506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

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

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

I. MEETING START TIME:

II. MEMBERS PRESENT:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from March 4, 2025 included for review/comment.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Coates Dixie Right-of-Way Vacate – Adjacent to Alternate Keys 1431859, 3922972 & 3936893</u>
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.

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

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.

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.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

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

MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
March 4, 2025
10:00AM

I. MEETING START TIME: 10:01 AM

II. MEMBERS PRESENT: All members present except Code Enforcement Officer, Fire Chief, Police Chief, and Lake County members. Ted Martell for Advent Health and Luke Classon [with fellow colleague] for CR 468 Subdivision were also present.

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from February 4, 2025 included for review/comment. No corrections or deletions.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Advent Health Fruitland Park OSED Major Site Plan – Alternate Key 1288088</u>
Development of the site is subject to Ordinance 2020-007 and the associated Master Development Agreement. The proposed development is on a 5.99-acre parcel located along the southeastern boundary of the overall development. The maximum building height along CR 466A is two (2) stories. The applicant is requesting site plan approval for Phase I consisting of 13,451 SF emergency department (12 bed), helipad, and 888 SF mechanical room for a total of 14,339 SF. Phase 2 consists of a 90,000 SF medical office and 206,850 SF hospital with anticipated buildout in year 2030. Phase 2 plans will be submitted at a later date.

Halff Engineering would like the point of beginning further away from the source for hydrant lines so when the hydrants are ready for use it will be quicker to review them. Mr. Martell explained they outsource the fire engineer and would typically provide plans at the permitting stage.

LPG would like to see a Traffic Impact Analysis, Master Sign Plan, Lighting Plan, and the Number of Employees and Mr. Martell indicated it would be included with the resubmittal. LPG also advised that the City Commission would like to see elevations. Mr. Martell stated that no variances or waivers are being sought.

City Public Works had no comments just an inquiry as to whether the lift station was designed for just this part of the project or for the full future buildout of the property and Mr. Martell indicated it was for the full buildout.

Halff Engineering inquired about the FAA clearance and Mr. Martell advised that they have a separate group working on that and at this time the only thing still required is a final address.

This project will not move forward to Planning and Zoning until TRC comments are satisfied.

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

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

Halff Engineering had no comments. The City Attorney had not fully reviewed this project but believes there is enough access across the street for the project to qualify for annexation. The applicant was made aware of the challenges with smaller lot sizes and was advised to be specific about amenities being considered.

City Public Works Director inquired if there was a possibility to do an easement for 16 homes for a development that has an application that shares a property line with their development for sewer access. They may include that in their Master Development Agreement so the two projects could work together. The applicant spoke with Seth Lynch at Lake County Public Works and they will have a future easement/ ROW Dedication.

This project will not move forward to Planning and Zoning until the Master Development Agreement is ready.

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.

<u>ADJOURNMENT</u>: 10:35 AM

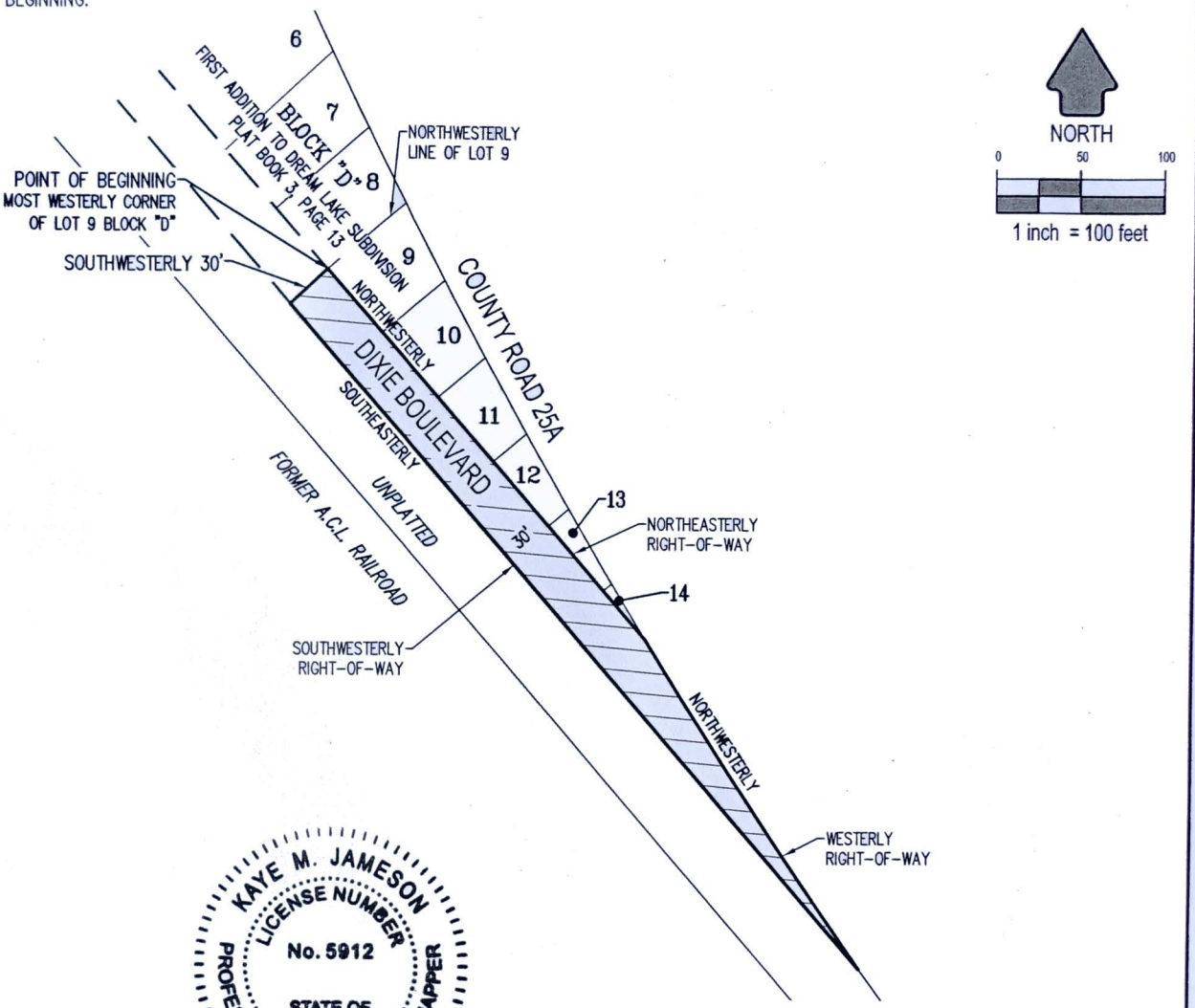
SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "__"
SHEET 1 OF 1

LEGAL DESCRIPTION

A 30-FOOT WIDE STRIP OF LAND BEING A PORTION OF DIXIE BOULEVARD WITHIN THE PLAT OF FIRST ADDITION TO DREAM LAKE SUBDIVISION, IN THE CITY OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING ADJACENT TO LOTS 9 THROUGH 14, BLOCK "D" OF SAID PLAT AS WELL AS ADJACENT TO THE SOUTHWESTERLY RIGHT -OF -WAY LINE OF C.R. 25-A (FORMER U.S. HIGHWAY NO. 441); SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY CORNER OF LOT 9, BLOCK "D" OF AFORESAID PLAT OF FIRST ADDITION TO DREAM LAKE SUBDIVISION; THENCE RUN SOUTHWESTERLY ALONG THE EXTENSION OF THE NORTHWESTERLY LINE OF LOT 9 A DISTANCE OF 30 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF DIXIE BOULEVARD RUN SOUTHEASTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF C.R. 25-A (FORMER U.S. HIGHWAY 441); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DIXIE BOULEVARD (ALSO BEING THE SOUTHWESTERLY LINE OF LOT 14 OF AFORESAID BLOCK "D" OF FIRST ADDITION TO DREAM LAKE); THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTHWESTERLY LINE OF LOTS 14 THROUGH 9, RESPECTIVELY, OF BLOCK "D" TO THE POINT OF BEGINNING.



KAYE M. JAMESON
LICENSE NUMBER
No. 5912
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

3/18/25
DATE

KAYE M. JAMESON - PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

JOB SP2024.02981

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3126 LB8498

DRAWING NAME: S:\SURVEY NEW\SURVEY\LAKE\NON-VILLAGES PROJECTS\SUBDIVISIONS\DREAM LAKE\COATES - FRUITLAND PARK\BND\&TOPO\DWG\COATES DIXIE BLVD RW SD - R1.DWG : 1 8.5 X 11 3/18/2025 10:06 AM BY: JHURST
---- : CFB_Survey_Standard.ctb

VIA EMAIL echurch@fruitlandpark.org

March 18, 2025

Emily Church
Office Assistant
Community Development Department
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

RE: COATES DIXIE ROW VACATE (HALFF AVO 043866.158)
REVIEW #1

Dear Ms. Church:

Per your email request dated February 25, 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:

ENGINEERING:

1. What utilities are within this right-of-way? How was this determined?
2. Survey submitted is not legible and appears to be from 2016. Updated signed/sealed survey should be provided.

