERVATION OF ENVIRONMENTALLY SENSITIVE AREAS IN PERPETUITY AND WHO SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID TRACT "I".

18. TRACT "J" IS TO BE OWNED AND MAINTAINED BY AGGARWAL & GUPTA FAMILY FOUNDATION, INC. FOR THE PURPOSE OF FUTURE DEVELOPMENT.

19. TRACTS "K", "L" AND "M" ARE TO BE CONVEYED TO THE CITY OF FRUITLAND PARK FOR THE PURPOSE OF ADDITIONAL RIGHT OF WAY, STORMWATER AND UTILITIES.

20. THE DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS OR EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE CITY.

21. THE PARK AND RECREATION AREAS INCLUDING TRAILS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PUBLIC AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOMEOWNERS' ASSOCIATION/COMMUNITY DEVELOPMENT DISTRICT.

22. ALL ROADWAYS, CURBS AND SIDEWALKS ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

23. LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR ARE THE BENEFACTOR OF THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

A. MATTERS SHOWN ON THE PLAT OF THE TOWN OF FRUITLAND PARK AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
B. ACCESS AND UTILITIES EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 6301, PAGE 2102 (NOT PLOTTABLE).
C. ORDINANCE 2019–003, MASTER DEVELOPMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 5357, PAGE 705 (NOT PLOTTABLE).
D. MEMORANDUM OF AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 5873, PAGE 458 (AFFECTS – NOT PLOTTABLE).
E. RESOLUTION 2022–013, RECORDED IN OFFICIAL RECORDS BOOK 5928, PAGE 767 (NOT PLOTTABLE).
F. RESOLUTION 2023–006, RECORDED IN OFFICIAL RECORDS BOOK 6092, PAGE 2149 (NOT PLOTTABLE).
G. EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6196, PAGE 175 (AFFECTS – EXHIBIT "D" SHOWN).
H. TEMPORARY ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6301, PAGE 2117 AND OFFICIAL RECORDS BOOK 6301, PAGE 2145 (AFFECTS – NOT PLOTTABLE).
I. MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6301, PAGE 2165 (AFFECTS – NOT PLOTTABLE).
J. ACCESS AND UTILITIES EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 6004, PAGE 751 (AFFECTS – NOT PLOTTABLE).
K. CITY OF LEESBURG RESOLUTION NO. 11.012, RECORDED IN OFFICIAL RECORDS BOOK 5924, PAGE 1383 (AFFECTS – NOT PLOTTABLE).

HALFF®
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TAVARES, FLORIDA 32778
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ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

PLAT BOOK

PAGE

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	90°00'00"	75.00'	117.81'	106.07'	N45°34'17"E
C3	90°00'04"	25.00'	39.27'	35.36'	S45°34'19"W
C4	89°59'56"	25.00'	39.27'	35.35'	N44°25'41"W
C5	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C6	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C7	90°00'00"	50.00'	78.54'	70.71'	N45°34'17"E
C8	90°00'00"	100.00'	157.08'	141.42'	N45°34'17"E
C9	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C10	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C11	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C12	90°00'00"	25.00'	39.27'	35.36'	S45°34'17"W
C13	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C14	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C15	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C16	90°00'00"	25.00'	39.27'	35.36'	S45°34'17"W
C17	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C18	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C19	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C20	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C53	83°07'48"	25.00'	36.27'	33.17'	S47°51'48"E
C54	83°07'48"	25.00'	36.27'	33.17'	N49°00'23"E
C60	89°59'56"	15.00'	23.56'	21.21'	N44°25'41"W
C61	90°00'00"	15.00'	23.56'	21.21'	S45°34'17"W

Scale: 1"= 50'

50 0 50 100

SCALE IN FEET

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 6 OF 7

MATCH LINE SEE SHEET 5 OF 7

MATCH LINE "A-A" THIS SHEET

NOT PLATTED

R=1677.03'
Δ=5°02'10"
L=147.41'
CH=147.36'
CB=N88°03'23"E

N38°47'11"E 56.96'

S89°25'38"E 252.13'

THOMAS AVENUE

NOT PLATTED

ARBOR PARK BOULEVARD

100' WIDE RIGHT OF WAY
OFFICIAL RECORDS BOOK 1278,
PAGE 2222 & OFFICIAL RECORDS
BOOK 1278, PAGE 2226

S89°29'12"E 252.81'

R=4175.20'
Δ=2°28'24"
L=180.23'
CH=180.22'
CB=N8°12'48"W

56.43' S51°56'00"E

R=1777.03'
Δ=5°20'13"
L=165.52'
CH=165.46'
CB=N87°50'42"E

NOT PLATTED

N. LINE, S. 50.00', E. 1/2, NE 1/4, NE 1/4, SECTION 16-19-24

CITY OF LEESBURG

S. LINE, S. 50.00', E. 1/2, NE 1/4, NE 1/4, SECTION 16-19-24

LAKE COUNTY

NOT PLATTED

S89°25'38"E 657.78'

TRACT "K"
(SEE DETAIL "A")

S89°25'38"E 252.13'

100' WIDE RIGHT OF WAY
OFFICIAL RECORDS BOOK 1278,
PAGE 2222 & OFFICIAL RECORDS
BOOK 1278, PAGE 2226

S89°29'12"E 252.81'

MATCH LINE "A-A" THIS SHEET

TRACT "K"
(ADDITIONAL RIGHT OF WAY, STORMWATER, UTILITIES)

DETAIL "A"
SCALE: 1"=30'

ARBOR PARK BOULEVARD

N89°25'43"W 654.36'

479.50'

379.50'

125.01'

174.86'

604.21'

15.00' UTILITY EASEMENT

N89°25'43"W 604.21'

TRACT "A"
(OPEN SPACE, UTILITIES)

N89°25'38"W 428.55'

428.54'

15.00' UTILITY EASEMENT

CITY OF FRUITLAND PARK

N89°25'43"W 1082.76'

1032.76'

N89°25'43"W 1132.76'

632.76'

VERNY GROVE LANE

500.00'

1032.76'

TRACT "J"
(FUTURE DEVELOPMENT)

N89°25'43"W 1057.76'

557.76'

ANN ROSE WAY

500.00'

1007.76'

1107.76'

TRACT "J"
(FUTURE DEVELOPMENT)

26.00' DRAINAGE EASEMENT

TRACT "F"
(LANDSCAPE, OPEN SPACE, TRAIL, DRY RETENTION, UTILITIES)

N89°25'43"W 2206.10'

TRACT "F"
(LIFT STATION)

TRACT "F"
(LANDSCAPE, OPEN SPACE, TRAIL, DRY RETENTION, UTILITIES)

CITY OF FRUITLAND PARK

CITY OF LEESBURG

S. LINE, N. 1/2, SE 1/4, NE 1/4, SECTION 16-19-24

N89°28'49"W 1315.97'

NOT PLATTED

S00°56'03"W 658.92'

FOUND 4x4 CONCRETE MONUMENT RLS#1740

E. LINE, W. 1/2, NE 1/4, SECTION 16-19-24

E. LINE, NE 1/4, SECTION 16-19-24

S00°53'57"W 657.70'

646.55'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N0°53'57"E	11.15'
L3	N78°14'09"W	57.46'
L5	S0°55'00"W	25.00'
L6	S0°55'00"W	25.00'

HALFF
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
OFFICE: 352.343.8481
FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT

PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

PLAT BOOK

PAGE

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C44	17°49'38"	100.00'	31.11'	30.99'	N80°30'54"W
C45	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C46	90°00'00"	25.00'	39.27'	35.36'	S45°34'17"W
C47	90°00'00"	225.00'	353.43'	318.20'	N44°25'43"W
C48	17°46'31"	225.00'	69.80'	69.52'	N80°32'27"W
C49	26°07'47"	225.00'	102.61'	101.72'	N58°35'18"W

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C50	26°07'24"	225.00'	102.59'	101.70'	N32°27'42"W
C51	19°58'18"	225.00'	78.43'	78.03'	N9°24'52"W
C52	6°52'12"	25.00'	3.00'	3.00'	S2°51'48"E
C53	83°07'48"	25.00'	36.27'	33.17'	S47°51'48"E
C54	83°07'48"	25.00'	36.27'	33.17'	N49°00'23"E
C55	6°52'12"	25.00'	3.00'	3.00'	N4°00'23"E

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C2	90°00'00"	75.00'	117.81'	106.07'	N44°25'43"W
C17	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C18	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C19	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C20	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C21	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C22	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C23	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C24	90°00'00"	25.00'	39.27'	35.36'	S45°34'17"W
C25	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C26	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C27	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C28	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C29	24°50'05"	25.00'	10.84'	10.75'	N78°09'15"E

CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C30	65°09'55"	25.00'	28.43'	26.93'	N33°09'15"E
C31	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C32	65°09'55"	25.00'	28.43'	26.93'	N32°00'40"W
C33	24°50'05"	25.00'	10.84'	10.75'	N77°00'40"W
C34	90°00'00"	25.00'	39.27'	35.36'	S45°34'17"W
C35	90°00'00"	25.00'	39.27'	35.36'	N44°25'43"W
C36	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C37	90°00'00"	25.00'	39.27'	35.36'	S44°25'43"E
C38	90°00'00"	25.00'	39.27'	35.36'	N45°34'17"E
C39	90°00'00"	50.00'	78.54'	70.71'	N44°25'43"W
C40	90°00'00"	100.00'	157.08'	141.42'	N44°25'43"W
C41	19°57'11"	100.00'	34.82'	34.65'	N9°24'18"W
C42	26°06'10"	100.00'	45.56'	45.16'	N32°25'58"W
C43	26°07'01"	100.00'	45.58'	45.19'	N58°32'34"W

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	S0°55'00"W	25.00'
L6	S0°55'00"W	25.00'

Scale: 1"= 50'

50 0 50 100

SCALE IN FEET

MATCH LINE SEE SHEET 6 OF 7

MATCH LINE SEE SHEET 7 OF 7

MATCH LINE SEE SHEET 7 OF 7

MATCH LINE SEE SHEET 3 OF 7

TRACT "J" (FUTURE DEVELOPMENT)

TRACT "G" (RECREATION, TRAIL, UTILITIES)

WILDER STREET

TRACT "B" (OPEN SPACE, DRY RETENTION, UTILITIES)

EMMET OVERLOOK LANE

WARREN WATCH TRAIL

HOLLOWAY HILL TRAIL

TRACT "C" 200.00' (OPEN SPACE, UTILITIES) 300.00'

TRACT "D" (LANDSCAPE, OPEN SPACE, TRAIL, UTILITIES)

TRACT "D" (LANDSCAPE, OPEN SPACE, TRAIL, UTILITIES)

TRACT "D" (LANDSCAPE, OPEN SPACE, TRAIL, UTILITIES)

TRACT "D" (LANDSCAPE, OPEN SPACE, TRAIL, UTILITIES)

ARBOR PARK BOULEVARD

CITY OF FRUITLAND PARK

LAKE COUNTY

NOT PLATTED

HOLLOWAY HILL TRAIL

PLAN OF FRUITLAND PARK
PLAT BOOK 3, PAGE 8
BLOCK 45

SOUTHERLY LINE, PLAT BOOK 3, PAGE 8, N. LINE SECTION 16-19-24

POINT OF BEGINNING
N. LINE SECTION 16-19-24

E. LINE, W 1/2, NE 1/4, NE 1/4, SECTION 16-19-24

POINT OF COMMENCEMENT
NE CORNER SECTION 16-19-24 (FOUND 6x6 CONCRETE MONUMENT NO ID) CERTIFIED CORNER RECORD #091157

HALFF
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
OFFICE: 352.343.8481
FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT
PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

PLAT BOOK

PAGE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S89°25'43"E	40.01'

Scale: 1"= 50'
50 0 50 100
SCALE IN FEET

MATCH LINE SEE SHEET 3 OF 7

1293.10'
N89°25'43"W 2206.10'
L15
607.00'

MATCH LINE SEE SHEET 6 OF 7

SELMA HOMESITES PARTIAL REPLAT PLAT BOOK 12, PAGE 66

LAKE COUNTY

N00°58'09"E 1619.40'

417.66'

CITY OF FRUITLAND PARK

TRACT "F"
(LANDSCAPE, OPEN SPACE, TRAIL,
DRY RETENTION, UTILITIES)

418.91'

E. LINE W. 1/2, NE 1/4, SECTION 16-19-24

CITY OF FRUITLAND PARK

S00°56'03"W 658.92'

NOT PLATTED

CITY OF LEESBURG

NORTH-SOUTH CENTER SECTION LINE, SECTION 16-19-24

N89°32'00"W 655.82'

N00°28'00"E 30.00'

N89°32'00"W 660.15'

APPROXIMATE 100 YEAR FLOOD LINE

APPROXIMATE EDGE OF WATER 03/04/21

TRACT "I"
(CONSERVATION AREA)

270.01'

240.01'

SELMA HOMESITES PARTIAL REPLAT PLAT BOOK 41, PAGE 79

APPROXIMATE EDGE OF WATER 03/04/21

CITY OF FRUITLAND PARK

CITY OF LEESBURG

N89°32'00"W 1316.38'

NOT PLATTED

EAST-WEST CENTER SECTION LINE, SECTION 16-19-24

FOUND 4X4 CONCRETE MONUMENT TOP BROKEN

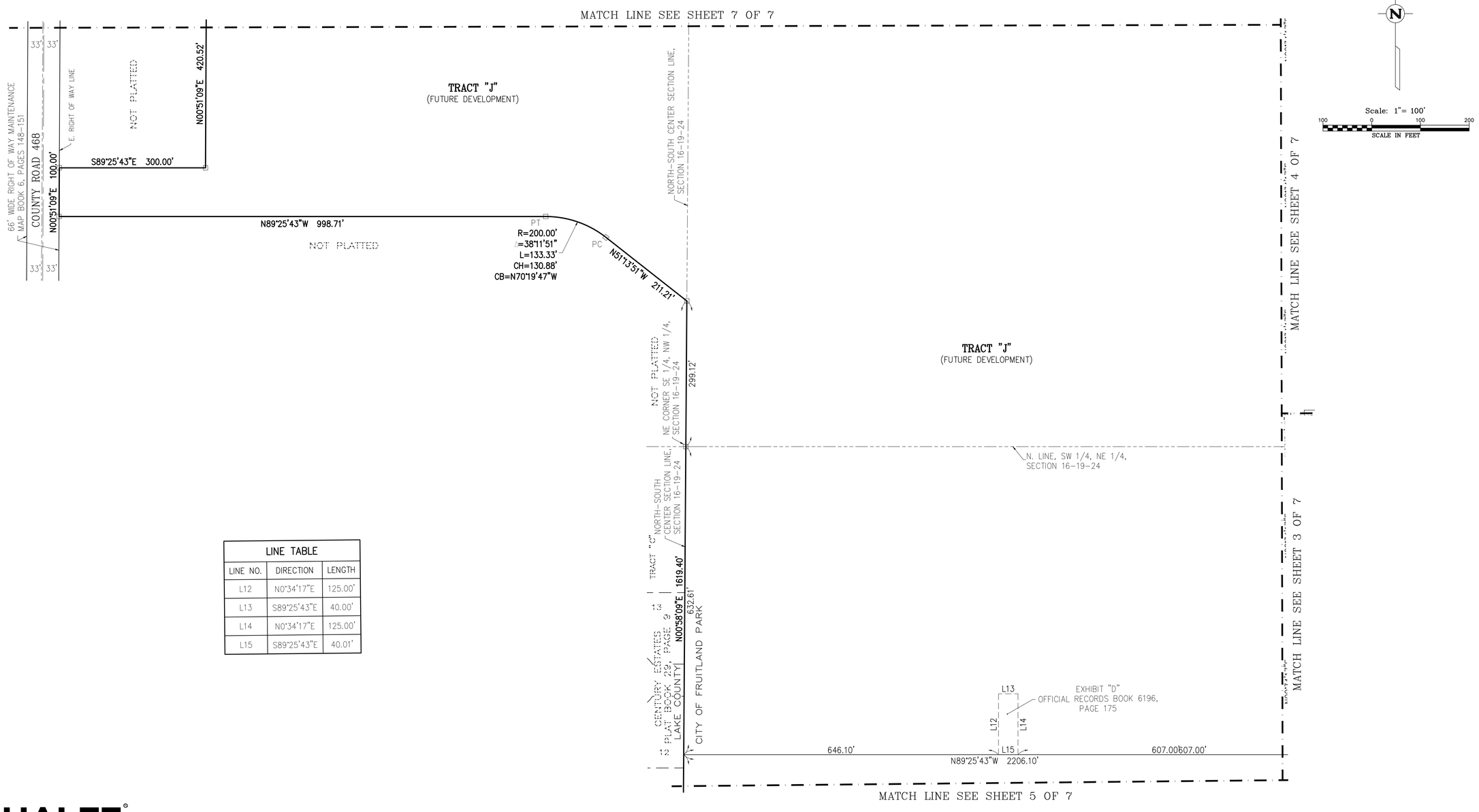
HALFF
902 NORTH SINCLAIR AVE. OFFICE: 352.343.8481
TAVARES, FLORIDA 32778 FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT
PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

