



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

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

TRC COFP Members:

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

TRC Members:

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

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

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from April 7, 2026 included for review/comment.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**

A. SWC-23 American Auto RV & Boat Storage Major Site Plan & Variance(s)– Alt Keys 1585082, 1285151, 1285160

The applicant is requesting a major site plan approval for self-storage of RV and boat storage along with variances for (1) the number of dumpster pads required along with (2) a variance which requires the grading and paving for all parking and loading spaces, drives, access, aisles and other means of vehicular access in accordance with Chapter 162, Section 162.060(a)(4)(F)(i). Please note that Section 162.060(a)(4)(F)(ii) states that alternative surfaces [paver blocks, aggregate concrete, or other semi-impervious (decorative) material] may be utilized to reduce adverse impacts to existing vegetation and trees to be preserved on a development plan. Upon review of

the proposed plan, the staff report states that the plan for gravel parking does not appear to meet the aforementioned criterion. Additionally, the plans were modified so that where there once was only one dumpster, the applicant has added a 2nd dumpster enclosure within the west parcel. The site plan indicates a proposed warehouse space of 178,827 sf and would therefore require a total of 6 dumpster pads (one per every 30,000 sf of warehouse space). The plan identifies 408 enclosed storage spaces and 128 open storage spaces with no washing of RVs and boats on the premises. The proposed storage facility is planned to be accessed via remote with no employees; thus no office or restrooms are proposed. In accordance with Chapter 168 Section 168.010 (c), the applicant has provided a letter of justification of the claimed hardship.

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:

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

TRC Members:

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

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
April 7, 2026
10:00AM**

- I. MEETING START TIME: 10:10 AM**
- II. MEMBERS PRESENT:** All CoFP members except the Building Official, Code Enforcement Officer, Fire Chief, Fire Inspector, City of Leesburg and Lake County representatives. Staff Present: Emily Church/ Administrative Assistant and Sharon Williams/ Administrative Manager. Mr. Richard Wohlfarth was in attendance on behalf of the development.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from January 6, 2025 included for review/comment of which there were none.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. Vita Serena Rezoning, PUD – Alt Keys 3884327, 1288339, 1288053 & 1288347**
This development was previously considered by TRC on May 6, 2025; however, due to revisions made during the City Commission Meeting. The potential project is being reviewed a 2nd time with the suggested modifications, to ensure adherence to city code and regulations.

The revised development consists 95.35 acres +/- and is proposed to be developed in three (3) phases. The total number of units has been revised from 410 to 344 units with the following breakdown: 196 SF units on 40' lots (4,800 square feet), 104 SF units on 50' x 120 lots (6,000 square feet), and 44 SF units on 50' x 115' lots (5,750 square feet). The minimum living area proposed is 1,200 SF. The project at build out is anticipated to have a population of 805 residents (2.34 persons per household x 344 units) vice the 959 residents initially proposed. The proposed gross density is 3.61 units/acre.

A maximum building coverage of 55% (vice 30%) is also requested. The Future Land Use modification now reflects Single Family Medium Density allowing 4 units/acre maximum (from Multi-Family Low Density at 8 units/acre max).

Exception to the setbacks is requested for the 50' lots 23 – 35 with a rear setback of 14' unless adjacent to parking of 13'.

Mr. Wohlfarth, representative for the development, stated that comments were received last evening from the reviewing engineer, Wright Pierce via Sharon Williams. He acknowledged there were a few issues noted by the engineer which he thought were mainly graphical issues. Additionally, he will ensure the following actions will be taken: (1) an update submittal date will be added to the plans on the cover, (2) Rev. E will be dated in the title block on the cover sheet, (3) The scale on sheets 3.08, 3.09, 505 - 509 will be added, and the borings will be properly shown and (4) where stormwater calculations were not provided, the stormwater calculation(s) will be provided.

Mr. Wohlfarth inquired about the timeframe and next steps moving forward for the application approval process. He was informed that the Comprehensive Plan Amendment will have to go back to the P&Z Magistrate (on May 21st) as Special Master Boggus now acts as the Land Planning Agency (LPA) – there was a land use change from Multi-Family Low Density to Single Family Medium Density. It was further explained that the applications (Rezone/MDA and Comp Plan) will move forward to the 1st hearing of the City Commission meeting scheduled for June where the Comp Plan application would be forwarded to the state for a 30-day review. It was noted that the city has 10 days to provide the notice to the state after the 1st reading and a second hearing would be anticipated during the 1st or 2nd meeting scheduled in August for a 2nd reading.

After the aforementioned questions were addressed, the meeting was adjourned.

