506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

TRC COFP Members:	**TRC Members:**
City Manager Karen Manila, Chairman Police Chief, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer – Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
July 1, 2025
10:00AM

I. MEETING START TIME:

II. MEMBERS PRESENT:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from June 3, 2025 included for review/comment.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Griffin Preserve PUD Amendment – Alt Keys 1287201 & 1287146</u>

The applicant is requesting an amendment to the Master Development Agreement (Ordinance 2023-017) to allow a maximum building coverage from 30% to 50% and a maximum Impervious Surface Ratio (ISR) of 60%. Section 5 (h) of the MDA states that "Any zoning standard no specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code." The R-4 zoning district standards (Chapter 154, Section 154.030(4)(d)(2)(E)(v) state that the maximum building coverage is 30%. The existing MDA allows development of a 67-unit single family subdivision located off of Register Road currently known as Griffin Preserve. The applicant wishes to amend PUD/MDA to

request 55% maximum Impervious Surface Ratio, but to date, an amended application has not been received.

B. Fruitland Park Single Family Annexation, Small Scale Comp Plan Amendment, & Rezoning – Alt Keys 1288738, 1288576, & 3870774

The applicant is requesting annexation, a small-scale comp plan amendment, and rezoning to receive city services and develop a proposed 22-duplex unit single family subdivision with lots ranging in widths from 80' to 150' at a proposed density of 2.49 units/acre and include pre-existing lots 15 & 16 (single family homes) for a total of 24 units (46 overall total dwelling units). The applicant is requesting to be considered for annexation with septic tanks. Previous comments from TRC include the removal of septic tanks from the concept plan and connection to city utilities (to include extension of a nearby water line). The R-4 zoning district with septic tank requires a minimum lot size of 12,500 SF. Minimum lot sizes range from 10,270 SF to 44,090 SF. Eleven (11) lots are over 11,000 SF. Total open space proposed is 25%.

C. WaterVUE at Lake Geneva Major Site Plan– Alt Key 1284368

The existing PUD/MDA Ordinance 2023-004 was approved in 2023 with the request to re-zone to a Residential Planned Unit Development, meeting the R-15 zoning standards; a future land use designation of Single-Family Medium Density (SFMD) and Multi-Family High Density (MFHD). The property is generally located North of Spring Lake Road and West of Poinsettia Avenue. The proposed development consists of 14.07 +/- acres with 1.79 +/- acres of wetlands. The remaining 12.28 +/- acres will be developed for multi-family residential uses. There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

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

TRC COFP Members:	**TRC Members:**
City Manager Karen Manila, Chairman Police Chief, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer – Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
June 3, 2025
10:00AM

I. MEETING START TIME: 10:00 AM

II. MEMBERS PRESENT: All members present except Code Enforcement Officer, Fire Chief, Police Chief, & Lake County Members. Also present were Richard Wohlfarth and Andy Calhoun (Kensington Gardens & Enclave at Lake Geneva Parcels G & H.)

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from May 6, 2025 included for review/comment. No corrections or deletions.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Kensington Gardens Smale Scale Comp Plan Amendment, Rezoning, Planned Unit Development, & Preliminary Plat – Alt Key 2856351</u>

The applicant is requesting a small-scale comp plan amendment to SF Medium Density (4 units/acre) and a rezoning to PUD to develop a proposed 198-unit single family subdivision consisting of 40' and 50' lots. Primary access is proposed off of S Grays Airport Road, an urban collector with secondary access proposed along the southern boundary connecting to the proposed Griffin Preserve PUD which is a 67 unit residential development with 50' lots. The Preliminary Plat will not proceed to Planning & Zoning until the Small -Scale Comprehensive Plan and Rezoning have been approved by City Commission.

Halff Engineering confirmed prior comments were mostly addressed. Utility plans remain open and will be finalized during construction. A title search is underway to clarify right-of-way ownership along the southern boundary.

City Manager inquired about a connection to the south. Mr. Wohlfarth is open to connecting to the south, if required, but noted nearby owners oppose it. The design allows for future extension, and access agreements with adjacent owners are in progress.

City Public Works Director noted that Griffin State Park used access for firefighting but the park would have improved access from Griffin Preserve. He further noted that utility looping is preferred, especially for water. Sewer options depend on timing and cost-sharing, with a lift station currently planned.

Mr. Wohlfarth noted he would like parking on the cul-de-sac and Halff Engineering noted that might be a platting issue but engineering does not have issues with it. Parking and right-of-way adjustments can be made during final planning.

City Attorney noted she received their most recent response submittal. Mr. Wohlfarth confirmed Phase II environmental work is underway with a signed contract and should be completed within 2–3 weeks. The references to a well and septic tank were standard language, and no such systems are present per the survey. The applicant emphasized this is a final engineering, not zoning, issue.

The applicant requested simultaneous review of the preliminary plat and land use/zoning changes to avoid delays, as this is their third submission. They noted that density and lot size are critical to project feasibility, particularly given recent commission feedback favoring 50-foot lots over 40-foot lots.

Michael Rankin noted that concurrency with the school board is under review, and the tree survey has been submitted. The applicant proposed revising part of the land use near the industrial zone to low-density multifamily to maintain a unit count of 198. The Applicant cited affordability concerns and the importance of smaller lots to support essential workforce housing.

Pending TRC recommendation, the project aims to appear before the Planning and Zoning Board in July, with commission review likely in August or September.

B. <u>The Enclave at Lake Geneva Parcels G & H Rezoning, Planned Unit Development, & Preliminary Plat – Alt Keys 1284384, 2748770, 1809436, 1284422, & 1284392</u>

The applicant is requesting a rezoning to PUD and Preliminary Plat. The PUD would be an amendment to include the 44.89 acres into the original 135.4 acres zoned PUD and formerly known as Lake Saunders Groves (Ordinance 2023-012) that was expanded by another 9.67 acres (Ordinance 2025-001) for a total project area of 189.96 +/- acres. The 44.89 acres would be utilized for 120 additional single-family units, consisting of 116 4,800 (40’ x 120’) and 7 6,000 SF lots (50’ x 120’); of which 14.25 acres will be utilized for 3 commercial outparcels. The additional units would change the total number of units from 421 units to 541 units. The Preliminary Plat will not proceed to Planning & Zoning until the Rezoning has been approved by City Commission.

Half Engineering’s Brett Tobias raised two comments. First, he was noted the landscape buffer along US 27 was not clearly labeled on the plans and requested it be added to the master plan,

specifically on sheets C3.01 and C3.42.

Second, he emphasized the importance of consolidating all plan sets under a single PUD to avoid confusion, as the project has gone through multiple PUD iterations. He recommended integrating new sheets into the existing set rather than submitting entirely separate plans, suggesting slip-sheets or labeled additions to maintain clarity.

The applicant agreed, proposing to append only the revised sheets during the final construction plan phase. Both parties concurred this approach would streamline administration without re-reviewing previous approvals.

Mr. Rankin asked about the land between Parcels A and B and Mr. Wohlfarth confirmed there are no current plans to acquire it, as the owners are content to remain. A minor correction was noted regarding the unit count—adjusted from 544 to 541—which is reflected on sheet 3.0.

The applicant confirmed efforts to coordinate with the northern landowners near Lake Ella for a potential right-of-way dedication. While the owners were initially reluctant due to past inaction by the county, discussions have been positive, and the applicant plans to donate their portion. A possible annexed parcel between properties will also be verified.

A brief clarification followed regarding zoning and land use for a commercial parcel; it is annexed and designated as MC (mixed commercial), allowing up to 6 units per acre. Staff will confirm the land use designation in updated notices.

The timeline for the project remains on track for July, August, and September hearings.

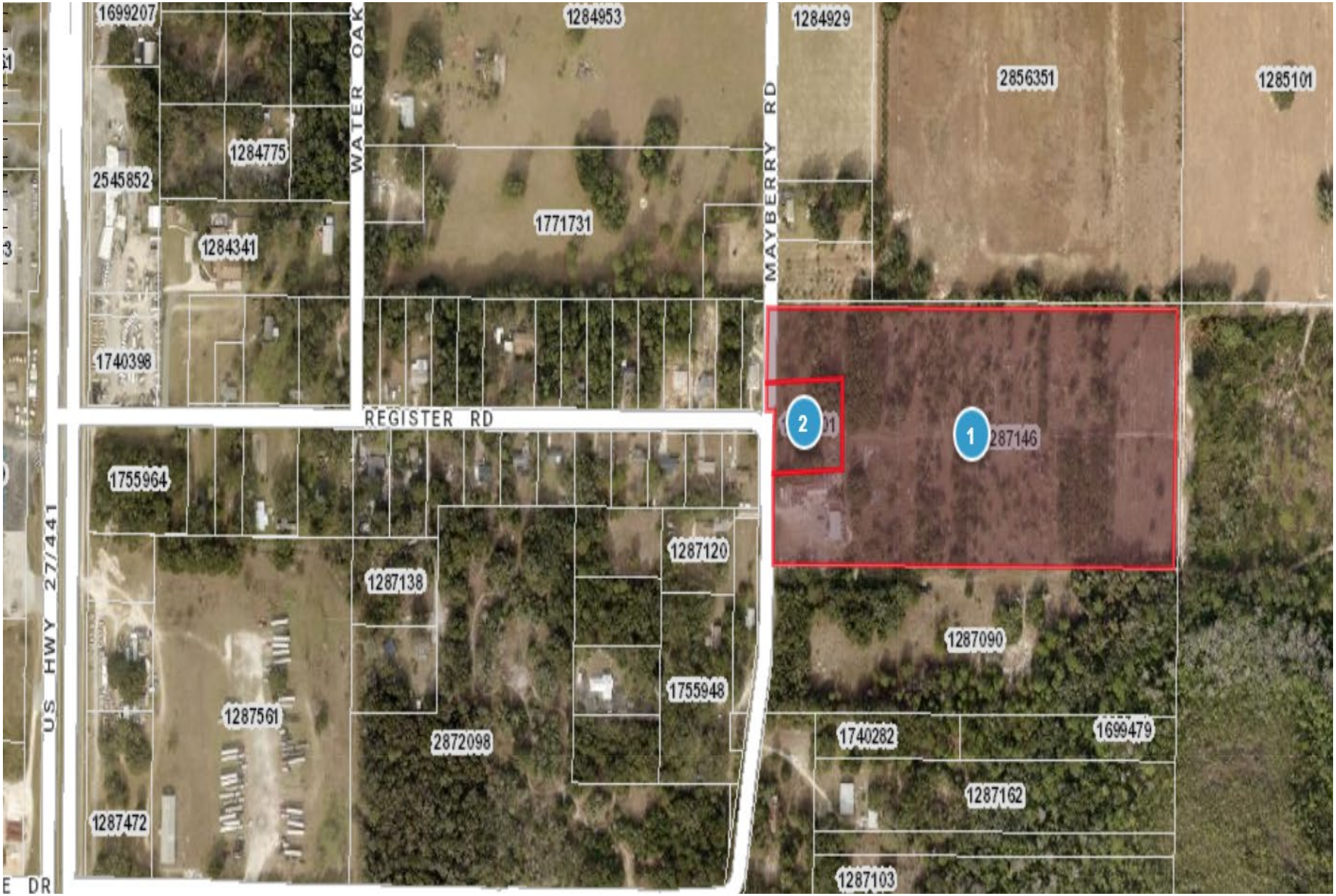
BOARD MEMBERS' COMMENTS: None

PUBLIC COMMENTS: None

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: 10:35 AM

GRIFFIN PRESERVE PRELIMINARY PLAN – ALTERNATE KEYS: 1287146 & 1287201



h. MAXIMUM BUILDING COVERAGE 50%

i. MAXIMUM IMPERVIOUS SURFACE RATIO 55%

e. Maximum building height shall be limited to thirty-five feet (35') for single family.
f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
h. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. **Residential Standards.** There must be at least five (5) elevations with at least two (2) variations in material treatments for each elevation. Duplicative elevations adjacent to each other or across the street from each other are prohibited.

Section 7. **Changes to the Development Plan.** Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 8. **Site Access and Transportation Improvements.** Vehicular access to the project site shall be provided by one primary access off of Register Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on Register Road, and conveyance of additional right-of-way for Register Road.
b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
d. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 9. **Lighting.** All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

ORDINANCE 2023-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 16.67 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND LIGHT MANUFACTURING (LM) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND EAST OF REGISTER ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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 Sloan Engineer Group, Inc. as applicant, on behalf of Beryl N. Stokes, III as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Agriculture (A) and Light Manufacturing (LM) 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 16.67 ± acres generally located east of U.S. Highway 441/27 and east of Register Road as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B".** shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 67 residential units and according to the Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master Development Agreement.

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.