PLAT BOOK

PAGE



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	N0°34'17"E	125.00'
L13	S89°25'43"E	40.00'
L14	N0°34'17"E	125.00'
L15	S89°25'43"E	40.01'

HALFF
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
OFFICE: 352.343.8481
FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

ARBOR PARK PHASE 1

A PLANNED UNIT DEVELOPMENT

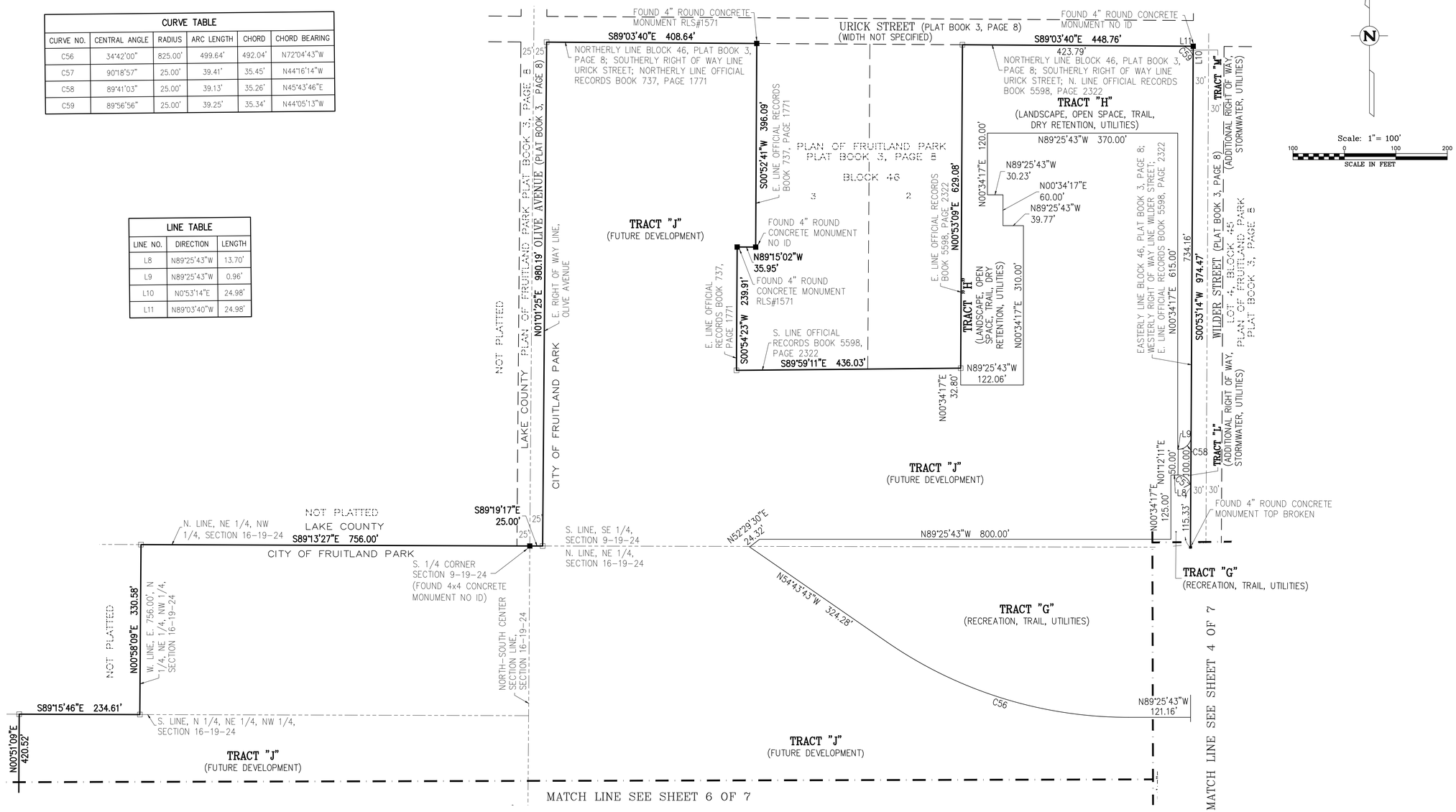
PART OF SECTIONS 9 AND 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

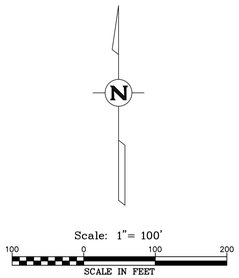
PLAT BOOK

PAGE

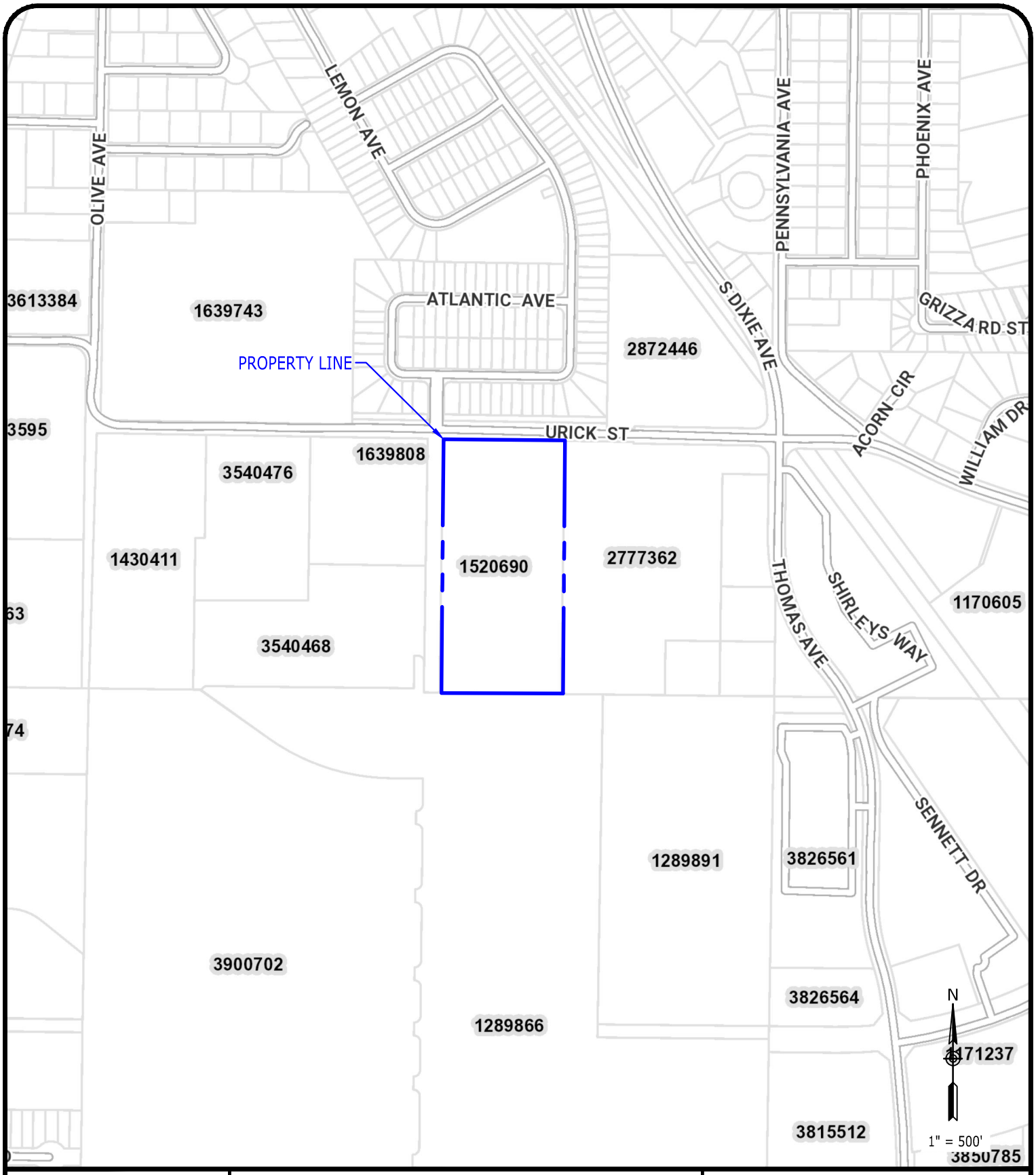
CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C56	34°42'00"	825.00'	499.64'	492.04'	N72°04'43"W
C57	90°18'57"	25.00'	39.41'	35.45'	N44°16'14"W
C58	89°41'03"	25.00'	39.13'	35.26'	N45°43'46"E
C59	89°56'56"	25.00'	39.25'	35.34'	N44°05'13"W

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	N89°25'43"W	13.70'
L9	N89°25'43"W	0.96'
L10	N0°53'14"E	24.98'
L11	N89°03'40"W	24.98'





HALFF
902 NORTH SINCLAIR AVE.
TAVARES, FLORIDA 32778
OFFICE: 352.343.8481
FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348



Drawing Path: P:\2024\20240179_UHS MARTINTOWN RD FED\DWG\EXHIBITS\2024-08-28_SITE LOCATION EXHIBIT.DWG

Catalyst DESIGN GROUP
1085 WEST MORSE BLVD., WINTER PARK, FL 32789
(689) 219-8900 | WWW.CATALYST-DG.COM

PROJECT:
URICK & WILDER ST
FRUITLAND PARK MF
FRUITLAND PARK, FL

TITLE:
LOCATION MAP

PROJ #	20240087
DATE:	09/30/2024

DWG. NO.
FIG. 1

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

SITE PLAN

Owner: **Birch Enterprises, LLC**

Engineer: **Catalyst Design Group**

General Location: **South of Urick Street and east of Wilder Street**

Number of Acres: **10.42 ± acres**

Existing Zoning: **R-15**

Existing Land Use: **Multi-Family High Density**

Date: **December 5, 2024**

Description of Project

The applicant is requesting approval of the site plan for a multi-family development consisting of 150 units within 5 buildings (2 and 3 story buildings) and a clubhouse with pool, fitness center and grill stations. Units range from 686 SF to 1,142 SF (26 - 1 bedroom, 74 - 2 bedroom and 50 - 3 bedroom). Proposed open space is 61.73% (6.43 acres) which exceeds the minimum 25% (2.61 acres) requirement. Open space appears to include the stormwater pond; however, the majority of the open space is located within the southern portion of the site. The applicant is requesting a vehicle parking deferral from 325 spaces to 250 spaces or 1.67 spaces per unit.

	Surrounding Zoning	**Surrounding Land Use**
North	PUD	SF Medium Density
South	PUD	Mixed Community
East	R-15	MF High Density
West	PUD	Mixed Community

Assessment

Prior to construction, an updated environmental assessment will need to be provided, along with the appropriate regulatory permit for any proposed relocation of gopher tortoises.

Recommendation

The applicant has addressed all outstanding planning comments and recommends approval subject to city engineering approval.

From: Brett Tobias
To: Jake Pretzell; Emily Church; Christian Grabeman; Michael; Reed Ellis; George Huddleston
Cc: Karen Manila; Robb Dicus; Christopher Cheshire; Sharon Williams; Derek Walters; Anita Geraci; Becky Wilson (rebecca.wilson@lowndes-law.com)
Subject: RE: Urick Flats Project Public Notice for P&Z Hearing
Date: Monday, April 14, 2025 9:59:01 AM
Attachments: image008.png
image009.png
image012.png
image014.png
image015.png
2025-04-11 Water Utility Report.pdf

Mike,

The attachment and responses are acceptable. If Jake's email from Friday is considered a formal submittal to the city, then we have no more comments to address on the project. Let me know if we still need to meet on Tuesday.

Brett Tobias, PE
Associate Vice President
Land Development / Public Works Team Leader

Halff
O: 352.557.9225
E: btobias@halff.com

Celebrating our legacy of improving lives and communities.

From: Jake Pretzell <jpretzell@catalyst-dg.com>
Sent: Friday, April 11, 2025 5:23 PM
To: Emily Church <echurch@fruitlandpark.org>; Christian Grabeman <cgrabeman@elmingtoncapital.com>; Michael <MichaelR@lpgurp.com>; Reed Ellis <rellis@elmingtoncapital.com>; George Huddleston <ghuddleston@catalyst-dg.com>
Cc: Karen Manila <kmanila@fruitlandpark.org>; Robb Dicus <rdicus@fruitlandpark.org>; Christopher Cheshire <ccheshire@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Derek Walters <dwalters@catalyst-dg.com>; Anita Geraci <anita@agclaw.net>; Brett Tobias <btobias@halff.com>; Becky Wilson (rebecca.wilson@lowndes-law.com) <rebecca.wilson@lowndes-law.com>
Subject: RE: Urick Flats Project Public Notice for P&Z Hearing

Good afternoon City staff,

Attached is the updated Signed and sealed Water Utility Report addressing the 3 comments below with Catalyst's responses in red.

- Booster pump(s) "PMP-3" do not appear to be included in the hydraulic modeling during fire flow conditions. -The pump has been turned on for the fire flow model in attachment 5 of the updated utility report, see response to comment 3 for additional details.
- During fire flow conditions the system pressure prior to the booster pump (J-29) is 27 psi. The booster pump information listed in the report has a suction pressure of 41 psi. Please verify that the booster pump(s) will operate at the lower suction pressure.-Please see the email below from the MEP explaining the booster pump does not have an issue with the reduced psi if a peak fire demand event occurred.

> Jake,
>
> I have reviewed comment two, please see my response in red below:
>
> - During fire flow conditions the system pressure prior to the booster pump (J-29) is 27 psi. The booster pump information listed in the report has a suction pressure of 41 psi. Please verify that the booster pump(s) will operate at the lower suction pressure.
> The booster pump will be capable of operating at the lower suction pressure of 27 psi, since it is constantly monitoring to the suction pressure, system setpoint, and instantaneously adjusting speed to respond quickly and efficiently to system demand. Per the 2023 FBC Plumbing 606.5.5, a low-pressure cutoff is included in the booster pump to prevent creation of a vacuum or negative pressure on the suction side of the pump when a positive pressure of 10 psi or less occurs on the suction side of the pump.
>
> Thank you,
>
> Fernando Baez, EIT | Plumbing Design Engineer
> INGENUITY ENGINEERS, INC.
> "PROACTIVE ENGINEERING SOLUTIONS"
>
> Orlando, Florida 407.398.6007
> Las Vegas, Nevada 702.745.6007
> www.ingenuityengineers.com

- During fire flow conditions the model, the scenario(s) only has a fire demand (1,563 gpm) at one of two particular junctions associated with Building No. 1 and does not have any other demand within the system. Assuming that there will be no demand in Building No. 1 during a fire, there is still a combined potential peak demand of 70 gpm from the other buildings. -A fire model has been added in attachment 5 of the attached report that shows the water pump on and the peak water demand in buildings 2-5 simultaneously with the peak fire demand on building 1. The pressures still meet Fruitland Park's LDC requirements. Both the water and fire tables are shown on the attachment 5 exhibit.

To summarize, please let the engineering team know we have modeled the water pump being on with a peak water demand for buildings 2-5, while still modeling the fire demand for the worst case scenario where all of building 1 has caught on fire and is needing it's maximum fire demand flow, simultaneously with buildings 2-5 still having a peak water demand event and confirmation from the Project's MEP it would not be an issue for the Water Pump.

If this catastrophic event ever occurred, all buildings will be able to meet the City's code requirements for their water and fire needs.

If Halff has a few minutes to review the updated report and our responses above before Tuesday that would be appreciated so we can discuss on Tuesday.

Thanks!

Jake Pretzell, P.E.
Senior Design Engineer

office | 689.219.8900
direct | 689.219.8911
jpretzell@catalyst-dg.com
1085 W. Morse Blvd., Winter Park, FL 32789
catalyst-dg.com

linkedin | instagram

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From: Emily Church <echurch@fruitlandpark.org>
Sent: Friday, April 11, 2025 2:31 PM
To: Christian Grabeman <cgrabeman@elmingtoncapital.com>; Michael <MichaelR@lpgurp.com>; Reed Ellis <rellis@elmingtoncapital.com>; George Huddleston <ghuddleston@catalyst-dg.com>
Cc: Karen Manila <kmanila@fruitlandpark.org>; Robb Dicus <rdicus@fruitlandpark.org>; Christopher Cheshire <ccheshire@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Jake Pretzell <jpretzell@catalyst-dg.com>; Anita Geraci <anita@agclaw.net>; Brett Tobias <bTobias@halff.com>; Becky Wilson (rebecca.wilson@lowndes-law.com) <rebecca.wilson@lowndes-law.com>
Subject: RE: Urick Flats Project Public Notice for P&Z Hearing

Good afternoon Christian,

Below are the last comments from the Engineer.

- Booster pump(s) "PMP-3" do not appear to be included in the hydraulic modeling during fire flow conditions.
- During fire flow conditions the system pressure prior to the booster pump (J-29) is 27 psi. The booster pump information listed in the report has a suction pressure of 41 psi. Please verify that the booster pump(s) will operate at the lower suction pressure.
- During fire flow conditions the model, the scenario(s) only has a fire demand (1,563 gpm) at one of two particular junctions associated with Building No. 1 and does not have any other demand within the system. Assuming that there will be no demand in Building No. 1 during a fire, there is still a combined potential peak demand of 70 gpm from the other buildings.

