



**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)
September 2, 2025
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 5, 2025 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. Fruitland Park Single Family (Stephenson Lane) Variance – Alt Keys 1288738, 1288576, 3870774**
The applicant has submitted a variance which requires a minimum of two points of access from public streets for subdivisions of 25 lots or more (Section 157.080(a)(1)(c)) for a single access off a public street and a variance that limits a cul-de-sac length to 600 feet (Section 157.080(a)(1)(F)) for 1,050 feet.
- B. SWC-23 American Auto RV & Boat Storage Variance & Unity of Title – Alt Keys 1585082, 1285151, 1285160**
The applicant has submitted a variance request of one dumpster pad for every 10,000 square feet of office or manufacturing space and one for every 30,000 square feet of warehouse space (Section

159.100(3)) for one dumpster for the site and for vehicular access areas to be paved per city standards (Section 162.060(a)(4)(F)(i)) for compacted gravel.

C. Vita Serena Variance – Alt Keys 3884327, 1288339, 1288053, 1288347

The applicant has submitted a variance request to modify the spacing of intersection of local roads from 330' to 250' (Section 157.080(a)(3)), and allow the maximum building coverage from 30% to 55% (Section 154.030).

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:



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Lake County Economic Development

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
August 5, 2025
10:00AM**

- I. MEETING START TIME: 10:03 AM**
- II. MEMBERS PRESENT:** All members present except City Code Enforcement Officer, Fire Chief, Police Chief, & Lake County Members. Also present were Marc Gauthier, Craig Thomas, Rob Kennedy, and Chad Moorehead (Watevue at Lake Geneva & Reserve at Spring Lake Cove); as well as Addie Mentry (AdventHealth), and William DePetris (Summit Self Storage).
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from July 1, 2025 included for review/comment. No corrections or deletions.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. WaterVUE at Lake Geneva Major Site Plan– Alt Key 1284368**
The existing PUD/MDA Ordinance 2023-004 was approved in 2023 with the request to re-zone to a Residential Planned Unit Development, meeting the R-15 zoning standards; a future land use designation of Single-Family Medium Density (SFMD) and Multi-Family High Density (MFHD). The property is generally located North of Spring Lake Road and West of Poinsettia Avenue. The proposed development consists of 14.07 +/- acres with 1.79 +/- acres of wetlands. The remaining 12.28 +/- acres will be developed for multi-family residential uses. There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67

units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

Brett Tobias of Halff Engineering noted that the applicant's response submittal was received but not reviewed at the time of the meeting. Engineering raised concerns regarding the landscape buffer and the size of the parking spaces. Engineering would like to receive calculations of green space with the 2 different parking dimensions.

Robb Dicus, Public Works Director, noted that the lift station will be private and not city-owned and that 2" meter details were provided but not for the 8". A detail is needed showing that or the valves.

The Building Official, City Attorney, and City Manager had no comments.

The applicant addressed comments related to amenities that a viewing area would be closer to the lake rather than a gazebo. The applicant inquired about the solid waste calculation to use for the concurrency application to which the City Engineer responded they would provide a calculation to use.

B. Reserve at Spring Lake Cove Major Site Plan– Alt Keys 3801592, 3823815, 3823816, 1287600, 1287251, 2669306, 3038550

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The MDA Agreement allowed for either an apartment complex or a 95-unit single family development with or without garage apartments. The applicant is requesting site plan approval for Phase I consisting of 35 single family homes (13.43 acres).

The City Engineer reported that the review of the most recent resubmittal had commenced but was not complete at the time of the meeting. Engineering raised concerns regarding access to the parcel and inquired whether a permanent access agreement was in place. The applicant confirmed that no such agreement currently exists. Engineering advised that an access agreement must be executed and recorded prior to issuance of a Certificate of Compliance.

Additional Engineering comments included the need to show the water main along the eastern boundary, as well as concerns regarding public water infrastructure located beneath private roads and the responsibility for its maintenance. Engineering indicated that an easement would be required for the master meter. The applicant stated that the roads would be constructed to city standards, allowing for potential platting of the property in the future. Engineering further noted that the StormCAD models did not align with the submitted plans and requested that recovery analysis and calculations be provided.

Cecily Barnes with Halff Engineering also noted the need for a revised coversheet as it was not digitally signed and sealed.

Robb Dicus noted that the life station will require a generator if at any point it will be transferred to city ownership.

City Attorney noted that the minimum lot widths and landscape buffers should be added to the lot line detail for reference.

The Building Official had no comments.

C. AdventHealth Sign Variance – Alt Key 1288088

The applicant has submitted a variance request to the sign regulations to allow an increase in total sign square footage from 150 square feet to 746.2 square feet, increase in height of monument sign from 10' to 12' for the sign located adjacent to CR 466A, additional monument sign location and additional wall signage. As a 24-hour health facility, the applicant would like to ensure visibility from all approach directions; north, east, south and west to assist with wayfinding in a safe and timely manner.

Michael Rankin, Interim Development Director, noted that the sign is tall but consistent with other AdventHealth campuses and will make more sense when the remainder of the campus is built out.

Engineering had no objections but noted that the county regulates site visibility triangles along county roads.

Building Official and Public Works Director had no comments.

City Manager noted that the signs may be excessive now but would be more appropriate later.

The Applicant noted that there was an addition to the sign plan since their last submittal which would include an ER sign on the spire. The applicant was advised the city will require a resubmittal with the additional sign.

City Manager noted that this additional sign will sit closer to the road than the examples at other campuses.

City Attorney questioned whether the sign size could be reduced. The applicant will supply a sign visibility chart with the updated justification for this additional sign.

D. Summit Self Storage Planned Unit Development – Alt Key 1432391

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage, the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet.

Walt Nickel, the reviewing engineer noted the minimum size of a PUD is ten acres and asked for contour labeling and for some missing callouts and details. There are some remaining stormwater issues and offered a virtual meeting to coordinate those issues.

City Attorney noted that a comprehensive plan amendment and a tree removal request would be the next steps for this project and that the comprehensive plan amendment and rezoning request could coincide and that a separate TRC Meeting for the comprehensive plan amendment would not be required.

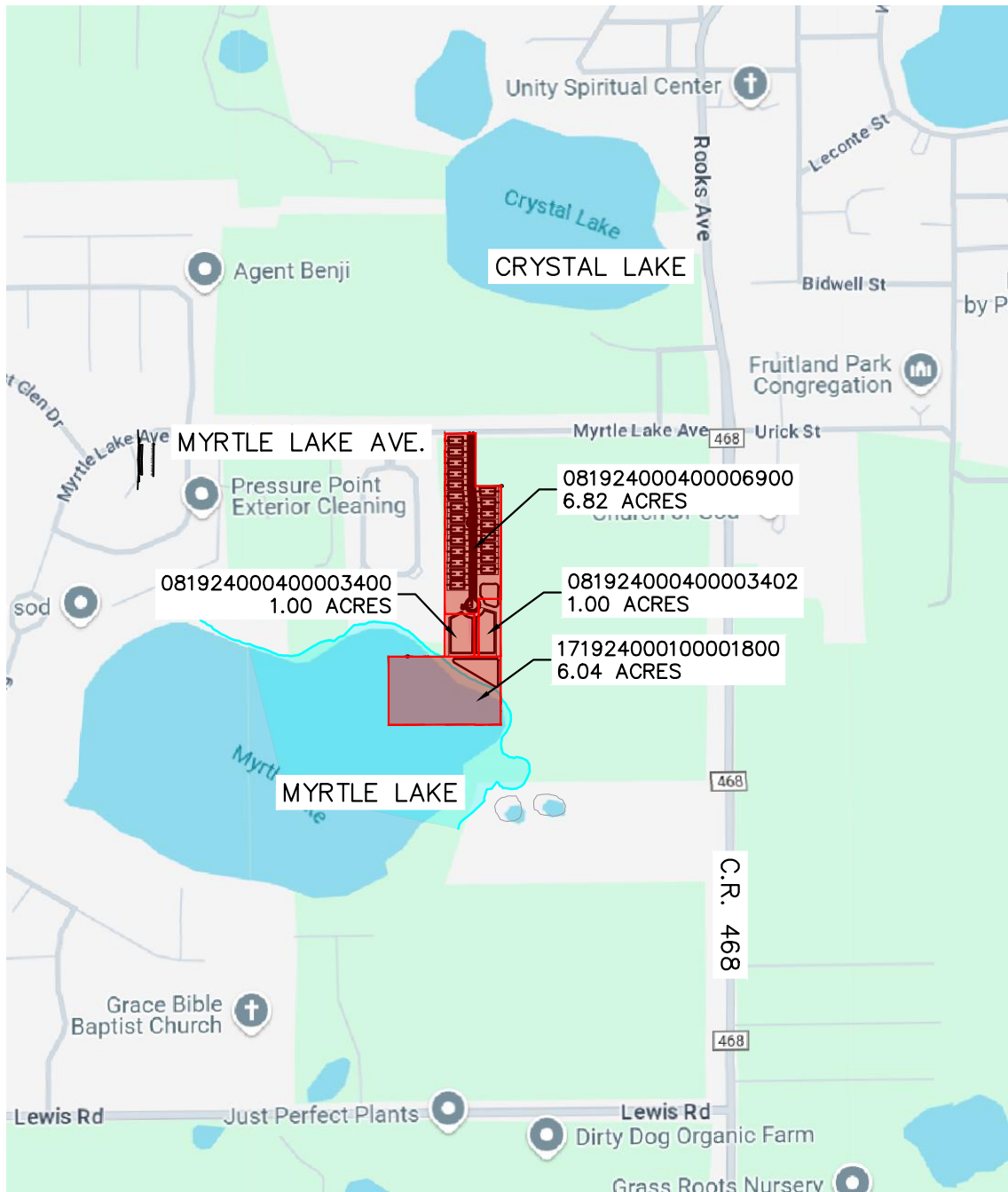
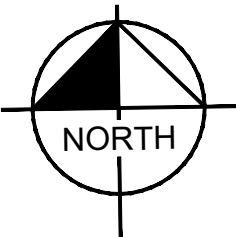
BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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ADJOURNMENT: 11:14 AM

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 approval by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.