INSTRUMENT #2024010602
OR BK 6276 PG 2047 - 2068 (22 PGS)
DATE: 1/30/2024 9:49:01 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $188.50

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 11th day of January 2024.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Esther Coulson, MMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

Mayor Cheshire	1 (Yes),	(No),	(Abstained),	(Absent)
Vice-Mayor DeGrave	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Gunter	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Bell	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Mobilian	(Yes),	(No),	(Abstained),	1 (Absent)

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

"EXHIBIT A"

That part of the Northeast ¼ of the Northwest ¼ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast ¼ of the Northwest ¼ of Section 3; thence run N89°46'23"W along the North line of said Northeast ¼ of the Northwest ¼, a distance of 1327.38 feet to the Northwest corner of said Northeast ¼ of the Northwest ¼; thence run S00°53'13"W along the West line of said Northeast ¼ of the Northwest ¼, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast ¼ of the Northwest ¼, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast ¼ of the Northwest ¼, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast ¼ of the Northwest ¼, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast ¼ of the Northwest ¼, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast ¼ of the Northwest ¼, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"

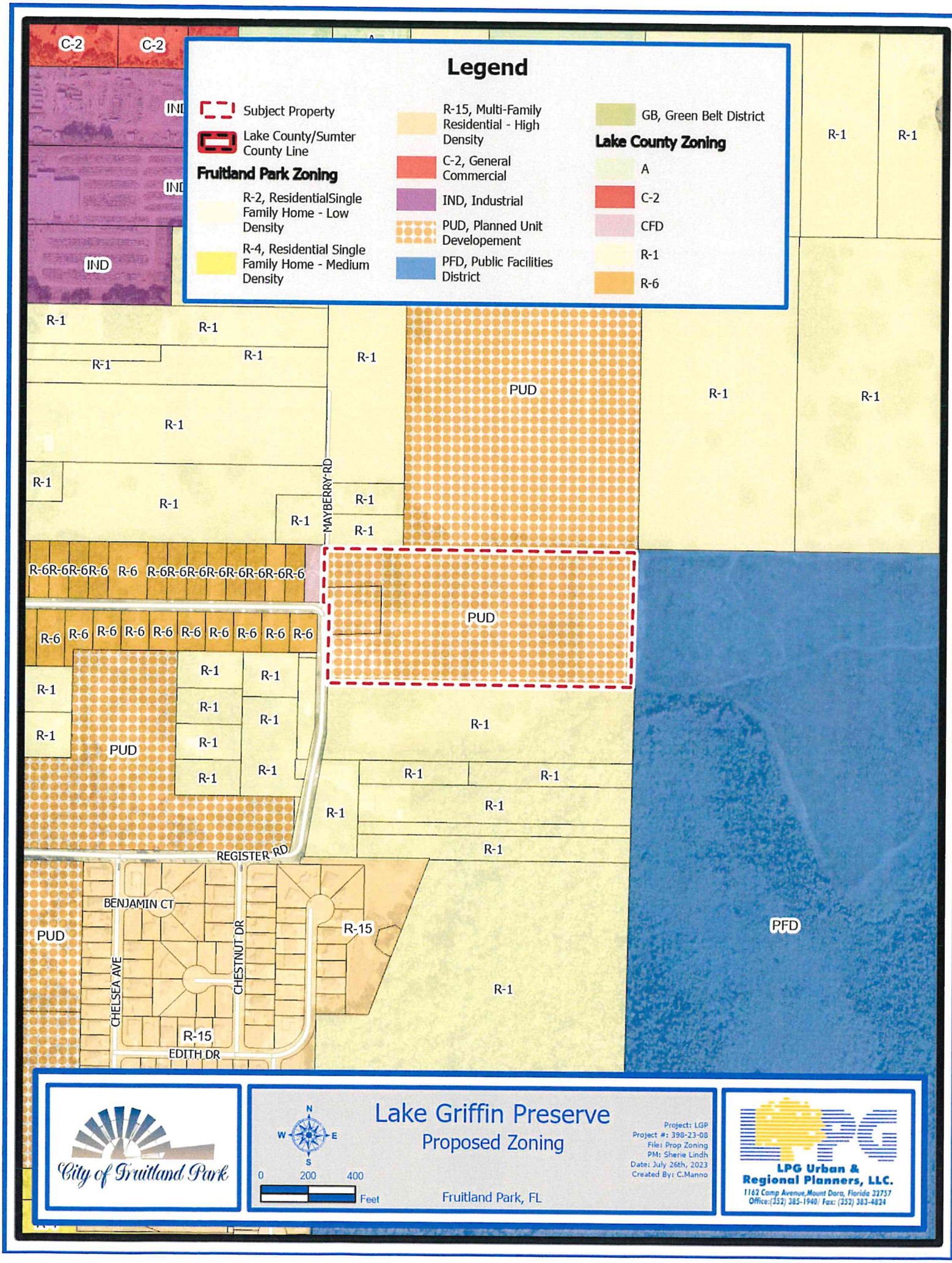

Legend
Subject Property
Lake County/Sumter County Line
Fruitland Park Zoning
R-2, ResidentialSingle Family Home - Low Density
R-4, Residential Single Family Home - Medium Density
R-15, Multi-Family Residential - High Density
C-2, General Commercial
IND, Industrial
PUD, Planned Unit Developement
PFD, Public Facilities District
GB, Green Belt District
Lake County Zoning
A
C-2
CFD
R-1
R-6
C-2
IND
R-1
PUD
R-6
R-15
PFD
MAYBERRY RD
REGISTER RD
BENJAMIN CT
CHESTNUT DR
CHELSEA AVE
EDITH DR
City of Fruitland Park
Lake Griffin Preserve
Proposed Zoning
Fruitland Park, FL
0 200 400
Feet
Project: LGP
Project #: 398-23-08
File: Prop Zoning
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824

EXHIBIT "C"
MASTER DEVELOPMENT AGREEMENT

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

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the 11th day of January 2024, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation,** (hereinafter referred to as the "City"), and Beryl N. Stokes, III, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 16.67 ± acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property".

2. The Owner desires to rezone the Property as set forth herein.

3. The Property is currently located within the City of Fruitland Park with 16.67 +/- acres having a future land use designation of "Single Family Medium Density" on the City of Fruitland Park Future Land Use Map and zoned Lake County Agriculture (A) and Light Manufacturing (LM).

4. Owner has filed applications rezoning from Lake County Agriculture (A) and Light Manufacturing (LM) to City of Fruitland Park "Planned Unit Development" for the Property.

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

6. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

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

9. This Agreement will address development of the 16.67 +/- acres to be developed for residential use.

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

agree as follows:

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

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

Section 3. **Land Use/Development.** Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by Sloan Engineering Group, Inc.., dated 8-28-23, and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (Planned Unit Development-) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. **Permitted Uses for** Permitted Uses shall include:

a. Single family detached residential dwelling units..
b. Passive and Active Recreation Facilities.
c. Residential units shall not exceed 67 single family dwelling units.
d. Temporary modular office uses shall be allowed during construction.
e. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.

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

a. The minimum living area shall be 1,200 square feet for the single-family detached homes
b. The minimum lot size shall be 5,750 square feet for the detached single-family homes.
c. Minimum lot width for detached single-family shall be 50 feet with a minimum lot depth of 115 feet.
d. Minimum Setback requirements for detached residential units shall be:

Front: Twenty feet (20')
Garage - Twenty-five feet (25')

Side: Five feet (5')
Corner Lot - Fifteen feet (15')

Rear: Fifteen feet (15')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

e. Maximum building height shall be limited to thirty-five feet (35') for single family.
f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
h. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. **Residential Standards.** There must be at least five (5) elevations with at least two (2) variations in material treatments for each elevation. Duplicative elevations adjacent to each other or across the street from each other are prohibited.

Section 7. **Changes to the Development Plan.** Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 8. **Site Access and Transportation Improvements.** Vehicular access to the project site shall be provided by one primary access off of Register Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on Register Road, and conveyance of additional right-of-way for Register Road.
b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
d. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
e. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 9. **Lighting.** All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations.

Section 10. **Water, Wastewater, and Reuse Water.** Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 11. **Impact Fees.** Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 12. **Easements.** Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 13. **Landscaping/Buffers.** Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a ten-foot (10') landscape buffer type "B" along the PUD perimeter property boundary. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

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

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

Section 14. **Stormwater Management.** Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 15. **Other Municipal Facilities/Services.** The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and

conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 16. **Environmental Considerations.** The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 17. **Signage.** Owner shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 18. **Title Opinion.** Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 19. **Compliance with City Laws and Regulations.** Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 20. **Due Diligence.** The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 21. **Enforcement/Effectiveness.** A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes.*

Section 22. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 23. **Binding Effect; Assignability.** This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 24. **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, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 25. **Exhibits.** All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 26. **Notice.** Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Beryl N. Stokes, III 1035 W Dixie Avenue Leesburg, Florida 34748 352-678-6078 Telephone
Copy to:	

Section 27. **Entire Agreement.** This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 28. **Term of Agreement.** The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate five (5) years thereafter.

Section 29. **Amendment.** Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 30. **Severability.** If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

Signature pages to follow

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness Signature

By: _____
Beryl N. Stokes, III

TIFFANIE MOHLER
Print Name
Address: 903 W N BLVD
LEESBURG, FL 34748

Witness Signature

VALERIE GRAY
Print Name
Address: 903 W N BLVD
LEESBURG FL 34748

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by [X] physical presence or [ ] online notarization this 12 day of JANUARY, 2024 by Beryl N. Stokes, III who is personally known to me or who have produced _____ as identification.

Notary Public State of Florida
Timothy J Kirton
My Commission
HH 186681
Exp.10/29/2025

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

ACCEPTED BY THE CITY OF FRUITLAND PARK

By: _____
Chris Cheshire, Mayor

Date: January 11, 2024

ATTEST: _____
Esther B. Coulson
City Clerk

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

_____
Anita Geraci-Carver
City Attorney

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [ ] online notarization, this 11th day of January, 2024 by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.

ESTHER B LEWIN-COULSON
Notary Public - State of Florida
Commission # HH 409167
My Comm. Expires Jul 4, 2027
Bonded through National Notary Assn.

_____
Notary Public
Notary Public - State of Florida
Commission No 409167
My Commission Expires July 4, 2027

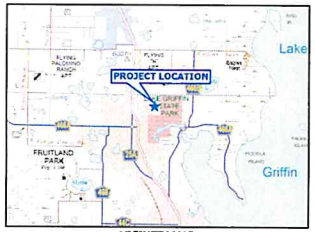
EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northeast ¼ of the Northwest ¼ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast ¼ of the Northwest ¼ of Section 3; thence run N89°46'23"W along the North line of said Northeast ¼ of the Northwest ¼, a distance of 1327.38 feet to the Northwest corner of said Northeast ¼ of the Northwest ¼; thence run S00°53'13"W along the West line of said Northeast ¼ of the Northwest ¼, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast ¼ of the Northwest ¼, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast ¼ of the Northwest ¼, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast ¼ of the Northwest ¼, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast ¼ of the Northwest ¼, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast ¼ of the Northwest ¼, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"
THE PLAN

GRIFFIN PRESERVE



VICINITY MAP
N.T.S.



AERIAL PHOTO
N.T.S.

PROPERTY INFORMATION

PARCEL ID:	03-19-24-0063-000-00201 03-19-24-0063-000-00200
PARCEL AREA:	±19.753 AC
PROPOSED FLU:	SFMD
PROPOSED LOTS:	67
PROPOSED DENSITY:	4.0 du/ac
MAX BUILDING HEIGHT:	35'
PROPOSED OPEN SPACE:	4.298 AC (23.6%)
LANDSCAPE BUFFERS:	NORTH: NONE EAST: NONE SOUTH: NONE WEST: 10'

SITE NOTES

1. PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
2. POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF FRUITLAND PARK VIA AN ONSITE WATER MAIN EXTENSION.
3. SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF FRUITLAND PARK VIA AN ONSITE GRAVITY SEWER COLLECTION SYSTEM AND LIFT STATION.
4. FIRE PROTECTION WILL BE PROVIDED BY CITY OF FRUITLAND PARK FIRE HYDRANTS WITHIN THE ROAD RIGHT OF WAY.
5. STORMWATER SYSTEM WILL BE CONSTRUCTED TO CAPTURE ONSITE RUNOFF INTO AN ONSITE RETENTION/DETENTION POND
6. SITE IS LOCATED WITHIN ZONE X, PER FEMA PANEL 12069C0330F, EFFECTIVE 12/18/2012
7. NET LIVING AREA FOR UNITS: 1,200 SF - 1,400 SF

LEGAL DESCRIPTION

(OVERALL DESCRIPTION WRITTEN BY SURVEYOR AT TIME OF SURVEY)

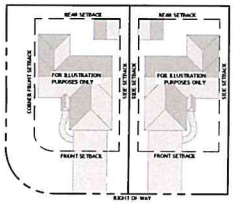
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Contains 729,963 square feet or 16.753 acres, more or less.

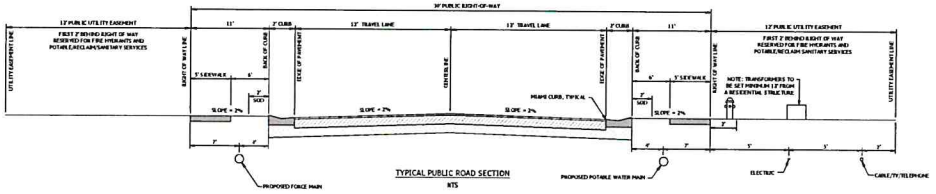
NORTH
SCALE: 1" = 50'
0' 50' 100'

ZONING: R-1 (LAKE COUNTY) & CITY PUD





PROPOSED SETBACKS
PRINCIPAL STRUCTURE
FRONT = 25'
REAR = 15'
SIDE = 5'
CORNER FRONT = 15'



TYPICAL PUBLIC ROAD SECTION
NTS

TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	2.124 AC	OPEN SPACE, RECREATION
TRACT B	1.759 AC	OPEN SPACE, STORMWATER MANAGEMENT
TRACT C	0.223 AC	OPEN SPACE, LANDSCAPE
TRACT D	0.190 AC	OPEN SPACE, LANDSCAPE
TRACT E	2.379 AC	RIGHT OF WAY
TRACT F	0.323 AC	RIGHT OF WAY DEDICATION

NO.	DATE	DESCRIPTION
—	—	—

REVISION BLOCK

DESIGNED BY: SS
DRAWN BY: RM
CHECKED BY: MF

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA
PROFESSIONAL ENGINEER LICENSE NO. 74151
STATE OF FLORIDA
09/28/2023

SLOAN Engineering Group
159 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 850-3044 • FAX: (863) 850-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FCA) #34247

CLIENT: CARLOU OF LAKE MARY LLC
PROJECT: GRIFFIN PRESERVE

PRELIMINARY SITE PLAN

FRUITLAND PARK

PROJECT NO. 2652
SHEET 1

F:\Engineering\2652\Carlou of Lake Mary LLC-Fruitland Park, Rob\Revisions\2652 Zoning Plan.dwg, Layout1, 9/28/2023 11:28:13 AM, mfiers, Send To PDF.pc3, 1:1