We have a phone in the room that Reed can dial into, the number is 352-801-7081.

Respectfully,

Emily Church
Office Assistant
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF FRUITLAND PARK
506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652
echurch@fruitlandpark.org | www.fruitlandpark.org

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Christian Grabeman <cgrabeman@elmingtoncapital.com>
Sent: Thursday, April 10, 2025 10:54 AM
To: Michael <MichaelR@lpgurp.com>; Reed Ellis <rellis@elmingtoncapital.com>; George Huddleston <ghuddleston@catalyst-dg.com>
Cc: Karen Manila <kmanila@fruitlandpark.org>; Robb Dicus <rdicus@fruitlandpark.org>; Emily Church <echurch@fruitlandpark.org>; Christopher Cheshire <ccheshire@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Jake Pretzell <jpretzell@catalyst-dg.com>; Anita Geraci <anita@agclaw.net>; Brett Tobias <bTobias@halff.com>; Becky Wilson (rebecca.wilson@lowndes-law.com) <rebecca.wilson@lowndes-law.com>
Subject: RE: Urick Flats Project Public Notice for P&Z Hearing

Thanks Michael,

Could we get a call-in number for the meeting as well? Reed will be joining in person but not able to make the trip.

As we discussed yesterday, it would be great to get a comprehensive list of any outstanding comments ahead of the meeting. The Catalyst team has addressed the previous round of comments (attached) and have not received any feedback as of today.

For this meeting to be its most productive I want to make sure that our civil team is prepared for any and all discussions and that we won't be using this time to address concerns that haven't already been voiced. I know this has been a long process and we're all focused on driving to a resolution at this meeting and we are appreciative of everyone's time and work to that end.

Thank you,

RESOLUTION 2025-022

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

WHEREAS, Catalyst Design Group as applicant on behalf of Birch Enterprises, LLC, Owner, filed an application for Major Site Plan Approval to allow for construction of a multi-family apartment complex with a clubhouse, associated parking and stormwater on real property located south on Urick Street and east of Wilder Street, Fruitland Park, Florida (the "Property"); and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

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

Section 1. Granting of Major Site Plan Approval.

The application filed by Catalyst Design Group (hereafter referred to as "Applicant"), to allow for construction of approximately 180,028 square ft. multi-family apartment buildings, 5,360 square ft. clubhouse, associated parking, and stormwater on real property located south on Urick Street, east of Wilder Street, Fruitland Park, Florida is hereby GRANTED, with conditions, for the following described properties:

Alt. Key Number: 1520690

09-19-24-0400-045-00002

(The Property)

LEGAL DESCRIPTION: See attached Exhibit A.

Section 2. Conditions of Approval.

(1) The Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:

(a) Prior to the issuance of a building permit, execute and deliver a utility easement in favor of the City of Fruitland Park in the form provided by the City. The Owner must provide a sketch of description for the utility easement for review and approval of the city engineer.

(b) Prior to the issuance of a building permit, execute and deliver a vehicle parking deferral agreement pursuant to s. 162.040(d)(1), LDC.

(c) Seek City Commission consideration for removal of specimen and historic trees pursuant to s. 164.090(f), LDC.

(d) Prior to the issuance of a building permit, comply with all reasonable requirements of Lake County relating to improvements to and dedication of right of way re: Urick Street and Wilder Street.

(2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.

(3) The Site Plan is attached hereto and incorporated herein.

(4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, **once conditions have been met**.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2025.

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____
CHRIS CHESHIRE, MAYOR

ATTEST:

_____
GWEN JOHNS, CITY CLERK

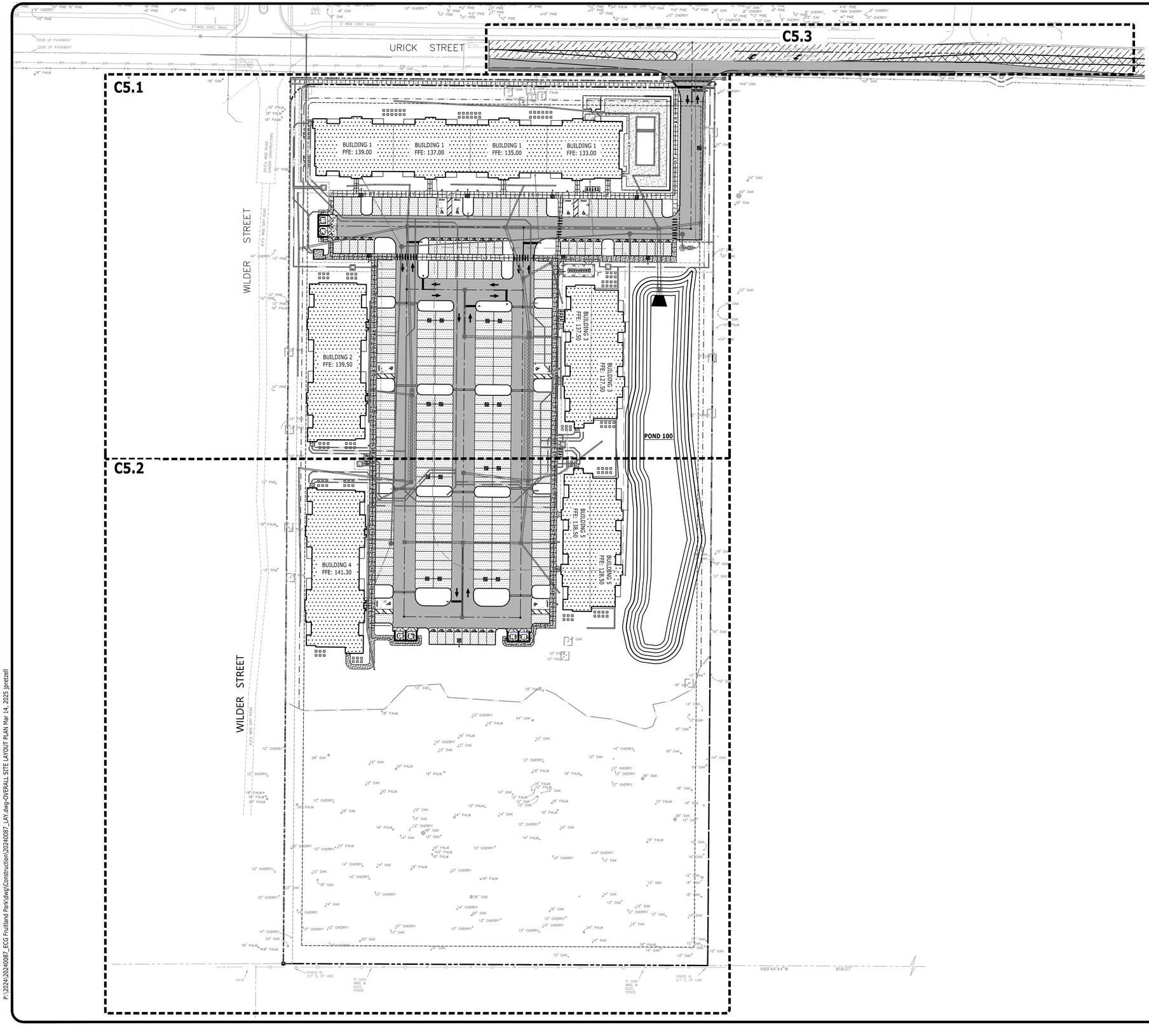
Mayor Cheshire ____ (Yes), _____ (No), _____(Abstained), _____ (Absent)
Vice Mayor DeGrave ____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cosenza ____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner _____ ____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Approved as to form:

_____
Anita Geraci-Carver, City Attorney

EXHIBIT A

The West 466.70 feet of Block 45, TOWN OF FRUITLAND PARK, according to the plat thereof as recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida.



LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
MILL OVERLAY	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
BUILDING SETBACK	
LANDSCAPE BUFFER	
SITE LIGHTING	
ADA ASSESSABLE PATH	AP AP

NOTES

1. SEE SHEET C2.0 FOR SITE NOTES.
2. ALL WORK PERTAINING TO FIRE AND LIFE SAFETY SHALL BE IN COMPLIANCE WITH THE FFPC 7TH EDITION 2020

N

Know what's below.
Call before you dig.

0 25 50 100 150
GRAPHIC SCALE

Catalyst DESIGN GROUP
1085 "V" HORSE BLVD, WINTER PARK, FL 32789
(689) 210-9080 | WWW.CATALYSTGG.COM
JAKE PRETZELL, PE 95544
BORIS WONG, PLA LA6667315

BIRCH
ENTERPRISES LLC
PO BOX 7878
GAINESVILLE, GA

CONSTRUCTION DOCUMENTS

URICK FLATS

FRUITLAND PARK, FL

NO.	DATE	DESCRIPTION
	03/14/2025	TRC RESUBMITTAL
	12/20/2024	ISSUE FOR PERMIT
	9/27/2024	DESIGN DEVELOPMENT

DRAWING TITLE
OVERALL SITE LAYOUT PLAN

PROJECT NUMBER
20240087

DRAWING NUMBER
C5.0

P:\2024\20240087_ECG Fruitland Park\dwg\Construction\20240087_LAY.dwg-OVERALL SITE LAYOUT PLAN Mar 14, 2025 jpretzell

NOTICE OF PUBLIC HEARING
RESOLUTION 2025-022

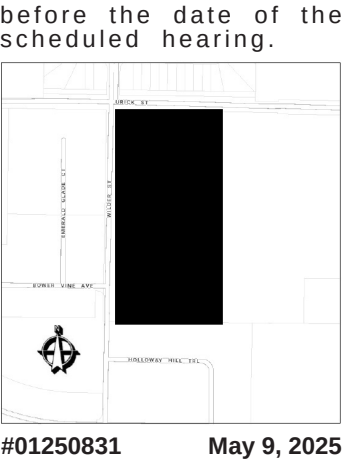
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OFFRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLANAPPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OFMULTI-FAMILY APARTMENTS BUILDINGS AND A CLUBHOUSEINCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITYMANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPONCOMPLETION OF ALL CONDITIONS; AND PROVIDING FOR ANEFFECTIVE DATE.

The proposed Resolution will be considered at the following public meetings:

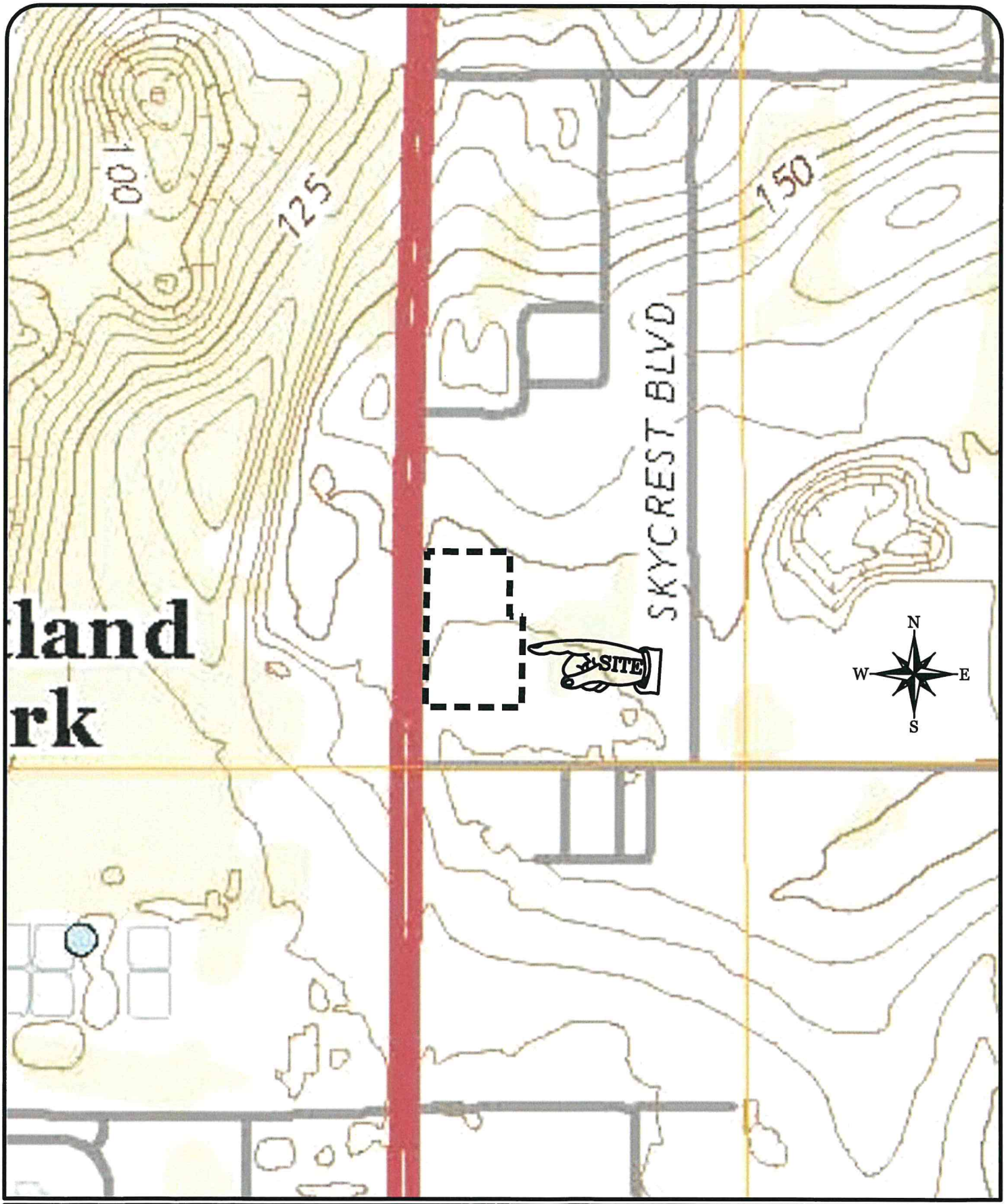
Planning & Zoning Board
Thursday, May 15, 2025
@ 6:00 p.m.
City Commission Reading
Thursday, June 12, 2025
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Resolution and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#01250831 **May 9, 2025**



RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1961

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412

CONTRACTOR TOOL SUPPLY

QUAD MAP

DATE: 4/3/24
SCALE: 1"=500'
FILE: 24.05
SHEET: 1 of 1

Return to:
City Clerk
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34131

RESOLUTION 2025-028

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO LANDSCAPE BUFFER TREE PLANTINGS ON THE SUBJECT PROPERTY LOCATED EAST OF US HWY. 441/27 AND NORTH OF SOUTH GRAYS AIRPORT ROAD OWNED BY VERA HOLDINGS & INVESTMENTS, INC., PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Vera Holdings & Investments, Inc., owner has petitioned for a variance for property located east of US Hwy. 441/27 and north of South Grays Airport Road, in the City of Fruitland Park, Florida; and

WHEREAS, the owner requests a variance to the following LDR requirement which requires the planting of canopy trees:

- Chapter 164, Section 164.030(b) Type "C" buffer = 25' minimum, 5 canopy trees, 4 understory trees, and 30 shrubs per 100';

WHEREAS, the proposed buffer area is within an existing power line easement with overhead power lines and the electric company does not allow for the planning of canopy trees and the canopy trees will be replaced with understory trees; and

WHEREAS, this request has met the public notice requirements set forth in Chapter 168 of the City of Fruitland Park Land Development Regulations; and

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

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

1. The City Commission has determined that providing understory trees in lieu of canopy trees is not detrimental to the character of the area or inconsistent with the trends of development in the area.

2. The City Commission has determined that providing understory trees in lieu of canopy trees will not have an unduly adverse effect on surrounding property.

3. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other land and structures.

4. A variance from the existing code for the provision of a Type "C" landscape buffer is the minimum variance to accommodate the Owner's request.

5. The City Commission has further determined that the variance is consistent with the Comprehensive Plan for the City of Fruitland Park and Code, and will not adversely affect the public interest.

6. The variance will not adversely affect the public health, safety and general welfare of the citizens of the City of Fruitland Park.

7. The petition for variance filed by Vera Holdings & Investments, Inc for property located east of US Hwy. 441/27, and north of South Grays Airport Road in the City of Fruitland Park, Florida, more particularly described as:

LEGAL DESCRIPTION: PARCEL 1:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, RUN SOUTH 89°48'20" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 834 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 441, THENCE RUN SOUTH 0°32'40" WEST ALONG THE EASTERLY LINE OF THE SAID RIGHT OF WAY 365.07 FEET FOR A POINT OF BEGINNING, RUN NORTH 89°48'20" EAST 318.2 FEET, THENCE SOUTH 0°13'30" EAST 385.75 FEET TO THE NORTH LINE OF LAND CONVEYED TO ED BRAWNER BY DEED RECORDED IN O.R. BOOK 317, PAGE 134, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE SOUTH 89°49'40" WEST ALONG THE NORTH LINE OF SAID LAND CONVEYED TO ED BRAWNER, 373 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 441, THENCE NORTH 0°32'40" EAST ALONG SAID RIGHT OF WAY 385.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS THE NORTH 136.87 FEET THEREOF.