SURVEYING:

1. There must be a description of the right of way to be vacated, either by metes and bounds or by bounding calls, along with at minimum a sketch depicting the area of vacation.
2. The vacation must go through the process of being advertised in the newspaper, utility providers being notified of the proposed vacation, surrounding property owners being noticed. If no objections, then resolution by City to formally vacate.

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

Sincerely,
HALFF

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

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

STREET VACATION REQUEST

Owner: **TFC of Lake County, LLC, Timothy Coates**

Applicant: **Timothy Coates**

General Location: **S Dixie Blvd.**

Number of Acres: **1.50 ± acres**

Existing Zoning: **C-1**

Existing Land Use: **General Commercial (70% ISR/0.50 FAR)**

Date: **March 4, 2025**

Description of Project

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.

	Surrounding Zoning	Surrounding Land Use
North	C-1	Commercial (70% ISR/0.50 FAR)
South	C-1	Commercial (70% ISR/0.50 FAR)
East	C-1 and ROW	Commercial (70% ISR/0.50 FAR)
West	ROW	N/A

Assessment

The road is part of an existing plat known as First Addition Dream Lake (PB 3, Page 13). Review of available data indicates that the roadway has never been open/improved. The existing right of way is adjacent to existing vacant commercial property to the east, to the west is vacant commercial property and the abandoned CSX railroad right of way, Dixie Ave. right of way to the north has been previously vacated by the city (Resolution 2024-031), and to the south is undeveloped property owned by Trinity Assembly of God.

DRAFT

Applications –Please submit an owner's affidavit signed by TFC of Lake County, LLC, Timothy F. Coates as manager, and owner's affidavit signed by Timothy F. Coates.

Please be advised that a boundary survey or sketch of description is required pursuant to Chapter 152, Section 152.040(a)(5). The proposed right of way vacation requires a legal description and a survey or sketch of description of that portion of the roadway being vacated. Please submit legal description in a word format.

The standards for review of the right of vacation request that should be considered are as follows:

1. Is the roadway to be vacated currently being used for the provision of public utilities, or do current or future plans call for utilities to be constructed in the vicinity of the property which is encumbered by the roadway and will vacation of such roadway in any way interfere with such utilities or utility plans.

   The applicant needs to submit evidence that any existing utility providers (i.e., water, sewer, cable, gas, electric, etc.) have no objection to the proposed roadway vacation.

2. Does the roadway to be vacated affect the ownership or right of access of persons owning other parts of the subdivision.

   The proposed partial roadway to be vacated does provide right of access to others owning other parts of the subdivision; however, the roadway has never been open. The adjacent lots have direct access to S. Dixie Avenue which provides access to the subject property and adjacent properties.

3. Has any affected property owner objected to the vacation petition.

   The applicant has not submitted any evidence that the other effected property owners (John Connell) would not object to the proposed vacation request. Please submit the requested evidence.

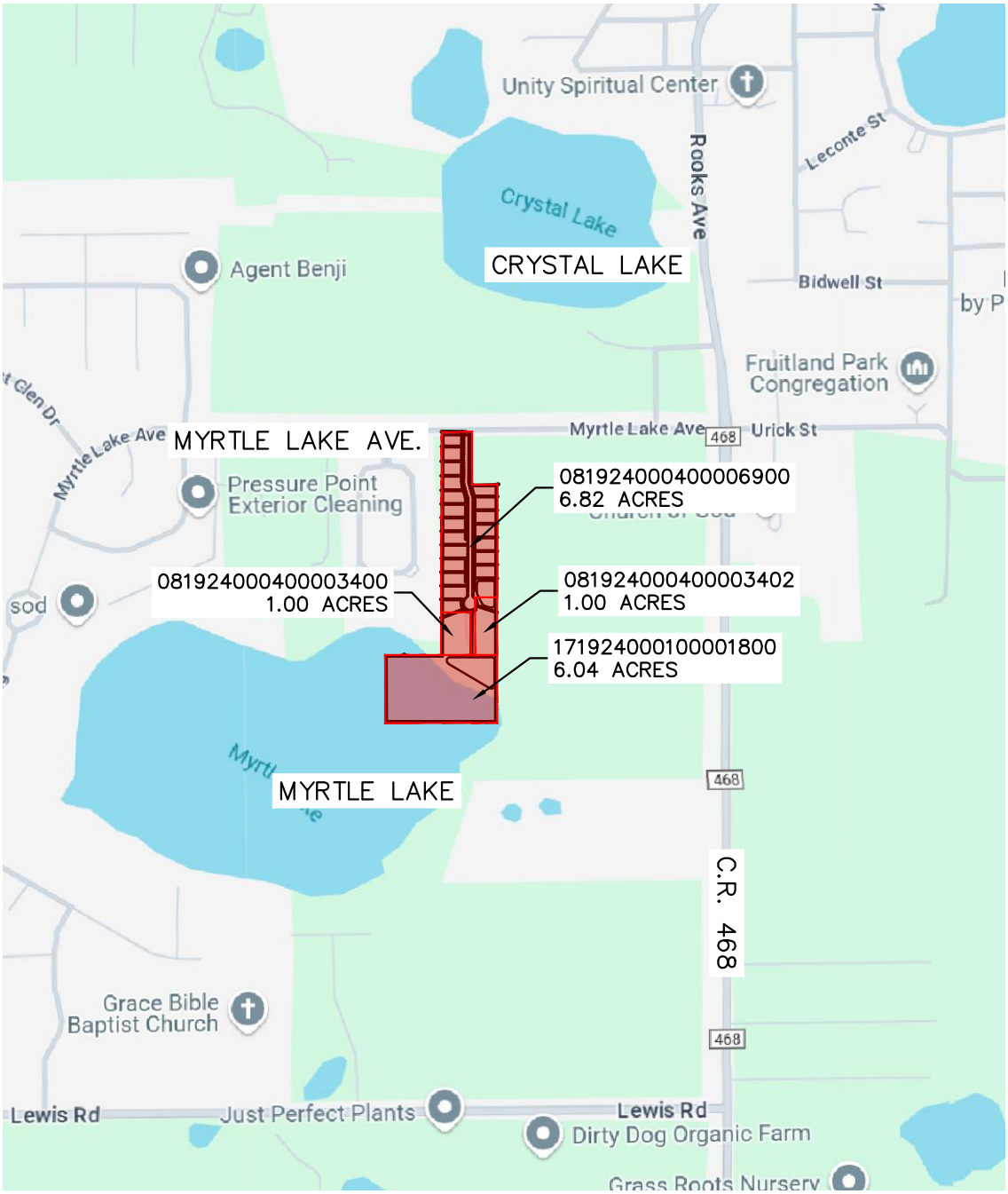
Recommendation

Please revise the application as indicated above, submit boundary survey or sketch of description, and legal description (word format) of proposed roadway vacation, submit evidence that any existing utility providers (i.e., water, sewer, cable, gas, electric, etc.) or effected property owners have no objection to the proposed roadway vacation.