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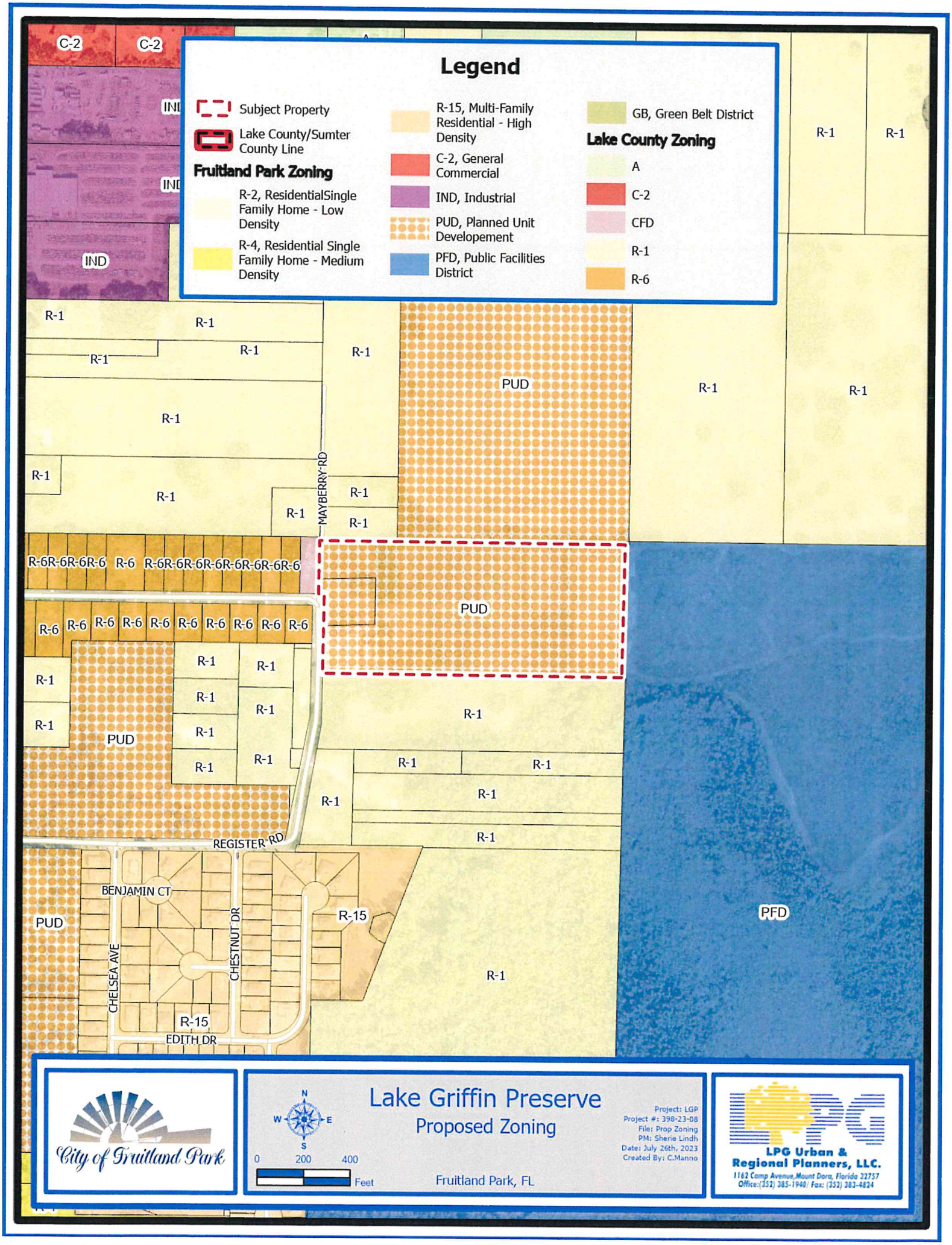
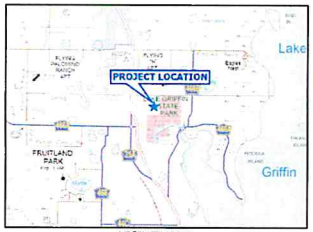

Legend
Subject Property
Lake County/Sumter County Line
Fruitland Park Zoning
R-2, ResidentialSingle Family Home - Low Density
R-4, Residential Single Family Home - Medium Density
R-15, Multi-Family Residential - High Density
C-2, General Commercial
IND, Industrial
PUD, Planned Unit Developement
PFD, Public Facilities District
GB, Green Belt District
Lake County Zoning
A
C-2
CFD
R-1
R-6
C-2
IND
R-1
PUD
MAYBERRY RD
R-6
REGISTER RD
BENJAMIN CT
CHESTNUT DR
CHELSEA AVE
EDITH DR
R-15
PFD
City of Fruitland Park
Lake Griffin Preserve
Proposed Zoning
Fruitland Park, FL
0 200 400
Feet
Project: LGP
Project #: 398-23-08
File: Prop Zoning
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office:(352) 385-1940/ Fax: (352) 383-4824

EXHIBIT "B"
THE PLAN

GRIFFIN PRESERVE



VICINITY MAP
N.T.S.



AERIAL PHOTO
N.T.S.

PROPERTY INFORMATION

PARCEL ID:	03-19-24-0003-000-00301 03-19-24-0003-000-00200
PARCEL AREA:	±34.755 AC
PROPOSED FLU:	SFMD
PROPOSED LOTS:	57
PROPOSED DENSITY:	1.6 du/ac.
MAX BUILDING HEIGHT:	35'
PROPOSED OPEN SPACE:	±.296 AC (23.4%)
LANDSCAPE BUFFERS:	NORTH: NONE EAST: NONE SOUTH: NONE WEST: 10'

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7. NET LIVING AREA FOR UNITS: 1,200 SF = 1,900 SF

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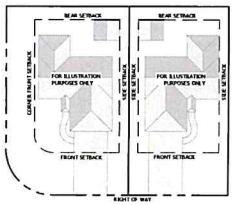
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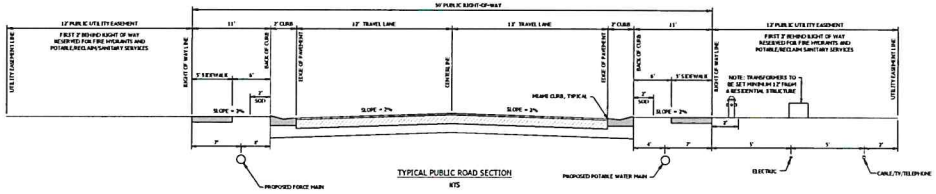
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Contains 779,861 square feet or 34.755 acres, more or less.

NORTH
SCALE: 1" = 50'
0' 50' 100'





PROPOSED SETBACKS
PRINCIPAL STRUCTURE
FRONT = 25'
REAR = 15'
SIDE = 5'
CORNER FRONT = 15'



TYPICAL PUBLIC ROAD SECTION
NTS

TRACT TABLE		
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NO.	DATE	DESCRIPTION
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REVISION BLOCK

MICHAEL G. FLEMAL, P.E.
FLORIDA LICENSE NO. 70911
PROFESSIONAL ENGINEER
STATE OF FLORIDA

08/28/2023
NOT A CERTIFIED DOCUMENT UNLESS SIGNED AND SEALED

DESIGNED BY: SS
DRAWN BY: RM
CHECKED BY: MF

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-5046 • FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) # 32677

CLIENT: CARLOV OF LAKE MARY LLC
PROJECT: GRIFFIN PRESERVE

PRELIMINARY SITE PLAN

FRUITLAND PARK

PROJECT NO. 2652
SHEET 1

X:\Engineering\2652\Carlov of Lake Mary LLC-Fruitland Park Subdivision\cad\2652 Survey Plan.dwg, Layout 1, 8/28/2023 11:29:18 AM, mflem, DWG To PDF.pc3, 1:1

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

PUD AMENDMENT

Owner: **Griffin Preserve LLC**

Applicant: **Sloan Engineering Group, Inc., Mike Flora**

General Location: **East of US 27/441 and East of Register Road**

Number of Acres: **16.75 ± acres**

Existing Zoning: **PUD**

Existing Land Use: **Single-Family Medium Density (4 units/acre)**

Date: **May 16, 2025**

Description of Project

The applicant is requesting an amendment to the Master Development Agreement to allow a maximum building coverage from 30% to 50% and a maximum Impervious Surface Ratio (ISR) of 60%. Section 5 (h) of the MDA states that "Any zoning standard no specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code." The R-4 zoning district standards (Chapter 154, Section 154.030(4)(d)(2)(E)(v) state that the maximum building coverage is 30%. The existing MDA allows development of a 67-unit single family subdivision located off of Register Road currently known as Griffin Preserve.

	Surrounding Zoning	**Surrounding Land Use**
North	R-1 (Lake County) & City PUD	Regional Office (3.0 FAR) (Lake County) & SF Medium Density (4 units/acre)
South	R-1 (Lake County	Urban Low (4 units/acre) (Lake County)
East	PFD	Recreation (0.30 FAR)
West	CFD and R-6	Urban Medium Density (7 units/acre)

Assessment

The minimum lot size is 5,750 square feet and a 30% maximum building coverage equates to 1,725 square feet whereas the applicant is requesting a 50% maximum building coverage

equates to 2,875 square feet. Pursuant to Chapter 151, Definitions, building coverage is that portion of the lot which is occupied by principal and accessory structures.

The applicant is also requesting a 60% maximum impervious surface ratio which equates to 3,450 square feet based on the minimum lot size of 5,750 square feet.

The elevations submitted by the applicant during the preliminary plan review indicate home sizes of 2,115 square feet, 2,145 square feet, 2,654 square feet, and 3,504 square feet which include 2-car garages.

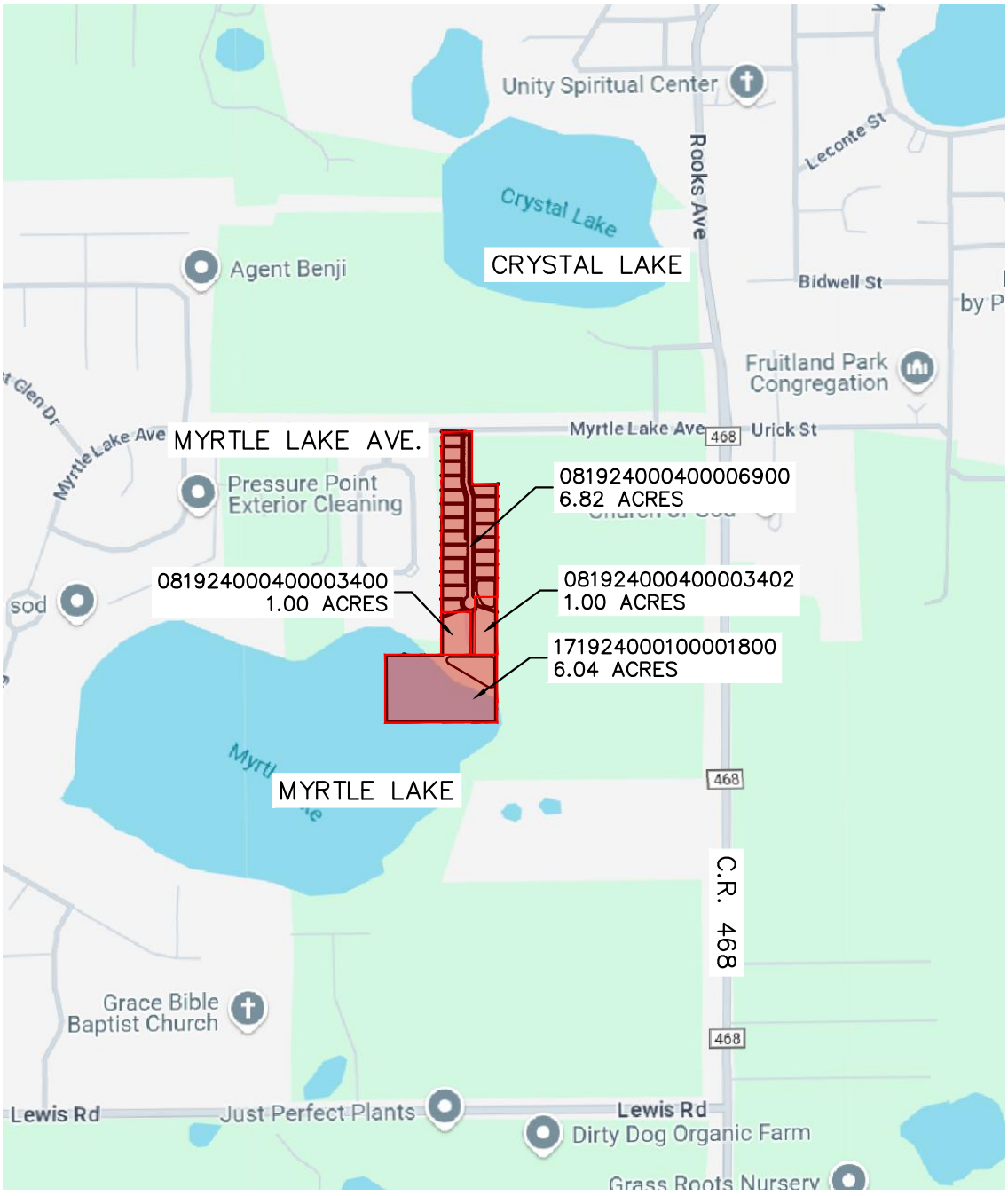
The drainage report submitted by the applicant indicates a maximum impervious area per lot of 3,000 square feet. Please verify that the maximum ISR requested within the MDA does not exceed the proposed ISR requested by the SJRWMD permit.

Conclusions

Please provide a Lot Maximum Building Coverage and Maximum ISR summary. Please assure that the maximum ISR per lot does not exceed the proposed ISR requested by the SJRWMD permit.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

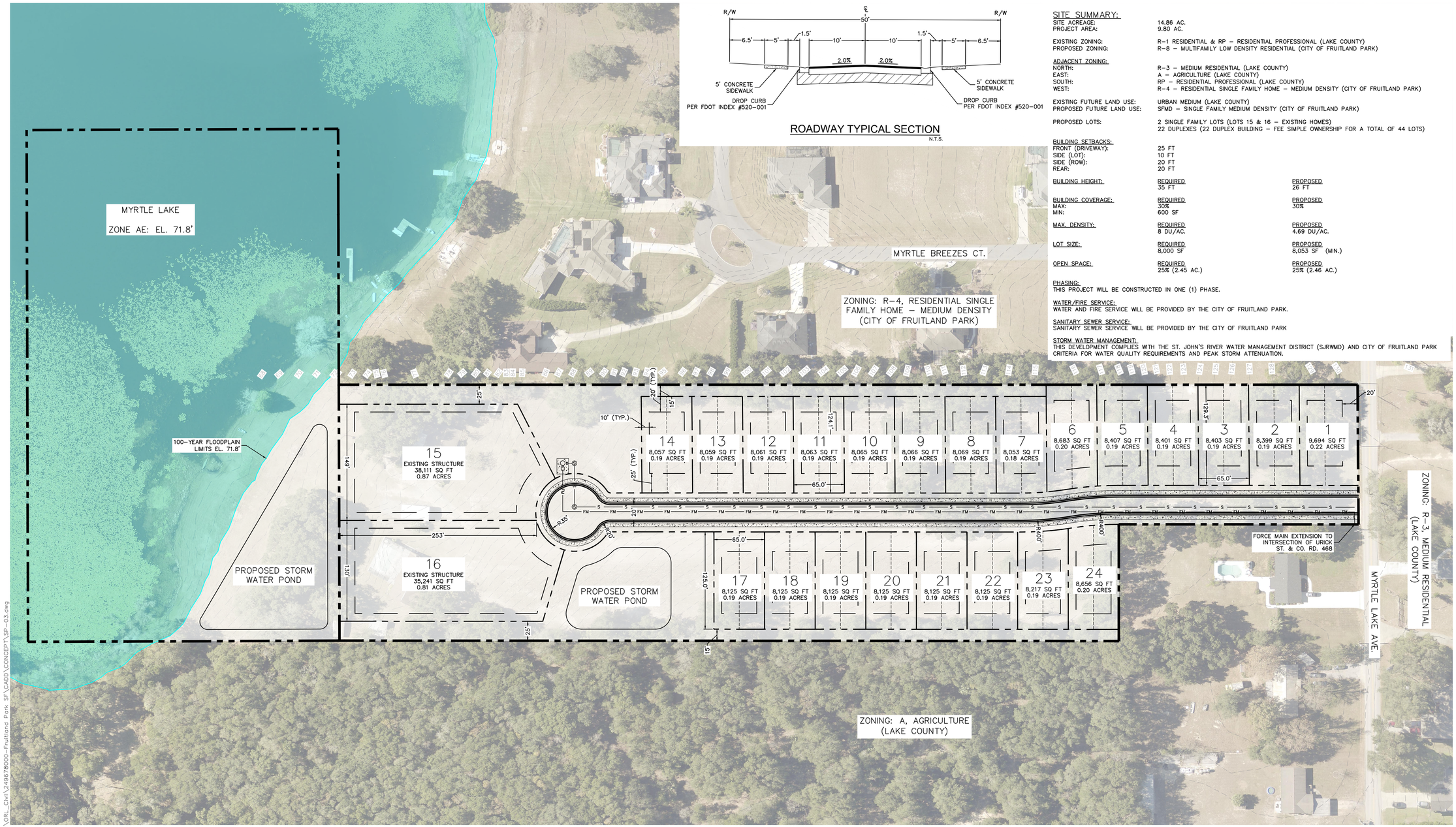
NORTH



LOCATION MAP

LAKE COUNTY, FLORIDA
SECTION 08, TOWNSHIP 19, RANGE 24

SCALE 1"=1000'	Kimley»Horn	DATE 2/3/2025	FRUITLAND PARK SINGLE FAMILY	DESIGN ENGINEER:	SHEET NUMBER 2
DESIGNED BY	© 2025 KIMLEY-HORN AND ASSOCIATES, INC.			FLORIDA P.E. LICENSE NUMBER:	
DRAWN BY	200 S ORANGE AVE., SUITE 600, ORLANDO FL, 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	PROJECT NO. 249678000			
CHECKED BY					



ROADWAY TYPICAL SECTION

N.T.S.