LOCATION MAP

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

SCALE 1"=1000'	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S ORANGE AVE., SUITE 600, ORLANDO FL, 32801 PHONE (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	DATE 5/14/2025	FRUITLAND PARK SINGLE FAMILY	DESIGN ENGINEER:	SHEET NUMBER 2
DESIGNED BY		PROJECT NO. 249678000		FLORIDA P.E. LICENSE NUMBER:	
DRAWN BY					
CHECKED BY					

Variance Requests

Code requirement - Section 157.080 (a)(1)(C):

A minimum of two points of access shall be provided into each subdivision of 25 lots or more. Where adjoining development and Code requirements preclude the development of two public street access points, an unobstructed drivable accessway may be substituted if required by the city manager. Turn lanes may be required for a subdivision of 25 lots or more.

Variance Requested:

Allow a single unobstructed drivable access to the proposed development.

Justification:

The existing parcel only has ±180' of right-of-way frontage, which precludes the development of two public street access points. Due to the parcel shape, the current layout, with a single road running from north to south and homes on either side, is the only viable path to develop this property.

Code requirement - Section 157.080 (a)(1)(F):

Cul-de-sac streets shall not exceed 600 feet in length, unless granted a variance by the city commission pursuant to section 157.110.

Variance Requested:

Allow a cul-de-sac street that is ±1,050 feet long.

Variance Justification:

The existing parcel only has ±180' of right-of-way frontage. Due to the parcel shape, the current layout, with a single road running from north to south, with a cul-de-sac on the southern end and homes on either side, is the only viable path to develop this property. There are 25' building setbacks required on the proposed development so each lot will have a 25' driveway that could potentially be used as a turn-around in an emergency situation.



**DEVELOPMENT REVIEW LETTER
FRUITLAND PARK SINGLE FAMILY
VARIANCE
8/14/2025**

Property Owner(s): INVCO GROUP LLC

Applicant: INVCO GROUP, LLC

Owner/Applicant Email: carlos@invcogroup.com

Owner/Applicant Mailing Address: 2400 Maitland Center Parkway
Maitland, FL 32751

Project Name: Fruitland Park Single Family

Alt Key(s): 1288738, 1288576, 3870774, & 1772494

Project Address: Stephenson Lane

Dear Mr. Conradi,

Contained herein are the comments following informal TRC review.

City Attorney Review:

No comment at time of review letter.

City Engineer Review:

See enclosed review letter.

City Land Planner Review:

See enclosed staff report.

City Building Review:

No comment at time of review letter.

City Code Enforcement Review:

No comments at this time. Are these going to be rental duplexes or single owners?

City Fire Review:

No comment at time of review letter.

City Floodplain Review:

The subject conceptual site plan exhibit complies with LDR Sec. 161.090(E)(1) as the SFHA delineation and BFE are depicted within the exhibit.

City Manager Review:

No comment at time of review letter.

City Police Review:

No comment at time of review letter.

City Public Works Department Review:

No comment at time of review letter.

City of Leesburg Electric Review:

Leesburg Electric has no objections to the zoning variance. We would like to make sure the developer has our contact information so they can reach out to us before they submit construction drawings. We will require easements and we will need to discuss the lift station and what the requirements will be need to service the lift station. Steve Davis
Steve.Davis@leesburgflorida.gov.

City of Leesburg Gas Review:

No comment at time of review letter.

SECO Energy Review:

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

Lake County Economic Development Review:

No comment at time of review letter.

Lake County Fire Review:

No comment at time of review letter.

Lake County Public Schools Review:

No comments.

Lake County Public Works Review:

I have no comments.

Enc (2)



VIA EMAIL echurch@fruitlandpark.org

July 31, 2025

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

RE: FRUITLAND PARK SINGLE FAMILY VARIANCE (AVO 043866.159)

Dear Ms. Church:

Per your email request dated July 29, 2025, I have reviewed the documents which were included in the drop box link for the above referenced project. Based on my review, I have no objection to and of the variances requested.

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

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", located below the typed name.

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

BJT:ab

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

ANNEXATION, SSCPA, REZONING AND VARIANCE

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: Multi-Family Low Density (R-8)

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

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

Date: August 5, 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-lot duplex (fee simple ownership for a total of 44 lots) and 2 lots encompassing existing detached single-family structures. The proposed minimum duplex lot is 8,053 square feet with a minimum lot width of 65'. The proposed density is 4.69 units/acre based on the project area of 9.80 acres. 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 indicating their opinion of 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, 1-1.5: Multi-Family Low Density, 1-2.3: Discourage Urban Sprawl, and 1-6.6: Lake Front and Wetland Littoral Zone.

Staff would recommend that the applicant address compatibility of a multi-family land use and zoning in this predominately single-family detached oriented community. Staff acknowledges that the existing Lake County Urban Medium District allows for all types of residential uses including single family detached, single family attached, two family dwellings (duplexes) and multi-family; however, the LDRs which implement the comp plan indicate that the appropriate zonings which allow for duplexes include R-4, R-6, R-7 and RP. None of these zoning categories are in the immediate vicinity except for the RP zoning category which is predominately located to the southeast of the subject site along CR 468. Further, FLU Policy 1-2.2(3) indicates that new development should provide “protection of neighborhood cohesiveness and stability of residential characteristics.” The existing development to the west is known as Lake Myrtle Breezes with lots of approximately 0.359 acres (15,638) and developed as detached single family homes of 3,100 square feet plus. The existing development to the east along Myrtle Lake Ave. are 1 acre lots with detached single family dwellings and existing development to the north along Myrtle Lake Ave. are ½ acre lots with detached single family dwellings. Staff acknowledges that there is a recently approved annexation, comp plan amendment and rezoning associated with the adjacent property to the east located along CR 468 (alt key # 1288843) known as CR 468 Subdivision which requested a comp plan designation as SFMD (4 units/acre). Further, transition of residential densities are typically addressed with higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas and directing lower density residential in areas close to environmentally sensitive areas. The subject site may be classified as an urban area; however, it is not within an urban core area where higher densities are appropriate.

Staff recommends that It may be more appropriate to propose a specific text amendment which would limit density and prohibit multi-family development and amend the zoning to a PUD.

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

The applicant submitted data and analysis indicating that the proposed zoning was compatible. The applicant has requested a zoning of R-8; however, the proposed zoning category does not appear to be a compatible zoning category as it also allows for multi-family development. Staff recommends a PUD zoning category which would limit the type of development that could occur on the subject site.

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-8 zoning category; however, the proposed zoning category does not appear to be a compatible zoning category. Staff recommends a PUD 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/mitigating adjacent uses. The conceptual plan indicates perimeter landscape buffers ranging from 15' to 25'; whereas the LDC requires a 10' buffer.

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 (9.84 acres excluding waterbodies) on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Multi-Family Low 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 69 units.

Under the proposed Multi-Family Low Density land use (8 units/acre) the property could be developed at a maximum development scenario of 79 units pursuant to FLU Policies 1-1.2 and 1-1.4. The amendment results in an increase of 10 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. It should be noted that the property to the east recently annexed into the city with a land use of SF Medium Density (4 units/acre). Please see Item 1 above regarding consistency and compatibility.

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 pursuant to Chapter 153, 153.040(b).

Traffic Impact Analysis – Please submit a trip generation analysis or exemption request for a traffic impact analysis pursuant to Chapter 153, Section 153.040(a).

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 190. 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 0.106 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 190. The estimated sanitary sewer usage is 0.023 mgd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.226 mgd.

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 Multi-Family Low Density (R-8). Surrounding zoning consists of SF Medium Density (R-4), Lake County Agriculture (A), and Lake County Estate Residential (R-2). Please see Item 2 above regarding proposed zoning.

