



**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)
May 6, 2025
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from April 1, 2025 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. SWC-23 American Auto RV & Boat Storage Major Site Plan – Alt Keys 1585082, 1285151, & 1285160**
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 and includes 18.26 ± acres located east of US Hwy 27/441 and north of American Lane. 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.
- B. Griffin Preserve Preliminary Plat – Alt Keys 1287201 & 1287146**
The applicant is requesting to develop a 67-unit single family subdivision located off of Register Road. The approved Master Development Agreement allows for a minimum lot size of 50' x 115'

(5,750 SF), minimum living area of 1200 SF, and requires at least 5 elevations with at least variations in material treatments for each elevation. The property is comprised of 16.67 ± acres with the existing land use of Single-Family Medium Density at 4 units/acres. The concurrency application and TIA indicates 69 units whereas the preliminary plan and Master Development Agreement are limited to 67 units. In addition, the minimum rear setback for accessory structures is 5'; however, due to the proposed landscape buffers being within the lot dimensions, the rear setback for accessory structures is subject to the buffers and would be 10'. Planning staff defers to city legal council regarding this issue.

C. Vita Serena Annexation, Large Scale Comp Plan, Rezoning, PUD – Alt Keys 3884327, 1288339, 1288053 & 1288347

The proposed development consists of 387 units, which appear to be 89 SF units on 40' lots (40' x 120' @ 4,800 SF), 160 SF units on 50' lots (50' x 120' @ 6,000 SF), and 138 villa (duplex) units on 35' lots (35' x 120' @ 4,200 SF). The proposed land use of the property is Multi-Family Low Density (8 units/acre) and consists of 95.44 ± acres. The property is located on the north side of CR 466A and west of Micro Racetrack Road. The requested building heights for the single-family units are 2-story (35'). It is unclear which units are requested for 3-stories (50'); however, the recently adopted comprehensive plan limits building heights to 35' and variances cannot be requested. The minimum living area proposed for the single-family is 1,400 SF. The plan notes indicate multi-family; however, the proposed lots do not reflect multi-family units. Additionally, the plans reference townhomes; however, none of the lots reflect townhome units. The proposed gross density is 5.84 units/acre. The project at build out is anticipated to have a population of 906 residents (2.34 pph x 387 units).

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:

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 1, 2025
10:00AM**

- I. MEETING START TIME: 10:03 AM**
- II. MEMBERS PRESENT:** All members present except Code Enforcement Officer, Fire Chief, Police Chief, and Lake County members.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from March 4, 2025 included for review/comment. No corrections or deletions. Also present was Timothy and Marie Coates (Coates Right-of-way Vacate), Derek & Jacob (Fruitland Park Single Family), Keith Riddle, Matt King, Jeremy & Jeff Myers (Contractor Tool Supply), Larry Miller & Jeremy were connected via phone (CSI Commercial Unity of Title).
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. Coates Dixie Right-of-Way Vacate – Adjacent to Alternate Keys 1431859, 3922972 & 3936893**
The applicant is requesting the road vacation of Dixie Blvd. adjacent to Lots 9, 10, 11, 12, and 13, Block D of First Addition to Dream Lake Subdivision. The road vacation request is approximately 600' lying south of Milow irrigation to where it intersects with South Dixie Ave.

Halff needs a boundary survey to verify the sketch of description, boundary survey of the right of

way to be vacated, and a letter from 911 dig that there are no utilities present in the right of way.

City Attorney needed clarification on property being vacated – just the portion that abuts property owned by Mr. Coates.

Land planning comments were related to the alt keys noted in the agenda, remove 3936893 and add the alt key corresponding to Lot 14.

No comments from City Manager, Public Works Director, or staff. Will not proceed to Planning and Zoning Meeting until boundary surveys and a utility letter are received.

B. Fruitland Park Single Family Annexation, Small Scale Comp Plan Amendment, Rezoning – Alternate Keys 1288738, 1288576, 3870774, & 1772494

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 22-unit single family subdivision with lots ranging in widths from 80' to 150' at a proposed density of 2.49 units/acre. 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%.

The applicant has stated that central sewer is not viable and wishes to utilize septic. The Public Works Director advised the applicant that the Department of Environmental Protection is working towards not allowing septic systems.

The applicant asked if there is a valid reason to do a Planned Unit Development (PUD) for this project. The Land Planner responded that a PUD is the cleanest way to accomplish this and a variance would be needed for the lot sizes.

The City Attorney advised to anticipate pushback for the lack of recreation. The applicant explained they could amenitize the pond. It was also noted that landscape buffering is noted on the concept plan.

This will not proceed to a Planning and Zoning Meeting until resubmittal is made to address TRC comments.

C. Contractor Tool Supply Major Site Plan – Alternate Keys 1284651 & 1284465

The applicant is requesting approval of the site plan for Contractor Tool Supply consisting of a 53,710 SF – 2 story building. The proposed use consists of retail sales of contractor tools, office and attached warehouse/storage. It is anticipated that the use will generate approximately 25 employees.

Halff noted there was a typo on the fireflow and deferred to Public Works for questions regarding pressure head. Keith will send the revised coversheet. They will utilize a private pump and data recorder.

The City Attorney noted that a variance is needed for the understory trees along US Highway 27/441. Their Unity of Title is in good order.

Anticipating a May Planning and Zoning Board Meeting pending submittal of the variance.

D. CSI Commercial LLC Unity of Title – Alternate Keys 1429668 & 1429650

The applicant is requesting a Unity of Title to combine two (2) lots to make the parcel buildable.

The City Attorney and Halff both require a boundary survey to verify the sketch of description.

The applicant sought verification that a boundary survey is required despite not developing the land and City Attorney responded affirmatively.

This will not be signed until a boundary survey and an updated deed showing a change of ownership is supplied to the city and reviewed by TRC.

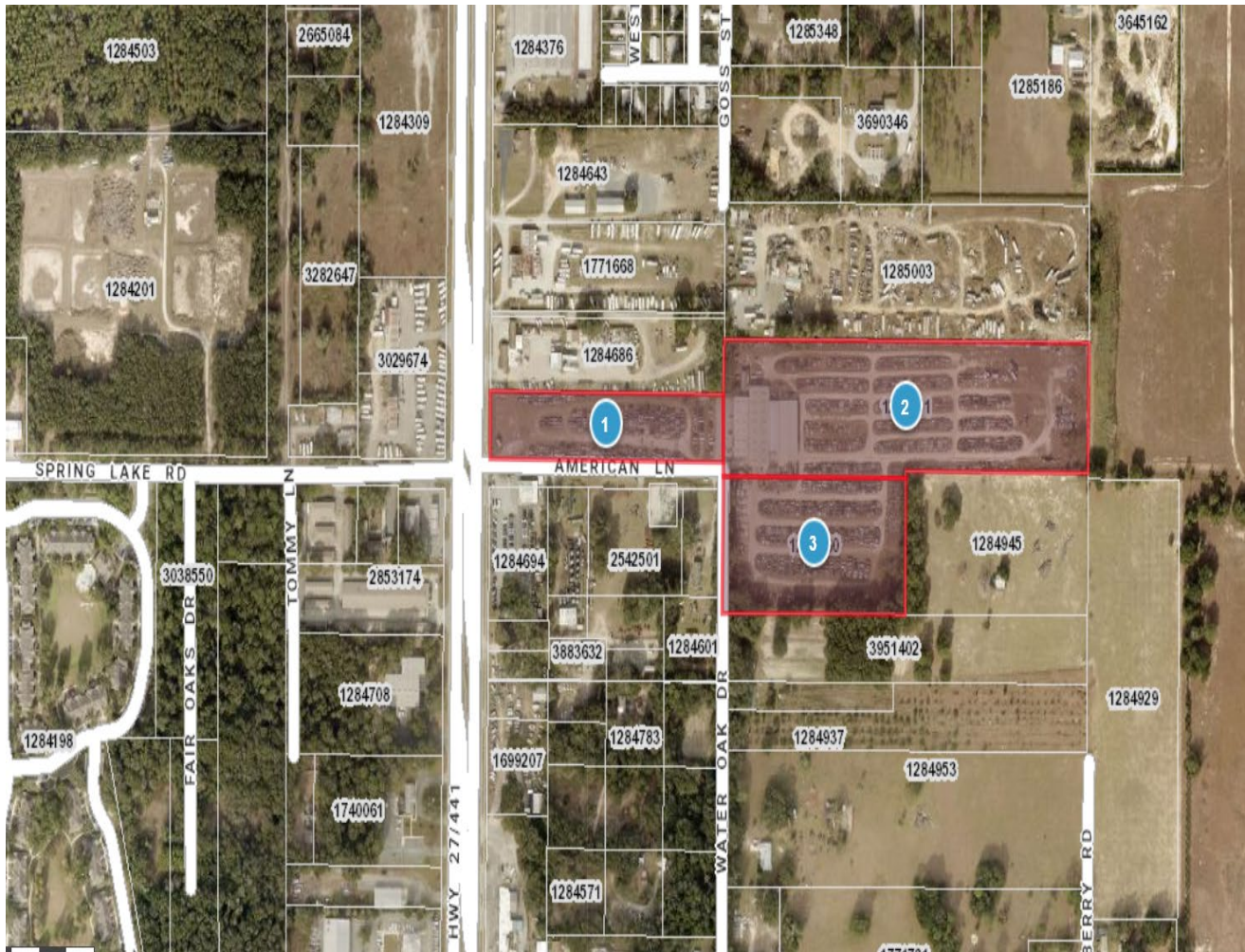
BOARD MEMBERS' COMMENTS: None.

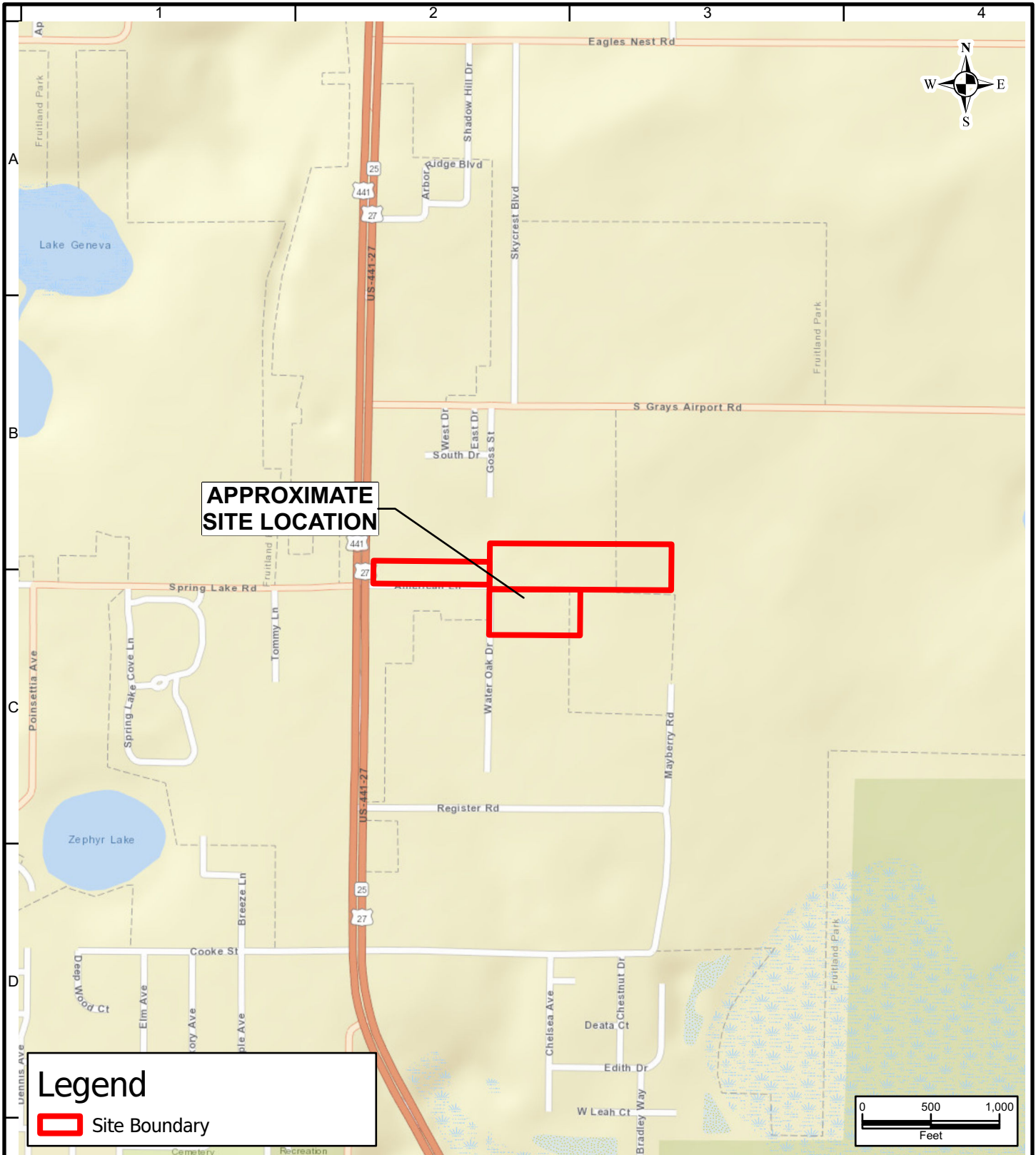
PUBLIC COMMENTS:

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: 10:51 AM

SWC-23 American Auto RV & Boat Storage -- Alternate Keys: 1585082, 1285151, 1285160





Esri, HERE, Garmin, INCREMENT P, NGA, USGS; Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, 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 VICINITY MAP	Project No. 342011215	Figure 2
			Date 5/13/2024	
			Scale 1:1,000	
			Drawn By Site Analyzer	
			Submission Date 5/13/2024	Sheet 2 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

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

SITE PLAN

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 10, 2025

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

Chapter 162, Section 162.060(a)(4)(F)(i) states that 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 RV and boat storage is a change of use.