PARCEL 2:

BEGIN AT A POINT LOCATED 226 FEET NORTH AND 475.2 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUTY, FLORIDA, RUN THENCE NORTH 350 FEET, WEST 373 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF RIGHT OF WAY OF U.S. HIGHWAY NO. 441, THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID HIGHWAY 350 FEET, THENCE EAST 373 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

is GRANTED as follows:

1. Variance to Chapter 164, Section 164.030(b) Type “C” Buffer allowing understory trees to be planted in lieu of canopy trees.

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

3. This variance shall become effective immediately on its approval and adoption by the City Commission of the City of Fruitland Park, Florida.

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

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:
Approved as to Form:

_____ _____
Gwendolyn Keough-Johns, City Clerk Anita Geraci-Carver, City Attorney

Vice-Mayor Gunter	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Mobilian	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____

(SEAL)

RESOLUTION 2025-029

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A 53,710 SQUARE FOOT – TWO STORY BUILDING FOR RETAIL SALES OF CONTRACTOR TOOLS, OFFICE AND ATTACHED WAREHOUSE/STORAGE INCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Vera Holdings & Investments Inc., Owner, filed an application for Major Site Plan Approval to allow for construction of a commercial building on real property located 2221 U.S. Hwy 27/441, Fruitland Park, Florida (the "Property"); and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

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

Section 1. Granting Major Site Plan Approval.

The application filed by Vera Holdings & Investments Inc (hereafter referred to as "Applicant"), to allow for construction of a 53,710 square foot – two story building, inclusive of associated parking, and stormwater on real property having an address of U.S. Hwy 27/441, Fruitland Park, Florida is hereby GRANTED, with conditions, for the following described properties:

Alt. Key Numbers: **1284651 and 1284465**
Parcel Id. Numbers: 33-18-24-0001-000-01901 and 33-18-24-0001-000-01801
(The Property)

LEGAL DESCRIPTION/SITE PLAN: See attached Exhibit A.

Section 2. Conditions of Approval.

(1) The Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:

(a) INSERT ANY CONDITIONS REQUESTED BY TRC.

(2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.

(3) The Site Plan is attached hereto and incorporated herein.

(4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, **once conditions have been met**.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2025.

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____
CHRIS CHESHIRE, MAYOR

ATTEST:

_____
GWEN KEOUGH-JOHNS, CITY CLERK

Mayor Cheshire _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor DeGrave ____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Cosenza ____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner vacant ____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Approved as to form:

_____
Anita Geraci-Carver, City Attorney

EXHIBIT A
Legal Description/Approved Site Plan

Keith E. Riddle, P.E.

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1961

April 2, 2025

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

Sharon Williams, Administrative Manager
City of Fruitland Park
Community Development Department
506 West Berckman Street
Fruitland Park, FL 34731

Re: ***Contractor Tool Supply***
Project Resubmittal

Enclosed please find the following items:

- Revised Application Form – Revised to include Variance
- Copy of Revised Site Plan
- Copy of Revised Landscape Plan
- $1,050.00 Variance Application Review Fee
- CD with Electronic Documents

In response to the comments from staff dated 3/24/2025 we offer the following:

Anita Geraci-Carver (City Attorney)

1. The approval of the Unity of Title is noted.
2. We acknowledge that the Tree Removal Permit will indicate that all replacement trees must be installed prior to Certificate of Occupancy.
3. The application form is being herewith amended to include the required Variance for the Canopy trees in the front Landscape Buffer. See LPG comment / response below.

HALFF Engineering Review

1. The plans have been revised to correct the Required Fire Flow on Sheet C1.1. The number previously shown was a typo. The previously submitted fire flow results indicate sufficient capacity exists at the existing fire hydrants.
2. The sanitary sewer pump station will be a privately owned and maintained system. The plans now call for the Contractor to verify the existing tie-in pressure prior to installation of the pump for the lift station.

LPG Urban & Regional Planners

- The Site Plan Application form has been revised to reflect the need for the Variance for the front landscape buffer. The Variance justification is attached to the application. The buffer requirements for the City require Canopy trees, however the power company does not allow canopy trees to be planted underneath or in close proximity to the overhead power lines. We are also submitting herewith the additional fees to cover the Variance review process.

Fruitland Park Public Works

- A new comment was presented at the DRC meeting held on 4/1/2025. Mr. Dicus requested that we shift the trees in the Front Landscape Buffer to be out of the existing Landscape Buffer. The revised Landscape Plan submitted herewith shows that revision.

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

Respectfully submitted,

RIDDLE-NEWMAN ENGINEERING, INC.

Keith E. Riddle, P.E.

cc: Matt King

File: K24.05-06

ADJACENT ZONING = C-2
FUTURE LAND USE = COMM

ADJACENT ZONING = C-2
FUTURE LAND USE = COMM

S89°51'33"E
24.00'
N00°38'17"E
478.04'
598.87'
S89°21'43"E
45.00'
N00°38'17"E
24.00'
45.00'
S89°21'43"E
N00°38'17"E
96.81'
24.00'
S89°48'52"E

ACCESS EASEMENT DETAIL

INSTALL ONE-WAY SIGN
(R6-1R) IN MEDIAN



R6-1R

U.S. HIGHWAY 27 / 441 SOUTH
(166' WIDE RIGHT-OF-WAY)
(PUBLICLY DEDICATED)

EASTERLY RIGHT-OF-WAY LINE

S00°38'17"W 350' (D) 350.14' (F)

EXISTING 5' WIDE CONC. WALK
EXISTING 2' WIDE CONC. CURB & GUTTER
EXISTING VALVE
EXISTING 20' WIDE UTILITY EASEMENT
EXISTING 43.5' FLORIDA POWER EASEMENT
EXISTING FDOT M.E.S. STRUCTURE S-545 INV. = 146.23 (NAVD 88)
EXISTING 18" R.C.P.
EXISTING FDOT STORM MH STRUCTURE S-546
EXISTING SEWER MARKER
EXISTING TV CABLE
EXISTING FDOT STORM INLET STRUCTURE S-354
EXISTING UTILITY POLE
EXISTING FIBER OPTIC MARKER
EXISTING FIBER OPTIC VAULT
EXISTING METAL UTILITY POLE
EXISTING UTILITY POLE
EXISTING TEL CAN
EXISTING WATER METERS
EXISTING MEDIAN
EXISTING 36" R.C.P.
EXISTING FDOT STORM INLET STRUCTURE S-352
EXISTING FDOT STORM INLET STRUCTURE S-544 INV. = 137.46 (NAVD 88)
EXISTING FDOT STORM INLET STRUCTURE S-543 INV. = 137.35 (NAVD 88)
EXISTING FDOT STORM INLET STRUCTURE S-350A

NEW RELOCATED BUS STOP SIGN
NEW TYPE "F" CURB TO MATCH EXISTING PER FDOT INDEX 520-001
NEW 5' CONCRETE SIDEWALK PER FDOT INDEX 522-001
NEW SODDING AS REQUIRED IN ROW
NEW DETECTABLE WARNING MATS PER FDOT INDEX 522-002
REVISE EXISTING ENTRANCE WITH NEW 50' RADIUS
NEW DETECTABLE WARNING MATS PER FDOT INDEX 522-002

N00°38'17"E 248.68'
N00°38'40"E 0.49'
N00°38'17"E 0.51'

FD. 4" x 4" CM. NUMBER LEGIBLE S89°51'33"E 0.51'
FD. 4" ROUND CM. RLS 1916 N64°48'49"E - 1.45'
FD. 4" x 4" CM. UNNUMBERED S76°21'57"E - 1.93'
FD. 4" x 4" CM. UNNUMBERED S76°09'44"E 0.98'

ASPHALT PARKING
MAIL BOXES
BOLLARDS
CONC. PAD
SIGN
6' HIGH WOOD FENCE
NEW 24' WIDE CROSS-ACCESS EASEMENT
6' HIGH CHAIN LINK FENCE
FINISH FLOOR EL.= 150.80
METAL SHED
FENCE CORNER 0.9' N. OF LINE
FENCE END 1.1' N. OF LINE
CHAIN LINK FENCE
16" CHINA BERRY
18" PALM
12" CHERRY
24" PALM
FD. 4" x 4" CM. RLS 1916
FD. 5/8" IRON PIN & CAP PSM 3715 S25°17'00"E - 0.10'

S89°51'33"E 320.06' (F)
S00°15'47"E
385.75' (D)
385.71' (F)
FENCE CORNER 1.3' N. & 0.7' W.
FENCE CORNER 0.6' N. & 0.5' W.

10' SETBACK
LIGHT DUTY ASPHALT PAVING SEE D C5.1
5' CONCRETE SIDEWALK SEE G C5.1
HANDICAP STRIPING & SIGNAGE SEE A C5.1 & B C5.1
CROSSWALK SEE F C5.1
LIGHT DUTY ASPHALT PAVING SEE D C5.1
HEAVY DUTY ASPHALT PAVING SEE E C5.1
FIRE LANE MARKING & SIGN SEE D C5.1
5' CONCRETE SIDEWALK SEE G C5.1
NEW MONUMENT SIGN LOCATION
LIMITS OF NEW CROSS-ACCESS EASEMENT
BIKE RACK (10 BIKES)
TRUCK WELL 4' DROP
FLUSH RAMP DOWN
CONCRETE RAMP
RETAINING WALL
GUARDRAIL
110' APRON (55' TRUCK x 2)
HEAVY DUTY ASPHALT PAVING SEE E C5.1
DUMPSTER ENCLOSURE SEE K C5.1
GROUND TO BE STABILIZED AND COMPACTED TO SUPPORT FIRE TRUCK TURN AROUND
LOADING SPACES AT TRUCK DOCKS (7 PROVIDED)
WATER RETENTION AREA
ONE STORY METAL BUILDING

RETAIL SPACE
9,800 sq.ft.

OFFICE SPACE
FIRST FLOOR = 4,900 sq.ft.
SECOND FLOOR = 4,710 sq.ft.
TOTAL = 9,610 sq.ft.

PARCEL 1
1.83 ACRES±
ALTERNATE KEY 1284651

PROPOSED BUILDING
140' x 350'
TOTAL BUILDING = 53,710 sq.ft.

WAREHOUSE SPACE
34,300 sq.ft.

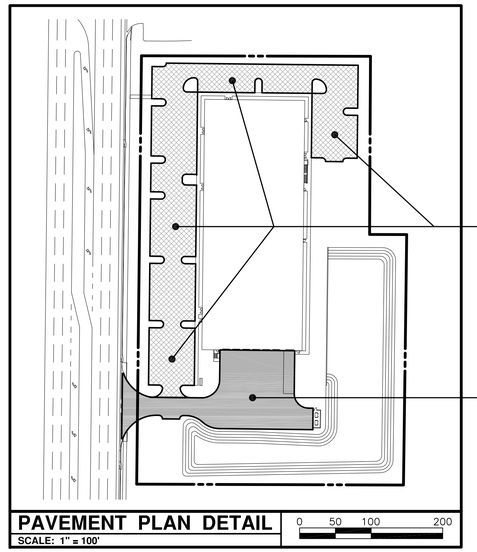
PARCEL 2
3.00 ACRES±
ALTERNATE KEY 1284465

S89°49'40"W 373'± (D)
N89°48'21"W 321.60'(F)
WEST 373'±(D)
N89°48'21"W 373.47' (F)
N. LINE OF ED BRAWNER (O.R. BOOK 317, PAGE 134)

140' 140' 350' 350' 60.7' 61.9' 248.97' (F) 248.68' (D)
S00°17'05"W S00°16'37"W S00°13'30"E
81.4' 82.6' 134.2'
15' SETBACK
5' SETBACK
50' SETBACK
25' LANDSCAPE BUFFER
5' LANDSCAPE BUFFER
188.2' 187.1' 17.2' 17.3'
35'R 50'R 30'

ALTERNATE KEY 1284171
EXISTING 4" WELL TO REMAIN
FENCE CORNER 0.0' S. & 0.6' E.
N89°48'21"W 51.87'(F)
FD. 4" x 4" CM. 6" HIGH CHAIN LINK FENCE PSM 3715
FD. 4" x 4" CM. NUMBER NOT LEGIBLE FENCE CORNER 2.3' S. & 0.6' W.
7" CAMPHOR 18" OAK 18" PALM
6" HIGH CHAIN LINK FENCE
NORTH N00°43'55"E
ALTERNATE KEY 1284171
14" CHINA BERRY 18" PALM PRESSURE TANK
4" WELL
FENCE END 0.6' N. & 0.4' E.
P.O.B. PARCEL 2
FD. 4" x 4" CM. UNNUMBERED
FD. 4" x 4" CM. PSM 3715 N88°54'43"W - 0.37'
FENCE CORNER 1.0' N. & 0.6' W.
(2) WOOD POSTS
FENCE CORNER 2.5' S. & 19.7' E.
FENCE CORNER 1.1' S. OF LINE
FD. 4" x 4" CM. UNNUMBERED
6" HIGH WOOD FENCE
EAST S89°48'52"E 373'± (D) 372.90' (F)

ADJACENT ZONING = C-2
FUTURE LAND USE = COMM



PAVEMENT PLAN DETAIL
SCALE: 1" = 100'
0 50 100 200

1 inch = 30 ft.
GRAPHIC SCALE
30 15 0 30

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1991

REV #5	
REV #4	
REV #3	
REV #2	REVISED PER FRUITLAND PARK, SJRWMD & FDOT 4/1/25
REV #1	REVISED PER FRUITLAND PARK, SJRWMD & FDOT 2/17/25

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA,
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KEITH E. RIDDLE, P.E. ON THE DATE INDICATED HEREIN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWN:	R.S.H.
CHECKED:	K.E.R.
SCALE:	1"=30'
DATE:	9/12/24
PROJECT NO:	24.05

GEOMETRY PLAN

CONTRACTOR TOOL SUPPLY
FRUITLAND PARK FLORIDA

SHEET NO.
C2.1

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FILE: \ 24.05\Contractor Tool Supply

NOTICE OF PUBLIC HEARING
RESOLUTION 2025-028

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO LANDSCAPE BUFFER TREE PLANTINGS ON THE SUBJECT PROPERTY LOCATED EAST OF US HWY. 441/27 AND NORTH OF SOUTH GRAYS AIRPORT ROAD OWNED BY VERA HOLDINGS & INVESTMENTS, INC., PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2025-029

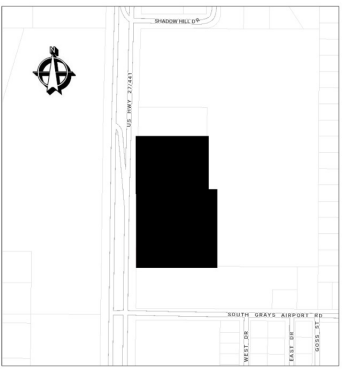
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A 53,710 SQUARE FOOT – TWO STORY BUILDING FOR RETAIL SALES OF CONTRACTOR TOOLS, OFFICE AND ATTACHED WAREHOUSE/STORAGE INCLUSIVE OF ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Resolutions will be considered at the following public meetings:

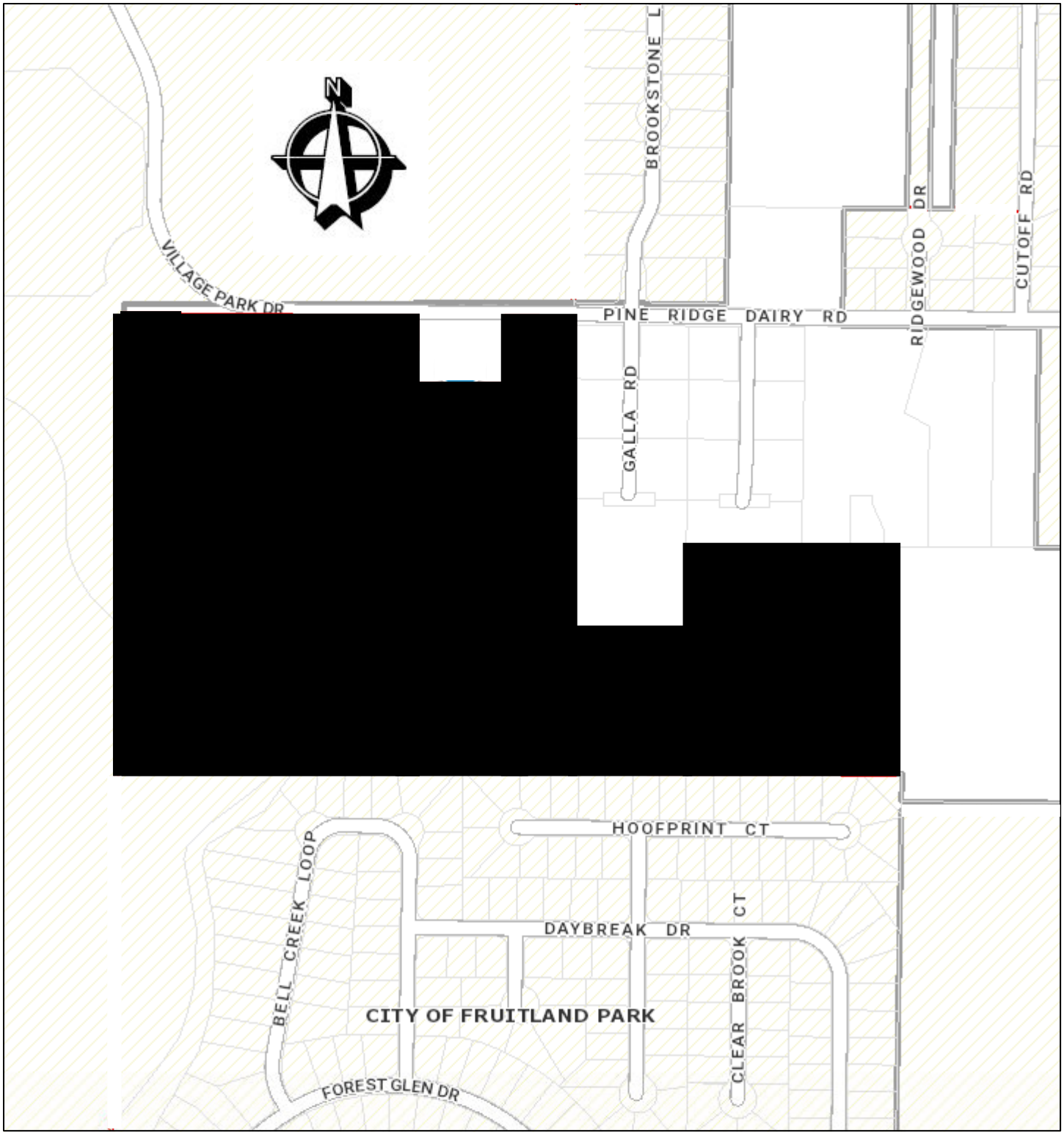
Planning & Zoning Board
Thursday, May 15, 2025
@ 6:00 p.m.
City Commission Reading
Thursday, June 12, 2025
@ 6:00 p.m.