Concept Plan

The concept plan identifies 22 duplex units (4.69 units/acre) and 2 single family lots (all being fee simple ownership) consisting of the following:

22 duplex lots (44 units) of 65' x 125' (8,125 SF)

2 units of 150' x 253' (39,830 SF to 44,090 SF) lots

The proposed setbacks are as follows:

Front – 25'
Side – 10'
Side (ROW) – 20'
Rear – 20'

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.

Comprehensive Plan Compliance

Please see Item 1 and 2 above regarding compliance.

Variance

The applicant has requested two (2) variances as follows:

Variance from Chapter 157, Section 157.080(a)(1)(c) which requires a minimum of two (2) points of access from public streets for subdivisions of 25 lots or more.

Variance from Chapter 157, Section 157.080(a)(1)(F) which limits cul-de-sac length to 600'.

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

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

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

RESPONSE: The applicant indicates that the existing parcel only has 180 ± feet of right of way frontage which precludes the development of two public street access points. Due to the parcel shape, the current layout, with a single road running from north to south, with a cul-de-sac on the southern end and homes on either side, is the only viable path to develop this property.

It is planning staff's understanding that more than one fire rescue emergency access into the subdivision is needed when a single access road could be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors which could limit access pursuant to Florida Fire Codes. Typically, if single access is proposed due to site constraints, then it has been acceptable to either provide a dual boulevard entry or as an alternate form of compliance is to install automatic fire sprinklers; however, the ultimate decision is deferred to the local fire official of whose jurisdiction it is located in. The plans were submitted to Lake County Fire; however, no comments have been received.

Review of the master plan indicates that a dual boulevard entry could be utilized; however, it may affect the overall density.

The second variance request is in regards to the cul-de-sac length from 600' to 1,050'. The applicant's indicate that due to the parcel shape, the current layout, with a single road running from north to south, with a cul-de-sac on the southern end and homes on either side, is the only viable path to develop this property. There are 25' building setbacks required on the proposed development so each lot will have a 25' driveway that could potentially be used as a turn-around in an emergency situation.

It is planning staff's understanding that cul-de-sac length of 600' is often tied to the maximum length of fire department hoses, fire hydrants are normally placed at street intersections rather than cul-de-sacs, and more efficient response times; however, the ultimate decision is deferred to the local fire official of whose jurisdiction it is located in. The plans were submitted to Lake County Fire; however, no comments have been received.

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

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

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

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

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

RESPONSE: *Granting variances from the particular code requirements would not confer on the applicant any special privilege provided alternate forms of compliance are provided.*

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

RESPONSE: The variances requested are in regards to emergency services in particular fire rescue. To address these requirements other means such as dual boulevard or fire sprinklers and evidence that adequate fire hydrant placement and response times would not be negatively affected.

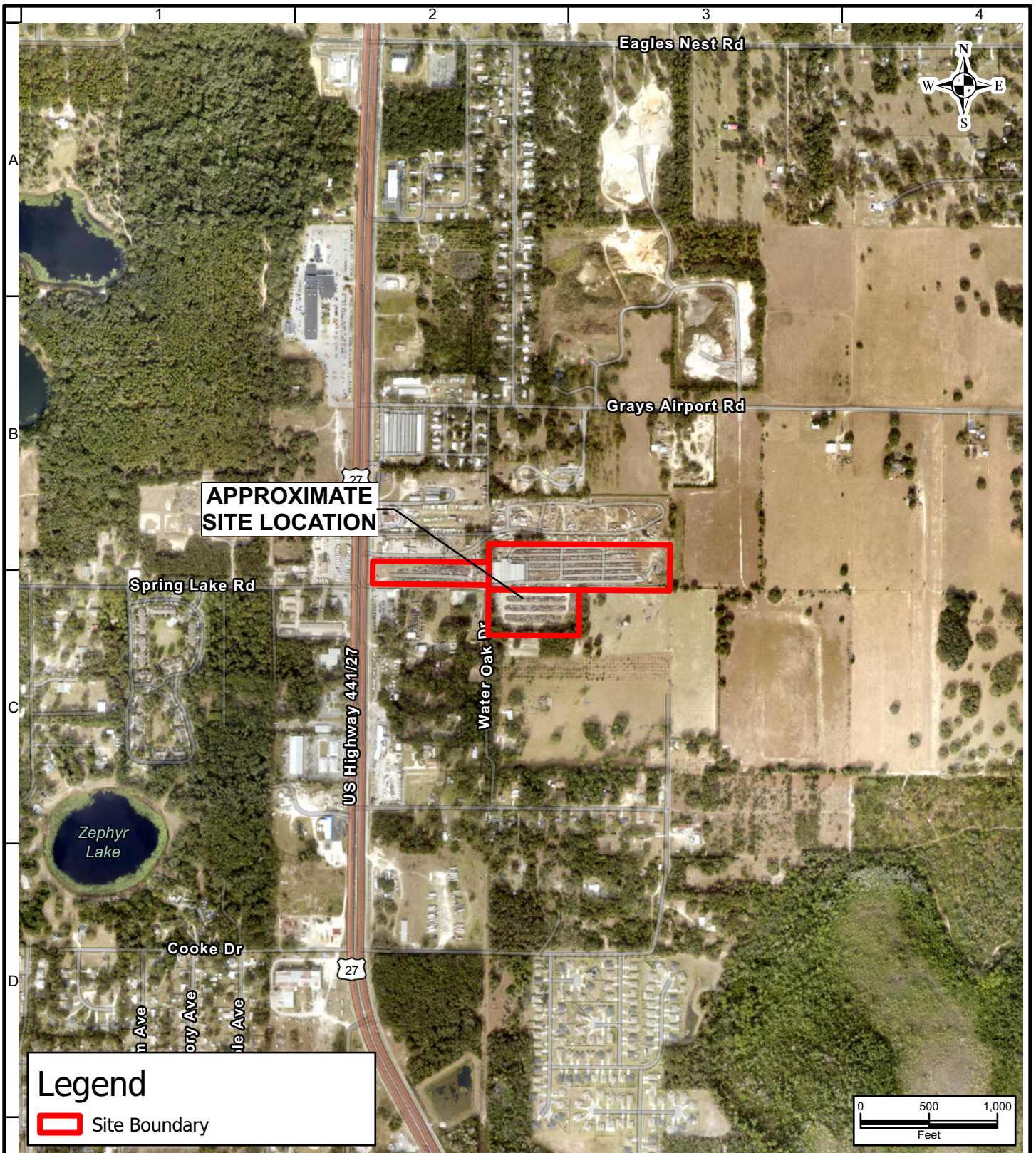
Conclusions

Please see comments regarding consistency with the comprehensive plan and zoning. 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.

Should the requested variances be granted, the following conditions are recommended:

Provide dual boulevard entry or provide fire sprinklers in the units

Provide evidence that adequate fire hydrant placement and hose lengths can be maintained



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

9 July 2025

City of Fruitland Park

Planning and Zoning (P&Z) Board

506 W. Berckman St.

Fruitland Park, FL 34731

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

To whom it may concern:

We respectfully request variances from the requirements set forth in Sections 159.100(3) and 162.060(a)(4)(F)(i) of the City of Fruitland Park Land Development Code in connection with the proposed development of an RV and boat storage facility located at [Insert Parcel Address or Description].

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

This section requires one standard dumpster pad for every 10,000 square feet of office or manufacturing space, and one for every 30,000 square feet of warehouse space. However, the nature of the proposed development differs significantly from a traditional industrial use. The facility will contain minimal office space, no manufacturing operations, and no warehousing in the conventional sense. With no on-site employees and very low foot traffic, the volume of solid waste expected to be generated will be negligible. Based on this operational profile, we propose the installation of a single standard dumpster pad, which we believe will be more than sufficient to meet the limited waste disposal needs of the site.

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

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

- **Preservation of Existing Conditions:** The current gravel surface functions effectively; the proposed work maintains, rather than transforms, the site's use.

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

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

Thank you,

Daniel Wojtaszek

SWC Property CO 23 LLC



**DEVELOPMENT REVIEW LETTER
SWC-23 AMERICAN AUTO RV & BOAT STORAGE
MAJOR SITE PLAN
8/13/2025**

Property Owner(s): SWC Property Co-23, LLC
Applicant: Matthew Wojtaszek
Email: dan@recreationstorage.com
Owner Mailing Address: 2363 US Hwy 441 & 27
Fruitland Park, FL 34731

Applicant Mailing Address: 3475 Vinson Road
Wylie, TX 75098

Project Name: SWC-23 American Auto RV & Boat Storage
Alt Key(s): 1585082, 1285151, & 1285160
Project Address: 2363 US Hwy 441/27 & 3010 American Lane

Dear Mr. Wojtaszek,

Contained herein are the comments following informal TRC review.

City Attorney Review:

No comment at time of review letter.

City Engineer Review:

See enclosed review letter.

City Land Planner Review:

No comment at time of review letter.

City Building Review:

No comment at time of review letter.

City Code Enforcement Review:

No comments at this time.

City Fire Review:

No comment at time of review letter.