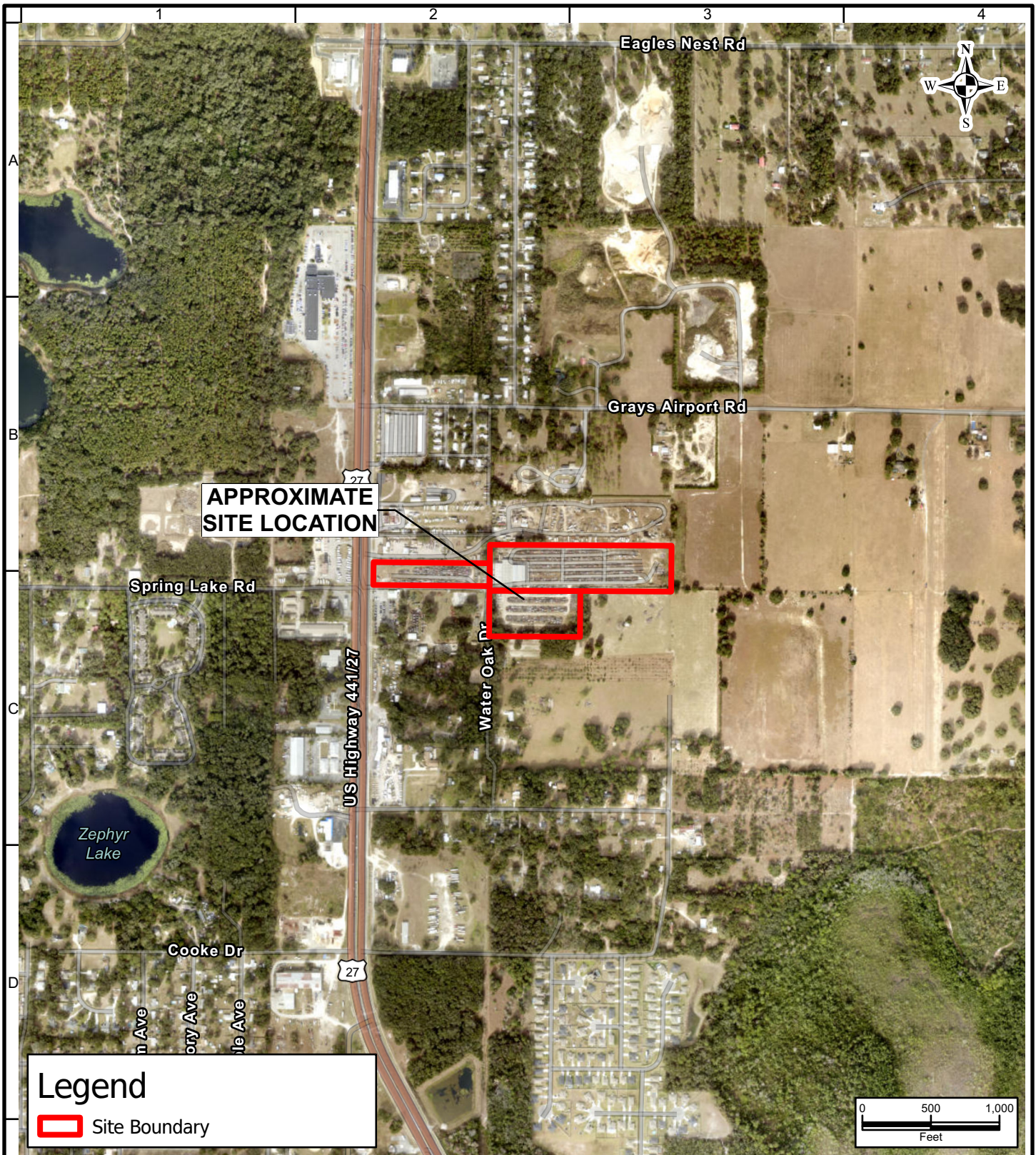
PUBLIC COMMENTS:

Jeff Hadley of Sumter County Villages, was concerned about the proximity of the proposed development, the amount of buffer, and water runoff. Mr. Wohlfarth noted that in this instance, the water runoff from The Villages would run into Vita Serena and there are retention ponds planned to address this issue. Furthermore, Mr Wohlfarth noted that Pre-Development and Post-Development water details are required for the Saint Johns River Water Management District Permit. Mr. Hadley noted that he was impressed with the fair treatment and consideration he has received from the City of Fruitland Park.

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: 10:29 a.m.