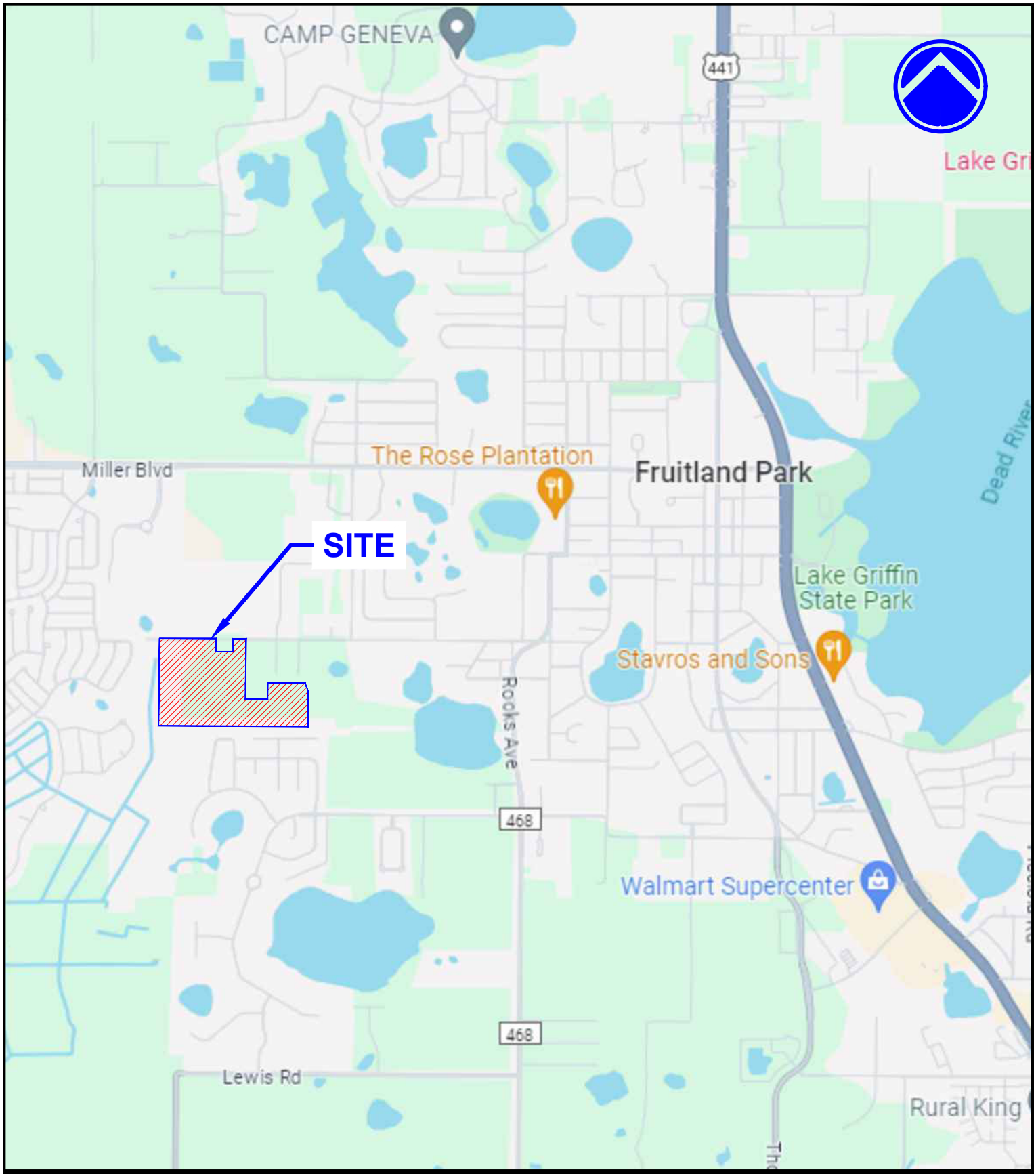
The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Resolutions and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Resolutions.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#01250825 May 9, 2025


N
VILLAGE PARK DR
BROOKSTONE L
PINE RIDGE DAIRY RD
RIDGEWOOD DR
CUTOFF RD
GALLA RD
HOOFPRINT CT
BELL CREEK LOOP
DAYBREAK DR
CLEAR BROOK CT
CITY OF FRUITLAND PARK
FOREST GLEN DR



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 2000'

PINE RIDGE DAIRY ROAD

LOCATION MAP

GOOGLE MAPS

ORDINANCE 2025-008

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 52.66± ACRES OF LAND GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted Shelton T. Rice, Esq., Peterson & Myers, P.A., as Applicant on behalf of the Owner, Pine Ridge Park LP requesting that approximately 52.66 ± acres of real property generally located south of Pine Ridge Dairy Road and west of U.S. Highway 27/441 (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

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

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

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

Section 1.
The following described property consisting of approximately 52.66 acres of land generally located south of Pine Ridge Dairy Road and west of U.S. Highway 27/441, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See attached Exhibit A

Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 3. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

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

Section 5. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

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

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

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

_____
Esther Coulson, CMC, City Clerk

Approved as to Form:

_____
Anita Geraci-Carver, City Attorney

Vice-Mayor DeGrave	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Gunter	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Mobilian	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Commissioner Bell	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)
Mayor Cheshire	_____ (Yes),	_____ (No),	_____ (Abstained),	_____ (Absent)

Passed First Reading _____
Passed Second Reading_____

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

ORDINANCE 2025-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT PURSUANT TO 163.3184, FLORIDA STATUTES, BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN LOW AND URBAN MEDIUM TO CITY OF FRUITLAND PARK MULTI-FAMILY LOW DENSITY OF 52.66 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH PINE RIDGE DAIRY ROAD, AND WEST OF U.S. HIGHWAY 27/441; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Shelton T. Rice, Esq., Peterson & Myers, P.A., as Applicant, on behalf of the Owner, Pine Ridge Park LP, requesting that approximately 52.66 ± real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Low Density" under the Comprehensive Plan for the City of Fruitland Park; and

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

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

WHEREAS, the ordinance has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

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

Section 1: The following described property consisting of approximately 52.66± acres generally located south of Pine Ridge Dairy, and West of Highway 27/441 as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Multi-Family Low Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

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

Section 3. Direction to the City Manager.
Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3184 and F.S. 163.3184(11).

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

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

Section 6: Scrivener's Errors.
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. Adoption
After adoption, a copy hereof shall be forwarded to Florida Department of Commerce.

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

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

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

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

Passed First Reading _____
Passed Second Reading_____

(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

EXHIBIT “B”

ORDINANCE 2025-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 52.52 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF PINE RIDGE DAIRY ROAD, WEST OF BROOKSTONE LANE AND WEST OF CR 468; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Peterson & Meyers, P.A., as applicant, on behalf of Pine Ridge Park, LP as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Agriculture (A) to Planned Unit Development (PUD) within the City limits of Fruitland Park; and

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

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

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

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

Section 1: The following described property consisting of approximately 52.52 $\pm$ acres generally located south of Pine Ridge Dairy Road, west of Brookstone Lane and west of CR 468 as described and depicted as set forth on Exhibit "A" shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

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

Section 4. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

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

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

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

_____
Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

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

Passed First Reading _____
Passed Second Reading_____
(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

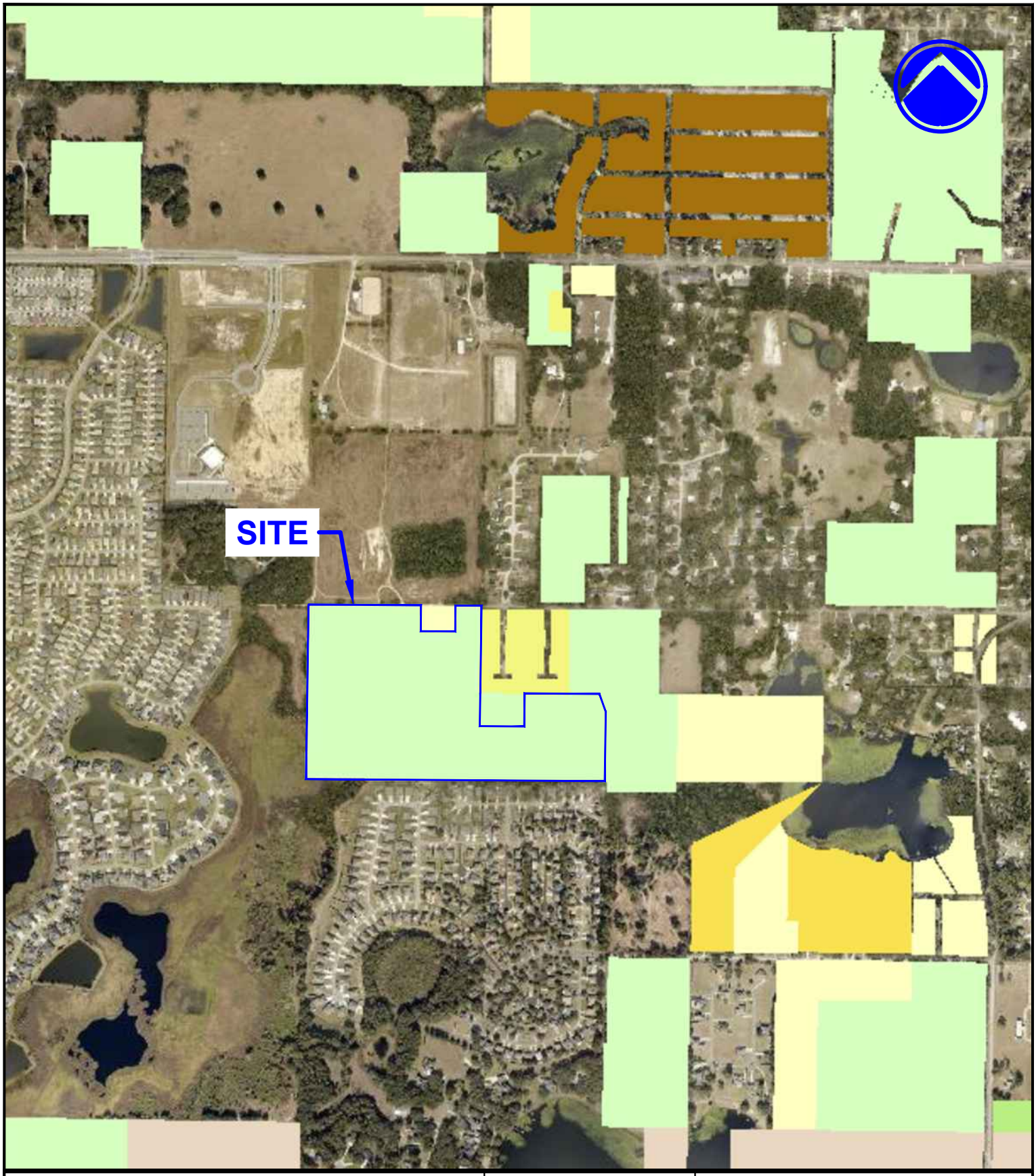
That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:
The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

Alternate Key # 2516445, 1740584, 1204097, 2565373

EXHIBIT "B"



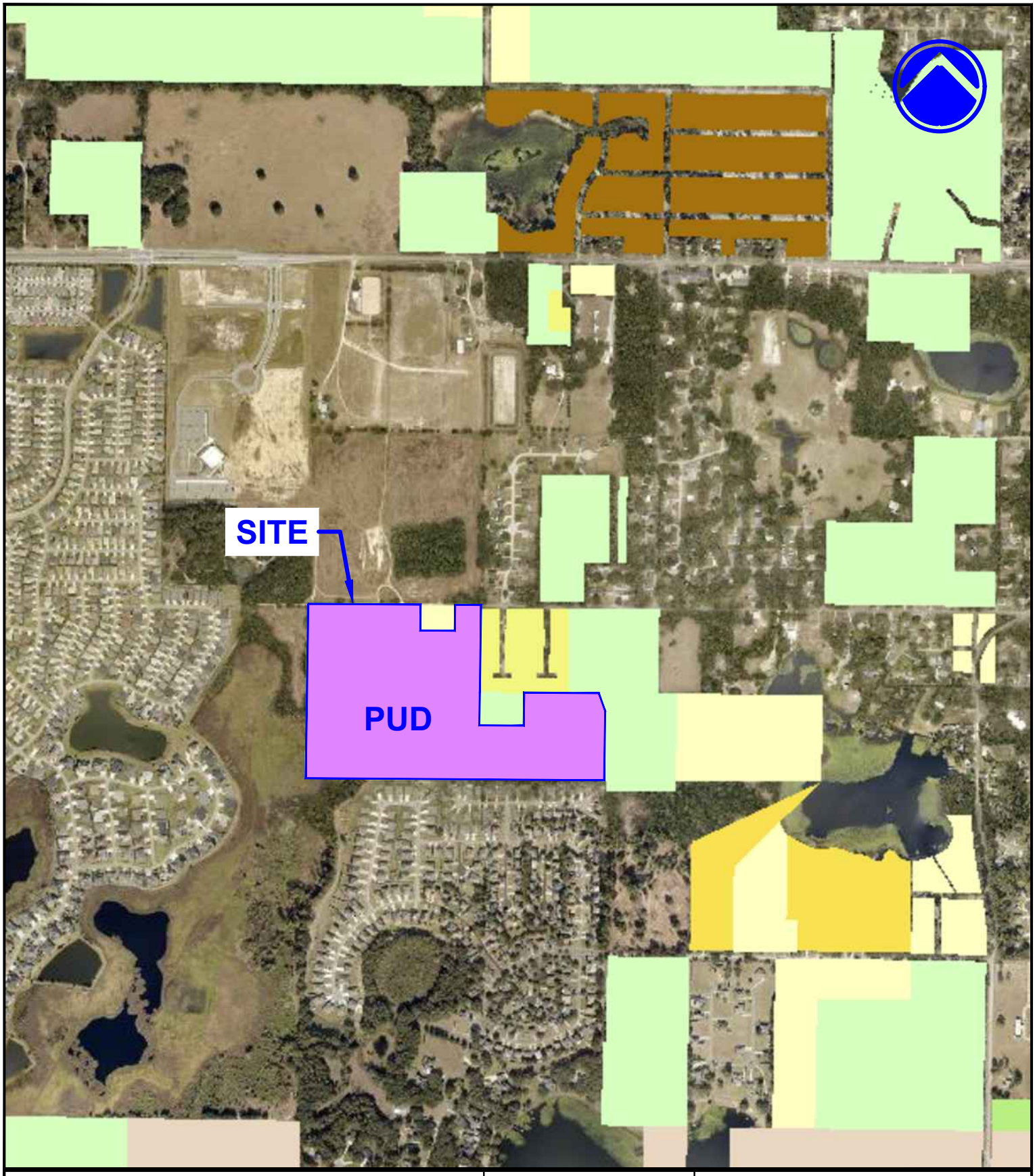
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