City Floodplain Review:

I do not have any comments for the subject Major Site Plan, Variance, and Unity of Title applications as the property (identified by alternate key numbers 1585082, 1285151, and 1285160) is located wholly within Zone X (area of minimal flood hazard).

City Manager Review:

I have concerns about allowing the use of compacted gravel for the west parcel parking lot. It doesn't meet the requirements contained within chapter 162 of our LDRs. Specifically, section Fa) allows a non-paved surface to prevent adverse impact to existing vegetation and trees shown to be preserved on a development plan. Also, section Fb) allows for non-paved surface for decorative purposes, but the compacted gravel is not defined as decorative.

On the variance request for the number of dumpsters, a single dumpster is significantly less than what is required. While 5 or 6 dumpsters would be excessive, more than 1 dumpster is needed to properly service this property.

City Police Review:

No comment at time of review letter.

City Public Works Department Review:

No comments.

City of Leesburg Utilities Review:

This project is rejected. The southern portion of this project will be fed by Leesburg Electric. A separate service will need to be built to feed those buildings. A line extension along American Lane will be required. The developer will need to notate a location on the plans for transformer. Will this be 3 phase power or 1phase? 3Phase will require a 10'x10' location for the transformer. Primary to that transformer location will need to be in an easement as well. See the screen shot below of the section to be fed by COL Electric. Again, they can contact me to discuss the project.

No comment at time of review letter.

No comment at time of review letter.

No comment at time of review letter.

No comment at time of review letter.

I have no comment.

Enc (1)



VIA EMAIL echurch@fruitlandpark.org
July 31, 2025

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

**RE: SWC-23 AMERICAN AUTO RV & BOAT STORAGE (VARIANCE AND UNITY OF TITLE)
(HALFF AVO 043866.153)**

Dear Ms. Church:

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

VARIANCE:

1. The first variance request is from section 159.100(3) regarding the number of dumpster pads required by the listed section. The applicant has not really listed a hardship, more a desire for fewer pads based on prior use. Keep in mind that the site isn't just for warehouse space, but also for RV storage. Based on the LDRs, the site would require 6-7 dumpster pads. The applicant is requesting to go to one. It has not been our experience that one dumpster is sufficient for this use, at this size, and no real hardship has been demonstrated. Engineering does not support this variance.
2. The 2nd variance request is from Section 162.060a(4)(F)(i) and is in regards to using gravel in lieu of an asphaltic or concrete paving surface. Engineering does agree that this would be in keeping with the existing use, and does not object to the variance. However, Engineering does not agree with the statement that gravel reduces impervious area and stormwater runoff. Gravel may initially reduce runoff, but over a fairly short time period, voids will fill in and gravel functionally becomes pavement. From a calculation standpoint, Engineering will consider gravel to be pavement from a stormwater perspective.

UNITY OF TITLE:

1. The application and associated forms have cited the incorrect Section. It is Section 34 not 37.
2. Please provide a Boundary Survey of the three properties to ensure there are no gaps, gores or hiatuses between parcels.

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

Sincerely,
HALFF

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

Brett J. Tobias, P.E.
Team Leader
btobias@halff.com

BJT:ab

Record and Return to:
City of Fruitland Park
506 W Berckman St.
Fruitland Park, FL 34731

NOTICE OF DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title, made this ____ day of _____, 2025, by SWC Property Co 23 LLC, having an address of 3475 Vinson Rd., Wylie, TX 75098, hereinafter referred to as the “Declarant” being the fee owner of the following described real property located in Lake County, Florida:

Alt. Key Numbers: **1285160, 1285151 and 1585082**

Parcel Id. Numbers: 34-18-24-0003-000-02400, 34-18-24-0003-000-02300, and 33-18-24-0004-000-04310.

LEGAL DESCRIPTION: See attached Exhibit A.

Hereby makes the following declarations of condition, limitation, and restriction on the Property, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

1. That the afore-described plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be declared to be unified under one title as an indivisible building site. **See attached Boundary Survey.**
2. That the Property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
3. The purpose of unity is to unify as one indivisible building site for construction thereon.

Declarant further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, its successors and assigns, and all parties claiming under such parties until such time as the same be released in writing by the City of Fruitland Park, a Florida municipality of the State of Florida, or a final plat is recorded in the public records. Declarant also agrees this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law on the day and year above written. Signed, sealed, and delivered in our presence as witnesses:

WITNESSES

CITY OF FRUITLAND PARK

Signature of Witness #1

Karen Manila, Interim City Manager

Print Name of Witness #1

Address: _____

Attest:

Signature of Witness #2

Gwen Johns, City Clerk

Print Name of Witness #2

Address: _____

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this ____ day of _____, 2025, by Karen Manila, City Manager of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation. She is [X] personally known to me or who produced _____ as identification.

Notary Stamp:

Signature of Notary

Exhibit A
Legal Description of Property

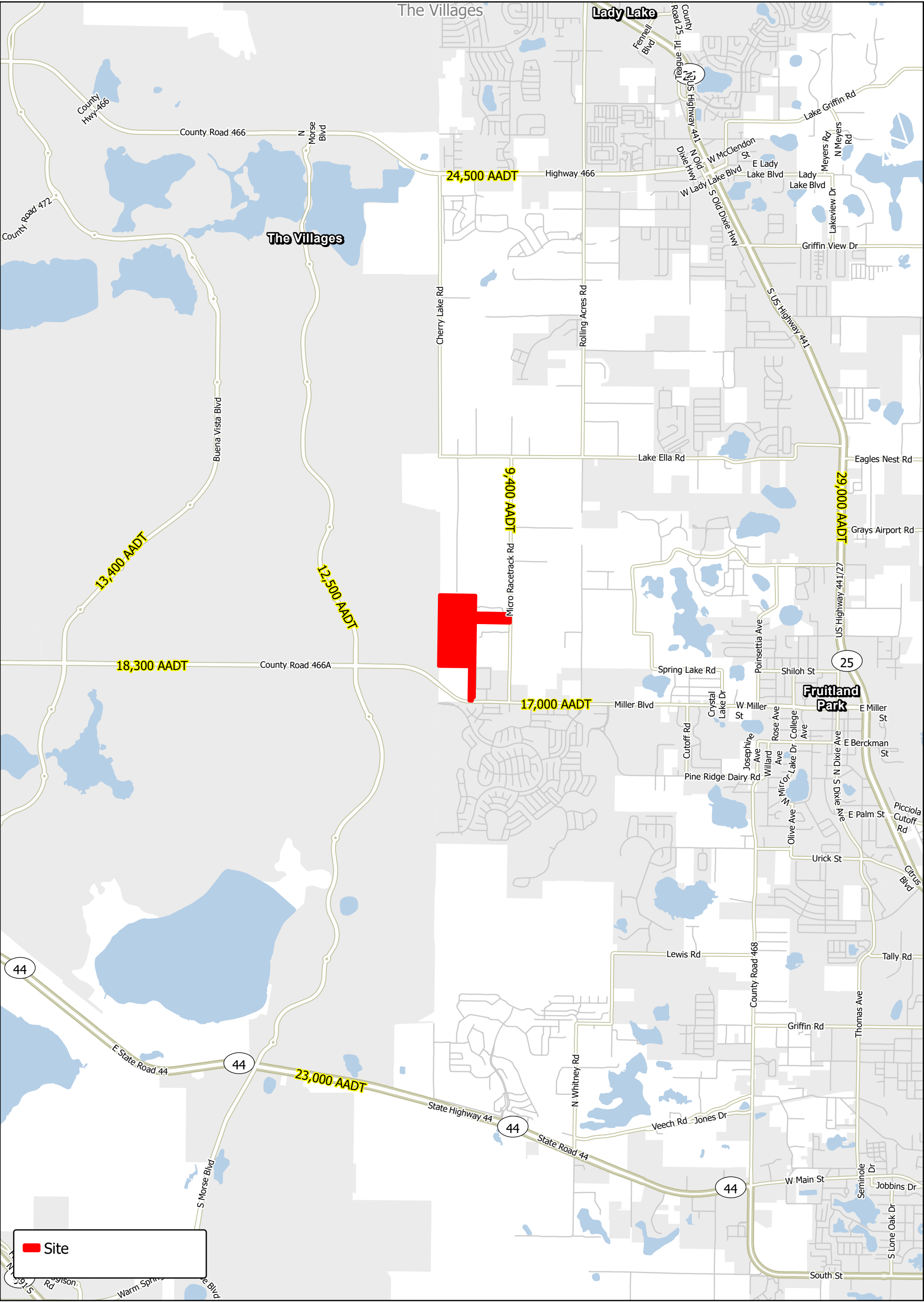
THE NORTH 167 FEET OF THE SOUTH 200 FEET OF THE EAST 3/4 OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4, EAST
OF HIGHWAY, SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE
COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4, SECTION 34, TOWNSHIP 18
SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

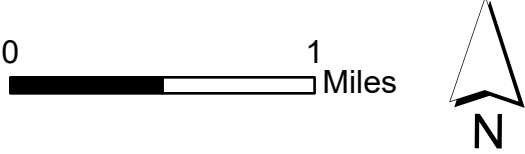
AND

THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 34, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY,
FLORIDA; LESS AND EXCEPT THE EAST 661.59 FEET OF THE SOUTH 15 FEET
THEREOF, AS CONVEYED BY QUITCLAIM DEED RECORDED IN OFFICIAL
RECORDS BOOK 1131, PAGE 759, PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA.