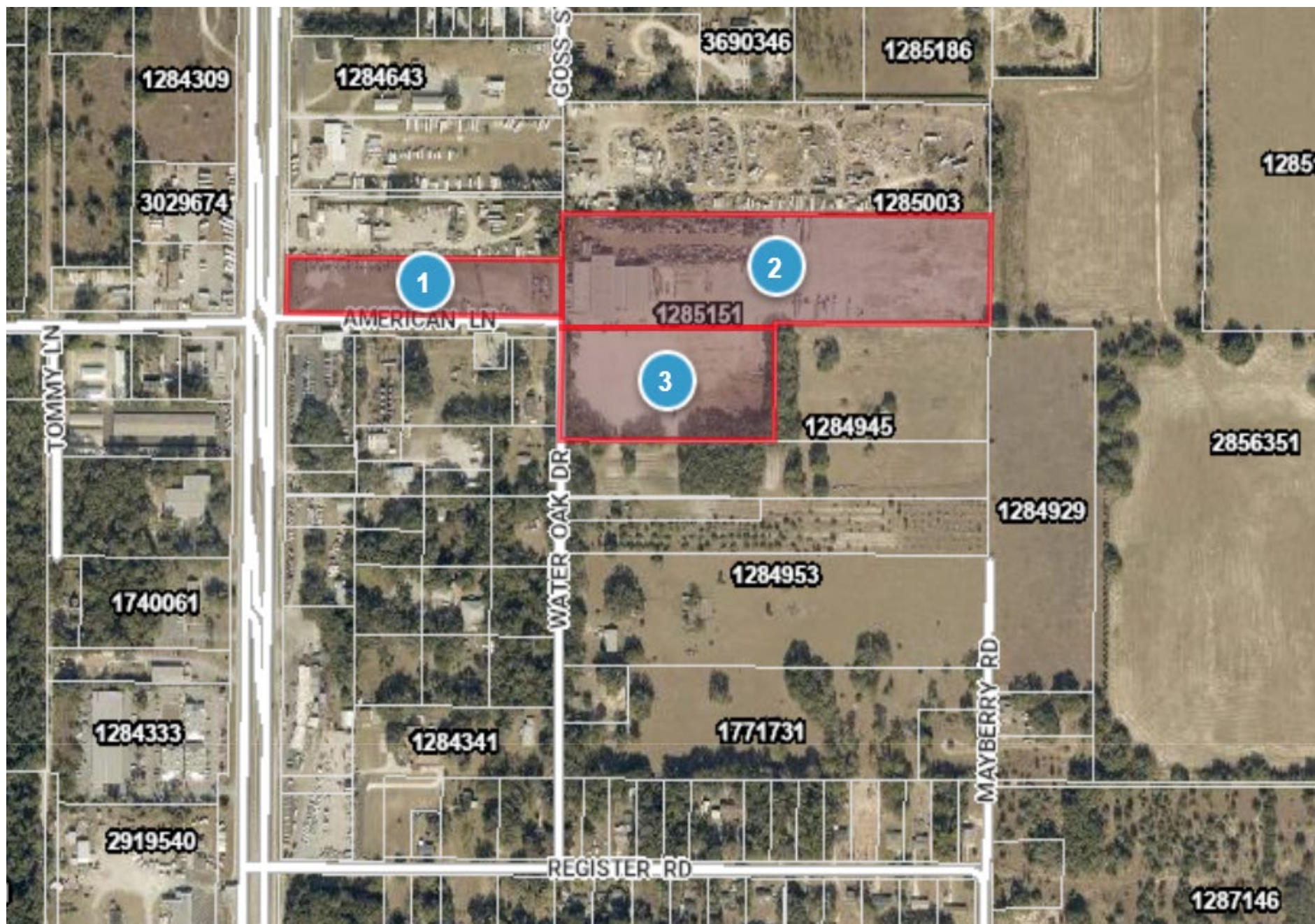


State of Florida, Maxar, Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS; Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LANGAN 300 Kimball Drive 4th Floor Parsippany NJ 07054-2172 T: 973-560-4900 F: 973-560-4901 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International Collectively known as Langan FL CERTIFICATE OF AUTHORIZATION No. 00006601/LB8172/LB8198	Project SWC-23 American Auto & RV Boat Storage FRUITLAND PARK LAKE COUNTY FL	Drawing Title IMAGERY WITH LABELS	Project No. 342011215	Figure 4
			Date 5/13/2024	
			Scale 1:1,000	
			Drawn By Site Analyzer Submission Date 5/13/2024	Sheet 4 of 18

Disclaimer: This information is produced by an automated system and may not be complete. The absence of a feature is not a confirmation that the feature is not present at the subject location. Information produced is in the public domain and unless noted has not been field verified or provided for any specific use. Users are also cautioned to confirm the information shown is suitable for their intended use.
Spatial Reference: NAD 1983 StatePlane Florida East FIPS 0901 Feet

LOCATION MAP - SWC-23 American Auto RV & Boat Storage, MSP Alt Keys 12855160, 1285151, 1585082



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

SITE PLAN AND VARIANCE

Owner: SWC Property Co-23, LLC

Applicant: Matthew Wojtaszek

Engineer: Langan Engineering and Environmental Services, LLC

General Location: East of US Hwy. 27/441 and north of American Lane

Number of Acres: 18.26 ± acres

Existing Zoning: Industrial

Existing Land Use: Industrial

Date: March 5, 2026

Description of Project

The applicant is requesting site plan approval for self-storage of RV and boat storage. The proposed plan identifies 408 enclosed storage spaces and 128 open storage spaces. No washing of RVs and boats is proposed. The proposed storage facility will be accessed via remote and no employees are planned; therefore, no office or restrooms are proposed.

	Surrounding Zoning	Surrounding Land Use
North	Lake Co. C-2	Lake County Regional Commercial
South	Lake Co. R-1	Lake County Regional Office
East	PUD	Single Family Low Density
West	Industrial	Industrial

Assessment

The revised plans indicate a 25' buffer along American Way; however, the plans indicate that stormwater is proposed within the entire buffer width. Additionally, the landscape plans indicate only canopy tree plantings and shrub plantings while a Type C buffer requires 5 canopy trees, 4 understory trees and 30 shrubs per 100 linear feet. The applicant indicates that the

proposed buffer planting complies with Chapter 164.030(A)(3) regarding vehicle use areas (i.e. parking lot). However, Section 164.030(b) requires buffer landscaping along the outer parcel lines and abutting right of way lines using the following criteria and based on the criteria a Type “C” buffer is required.

Variances

The revised plans indicate that a variance to Chapter 162, Section 162.060(a)(4)(F)(i) is requested regarding all parking and loading spaces, drives, access, aisles and other means of vehicular access required under the Land Development Code shall be graded and paved in accordance with the specifications described in Standard Paving and Drainage Details of the City of Fruitland Park, except as otherwise permitted. Section 162.060(a)(4)(F)(ii) lists alternate surfaces that may be utilized in order to reduce adverse impacts to existing vegetation and trees shown to be preserved on a development plan or alternate surfaces such as brick, decorative block or other material for decorative purposes. The proposed existing compacted gravel parking area does not appear to meet this criterion and in addition, the proposed self-storage, RV and boat storage is a change of use from the former auto salvage facility.

