



**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)
January 7, 2025
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from December 3, 2024 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

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

The Applicant is requesting annexation, a large-scale comp plan amendment for 52.25 +/- acres, and a rezoning to receive city services and develop a proposed 227-unit single family subdivision with lots ranging in widths from 35' to 50' at a proposed density of 4.3 units/acre. The property is generally located south of Pine Ridge Dairy Road and west of Brookstone Land. The property is currently zoned Agricultural and the existing land use is Urban Low Density (4 acres/acre) and Urban Density (7 units acre). The proposed zoning is PUD with a future land use of Multi-family Low Density (8 units/acre). Minimum lot sizes range from 3,850 SF (82 lots), 4,400 SF (42 lots), and 5,500 SF (103 lots). A 3.19-acre amenity/open space tract is proposed. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court. The concept plan identifies 227 single family units

consisting of the following: (1) 82 units of 35' x 110' (3,850 SF) lots, (2) 42 units of 40' x 110' (4,400 SF) lots and (3) 103 units of 50' x 110' (5,500 SF) lots. Staff recommends that should the rezoning be approved the developer's agreement contain requirements that if the retention/stormwater ponds are utilized for common open space that they be suitably improved.

BOARD MEMBERS' 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
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Public Works Director

TRC Members:

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

**MEETING NOTES
TECHNICAL REVIEW COMMITTEE (TRC)
December 3, 2024
10:00AM**

- I. MEETING START TIME:** 10:09 AM
- II. MEMBERS PRESENT:** All members present except Interim Community Development Director/LPG Land Planner , Code Enforcement Officer, Fire Chief, Police Chief and Lake County members. Also present was the applicant, Richard Wohlfarth, on behalf of the proposed development.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from November 5, 2024 included for review/comment. No comments recommended for to change what was provided.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
- A. Enclave at Lake Geneva – Unity of Title for Alternate Keys 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, 3883988**
The applicant has submitted an application to unify the aforementioned alternate key numbers (**except** parcel F which was recently submitted as a separate application for annexation, small scale comprehensive plan amendment and PUD/rezoning).

The City's Engineer, Brett Tobias, introduced the proposed project. There was only one comment by the City's Engineer to correct one of the alternate keys that was incorrectly listed on the application. The applicant was informed that the subject application would be approved

administratively with the appropriate signatures and then sent for recording by Lake County. Thereafter, a copy of the recorded document would be forwarded to the applicant.

B. Enclave at Lake Geneva - Parcel F – Rezoning/Planned Unit Development and Preliminary Plat for Alternate Key 1699223

The applicant is requesting a rezoning from Ag to PUD. The PUD would be a PUD amendment to include the 9.67-acre parcel into the existing 135.7 $\pm$ acres (total of 145.1 acres) zoned PUD and formerly known as Lake Saunders Grove (Ordinance 2023-012). The 9.67-acre parcel would be utilized for 48 additional single-family units consisting of 6,000 SF lots (50' x 120'). In addition, the applicant is requesting to modify the existing PUD to delete the 82 townhome units and convert this area to 40' x 120' single family lots (53 lots). The additional units and the revision from townhome units to single family units would change the total number of units from 397 units to 416 units. The gross density would be changed from 3.25 units/acre to approximately 3.10 units/acre. Gross density excludes water bodies.