Vita Serena

Location and Traffic Map



USE OF HP PIPE FOR SUBDIVISIONS

A variance to modify Section 157.080(a)(4)(C) iii of the code for the City of Fruitland Park to permit corrugated polyethylene pipe (HP) under roads.

Section 157.080(a)(4)(C) iii reads:

iii) ***Storm Sewers***

The following is a list of minimum standards for storm sewers:

- ^a Material: reinforced concrete, asphalt coated corrugated metal, c o r r u g a t e d a l u m i n u m p i p e , o r s m o o t h b o r e corrugated polyethylene pipe. Only reinforced concrete pipe shall be allowed under roads.
- ^b Minimum Size: Eighteen (18) inches or equal.
- c. Minimum Cover: Per FDOT standards.
- ^d Junctions: Inlet or manhole required at each change of alignment, grade, size or material. Maximum length between manholes shall be 300 feet for pipe sizes of 18 inches or less, 400 feet for pipes up to 42 inches, and 500 feet for 42 inches and above or as approved by the Public Works Director or designee.
- ^e End Treatment: Inlet, manhole, headwall, mitered end sections or flared end sections.

The justification for the variance is that under the code the use of corrugated polyethylene pipe (HP) is permitted everywhere except under roads. While the roads will be dedicated to the city the maintenance of the roads and drainage will be done by the Homeowners Association/Community Development District. The use of polyethylene pipe (HP) is permitted by the Florida Department of Transportation (FDOT), Lake County and many other municipalities in Central Florida. A copy of the letter from Lake County approving the use of Class II Polypropylene Pipe (HP Storm) is attached. The conditions outlined in the letter will be met. While not a justification for the use of HP pipes, the cost differential between RCP and HP has increased greatly in the past 3 years, making the use of HP Pipe very attractive. The quality of material and longevity increased greatly with HP pipe. This becomes apparent with the acceptance of HP pipes in Right-of-Ways in the majorities of jurisdictions throughout central Florida, notably FDOT and Lake County.

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INTERSECTIONS FOR LOCAL ROADS

A variance to modify Section 157.080(a)(3) of the code for the City of Fruitland Park modify the spacing of intersections for local roads.

Section 157.080(a)(3) reads:

Dimensions

Right-of-way widths, pavement widths, minimum curvature, intersection spacing and other roadway dimensions shall be as follows (in feet):

STREET TYPE

<i>Minor Arterial</i>	<i>Major Collector</i>	<i>Minor Collector</i>	<i>Local</i>
Right of Way Width	120*	100	80
Min. Pavement Width	24	24	24
Minimum Grade	0.3%**	0.3%**	0.3%**

Min.	1320	660	330	330
Intersection Spacing				

The justification for the variance is that the spacing does not consider roads within a typical subdivision where lots are back-to-back. In this condition the spacing is approximately 250 L.F. Other parts of the code encourage a grid and efficient roadway network.

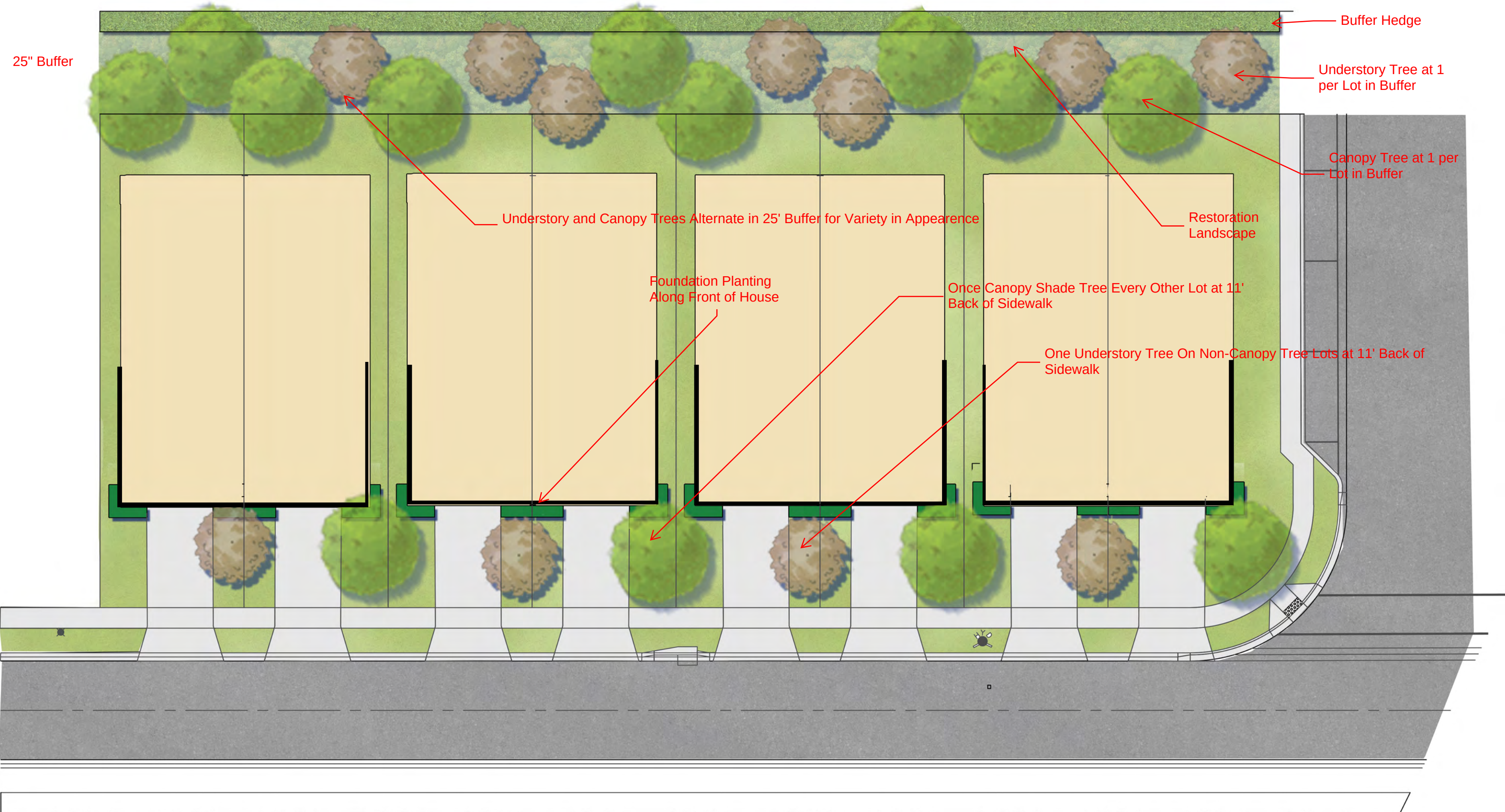
BUILDING COVERAGE

A variance to modify Section 154.030 of the code for the City of Fruitland for maximum building coverage.