DRAFT

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

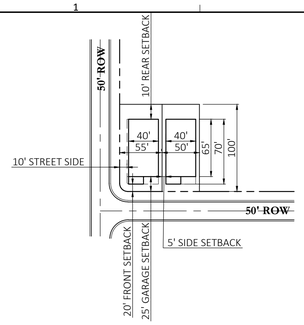
NORTH



LOCATION MAP

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

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



TYPICAL LOT LAYOUT

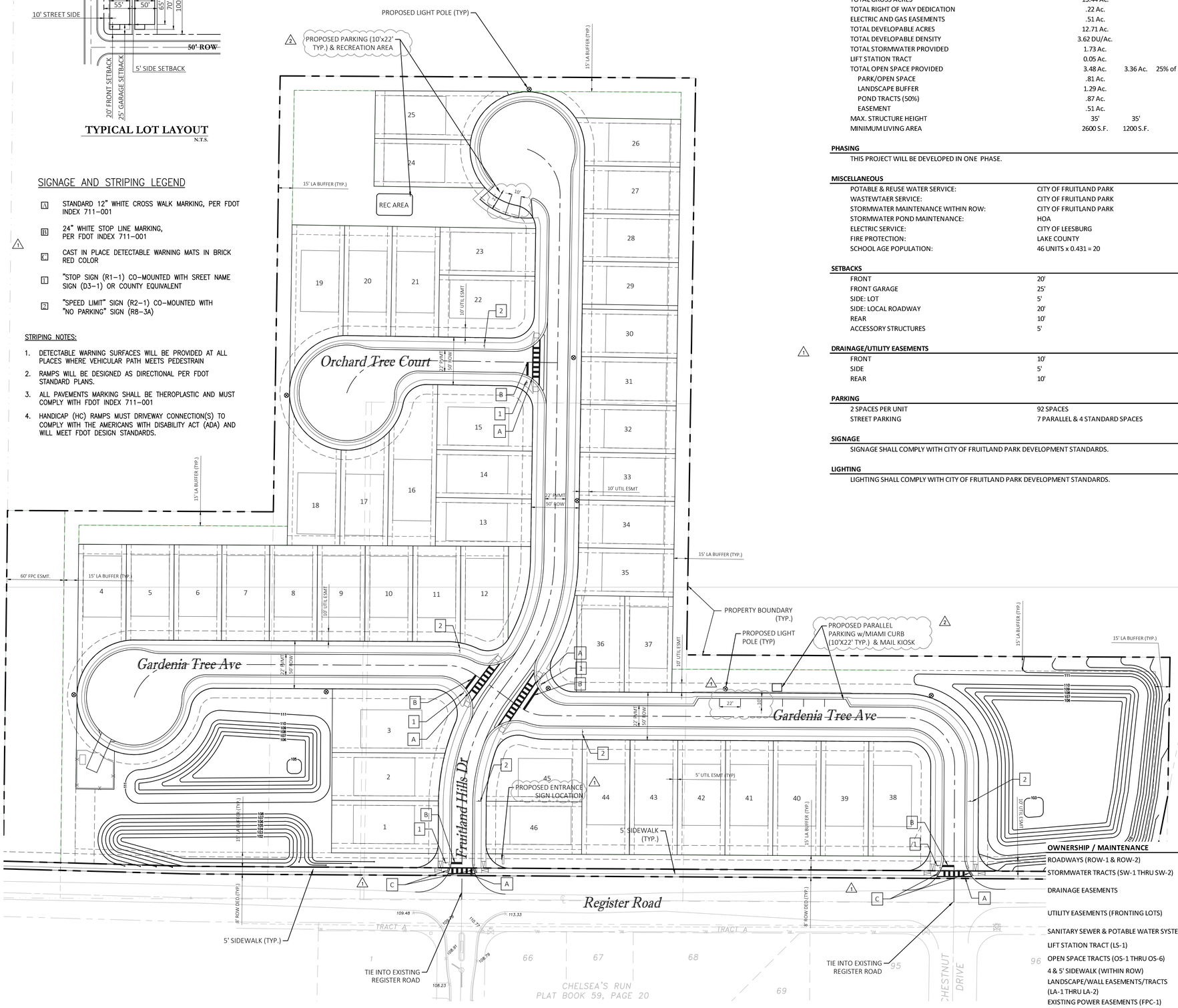
N.T.S.

SIGNAGE AND STRIPING LEGEND

- A — STANDARD 12" WHITE CROSS WALK MARKING, PER FDOT INDEX 711-001
- B — 24" WHITE STOP LINE MARKING, PER FDOT INDEX 711-001
- C — CAST IN PLACE DETECTABLE WARNING MATS IN BRICK RED COLOR
- 1 — "STOP SIGN (R1-1) CO-MOUNTED WITH SREET NAME SIGN (D3-1) OR COUNTY EQUIVALENT
- 2 — "SPEED LIMIT" SIGN (R2-1) CO-MOUNTED WITH "NO PARKING" SIGN (R8-3A)

STRIPING NOTES:

1. DETECTABLE WARNING SURFACES WILL BE PROVIDED AT ALL PLACES WHERE VEHICULAR PATH MEETS PEDESTRAIN
2. RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS.
3. ALL PAVEMENTS MARKING SHALL BE THEROPLASTIC AND MUST COMPLY WITH FDOT INDEX 711-001
4. HANDICAP (HC) RAMPS MUST DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.



SITE DATA

GENERAL	PROVIDED	REQUIRED	
ZONING	PUD		
PROPOSED UNITS FOR THIS PSP	46 LOTS		
MINIMUM LOT SIZE	50'X100'	40'X100'	
TOTAL GROSS ACRES	13.44 Ac.		
TOTAL RIGHT OF WAY DEDICATION	.22 Ac.		
ELECTRIC AND GAS EASEMENTS	.51 Ac.		
TOTAL DEVELOPABLE ACRES	12.71 Ac.		
TOTAL DEVELOPABLE DENSITY	3.62 DU/Ac.		
TOTAL STORMWATER PROVIDED	1.73 Ac.		
LIFT STATION TRACT	0.05 Ac.		
TOTAL OPEN SPACE PROVIDED	3.48 Ac.	3.36 Ac.	25% of TOTAL AC
PARK/OPEN SPACE	.81 Ac.		
LANDSCAPE BUFFER	1.29 Ac.		
POND TRACTS (50%)	.87 Ac.		
EASEMENT	.51 Ac.		
MAX. STRUCTURE HEIGHT	35'	35'	
MINIMUM LIVING AREA	2600 S.F.	1200 S.F.	

PHASING

THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.

MISCELLANEOUS

POTABLE & REUSE WATER SERVICE:	CITY OF FRUITLAND PARK
WASTEWTAER SERVICE:	CITY OF FRUITLAND PARK
STORMWATER MAINTENANCE WITHIN ROW:	CITY OF FRUITLAND PARK
STORMWATER POND MAINTENANCE:	HOA
ELECTRIC SERVICE:	CITY OF LEESBURG
FIRE PROTECTION:	LAKE COUNTY
SCHOOL AGE POPULATION:	46 UNITS x 0.431 = 20

SETBACKS

FRONT	20'
FRONT GARAGE	25'
SIDE: LOT	5'
SIDE: LOCAL ROADWAY	20'
REAR	10'
ACCESSORY STRUCTURES	5'

DRAINAGE/UTILITY EASEMENTS

FRONT	10'
SIDE	5'
REAR	10'

PARKING

2 SPACES PER UNIT	92 SPACES
STREET PARKING	7 PARALLEL & 4 STANDARD SPACES

SIGNAGE

SIGNAGE SHALL COMPLY WITH CITY OF FRUITLAND PARK DEVELOPMENT STANDARDS.

LIGHTING

LIGHTING SHALL COMPLY WITH CITY OF FRUITLAND PARK DEVELOPMENT STANDARDS.

10' 0 20' 40'
SCALE IN FEET

LEGEND

- PROPERTY LINE
- CENTER LINE
- RIGHT OF WAY

NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL OR VENEER), EDGE OR PAVEMENT (WHERE CURB IS NOT PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
3. REFER TO FDOT INDEX No.. 17346 FOR STRIPING & MARKING DETAILS.
4. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR SIGNAGE DETAILS.
5. SIDEWALK LOCATIONS TO BE COORDINATED WITH ARCHITECT.
6. THE SITE IS NOT WITHIN A FEMA FLOOD HAZARD AREA (FHA).
7. THERE ARE NO WETLANDS ONSITE.

Pro Playground Equipment Free Play and Recreation Equipment 1-866-475-7529 www.playground-equipment.com	SKU#: PKP290 Safety Zone: 26'-6" x 30'-6" Age Range: 2-12 years	Post Size: 3.5 inch Child Capacity: 30-45 Fall Height: 60" Created On: December 4, 2020	# Border Estimate: 22 The information provided on this sheet is subject to change without notice	Meets ADA Guidelines Created: 9 Ground Level: 9

RECREATION AREA EQUIPMENT

N.T.S.

OWNERSHIP / MAINTENANCE

ROADWAYS (ROW-1 & ROW-2)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF FRUITLAND PARK
STORMWATER TRACTS (SW-1 THRU SW-2)	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
DRAINAGE EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY HOMEOWNER WITH EASEMENT GRANTED TO THE CITY OF FRUITLAND PARK
UTILITY EASEMENTS (FRONTING LOTS)	PUBLIC	TO BE OWNED AND MAINTAINED BY HOMEOWNER WITH EASEMENT GRANTED TO THE CITY OF FRUITLAND PARK
SANITARY SEWER & POTABLE WATER SYSTEM	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF FRUITLAND PARK
LIFT STATION TRACT (LS-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF FRUITLAND PARK
OPEN SPACE TRACTS (OS-1 THRU OS-6)	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
4 & 5' SIDEWALK (WITHIN ROW)	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF FRUITLAND PARK
LANDSCAPE/WALL EASEMENTS/TRACTS (LA-1 THRU LA-2)	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
EXISTING POWER EASEMENTS (FPC-1)	PUBLIC	TO BE OWNED AND MAINTAINED BY UTILITY COMPANY

Key Map:

ALL DESIGNS/PLANS IN THIS PUBLICATION ARE PROTECTED UNDER THE COPYRIGHT LAW. REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED UNLESS LICENSED BY GEMINI LAND DEVELOPMENT, INC.