EXISTING
ZONING MAP

GIS.LAKECOUNTYFL.GOV



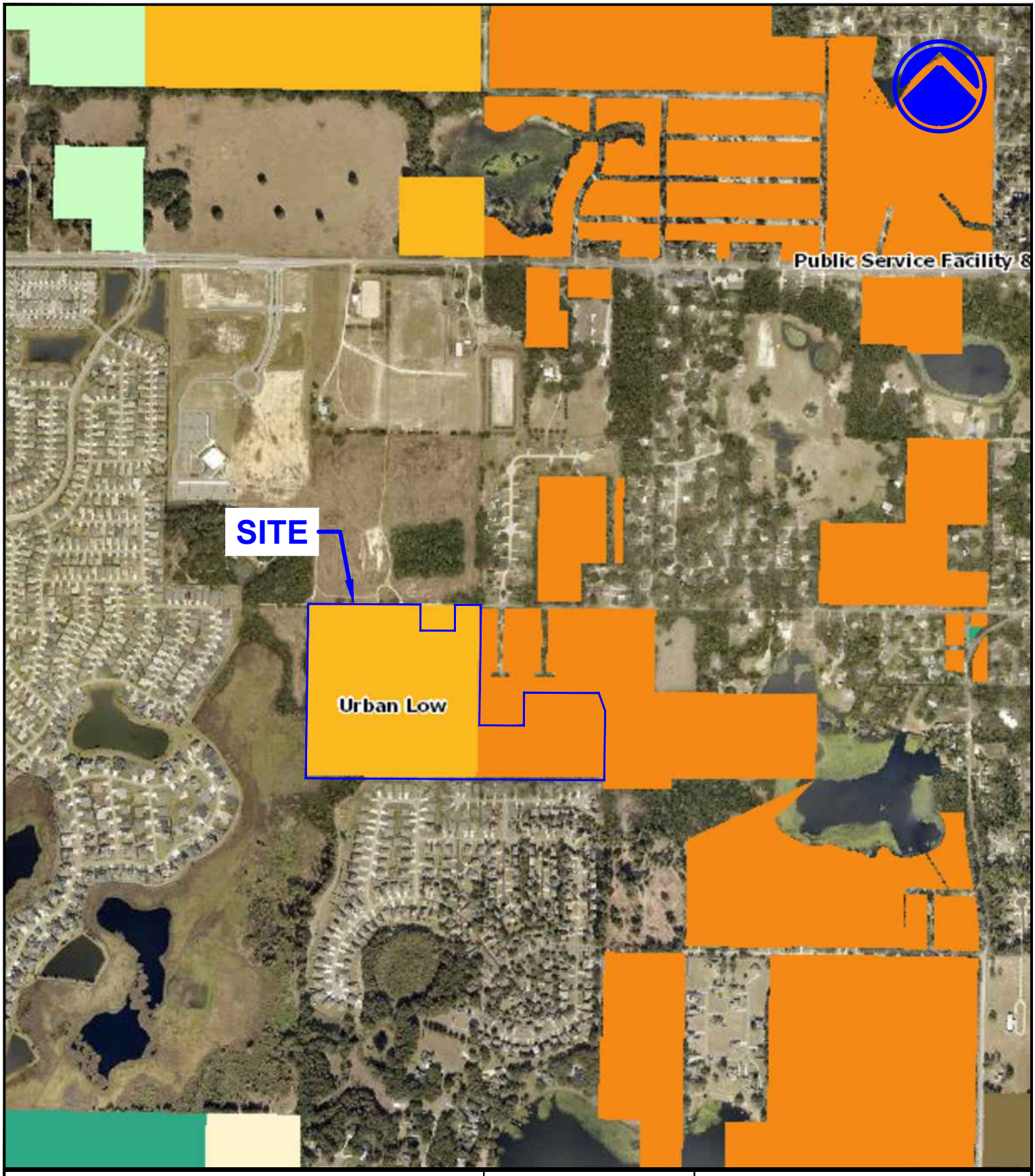
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DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

PROPOSED
ZONING MAP

GIS.LAKECOUNTYFL.GOV



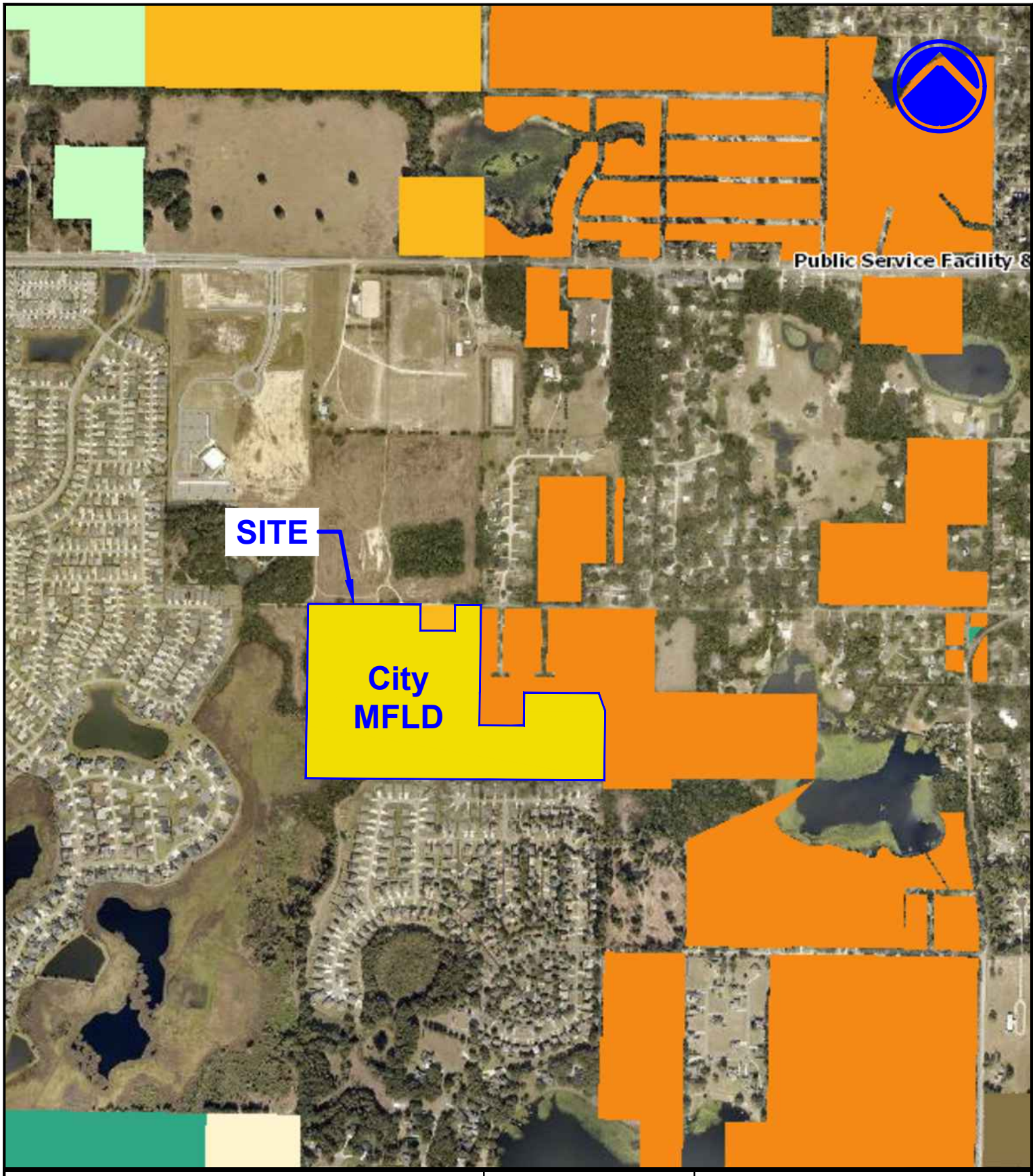
MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	23213
SEC. 5 & 8, TWP. 19S, RANGE 24E	
DRAWN BY:	LB
APPROVED BY:	BSB
DATE:	02/01/2024
Scale:	1" = 1000'

PINE RIDGE DAIRY ROAD

EXISTING
FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV



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PINE RIDGE DAIRY ROAD

PROPOSED FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV

Master Development Agreement

THIS MASTER DEVELOPMENT AGREEMENT ("Agreement") entered and made as of the ____ day of _____ 2025, between the **CITY OF FRUITLAND PARK, FLORIDA**, a Florida municipal corporation, (hereinafter referred to as the "City"), and **PINE RIDGE PARK LP**, a foreign limited partnership, (hereinafter referred to as the "Owner/Developer").

RECITALS

1. The Owner/Developer previously annexed into the City of Fruitland Park approximately 52.52 +/- acres of property currently located in unincorporated Lake County, Florida, described in **Exhibit "B"** attached to and incorporated in this Agreement (hereinafter referred to as the "Property").

2. The Property has a future land use designation of City of Fruitland Park Multiple Family Low Density and is zoned Lake County Ag; however, the applicant seeks to change the zoning to Fruitland Park residential PUD.

3. Owner/Developer represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.

4. The City of Fruitland Park has determined that amendment to the existing Master Development Agreement presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

5. Owner/Developer will fund certain public improvements and infrastructure to facilitate the development of the Property.

6. The Property is within the City limits and the City's Chapter 180, Florida Statutes, utility district, and Owner/Developer has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to the ordinance and this Agreement are hereby deemed a part thereof.

Section 2. Land Use/Development. Development of the Property (the "Project") shall be substantially consistent with the "Concept Site Plan for Pine Ridge Dairy Road" prepared

by Madden Moorhead & Stokes, LLC., dated July 1, 2024 and last revised January 23rd, 2025, attached hereto as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district and is subject to City approval at a duly noticed public hearing. As set forth further below, all land use issues addressed herein must be adopted by the City through its regular procedures before being effective.

Section 3. Density. Overall gross density for the Property shall not exceed 4.17 units per acre. Gross acreage is approximately 52.52 acres, and the maximum density shall not exceed 219 units.

Section 4. Phasing. Unless waived by the City in writing, Owner/Developer ~~may~~ must develop the Property in ~~two (2)~~ separate phases consisting of no more than 100 units per phase, but may be less than 100 units per phase. Owner/Developer ~~and~~ shall not proceed to sell lots or homes in subsequent phases until the infrastructure of the previous phase is 50% completed. However, phases may be graded, and infrastructure constructed simultaneously if Owner/Developer so chooses, and all City code provisions are followed.

Phasing of the Project~~, if any,~~ shall be approved by City staff through the development process. The final phasing plan must be demarcated on the construction plans.

Section 5. Development Standards. City and Owner/Developer agree that the unit mix for development of the Property shall be substantially as follows:

A. 40' Lots Single Family Dwelling Unit (Minimum lot depth 110 ft)

1. Minimum Building Setbacks
   - A. Front: 20 feet
   - B. Front-Garage: 25 feet
   - C. Side: 5 feet
   - D. Side Street 15 Feet
   - E. Rear: 15 feet

2. Minimum Living Area: 1,000 SF
3. Minimum Lot Width: 40 feet
4. Minimum Lot Area: 4,400 SF
5. Maximum Impervious Surface Ratio (Lots): 85%
6. Minimum Open Space (Total Development): 30%

B. 50' Lots Single Family Dwelling Unit (Minimum lot depth 110 ft)

1. Minimum Building Setbacks
   - A. Front: 20 feet

B. Front-Garage: 25 feet
C. Side: 5 feet
D. Side Street 15 Feet
E. Rear: 15 feet

2. Minimum Living Area: 1,000 SF
3. Minimum Lot Width: 50 feet
7. Minimum Lot Area: 5,500 SF
8. Maximum Impervious Surface Ratio (Lots): 85%
9. Minimum Open Space (Total Development): 30%

C. Building Heights. The maximum building height within the Property is 35 feet.

D. Open Space: A minimum of 30% Open Space shall be provided within the Property.

Section 6. Residential Design Standards. Design Standards shall be as follows:

A. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout development.

1) Dormers
2) Gables
3) Recessed or raised entries.
4) Covered porch entries.
5) Cupolas
6) Pillars or decorative posts
7) Bay window (minimum 12-inch projections)
8) Eaves (minimum 6-inch projections)
9) Front windows with arched glass tops and minimum 4-inch trim

B. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the Project. The total exterior wall area of each building elevation shall be composed of one of the following:

1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).

3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

Section 7. Homeowners Association. Owner/Developer shall establish a homeowner's association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 8 below. Owner/Developer agrees to, at Owner/Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval which shall be generally consistent with the Landscape Plan reviewed and approved by the City as part of the PUD. Owner/Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 8. Community Development District. Owner/Developer may establish a Community Development District ("CDD") pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section 190.12, F.S.

Section 9. Sidewalks. Owner/Developer agrees to construct sidewalks to City standards on at least two sides of all rights of way within the Property.

Section 10. Road Improvements. Owner/Developer shall be responsible for preparing an updated traffic study at the time of submittal of the Phase I preliminary site plan for review and determination of any necessary improvements and dedication of right-of-way required by Lake County, and shall further be responsible for designing and constructing all transportation improvements based on such study and Lake County requirements, consistent with Florida law. The traffic study methodology must be approved by Lake County, and the City of Fruitland Park. Owner/Developer shall be responsible for providing sufficient access for the provision of fire protection and emergency services as required by the Florida

Fire Prevention Code and the jurisdiction(s) having authority. Onsite construction shall not commence until access to the Property is identified and approved as acceptable by all authorities having jurisdiction, including but not limited to the City and Lake County. The City shall, under no circumstances, be financially responsible for the study and/or improvements, consistent with Florida law.

Section 11. Lighting. Owner/Developer shall submit a site lighting plan in conjunction with the final site plan submittal for the Property for City approval. All exterior lighting shall be arranged to reflect light away from single-family residences to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. The poles and streetlights within the Property shall be installed by Owner/Developer and thereafter maintained by the HOA.

Section 12. Water, Wastewater, and Reuse Water. Owner/Developer and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater services (hereafter, "Utilities") exclusively through purchase from City when available. City has limited wastewater collection and treatment capacity therefore depending on development within the City and development of this Property in relation thereto, the City may not have sufficient capacity to serve the Property at the time requested. At the time of execution of this Agreement the City is engaged in dual efforts to expand the City's wastewater collection and treatment capacity. Should Owner/Developer require capacity prior to the City having sufficient capacity, the City and Owner/Developer will meet and enter into an agreement to provide for an interim solution. Except as may be provided in such interim solution agreement, the Owner/Developer covenants and warrants to City that it will not engage in the business of providing such Utilities to the property or within City's F.S. Chapter 180 utility district. No private well will be allowed within the Property. Owner/Developer shall construct, at Owner/Developer's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner /Developer shall install a complete reclaim system including meters to each property (Public Works Director to approve meters before installation) that shall be temporarily fed by the domestic water system with a backflow device between the two systems. If reclaim water becomes available from the City before the installation of the Owner/Developer lines they shall tie reclaimed water system directly into the City's reclaim line.

All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such improvements are oversized at the City's request, the City shall provide impact fee credits to reimburse Owner/Developer for the materials directly related to such oversizing. If any utility improvements serve to provide any other property with connection ability which would not exist otherwise, the City and Owner/Developer will enter into a Pioneer Agreement with the Owner/Developer to provide for a pro-rata share reimbursement payment by such other property owner upon connection to the utility facilities, to the City or Owner/Developer.

~~Owner/Developer and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater services (hereafter, "Utilities") exclusively through purchase from City when available. Owner/Developer covenants and warrants to City that it will not engage in the business of providing such Utilities to the property or within City's F.S. Chapter 180 utility district. No private well will be allowed within the Property.~~

~~Owner/Developer shall construct, at Owner/Developer's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner /Developer shall install a complete reclaim system including meters to each property (Public Works Director to approve meters before installation) that may be temporarily fed by the domestic water system with a backflow device between the two systems. If reclaim water becomes available from the City before the installation of the Owner/Developer lines they shall tie reclaimed water system directly into the City's reclaim line. Utility easements shall be provided in favor of the City in such locations and widths as determined by the City.~~

~~All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such improvements are oversized at the City's request, the City will provide impact fee credits to reimburse Owner/Developer for the materials directly related to such oversizing.~~

Section 13. Impact Fees. Owner/Developer shall be required to pay impact fees as established by City from time to time, subject to any applicable credits, including any impact fees adopted after the execution of this Agreement for all units as building permits are issued for such units at the then existing rate. If impact fees are paid at the time a building permit is issued, no additional impact fees are due.

No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner/Developer agrees to and understands that no capacity has been reserved and that Owner/Developer assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat/construction plan consideration and City is willing to allocate such capacity to Owner/Developer, Owner/Developer shall enter into a reservation agreement and any other utility agreements, or easements related to the Property as requested by City from time to time.

~~Owner/Developer shall be required to pay impact fees as established by City from time to time, subject to any applicable credits.~~

~~Owner/Developer agrees to pay all other impact fees, including fire rescue library, water and wastewater impact fees, and any impact fees adopted after the execution of this Agreement for all units as building permits are issued for such units at the then existing rate.~~ ~~Impact fees shall be paid at the time of building permit issuance, after which no additional impact fees shall be owed for an issued building permit.~~ ~~If impact fees increase from the time they are paid until the building permit is issued, Owner/Developer shall pay the incremental increased amount at the time building permits are issued. Prepayment of the utility impact fees and acceptance by City of such fees shall reserve capacity for the prepaid units. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner/Developer agrees to and understands that no capacity has been reserved and that Owner/Developer assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of platting and City is willing to allocate such capacity to Owner/Developer, Owner/Developer shall enter into a reservation agreement and any other utility agreements, or easements related to the Property as requested by City from time to time.~~

Section 14. Landscaping/Buffers. Owner/Developer has reviewed the City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner/Developer shall install landscaping as depicted on a landscaping site plan submitted to the City for review and approval prior to such installation.