Pursuant to Section 162.080(a)(1)(F) sidewalks are required in adjacent right of ways and none are shown adjacent to American Lane. The applicant indicates that they are requesting a variance from this requirement. The applicant will need to modify the application to include the variance along with the appropriate filing fee and submit additional information to meet the requirements of Chapter 168, Section 168.010(C)(3) and (f).

Pursuant to Section 162.090(b) and (c) right of way for local roadway is 50' and the note on the site plan indicates that the existing right of way width varies. American Way appears to be private roadway; additional right of way may be required in order to meet the LDRs. In addition, the existing roadway does not appear to meet the standard paving details of the City of Fruitland Park.

Pursuant to Chapter 159, Section 159.100(3) 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. The applicant indicates that they are requesting a variance from this requirement. The applicant will need to modify the application to include the variance along with the appropriate filing fee and submit additional information to meet the requirements of Chapter 168, Section 168.010(C)(3) and (f).

Recommendation

Please revise site plan and submit revised application and submit additional data in regards to the proposed variances as noted above.



VIA EMAIL echurch@fruitlandpark.org

March 17, 2025

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

**RE: SWC-23 AMERICAN AUTO RV & BOAT STORAGE (AVO 043866.157)
MAJOR SITE PLAN REVIEW #2**

Dear Ms. Church:

Per your email request dated March 6, 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. Comment not addressed: Provide FDOT drainage permit once received. Response stated that no work is proposed adjacent to FDOT right-of-way. At a minimum, a new driveway is being constructed, and it appears that new gravel parking area may be needed for the front area as aerial photographs do not show the extent of compacted gravel parking shown on the plans. If a permit is not required, then FDOT will issue an exception, but application needs to be made.
2. Comment not addressed. Provide needed fire flows on plans. Required fire flows are not stated on plans. Response to comments indicates that sufficient fire flow does not exist for the site. Site plan cannot be approved until fire flow is shown to exist.
3. Comment not addressed. Land use is not the proper way to determine curve number. A pre-development CN of 89 will not be accepted. (Original comment: The pre-development basin calculations use a CN of 89. The CN of 89 from the TR-ff assumes 85% impervious area. While agreed that the existing site is in "poor" condition, there does appear to be significant grass and dirt on the site, and not 85% impervious area. This has led to a situation where the overall CN is dropping in the post development condition, despite the site installing significant amounts of pavement. Pre-development CN should be revised accordingly.)
4. Comment not addressed. The table referenced does not actually list a SHWT table value. It does list an "anticipated water table" value. It is unclear as to how these depths were determined, as every single other boring in the report has measured water table elevations at 10-feet in depth. The observed water table from the boring logs is not in keeping with the 13.5-feet mentioned in the table or used in the calculations. A SHWT elevation 3.5-feet lower than actual measured values will not be accepted. (Original comment: The seasonal high values used in pond recovery and during routing should be examined. The Geotech report states that that the seasonal high was not encountered in 10-feet, but that groundwater was, which does not make sense. Pond A does not contain a boring, but the closest boring, B-6 suggests a confining layer 7.5 feet down. B-9 similarly has an SC layer about 7.5 feet down. SHWT would normally perch above these depths.)



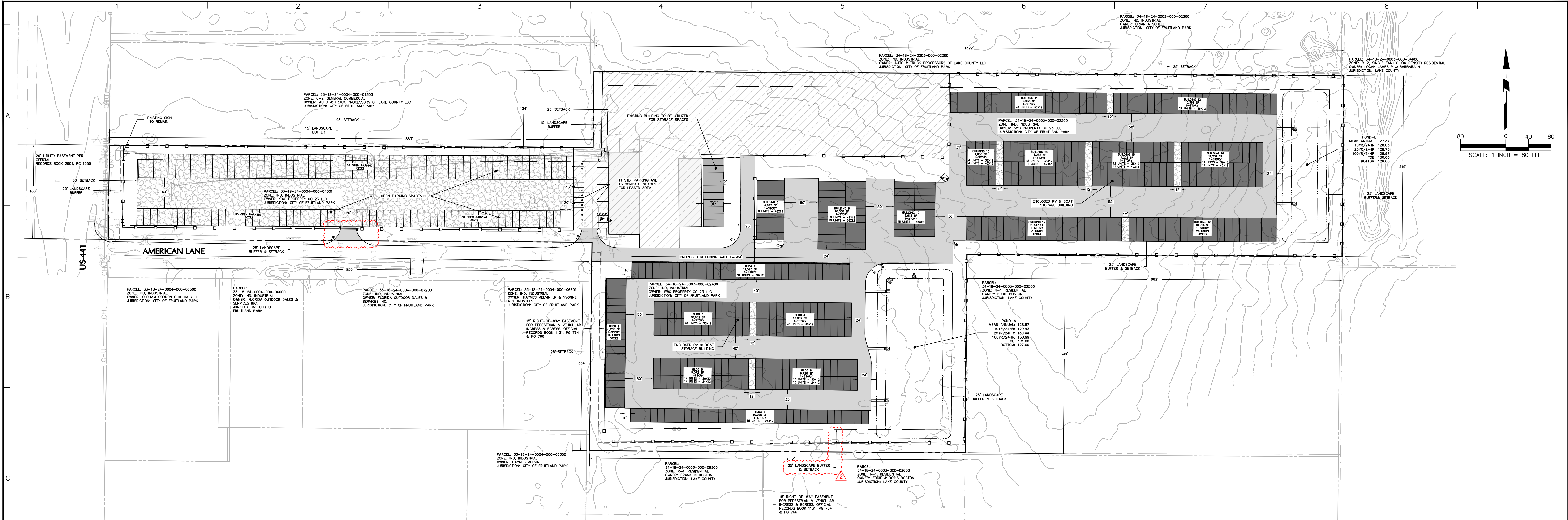
Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", is positioned above the printed name.

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

BJT:ab



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	60	47%
36	12	10	8%
42	13	58	45%
Total		128	100%

Total Storage Spaces			
Size	Length	Count	Percentage
24	12	64	12%
30	12	177	33%
36	12	142	26%
42	13	136	25%
48	13	17	4%
Total		536	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)	524,388

- 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	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)
BUILDING	Land Use:				C
	Lot Area:				
	Min. Lot Size	30,000 SF / 0.69 AC	18.26 AC	18.26 AC	C
	Min. Lot Width	200 FT	166 FT	166 FT	ENC
	Min Setbacks:				
	Front yard	50 FT	>50 FT	50 FT	Section 154.030(d)(10)(F)(iii)a
	Side yard	25 FT	>25 FT	25 FT	Section 154.030(d)(10)(F)(iii)b
	Rear yard	25 FT	>25 FT	25 FT	Section 154.030(d)(10)(F)(iii)c
	Landscape Buffer:				
	From right-of-way	25 FT	>25 FT	25 FT	Section 154.060(a)
PARKING AND ACCESS	From contiguous C-2 zoned parcel	15 FT	>15 FT	15 FT	Section 164.030(b)
	From contiguous R-2/R-4 zoned parcel	25 FT	>25 FT	25 FT	Section 164.030(b)
	From contiguous I zoned parcel	0 FT	<25 FT	0 FT	Section 164.030(b)
	Building Height:	35 FT*	>25%	25%	Section 154.030(d)(10)(F)(iv)
	Min. Open Space	25%	<75%	75%	Section 154.030(d)(10)(F)(iv)
	Max. Impervious Coverage	75%*	4%	26%	Section 154.030(d)(10)(F)(iv)
	Floor Area Ratio (max.)	50%			Section 154.030(d)(10)(F)(iv)
	Total Building Area		31,799 SF	205,538 SF	
	Car Parking:				
	Min. Number of Spaces	1 space / 4,000 SF	15	24 (Leased area)	Section 162.040(b)(2 & 3)
FENCING/WALL	Standard Space Size	10'X20'	10'X20'	10'X20' & 9'X18'	Section 162.060(a)(4)
	Access Control				
	Dist. Between Access & Property Line	20 FT	15 FT	25 FT	Section 162.030(c)
	Width	24 FT to 35 FT	<24 FT	24 FT - 26 FT	Section 162.030(d)
	Radial	35 FT to 50 FT	<35 FT	35 FT	Section 162.030(d)
	Min. Height	6 FT	6 FT	6 FT	Section 155.030(b)(29)(D)
		Vinyl opaque fence or wall	Chain Link/Wood Panel Fence	Vinyl opaque fence	
	No. of Signs Allowed	1 freestanding sign per parcel	1 freestanding sign per parcel	≤1 freestanding sign per parcel	Section 163.070(c)(1)
	Max Sign Area	≤150 SF	≤150 SF	≤150 SF	Section 163.070(c)(1)(i)
	Max Sign Height	≤ 10 FT along US Hwy 441/27	≤ 10 FT along US Hwy 441/27	≤ 10 FT along US Hwy 441/27	Section 163.070(c)(1)(vi)
SIGNAGE		≤ 6 FT elsewhere	≤ 6 FT elsewhere	≤ 6 FT elsewhere	Section 163.070(c)(1)(vi)
		5 FT from right-of-way	10 FT from right-of-way	≥ 5 FT from right-of-way	Section 163.070(c)(1)(vii)
		10 FT from side lot lines	10 FT from side lot lines	≥ 10 FT from side lot lines	Section 163.070(c)(1)(viii)
	Sign Setbacks				
	(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)(F)(iv): 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.				
NOTES	(4) Section 154.030(d)(10)(F)(iv): 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.				

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.
No. 65968
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOSEPH J. YANNUCCI, JR.
PROFESSIONAL ENGINEER FL Lic. No. 65969

This form has been digitally signed and sealed by JOSEPH J. YANNUCCI, JR., PE on the DATE shown in the digital signature. Printed copies of this document are not considered signed and sealed and the Digital Signature must be verified on any electronic copies.

Signature

Date

LANGAN

Langan Engineering and
Environmental Services, LLC

13485 Veterans Way, Suite 120
Orlando, FL 32827

T: 407.974.2900 F: 407.974.2901 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB172/LB198

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

Project No.