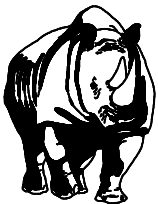
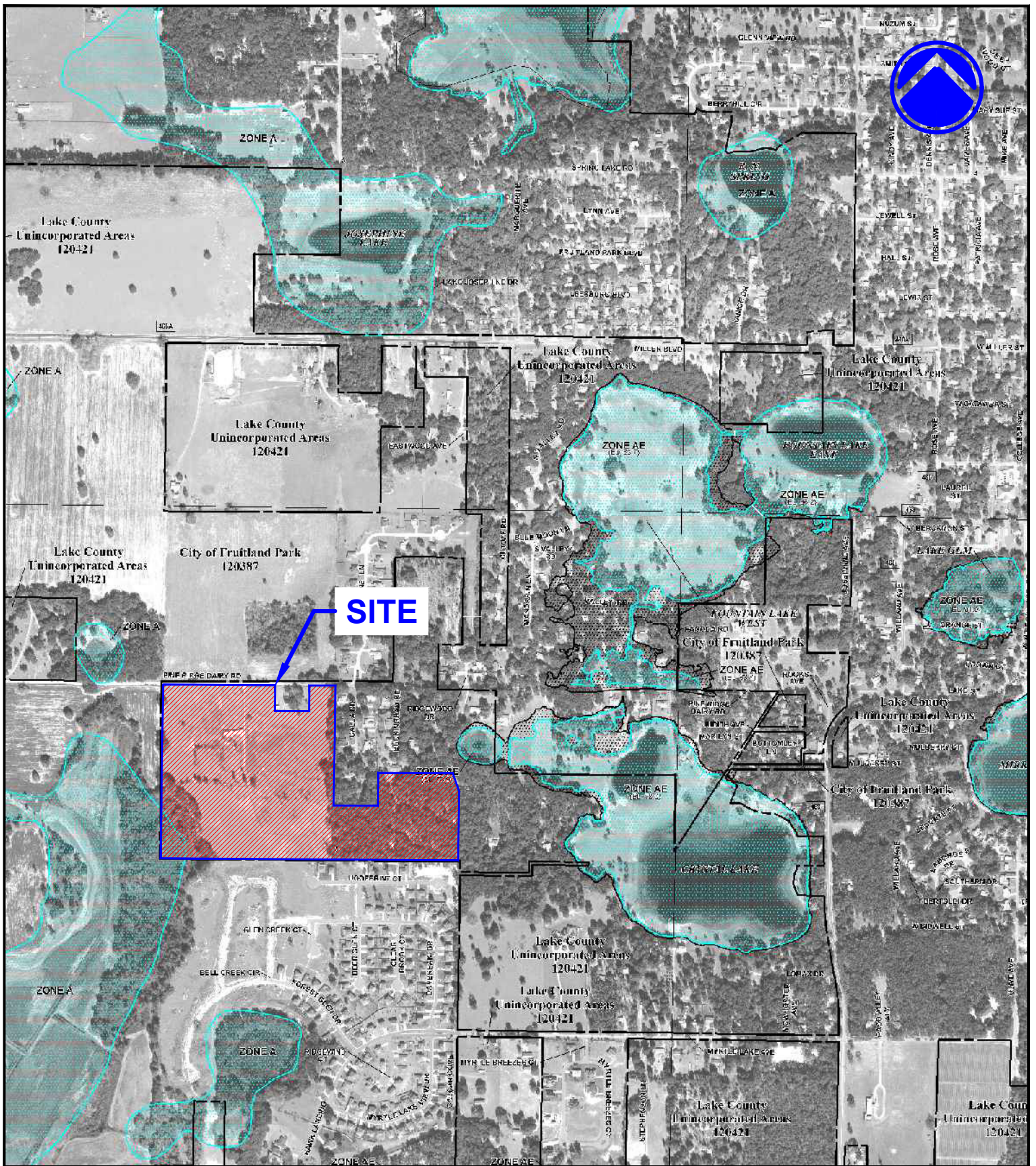
Per applicant, Richard Wohlfarth, there should be a corrected number of overall units reflecting a total of 421 units for 145.1 $\pm$ acres. City Attorney, Anita Geraci-Carver, stated that a new phasing chart would be required along with questions/clarification on the acreage, density and number of units to be forwarded to her attention. Finalization of the 3rd amended and re-stated draft Ordinance will then address the Rezoning/PUD of the 9.67 acres (Parcel F) and provide the overall acreage of the proposed development. Preliminary Plat will also be updated. Corrected Resolution and Ordinance will then be provided in anticipation of the Planning and Zoning meeting scheduled December 19th.

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: 10:23 AM



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

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

PINE RIDGE DAIRY ROAD

FLOOD INSURANCE RATE MAP
 BREVARD COUNTY, FLORIDA
 MAP #12069C0306E
 EFFECTIVE DATE DEC. 18, 2012

ORDINANCE 2024 -

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

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

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION: See attached Exhibit A

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

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

PARCEL 3:

The West 967 feet of the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South $0^{\circ} 24' 03''$ West 140 feet; thence run North $19^{\circ} 17' 38''$ W, West 148.36 feet to the North line of the above described property; thence run South $89^{\circ} 57' 56''$ East along the North line 50 feet to the Point of Beginning.

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

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

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

AND

That part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

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

ANNEXATION, LSCPA, AND REZONING

Owner: Pine Ridge Park, LP

Applicant: Peterson & Meyers, PA

General Location: South of Pine Ridge Dairy Road and west of Brookstone Lane

Number of Acres: 52.52 ± acres

Existing Zoning: Agriculture

Proposed Zoning: PUD

Existing Land Use: Urban Low Density (4 units/acre) and Urban Medium Density (7 units/acre)

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

Date: September 24, 2024

Description of Project

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

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

Assessment

Application

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

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

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

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

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

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

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

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Annexation into the city requires a city designated zoning.

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

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

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

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

Annexation

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

Large Scale Comp Plan Amendment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rezoning

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

Concept Plan

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

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

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

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

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

The proposed setbacks are as follows:

Front – 20'

Garage – 25'

Side – 5'

Rear – 15'

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

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

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

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

Comprehensive Plan Compliance

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

FLU Objective 4-5: Minimize Urban Sprawl

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

- FLU Objective 1-2:** Discourage Urban Sprawl
- FLU Policy 1-2.1:** Promote Orderly, Compact Growth
- FLU Policy 1-2.2:** New Development
- FLU Policy 1-1.5:** Multiple-Family Low Density