SITE SUMMARY:

SITE ACREAGE:	14.86 AC.
PROJECT AREA:	9.80 AC.
EXISTING ZONING:	R-1 RESIDENTIAL & RP - RESIDENTIAL PROFESSIONAL (LAKE COUNTY)
PROPOSED ZONING:	R-8 - MULTIFAMILY LOW DENSITY RESIDENTIAL (CITY OF FRUITLAND PARK)
ADJACENT ZONING:	
NORTH:	R-3 - MEDIUM RESIDENTIAL (LAKE COUNTY)
EAST:	A - AGRICULTURE (LAKE COUNTY)
SOUTH:	RP - RESIDENTIAL PROFESSIONAL (LAKE COUNTY)
WEST:	R-4 - RESIDENTIAL SINGLE FAMILY HOME - MEDIUM DENSITY (CITY OF FRUITLAND PARK)
EXISTING FUTURE LAND USE:	URBAN MEDIUM (LAKE COUNTY)
PROPOSED FUTURE LAND USE:	SFMD - SINGLE FAMILY MEDIUM DENSITY (CITY OF FRUITLAND PARK)
PROPOSED LOTS:	2 SINGLE FAMILY LOTS (LOTS 15 & 16 - EXISTING HOMES) 22 DUPLEXES (22 DUPLEX BUILDING - FEE SIMPLE OWNERSHIP FOR A TOTAL OF 44 LOTS)

BUILDING SETBACKS:		
FRONT (DRIVEWAY):	25 FT	
SIDE (LOT):	10 FT	
SIDE (ROW):	20 FT	
REAR:	20 FT	
BUILDING HEIGHT:	REQUIRED 35 FT	PROPOSED 26 FT
BUILDING COVERAGE:	REQUIRED	PROPOSED
MAX:	30%	30%
MIN:	600 SF	
MAX. DENSITY:	REQUIRED 8 DU/AC.	PROPOSED 4.69 DU/AC.
LOT SIZE:	REQUIRED 8,000 SF	PROPOSED 8,053 SF (MIN.)
OPEN SPACE:	REQUIRED 25% (2.45 AC.)	PROPOSED 25% (2.46 AC.)

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

WATER/FIRE SERVICE:
WATER AND FIRE SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.

SANITARY SEWER SERVICE:
SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK

STORM WATER MANAGEMENT:
THIS DEVELOPMENT COMPLIES WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF FRUITLAND PARK CRITERIA FOR WATER QUALITY REQUIREMENTS AND PEAK STORM ATTENUATION.

K:\ORL_Civil\249678000-Fruitland Park SF\CADD\CONCEPT\SP-03.dwg

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

FRUITLAND SINGLE FAMILY

FRUITLAND, FLORIDA

SP-03

CONCEPTUAL SKETCH

5/7/2025 - JOSHUA CONRADI (407) 233-3652

Kimley»Horn

DEVELOPMENT REVIEW LETTER
FRUITLAND PARK SINGLE FAMILY
ANNEXATION, SMALL SCALE COMP PLAN, & REZONING
6/4/2025

Property Owner(s): INVCO GROUP LLC
Applicant: INVCO GROUP, LLC
Owner/Applicant Email: sebastian@invcogroup.com
Owner/Applicant Mailing Address: 2400 Maitland Center Parkway
Maitland, FL 32751
Project Name: Fruitland Park Single Family
Alt Key(s): 1288738, 1288576, 3870774, & 1772494
Project Address: Stephenson Lane

Dear Mr. Conradi,

Contained herein are the comments following informal TRC review.

City Attorney Review:
No comment at time of review letter.

City Engineer Review:
My comment remains the same as previously. I do not object to the proposed rezoning/annexation, with the understanding that the project will be required to connect to city utilities. If the project cannot work out a deal with the adjacent project, they will have to extend utilities to connect. If they will not connect to city utilities, then I do not support the annexation/rezoning.

City Land Planner Review:
No comment at time of review.

City Building Review:
No comment at time of review letter.

City Code Enforcement Review:
No comments at this time.

City Fire Review:
No comment at time of review letter.

City Floodplain Review:
Per FIRM Panels 12069C0306E and 12069C0308E, the subject parcel lies partially within the Special Flood Hazard Area (SFHA) Zone AE. The Base Flood Elevation (BFE) is listed on the Site Plan as 71.8 feet NAVD. The proposed plan is compliant with section 161.090.E of the Fruitland Park LDC.

City Manager Review:
What will happen with the two existing structures? Is the plan to eventually remove them and put in more duplexes? What are they counting as open space? Isn't the street too long for a cul-de-sac? Are we requiring them to connect to city sewer?

City Police Review:
No comment at time of review letter.

City Public Works Department Review:
Community would be under central sewer and water as requested under previous submittals as a requirement for annexation. I would like to see an effort by the developer to work with the county as this goes forward to provide a sidewalk from the development down Myrtle Lake Blvd. to CR 468 to be able to get kids safely to and from the development to the new school on Urick St. This development would be within walking distance of the new school and currently there are no sidewalks between here and CR 468.

City of Leesburg Electric Review:
Leesburg electric has no issues with the Zoning and Comp plan changes. This project will require a line extension and or upgrade to the existing line at the Developer's expense. There is proposed sewer extensions that may affect the existing overhead and underground lines that feed this street.

City of Leesburg Gas Review:
No comment.

SECO Energy Review:
This project area is not located in SECO Energy's service territory. Therefore, we have no comments or objections to the submittal.

Lake County Economic Development Review:
No comment at time of review letter.

Lake County Fire Review:
No comment at time of review letter.

Lake County Public Schools Review:
No comment at time of review letter.

Lake County Public Works Review:
No comment at time of review letter.

Enc (0)

R- 4 "Single-Family Medium Density Residential"

This district is established to implement comprehensive plan policies for managing traditional single-family residential development at a density not to exceed four (4) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space, and manage future densities to assure a smooth transition between low-density residential and areas designed for more intense uses, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

i) Single-family detached residential dwelling units.

ii) Customary accessory structures incidental to the principal structure pursuant to Section 156.010 of the Land Development Code. The accessory structures shall comply with maximum building coverage pursuant to the zoning district.

iii) Accessory dwelling unit for non-paying guests or family members pursuant to Section 156.010 of the Land Development Code. Accessory dwelling unit may not be rented separately or sold separately from the principal structure. Accessory dwelling unit shall comply with the maximum building coverage pursuant to the zoning district.

iv) Home Occupations pursuant to Section 156.020 of the Land Development Code.

v) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.

B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission* i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.

ii) Small Homestay Bed and Breakfast Inn.

C) *Uses Expressly Prohibited*

i) General Commercial land uses.

ii) Industrial land uses.

iii) Any use prohibited by City, State, or Federal law.

iv) Multi-family dwelling unit.

v) Two-family (duplex) dwelling units.

vi) Single family attached dwelling units.

vii) Adult Entertainment.

D) *Other Possible Uses*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

E) *Design Standards*

i) Minimum lot size shall be ten thousand (10,000) square feet provided central sewer is utilized. Minimum lot size shall be twelve thousand five hundred (12,500) square feet when septic tanks are utilized.

ii) Minimum lot width shall be eighty feet (80') at the front property line unless the lot is located on a cul-de-sac or a curve in which case the lot width shall be measured along the building setback line.

iii) Maximum building height shall be thirty-five feet (35'). Maximum building height may be increased if adequate fire protection measures are provided and approved by the City Fire Inspector and Building Official.

iv) Minimum setbacks requirements:

a. Front: Local roadways - Twenty feet (20')

Garage setback from roadway - Twenty-five feet (25').

b. Side: Local roadway – Twenty feet (20') Another lot - Ten feet (10')

Garage setback from roadway: Twenty-five feet (25').

c. Rear: Local roadways – Twenty feet (20') Another lot - Twenty feet (20')

Garage setback from roadway: Twenty-five feet (25').

v) Maximum building coverage: Thirty percent (30%).

vi) Minimum living area shall be one thousand twelve hundred (1,200) square feet exclusive of porches, garages or utility rooms.

vii) The minimum open space shall be twenty-five percent (25%).



C:\Users\dmahnken\E Sciences\Orlando Projects - 1-2603-001\4_figures and drawings\GIS\1.Location Map.mxd By:

E Sciences, Incorporated
FL Engineering Lic. #8691
34 East Pine Street
Orlando, FL 32801
www.esciencesinc.com
Phone: 407-481-9006
Fax: 407-481-9627

PROJECT NUMBER:1-2603-001

2307 Spring Lake Road

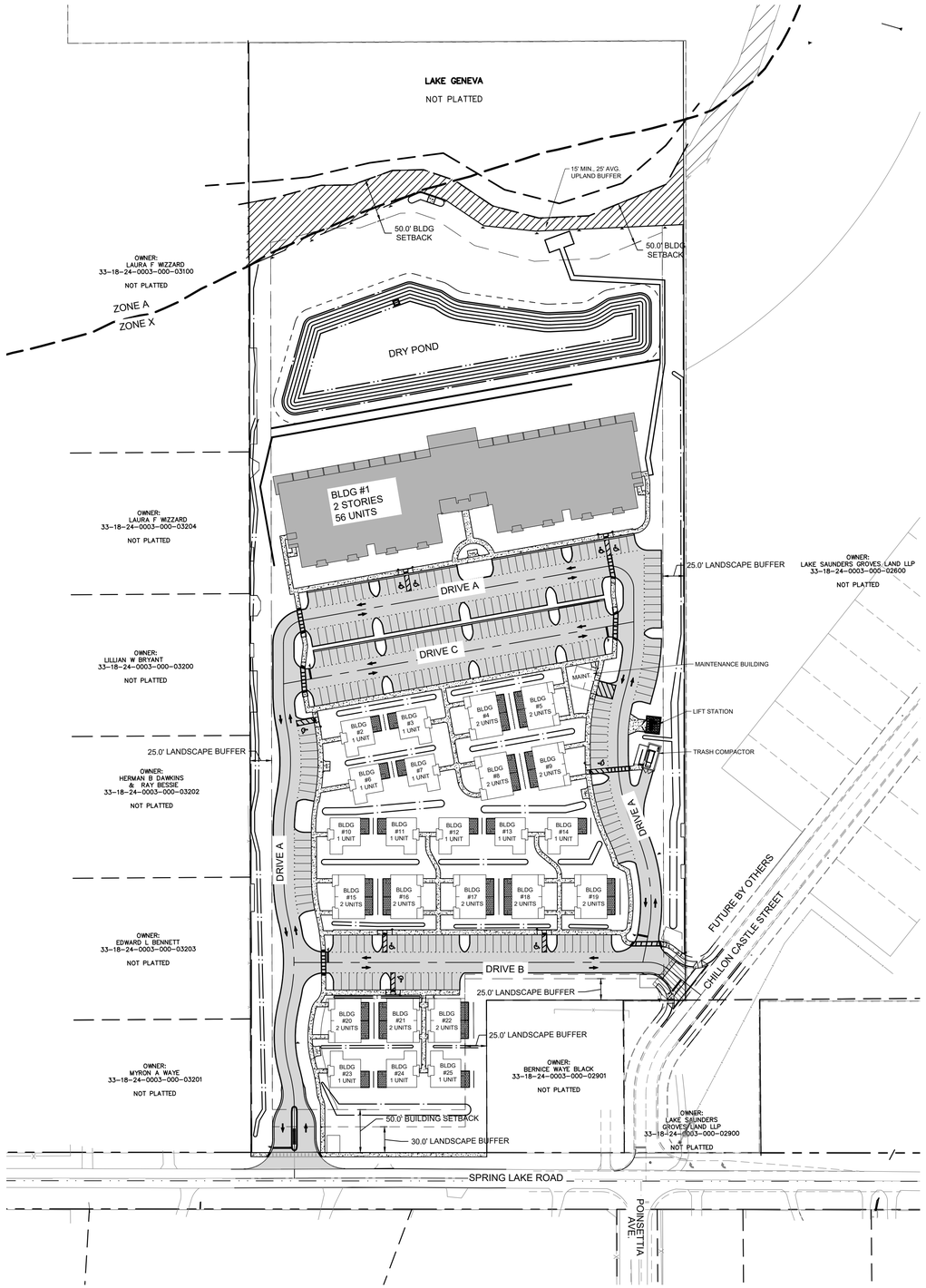
Fruitland Park, Lake County, Florida
Section 33, Township 18 South, Range 24 East

Location Map

SCALE: 1 "=1,000 '

DATE: 3/4/2022

FIGURE 1



SITE DATA

1. **TOTAL PROJECT AREA:**
   TOTAL SITE AREA 14.07 AC.
   DEVELOPED AREA 12.28 AC.

2. **PARCEL ID**:
   33-18-24-0003-000-03000

3. **PROPOSED USE**
   MULTI-FAMILY - 92 UNITS

4. **EXISTING USE**
   SINGLE FAMILY

5. **ZONING:**
   PUD - PLANNED UNIT DEVELOPMENT

6. **BUILDING AREAS:**

APARTMENT:	44,568 S.F. / FLOOR
MAINTENANCE BUILDING:	594 S.F.
SINGLE UNIT BLDG:	1,310 S.F. / BUILDING
TWO UNIT BLDG:	1,924 S.F. / BUILDING
TOTAL S.F.:	**83,964 S.F.**

7. **MAX BUILDING HEIGHT:** 35' (2 STORIES)

8. **LANDSCAPE BUFFERS:**

FRONT	50' SPRING LAKE RD/ 25' OTHER
REAR	50'
SIDE	25'

9. **SETBACKS:**

FRONT	50'
REAR	10'
SIDE	50'
LAKE GENEVA	50'

10. ACCORDING TO FIRM MAP PANEL NO. 12069C0170E DATED 12/18/2012, THE NORTH SECTION OF THE SITE LIES WITHIN FLOOD ZONE 'A'.