Consultant(s) / Note(s)

NO.	DATE:	DESCRIPTIONS:
3	02/18/25	REVISE PER CITY COMMENTS
2	01/07/25	REVISE PER CITY COMMENTS
1	12/04/24	REVISE PER CITY COMMENTS
	08/13/24	SUBMIT TO CITY

SUBMISSIONS/REVISIONS

DATE:	11/25/2024
VERTICAL DATUM:	NAVD88
JOB NO.:	23-005
DESIGNED BY:	NCG
DRAWN BY:	NCG/CL
CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	1" = 20'

Project Name:

FRUITLAND HILLS

FINAL ENGINEERING SUBDIVISION PLANS

Jurisdiction:
City of Fruitland Park, FL

Sheet Title:

MASTER SITE PLAN & SITE DATA

Sheet No.

C3.00

GEMINI LAND DEVELOPMENT
2875 S. Orane Avenue, Suite 500-3600
Orlando, Florida 32806
407.247.3581 www.geminild.com
FBPE CA No. 36898

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Robert M. Johnson, P.E.
Registration No. 77677
Date: 2/18/2025

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date adjacent to the seal using a SHA authentication code.
Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

P:\23-005 GARDENIA EAST\CAD\FINAL\CITY\23005-ENG-MSP

From: Brett Tobias
To: Emily Church; Amy Bowens; Anita Geraci; Cecily Barnes; Corey Goepfert; dannybassco@hotmail.com; Duane Booth; Emma Booth; Heather Croney; Helen Lavalley; Henry E. Rains; Karen Manila; Kelly Turner; Bonnie L. Flournoy; Lori Davis; Michael Rankin; Michael Rankin; Michael Vitta; Robb Dicus; Seco Energy; Seth Lynch; Sharon Williams; Sherie Lindh; Steve Davis; Tracy Garcia; Wayne Williams
Subject: RE: Fruitland Hills Construction Plan Submittal 2_24_2025
Date: Wednesday, February 26, 2025 1:14:32 PM

Emily,

Repumping the sanitary will require a generator. They have a generator pad shown on the lift station site plan, and note 27 clearly states that a generator must be provided, so it looks like we are covered.

I have no new comments.

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

Halff
O: 352.557.9225
E: btobias@halff.com

Celebrating our legacy of improving lives and communities.

From: Emily Church <echurch@fruitlandpark.org>
Sent: Wednesday, February 26, 2025 9:13 AM
To: Amy Bowens <aBowens@halff.com>; Anita Geraci <anita@agclaw.net>; Brett Tobias <btobias@halff.com>; Cecily Barnes <cbarnes@halff.com>; Corey Goepfert <corey.goepfert@leesburgflorida.gov>; dannybassco@hotmail.com; Duane Booth <dbooth@halff.com>; Emma Booth <ebooth@halff.com>; Heather Croney <CroneyH@lake.k12.fl.us>; Helen Lavalley <LavalleyH@lake.k12.fl.us>; Henry E. Rains <hrains@fruitlandpark.org>; Karen Manila <kmanila@fruitlandpark.org>; Kelly Turner <KTurner@willdan.com>; Bonnie L. Flournoy <bflournoy@fruitlandpark.org>; Lori Davis <ldavis@fruitlandpark.org>; Michael Rankin <michaelr@lpgurp.com>; Michael Rankin <mrankin@fruitlandpark.org>; Michael Vitta <michael.vitta@lakecountyfl.gov>; Robb Dicus <rdicus@fruitlandpark.org>; Seco Energy <NoObjectionRequests@secoenergy.com>; Seth Lynch <seth.lynch@lakecountyfl.gov>; Sharon Williams <swilliams@fruitlandpark.org>; Sherie Lindh <Sherie@lpgurp.com>; Steve Davis <steve.davis@leesburgflorida.gov>; Tracy Garcia <tgarcia@lakecountyfl.gov>; Wayne Williams <Wayne.Williams@leesburgflorida.gov>
Subject: RE: Fruitland Hills Construction Plan Submittal 2_24_2025
Importance: High

Good morning,

Please use this corrected Dropbox link instead.

https://www.dropbox.com/scl/fo/jjw3z4hgye2rhsf095739/ADYd8Nw3p3gKWDVUdepgX0I?rlkey=xk0nk001lbjcivgpm5376ktxg&st=62m8ib44&dl=0

Respectfully,

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

ANNEXATION, SSCPA, AND REZONING

Owner:	**Invco Group, LLC**
Engineer:	**Joshua Conradi, P.E., Kimley-Horn**
General Location:	**South of Myrtle Lake Ave. and West of CR 468**
Number of Acres:	**14.86 ± acres**
Existing Zoning:	**Lake County Rural Residential (R-1) and Residential Professional (RP)**
Proposed Zoning:	**Single Family Medium Density (R-4)**
Existing Land Use:	**Urban Medium Density (7 units/acre)**
Proposed Land Use:	**Single Family Medium Density (4 units/acre)**
Date:	**March 7, 2025**

Description of Project

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%.

	Surrounding Zoning	Surrounding Land Use
North	R-4	Single Family Medium Density (4 units/acre)
South	Lake County Agriculture	Urban Medium Density (7 units/acre)
East	Lake County R-3	Urban Medium Density (7 units/acre)
West	Myrtle Lake	N/A

Assessment

Application

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

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

The applicant submitted data and analysis showing compliance and consistency with the comprehensive plan. In particular the applicant states that the proposed amendment is in compliance with FLU Policies 1-1.1: Adequate Residential Land Area, 1-1.2: Density and Intensity Standards, 1-1.4: Single Family Medium Density, 1-2.3: Discourage Urban Sprawl, and 1-6.6: Lake Front and Wetland Littoral Zone. Further, the proposed amendment is a decrease in density from 7 units/acre to 4 units/acre.

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

The applicant has requested a zoning of R-4; however, the proposed minimum lot size of 10,270+ SF do not meet the minimum lot size requirements of 12,500 SF when utilizing septic tanks (Chapter 154, Section 154.030(d)(2)(E)). Only 2 of the proposed 22 units meet or exceed the minimum lot size. The applicant may file for a variance; however, addressing hardship may be an issue (Chapter 168, Section 168.010(c) and (f)). Staff would recommend the applicant modify the rezoning request to a Planned Unit Development zoning in order to allow the varying lot sizes. Please see additional comments regarding the concept plan outlined below in the staff report.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation into the city requires a city designated zoning.

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

The applicant has applied for an R-4 zoning category; however, 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.

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

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

Annexation

The subject site is adjacent to the City limits along the western property boundary and is eligible for voluntary annexation. The subject site is also within the City's Utility Service Area.

Small Scale Comp Plan Amendment

The proposed small scale comprehensive plan amendment consists of 14.86 ± acres and is located south of Lake Myrtle Ave. and west of CR 468. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Urban Medium Density (14.86) on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Single Family Medium Density. Under the Lake County Urban Medium Density future land use could have developed at a maximum development scenario of 7 units/net acre pursuant to Lake County FLU Policy 1-1.3.3 which results in 104 units.

Under the proposed Single Family Medium Density land use (4 units/acre) the property could be developed at a maximum development scenario of 59 units pursuant to FLU Policies 1-1.2 and 1-1.4. The amendment results in a reduction of 45 units.

The property to the north and east is designated as Lake County Urban Medium Density (7 units/acre), property to the west within the city limits is designated as SF Medium Density (4 units/acre) and Myrtle Lake is located adjacent to the southern boundary. The proposed land use is consistent with land uses within the City and is compatible with land uses within Lake County.

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 59 units would assist in meeting this need.

School Impact Analysis – Please submit school concurrency application.

Traffic Impact Analysis – Please submit a trip generation analysis or exemption request for a traffic impact analysis.

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

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2023) of 2.41 person per household is 142. The estimated water usage is 0.024.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of 0.139 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 0.115 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 249,000 gallons per day (0.249 mgd). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2023) of 2.41 person per household is 142. The estimated sanitary sewer usage is 0.017 mgd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.232 mgd.

Sanitary sewer is currently not available; therefore septic tanks will be utilized.

Environmental Analysis – The applicant will need to submit an environmental assessment addressing protected species and wetlands per Chapter 165, Section 165.190 and Chapter 154, Section 154.030(d)(11).

Rezoning

The subject property is currently zoned Rural Residential (R-1) and Residential Professional (RP) in Lake County and the proposed City zoning is Single Family Medium Density (R-4); however, staff highly recommends that the application be modified to Planned Unit Development (PUD) to allow for the varying lot sizes or amend the concept plan to be consistent with the R-4 zoning district. Surrounding zoning consists of SF Medium Density (R-4), Lake County Agriculture (A), and Lake County Estate Residential (R-2). The proposed R-4 zoning is consistent with the adjacent zonings.

Concept Plan

The concept plan identifies 22 single family units (2.49 units/acre) consisting of the following:

20 units of 80’ x 120’ (10,270 SF to 11,860 SF) lots
2 units of 150’ x 253’ (39,830 SF to 44,090 SF) lots

The proposed setbacks are as follows:

Front – 20’
Side – 10’
Side (ROW) – 20’
Rear – 20’

It is highly recommended that the minimum front setback for the garage be 25’ and the building structure setback of 20’. The garage setback of 25’ is recommended to avoid cars parking over the sidewalk and allow sufficient sight distance between vehicle and sidewalk when backing up.