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

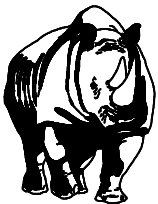
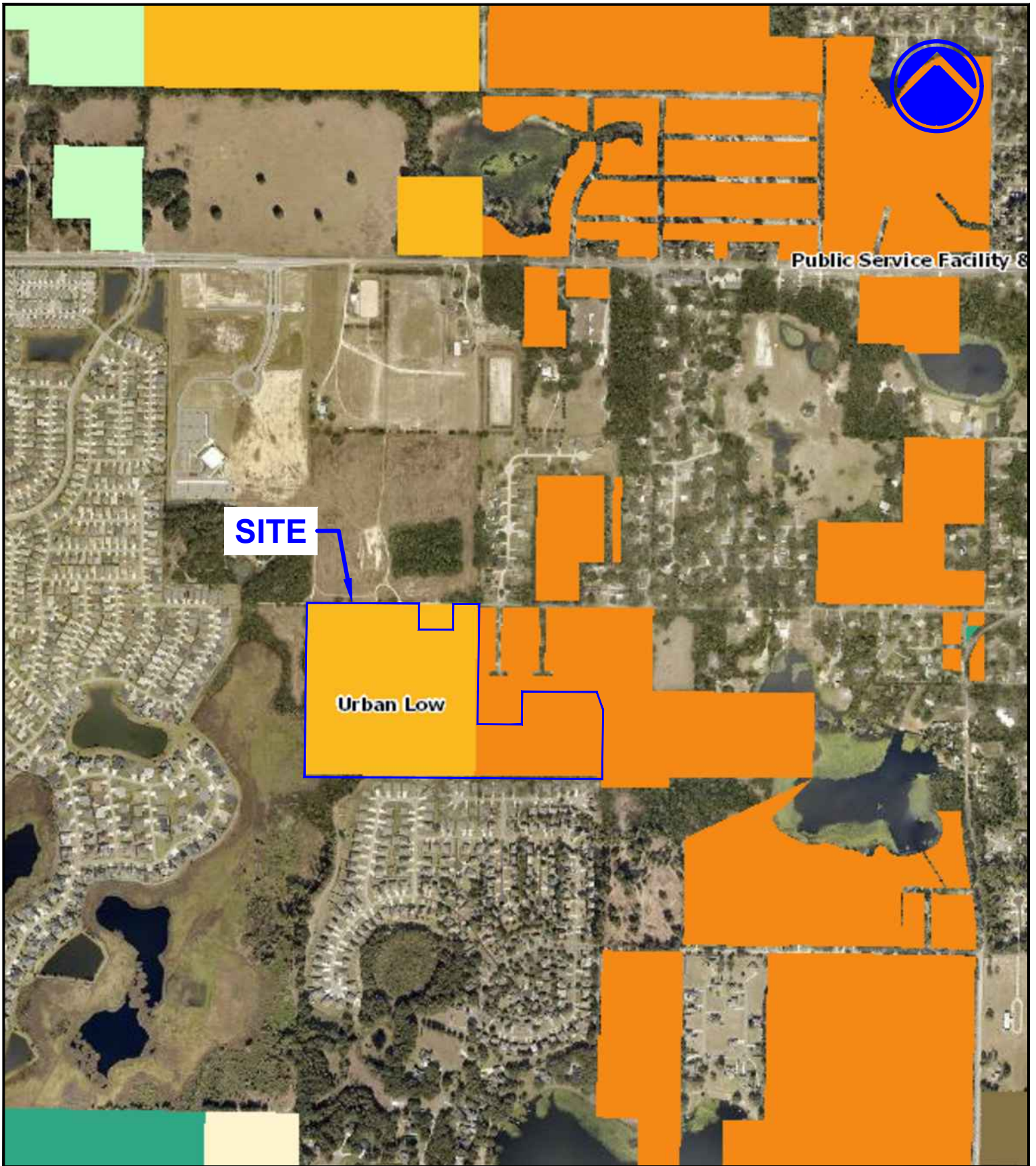
Analysis.

The request would concentrate economic growth where infrastructure is available adjacent to existing development to protect natural resources and reduce the need for expansive development in undeveloped areas (preserving and protecting natural ecosystems and resources). The proposed development would meet all necessary state and governmental requirements for resource protection and would be utilizing centralized water and wastewater (not septic). Infrastructure is available to serve the project in close proximity, speaking to efficiency. Proposed development contemplates a different type of residential development targeting a different market in the City. Agricultural uses in areas less appropriate for development can be preserved for longer periods by providing units to address demand in appropriate areas (like this site). Open Space and recreation

areas are provided within the development, paying particular attention to environmentally sensitive areas. The City's Comp. Plan identifies the need for residential units to accommodate anticipated growth. The proposed development discourages the proliferation of urban sprawl based on an analysis of the provisions within Fla. Stat. §163.3177.