The revised plans also indicate that a variance to Chapter 159, Section 159.100(3) which requires 1 dumpster pad for every 30,000 SF of warehouse space. Sheet C-04 indicates that the proposed warehouse space is 178,827 SF which would require 6 dumpster pads. The plans indicate 1 dumpster pad.

Conclusions

Please revise site plan to remove the stormwater pond outside of the required 25’ buffer. Please revise the landscape plans to comply with the landscaping code of a Type C buffer.

The applicant has submitted a justification statement for the variance (see attached).

When reviewing an application for variance, the Planning and Zoning Board and the City Commission shall consider the following requirements and criteria.

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

RESPONSE: The applicant indicates that the existing parcel has historically been surfaced with compacted gravel for storage of salvaged vehicles and the proposed parking of vehicles, boats and RVs does not alter the use or increase intensity. The applicant further indicates that gravel reduces impervious surface area and stormwater runoff while providing a cost-effective solution.

The applicant indicates that the code requirement of 1 dumpster for every 30,000 square feet of warehouse differs significantly from the proposed development of self-storage facilities. With no onsite employees and very little foot traffic, the volume of solid waste expected to be generated will be negligible.

Planning staff ascertains that there are no physical constraints of the property (i.e. flood area, topography, size) which would prohibit the applicant from complying with the Land Development Code.

- 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

RESPONSE: The applicant indicates that the special conditions and circumstances are not the result of the applicant. See response to item 1.

The current property owner purchased the subject property in 2024 and staff confirms that the previous use was auto salvage yard.

- 3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

RESPONSE: The applicant indicates that strict adherence to current code would be an undue hardship.

- 4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

RESPONSE: The land development code does allow for alternate surfaces. Section 162.060(a)(4)(F)(ii) lists alternate surfaces that may be utilized in order to reduce adverse impacts to existing vegetation and trees shown to be preserved on a development plan or alternate surfaces such as brick, decorative block or other material for decorative purposes.

- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

RESPONSE: The applicant indicates that re-graveling will not negatively affect public health, safety, or surrounding properties and will maintain safe vehicular access.

Planning staff understands that the warehouse space calculation of 1 dumpster pad for every 30,000 square feet is the least code requirement for the proposed self-storage facility. In addition, warehouse space is typically utilized for storage which is the same use as a self-storage facility. The subject development minimum need is calculated at 6 dumpsters; however, the code does not indicate dumpster size. Should larger dumpsters be provided, then the number of dumpsters may be reduced and still meet the intent of the code. Dumpsters within a self-storage facility should also take into account when either the renter or owner has to clean out a storage unit or abandoned storage unit.

Planning staff understands that adherence to code requirements for paving standards generally is more durable and requires less maintenance in the long run than compacted gravel. Staff also understands that compacted gravel is a semi-pervious material and is less costly initially. The land development code does allow for alternate surfaces. Section 162.060(a)(4)(F)(ii) lists alternate surfaces that may be utilized in order to reduce adverse impacts to existing vegetation and trees shown to be preserved on a development plan or alternate surfaces such as brick, decorative block or other material for decorative purposes. The proposed compacted gravel parking area does not appear to meet this criterion.

11 February 2026

City of Fruitland Park

Planning and Zoning (P&Z) Board

506 W. Berckman St.

Fruitland Park, FL 34731

**Re: Variance Request for Dumpster Pad & Front Parcel Entrance
SWC-23 American Auto RV & Boat Storage
City of Fruitland Park, FL
Langan Project No.: 342011215**

To whom it may concern:

We respectfully request variances from the requirements set forth in Sections 159.100(3) and 162.060(a)(4)(F)(i) of the City of Fruitland Park Land Development Code in connection with the proposed development of an RV and boat storage facility located at 2363 US-441, Fruitland Park, FL 34731.

1. Dumpster Pad Requirement (Section 159.100(3)):

This section requires one (1) standard dumpster pad for every 10,000 square feet of office or manufacturing space, and one (1) for every 30,000 square feet of warehouse space. Applied literally, this requirement would result in seven (7) dumpster pads distributed across the property. However, the operational characteristics of the proposed development differs significantly from a traditional industrial use. The facility will contain minimal office space, no manufacturing operations, and no warehousing in the conventional sense. With no on-site employees and very low foot traffic, the volume of solid waste expected to be generated will be negligible. In light of this unique operational profile, we are requesting approval to provide two (2) standard dumpster pads. We believe this will more than adequately accommodate the site's limited disposal needs while avoiding unnecessary and unused infrastructure.

2. Paving Requirement (Section 162.060(a)(4)(F)(i)):

This code section requires all vehicular access areas to be paved per City standards. The subject parcel has historically been surfaced with compacted gravel, and the proposed development does not alter the use or increase intensity. Instead, we are re-gravelling the existing surface to improve functionality. We believe the continued use of compacted gravel is appropriate and justified for the following reasons:

- Preservation of Existing Conditions: The current gravel surface functions effectively; the proposed work maintains, rather than transforms, the site's use.
- Consistency with Historical Use: The parcel's long-standing use with gravel makes the proposed improvements a natural extension of existing conditions.
- Environmental and Economic Benefits: Gravel reduces impervious surface area and stormwater runoff while providing a cost-effective solution.
- No Adverse Impact: The re-gravelling will not negatively affect public health, safety, or surrounding properties and will maintain safe vehicular access.
- Given the unique characteristics of this development and the minimal service demands it presents, we respectfully request approval of these variances to ensure a practical, context-sensitive approach to site design and infrastructure.

We appreciate your consideration and welcome the opportunity to provide any additional information or discuss the requests in further detail.