342011215

Date

28 OCTOBER 2024

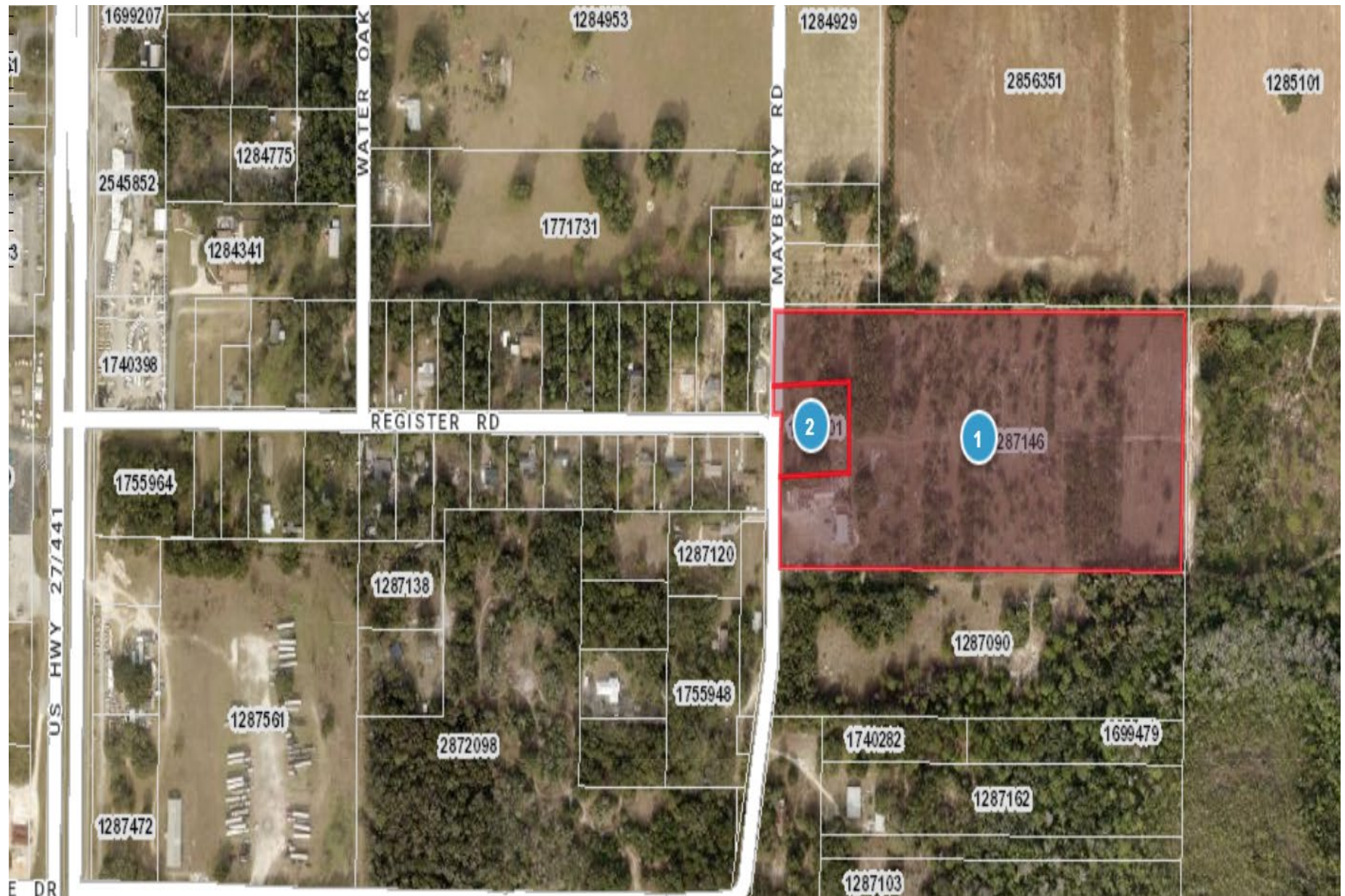
Drawn By

VE

Checked By

AR

GRIFFIN PRESERVE PRELIMINARY PLAN – ALTERNATE KEYS: 1287146 & 1287201



PROJECT LOCATION



FRUITLAND PARK

LAKE COUNTY



NORTH
SCALE: N.T.S.



SLOAN
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

GRIFFIN PRESERVE
Section 03, Township 19S, Range 24E

VICINITY MAP
MAP A

SLOAN ENGINEERING GROUP, INC.

JOB # 2652

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

PRELIMINARY PLAN

Owner: Griffin Preserve LLC

Applicant: Sloan Engineering Group, Inc., Steve Sloan, P.E.

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

Number of Acres: 16.67 ± acres

Existing Zoning: PUD

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

Date: December 6, 2024

Description of Project

The applicant is requesting to develop a 67-unit single family subdivision located off of Register Road. The approved Master Development Agreement allows for a minimum lot size of 50' x 115' (5,750 SF), minimum living area of 1200 SF, and requires at least 5 elevations with at least variations in material treatments for each elevation.

	Surrounding Zoning	Surrounding Land Use
North	R-1 (Lake County) & City PUD	Regional Office (3.0 FAR) (Lake County) & SF Low Density (2 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

Pursuant to Chapter 157, Section 157.060(d)(3)(E) please provide acreage tabulations for lots, drainage areas, common areas and other uses.

Pursuant to Chapter 157, Section 157.060(d)(3)(G) please provide updated environmental assessment or permits for removal of gopher tortoises as provided in the previous environmental assessment.

Please provide a tree survey and tree mitigation plan pursuant to Chapter 164, Section 164.090. The tree survey provided does not identify the type or number of trees to be removed. Please be advised that tree plantings are required for each lot pursuant to Section 164.050 (3 canopy trees per lot). Please provide this information on the landscaping plans. It also appears that portions of the 10' perimeter landscape buffers are proposed within the individual lots and not by separate tracts. Who is responsible for the maintenance of the landscaping buffers? If the HOA is responsible, please provide HOA documents and easements covering the buffers. Further, the minimum lot dimensions are 50' x 115' per the Master Development Agreement and typically the buffer areas are outside of the lot dimensions and by utilizing the buffer width as part of the overall lot dimensions in effect reduces the effective area of the lot below the minimum requirements. In addition, the minimum rear setback for accessory structures is 5'; however, due to the proposed landscape buffers being within the lot dimensions, the rear setback for accessory structures is subject to the buffers and would be 10'. Planning staff defers to city legal counsel regarding this issue.

Pursuant to Chapter 153, please submit adequate school determination or school concurrency reservation.

Pursuant to Chapter 157, Section 157.080(a)(1)(C) requires a minimum of 2 access points shall be provided into each subdivision of 25 lots or more. A dual boulevard may be utilized to meet this requirement. Planning staff defers to the city engineer regarding the proposed width and design of entry boulevard.

Pursuant to Chapter 162, Section 162.020(b)(1)(A) requires residential projects of 25 or more lots or units shall provide turn lanes. Register Road is under the jurisdiction of Lake County and planning staff defers to Lake County Public Works.

Pursuant to the Master Development Agreement, in order to utilize stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields. There are no notes on the preliminary plan. Please include on plan. In addition, please provide the type of playground equipment being proposed.

Pursuant to the Master Development Agreement, please submit proposed residential elevations.

Pursuant to the Master Development Agreement, please submit master signage plan.

The concurrency application and TIA indicates 69 units whereas the preliminary plan and Master Development Agreement are limited to 67 units.

The Master Development Agreement states any zoning standard not specifically listed in the agreement shall be in compliance with the R-4 zoning standards. Chapter 154, Section 154.030(d)(2)(E)(v) the maximum building coverage is 30%. Please add this note to the preliminary plan.

Recommendation

Please revise the preliminary plan as noted above. Please submit residential elevations. Please submit adequate school determination or school concurrency reservation.



VIA EMAIL swilliams@fruitlandpark.org

March 10, 2025

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

**RE: GRIFFIN PRESERVE PRELIMINARY PLAT (AVO 043866.154)
REVIEW #2**

Dear Ms. Williams:

Per your email request dated March 6, 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. Comment not sufficiently addressed. The weighted runoff coefficient of 0.50 is small. Response indicated that a Rational C calculation was added to the CN calculation sheet. While a Rational C callout of 0.45 has been added, there is no calculation, just as statement that the C value is 0.45. If looked at as a whole, because of the large offsite area, the C might work out to a 0.50, however, that will not be the case for individual inlets. Inlets S-110, S-109, S-101 and S-108 could have C vales at 0.50 or below. All other inlets onsite should have higher C values based on the impervious parameters set forth in the calculations.
2. The landscape buffer is now shown in an easement. Engineering defers to city attorney as to if this meets the intent of the city landscape code.

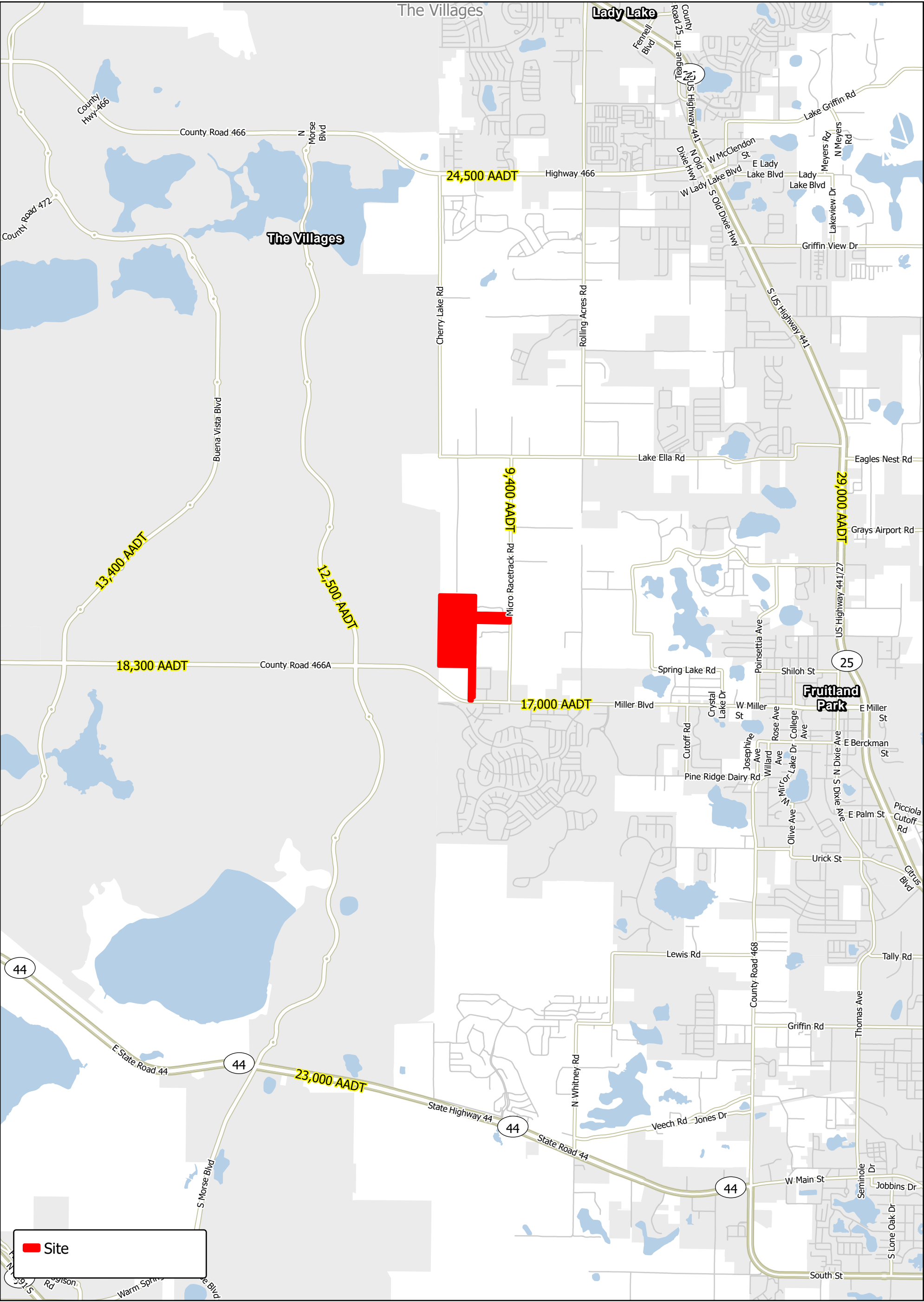
Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", with a stylized flourish.