Recommendation

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



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO. 23213

SEC. 5 & 8, TWP. 19S, RANGE 24E

DRAWN BY: LB

APPROVED BY: BSB

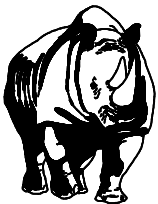
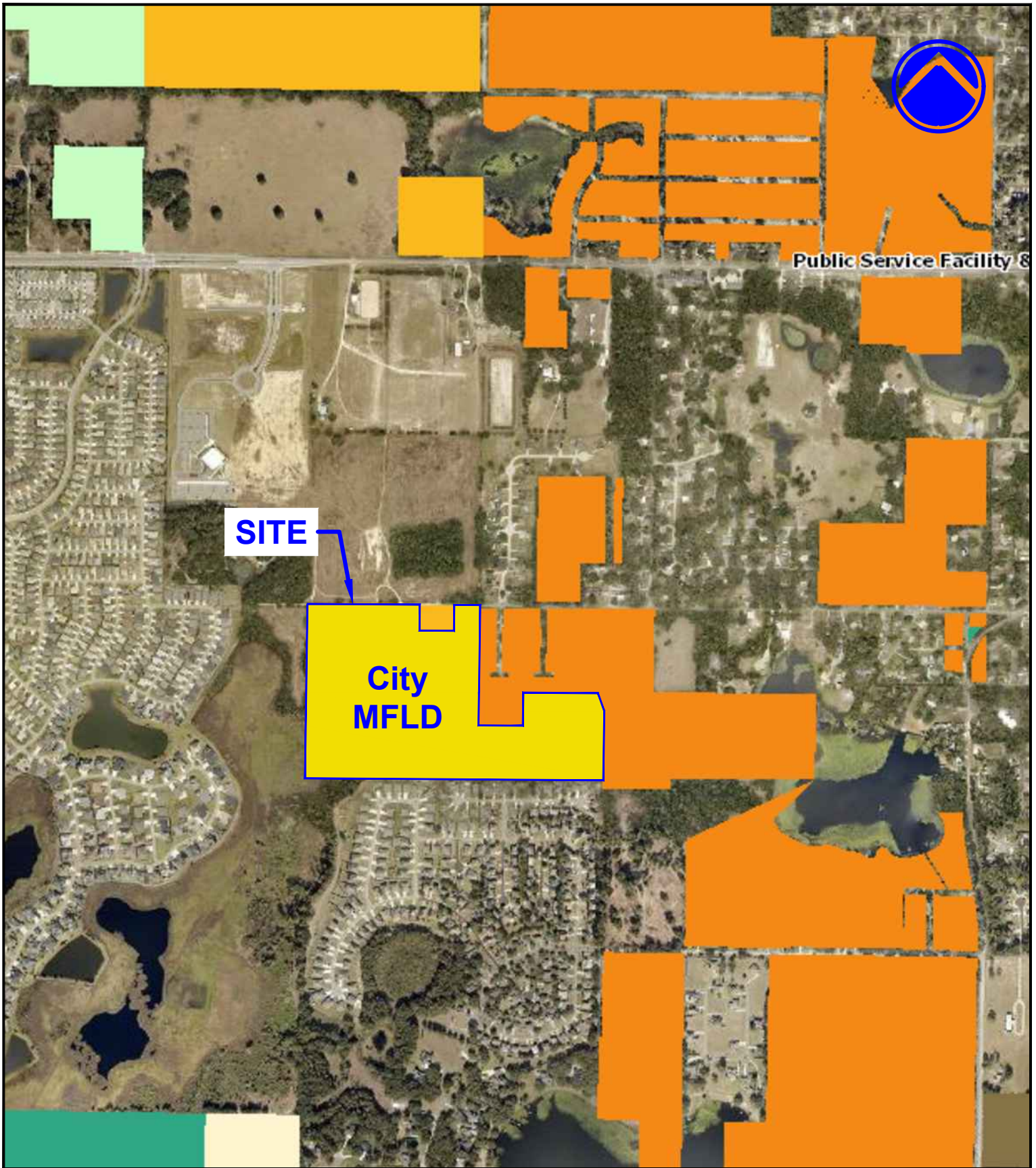
DATE: 02/01/2024

Scale: 1" = 1000'

PINE RIDGE DAIRY ROAD

EXISTING
FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO. 23213

SEC. 5 & 8, TWP. 19S, RANGE 24E

DRAWN BY: LB

APPROVED BY: BSB

DATE: 02/01/2024

Scale: 1" = 1000'

PINE RIDGE DAIRY ROAD

PROPOSED
FUTURE LAND USE MAP

GIS.LAKECOUNTYFL.GOV

ORDINANCE 2024-xx

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

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

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

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

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

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

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

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

Section 3. Direction to the City Manager.

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

Section 4: Severability.

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

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

Section 6: Scrivener's Errors.

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

Section 7. Adoption

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____

Passed Second Reading _____

(SEAL)

“EXHIBIT A”

LEGAL DESCRIPTION

PARCEL 1:

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

The South one-half (S $\frac{1}{2}$) of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, Lake County, Florida.