Thank you,

Daniel Wojtaszek

SWC Property CO 23 LLC



**DEVELOPMENT REVIEW LETTER
SWC-23 American Auto RV & Boat Storage
Major Site Plan, Variance, Unity of Title
March 9, 2026**

Property Owner(s): SWC PROPERTY CO 23 LLC
Applicant: DANIEL WOJTASZEK
Applicant Email: dan@recnationstorage.com
Owner Mailing Address: 2363 US Hwy 441/27
Fruitland Park, FL 34731

Applicant Mailing Address: 3475 VINSON RD
WYLIE, TX 75098

Project Name: SWC-23 American Auto RV & Boat Storage
Alt Key(s): 1585082, 1285151, & 1285160
Project Address: American Auto RV & Boat Storage

Dear DANIEL WOJTASZEK,

Contained herein are the comments following informal TRC review.

City Engineer

See enclosed review letter.

City Land Planner

See enclosed staff report.

Leesburg Electric

Leesburg Electric Approves. The project steps document is attached. Please make sure they get a copy. Once Fruitland Park Approves, they can submit to us the Commercial Project information sheet and we can start our design work.

Steven C. Davis
Electric Service Planner Supervisor
City of Leesburg Electric Department
352-728-9786 Extension 2021
352-516-1919 Mobile

City Public Works

I believe there needs to be changes on how the water to the building is delivered to the property. With the large volume of water for the fire lines and the small volume of water being used for the building it will

Development Review: Page 2

not effectively turn over the water in the line leading to stagnant water being delivered to the building. I believe the water to the building should be delivered to the building in another smaller parallel line metered at the highway that can turn over the water within itself regularly.

I would also like another master meter installed on the fire line going to the property for two reasons. Certainly down the road there may be further development of the property that requires tapping this main and also the potential for misuse of these hydrants throughout the property for washing boats, RV's, pressure washing, or filling tanks ect. on such a large site without a usable water source. We don't have access to the site and my understanding is there is nobody going to be working on site either that would monitor this.

Page C-06 does show a dumpster enclosure between buildings 10 and 13 but it doesn't seem to meet that standard detail for the city please insert attached city detail G-14 and make sure design meets these standards.

Traffic Engineer

With the request being the approval of variances to dumpster pad and pavement requirements (per Development Application, dated 7/9/25), we have no traffic-related comments.

Waste Management

Please ensure our truck can clear the corner of the building approaching the concrete pad for the dumpster and that the building has no overhang, etc. that will impede our approach. Have the pad poured as at least a 12'x12' concrete pad to allow for extra room for the dumpster and with growth potential in case an enclosure ends up being built around it later down the road.

The enclosures should be 12'x12' with the interior clearance being 12' and not the exterior dimensions. The doors for the enclosure should swing to a full 180 degrees and not stop at 90 degrees. They should have drop pins and holes drilled to secure the pins in the closed and open position for the doors. The main thing to consider here is ensuring the hinges are installed on the posts so they allow the doors to open and do not become trapped on the posts so to speak. If curbing is being installed to the side of the enclosure, just ensure the opening on the bottom of the door will clear it when opening the door. The caveat would be if a 2nd dumpster is desired for trash or even recycle, that the enclosure is built 24' wide instead.

Enclosed (3)

21 April 2026

City of Fruitland Park
506 W Beckerman St.
Fruitland Park, Florida 34731

**Re: Major Site Plan Submittal
SWC-23 RV and Boat Storage
Langan Project No.: 342011215**

To Whom It May Concern:

We are in receipt of City of Fruitland Park Comments for the subject Site Plan. Langan Engineering & Environmental Services, LLC. (Langan) offers the following information and comment responses for your consideration.

CITY REVIEW LETTER COMMENT RESPONSES:

Leesburg Electric:

1. Leesburg Electric Approves. The project steps document is attached. Please make sure they get a copy. Once Fruitland Park Approves, they can submit to us the Commercial Project information sheet and we can start our design work.

*Steven C. Davis
Electric Service Planner Supervisor
City of Leesburg Electric Department
352-728-9786 Extension 2021
352-516-1919 Mobile*

Response: Acknowledged.

City Public Works Department Review:

1. I believe there needs to be changes on how the water to the building is delivered to the property. With the large volume of water for the fire lines and the small volume of water being used for the building it will not effectively turn over the water in the line leading to stagnant water being delivered to the building. I believe the water to the building should be delivered to the building in another smaller parallel line metered at the highway that can turn over the water within itself regularly.

Response: Comment acknowledged. Based on our engineering analysis, we respectfully disagree with this assessment. The current design has been evaluated and is adequate to meet the potable water demands of the site, and it remains in full compliance with the City of Fruitland Park Code of Ordinances.

2. I would also like another master meter installed on the fire line going to the property for two reasons. Certainly, down the road there may be further development of the property that requires tapping this main and also the potential for misuse of these hydrants throughout the property for washing boats, RV's, pressure washing, or filling tanks etc. on such a large site without a usable water source. We don't have access to the site, and my understanding is there is nobody going to be working on site either that would monitor this.

Response Comment acknowledged. Based on our engineering analysis, we respectfully disagree with this assessment. It is part of the tenant leases that activities such as the ones described above are not permitted on-site. Additionally, the site will have 24-hour surveillance to further enforce compliance with rules.

3. Page C-06 does show a dumpster enclosure between buildings 10 and 13 but it doesn't seem to meet that standard detail for the city please insert attached city detail G-14 and make sure design meets these standards.