11. WATER AND SEWER PROVIDED BY THE CITY OF FRUITLAND PARK.

12. STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER SYSTEM UTILIZING DRY RETENTION.

13. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF FRUITLAND PARK.

14. PROPERTY OWNER SHALL MANAGE COMMON AREAS AND FACILITIES

15. **PERVIOUS/IMPERVIOUS**

BUILDINGS	1.93 AC	16%
SIDEWALKS	0.49 AC	4%
PAVEMENT	2.36 AC	19.2%
STORMWATER MANAGEMENT	1.42 AC	12%
OPEN SPACE	6.09AC	50%
TOTAL PERVIOUS	6.09 AC	49.6%
TOTAL IMPERVIOUS	4.77 AC	38.8%
STORMWATER MANAGEMENT	1.42 AC	11.6%
TOTALS	12.28 AC	100%

16. **PARKING:**

1 BEDROOM UNIT:	24 X 1.5 SPACES	= 36 SPACES
2 & 3 BEDROOM UNIT:	68 X 2 SPACES	= 136 SPACES
GUEST PARKING	92 X 0.25 SPACES	= 23 SPACES
REQUIRED PARKING:		195 SPACES
REQUIRED HANDICAP PARKING:		7 SPACES
PROVIDED HANDICAP PARKING:		9 SPACES
PROVIDED PARKING:		
9'X20' STANDARD PARKING:		223 SPACES
12'x20' ACCESSIBLE PARKING:		9 SPACES
TOTAL PARKING SPACES PROVIDED:		232 SPACES

TRAFFIC VOLUME (ESTIMATED):

LAND USE	ITE CODE*	NUMBER OF UNITS	RATE*	WEEKDAY AVG TRIPS	AM PEAK HR		PM PEAK HR	
					RATE*	TOTAL	RATE*	TOTAL
MULTIFAMILY HOUSING (LOW RISE)	220	92	7.32	673	0.46	42	0.56	52

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

OVERALL SITE PLAN
FOR
WATERVUE AT LAKE GENEVA
CITY OF FRUITLAND PARK FLORIDA

SOUTHWINDS COMMERCIAL, LTD.
209 E. CANTON AVENUE, SUITE 102
WINTER PARK, FLORIDA 32789
407-741-8500

#	DATE	REVISIONS
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DAVID ASHLEY STOKES
LICENSE
NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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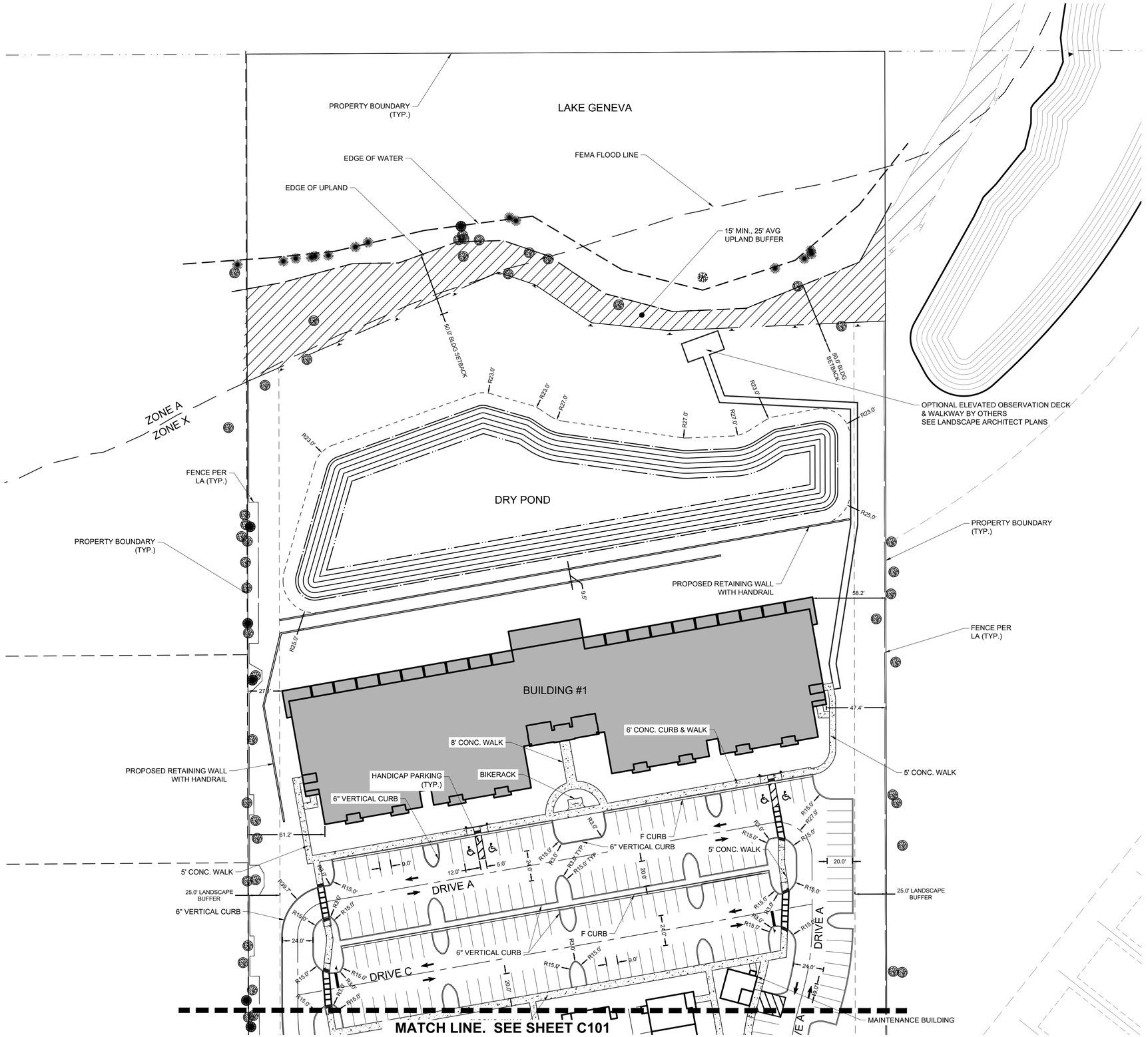
ENGINEER OF RECORD

JOB #	250006
DATE:	05/12/25
DATUM:	NAVD 88
DESIGNED BY:	RK
DRAWN BY:	FM/AM
APPROVED BY:	DS

C005

THESE DOCUMENTS AND DESIGNS CONTAINED THEREIN ARE THE PROPERTY OF MADDEN, MOORHEAD & STOKES, LLC AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED. THEY SHALL NOT BE COPIED, REPRODUCED OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF MADDEN, MOORHEAD & STOKES, LLC.

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MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN
FOR
WATERVUE AT LAKE GENEVA
CITY OF FRUITLAND PARK FLORIDA

SOUTHWINDS COMMERCIAL, LTD.
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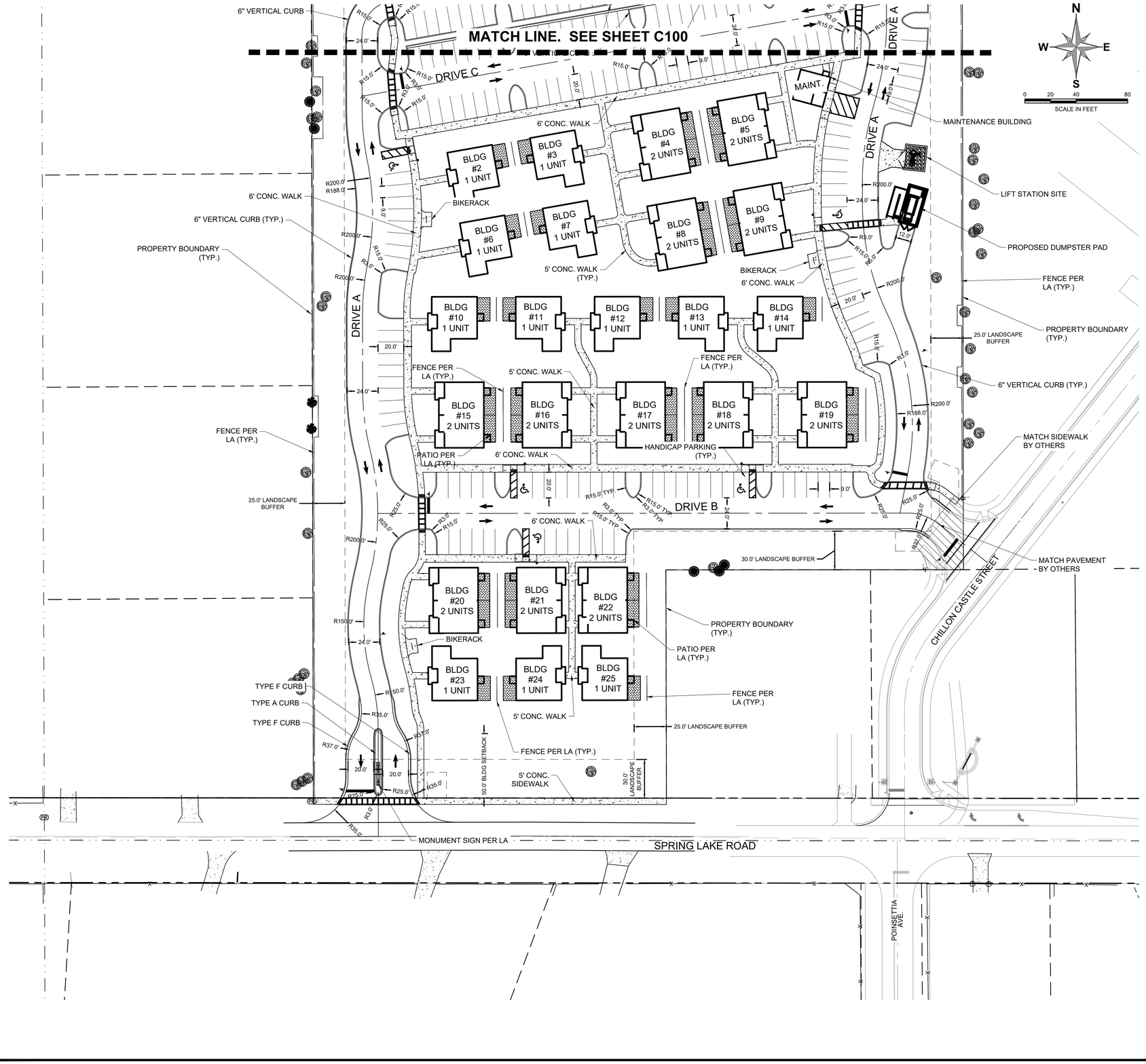
ENGINEER OF RECORD

JOB #	250006
DATE:	05/12/25
DATUM:	NAVD 88
DESIGNED BY:	RK
DRAWN BY:	FM/AM
APPROVED BY:	DS

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MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN
FOR
WATERVUE AT LAKE GENEVA
CITY OF FRUITLAND PARK FLORIDA

SOUTHWINDS COMMERCIAL, LTD.
209 E. CANTON AVENUE, SUITE 102
WINTER PARK, FLORIDA 32789
407-741-8500

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DAVID ASHLEY STOKES
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NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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ENGINEER OF RECORD

JOB #	250006
DATE:	05/12/25
DATUM:	NAVD 88
DESIGNED BY:	RK
DRAWN BY:	FM/AM
APPROVED BY:	DS

C101

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

SITE PLAN

Owner:	**Southwinds Commercial, LTD**
General Location:	**2307 Spring Lake Road**
Number of Acres:	**14.07 ± acres**
Existing Zoning:	**Planned Unit Development (PUD)**
Existing Land Use:	**Multi-Family High Density (15 du/acre) & Single Family Medium Density (4 du/acre)**
Date:	**June 17, 2025**

Description of Project

The proposed development consists of 14.07 ± acres with 1.79 +/- acres of wetlands. The remaining 12.28 +/- acres will be developed for multi-family residential uses. There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

	Surrounding Zoning	Surrounding Land Use
North	PUD	Multi-Family High Density (15 units/acre)
South	Ag, R-1, and R-3 (Lake County)	Urban Medium Density (Lake County) (7 units/acre)
East	PUD	Multi-Family High Density (15 units/acre)
West	Ag (Lake County)	Urban Medium Density (Lake County) (7 units/acre)

Assessment

Developers Agreement and Conceptual Plan

The conceptual plan attached to the Master Developers Agreement identifies one (1) community amenity/leasing office with a fitness center, and one (1) landscaped park, with mews and a gazebo and other recreational amenities; however, the site plan does not appear to reflect these amenities.

Chapter 154 requires a minimum of 25% of common open space (3.07 acres) of which portions should be suitably improved to meet the recreational needs of the community. Total open space proposed is 6.09 acres (50%) and it appears to consist of buffers, stormwater and landscaped areas; however, it is unclear. Please revise the note section to clearly indicate the areas utilized as open space. The MDA allows stormwater ponds as open space if designed as an amenity (Section 6, f).

The plan notes indicate a standard parking space of 9' x 20'; however, the standard parking space is 10' x 20' (Chapter 162, Section 162.060(a)(4)(A)). Twenty-five percent (25%) of the required parking may be compact spaces (9' x 18'). Bicycle parking is required at .10 per required parking space. A reduction in the required width may be reduced to 9' wide to increase internal landscaped area above the minimum specified by the Land Development Code, and to preserve existing specimen trees. There are no notes indicating that the internal landscaped areas have been increased or to preserve specimen trees (Chapter 162, Section 162.060(a)(4)(C)(ii). Please clarify.

The site plan and boundary survey indicate 14.07 +/- acres; however, the stormwater report indicates 14.10 acres. Please clarify.

The MDA requires the elevations to meet certain design criteria (Section 7). Please provide elevations of the proposed units.

Tree mitigation proposed is 25%; however, the LDRs require 40% replacement (Chapter 164). It appears that historic and specimen trees are proposed for removal. Historical or specimen trees shall not be removed without the finding of the City Commission that the tree is a hazard or that it is not feasible to develop the site without removing the tree (Chapter 164, Section 164.090(C)(6)(f). Please revise accordingly and note any historical or specimen trees to be removed.

Schools

A school capacity reservation has been applied for and applicant to submit to the City upon approval.