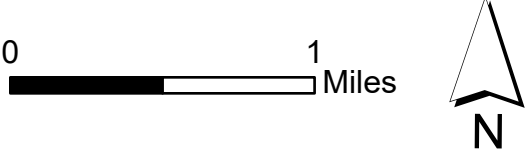
Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:ab

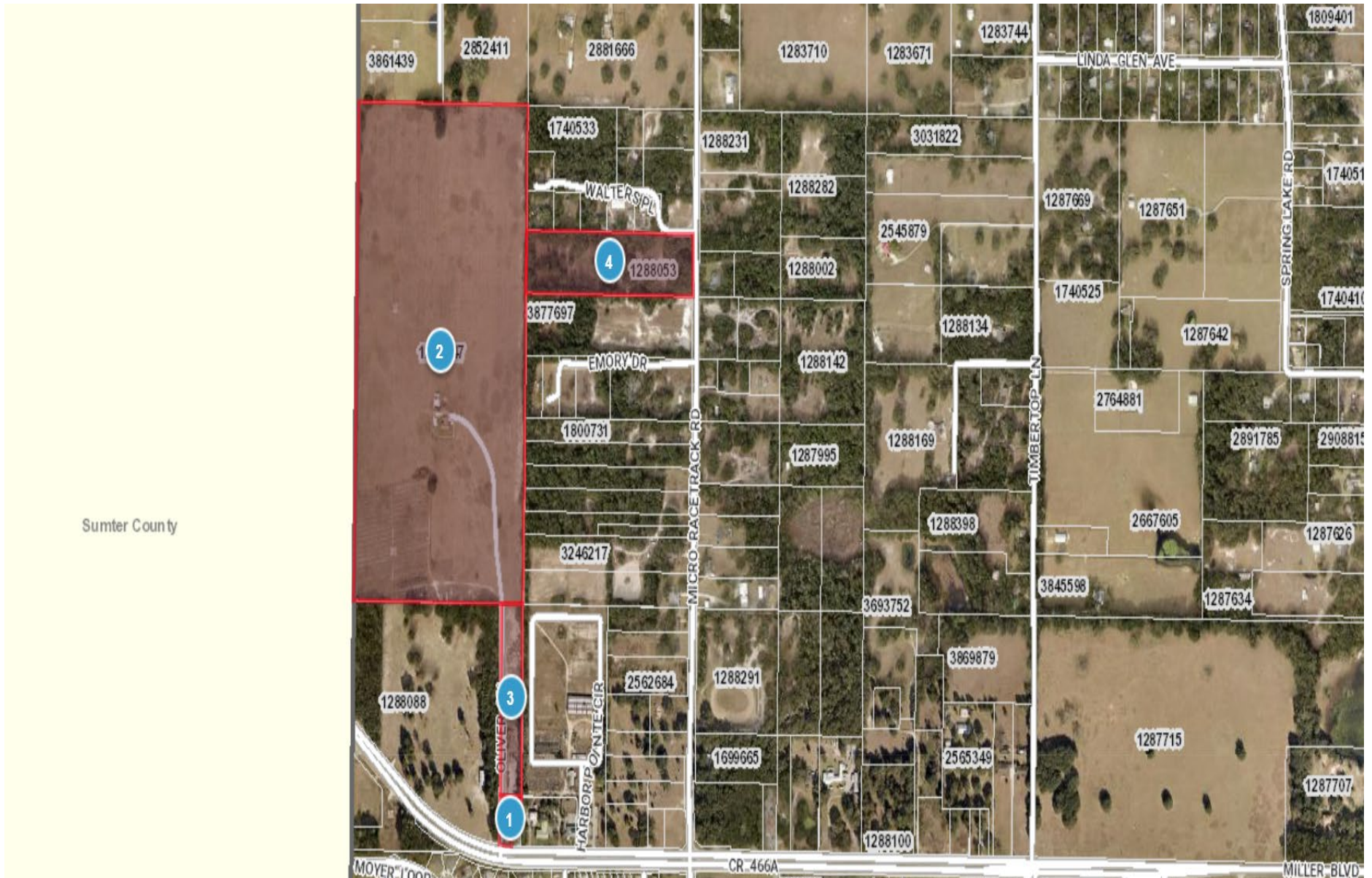


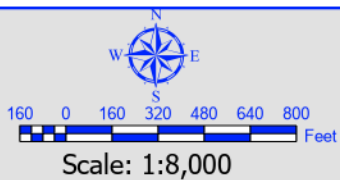
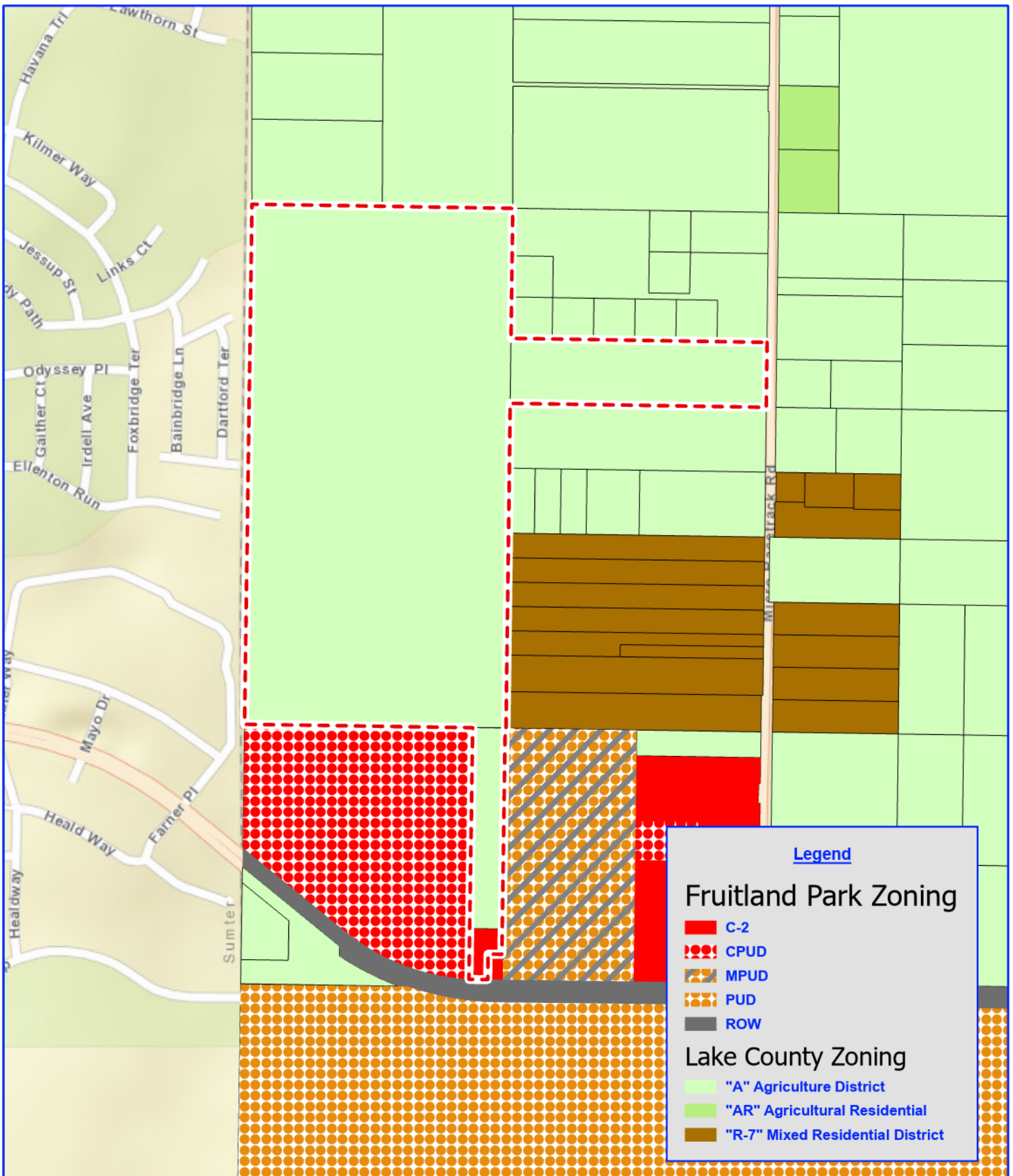
Vita Serena

Location and Traffic Map



(1) 1288339, (2) 1288347, (3) 3884327 and (4) 1288053—VITA SERENA



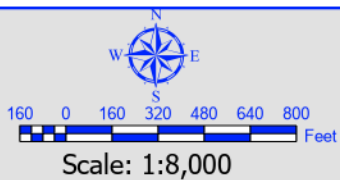
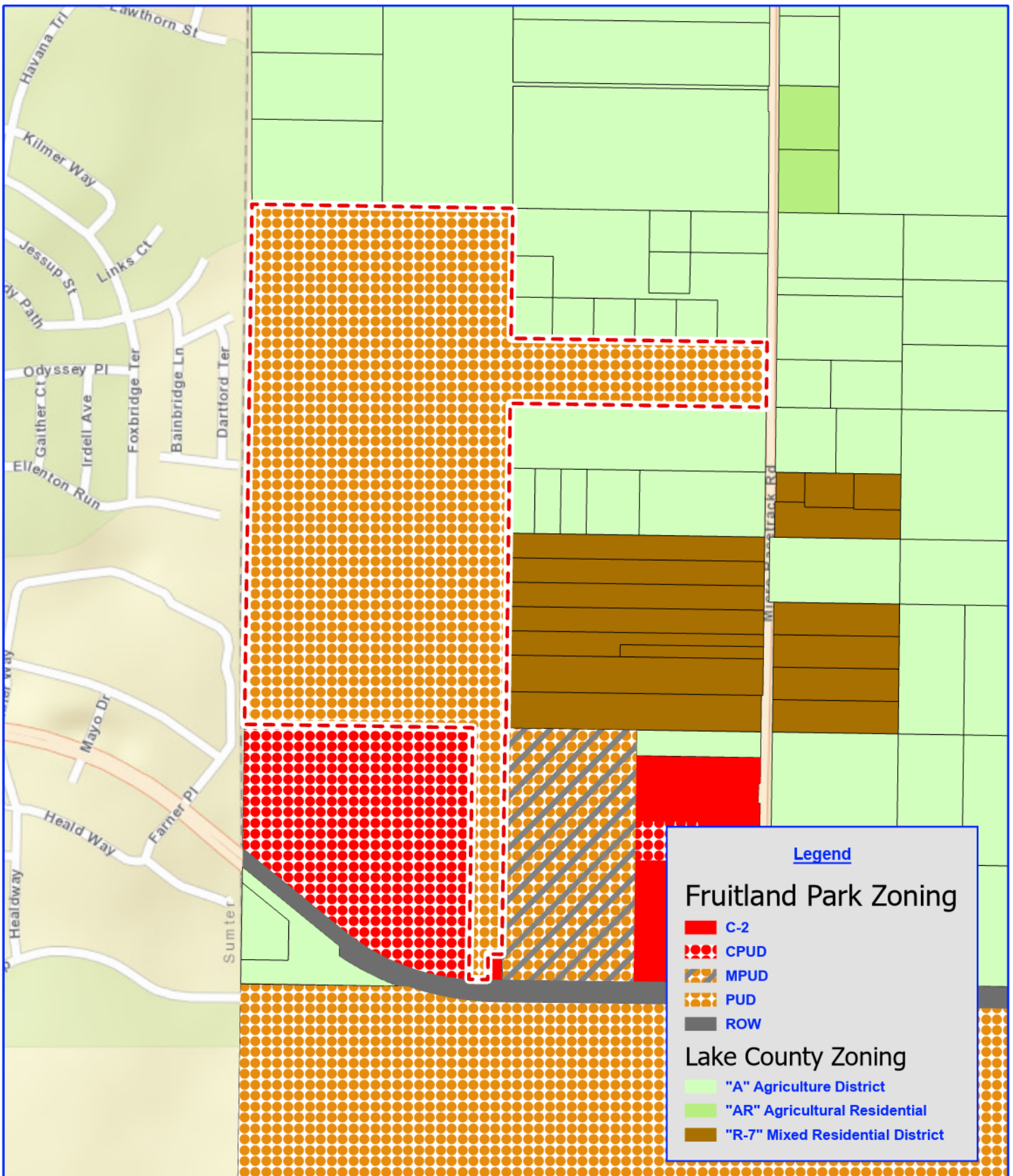


Vita Serena

Fruitland Park, Florida
Existing Zoning Map

Project: 398/25/04
File: Existing Zoning
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh



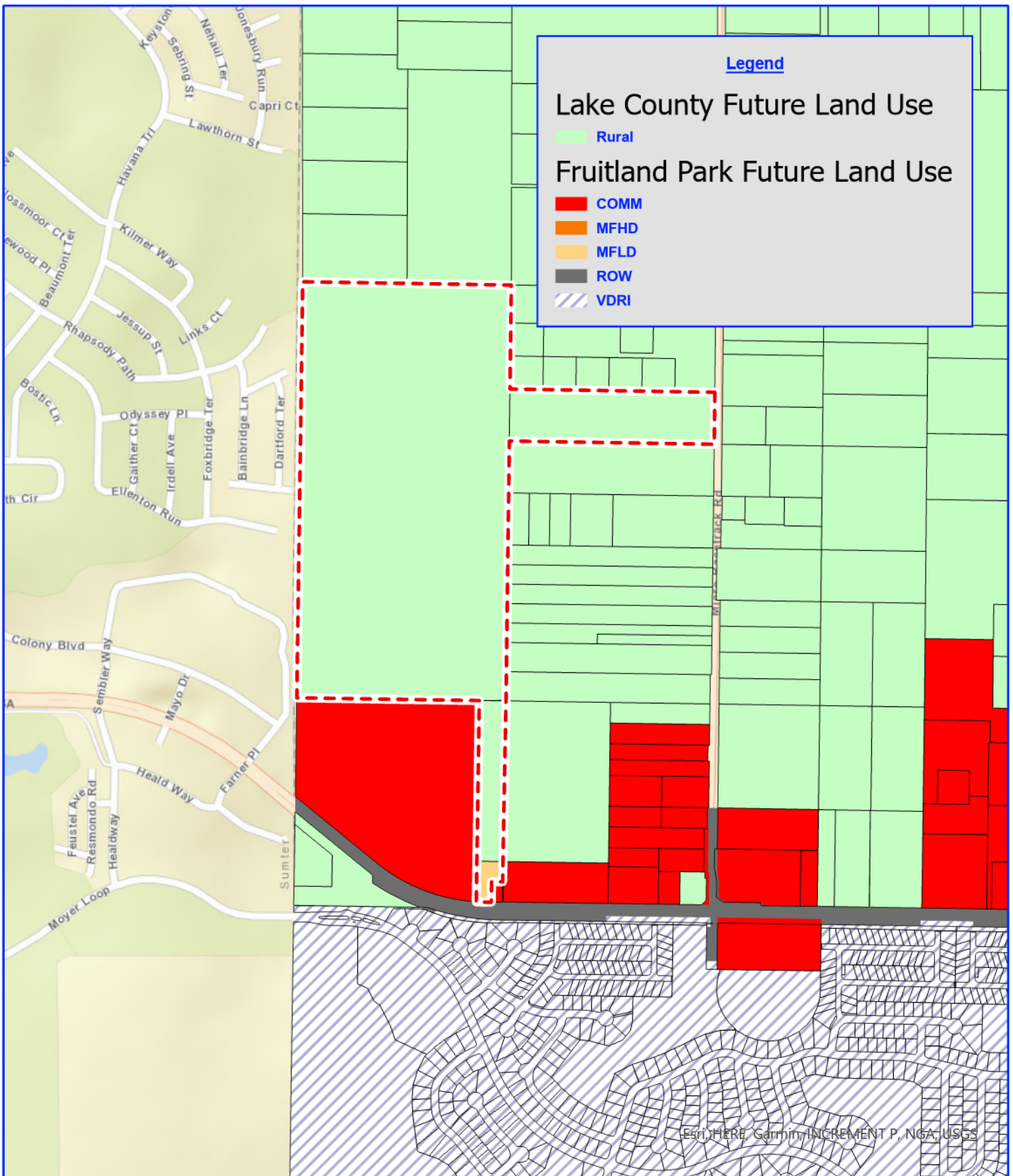


Vita Serena

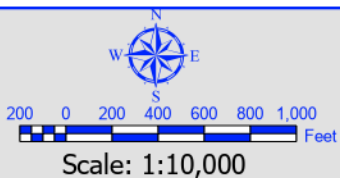
Fruitland Park, Florida
Proposed Zoning Map

Project: 398/25/04
File: Proposed Zoning
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh





Esri, HERE, Garmin, INCREMENT P, NOAA, USGS

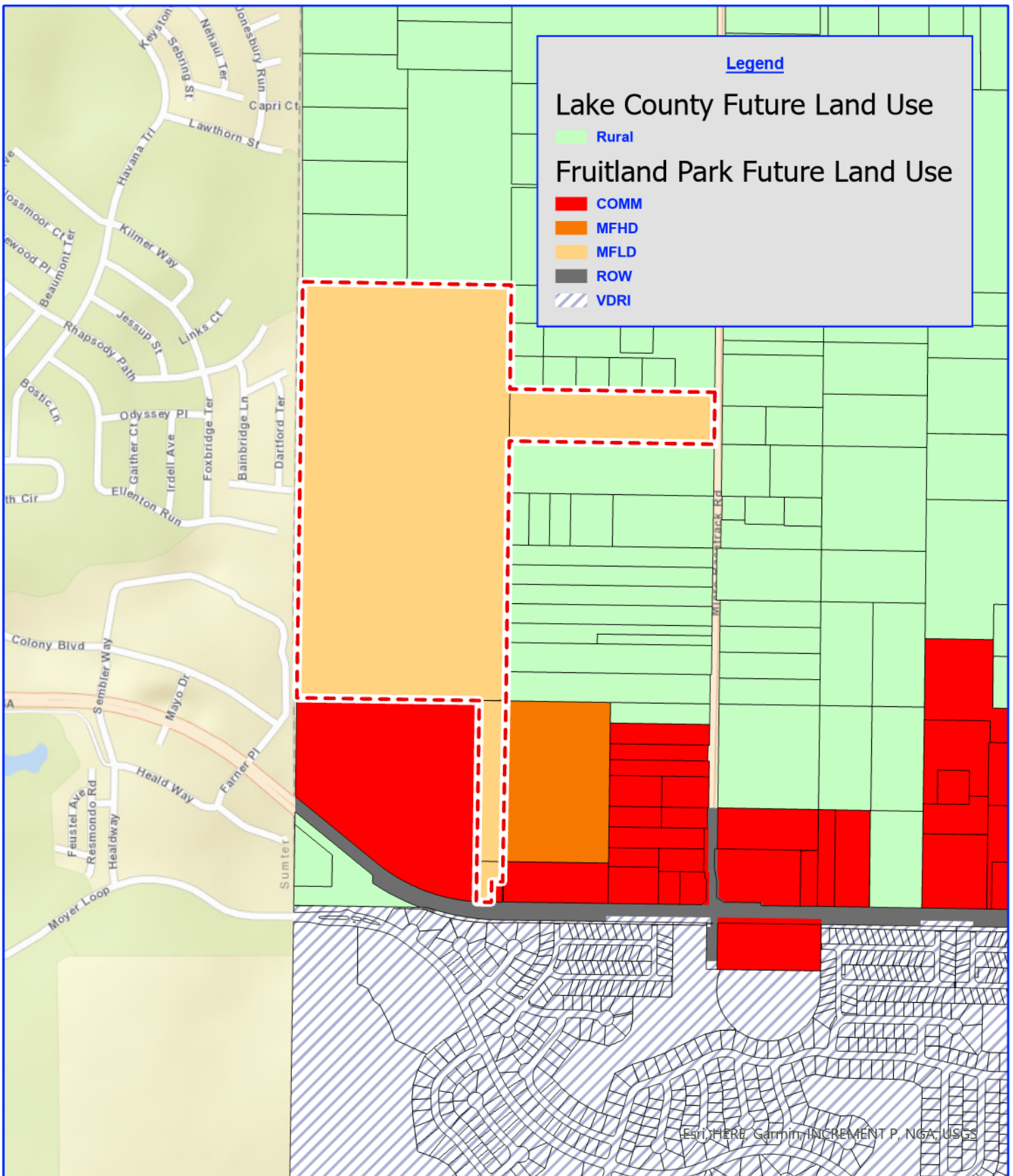


Vita Serena

Fruitland Park, Florida
Existing Future Land Use Map

Project: 398/25/04
File: FLU
Name: Vita Serena
PM: S. Lindh
Date: May 1, 2025
Created By: T. Kalebaugh





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

ANNEXATION, LARGE SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Joseph C. Burke, Jr., Trustee

Applicant: Vita Serena Development, LLC – Richard Wohlfarth, P.E.

General Location: North side of CR 466A & West of Micro Racetrack Road

Number of Acres: 95.44 ± acres

Existing Zoning: Lake County Agriculture and City C-2

Existing Land Use: Lake County Rural (1 unit/5 acres) and City Commercial

Proposed Land Use: Multi-Family Low Density (8 units/acre)

Proposed Zoning: Planned Unit Development (PUD)

Date: April 14, 2025

Description of Project

The proposed development consists of 387 units, which appear to be 89 SF units on 40' lots, 160 SF units on 50' lots, and 138 villa (duplex) units on 35' lots. The requested building heights for the single-family units are 2-story (35'). It is unclear which units are requested for 3-stories (50'); however, the recently adopted comprehensive plan limits building heights to 35' and variances cannot be requested. The minimum living area proposed for the single-family is 1,400 SF. The plan notes indicate multi-family; however, the proposed lots do not reflect multi-family units. Additionally, the plans reference townhomes; however, none of the lots reflect townhome units. The proposed gross density is 5.84 units/acre. The project at build out is anticipated to have a population of 906 residents (2.34 pph x 387 units).

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (Ag)	Lake County Rural (1 unit/5 net acres)
South	Commercial PUD & PUD	Commercial & Villages of Fruitland Park DRI
East	Lake County Ag and R-7, City MUPUD & C-2	Lake County Rural (1 unit/5 net acres), Commercial and MFHD
West	Sumter County RPUD	Sumter County Mixed Use

Assessment

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

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

Staff conducted an analysis as outlined below under Comprehensive Plan.

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

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

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation requires an assignment of a city zoning district. In order to accommodate the proposed mixed use house types a rezoning to Planned Unit Development (PUD) is required.

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

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

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

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses. The applicant submitted a statement indicating that the current land use is County Rural and City Commercial. The proposed Multi-Family Low Density (8 units/acre) is compatible to the adjacent land uses of Sumter County Mixed Use, Multi-Family High Density and provides a transition of density with the proposed density of 4.02 units/acre per the PUD zoning

Annexation

The subject site consisting of 4 parcels is contiguous and compact to the city limits along the southern property boundary of the main 80.76 acre parcel, eastern and western boundaries of two of the parcels, and therefore is eligible for voluntary annexation.

Preliminary Plan

The preliminary plan does not meet the minimum requirements of Chapter 154, Section 154.030,11,G,ii. The plan is lacking the following: acreage of lots, drainage areas, common areas, and other uses; total number of lots; and typical buffer type and plantings.

The proposed development consists of 387 units, which appear to be 89 single family (SF) units on 40' x 120' lots (4,800 SF), 160 SF units on 50' x 120' lots (6,000 SF), and 138 villa (duplex) units on 35' x 120' lots (4,200 SF). Chapter 154 indicates that the residential districts maximum building coverage is 30% which the proposed lots appear to exceed. A waiver to the maximum building coverage may be required. The plans indicate townhome units; however, this area appears to indicate the villa units (duplex). The applicant may want to review Chapter 151, Definitions and see review the definitions under dwelling. The conceptual plan checklist submitted indicates minimum lot sizes of 40' x 115' and 50' x 115'; however, the plans indicate 40' x 120' and 50' x 120'. Please clarify.

The survey indicates an existing 170' wide utility easement granted to Florida Power near the western boundary. The plans indicate road crossings and parks within the easement. Please verify that these encroachments are allowable. Chapter 154, Section 154.030(H) identify open space requirements of 25% of the total project area shall be established for common open space. Further, common open space set aside for recreational use shall be suitable improved. Based on the size of the development, it is highly recommended that at least 4 amenities be provided. Amenities such as parks with playgrounds, picnic/barbeque areas, community building, multi-modal paths, basketball courts, etc. Please revise plans to clearly indicate proposal common open space and recreational use areas with amenities.

The traffic methodology submitted indicates 574 units and a concept plan that differs from the proposed preliminary plan. Additionally, the school concurrency application also indicates 500 units. Please make sure the Traffic Impact Analysis and school concurrency application addresses the proposed development and unit count.

Can the applicant please advise if the proposed development will be open market or an age-restricted community?

Chapter 164, Section 164.030(b) indicates that the buffers within a PUD are to be reviewed individually with each application. The plan does indicate that they are providing a 25' perimeter buffer; however, it does not indicate the type of buffer or a cross section of the proposed buffer plantings. Chapter 164, Section 164.030(b) identifies that a 25' buffer is a Type "C" consisting of 5 canopy trees, 4 understory trees, and 30 shrubs per 100'. Please revise the

plans to clearly indicate the buffer type proposed. Please also be advised that stormwater ponds are not allowed within the buffers (Chapter 164, Section 164.030(c)).

Chapter 157 and Chapter 164, Section 164.090(c) require the submittal of a tree survey and mitigation plan. Please submit.