Response: The dumpster enclosure located between Buildings 10 and 13 has been revised to comply with City Detail G-14. In addition, a second dumpster enclosure has been incorporated within the west parcel, which has also been designed in accordance with this standard. The applicable detail has been added to Sheet C-18. Refer to the Overall Site Plan (Sheet C-04) and Partial Site Plans (Sheets C-05 and C-06) for updated layout and locations.

Traffic Engineer Review:

1. With the request being the approval of variances to dumpster pad and pavement requirements (per Development Application, dated 7/9/25), we have no traffic-related comments.

Response: Acknowledged.

Waste Management Review:

1. Please ensure our truck can clear the corner of the building approaching the concrete pad for the dumpster and that the building has no overhang, etc. that will impede our approach. Have the pad poured as at least a 12'x12' concrete pad to allow for extra room for the dumpster and with growth potential in case an enclosure ends up being built around it later down the road.

Response: The concrete pad dimensions in the plans have been revised to 13'-6"x20'-6" per City Detail G-14. The Pavement and Turning Movement Plan sheet (C-15A) has been revised to show that sufficient room to clear surroundings has been provided at both dumpster enclosure locations.

2. The enclosures should be 12'x12' with the interior clearance being 12' and not the exterior dimensions. The doors for the enclosure should swing to a full 180 degrees and not stop at 90 degrees. They should have drop pins and holes drilled to secure the pins in the closed and open position for the doors. The main thing to consider here is ensuring the hinges are installed on the posts so they allow the doors to open and do not become trapped on the posts so to speak. If curbing is being installed to the side of the enclosure, just ensure the opening on the bottom of the door will clear it when opening the door. The caveat would be if a 2nd dumpster is desired for trash or even recycle, that the enclosure is built 24' wide instead.

Response: The dumpster enclosures have been revised to match City Detail G-14. The applicable detail has been added to Sheet C-18. Refer to the Overall Site Plan (Sheet C-04) and Partial Site Plans (Sheets C-05 and C-06) for updated layout and locations.

HALFF REVIEW LETTER COMMENT RESPONSES (SITE PLAN):

1. The city has not yet approved the variance for dumpster pads or gravel parking. Final site plan approval cannot be issued until council has voted to approve or deny the variance.

Response: Acknowledged.

2. The utility service to the building will present water quality issues as the 10-inch main providing fire protection will have very minimal flow compared to the size of the main. This would be better to run as a separate service from US441.

Response: Comment acknowledged. Based on our engineering analysis, we respectfully disagree with this assessment. The current design has been evaluated and is adequate to meet the potable water demands of the site, and it remains in full compliance with the City of Fruitland Park Code of Ordinances.

STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC:

1. Please revise site plan to remove the stormwater pond outside of the required 25' buffer. Please revise the landscape plans to comply with the landscaping code of a Type C buffer.

Response: The Fruitland Park Code of Ordinances requires a 25-foot-wide landscape strip with 5 canopy trees, 4 understory trees, and 30 shrubs per 100 linear feet, but it does not prohibit the area from being used for stormwater management. The proposed on-site landscaping has been purposefully selected to be tolerant of wet conditions and to meet city requirements.

CITY ATTORNEY:

1. Unity of Title – please provide a boundary survey. One was not submitted with the application. One was not submitted with the site plan application.

Response: An ALTA survey dated June 19, 2024, was included with the initial submittal package received by the City of Fruitland Park on November 4, 2024. A more recent survey has been submitted herewith.

2. Variance – to allow use of compacted gravel in the west parcel parking lot rather than pavement on all parking and loading spaces, drives, access, aisles and other means of vehicular access. 162.060 a) 4) F) i), LDC. Subsection ii) in the same section allows “specified parking spaces or areas to be surfaced with paver blocks, aggregate concrete, or other semi-pervious material in order to reduce adverse impacts to existing vegetation and trees shown to be preserved on a development plan.” Grass and decorative surfaces are also allowed alternatives to pavement. The Commission will consider the variance request based on the criteria set forth in 168.010 f) – h). Please provide justification for requested variance addressing each of the criteria.

Response: Please refer to the most recent justification letter dated February 11, 2026, submitted in the same month. It has also been attached herewith for your convenience.

3. Variance – to allow single dumpster pad rather than one for every 30,000 sq. ft. of warehouse space. Sec. 159.100 a) 3), LDC. The Commission will consider the variance request based on the criteria set forth in 168.010 f) – h). Please provide justification for requested variance addressing each of the criteria.

Response: Please refer to the most recent justification letter dated February 11, 2026, submitted in the same month. It has also been attached herewith for your convenience.

4. Upon receipt of the justifications for each requested variance I will prepare a resolution.

Response: Acknowledged.