Environmental Assessment

An Ecological Assessment was performed by res + ESciences in 2022. The assessment indicates the presence of wetlands (approximately 2.1 acres including the open water area of Lake Geneva) with a forested wetland along the shore. Wetland alterations would be regulated through the SJRWMD and FDEP through FDEP assumption of the Section 404 permitting program. The site contains suitable habitat for the presence of gopher tortoises, so while they were not observed on the site, a follow up survey is recommended prior to development.

Concurrency

Please submit concurrency application (Chapter 153). Please submit TIA or exemption per the Lake-Sumter Metropolitan Planning Organization guidelines pursuant to Chapter 153, Section 153/040.

Recommendation

Please revise site plan and tree mitigation plan as noted above and submit Concurrency application and TIA or exemption.

VIA EMAIL swilliams@fruitlandpark.org

May 29, 2025

Sharon Williams
Administrative Manager
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

RE: WATERVUE AT LAKE GENEVA (AVO 043866.165)
MAJOR SITE PLAN REVIEW #1

Dear Ms. Williams:

Per your email request dated May 28, 2025, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Sheet C05 note 8 calls the front landscape buffer out as 50-feet on Spring Lake Road, but in the plan view it is labeled as 30-feet. The PUD appears to state that 30-feet is required.
2. Sheet C05 note 9 calls the side building setback out as 50-feet. There are several buildings within 50-feet of the side property line. Section 6 of the PUD calls out that the side setback is 25-feet. Please clarify.
3. Section 6 of the PUD specifies that the minimum distance between multifamily buildings is 20-feet. It does not appear that buildings #21 and #22 meet this requirement.
4. It is unclear from Section 6 of the PUD is the 20-feet separation is intended to be only between two multifamily buildings, or between a multifamily building and any other building. Buildings #20, #21 and #22 do not appear to be more than 20-feet away from Buildings #23, #24 and #25 respectively.
5. Section 162.050 requires loading space for multifamily floor area over 50,000 square feet.
6. Sheet C05, C100 and C101 shows standard parking spaces as 9' x 20'. City standard space is 10' x 20' with 25% allowable for compact parking (9' x 18') (Chapter 162.060)
7. PUD requires dry line reuse piping to be installed for future reuse connections.
8. PUD states that utilities will be transferred to the city upon completion. How will the city have access to these facilities? Will a blanket easement be recorded?
9. Handicap space by Building #2 exceeds 2% slope.
10. Sheets C401 and C402 show drainage swales for conveyance, but do not specify the depth of the swale. Provide typical cross sections or add spot grades such that the top of the swale can be determined. Ensure that flow is not being blocked from offsite (for instance immediately east of building #25).
11. It appears that all internal drives will be privately owned/maintained. If this is correct, add a note to this effect to the plans.
12. Wheel stops required per 162.060(a)(4)(G).
13. Lift station layout to be discussed at TRC with city public works director.
14. Coordinate with city for latest utility details.
15. Lift station detail is not city standard detail. If Lift Station is to be owned by the city, then station will need to be built to city standard.
16. Lighting plan not provided.

17. The Phase II environmental report shows a specific area that should be over excavated and removed from the site. This is not shown on the plans.
18. The seepage analysis calls out that the pond area is to be over excavated. The plans do not show this over excavation or give parameters for the fill. Show over excavation depth, lateral extents, and specifications for fill in keeping with the seepage analysis provided. Ensure that the proper procedures form the analysis are included on the plans and reference the report on the plans.
19. Add a note that Yovaish is to be onsite to inspect the over-excavation in keeping with the recommendations of the seepage analysis.
20. While called out in the landscape plan, the site plan does not show the calculation for bicycle parking, or show/callout the location of the bicycle parking.
21. The recovery analysis uses 10 ft/day for vertical permeability. A Safety Factor on vertical permeability is generally accepted (and required by the SJRWMD) to account for long term clogging of the system. Alternately, the specification of the fill material can be increased to 20 ft/day.
22. Total volume recovery (required in 14 days) analysis not provided.
23. Pre-development CN calculation shows open space good condition with a CN of 50. CN for good condition is 39. Fair condition is 49.
24. As stated in the stormwater report, there is no depressional storage in the pre-development condition. A peaking factor of 323 should be used.
25. ICPR model shows outfall pipe to be 36-inches. Plans show 18-inches.
26. Max depth of slot in ICPR should be set to 2-feet.
27. Post development volume for the 25yr-96hr storm event was not included. Pre/post volume requirement could not be verified.
28. Lift station calculations not provided.

Please address any comments or questions to city staff, who will forward if warranted.

Sincerely,
HALFF



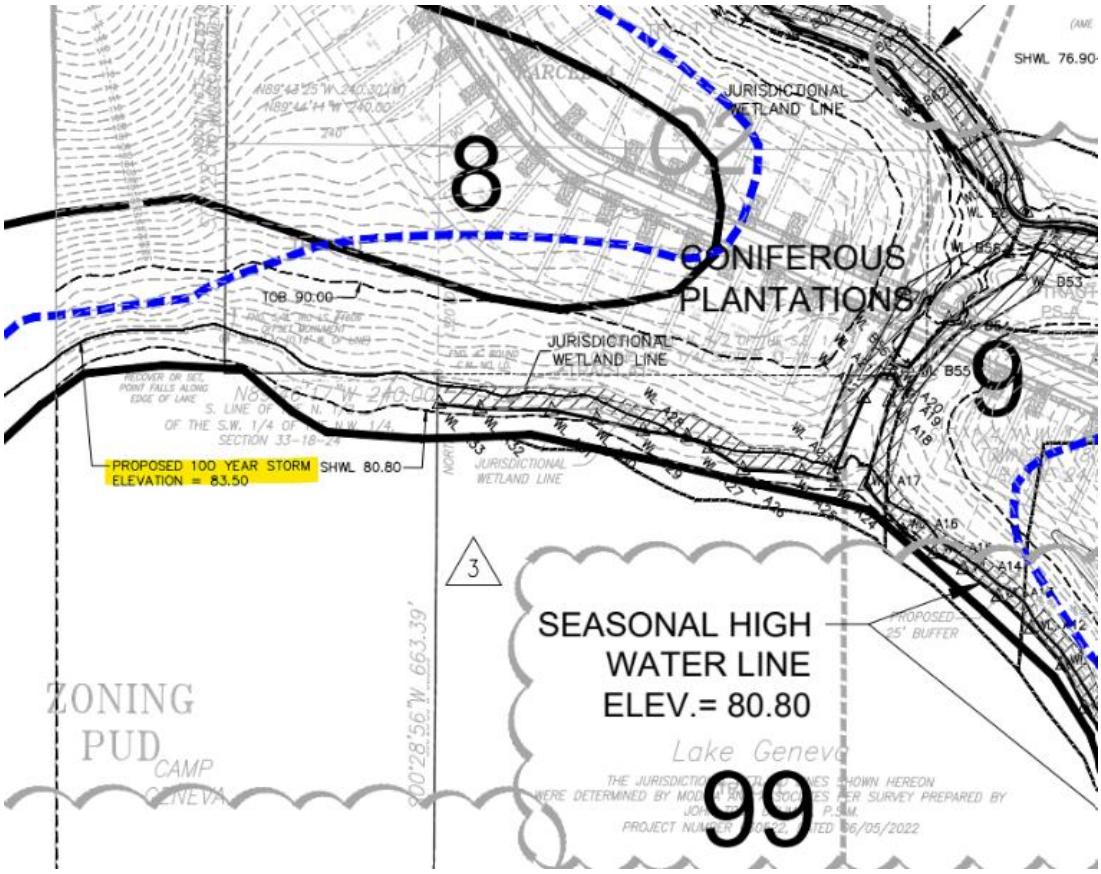
Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:ab

WaterVue at Lake Geneva [ALT KEY NO. 1284368]
Floodplain Management Review Comments
Review Completed June 20, 2025

Per FIRM Panel Number 12069C0170E, the subject property lies partially within the Special Flood Hazard Area (SFHA) Zone A (determined to be within the Special Flood Hazard Area using approximate methodologies). Base Flood Elevations are not included on the effective FIRM panel. A Base Flood Elevation determination for the southern portion of Lake Geneva has been provided for another application (Enclave at Lake Geneva). This data is included herein and is therefore provided to the applicant pursuant to LDC Sec. 161.090(1)(E)(2)(2). Please be aware the data has not yet been accepted by FEMA. Should the applicant disagree with the BFE determination and data received from the provided source, the applicant shall establish the BFE pursuant to LDC Sec. 161.090(1)(E)(1)(3).

1. Base Flood Elevations must be included on site plans and construction documents pursuant to LDC Sec. 161.090(1)(E)(1)(1). Please revise the Final Engineering Plans to include the BFE delineation (83.5' NAVD) in relation to the proposed improvements OR submit new BFE determination data and revise plans accordingly.



The referenced data may be found here:
https://www.dropbox.com/scl/fo/epoqdtx2qr1bf4k8ayxcg/AGn0UqUKOpeNCS1vtLJN5cQ?rlkey=uupiufxbywexmmyprknpilp64&st=gdwvsxwx&dl=0

ORDINANCE 2023-004

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.10 +/- ACRES OF PROPERTY FROM PLANNED UNIT DEVELOPMENT (PUD) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED NORTH OF SPRING LAKE ROAD AND WEST OF POINSETTIA AVENUE; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; 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 Alex Stringfellow as applicant, on behalf of Southwinds Commercial LTD as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Planned Unit Development (PUD) 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 14.10 ± acres generally located north of Spring Lake Road and west of Poinsettia Avenue 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.

INSTRUMENT #2023127282
OR BK 6227 PG 1055 - 1075 (21 PGS)
DATE: 10/16/2023 4:27:54 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES $180.00

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 28th day of September 2023.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Esther Coulson, MMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

Mayor Cheshire	1 (Yes),	(No),	(Abstained),	(Absent)
Vice-Mayor DeGrave	1 (Yes),	(No),	(Abstained),	(Absent)
Commissioner Gunter	(Yes),	(No),	(Abstained),	1 (Absent)
Commissioner Bell	(Yes),	(No),	(Abstained),	1 (Absent)
Commissioner Mobilian	1 (Yes),	(No),	(Abstained),	(Absent)

Passed First Reading September 14, 2023
Passed Second Reading September 28, 2023

(SEAL)

City of Fruitland Park, Lake County, Florida Official Seal Incorporated 1925 Established 1956

"EXHIBIT A"

THE LAND REFERRED TD HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89'20'30" EAST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1 /4 OF THE SOUTHWEST 1 /4, A DISTANCE OF 209.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0'30'15" EAST 1,325.45 FEET TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 33, THENCE RUN SOUTH 89'35'10" EAST, ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 505.91 FEET, THENCE RUN SOUTH 00'32'50" WEST 1,116.62 FEET, THENCE NORTH 89'22'40" WEST 231.40 FEET, THENCE SOUTH 0'31'40" WEST 210.90 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 33, THENCE NORTH 89"20'30" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 273.57 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 33 FEET THEREOF.

EXHIBIT B

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT entered into and made as of the 28th day of September 2023, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation,** (hereinafter referred to as the "City"), and **Southwinds Commercial, LTD.**, a Florida limited partnership (hereinafter referred to as the "Owner").

RECITALS

1. The Owner desires to rezone approximately 14.10 acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").

2. The Property is currently located within the City of Fruitland Park and is currently zoned "Planned Unit Development" (PUD) with a future land use designation on the City of Fruitland Park Future Land Use Map of "Single Family Medium Density and Multi-Family High Density."

3. Owner has filed an application to rezone the Property as a Residential Planned Unit Development.

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

5. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.

6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.

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

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

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

Section 2. **Conditions Precedent.** Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement The parties hereto understand and

acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. **Land Use/Development.** Development of the Property shall be substantially consistent with the "Conceptual Site Plan – Spring Lake Road" prepared by Stringfellow Planning & Design., dated December 2, 2022 and attached as **Exhibit "B"** (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district. All residential units are to be located within the Property having a FLU of MFHD.

Section 4. **Density.** The maximum density shall not exceed 92 units.

Section 5. Permitted Uses. Permitted Uses shall include:

a. Multi-family residential dwelling units meeting the R-15 standards.(Limited to that portion of the Property having a FLU of MFHD)
b. Single family residential units.
c. Two-family residential units. (Limited to that portion of the Property having a FLU of MFHD)
d. Passive and Active Recreation Facilities.
e. Accessory uses per City of Fruitland Park Land Development Regulations.
f. Accessory structures shall not be constructed within required buffer areas.

Section 6. **Development Standards.** Development Standards shall be as follows:

a. Minimum Open Space 25%, which may include all buffers, manmade stormwater ponds, recreation and other pervious area not located within platted road right of way.
b. Maximum Building Height 35', measured to the mean height of hip or gabled roofs.
c. Minimum distance between multi-family buildings shall be twenty feet (20') measured from building wall to building wall.
d. Interior buildings shall have a setback of thirty feet (30') from edge of pavement (travel lane).
e. Minimum Setback requirements, as measured from the PUD perimeter property lines shall be:

    i. Front: from Spring Lake Road – fifty feet (50')

    ii. Side: Twenty-five feet (25')

    iii. Rear: Twenty-five feet (25')

    iv. Rear: From Lake Geneva – Fifty feet (50')

f. Open space shall not be less than twenty-five (25) percent of the total property area. Stormwater ponds may not be included as open space unless designed as an amenity.
g. Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.
h. Landscape buffers of twenty-five feet (25') with a 6' solid vinyl fence shall be provided along the eastern and western property boundaries. A landscape buffer of thirty feet (30') shall be provided along the southern property boundary. No landscape buffer shall be required adjacent to Lake Geneva. All landscaping and tree protection shall comply with Chapter 163 of the City of Fruitland Park Land Development Regulations.

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

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

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

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

a. Multi-family development shall meet the R-15 MF HDR zoning development standards.

b. Architectural features - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the multi- family, single family and two-family units. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
   1) Dormers
   2) Gables
   3) Recessed or raised entries
   4) Covered porch entries
   5) Cupolas
   6) Pillars or decorative posts
   7) Bay window (minimum 12 inch projections)
   8) Eaves (minimum 6-inch projections)
   9) Front windows with arched glass tops and minimum 4-inch trim
   10) Metal roofs
   11) Decorative Corbels and Brackets

c. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
   i. The exterior wall area may be any type of lap siding and/or stucco, including a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.) The exterior may include full width or cast brick or stone.
   ii. All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of

the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

d. Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such as foam with a hard shell finish.

e. Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:

   i. Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.

   ii. *Minimum planting requirement.* One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in e.i above. Trees installed for any other requirement of this subsection may be credited towards this requirement if in the required location.

Section 8. **Property Owners Association.** Owner shall establish a property owners 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.