The approved development abutting the project to the south formerly known as The Commons, a commercial development. The applicant should consider cross access to the site such as a golf cart path or multi-modal trail.

It is recommended that the applicant submit proposed elevations of the units.

The concurrency application submitted indicates 411 units while the conceptual plan indicates 387 units. Please revise the concurrency application to be consistent with the proposed preliminary plan.

The requested building height is 3 stories (50'); however, the comprehensive plan amendment recently adopted limits building height to 35' and no variances can be issued.

Please submit the legal description in word format and Florida Master Site Plan sign off as required by the development application.

Environmental

An environmental assessment was conducted by Modica & Associates and results of the assessment indicates the presence of gopher tortoises. There are no wetlands, waterbodies or 100-year flood zones. Prior to development the appropriate regulatory permits will be secured.

Concurrency

Schools – Please submit the adequate facilities determination once issued by Lake County Schools.

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

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2023) of 2.34 persons per household is 906. The estimated water usage is .156 mgpd.

The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted

consumptive use permit capacity is 1.389 MGD (CUP 2482-7). The City has a current available capacity of .284 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.128 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 0.188 mgd for concurrency purposes (includes Invco amendment). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.34 person per household is 906. The estimated sanitary sewer usage is 0.110 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.078 (mgd).

Comprehensive Plan Amendment

Residential Needs Analysis – The housing element data and analysis indicates that the city requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The FLU map when adopted indicated that within the existing corporate limits the future land use map provided for the ability of an additional 8,371 units. To date the city has approved approximately 4,405 units of which 1,608 units were designated as multi-family. Based on the above, there is a minimum need of an additional 1,055 units to meet the projected need within the existing corporate limits. The proposed project would add an additional 387 units.

Comprehensive Plan Compliance

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City's goals in meeting projected housing demands through 2035.

FLU Policy 1-1.1: Adequate Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. ***The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.***

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Multi- Family Low Density, 8 units/acre.

FLU Policy 1-2.1: **Promote Orderly, Compact Growth.** Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth

and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

Policy 1-1.5: Multiple-Family Low Density. Development in this land use category shall be limited to single-family detached, single-family attached, two-family (duplex), multi-family homes, and mobile homes. However, mobile homes shall only be permitted in mobile home parks subdivisions. Density shall not exceed 8 dwelling units/acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-3.1: Planned Unit Development. Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 2-1.7: On-Site Transportation Improvements. The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy 3-1.2: Promote a Diversity of Housing Types. The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

Urban Sprawl Analysis

The applicant will need to submit an urban sprawl analysis (Chapter 163.3177 FS) per the development application.

Recommendation

Please revise the preliminary plan as outlined above. Please submit additional data as outlined above.

Date: **04/22/2025**

Project No.: **21373 – Task 11**

To: **Fruitland Park**

From: **Walt Nickel, PE, Wright-Pierce**

Subject: **Vita Serena PUD**

Wright-Pierce has reviewed the submittal of the Annexation, Land Use, Rezoning, and Preliminary Site Plan for Vita Serena.

Documents Reviewed by Wright-Pierce

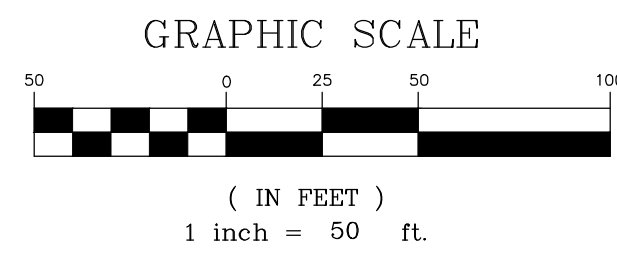
- Cover Letter
- All Exhibits

Comments

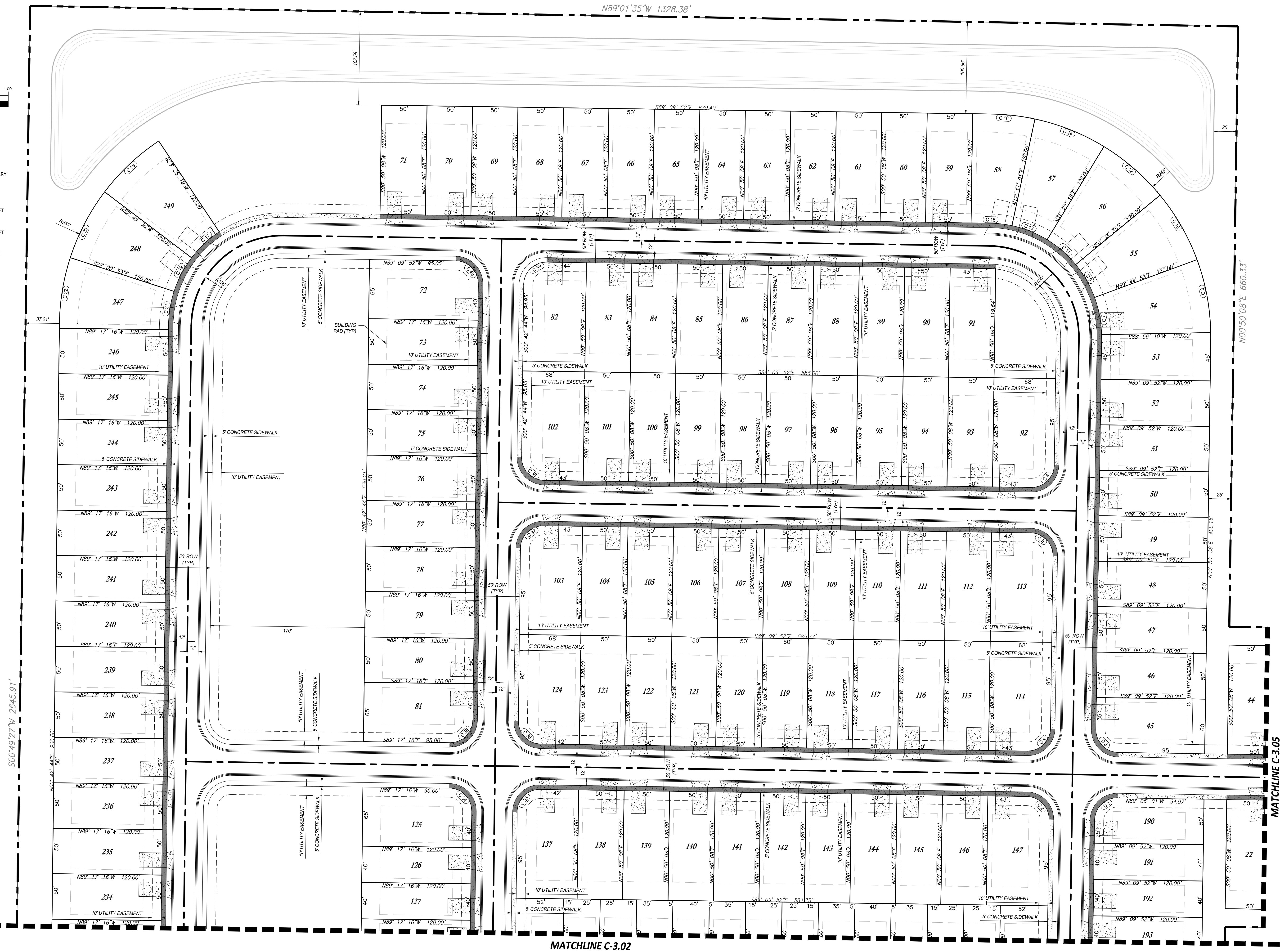
1. Preliminary Site Plan uses several line types, hatches, etc. that are not defined in the legend. Update legend so it is clear what the plan is communicating.
2. Appears to be a proposed development shown on PID 06-19-24-0003-000-01900, clarify what this development is and if it's part of the application.
3. Coordinate with the County if accessible driveway connection spacing is provided on CR 466A.
4. Driveway stub provided to PID 06-19-24-0003-000-01900 does not line up with shown development.
5. Preliminary Site Plan shall include perimeter buffers and setbacks from perimeter boundary. Clearly label and dimension the minimum perimeter buffers and setbacks being proposed. (154.030, d, 11, G, i, e)
6. Clarify where the Internal Lot Line of 0 feet is being used on the Preliminary Site Plan.
7. Indicate the total number of units and their type. Preliminary Site Plan currently has "?" for many areas involving this value. (154.030, d, 11, G, i, h)
8. Dwelling unit densities (DU/Acre) provided on various documents (Plans, Concurrency, Traffic Impact Analysis, Cover Letter, etc) do not match. Clarify how dwelling unit density is being calculated and the dwelling unit density being proposed. Update documents and calculations to use the proposed dwelling unit density.
9. On the Preliminary Site Plan, clearly indicate which lots are Single Family and which are Multi Family in the plan view, plan summary table, and typical details.
10. On the Preliminary Site Plan, indicate what the zoning is of the properties adjacent to the development (154.030, d, 11, G, i, j)
11. On the Preliminary Site Plan, indicate what the anticipated phasing plan is. (154.030, d, 11, G, i, l)
12. On the Preliminary Site Plan, indicate what the percentage of the Open Space is and its location. (154.030, d, 11, G, i, n)
13. On the Preliminary Site Plan, indicate the acreage of Parks/Recreation is and its location. (154.030, d, 11, G, i, n)
14. On the Preliminary Site Plan, provide the soils area and 100-year flood prone areas. There appears to be a closed depression located on Parcel 1 which could be flood prone (154.030, d, 11, G, i, q)
15. On the Preliminary Site Plan, provide net living area for each type of dwelling. Two living areas are provided, however, there are 3 types of dwellings. (154.030, d, 11, G, i, t)
16. On the preliminary site plan, provide all information listed in (154.030, d, 11, G, ii, c)

- a. For example, setbacks only given for Single Family lots, none given for Multi-Family lots on C-3.00.
17. Provide the web soil survey report with the general delineation provided. (154.030, d, 11, G, ii, i)
18. On the Preliminary Site Plan, provide acreage and square feet open space, preservation areas and common areas (154.030, d, 11, G, ii, g)
19. On the Preliminary Site Plan, provide required landscaping, required buffers and any fences or walls as outlined in Chapter 164 (154.030, d, 11, G, ii, h)
20. On the Preliminary Site Plan, provide the proposed stormwater management plan and drainage control facilities. Very difficult to see on first plan sheet. (154.030, d, 11, G, ii, j)
21. On the Preliminary Site Plan, provide the utility sources, distribution and collection lines, if available, (including but not limited to water, sewer, electricity, cable television and telephone) (154.030, d, 11, G, ii, k)
22. In the Traffic Impact Analysis Methodology letter, it states "segments and intersections within a 4.55 mile radius will be included if the project's peak hour trips contribute five percent (5%) or more to a roadway's two-way peak hour generalized service volume, based on adopted LOS and committed number of lanes." The Lake-Sumter-MPO Traffic analysis does not state this 4.55 mile radius cutoff, all roadways will be included dependent on the percent criteria regardless of radius. (154.030, d, 11, G, ii, l)
23. In the Traffic Impact Analysis Methodology letter, what is the distinction between the yellow and white bubbles of Figure 2? Provide legend. (154.030, d, 11, G, ii, l)
24. Provide a copy of LSMPO review comments on the Traffic Impact Analysis Methodology and approval (if approval is received). (154.030, d, 11, G, ii, l)
25. In the Traffic Impact Analysis Methodology letter, clearly indicate the location of the study intersections on a figure. (154.030, d, 11, G, ii, l)
26. In the Traffic Impact Analysis Methodology letter, state the Level of TIA being presented (Tier 1 or Tier 2). (154.030, d, 11, G, ii, l)
27. The methodology letter must be signed and sealed by a licensed professional engineer. (154.030, d, 11, G, ii, l)
28. In the Traffic Impact Analysis Methodology letter, identify any critical issues related to the project. If none, state so. (154.030, d, 11, G, ii, l)
29. In the Traffic Impact Analysis Methodology letter, provide the dates of the any traffic counts used in the analysis. (154.030, d, 11, G, ii, l)
30. The Development Application Fee Checklist indicates that this submittal includes Preliminary Plat Approval. If that is the intent, and the Preliminary Plan is also intended to serve as the Preliminary Plat, then it is incomplete and review the requirements of 157.060, d, 3 and provide the information on the Subdivision Preliminary Plat. Items noted to be insufficient are as follows (but are not limited to):
 - a. Proposed subdivision street names not provided (157.060, d, 3, D)
 - b. Acreage in lots, drainage areas, common areas and other uses (157.060, d, 3, F)
 - c. Provide the web soil survey report with the general delineation provided (157.060, d, 3, J)
 - d. A list of all permits required (157.060, d, 3, K)
 - e. General Grading Plan (157.060, d, 3, L)
 - f. Locations of streetlights, if any (157.060, d, 3, N)
 - g. Phasing Plan (if any) (157.060, d, 3, O)
 - h. Location of all signs per Chapter 163 (157.060, d, 3, P)
 - i. Only a Traffic Impact Analysis Methodology Letter was provided. Once letter is approved, provide Traffic Study (157.060, d, 3, Q)
31. On the concurrency application, the following calculations appear to be incorrectly calculated:
 - a. Projected Population
 - b. Wastewater Flow Rates

- c. Water Flow Rate
 - d. Solid Waste
 - e. Parks
32. Ensure values used in concurrency application align with the preliminary site plan. Revise as needed.