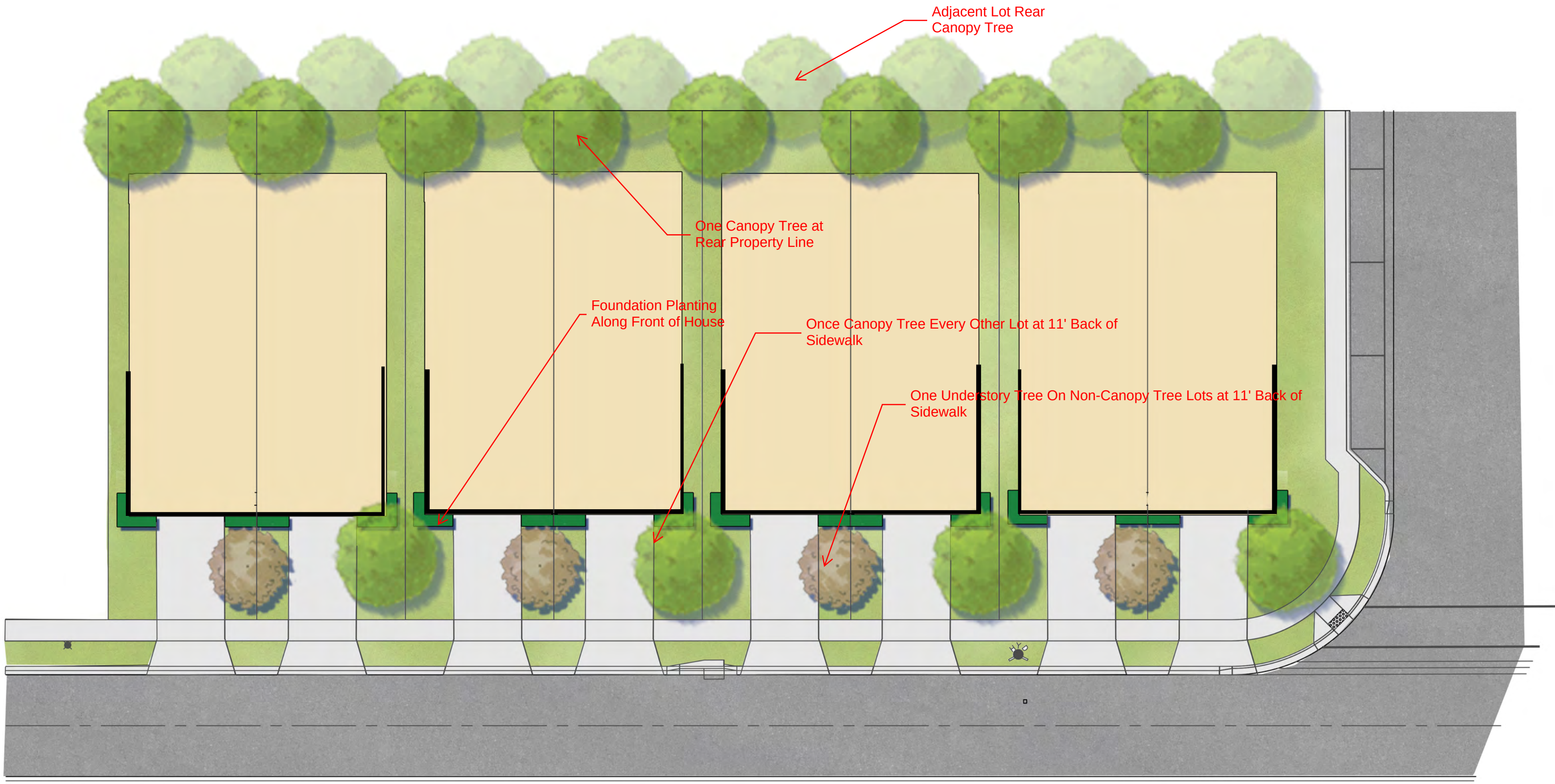
Section 154.030 read:

Maximum building coverage: Thirty percent (30%).

The justification for the variance is that the code is not clear if the Maximum Building Coverage applies to Planned Unit Developments. The Maximum building coverage is shown in the various residential codes. The proposed project plans to promote single-family one-story units and to permit variation in the various sizes. Based on the setbacks, the maximum building coverage would be 55%.

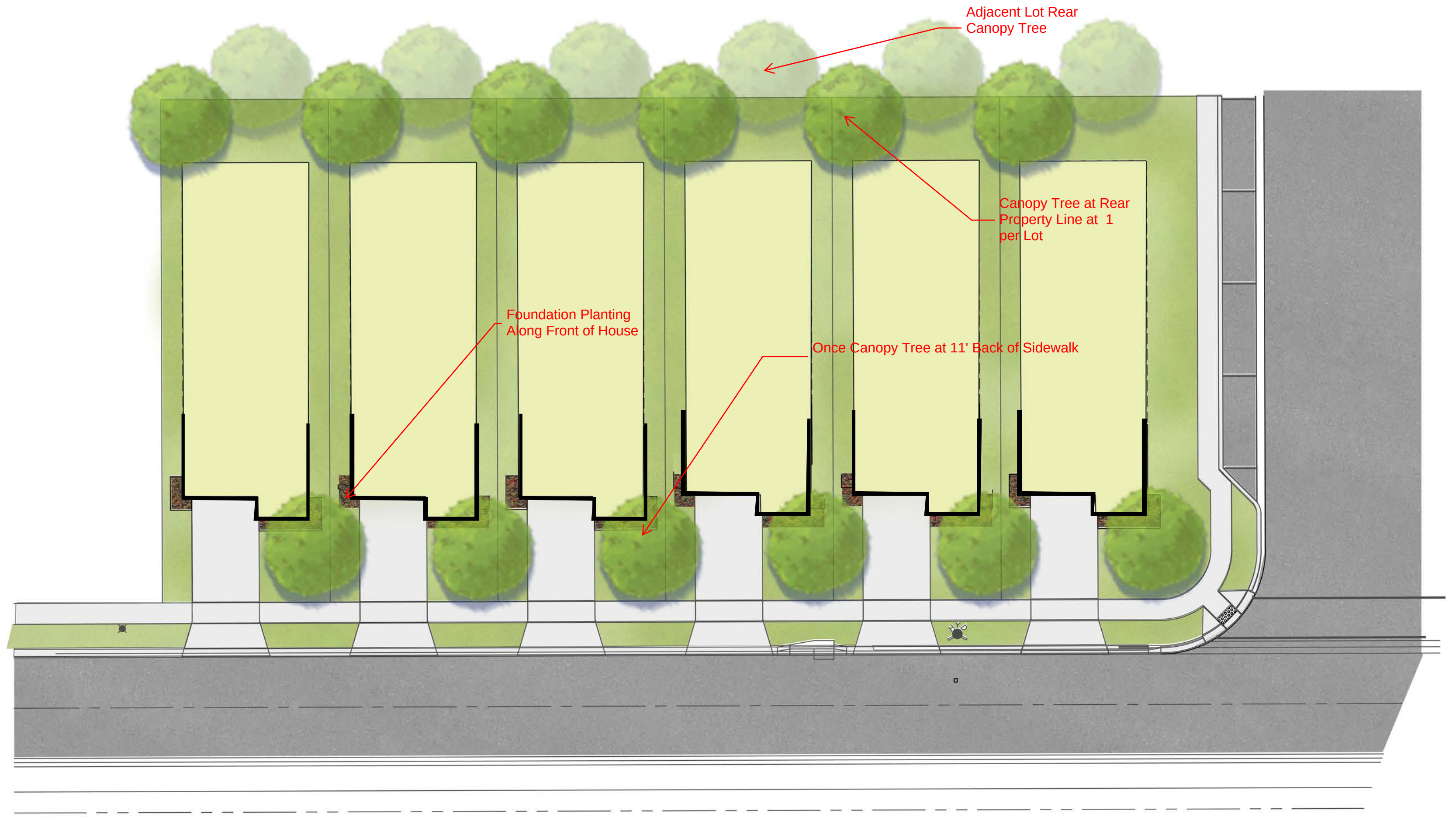


TYPICAL LOT LANDSCAPE TREATMENT (W/BUFFER)
(35'X120')