It does not appear that perimeter landscape buffers are proposed with the exception of a portion of the site along the southern boundary; however, it is unclear of the width or type of buffer. Based on the proposed zoning of R-4 and adjacent zonings, none are required pursuant to Chapter 164.

Chapter 154 requires a minimum of 25% of open space. The plan indicates that the applicant is offering 25% open space; however, it is unclear what areas constitute open space. Please revise note on

concept plan to identify the open space areas.

The concept indicates that Myrtle Lake is adjacent to the southern property boundary; however, no wetland line or upland buffer is shown on the concept plan. Chapter 165, Section 165.130(A) requires a minimum 25' upland buffer adjacent to the lake. Further, Section 165.080 requires a 35' setback from the ordinary high water line. Please revise concept plan to show compliance.

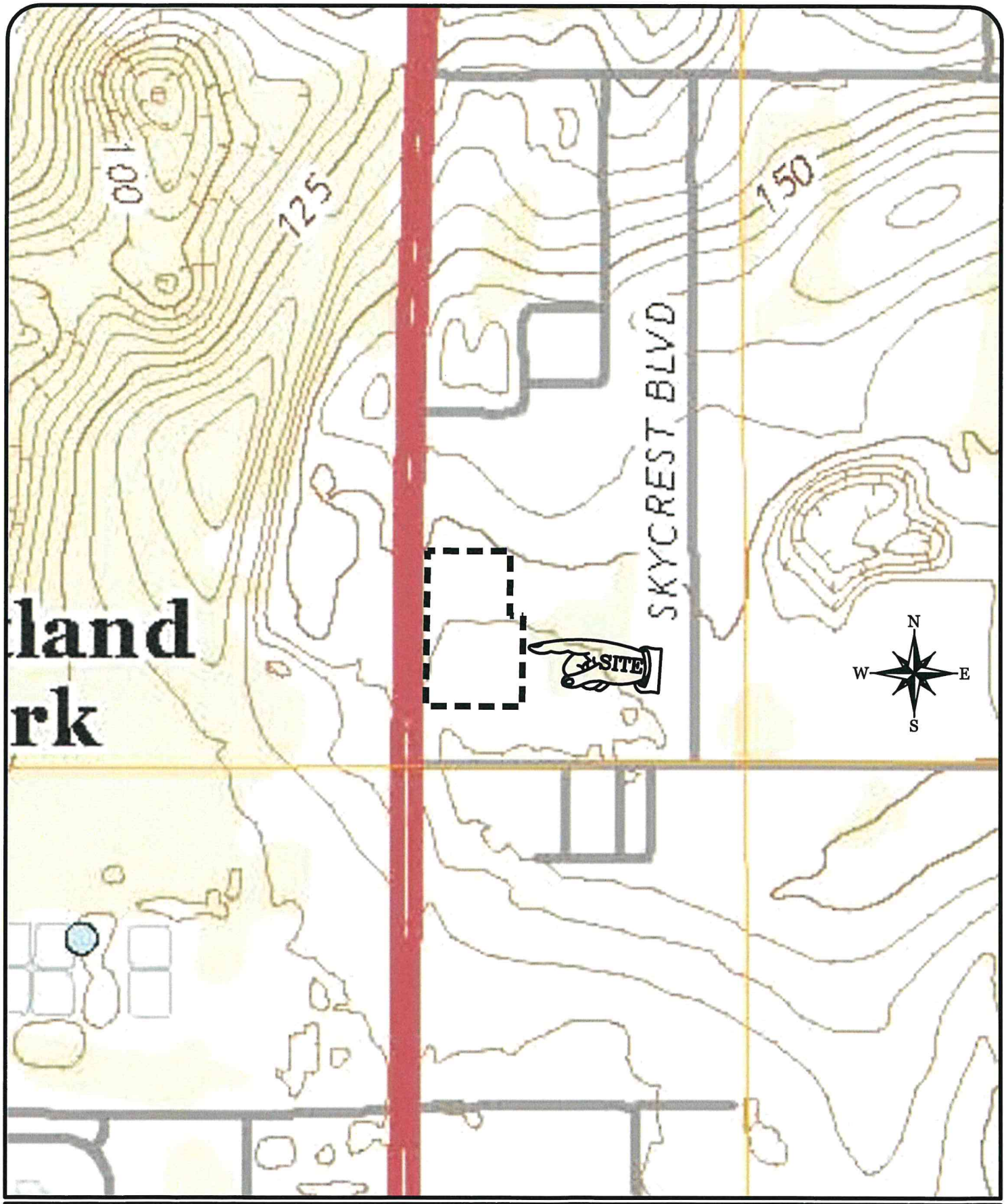
Please be advised that the maximum building coverage is 30% for the lots pursuant to Chapter 154.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the comprehensive plan policies as outlined above.

Recommendation

Please see comments regarding the proposed R-4 zoning and concept plan. Please see comments regarding the concept plan and revise accordingly. Please submit school concurrency. Please submit an environmental assessment addressing protected species and wetlands. Please submit a trip generation analysis or exemption request from a traffic impact analysis.



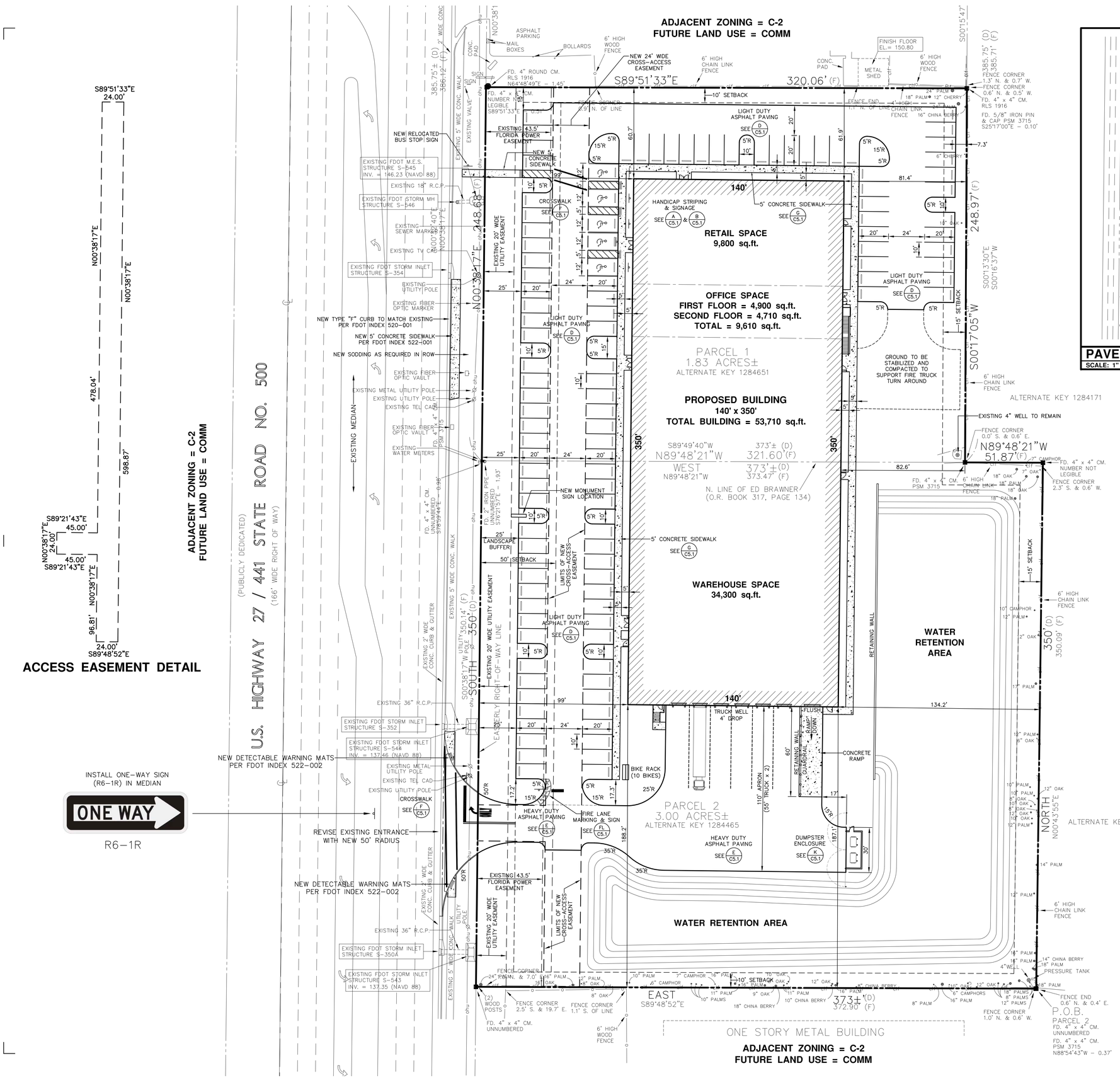
RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1961