Section 9. **Site Access and Transportation Improvements.** Vehicular access to the project site shall be provided by one access point on Spring Lake Road. The primary access shall be through a divided landscaped boulevard type road. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

a. The Owner shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.

b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. Drive aisles within parking areas shall not be required to be constructed to City Street standards.

c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.

d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.

e. A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Owner.

f. The Owner will construct a street stub out from the Property to its eastern boundary line in a location that aligns with a street being constructed in the project known as The Village at Lake Geneva as reflected on its approved preliminary subdivision plan.

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

way. The poles and street lights within the Property shall be installed by Owner and thereafter maintained by the HOA/POA.

Section 11. **Water, Wastewater, and Reuse Water.** Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. No private wells will be allowed within the Property. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 12. **Impact Fees.** Owner shall be required to pay impact fees as established by City from time to time. Owner agrees to prepay the water and wastewater impact fees for the Property at the time of plat approval by City corresponding to the number of units in such plat.

Owner agrees to pay all other impact fees, including parks and recreation, police and fire rescue 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. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity for the prepaid units. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of platting and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 13. **Easements.** Owner shall provide the City such easements or right of way in form acceptable to the City Attorney which may include dedication on the final plat, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 14. **Stormwater Management.** Owner 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.

Section 15. **Other Municipal Facilities/Services.** The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other residential property owners within the City.

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 shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner acknowledges that City has adopted an ordinance relating to Proportionate Share Mitigation. Accordingly, Owner agrees that it shall be subject to such ordinance.

Section 17. Final Site Plan Approval. After the approved Conceptual Site Plan and Developer's Agreement Plan is recorded, and prior to issuance of any permits for construction, including clearing and landfill, a preliminary plat, construction plans, and a Final Site Plan for the development 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 agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations.

Section 20. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 21. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 22. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 23. 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 24. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 25. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 26. 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, not

will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 27. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 28. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver, City Attorney 1560 Bloxam Avenue Clermont, Florida 34711 (352) 243-2801 Telephone
As to Owner:	Paul Missigman Southwinds Commercial, LTD. 200 E. Canton Ave. Suite 102 Winter Park, FL 32789
Copy to:	

Section 29. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or

restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 30. **Term of Agreement.** The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing in accordance with the requirements of Section 163.3225, Florida Statutes.

Section 31. **Amendment.** Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 32. **Severability**. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

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

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Andrea Ramos
Witness Signature

Andrea Ramos
Print Name

Witness Signature

Jason Rivas
Print Name

By: _____
Signature

Robert Hoekstra
Print Name

N/A
Signature

N/A
Print Name

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 4 day of October, 2023 by Robert Hoekstra and _____ who are personally known to me or who have produced FL DL as identification and who did (did not) take an oath.

NOTARY PUBLIC
FERNANDO COLON HERNANDEZ
Notary Public, State of Florida
Commission# HH 372971
My comm. expires March 13, 2027

Notary Public
Notary Public - State of Florida
Commission No HH 372971

My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

By: _____
Mayor

Date: September 28, 2023

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

Anita Geraci-Carver
_____
City Attorney

ATTEST: _____
City Clerk

This instrument prepared by:

_____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 28th day of September 2023 by Esther B. Lewin-Coulson, City Clerk of the City of Fruitland Park, Florida, who are personally known to be me and they acknowledge executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto is the true and corporate seal of the City of Fruitland Park, Florida.

_____
Notary Public
Notary Public - State of Florida
Commission No HH 409167
My Commission Expires July 4, 2027

ESTHER B LEWIN-COULSON
Notary Public - State of Florida
Commission # HH 409167
My Comm. Expires Jul 4, 2027
Bonded through National Notary Assn.

EXHIBIT "A"

Subject Property Legal Description

THE LAND REFERRED TD HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89'20'30" EAST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1 /4 OF THE SOUTHWEST 1 /4, A DISTANCE OF 209.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0'30'15" EAST 1,325.45 FEET TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 33, THENCE RUN SOUTH 89'35'10" EAST, ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 505.91 FEET, THENCE RUN SOUTH 00'32'50" WEST 1,116.62 FEET, THENCE NORTH 89'22'40" WEST 231.40 FEET, THENCE SOUTH 0'31'40" WEST 210.90 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST 1/4 OF SECTION 33, THENCE NORTH 89"20'30" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 273.57 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE SOUTH 33 FEET THEREOF.

EXHIBIT "B"

THE PLAN

SPRING LAKE ROAD PUD

Project Name: Spring Lake Road PUD

Developer:
Atlantic Housing Partners
200 E. Canton Avenue, Suite 102, Winter Park, FL 32789

Site Location: 2307 Spring Lake Road, Fruitland Park, FL 34731. Located north of Spring Lake Road, and south of Lake Geneva.

Alternate Key: 1284368

Adjacent Zoning: PUD to the North and East, A (Lake County) to the Southeast, R-1 and R-3 (Lake County) to the South and A (Lake County) to the West.

Adjacent Land Uses: MFHD to the North and East, Urban Medium Density (Lake County) to the South and West.

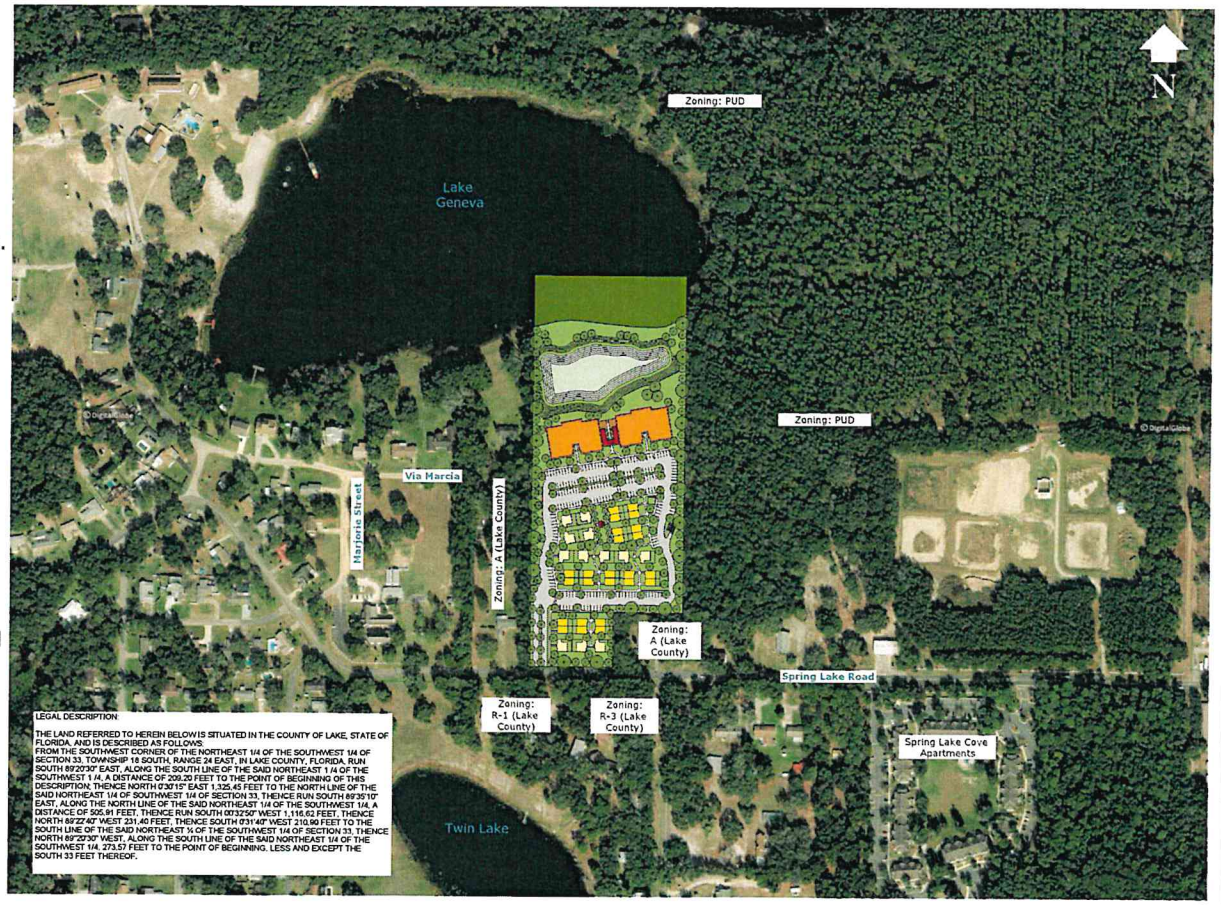
Proposed Uses: Residential and amenity buildings including, but not limited to, clubhouse, leasing office, amenities, mail kiosks, and other ancillary uses, and required parking.

Proposed Phasing: One phase, not applicable.

Acreage & Density:
Total Acreage of Parcel: +/- 14.10 Acres
Developable AC (less waterbodies/wetlands): +/- 12 Acres
Max Density :
3.18 AC of SFMD * 4 DU/AC = 12 Units
9.12 AC of MFHD * 15 DU/AC = 136 Units
Max Allowable: 148 Units
Proposed Units: 92 Units
Proposed Density: 92 Units / 12 AC = 7.67 DU/AC

WMD: St. Johns River Water Management District

Utilities: City Water, City Sewer, Privately Maintained Stormwater Pond. Fire protection per Code.



Situated north of Spring Lake Road and south of Lake Geneva in the City of Fruitland Park, Florida, the Spring Lake Road PUD is a proposed development of 92 multifamily dwellings divided between 56 dwellings in two-story apartments and 36 dwellings in one-story villas. The total parcel size is +/- 14.10 acres, with +/- 2.10 acres being undevelopable wetlands. The remaining +/- 12 Acres to the south of the wetlands will be developed for multifamily residential uses. Current future land use allows up to 4 Du/Ac or 12 units in the northern 1/3 of the property, and 15 Du/Ac or 136 units in the southern 2/3 of the property. The development will maintain community amenities and associated private improvements. Access for the development will occur from Spring Lake Road.

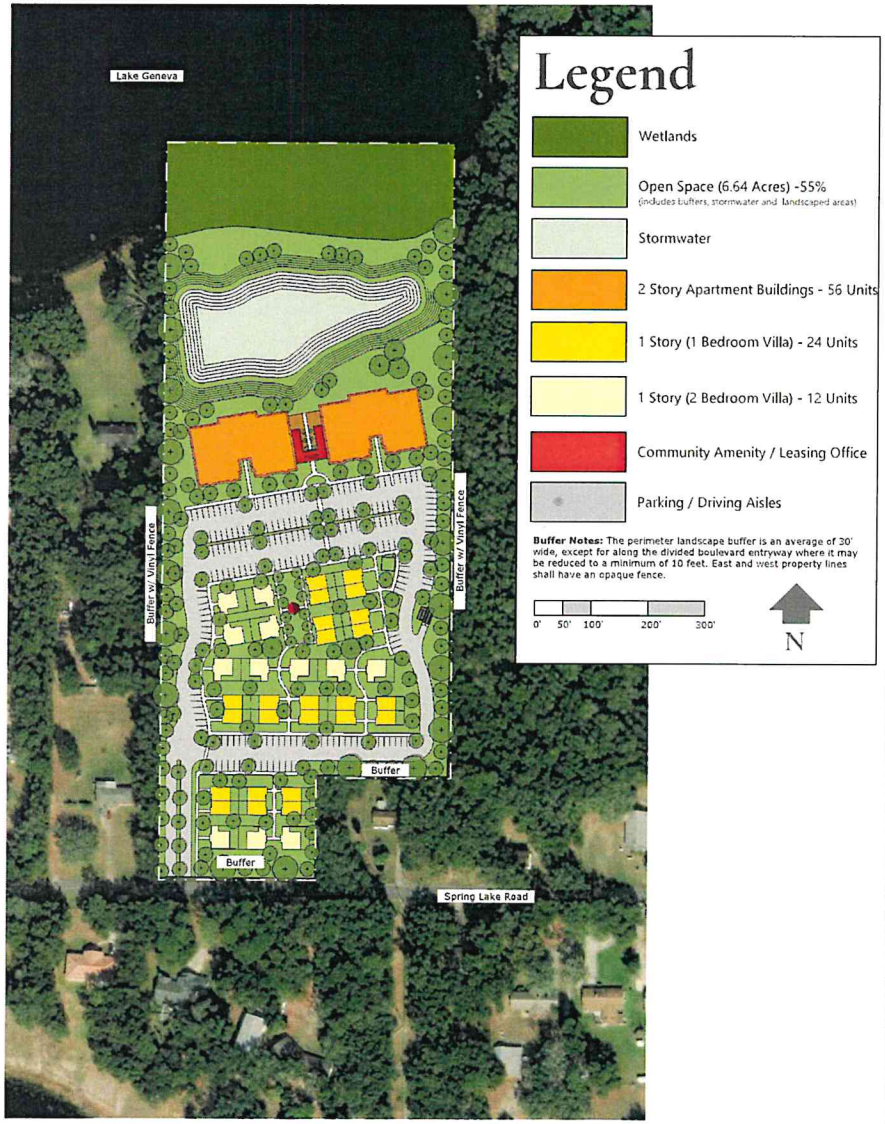
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Additional Supporting Graphics Prepared by:
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SPRING LAKE ROAD PUD

Concept Plan



Legend

- Wetlands
- Open Space (6.64 Acres) -55% (includes buffers, stormwater and landscaped areas)
- Stormwater
- 2 Story Apartment Buildings - 56 Units
- 1 Story (1 Bedroom Villa) - 24 Units
- 1 Story (2 Bedroom Villa) - 12 Units
- Community Amenity / Leasing Office
- Parking / Driving Aisles

Buffer Notes: The perimeter landscape buffer is an average of 20' wide, except for along the divided boulevard entryway where it may be reduced to a minimum of 10 feet. East and west property lines shall have an opaque fence.