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

If reuse water is not available at the time of construction of any phase, Owner/Developer may install a temporary irrigation well, in compliance and with all applicable permits from the St. Johns River Water Management District ("District"). Such temporary irrigation well shall be abandoned upon availability of reuse water from the City, in compliance with all City and District regulations.

Owner/Developer shall design and construct, at its sole expense, the interior landscaped areas and islands within the common and parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner/Developer shall maintain such areas until such maintenance responsibilities have been assumed by the HOA.

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

Owner/Developer agrees to construct all landscape buffers as required by City's Land Development Regulations consistent with the Landscape Plan reviewed and approved as part of the PUD. ~~Developer further agrees to provide additional buffering along the southern portion of the Property as is reasonably requested by City to buffer the Property from the residents located along Spring Lake Road.~~

Existing natural landscaping vegetation may be utilized for and as part of landscape buffers with added plantings in lieu of strictly planted buffers.

Section 15. Stormwater Management. Owner/Developer agrees to provide at Developer's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County. If stormwater retention areas are utilized for common open space they must be designed and improved to include recreational amenities approved by the City during the preliminary plat process. As provided in Section 7, the stormwater management system shall be owned and maintained by the homeowners association.

Section 16. Concurrency. A complete concurrency study conforming to the City of Fruitland Park Land Development Regulations will be required prior to any preliminary plat approvals or construction plan approvals. The Owner/Developer shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner/Developer shall be subject to any ordinance relating to Proportionate Share Mitigation.

Section 17. Issuance of Permits. After the approved Conceptual Site Plan and this Master Development Agreement is recorded, and prior to issuance of any permits for construction, excluding clearing and landfill, a preliminary plat and construction plans, shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

Section 18. Environmental Considerations. The Owner/Developer agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Solid Waste Disposal Facilities. Owner/Developer agrees that collection and transportation of solid waste within the Property shall not require any vehicles to back into any street or alley.

Section 20. Signage. Owner/Developer shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations unless City grants a waiver or variance pursuant to the City's Land and Development Regulations.

Section 21. Amenity Center. Owner/Developer and City acknowledge that the Project may be developed independently or in conjunction with an adjacent property. In the event the Project is developed as a unified development with an adjacent parcel(s), the City acknowledges and agrees that the Amenity Center may be located on the adjacent parcel(s) so long as the residents of the Project have utilization of and access to the Amenity Center.

Section 22. Title Opinion. Owner/Developer shall provide to City, in advance of the City's execution of this Agreement, a title opinion of any attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner/Developer and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 23. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended as well as regulations of county, state, local and federal agencies. All improvements and infrastructures shall be constructed to City standards.

Section 24. Due Diligence. The City and Owner/Developer further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner/Developer from time to time in accordance with the City's applicable policies for the provision of said services.

Section 25. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in section 163.3243, Florida Statutes.

Section 26. Governing Law. This Agreement shall be constructed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 27. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforced by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner/Developer to successive owners. Owners/Developer shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 28. Waiver, Remedies. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power privilege hereunder, nor will any single or partial exercise or any right, power or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power or privilege hereunder.

Section 29. Exhibits. All exhibits attached hereto and to the ordinance are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 30. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	Karen Manila, City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 – Telephone: 352-360-6727
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 Telephone: 352-360-6727 - Anita Geraci-Carver, Esq, City Attorney Law Office of Anita Geraci-Carver 1560 Bloxam Ave Clermont, FL 34711 Telephone: 352-243-2801
Copy to:	Pine Ridge Park LP c/o Moishe Goldshmidt, General Partner 36 Charming Way Lakewood, NJ 08701
Copy to:	Shelton T. Rice, Esq. Peterson & Myers, P.A. 225 East Lemon Street, Suite 300 P.O. Box 24628 Lakeland, Florida 33802-4628 Office: 863.683.6511

Section 31. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements, or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner/Developer from complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Section 32. Term of Agreement. The term of this Agreement shall commence on the date this agreement is executed by both the City and Owner/Developer. Construction of the Project shall substantially commence on or before December 31, ~~2030~~2027. In the event the conditions of the Master Development Agreement have not been substantially constructed during the required time period, the term of the Agreement may be extended by mutual agreement of the City and the Owner provided the extension request is filed 90 days prior to the expiration date. Failure to file a timely extension request, the PUD shall be

null and void.

Section 33. Amendments. Amendments to the provisions of this Agreement shall be made by the parties only in writing and by formal amendment.

Section 34. Severability. If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

Signature Pages to Follow

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Pine Ridge Park LP, a foreign limited partnership,

_____ _____

Witness Signature Signature

_____ Moishe Goldshmidt, General Partner

Print Name

Address: _____

_____

_____

Witness Signature

_____

Print Name

Address" _____

_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____ 2025 by Moishe Goldshmidt, general partner of Pine Ridge Park LP, a foreign limited partnership, on behalf of the partnership. He/she/they are personally known to me or who have produced _____ as identification.

_____

Notary Public, State of Florida

Printed Name:_____

Commission No.:_____

My Commission Expires:_____

ACCEPTED BY **THE CITY OF FRUITLAND PARK, FLORIDA**

Approved as to form and Legality for use and reliance by the City of Fruitland Park	By: Chris Cheshire, Mayor Date: Attest:
Anita Geraci-Carver, City Attorney	Esther Coulson, City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing was acknowledged before me by means of [x] physical presence or [ ] online notarization this _____ day of _____ 2025 by Chris Cheshire as Mayor of the City of Fruitland Park, Florida, a Florida municipal corporation on behalf of the corporation, [x] who is personally known to me or who has produced _____ as identification.

_____
Notary Public, State of Florida
Printed Name:_____
Commission No.:_____
My Commission Expires:_____

EXHIBIT "A" TO ORDINANCE AND MDA

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

The West 967 feet of the South ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0° 24' 03" West 140 feet; thence run North 19° 17' 38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

LESS AND EXCEPT: That property described in Warranty Deed recorded in O.R. Book 1233, Page 371,Public Records of Lake County, Florida, described as follows:

That part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8,Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

The West 342.00 feet of the North 127.37 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.(Parcel 9-A)

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:
The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North ½ of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

EXHIBIT "B" TO ORDINANCE AND MDA

Concept Site Plan for Pine Ridge Dairy Road prepared by Madden Civil Engineering

dated 07/01/24, last revised 01/23/2025

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

ANNEXATION, LSCPA, AND REZONING

Owner:	**Pine Ridge Park, LP**
Applicant:	**Peterson & Meyers, PA**
General Location:	**South of Pine Ridge Dairy Road and west of Brookstone Lane**
Number of Acres:	**52.52 ± acres**
Existing Zoning:	**Agriculture**
Proposed Zoning:	**PUD**
Existing Land Use:	**Urban Low Density (4 units/acre) and Urban Medium Density (7 units/acre)**
Proposed Land Use:	**Multi-Family Low Density (8 units/acre)**
Date:	**September 24, 2024**

Description of Project

The applicant is requesting annexation, a large-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 228-unit single family subdivision with lots ranging in widths from 35' to 50' at a proposed density of 4.3 units/acre. Minimum lot sizes range from 3,850 SF (82 lots), 4,400 SF (42 lots), and 5,500 SF (103 lots). A 3.19 acre amenity/open space tract is proposed. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court.

	Surrounding Zoning	Surrounding Land Use
North	Mixed Use PUD	Mixed Use (6 units/acre)
South	PUD	Single Family Medium Density (4 units/acre)
East	R-2 and Agriculture	Urban Medium Density (7 units/acre)
West	Mixed Use PUD	Mixed Use (6 units/acre)

Assessment

Application

It is unclear if the proposed development is a 55+ community or will be market driven. Data submitted indicated that it is anticipated buyers are 55+ residents seeking highly amenitizied project with minimal low lot maintenance-people seeking socialization and relationship building with other residents of the neighborhood. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court.

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The applicant indicated that the proposed amendment is consistent with the comprehensive plan as outlined below:

Objectives 4-5: Minimize Urban Sprawl and 4-13: Maximize Use of Existing Facilities and Minimize Urban Sprawl indicating that the development of the site would be required to connect to City water and sewer facilities. Please see attached analysis provided by the applicant; however, the applicant needs to provide the urban sprawl analysis as outlined in the Florida Statutes Chapter 163.3177. It is also unclear how the proposed amendment is consistent with FLU Policy 1-2.2 regarding transition of densities. The property to the south is SFMD which allows 4 units/acre and properties to the north and east which are Mixed Community which allows 6 units/acre; however, the applicant is seeking MFLD which allows 8 units/acre. Staff understands that the actual density proposed based on the concept plan is 4.32 units/acre. The proposed policy specific amendment would limit density to 4.76 units/acre.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual plan is required for the rezoning which the applicant has submitted. Please see additional comments regarding the concept plan outlined below in the staff report.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation into the city requires a city designated zoning.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for a mix of lot or housing types which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses. The applicant submitted a statement indicating that the current land use is County Urban Medium (7 units/net acre) and Urban Low Density (4 units/net acre) and the proposed amendment to City MFLD (8 units/acre).

Annexation

The subject site is adjacent to the City limits along the northern, southern, and eastern property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

Large Scale Comp Plan Amendment

The proposed large scale comprehensive plan amendment consists of 52.52 ± acres and is located south of Pine Ridge Dairy Road and west of Brookstone Lane. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Urban Low Density (39.69 acres of which approximately 2.62 acres are designated as wetlands) and Urban Medium Density (12.83 acres) on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Multi-Family Medium Density. Under the Lake County Urban Low Density future land use the property could have been developed at a maximum development scenario of 4 units/net acre pursuant to Lake County FLU Policy 1-1.3.2 which results in 136 units. The Urban Medium Density future land use could have developed at a maximum development scenario of 7 units/net acre pursuant to Lake County FLU Policy 1-1.3.3 which results in 90 units. The maximum development scenario results in 226 units.

Under the proposed Multi-Family Low Density land use (8 units/acre) the property could be developed at a maximum development scenario of 420 units pursuant to FLU Policies 1-1.2 and 1-1.5; however, the proposed Planned Unit Development (PUD) zoning limits development to 227 units which results in a proposed gross density of 4.32 units/acre.

The applicant is requesting a policy specific amendment to limit development to 250 residential units which would result in a gross density of 4.76 units/acre. Should the City Commission approve limiting the amendment to 250 residential units, staff would recommend the following proposed policy amendment:

Policy 1-11.1: Pine Ridge Dairy Road PUD. The City of Fruitland Park will enforce development standards on the Pine Ridge Dairy Road property in order to ensure coordination of public facilities, including

transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the Future Land Use Map Amendment is hereby limited as follows:

- *The Amendment parcel shall be developed under the zoning classification of Residential Planned Unit Development (RPUD) to address maximum intensity standards, site design, setbacks, buffering and access issues.*
- *Residential development shall be limited to 250 single family units.*
- *Thirty percent (30%) open space shall be provided. Any retention ponds utilized for open space shall be suitably improved to provide common open space.*
- *Development is required to be served by central potable water and central sanitary sewer facilities.*

The proposed policy specific comprehensive plan text amendment results in an increase of 24 units.

The property to the northern and western within the city limits is designated as Mixed Community (6 units/acre), property to the south within the city limits is designated as SF medium density (4 units/acre), and the property to the east is designated as Urban Medium Density (7 units/acre).

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035.

School Impact Analysis – Data submitted by the applicant was based on 210 units instead of the 227 units requested. Results based on the 210 units indicate sufficient capacity in the elementary and middle schools; however, proportionate share mitigation would be required for high school. The applicant will submit the revised school analysis.

Traffic Impact Analysis – The traffic impact analysis submitted was based on 250 single family units. The results indicate the proposed development would generate 2,344 daily trips, of which 171 AM peak hour trips and 235 PM peak hour trips. There is a recommendation of an access improvement to install a 250-foot westbound left turn deceleration lane on Pine Ridge Dairy Road at project access driveway C.

Solid Waste Impact Analysis – The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The City utilizes a private waste hauler through a franchise agreement. The amendment will not cause a deficiency in the LOS.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2023) of 2.41 person per household and a maximum unit count of 250 is 603. The estimated water usage is 0.10 mgpd.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of .29 mgpd and an analysis was

conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.19 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 355,000 gallons per day (0.355 mgd). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.41 person per household and a maximum unit count of 250 is 603. The estimated sanitary sewer usage is 0.073 mgd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.282 mgd.

Environmental Analysis – An environmental assessment was conducted by Ecological Consulting Services, Inc. (Appendix A). There are approximately 2.62 acres of wetlands designated as a freshwater marsh on the subject site. Results of the assessment indicate the presence of one (1) protected species, the gopher tortoises. Prior to development, the appropriate regulatory permits will be required.

Rezoning

The subject property is currently zoned Agriculture in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 227-unit subdivision. The proposed zoning is compatible with the adjacent lands. The properties to the north, south and west are zoned PUD. The property to the east is zoned Lake County R-2 and Agriculture.

Concept Plan

The concept plan identifies 227 single family units consisting of the following:

82 units of 35' x 110' (3,850 SF) lots
42 units of 40' x 110' (4,400 SF) lots
103 units of 50' x 110' (5,500 SF) lots

The applicant indicates that the proposed development would serve as a gradual transition between existing single family detached (larger lots) and smaller lots/more intensive development. The applicant indicates that compatibility does not require lots to be of the same size. Single family detached residential dwelling units are generally considered compatible to one another in most jurisdictions. The project will include landscape buffers as indicated on the concept plan.

Staff reviewed adjacent developments. The development to the south is known as The Glen whose lot sizes are approximately 11,200 SF; existing lots to the east are approximately 24,000 SF (1/2 acre); the proposed mixed use development known as Westminster Pine Ridge to the

north across Pine Ridge Dairy Road which has a minimum lot size of 4,000 SF and a minimum lot width of 40', and The Villages of Fruitland Park have a minimum lot size of 3,500 SF and a minimum lot width of 40' for villas and a minimum lot size of 5,400 SF and a minimum lot width of 60' for single family detached homes. The proposed lots sizes and lot widths are significantly less than the existing development to the south and east.

The proposed setbacks are as follows:

Front – 20'
Garage – 25'
Side – 5'
Rear – 15'

The proposed minimum floor area for the homes is 900 SF. The applicant indicates that they will provide elevations of the proposed homes during the TRC meeting.

The concept plan identifies a 25' landscape buffer along the northern and eastern property boundaries. The proposed buffer along the southern boundary adjacent to the Glen development is 15'. The proposed buffer along the eastern boundary is 10'. The proposed development plan along this area indicates this area is developed as an amenity tract, open space, and wetlands.

Historically, planned unit developments provide for 25' perimeter buffers. The applicant indicates that the type of buffer and a cross section of proposed plantings will be provided at the TRC meeting. The applicant indicates that the proposed buffers mitigate the adjacent land uses and zoning.

Chapter 154 requires a minimum of 20% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan indicates that the applicant is offering 30.33% open space and includes the proposed stormwater ponds. If the stormwater pond is to be utilized as open space, it will need to be enhanced (include trails or other beneficial features for the proposed residents). Otherwise, total open space less the retention/stormwater ponds (6.63 acres) equates to 9.3 acres or 18% which is less than the required 20%.

Comprehensive Plan Compliance

The applicant indicates that the subject amendment is consistent with the following Comprehensive Plan policies.

FLU Objective 4-5: Minimize Urban Sprawl

FLU Objective 4-13: Maximize Use of Existing Facilities and Minimize Urban Sprawl

FLU Objective 1-2: Discourage Urban Sprawl

FLU Policy 1-2.1: Promote Orderly, Compact Growth

FLU Policy 1-2.2: New Development

FLU Policy 1-1.5: Multiple-Family Low Density

The applicant submitted the following regarding that the proposed amendment discourages the proliferation of urban sprawl:

Analysis.

The request would concentrate economic growth where infrastructure is available adjacent to existing development to protect natural resources and reduce the need for expansive development in undeveloped areas (preserving and protecting natural ecosystems and resources). The proposed development would meet all necessary state and governmental requirements for resource protection and would be utilizing centralized water and wastewater (not septic). Infrastructure is available to serve the project in close proximity, speaking to efficiency. Proposed development contemplates a different type of residential development targeting a different market in the City. Agricultural uses in areas less appropriate for development can be preserved for longer periods by providing units to address demand in appropriate areas (like this site). Open Space and recreation areas are provided within the development, paying particular attention to environmentally sensitive areas. The City's Comp. Plan identifies the need for residential units to accommodate anticipated growth. The proposed development discourages the proliferation of urban sprawl based on an analysis of the provisions within Fla. Stat. §163.3177.

Recommendation

Staff recommends that should the rezoning be approved, the developer's agreement contain requirements that if the retention/stormwater ponds are utilized for common open space that they be suitable improved. Please submit the school concurrency determination issued by Lake County Schools.