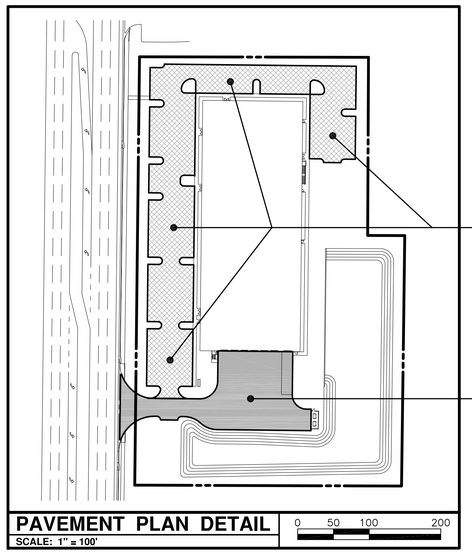
RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412

CONTRACTOR TOOL SUPPLY

QUAD MAP

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





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

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1991

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

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

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

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

GEOMETRY PLAN

CONTRACTOR TOOL SUPPLY
FRUITLAND PARK FLORIDA

SHEET NO.
C2.1

© 2024 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

FILE: \24.05\Contractor Tool Supply

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

SITE PLAN

Owner:	**Vera Holdings & Investments, Inc.**
Engineer:	**Keith Riddle, P.E., Riddle-Newman Engineering, Inc.**
General Location:	**East of US Hwy. 27/441 and North of S Grays Airport Road**
Number of Acres:	**4.83 ± acres**
Existing Zoning:	**C-2**
Existing Land Use:	**Commercial High Intensity (Max. ISR 70%, Max. FAR 0.5)**
Date:	**March 12, 2025**

Description of Project

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.

	Surrounding Zoning	**Surrounding Land Use**
North	C-2	Commercial
South	C-2	Commercial
East	C-2	Commercial
West	C-2	Commercial

Assessment

Pursuant to Chapter 154, Section 154,060(a) the site plan has been revised to include a 25' landscape buffer along US Highway 27/441. The applicant indicates on the landscape plan a variance request to allow planting of understory trees instead of canopy trees due to the existing power easement and power lines. 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).

The building elevations submitted appear to meet Chapter 154, Section 154.070.

The ground sign rendering submitted appears to meet Chapter 163, Section 163.070. Please be advised that a separate sign permit will be required. In addition, a minimum landscape area of 2 sq ft. for each linear foot of sign face width shall be provided. Review of the demolition plan (Sheet C1.3) indicates that the existing billboard sign will be removed.

Review of the landscape plans indicate that there are 87 existing trees with 25 trees to be removed leaving 62 trees. Replacement trees equates to 10 trees. Replacement trees may be used to meet the requirements of the landscape code.

Recommendation

Please 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).

RESOLUTION 2025-0xx

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

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

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

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

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

<u>Section 1. Granting Major Site Plan Approval.</u>

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

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

LEGAL DESCRIPTION/SITE PLAN: See attached Exhibit A.

Section 2. Conditions of Approval.

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

(a) INSERT ANY CONDITIONS REQUESTED BY TRC.

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

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

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

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

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

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____

CHRIS CHESHIRE, MAYOR

ATTEST:

_____

GWEN KEOUGH-JOHNS, CITY CLERK

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

Approved as to form:

_____
Anita Geraci-Carver, City Attorney

EXHIBIT A
Legal Description/Approved Site Plan

LAKE COUNTY, FL INTERACTIVE MAP

All | 1429650, 1429668 | Search

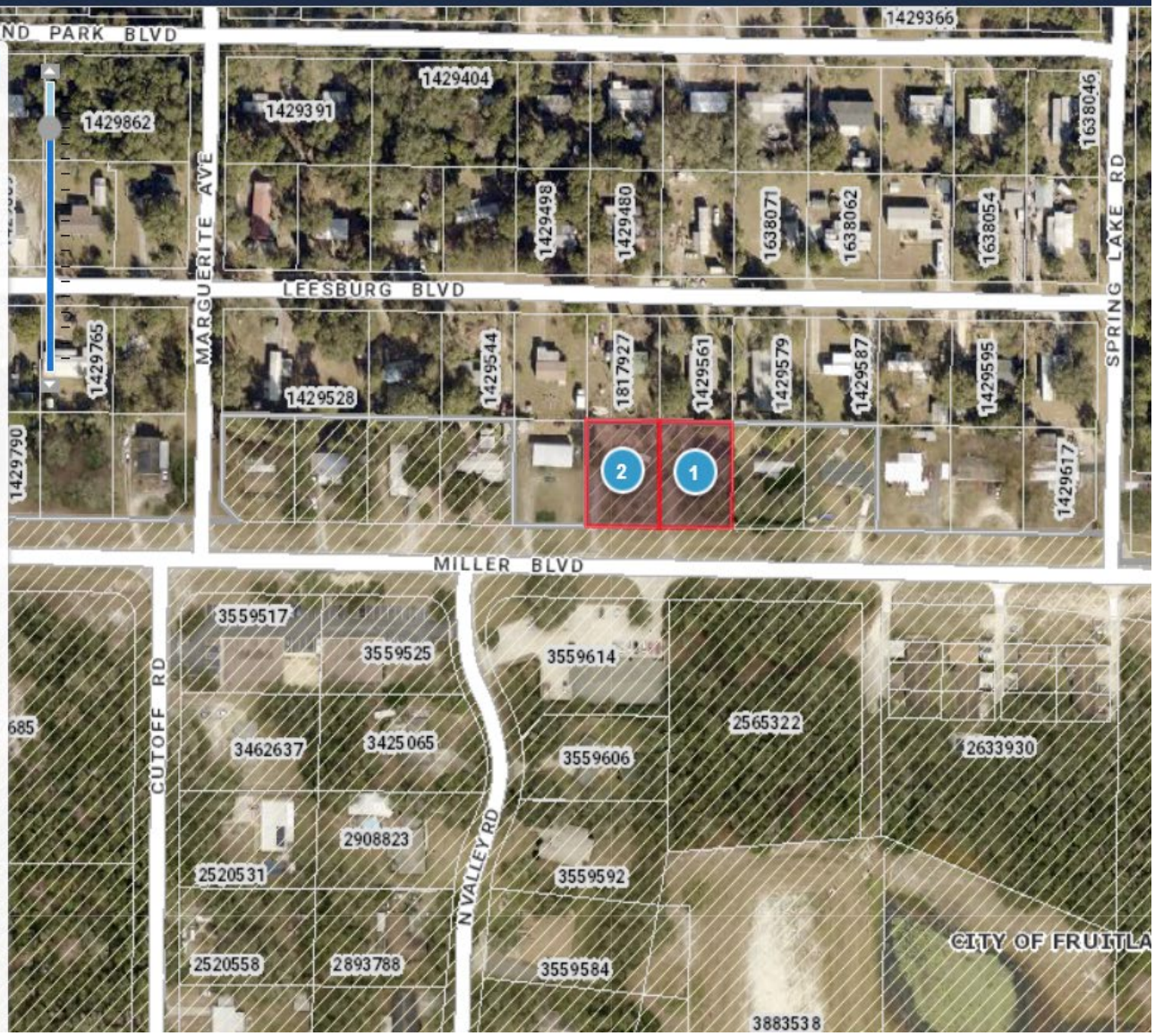
Zoom In | Pan | Full Extent | Identify | Select | Measure | Buffer | Sales | Clear | Print | Share | About | Help