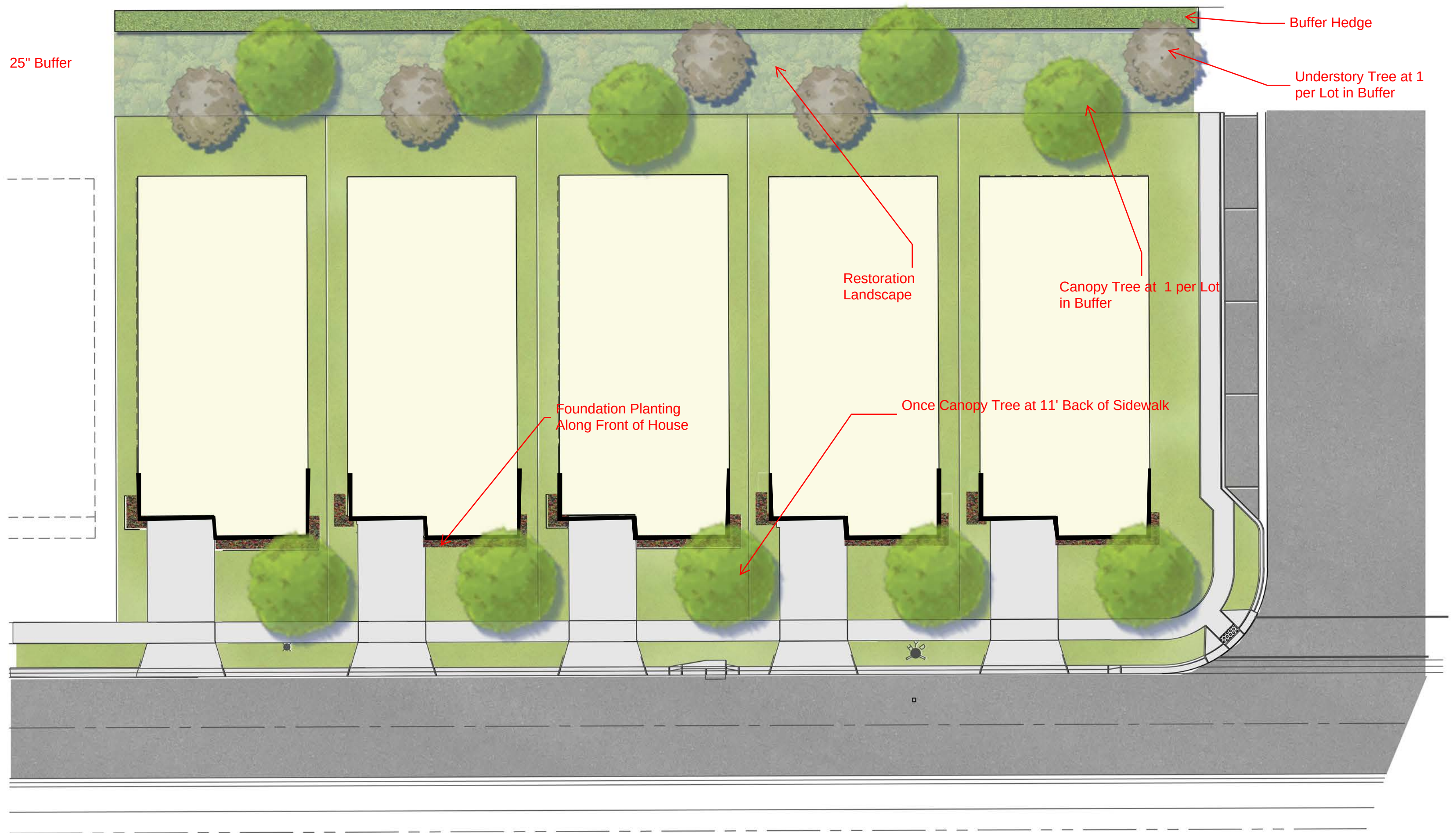


TYPICAL LOT LANDSCAPE TREATMENT

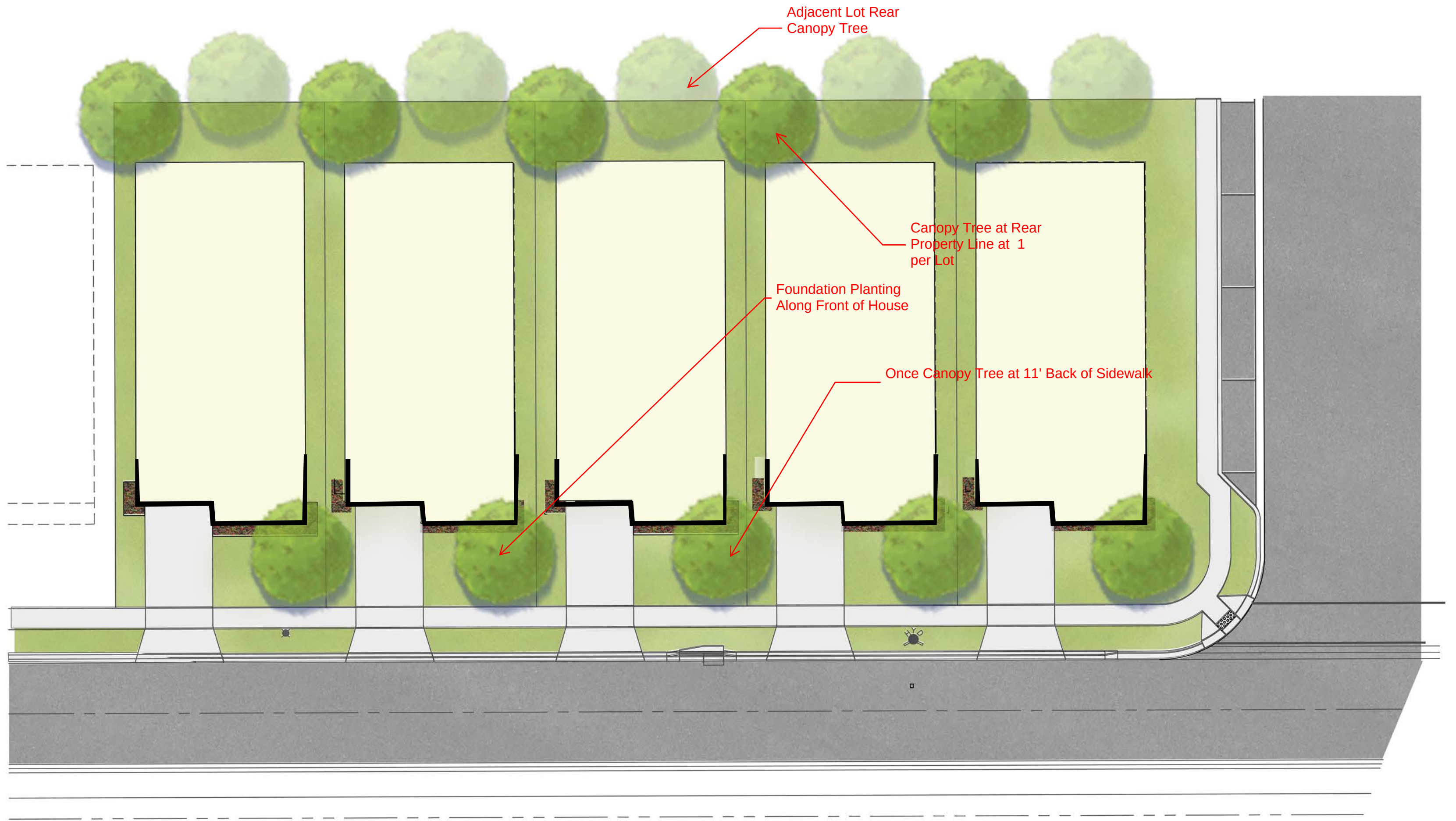
(35'X120')



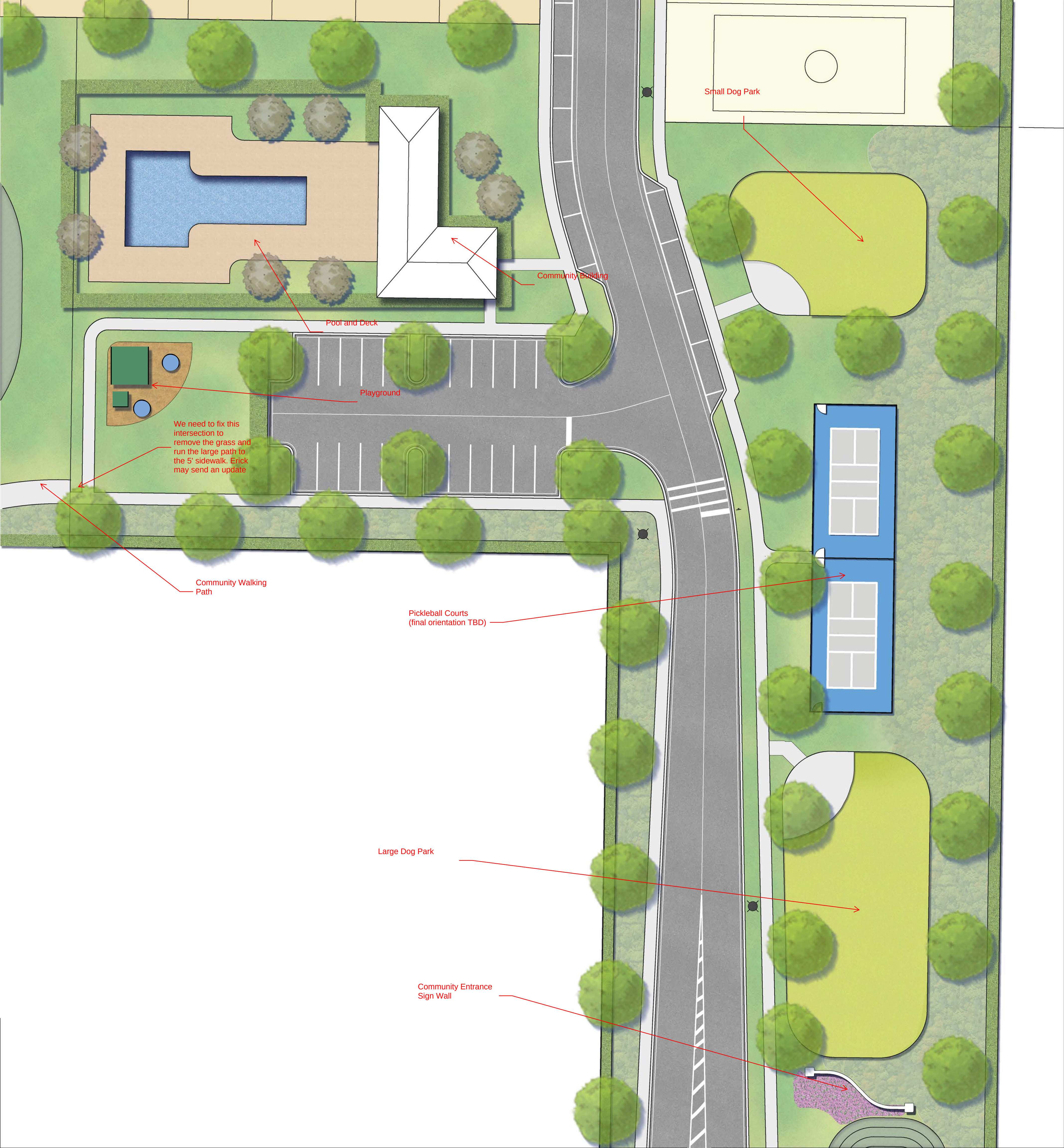
TYPICAL LOT LANDSCAPE TREATMENT
(40'X120')