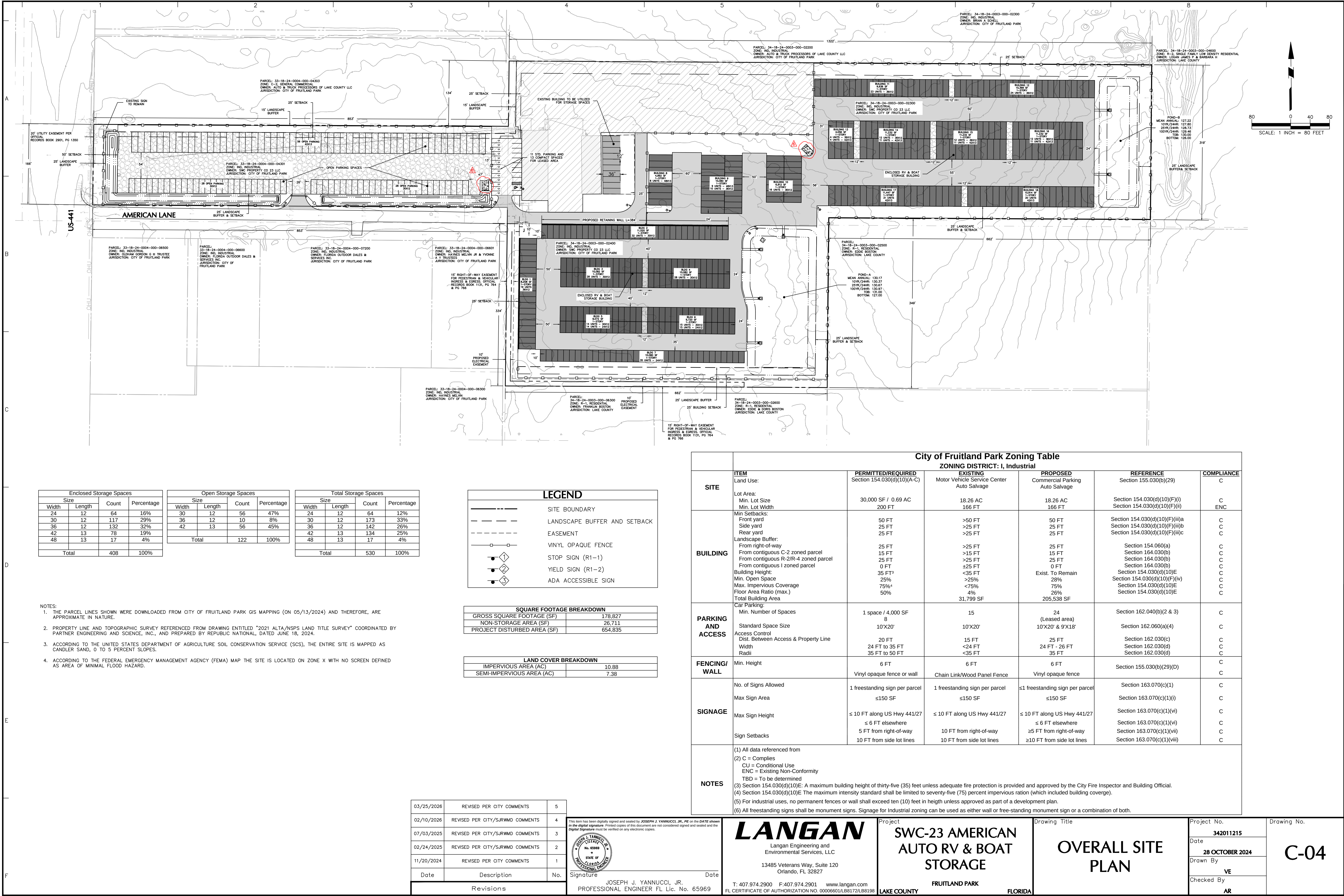
Please do not hesitate to contact me at (arakowski@langan.com or 267.629.9987) with questions about the contents of this submittal.

Sincerely,

Langan Engineering and Environmental Services, LLC.



Andrew Rakowski, PE
Associate



Enclosed Storage Spaces			
Size	Length	Count	Percentage
24	12	64	16%
30	12	117	29%
36	12	132	32%
42	13	78	19%
48	13	17	4%
Total		408	100%

Open Storage Spaces			
Size	Length	Count	Percentage
30	12	56	47%
36	12	10	8%
42	13	56	45%
Total		122	100%

Total Storage Spaces			
Size	Length	Count	Percentage
24	12	64	12%
30	12	173	33%
36	12	142	26%
42	13	134	25%
48	13	17	4%
Total		530	100%

LEGEND	
	SITE BOUNDARY
	LANDSCAPE BUFFER AND SETBACK
	EASEMENT
	VINYL OPAQUE FENCE
	STOP SIGN (R1-1)
	YIELD SIGN (R1-2)
	ADA ACCESSIBLE SIGN

SQUARE FOOTAGE BREAKDOWN	
GROSS SQUARE FOOTAGE (SF)	178,827
NON-STORAGE AREA (SF)	26,711
PROJECT DISTURBED AREA (SF)	654,835

LAND COVER BREAKDOWN	
IMPERVIOUS AREA (AC)	10.88
SEMI-IMPERVIOUS AREA (AC)	7.38

- NOTES:
- THE PARCEL LINES SHOWN WERE DOWNLOADED FROM CITY OF FRUITLAND PARK GIS MAPPING (ON 05/13/2024) AND THEREFORE, ARE APPROXIMATE IN NATURE.
 - PROPERTY LINE AND TOPOGRAPHIC SURVEY REFERENCED FROM DRAWING ENTITLED "2021 ALTA/NSPS LAND TITLE SURVEY" COORDINATED BY PARTNER ENGINEERING AND SCIENCE, INC., AND PREPARED BY REPUBLIC NATIONAL, DATED JUNE 18, 2024.
 - ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE (SCS), THE ENTIRE SITE IS MAPPED AS CANDLER SAND, 0 TO 5 PERCENT SLOPES.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP THE SITE IS LOCATED ON ZONE X WITH NO SCREEN DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