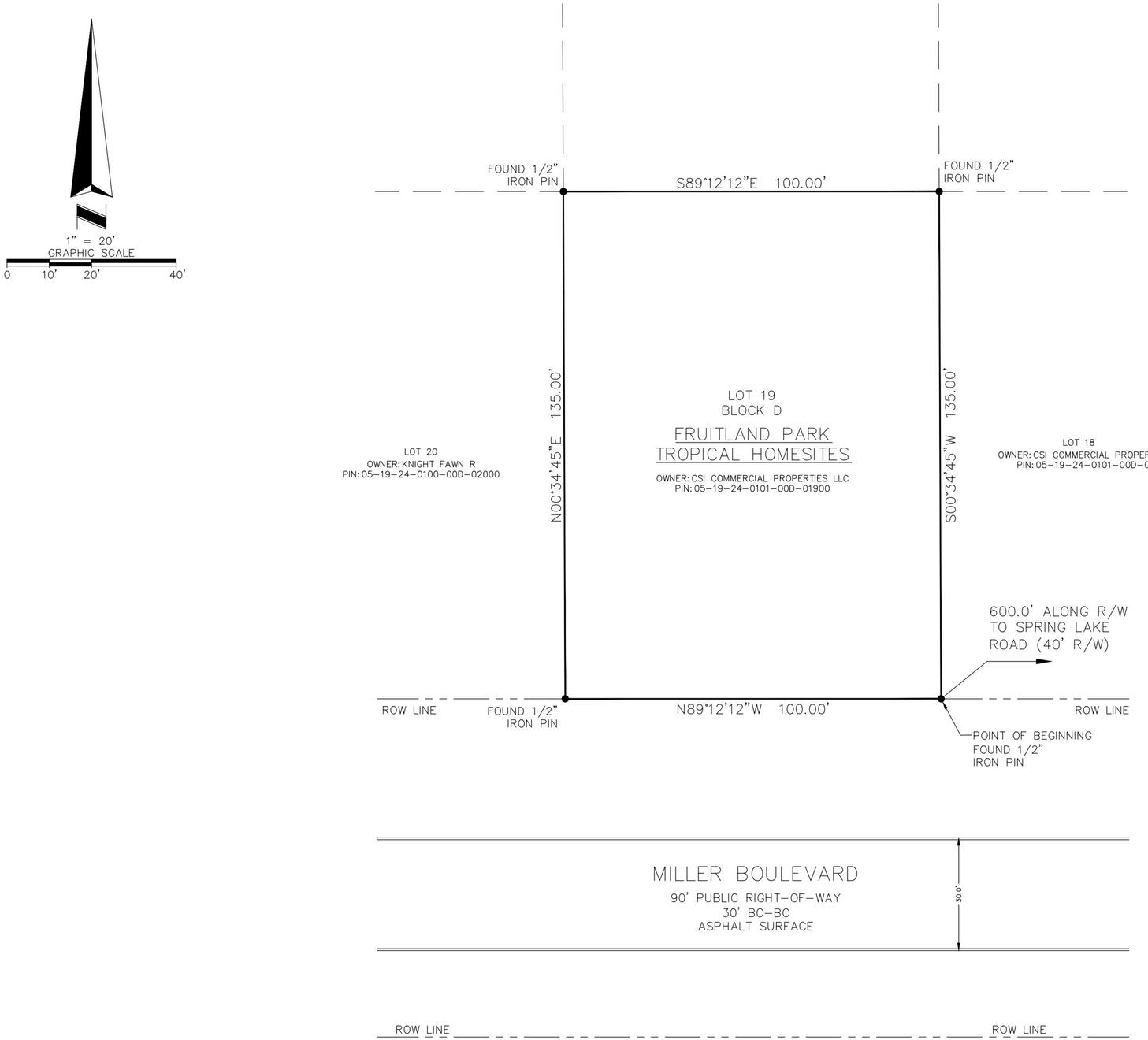
Always display results after performing a search, buffer or selection

DOWNLOAD RESULTS TO CSV/EXCEL

1 **1429650**
1847 MILLER BLVD
Owner: CSI COMMERCIAL PROPERTIES LLC
Owner Address: 36422 MICRO RACETRACK RD, FRUITLAND PARK, FL, 34731
More info Zoom to
Property Appraiser, Tax Collector, Building Permits, Public Services, Google Maps, Street View, EagleView, Bing Bird's Eye, FEMA Flood Map

2 **1429668**
1837 MILLER ST
Owner: CSI COMMERCIAL PROPERTIES LLC
Owner Address: 1915 MILLER BLVD, FRUITLAND PARK, FL, 34731
More info Zoom to
Property Appraiser, Tax Collector, Building Permits, Public Services, Google Maps, Street View, EagleView, Bing Bird's Eye, FEMA Flood Map





LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 14TH DISTRICT, LAKE COUNTY, FLORIDA AND BEING LOT 19 OF BLOCK "D" ON FLORIDA FRUITLAND PARK TROPICAL HOMESITES PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD (40' ROW), 600.0 FEET WESTERLY AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD FROM THE CORNER FORMED BY THE INTERSECTION OF WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD AND NORTHERLY RIGHT OF WAY OF MILLER BOULEVARD AS SAID CORNER IS NOW LOCATED; THENCE RUNNING WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF MILLER BOULEVARD NORTH 89 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 100.0 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 45 SECONDS EAST A DISTANCE OF 135.0 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 12 SECONDS EAST A DISTANCE OF 100.0 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 45 SECONDS A DISTANCE OF 135.0 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL LAND CONTAINING
0.31 ACRES (13499.90 SQ.FT.)

CURRENT PROPERTY ADDRESS:
1837 MILLER BLVD, FRUITLAND PARK, FL 34731, USA

CURRENT TAX PARCEL/MAP NO:
05-19-24-0101-00D-01900

PROPERTY ADDRESS:

1837 MILLER BOULEVARD, FRUITLAND PARK, FL 34731

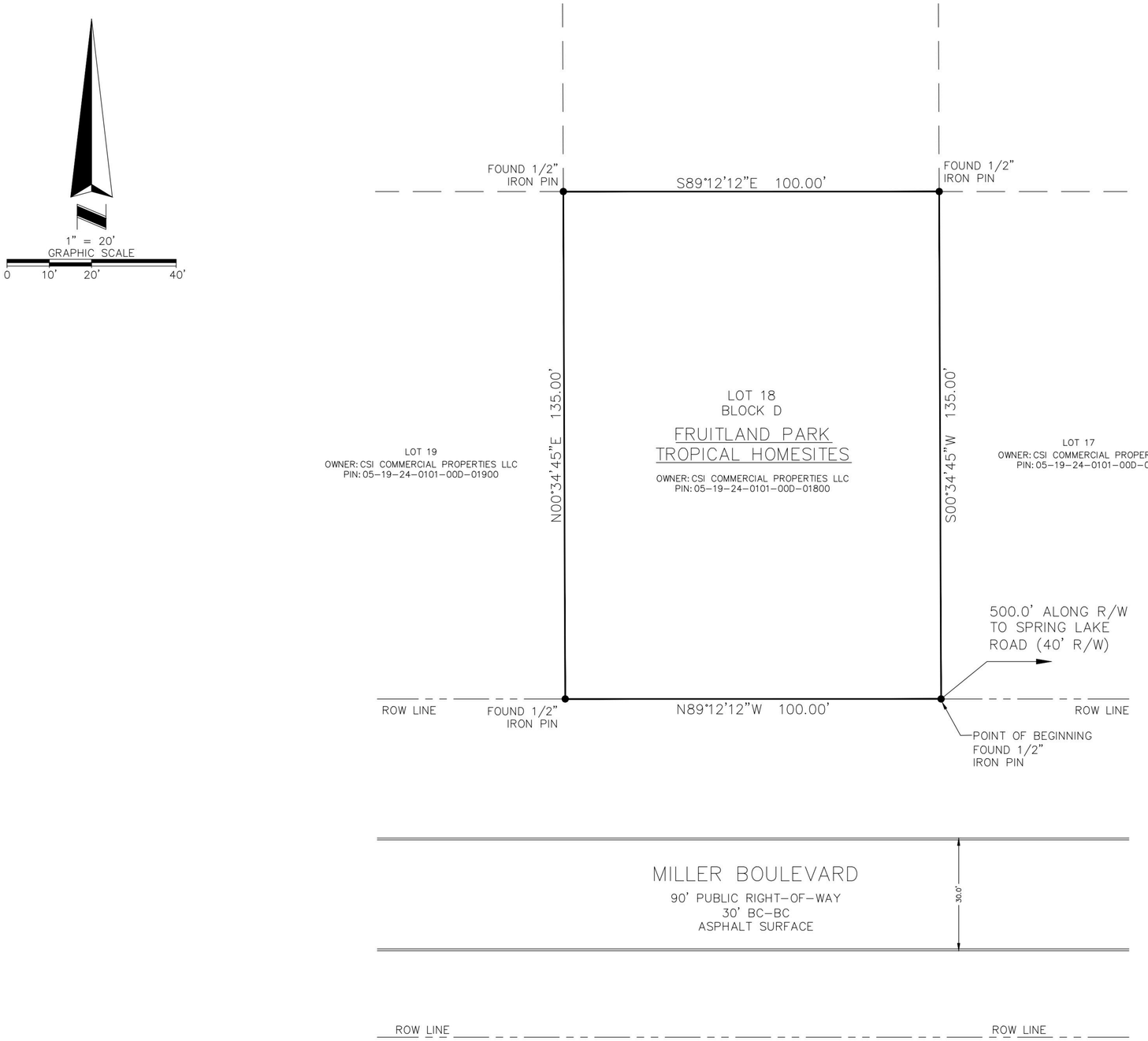
ACCESS TO PROPERTY:

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MILLER BOULEVARD, WHICH IS A DEDICATED PUBLIC STREET OR HIGHWAY.