From: Brett Tobias
To: Sharon Williams; Amy Bowens; Cecily Barnes; Emma Booth
Cc: Emily Church
Subject: RE: Presentation for TRC--Pine Ridge Dairy Subdivision
Date: Monday, January 20, 2025 1:20:50 PM

Sharon,

I have no comments from these revisions.

Brett Tobias, PE
Land Development / Public Works Team Leader

Halff
O: 352.557.9225
E: btobias@halff.com

We improve lives and communities
by turning ideas into reality.

From: Sharon Williams <swilliams@fruitlandpark.org>
Sent: Friday, January 17, 2025 11:25 AM
To: Amy Bowens <aBowens@halff.com>; 'Anita Geraci' <anita@agclaw.net>; Brett Tobias <btobias@halff.com>; Cecily Barnes <cbarnes@halff.com>; 'Corey Goepfert' <corey.goepfert@leesburgflorida.gov>; dannybassco@hotmail.com; Duane Booth <dbooth@halff.com>; Emma Booth <ebooth@halff.com>; 'Heather Croney' <CroneyH@lake.k12.fl.us>; 'Helen Lavalley' <LavalleyH@lake.k12.fl.us>; Henry E. Rains <hrains@fruitlandpark.org>; Karen Manila <kmanila@fruitlandpark.org>; Lori Davis <ldavis@fruitlandpark.org>; 'Michael Rankin' <michaelr@lpgurp.com>; Michael Rankin <mrankin@fruitlandpark.org>; Robb Dicus <rdicus@fruitlandpark.org>; 'Seth Lynch' <seth.lynch@lakecountyfl.gov>; Sharon Williams <swilliams@fruitlandpark.org>; 'Sherie Lindh' <Sherie@lpgurp.com>; 'Steve Davis' <steve.davis@leesburgflorida.gov>; 'Tracy Garcia' <tgarcia@lakecountyfl.gov>; 'Wayne Williams' <Wayne.Williams@leesburgflorida.gov>
Cc: Emily Church <echurch@fruitlandpark.org>
Subject: Presentation for TRC--Pine Ridge Dairy Subdivision

Good morning TRC members,

Please see the attached revised site plan (and applicant email below) for the subject proposed. Upon review, please forward comments, even if "no comments", at your earliest convenience but, not later than 1/28/25.

Should you have any questions in this regard, please feel free to contact me or Emily Church at the email address and/or phone number contained herein.

Respectfully,

City of Fruitland Park
Sharon Williams
Administrative Manager
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF FRUITLAND PARK
506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652
swilliams@fruitlandpark.org | www.fruitlandpark.org
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From: Shelton T. Rice <SRice@petersonmyers.com>
Sent: Tuesday, January 14, 2025 5:54 PM
To: Emily Church <echurch@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Michael Rankin <MichaelR@lpgurp.com>; Anita Geraci <anita@agclaw.net>
Cc: Benjamin Beckham <bbeckham@madden-eng.com>
Subject: RE: Presentation for TRC

Good Afternoon,

I hope you are all doing well. Based on the input we have received from the City and TRC, we have made a minor modification to the plan to reflect the removal of the 35' lots (changed those lots to 40'). We really appreciate the input from all City staff and consultants to this point and look forward to pushing this project forward.

Given that only a minor change has been made to make the project consistent with comments from TRC, we are hopeful the project can proceed to P&Z without going back through TRC- is this possible? If another TRC is required, we would ask to be added to the next available meeting to try and keep as close to the prior schedule as we can.

Thank you again and please let me know if you would like anything further from us. Do you need updated narratives/impact analysis given the reduction in lots/lot widths?

Sincerely,

Shelton

Shelton T. Rice
225 East Lemon Street, Suite 300 | P.O. Box 24628 | Lakeland, FL 33802-4628
Phone 863.683.6511 | Fax 863.688.8099 | srice@petersonmyers.com

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From: Shelton T. Rice
Sent: Tuesday, January 7, 2025 12:58 AM
To: Emily Church <echurch@fruitlandpark.org>; Sharon Williams <swilliams@fruitlandpark.org>; Michael Rankin <MichaelR@lpgurp.com>
Subject: Presentation for TRC

Good Morning,

I hope you are doing well. Attached please find a copy of our presentation for today. I will bring the presentation on a flash drive as well. I look forward to seeing you tomorrow.

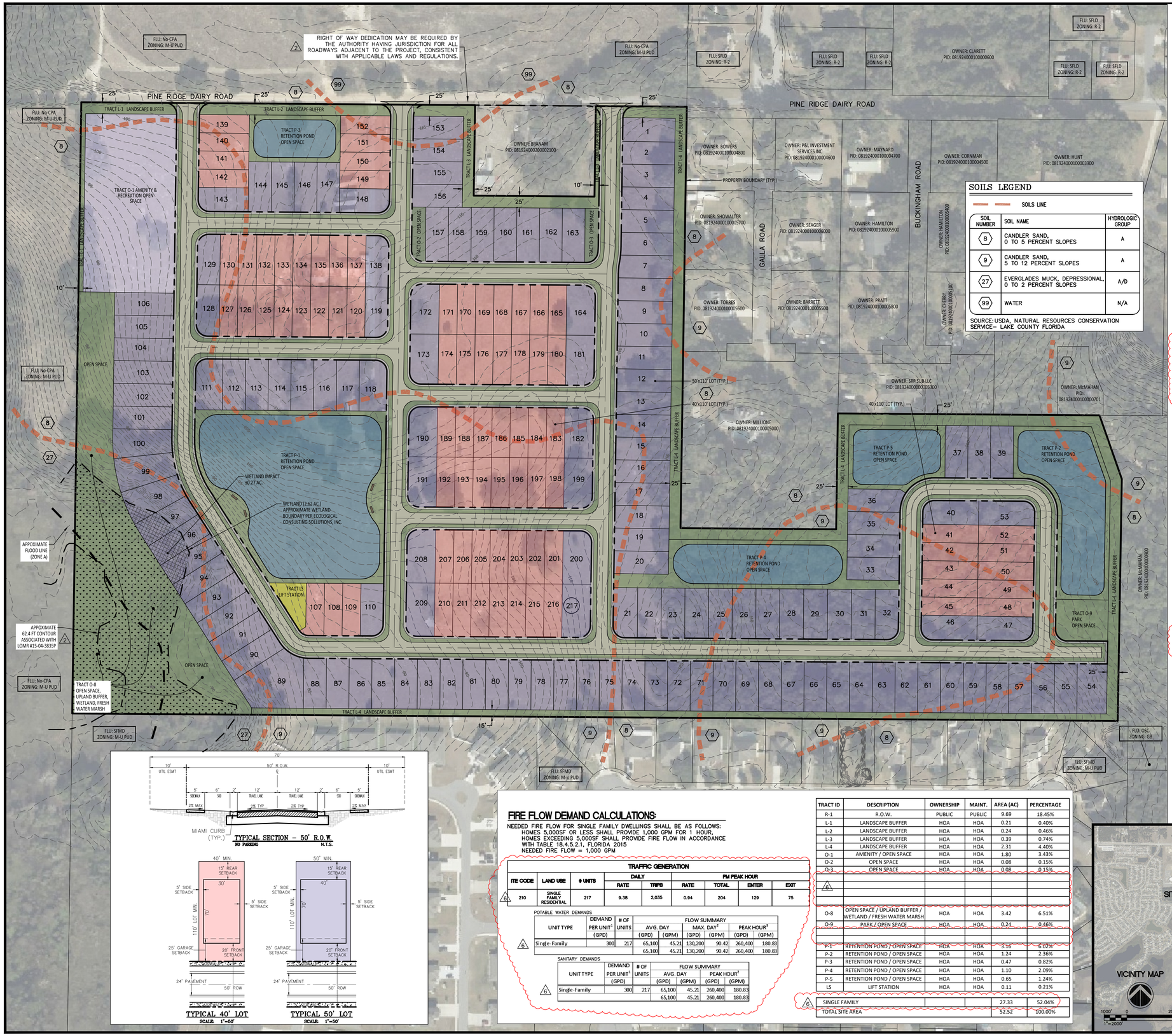
Sincerely,

Shelton

Shelton T. Rice
225 East Lemon Street, Suite 300 | P.O. Box 24628 | Lakeland, FL 33802-4628
Phone 863.683.6511 | Fax 863.688.8099 | srice@petersonmyers.com

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SOILS LEGEND

SOILS LINE

SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
8	CANDLER SAND, 0 TO 5 PERCENT SLOPES	A
9	CANDLER SAND, 5 TO 12 PERCENT SLOPES	A
27	EVERGLADES MUCK, DEPRESSIONAL, 0 TO 2 PERCENT SLOPES	A/D
99	WATER	N/A

SOURCE: USDA, NATURAL RESOURCES CONSERVATION SERVICE– LAKE COUNTY FLORIDA

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PROJECT DATA:

1. TOTAL AREA: 52.52 AC
2. Parcel ID's:
   08192400020000020000
   Description: W 1/2 OF SE 1/4 OF NW 1/4 AND SE 1/4 OF SE 1/4 OF NW 1/4 of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

   08192400010000380O
   Description: The West 967 feet of the South 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0°24'03" West 140 feet; thence run North 19°17'38" W ,West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.

   08192400020000021O1
   Description: The South one–half (S1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

   08192400020000021O2
   Description: The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.
3. ZONING:
   EXISTING: A
   PROPOSED: PUD
4. FUTURE LAND USE:
   EXISTING: URBAN LOW / URBAN MEDIUM
   PROPOSED: MFLD
5. NUMBER OF LOTS: 217 UNITS
   40' LOTS 79 UNITS
   50' LOTS 138 UNITS
6. DENSITY: 217 UNITS / 52.52 AC. = 4.13 DU/AC
7. OPEN SPACE REQUIRED: 20%
   OPEN SPACE PROVIDED: 29.3% (15.39 AC)
   (LANDSCAPE BUFFERS + OPEN SPACE + RECREATION + PONDS + POST DEV. WETLANDS + EXISTING MARSH)
8. MAXIMUM BUILDING HEIGHT: 35'
9. SINGLE FAMILY LOT – BUILDING SETBACKS:
   FRONT 20'
   REAR 15'
   SIDE STREET 15'
   SIDE 5'
   GARAGE 25'
10. PERIMETER BUFFERS
    NORTH 25'
    SOUTH 15'
    EAST 25'
    WEST 10'
11. ONSITE SANITARY SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED.
12. STORMWATER PER SJRWMD & CITY OF FRUITLAND PARK REQUIREMENTS WILL BE MET.
13. MINIMUM LOT WIDTH = 40'
14. MINIMUM LOT DEPTH = 110'
15. SINGLE FAMILY MINIMUM LOT SIZE = 4,400 SQFT
16. SINGLE FAMILY MINIMUM FLOOR AREA = 900 SQFT
17. MAXIMUM LOT COVERAGE = 85% (LOT AREA)
18. ALL COMMON AREAS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION
19. THIS PROJECT MAY BE BUILT IN TWO PHASES. PHASE LINES WILL BE DETERMINED WITH CONSTRUCTION PLANS.
20. PARKING:
    1 GARAGE SPACES PER DWELLING =217 SPACES
    2 DRIVEWAY SPACES PER DWELLING=434 SPACES
    TOTAL SPACES =651 SPACES
21. THE SITE SHALL HAVE SUFFICIENT ACCESS FOR THE PROVISION OF FIRE PROTECTION AND EMERGENCY SERVICES AS DETERMINED BY THE APPLICABLE AUTHORITY HAVING JURISDICTION.
22. ON–SITE CONSTRUCTION SHALL NOT COMMENCE UNTIL ACCESS TO THE PROPERTY IS IDENTIFIED AND APPROVED AS ACCEPTABLE BY ALL APPLICABLE AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO: THE CITY OF FRUITLAND PARK AND LAKE COUNTY.
23. DEVELOPER RESPONSIBLE FOR THE COST OF CONSTRUCTION FOR ANY SANITARY SEWER AND WATER MAIN IMPROVEMENTS TO EXTEND SERVICE TO THE SUBDIVISION UNLESS A WRITTEN EXECUTED AGREEMENT DETAILING FINANCIAL RESPONSIBILITIES IS OBTAINED.

SCHOOL DEMANDS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	217	0.140	31
MIDDLE	217	0.072	16
HIGH	217	0.100	22
		TOTAL	69

FIRE FLOW DEMAND CALCULATIONS:

NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS:
HOMES 5,000SF OR LESS SHALL PROVIDE 1,000 GPM FOR 1 HOUR,
HOMES EXCEEDING 5,000SF SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1, FLORIDA 2015
NEEDED FIRE FLOW = 1,000 GPM

TRAFFIC GENERATION

	ITE CODE	LAND USE	# UNITS	DAILY RATE	DAILY TRIPS	PM PEAK HOUR RATE	PM PEAK HOUR TOTAL	PM PEAK HOUR ENTER	PM PEAK HOUR EXIT
6	210	SINGLE FAMILY RESIDENTIAL	217	9.38	2,035	0.94	204	129	75

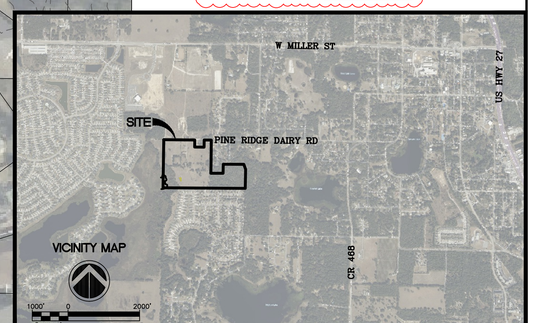
POTABLE WATER DEMANDS

	UNIT TYPE	DEMAND PER UNIT[1] (GPD)	# OF UNITS	FLOW SUMMARY AVG. DAY (GPD)	AVG. DAY (GPM)	MAX. DAY[2] (GPD)	MAX. DAY[2] (GPM)	PEAK HOUR[3] (GPD)	PEAK HOUR[3] (GPM)
6	Single-Family	300	217	65,100	45.21	130,200	90.42	260,400	180.83
				65,100	45.21	130,200	90.42	260,400	180.83

SANITARY DEMANDS

	UNIT TYPE	DEMAND PER UNIT[1] (GPD)	# OF UNITS	FLOW SUMMARY AVG. DAY (GPD)	AVG. DAY (GPM)	PEAK HOUR[2] (GPD)	PEAK HOUR[2] (GPM)
6	Single-Family	300	217	65,100	45.21	260,400	180.83
				65,100	45.21	260,400	180.83

TRACT ID	DESCRIPTION	OWNERSHIP	MAINT.	AREA (AC)	PERCENTAGE
R-1	R.O.W.	PUBLIC	PUBLIC	9.69	18.45%
L-1	LANDSCAPE BUFFER	HOA	HOA	0.21	0.40%
L-2	LANDSCAPE BUFFER	HOA	HOA	0.24	0.46%
L-3	LANDSCAPE BUFFER	HOA	HOA	0.39	0.74%
L-4	LANDSCAPE BUFFER	HOA	HOA	2.31	4.40%
O-1	AMENITY / OPEN SPACE	HOA	HOA	1.80	3.43%
O-2	OPEN SPACE	HOA	HOA	0.08	0.15%
O-3	OPEN SPACE	HOA	HOA	0.08	0.15%
6					
O-8	OPEN SPACE / UPLAND BUFFER / WETLAND / FRESH WATER MARSH	HOA	HOA	3.42	6.51%
O-9	PARK / OPEN SPACE	HOA	HOA	0.24	0.46%
P-1	RETENTION POND / OPEN SPACE	HOA	HOA	3.16	6.02%
P-2	RETENTION POND / OPEN SPACE	HOA	HOA	1.24	2.36%
P-3	RETENTION POND / OPEN SPACE	HOA	HOA	0.47	0.82%
P-4	RETENTION POND / OPEN SPACE	HOA	HOA	1.10	2.09%
P-5	RETENTION POND / OPEN SPACE	HOA	HOA	0.65	1.24%
LS	LIFT STATION	HOA	HOA	0.11	0.21%
6	SINGLE FAMILY			27.33	52.04%
	TOTAL SITE AREA			52.52	100.00%



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629–8330

CONCEPT SITE PLAN
FOR
PINE RIDGE DAIRY ROAD
FRUITLAND PARK FLORIDA

ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
May 6, 2025
CERTIFICATE OF AUTHORIZATION NO. CA–0007723

	DATE	REVISIONS
1	09/06/24	REVISED PER CITY COMMENTS
2	11/04/24	REVISED PER CITY COMMENTS
3	01/14/25	LOT MIX REVISION PER CLIENT
4	01/23/25	AMENITY UPDATE PER CLIENT
5	04/08/25	REVISED PER COMMENTS
6	05/06/25	REVISED PER CLIENT
7		
8		
9		
10		
11		

JOB # 23213
DATE: 07/01/24
SCALE: 1" = 100'
DESIGNED BY: CHM
DRAWN BY: RJS
APPROVED BY: BSB

C-1

H:\Data\23MAD2130– Pine Ridge Dairy Road\Eng\Concept\23213BASE_CONCEPT_5–7–25.dwg May 6, 2025 5:11 PM