PARCEL 3:

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

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

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

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

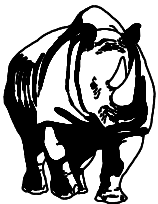
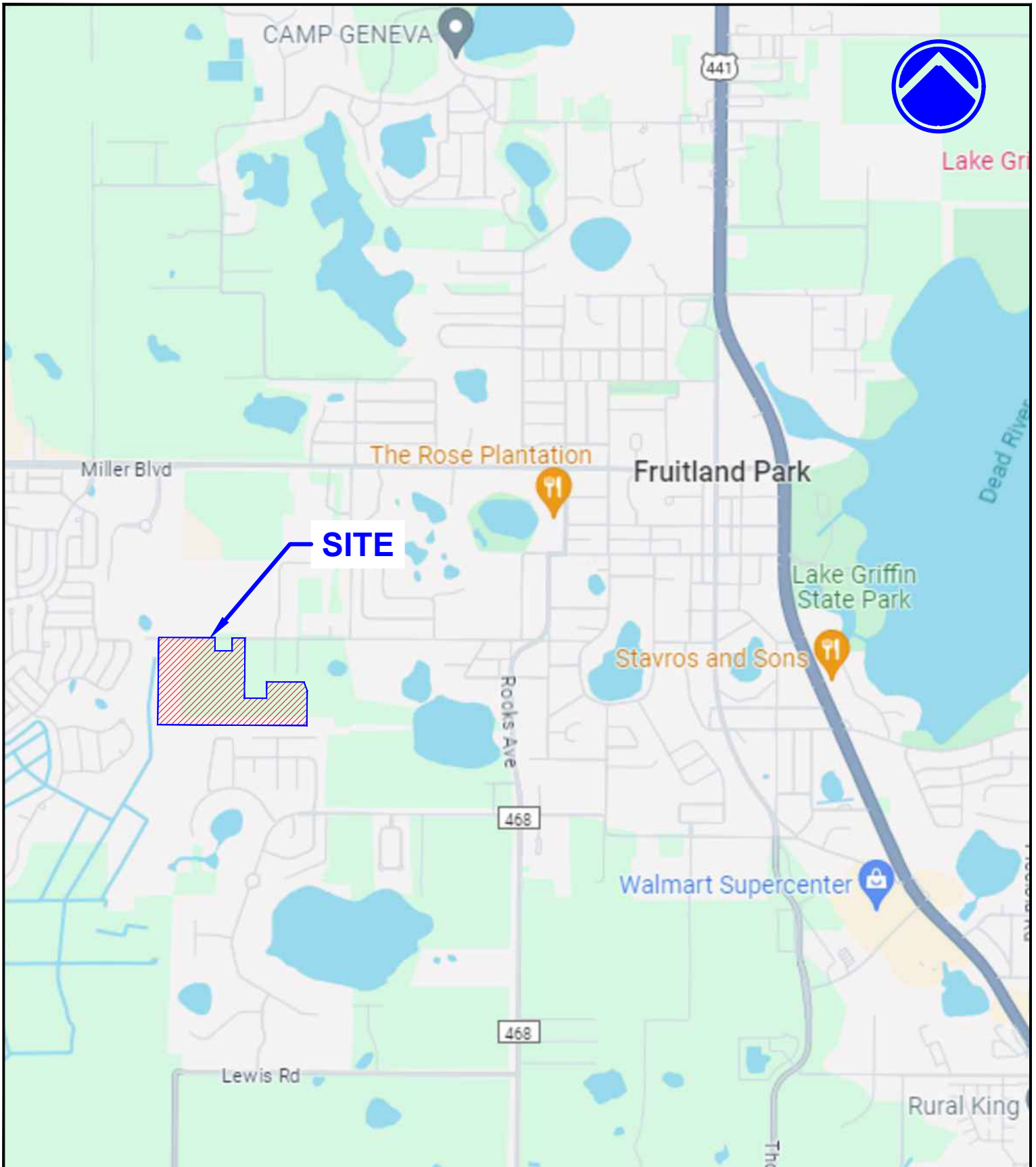
AND

That part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows: The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.

EXHIBIT “B”