TYPICAL LOT LANDSCAPE TREATMENT (W/BUFFER)
(50'X114')



TYPICAL LOT LANDSCAPE TREATMENT
(50'X114')



Small Dog Park

Community Building

Pool and Deck

Playground

We need to fix this intersection to remove the grass and run the large path to the 5' sidewalk. Erick may send an update

Community Walking Path

Pickleball Courts
(final orientation TBD)

Large Dog Park

Community Entrance Sign Wall



6' Precast Concrete
Privacy Wall and
Planting

Community Entrance
Sign Wall

Roundabout and
Adjacent Medians
with Trees and
Shrubs/Groundcovers
Designed to Visual
Sightline
Requirements

Canopy Trees 11'
Back of Sidewalk



25' Buffer (see lotting plan for buffer planting treatment)

On Street Parking

Duke Energy Tower

Restoration Landscape Planting Area (no irrigation)

10' Millings Pathway & Duke Energy Maintenance Route

5' Millings Pathway

Open Play Area (no irrigation)

Duke Energy Tower

25' Buffer with Planting of Canopy Trees 50' OC Hedge & Restoration Landscape

Optional Sign Wall for Uses Served by Entry Drive

25' Buffer Utilizing Existing Trees & Vegetation

Community Entrance Sign Wall

25' Buffer Utilizing Existing Trees & Vegetation

25' Buffer (see lotting plan for buffer planting treatment)

Amenity Area

Community Entrance Sign Wall

Large Landscape Pots Entry Feature



USE OF HP PIPE FOR SUBDIVISIONS

A variance to modify Section 157.080(a)(4)(C) iii of the code for the City of Fruitland Park to permit corrugated polyethylene pipe (HP) under roads.

Section 157.080(a)(4)(C) iii reads:

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INTERSECTIONS FOR LOCAL ROADS

A variance to modify Section 157.080(a)(3) of the code for the City of Fruitland Park modify the spacing of intersections for local roads.

Section 157.080(a)(3) reads:

Dimensions

Right-of-way widths, pavement widths, minimum curvature, intersection spacing and other roadway dimensions shall be as follows (in feet):

STREET TYPE

<i>Minor Arterial</i>	<i>Major Collector</i>	<i>Minor Collector</i>	<i>Local</i>
Right of Way Width	120*	100	80
Min. Pavement Width	24	24	24
Minimum Grade	0.3%**	0.3%**	0.3%**
Min. Intersection Spacing	1320	660	330

The justification for the variance is that the spacing does not consider roads within a typical subdivision where lots are back-to-back. In this condition the spacing is approximately 250 L.F. Other parts of the code encourage a grid and efficient roadway network.

BUILDING COVERAGE

A variance to modify Section 154.030 of the code for the City of Fruitland for maximum building coverage.

Section 154.030 read:

Maximum building coverage: Thirty percent (30%).

The justification for the variance is that the code is not clear if the Maximum Building Coverage applies to Planned Unit Developments. The Maximum building coverage is shown in the various residential codes. The proposed project plans to promote single-family one-story units and to permit variation in the various sizes. Based on the setbacks, the maximum building coverage would be 55%.

SECTION 164.050: TREE REQUIREMENTS.

No certificate of occupancy shall be issued by the City Manager or designee on new single family or duplex dwelling units unless the parcel has the minimum number of approved canopy trees.

A minimum of three (3) canopy trees with a minimum of twelve (12) feet in height and a 1½" DBH or existing approved canopy trees with an equal or greater height and DBH will be required per lot.

Applicant shall submit landscape plans prior to issuance of building permit.

For single family or duplex dwellings within a new subdivision, additional trees may be required pursuant to the 40% replacement requirements as stated within the tree removal permit. In such cases, the required number of replacement trees shall be divided by the number of lots approved for the subdivision. The resulting number shall be added to the minimum tree requirements for each lot.

SECTION 164.060: VARIANCE.

a) Variance.

The City Commission may waive or reduce the required landscaping if the requirements are shown to be excessive or unreasonable due to unusual site restrictions.

The proposal is to provide a single shade tree in the front yard of all Single-Family Units.

Where the Units are adjacent to the Buffers there are no additional trees required on a lot

Where lots are back-to-back a shade tree shall be planted 5' from the property line and be staggered from lot to lot.

The Landscape buffers shall have 1 shade tree planted 5' into the buffer and centered on the adjacent lot. In addition, an understory tree shall be planted 10' inside the buffer along the adjacent lot line.

A continuous hedge shall be planted 3 feet inside the buffer. The Shrubs shall be planted with 30 inch centers.

The details fo the internal and external planting are attached.

The planting material shall consist of 60% Native Material (Minimum). All materials used shall be Florida-Friendly Material and noted on the preliminary plans.

Shade Trees

Quercus Virginiana	Live Oak
Magnolia Grandiflora	Southern Magnolia
Cronus Florida	Dogwood
Juniperus Virginiana	Eastern Red Cedar
Pinus Elliottii	Slash Pine
Sabal Palmetto	Sable Palm

Understory Trees

Shrubs

Walter Viburnum

Shade Trees shall be 1 ½" DBH and 14' Height when Planted

Understory Trees shall be 1 ½" DBH and 8' Height when Planted

Hedges shall be 24" in height when planted, the maximum spacing for hedges is 30 inches on center.

Date: **8/15/2025**

Project No.: **21373 – Task 11**

To: **Fruitland Park**

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

Subject: **Vita Serena PUD**

Wright-Pierce has reviewed the submittal of the landscape variance for Vita Serena.

Documents Reviewed by Wright-Pierce

- Landscape Variance Justification
- LOT to Emily (landscape) variance 8-7-2025
- Draft Landscaping Plan to support variance

Comments

1. It is unclear which landscape requirements are being requested to be waived or reduced. A landscape plan is provided but Landscape Variance Justification does not state which portions of the landscape code are being requested to be waived or reduced.
2. Landscape Variance Justification does not make any statement on how the requirements are excessive or unreasonable due to unusual site restrictions.

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

VARIANCE

Owner: Joseph Burke, Jr. Life Estate

Applicant: Vita Serena Development, LLC

General Location: North of CR 466A and west of Micro Racetrack Road

Number of Acres: 95.44 ±

Existing Zoning: Lake County Agriculture and City Commercial (C-2)

Proposed Zoning: Residential PUD

Existing Future Land Use: Lake County Rural and City Commercial

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

Date: August 19, 2025

Description of Project

The applicant has submitted a variance request to modify the spacing of intersection of local roads from 330' to 250' (Section 157.080(a)(3)), and allow the maximum building coverage from 30% to 55% (Section 154.030).

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

Assessment

The applicant has submitted for two (2) variances as follows:

A variance from Chapter 157, Section 157.080(a)(3) to modify intersection spacing from 330' to 250'. The applicant indicates that the spacing does not consider roads within a typical subdivision where lots are back-to-back. In this condition the spacing is approximately 250 linear feet. Other parts of the code encourage a grid and efficient roadway network.

A variance from Chapter 154, Section 154.030 to allow a maximum building coverage from 30% to 55%. The applicant indicates that the proposed plans to promote single-family one-story units to permit variation in the various sizes and based on the setbacks, the maximum building coverage would be 55%.

Conclusions

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

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

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

RESPONSE: The applicant indicates that the variance regarding local roadway intersection spacing does not take into account subdivisions where lots are back to back. Staff reviewed Lake County standards which indicate intersection spacing is based on the type of roadway system and design speed of the roadway. It appears that Lake County Code indicates that residential roadway intersection spacing would be 250'. It should be noted that Fruitland Park Code requires that residential roadways and minor collector roadways require the same intersection spacing.

The applicant indicates that the code is unclear of whether the maximum building coverage applies to Planned Unit Developments. Staff indicates that the maximum building coverage applies to all residential districts and the PUD Development Agreement refers back to the residential district regarding design standards not specifically covered in the DA. Design standards of all residential districts are a maximum of 30% building coverage. The applicant indicates that an increase in the maximum building coverage is needed due to the proposed lot sizes and setbacks.

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

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

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

RESPONSE: The applicant indicates that strict adherence to the code would restrict development and create an unnecessary hardship.

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

RESPONSE: The applicant indicates that the variance if requested would not confer on the applicant any special privilege.

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

RESPONSE: The minimum distance between intersections is to provide adequate sight distance, minimize impacts on traffic while providing safe entry and exit from the development served. The location should take into account characteristics of the roadway, the site and potential users. It is assumed that the internal roadways will have a posted speed limit of 25 mph or less. The proposed distance of 250' would still provide available stacking; provide for adequate sight distance and provide for safe vehicle entry and exit. A reduction in the distance will still meet the intent and spirit of the ordinance.

The maximum building coverage applies to the principal residence and accessory structures and does not take into account all impervious surfaces. A maximum impervious surface ratio has not been assigned to residential districts. Maximum building coverage is to provide adequate open space.