0' 50' 100' 200' 300'

N

Proposed Setbacks



Legend

- Wetlands
- Floodplain
- Area Outside Setbacks (50' Front and 25' Side Setbacks)
- Area within Setbacks

0' 50' 100' 200' 300'

N

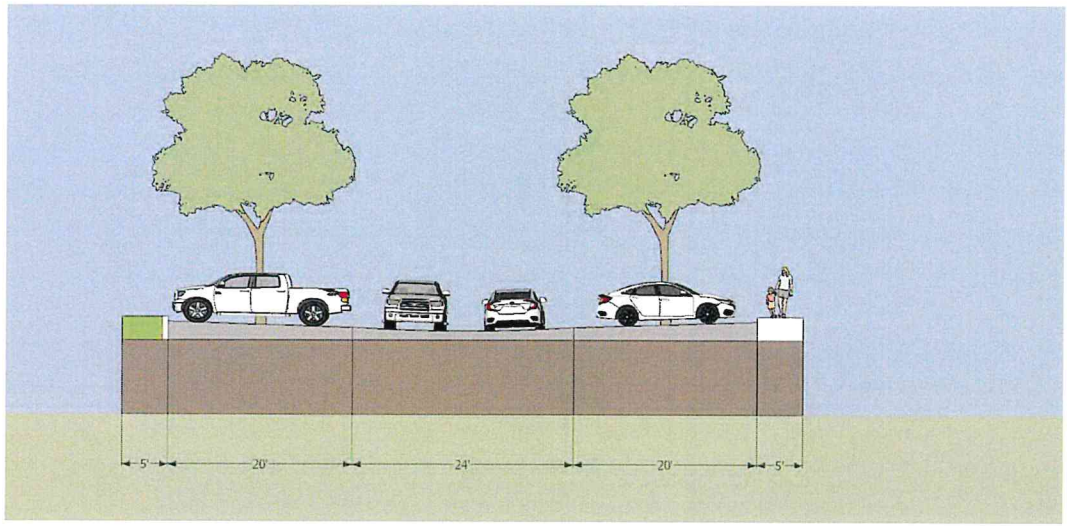
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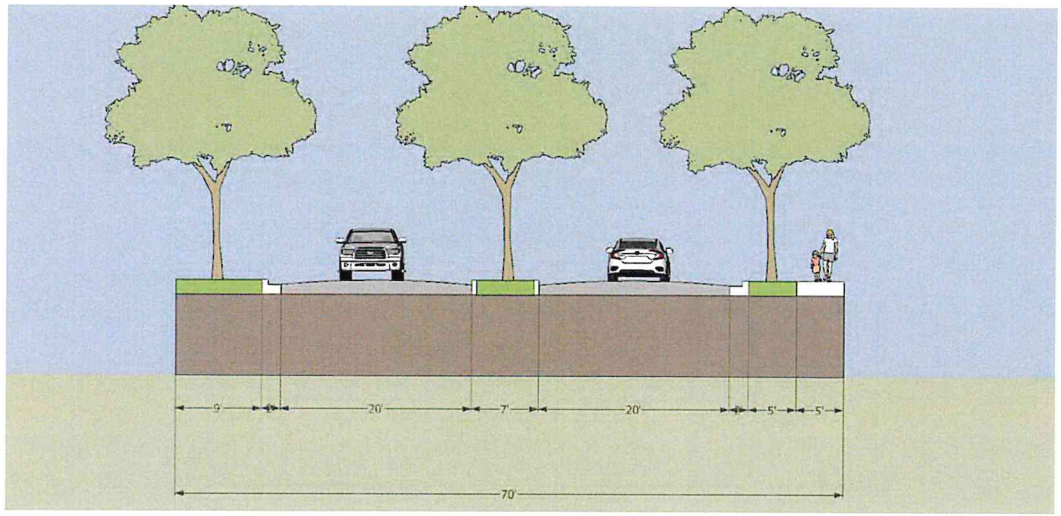
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Typical Parking Aisle Section



Entry Road Section



Buildings, Unit Types and Square Footage

Unit Type 1: 2 Bedroom Lakeview Apartment (40 units)
1,031 SF - AC Area (Net Area)
159 SF - Outdoor Area

Unit Type 2: 2-Bedroom Apartment (8 units)
1,117 SF - AC Area (Net Area)
85 SF - Outdoor Area

Unit Type 3: 3 Bedroom Apartment (8 units)
1,209 SF - AC Area (Net Area)
85 SF - Outdoor Area

Unit Type 4: 1 Bedroom Villa (24 units)
777 SF - AC Area (Net Area)
80 SF - Outdoor Area

Unit Type 5: 2 Bedroom Villa (12 units)
1,117 SF - AC Area (Net Area)
85 SF - Outdoor Area

Maximum Building Height: 35 feet

Parking Calculation:

1 Bedroom Units: 24 x 1.5 spaces = 36 spaces

2 & 3 Bedroom Units: 68 x 2 spaces = 136 spaces

Guest Parking: 92 x 0.25 spaces = 23

Total Required Parking = 195 spaces
Total Provided Parking = 202 spaces

Total Required Bike Parking = 10 spaces
Total Provided Bike Parking = 10 spaces

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SPRING LAKE ROAD PUD

1 ft. Contours (Source: Lake County)



August 2, 2022

1:2,500

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

- Street Names
- Local Streets
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- County Boundary
- Surrounding Counties

Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

Waterbodies, Wetlands, Floodplain (Source: Lake County)



August 2, 2022

1:2,500

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

- Street Names
- Local Streets
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- County Boundary
- Surrounding Counties

Flood Zones 2012

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- Water Bodies

Wetlands

- <all other values>
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Lake County Property Appraiser
Lake BCC

Lake County Board of County Commissioners

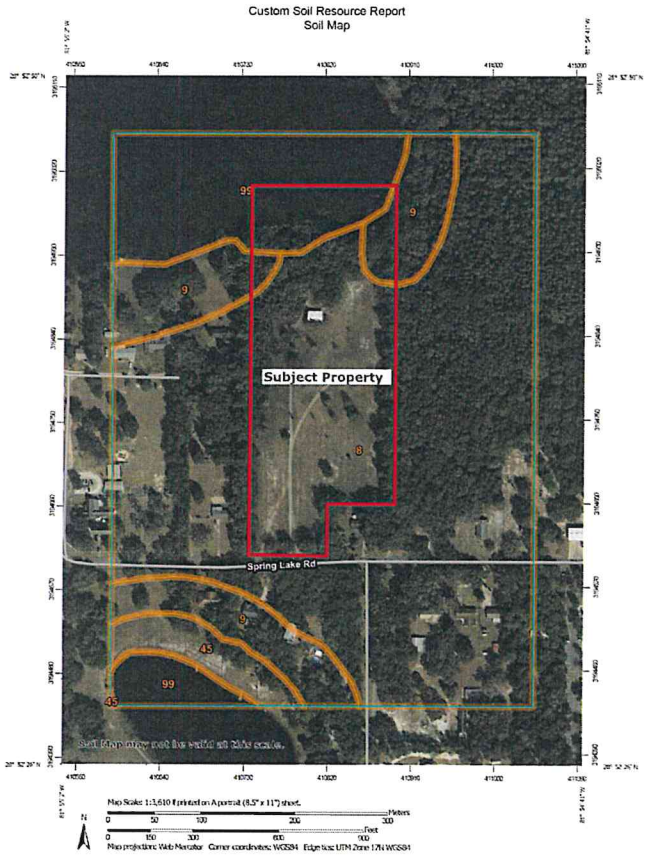
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SPRING LAKE ROAD PUD

Soils (Source USDA)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Candler sand, 0 to 5 percent slopes	47.5	68.4%
9	Candler sand, 5 to 12 percent slopes	9.0	13.0%
45	Tavares sand, 0 to 5 percent slopes	2.2	3.2%
99	Water	10.7	15.4%
Totals for Area of Interest		**69.5**	**100.0%**

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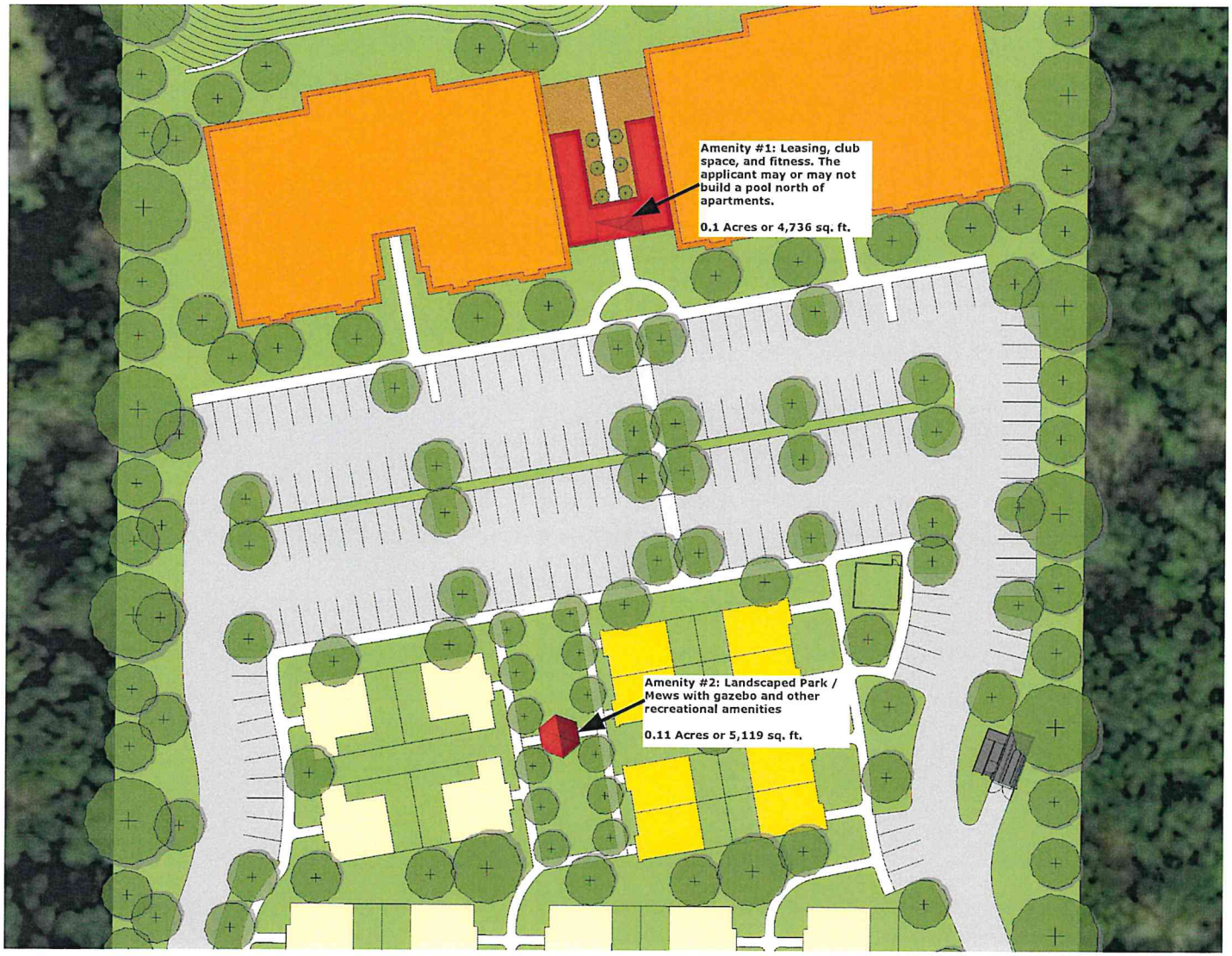
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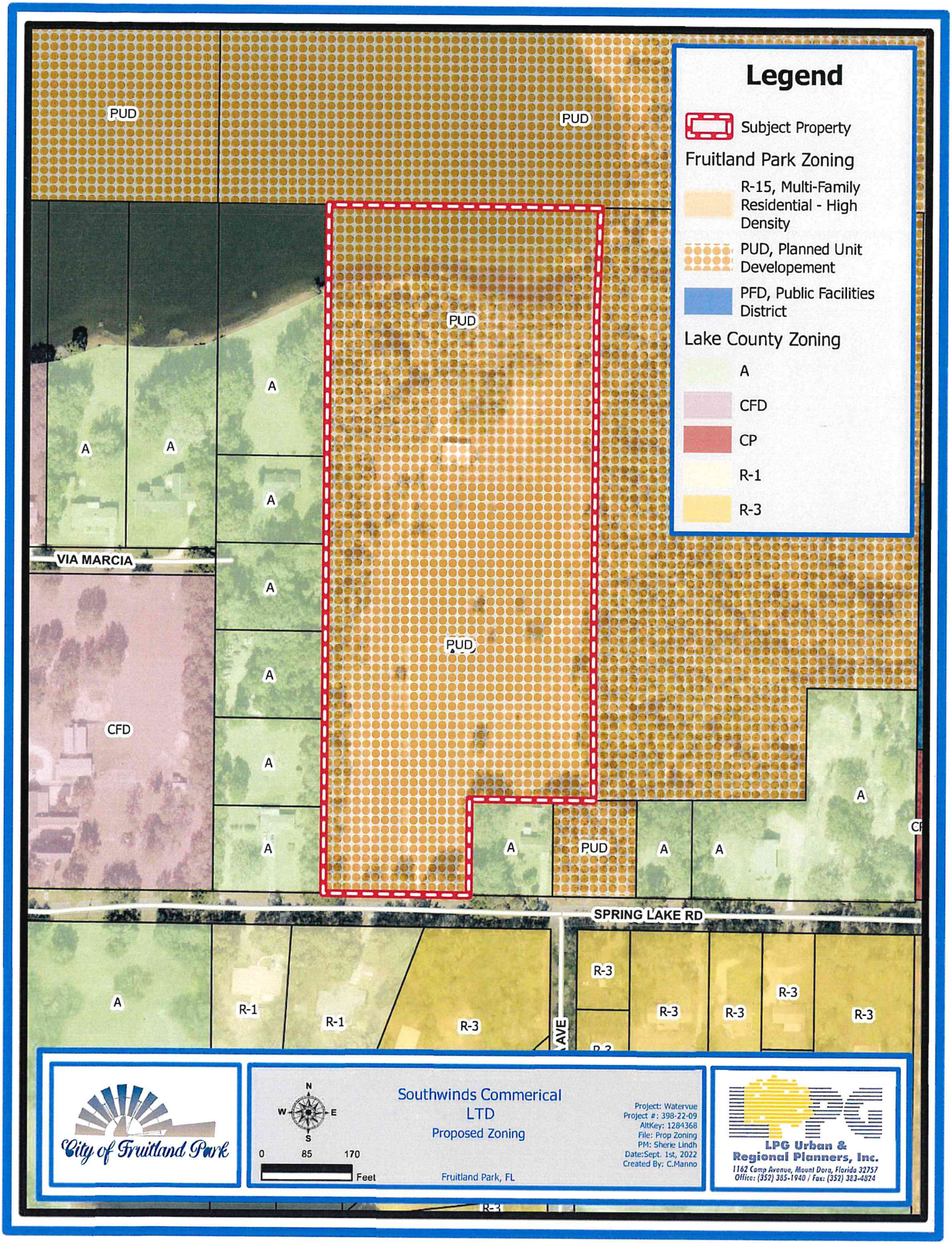
Amenities



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Legend
Subject Property
Fruitland Park Zoning
R-15, Multi-Family Residential - High Density
PUD, Planned Unit Developement
PFD, Public Facilities District
Lake County Zoning
A
CFD
CP
R-1
R-3
PUD
A
CFD
R-1
R-3
VIA MARCIA
SPRING LAKE RD
City of Fruitland Park
N
W
E
S
0
85
170
Feet
Southwinds Commerical
LTD
Proposed Zoning
Fruitland Park, FL
Project: Watervue
Project #: 398-22-09
AltKey: 1284368
File: Prop Zoning
PM: Sherie Lindh
Date:Sept. 1st, 2022
Created By: C.Manno
LPG Urban & Regional Planners, Inc.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824