	PROJECT BOUNDARY
	STORM PIPES
	FDOT TYPE '1/2' INLET
	FDOT TYPE '5' INLET
	STORM MANHOLE
	TYPE 'C' INLET
	SANITARY SEWER



MATCHLINE C-3.02

MATCHLINE C-3.05

**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS & PLANNERS

246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

VITA SERENA
PRELIMINARY SUBDIVISION PLAN

PRELIMINARY DEVELOPMENT PLAN
VITA SERENA (1" = 50")

DRAWN:

SCALE
1"=50'

DESIGNED: TT

CHECKED.

RW
CHILDREN.

SHEET

DATE: 12/02/2025

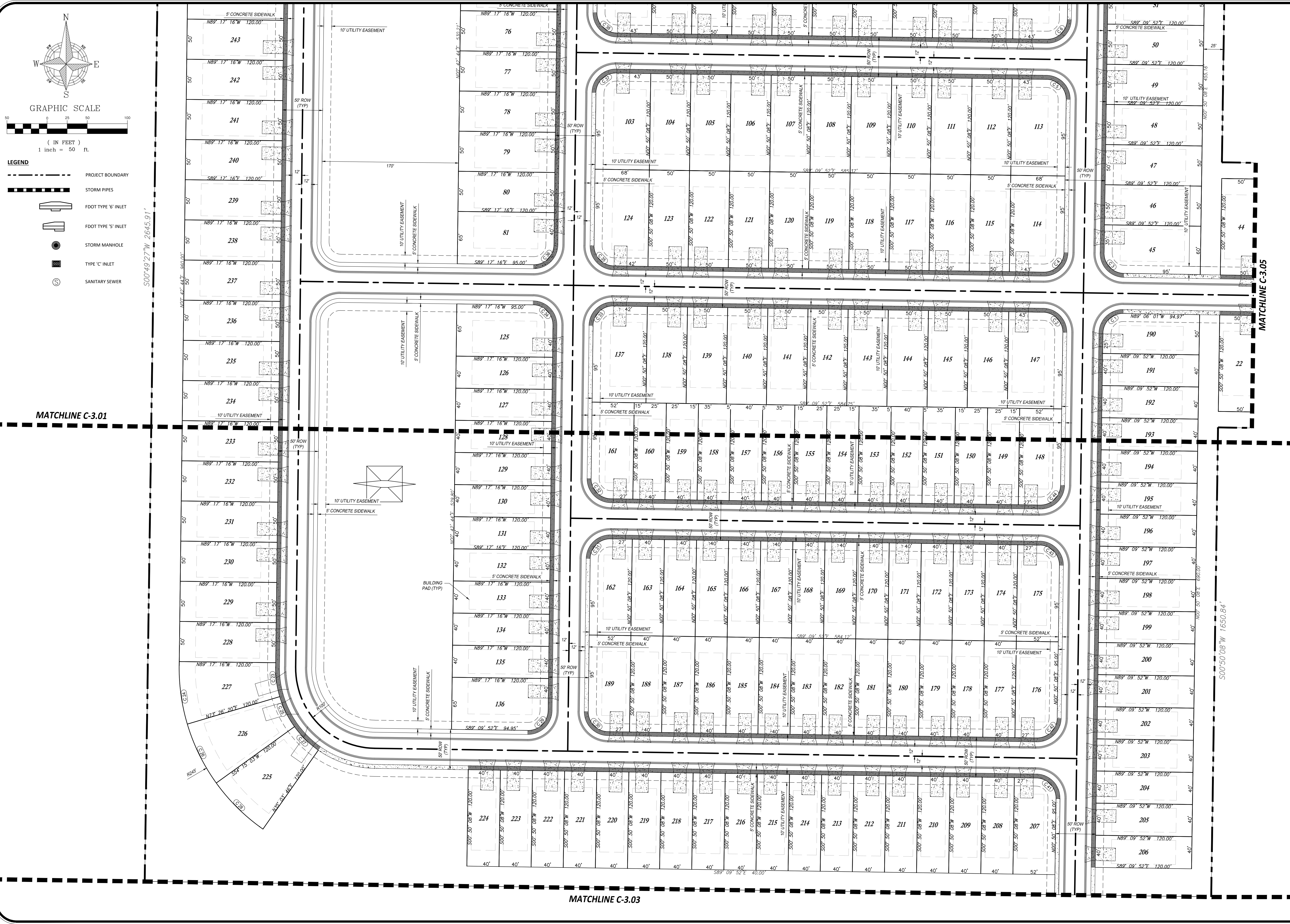
C-301



BUSINESS NO. 32108

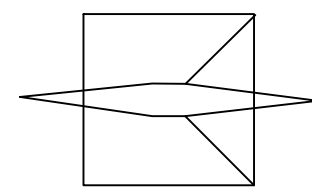
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED
WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH,
FLORIDA P.E. #20044

C:\Users\WDB\CAD Design Systems Dropbox\Michael Bautista\Vita Serena\DWG\PS\PC-3.01 Vita Serena - Site Plan 1-50.dwg Plotted:2/12/2025 By:mdb



WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS 246 N. WESTMONTE DRIVE ALTA MONTE SPRINGS, FL 32714 (407) 750-3123		TMT BY	
VITA SERENA PRELIMINARY SUBDIVISION PLAN		DESCRIPTION	
PRELIMINARY DEVELOPMENT PLAN VITA SERENA (1" = 50')		REV.	
BUSINESS NO. 32108		DATE	

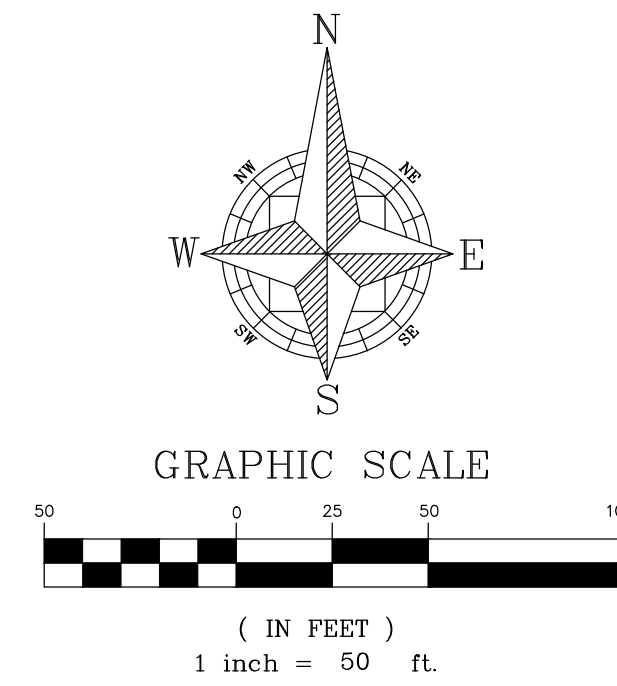
NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SET OF PLANS BY MICHAEL BAUTISTA, P.E., LICENSE NO. 12000, C. WOHLFARTH, P.E., LICENSE NO. 12000.



This detailed site plan illustrates a residential development with lots numbered 269 through 323. The layout is organized into several rows of lots, with dimensions and easements clearly marked. Key features include:

- Lot Dimensions:** Most lots are rectangular, with dimensions ranging from approximately 35' to 120'.
- Easements:** The plan shows various easements, including 5' concrete sidewalks, 10' utility easements, and 5' concrete sidewalks.
- Infrastructure:** The development is bordered by a 5' concrete sidewalk on the north and south. A 5' concrete sidewalk is also shown along the east side of the lots.
- Surrounding Area:** To the east of the development is a "PARK" area. To the south is a "REC. AREA" (Recreation Area).
- Matchline:** A matchline is indicated on the right side, labeled "MATCHLINE B-B SEE C-3.04".
- Orientation:** The plan includes a north arrow pointing towards the top right.

The plan also shows various utility lines and easements, including 10' utility easements and 5' concrete sidewalks. The overall layout is designed to provide a clear and detailed view of the proposed development.



LEGEND

	PROJECT BOUNDARY
	STORM PIPES
	FDOT TYPE '6S' INLET
	FDOT TYPE '5S' INLET
	STORM MANHOLE
	TYPE 'C' INLET
	SANITARY SEWER

**WOHLFARTH CONSULTING
GROUP LLC**
ENGINEERS & PLANNERS

246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

VITA SERENA
PRELIMINARY SUBDIVISION PLAN

PRELIMINARY DEVELOPMENT PLAN
VITA SERENA (1" = 50')