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO. 23213

SEC. 5 & 8, TWP. 19S, RANGE 24E

DRAWN BY: LB

APPROVED BY: BSB

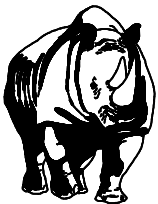
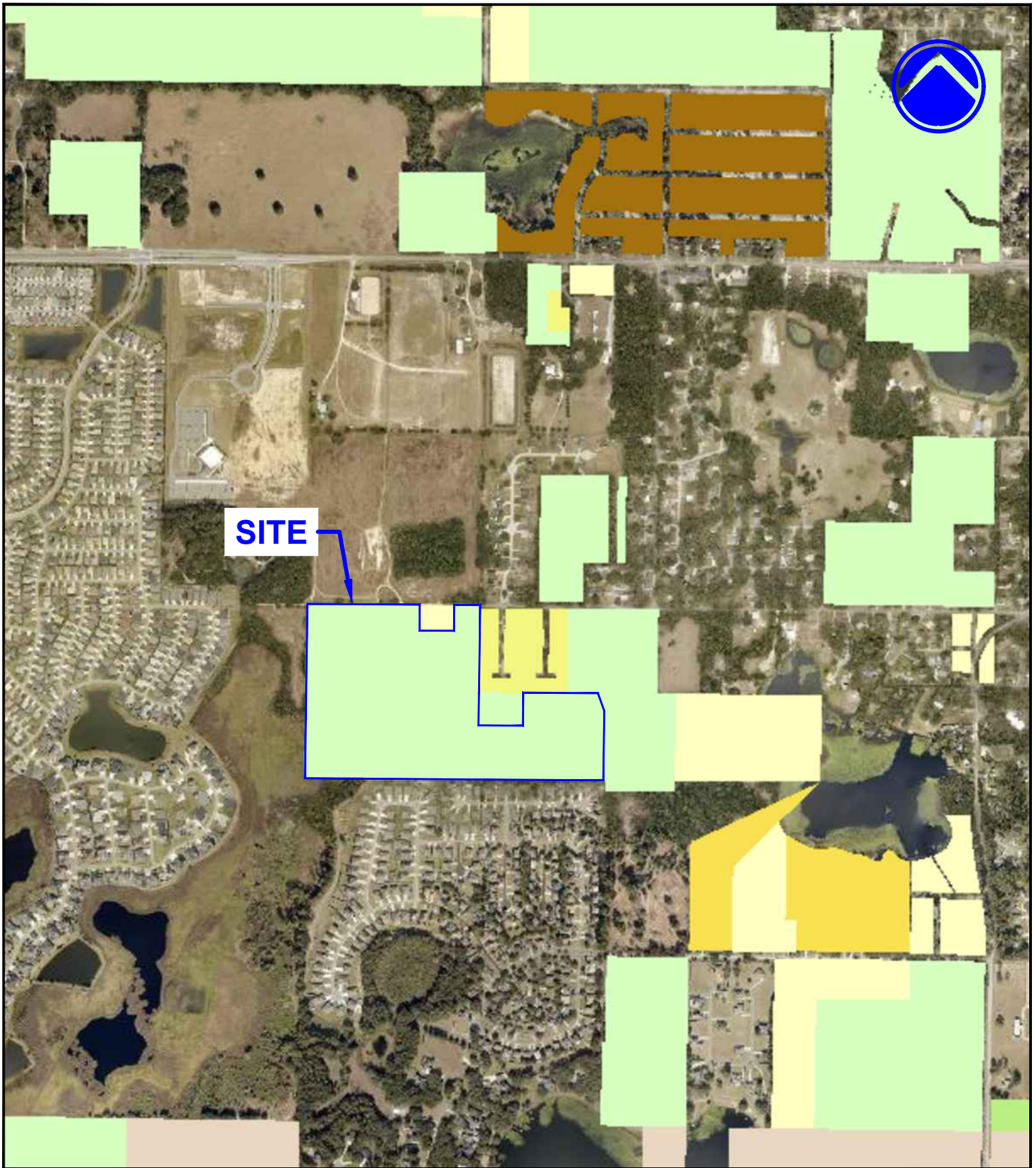
DATE: 02/01/2024

Scale: 1" = 2000'