DATE OF PLAT:

28 FEBRUARY, 2025

ENDLESS HORIZONS



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 14TH DISTRICT, LAKE COUNTY, FLORIDA AND BEING LOT 18 OF BLOCK "D" ON FLORIDA FRUITLAND PARK TROPICAL HOMESITES PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD (40' ROW), 500.0 FEET WESTERLY AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD FROM THE CORNER FORMED BY THE INTERSECTION OF WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD AND NORTHERLY RIGHT OF WAY OF MILLER BOULEVARD AS SAID CORNER IS NOW LOCATED; THENCE RUNNING WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF MILLER BOULEVARD NORTH 89 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 100.0 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 45 SECONDS EAST A DISTANCE OF 135.0 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 12 SECONDS EAST A DISTANCE OF 100.0 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 45 SECONDS A DISTANCE OF 135.0 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL LAND CONTAINING
0.31 ACRES (13499.90 SQ.FT.)

CURRENT PROPERTY ADDRESS:
1847 MILLER BLVD, FRUITLAND PARK, FL 34731, USA

CURRENT TAX PARCEL/MAP NO:
05-19-24-0101-00D-01800

PROPERTY ADDRESS:

1847 MILLER BOULEVARD, FRUITLAND PARK, FL 34731

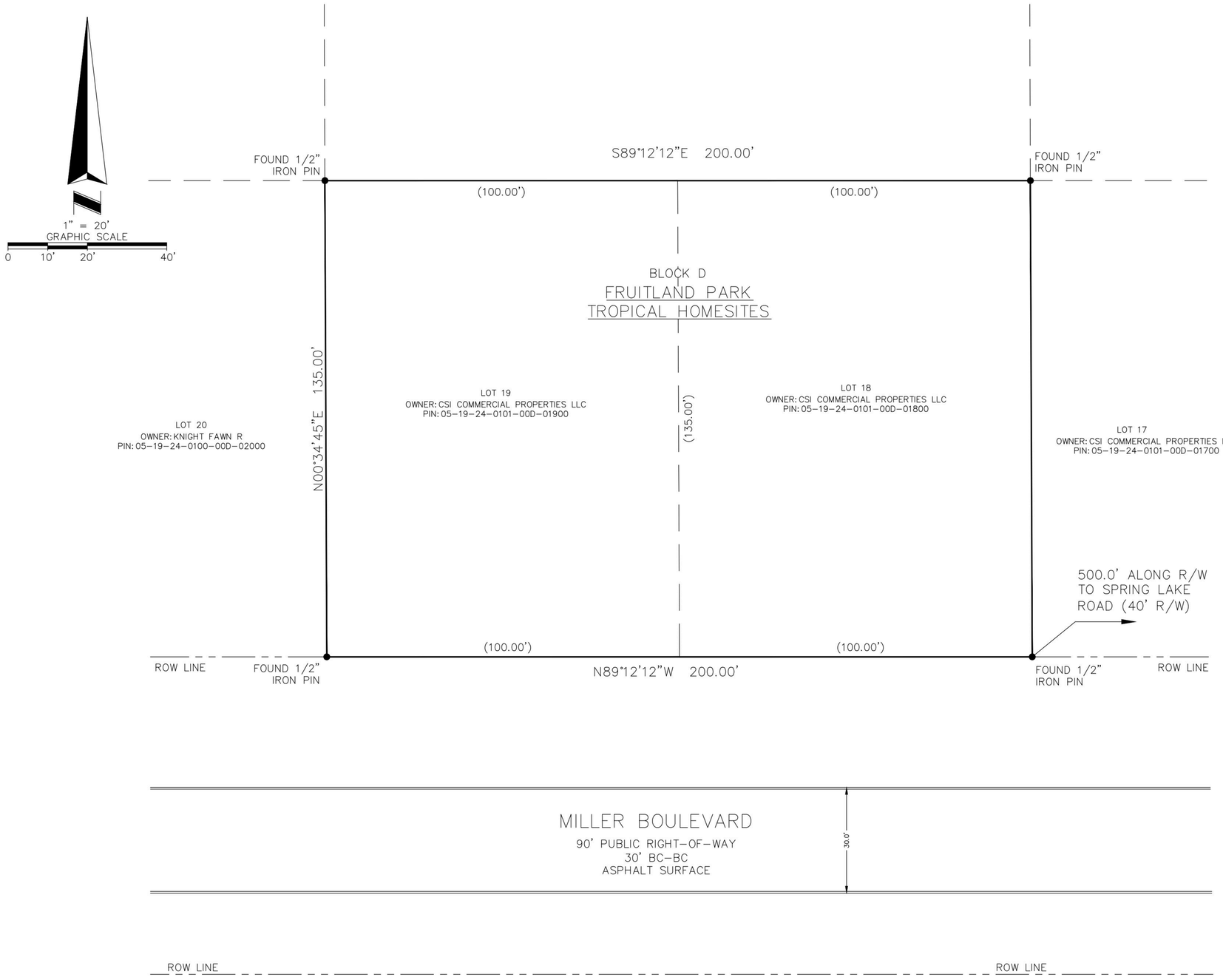
ACCESS TO PROPERTY:

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MILLER BOULEVARD, WHICH IS A DEDICATED PUBLIC STREET OR HIGHWAY.

DATE OF PLAT:

28 FEBRUARY, 2025

ENDLESS HORIZONS



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 14TH DISTRICT, LAKE COUNTY, FLORIDA AND BEING LOT 19 & 18 OF BLOCK "D" ON FLORIDA FRUITLAND PARK TROPICAL HOMESITES PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND ON THE WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD (40' ROW), 500.0 FEET WESTERLY AS MEASURED ALONG THE WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD FROM THE CORNER FORMED BY THE INTERSECTION OF WESTERLY RIGHT OF WAY OF SPRING LAKE ROAD AND NORTHERLY RIGHT OF WAY OF MILLER BOULEVARD AS SAID CORNER IS NOW LOCATED; THENCE RUNNING WESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF MILLER BOULEVARD NORTH 89 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 200.0 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 45 SECONDS EAST A DISTANCE OF 135.0 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 12 SECONDS EAST A DISTANCE OF 200.0 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 45 SECONDS A DISTANCE OF 135.0 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL LAND CONTAINING
0.62 ACRES (26999.81 SQ.FT.)

CURRENT PROPERTY ADDRESS:
1837 & 1847 MILLER BLVD, FRUITLAND PARK, FL 34731, USA

CURRENT TAX PARCEL/MAP NO:
05-19-24-0101-00D-01900
05-19-24-0101-00D-01800

PROPERTY ADDRESS:

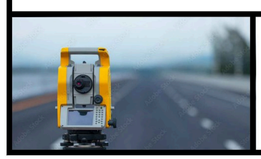
1837 & 1847 MILLER BOULEVARD, FRUITLAND PARK, FL 34731

ACCESS TO PROPERTY:

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MILLER BOULEVARD, WHICH IS A DEDICATED PUBLIC STREET OR HIGHWAY.

DATE OF PLAT:

28 FEBRUARY, 2025



ENDLESS HORIZONS

VIA EMAIL swilliams@fruitlandpark.org

March 18, 2025

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

RE: CSI COMMERCIAL PROPERTIES, LLC UNITY OF TITLE (HALFF AVO 043866.160)
REVIEW #1

Dear Ms. Williams:

Per your email request dated March 4, 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:

ENGINEERING:

Informational comment: No objection to the Unity of Title. To develop the property, the applicant will be required to hire a Professional engineer licensed and registered in the state of Florida, and submit full site plan application, including signed/sealed plans, calculations, landscaping, lighting, etc. in conformance with city Land development regulations.

SURVEYING:

1. Three (3) drawings were provided in the package but none of them are Boundary Surveys.
2. Please provide three (3) **certified** Boundary Surveys (one for Lot 18, Block D, one for Lot 19, Block D and one for Lots 18 & 19, Block D combined).

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

Sincerely,
HALFF

Brett Tobias, P.E., Team Leader

btobias@Halff.com

BJT:ab

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

UNITY OF TITLE

Owner: **CSI Commercial Properties, LLC, Larry Williams Manager**

General Location: **North of 466A and East of Cuttoff Road**

Number of Acres: **0.62 ± acres**

Existing Zoning: **C-2**

Existing Land Use: **Commercial (70% ISR/0.50 FAR)**

Date: **March 5, 2025**

Description of Project

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

	Surrounding Zoning	Surrounding Land Use
North	R-7	Urban Medium Density (7 units/acre)
South	PUD	Commercial
East	C-2	Commercial (70% ISR/0.50 FAR)
West	R-7	Urban Medium Density (7 units/acre)

Assessment

The applicant is requesting that alternate key #'s 1429668 and 1429650 be combined as one (1) buildable lot through a unity of title. Combining the lots would allow the property to become compliant with the C-2 zoning district which requires a minimum lot size of 20,000 SF and a minimum lot width of 150'. The proposed combination creates a lot size of 27,007 SF (0.62 acres) with a lot width of 200'.

Recommendation

Staff recommends approval.