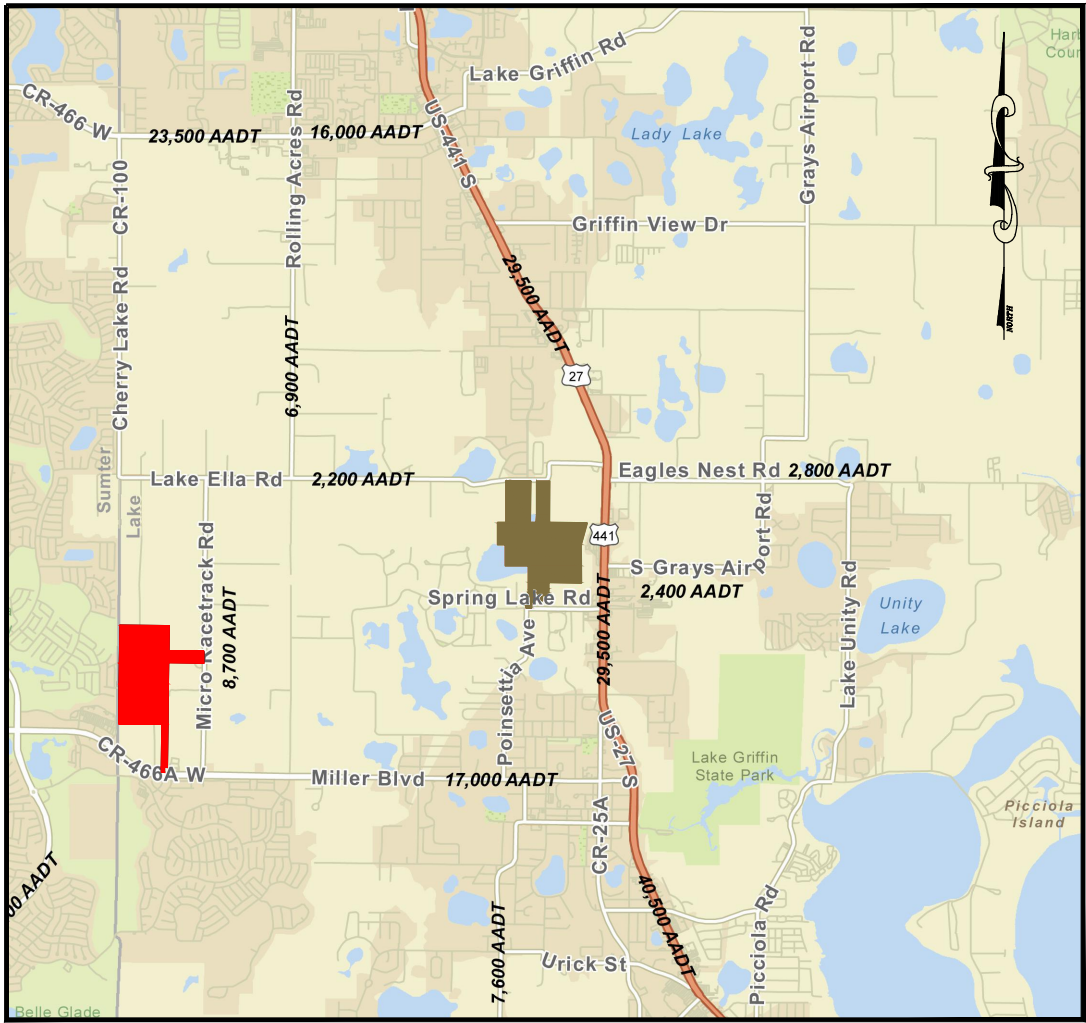
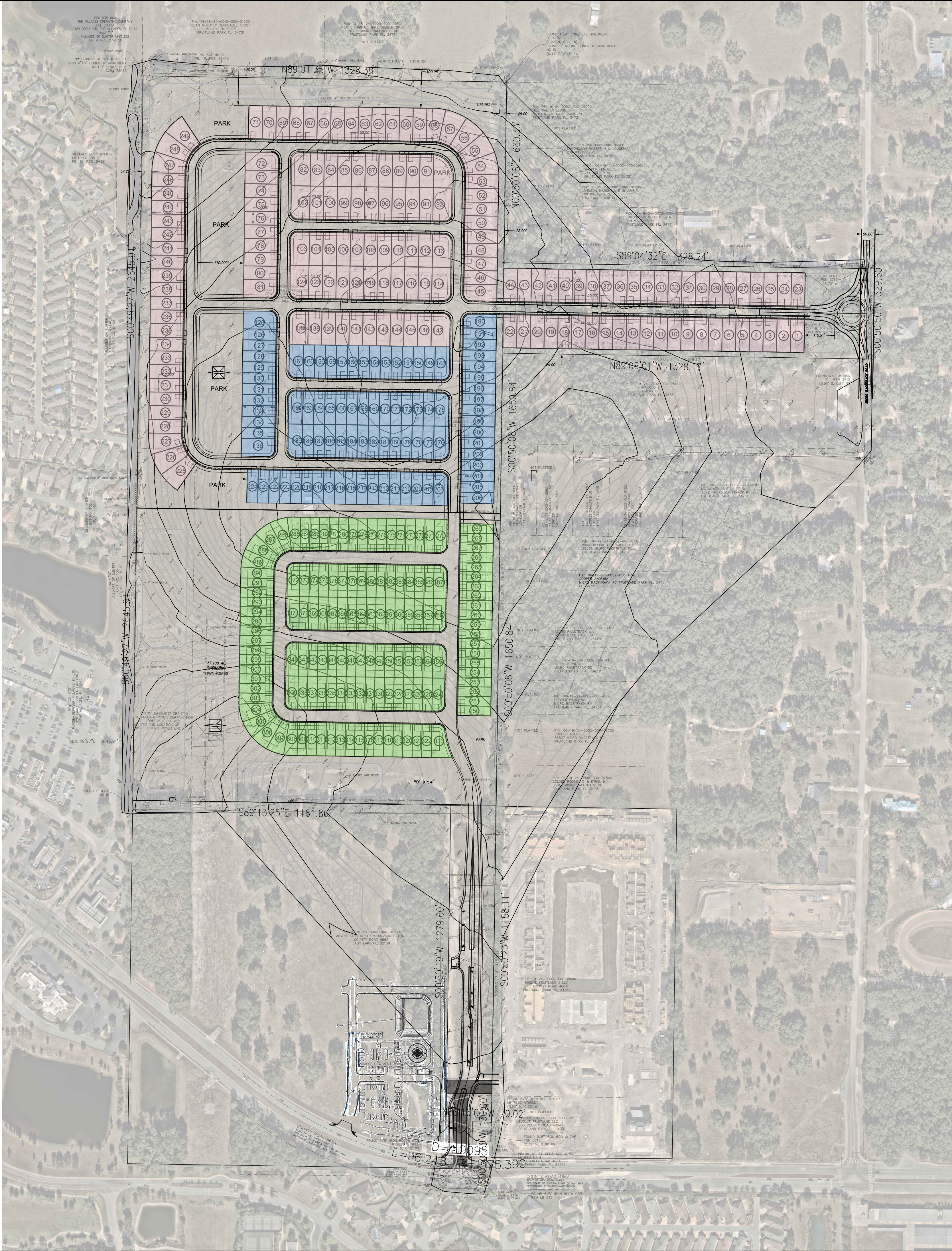
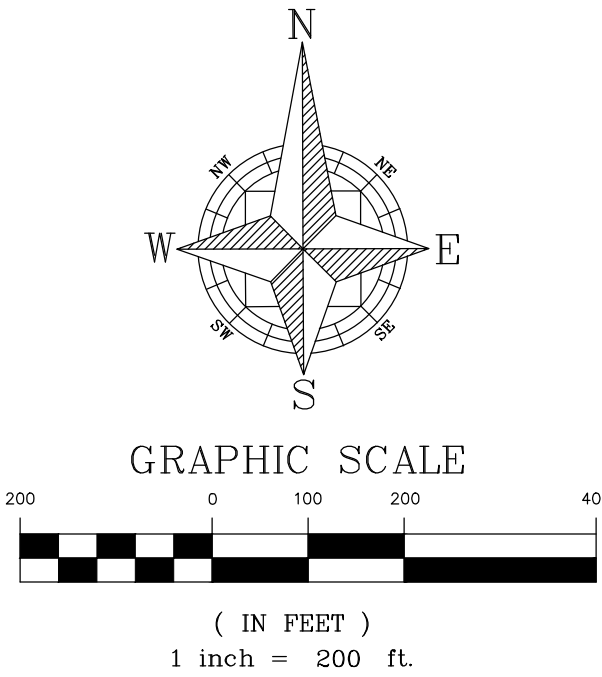
SCALE	DRAWN: TT
1"=50'	DESIGNED: TT
PROJECT	CHECKED: RW
2025 - XXX	DATE: 12/02/2025
SHEET	
C-3 03	



BUSINESS NO. 32108

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED
WITH THE ORIGINAL SEAL OF RICHARD C. WOHLFARTH
FLORIDA P.E. #20044

TMT



LOCATION MAP
NOT TO SCALE

SITE DATA:

- GROSS PROJECT AREA: ?
- ALT KEY: 1288053, 1288347, 3884327
- EXISTING ZONING: A-1
- PROPOSED ZONING: PUD
- EXISTING FUTURE LAND USE: RURAL
- PROPOSED FUTURE LAND USE: MULTI-FAMILY LOW DENSITY (? UNITS/AC)
- PROPOSED MULTI-FAMILY UNITS: ?
- PROPOSED SINGLE FAMILY UNITS: ?
- PROPOSED MINIMUM LIVING AREA:
SINGLE FAMILY - 1,400 SF
MULTI-FAMILY - 1,100 SF
- PROPOSED TOTAL UNIT/LOT COUNT = ?
- MAXIMUM RESIDENTIAL DENSITY: 8 DU/AC
PROPOSED RESIDENTIAL DENSITY: 5.84 DU/AC
- MAXIMUM BUILDING HEIGHT:
MULTI-FAMILY 50' - 3-STORY
SINGLE FAMILY 35' - 2-STORY
- SETBACKS:
PD PERIMETER: 25 FEET
NORTH 25 FEET
WEST 25 FEET
EAST 25 FEET
SOUTH 25 FEET
INTERNAL LOT LINES 0 FEET
SINGLE FAMILY LOT:
FRONT 20 FEET
FRONT GARAGE 24 FEET
REAR 20 FEET
SIDE 5 FEET
SIDE STREET 15 FEET
ACCESSORY STRUCTURE 5 FEET
POOL ENCLOSURE 5 FEET
- PER FEMA FIRM PANEL NO. 12060C0165E, DATED DEC. 18, 2012, THE SUBJECT PROPERTY IS DESIGNATED ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET FRUITLAND PARK AND SIRWMD REQUIREMENTS.
- FIRE PROTECTION FOR MULTI-FAMILY USES IS REQUIRED, AND WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH NFPA AND ALL APPLICABLE FRUITLAND PARK CODE AND REGULATIONS. SINGLE FAMILY HOMES TO FOLLOW NFPA TO DETERMINE IF FIRE PROTECTION IS REQUIRED.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF FRUITLAND PARK. FRUITLAND PARK DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE FRUITLAND PARK LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF FRUITLAND PARK LDC.
- THE PROJECT SITE DOES NOT CONTAIN WETLANDS.
- DEVELOPMENT INFRASTRUCTURE TO BE COMPLETED IN MULTIPLE PHASES, PHASING PLANS WILL BE PROVIDED DURING THE SITE CONSTRUCTION PERMITTING PROCESS.
- POTABLE WATER AND SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF FRUITLAND PARK. FACILITIES SUFFICIENT TO SERVICE THE PROJECT ARE LOCATED ADJACENT THE PROPERTY SOUTH BOUNDARY.
- NO CITY OF FRUITLAND PARK LDC WAIVERS ARE BEING REQUESTED.

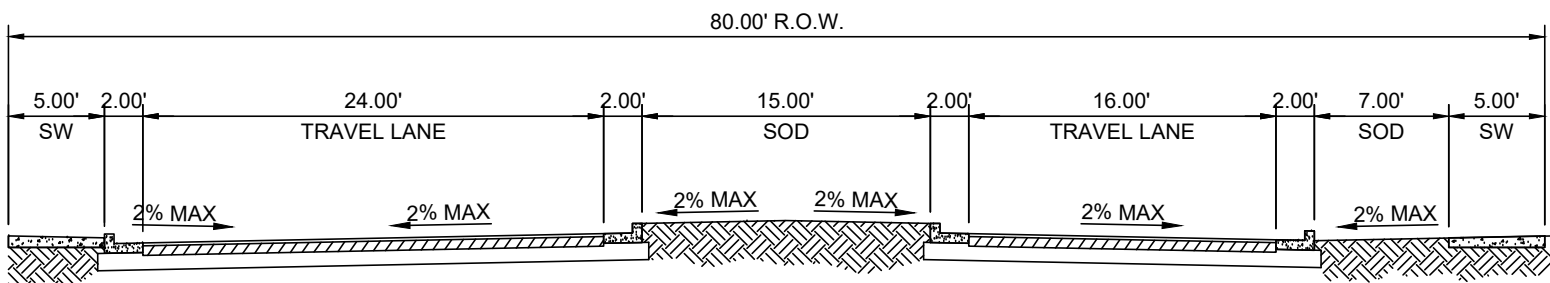
DEVELOPER:
FRUITLAND PARK DEVELOPMENT IV, LLC
ATTN: RICHARD C. WOHLFARTH P.E.
246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FLORIDA 32714
OFFICE 407-750-3123, CELL 407-350-9090

ENGINEER/PLANNER/SURVEYOR:
WOHLFARTH CONSULTING GROUP, LLC
246 N. WESTMONTE DRIVE,
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

ENVIRONMENTAL:
MODICA & ASSOCIATES, INC.
302 MOHAWK ROAD
CLERMONT, FLORIDA, 34711
(321) 689-6592

OWNER:
MICHAEL & MARIA WINDHORST
10720 KELLER ROAD
CLARENCE, NY 14031

DEVELOPMENT SUMMARY			
LAND USE	SINGLE FAMILY		
	35' X 120' SF	40' X 120' SF	50' X 120' SF
PARCEL 1	138	89	160
TOTAL	387		
SINGLE FAMILY	Acres		
PARCELS	Acres		
ROADS	Acres		
OPEN SPACE, PARKS, RETENTION	Acres		
LAKES			
WETLAND BUFFERS			



1 TYPICAL R/W OLIVER LANE
Scale: 1:10

SCALE
1"=200'

DRAWN:
TT

PROJECT
2025 - XXX

CHECKED:
RW

SHEET
C-3.00

DATE:
12/02/2025

W GROUP
LAND DEVELOPMENT & ENGINEERING SERVICES

BUSINESS NO. 32108

VITA SERENA
PRELIMINARY SUBDIVISION PLAN

OVERALL MASTER
DEVELOPMENT PLAN (1" = 200')

387 UNITS

WOHLFARTH CONSULTING
GROUP LLC
ENGINEERS & PLANNERS

246 N. WESTMONTE DRIVE
ALTAMONTE SPRINGS, FL 32714
(407) 750-3123

REV.

DATE

DESCRIPTION

TMT

BY

NOT TO BE FILED FOR RECORD UNLESS SIGNED AND DATED WITH THE ORIGINAL SET OF PLANS BY C. WOHLFARTH, P.E. 02/02/2025