PINE RIDGE DAIRY ROAD

LOCATION MAP

GOOGLE MAPS



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

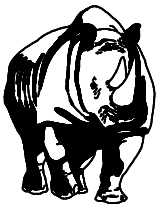
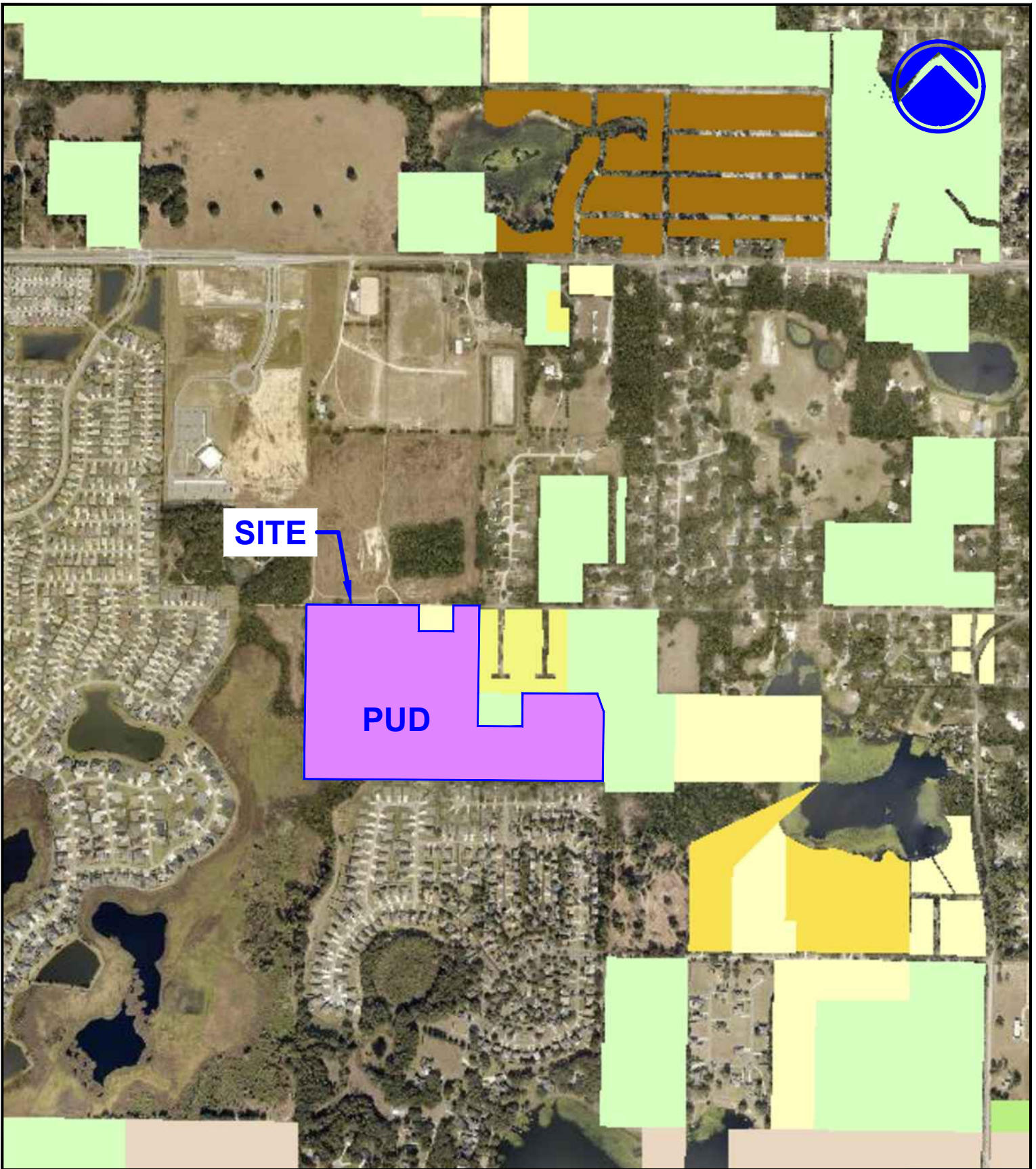
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

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

PINE RIDGE DAIRY ROAD

EXISTING
ZONING MAP

GIS.LAKECOUNTYFL.GOV



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

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

PINE RIDGE DAIRY ROAD

PROPOSED
ZONING MAP

GIS.LAKECOUNTYFL.GOV

ORDINANCE 2024-xx

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

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

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

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

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

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

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

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

W ½ of SE ¼ of NW ¼ and SE ¼ of SE ¼ of NW ¼ of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.

PARCEL 2:

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

PARCEL 3:

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

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

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

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

AND

That part of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida, more particularly described as follows:

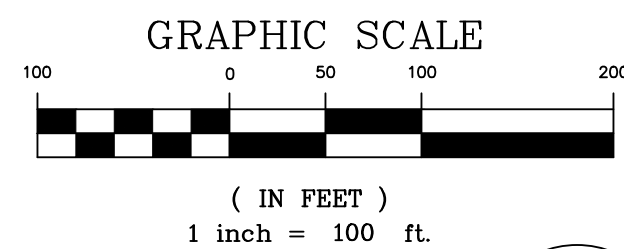
The South 127.37 feet of the North 254.74 feet of the West 342.00 feet of the South ½ of the Southwest ¼ of the Northeast ¼ of Section 8, Township 19 South, Range 24 East, Lake County, Florida. (Parcel 9-B)

PARCEL 4

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

Alternate Key # 2516445, 1740584, 1204097, 2565373

EXHIBIT “B”



PROJECT DATA:

- TOTAL AREA: 52.52 AC
- Parcel ID's: 081924000200002000
Description: W 1/2 of SE 1/4 of NW 1/4 and SE 1/4 of SE 1/4 of NW 1/4 of Section 8, Township 19 South, Range 24 East, SUBJECT to reservation of 15 feet along all Section and half-section lines for right-of-way as reserved in deed recorded in Deed Book 159, Page 27, Public Records of Lake County, Florida.
081924000100003800
Description: The West 967 feet of the South 1/4 of the Northeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, LESS AND EXCEPT Beginning at the Northeast corner of the above described property run South 0°24'03" West 140 feet; thence run North 19°17'38" W, West 148.36 feet to the North line of the above described property; thence run South 89°57'56" East along the North line 50 feet to the Point of Beginning.
081924000200002101
Description: The South one-half (1/2) of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.
081924000200002102
Description: The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, less the West 265.30 feet of the East 465.30 feet of the North 198.96 feet thereof.
- ZONING:
EXISTING: A
PROPOSED: PUD
- FUTURE LAND USE:
EXISTING: URBAN LOW / URBAN MEDIUM
PROPOSED: MFLD
- NUMBER OF LOTS: 227 UNITS
35' LOTS 82 UNITS
40' LOTS 42 UNITS
50' LOTS 103 UNITS
- DENSITY: 227 UNITS / 52.52 AC. = 4.32 DU/AC
- OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 30.33% (15.93 AC)
(LANDSCAPE BUFFERS + OPEN SPACE + RECREATION + PONDS + POST DEV. WETLANDS + EXISTING MARSH)
- MAXIMUM BUILDING HEIGHT: 35'
- SINGLE FAMILY LOT - BUILDING SETBACKS:
FRONT 20'
REAR 15'
SIDE STREET 15'
SIDE 5'
GARAGE 25'
- PERIMETER BUFFERS
NORTH 25'
SOUTH 15'
EAST 25'
WEST 10'
- ONSITE SANITARY SEWER INFRASTRUCTURE WILL BE PRIVATELY OWNED.
- STORMWATER PER SJRWMD & CITY OF FRUITLAND PARK REQUIREMENTS WILL BE MET.
- MINIMUM LOT WIDTH = 35'
- MINIMUM LOT DEPTH = 110'
- SINGLE FAMILY MINIMUM LOT SIZE = 3,850 SQFT
- SINGLE FAMILY MINIMUM FLOOR AREA = 900 SQFT
- MAXIMUM LOT COVERAGE = 85% (LOT AREA)
- ALL COMMON AREAS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION
- THIS PROJECT MAY BE BUILT IN TWO PHASES. PHASE LINES WILL BE DETERMINED WITH CONSTRUCTION PLANS.
- PARKING:
1 GARAGE SPACES PER DWELLING = 227 SPACES
2 DRIVEWAY SPACES PER DWELLING = 454 SPACES
TOTAL SPACES = 681 SPACES

SCHOOL DEMANDS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	227	0.140	32
MIDDLE	227	0.072	17
HIGH	227	0.100	23
TOTAL			72

SOILS LEGEND

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

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

FIRE FLOW DEMAND CALCULATIONS:

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

ITE CODE	LAND USE	# OF UNITS	TRAFFIC GENERATION				ENTER	EXIT
			DAILY RATE	DAILY TRIPS	PM PEAK HOUR RATE	PM PEAK HOUR TOTAL		
210	SINGLE FAMILY RESIDENTIAL	227	9.38	2,129	0.94	213	134	79

UNIT TYPE	DEMAND PER UNIT (GPD)	# OF UNITS	FLOW SUMMARY			
			AVG. DAY (GPD)	MAX. DAY (GPM)	AVG. DAY (GPD)	PEAK HOUR (GPM)
Single-Family	300	227	68,100	47.29	136,200	94.58
			68,100	47.29	136,200	94.58

UNIT TYPE	DEMAND PER UNIT (GPD)	# OF UNITS	FLOW SUMMARY			
			AVG. DAY (GPD)	MAX. DAY (GPM)	AVG. DAY (GPD)	PEAK HOUR (GPM)
Single-Family	300	227	68,100	47.29	136,200	94.58
			68,100	47.29	136,200	94.58

TRACT ID	DESCRIPTION	OWNERSHIP	MAINT.	AREA (AC)	PERCENTAGE
R-1	R.O.W.	PUBLIC	PUBLIC	9.69	18.45%
L-1	LANDSCAPE BUFFER	HOA	HOA	0.21	0.40%
L-2	LANDSCAPE BUFFER	HOA	HOA	0.24	0.46%
L-3	LANDSCAPE BUFFER	HOA	HOA	0.39	0.74%
L-4	LANDSCAPE BUFFER	HOA	HOA	2.33	4.40%
O-1	AMENITY / OPEN SPACE	HOA	HOA	1.80	3.43%
O-2	OPEN SPACE	HOA	HOA	0.08	0.15%
O-3	OPEN SPACE	HOA	HOA	0.08	0.15%
O-4	OPEN SPACE	HOA	HOA	0.14	0.27%
O-5	OPEN SPACE	HOA	HOA	0.13	0.25%
O-6	OPEN SPACE	HOA	HOA	0.14	0.27%
O-7	OPEN SPACE	HOA	HOA	0.13	0.25%
O-8	OPEN SPACE / UPLAND BUFFER / WETLAND / FRESH WATER MARSH	HOA	HOA	3.42	6.51%
O-9	PARK / OPEN SPACE	HOA	HOA	0.24	0.46%
P-1	RETENTION POND / OPEN SPACE	HOA	HOA	3.23	6.11%
P-2	RETENTION POND / OPEN SPACE	HOA	HOA	1.24	2.36%
P-3	RETENTION POND / OPEN SPACE	HOA	HOA	0.43	0.82%
P-4	RETENTION POND / OPEN SPACE	HOA	HOA	1.10	2.09%
P-5	RETENTION POND / OPEN SPACE	HOA	HOA	0.65	1.24%
LS	LIFT STATION	HOA	HOA	0.10	0.19%
SINGLE FAMILY				26.79	51.01%
TOTAL SITE AREA				52.52	100.00%