	City of Fruitland Park Zoning Table					
	ZONING DISTRICT: I, Industrial					
SITE	ITEM Land Use:	PERMITTED/REQUIRED Section 154.030(d)(10)(A-C)	EXISTING Motor Vehicle Service Center Auto Salvage	PROPOSED Commercial Parking Auto Salvage	REFERENCE Section 155.030(b)(29)	COMPLIANCE C
BUILDING	Lot Area:	30,000 SF / 0.69 AC	18.26 AC	18.26 AC	Section 154.030(d)(10)(F)(i)	C
	Min. Lot Size				Section 154.030(d)(10)(F)(i)	C
	Min. Lot Width	200 FT	166 FT	166 FT	Section 154.030(d)(10)(F)(ii)	ENC
	Min Setbacks:					
	Front yard	50 FT	>50 FT	50 FT	Section 154.030(d)(10)(F)(iii)a	C
	Side yard	25 FT	>25 FT	25 FT	Section 154.030(d)(10)(F)(iii)b	C
	Rear yard	25 FT	>25 FT	25 FT	Section 154.030(d)(10)(F)(iii)c	C
	Landscape Buffer:					
	From right-of-way	25 FT	>25 FT	25 FT	Section 154.060(a)	C
	From contiguous C-2 zoned parcel	15 FT	>15 FT	15 FT	Section 164.030(b)	C
PARKING AND ACCESS	From contiguous R-2/R-4 zoned parcel	25 FT	>25 FT	25 FT	Section 164.030(b)	C
	From contiguous I zoned parcel	0 FT	<25 FT	0 FT	Section 164.030(b)	C
	Building Height:	35 FT ³	<35 FT	Exist. To Remain	Section 154.030(d)(10)(E)	C
	Min. Open Space	25%	>25%			
	Max. Impervious Coverage	75% ⁴	<75%	28%	Section 154.030(d)(10)(F)(iv)	C
	Floor Area Ratio (max.)	50%	4%	75%	Section 154.030(d)(10)(E)	C
	Total Building Area		31,799 SF	205,538 SF	Section 154.030(d)(10)(E)	C
	Car Parking:					
	Min. Number of Spaces	1 space / 4,000 SF 8	15	24 (Leased area)	Section 162.040(b)(2 & 3)	C
	Standard Space Size	10'X20'	10'X20'	10'X20' & 9'X18'	Section 162.060(a)(4)	C
FENCING/ WALL	Access Control					
	Dist. Between Access & Property Line	20 FT	15 FT	25 FT	Section 162.030(c)	C
	Width	24 FT to 35 FT	<24 FT	24 FT - 26 FT	Section 162.030(d)	C
	Radial	35 FT to 50 FT	<35 FT	35 FT	Section 162.030(d)	C
	Min. Height	6 FT	6 FT	6 FT	Section 155.030(b)(29)(D)	C
		Vinyl opaque fence or wall	Chain Link/Wood Panel Fence	Vinyl opaque fence		C
	No. of Signs Allowed	1 freestanding sign per parcel	1 freestanding sign per parcel	≤1 freestanding sign per parcel	Section 163.070(c)(1)	C
	Max Sign Area	≤150 SF	≤150 SF	≤150 SF	Section 163.070(c)(1)(i)	C
	Max Sign Height	≤ 10 FT along US Hwy 441/27 ≤ 6 FT elsewhere	≤ 10 FT along US Hwy 441/27 ≤ 6 FT elsewhere	≤ 10 FT along US Hwy 441/27 ≤ 6 FT elsewhere	Section 163.070(c)(1)(vi)	C
	Sign Setbacks	5 FT from right-of-way 10 FT from side lot lines	10 FT from right-of-way 10 FT from side lot lines	≥5 FT from right-of-way ≥10 FT from side lot lines	Section 163.070(c)(1)(vii) Section 163.070(c)(1)(viii)	C C
NOTES	(1) All data referenced from					
	(2) C = Complies CU = Conditional Use ENC = Existing Non-Conformity TBD = To be determined					
	(3) Section 154.030(d)(10)(E): A maximum building height of thirty-five (35) feet unless adequate fire protection is provided and approved by the City Fire Inspector and Building Official.					
	(4) Section 154.030(d)(10)(E) The maximum intensity standard shall be limited to seventy-five (75) percent impervious ration (which included building coverage).					
	(5) For industrial uses, no permanent fences or wall shall exceed ten (10) feet in height unless approved as part of a development plan.					
	(6) All freestanding signs shall be monument signs. Signage for industrial zoning can be used as either wall or free-standing monument sign or a combination of both.					

03/25/2026	REVISED PER CITY COMMENTS	5
02/10/2026	REVISED PER CITY/SJRWMD COMMENTS	4
07/03/2025	REVISED PER CITY/SJRWMD COMMENTS	3
02/24/2025	REVISED PER CITY/SJRWMD COMMENTS	2
11/20/2024	REVISED PER CITY COMMENTS	1
Date	Description	No.
Revisions		

JOSEPH J. YANNUCCI, JR.

Professional Engineer

FL 65969

Signature

Date

JOSEPH J. YANNUCCI, JR.

PROFESSIONAL ENGINEER FL Lic. No. 65969

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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project

SWC-23 AMERICAN AUTO RV & BOAT STORAGE

FRUITLAND PARK FLORIDA

Drawing Title

OVERALL SITE PLAN

Project No.

342011215

Date

28 OCTOBER 2024

Drawn By

VE

Checked By

AR

Drawing No.

C-04

Date: 3/24/2026 Time: 15:16 User: vespinoza Style Table: Langan.stb Layout: C-07 Document Code: 342011215-0501-CS101-0101