



**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 6, 2026
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:**
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. CR 468 Subdivision Preliminary Plan; Alt Keys 1740509 and 2933232

The applicant is requesting approval of the preliminary plan for development of a 124-unit single family subdivision with lots consisting of 50' x 120' (6,000 SF) at a density of 3.87 units/acre. The landscape buffer consists of a 10' wide tract and a 15' easement at the rear of the lots for a total of 25'. The landscape buffer adjacent to CR 468 is a 10' wide tract. Total open space is 8.03 acres (25.1%) which includes an amenity tract (1.0 acres) with tot lot/playground, landscape buffer (0.95 acres), and stormwater pond with trail and benches (6.08 acres). The applicant is dedicating additional right of way (17') for CR 468. The property is zoned PUD per Ordinance 2025-013 containing the development's Master Development Agreement.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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

ADJOURNMENT:



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

**PHONE: 352 360-6727
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City Manager Karen Manila, Chairman
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Fire Chief
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Land Planner LPG
Public Works Director

TRC Members:

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

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
December 2, 2025
10:00AM**

- I. MEETING START TIME: 10:09 AM**
- II. MEMBERS PRESENT:** Michael Rankin (LPG attending virtually), Brett Tobias (Halff), Anita Geraci-Carver (Attorney), Robb Dicus (Public Works Director), John Klein (HR Director as Acting City Manager), Sharon Williams (Administrative Manager), & Emily Church (Administrative Assistant)
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting Minutes from November 4, 2025 included for review/comment. No corrections or deletions.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. 1550 Miller-Annexation, Small Scale Comp Plan Amendment & Rezone; Alt Keys 1740509 and 2933232**
Annexation
Applicant is seeking annexation to receive city services and develop a C-2 commercial “permitted use” project. These properties would be eligible for voluntary annexation as The applicant has not identified a specific use although there are a variety of allowable commercial uses that fall under this zoning designation. (Alt Key 1740509 @ 3.25 +/- acres and Alt Key 2933232 @ 1.0 +/- acres)

Small Scale Comprehensive Plan Amendment:

The site is comprised of 2 parcels with an approximate total of 4.25 +/- acres and is generally located south of CR 466A (Miller Blvd.) and west of Lake Josephine Dr. The proposed site exceeds the minimum requirement of the C-2 zoning district. The existing future land use of both parcels is Lake County Urban Medium. It is the owner's intent to seek a future land use of Commercial High Intensity.

Rezoning:

The applicant is seeking to rezone the property to city C-2, General Commercial. The existing zoning of the first parcel (alt key 1740509) is Lake County Agriculture, and the existing zoning of the second parcel (alt key 2933232) is Lake County Rural Residential. Surrounding city zoning is C-2, R-2, and R-15.

Brett Tobias introduced the project and noted that engineering had no further comment with the understanding that the applicant would be required to connect to city utilities and that the zoning would not guarantee capacity. City Attorney, Public Works Director, and Acting City Manager had no further comments. Michael Rankin noted that the applicant would need to follow the current Land Development Regulations and Comprehensive Plan and inquired if they had any future development plans if annexed and rezoned.

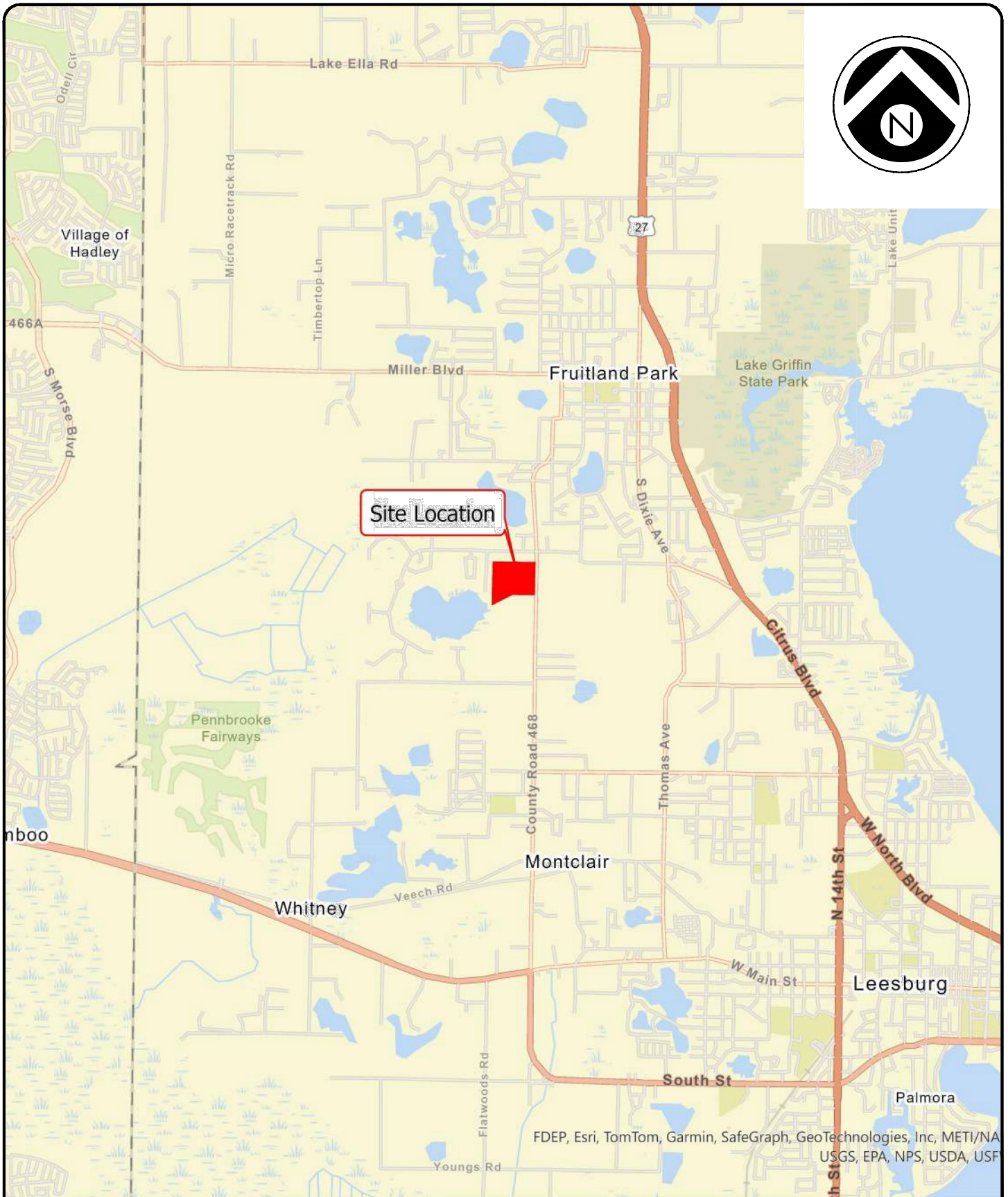
Theodore Martell, applicant, was present and responded that at this time he is just seeking the C-2 zoning list of approved uses to make the property as commercial property.

BOARD MEMBERS' COMMENTS: None

PUBLIC COMMENTS:None

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ADJOURNMENT: 10:16 AM



COUNTY RD 468 SUBDIVISION

1828 ENGINEERING, LLC
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228

BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

Location Map

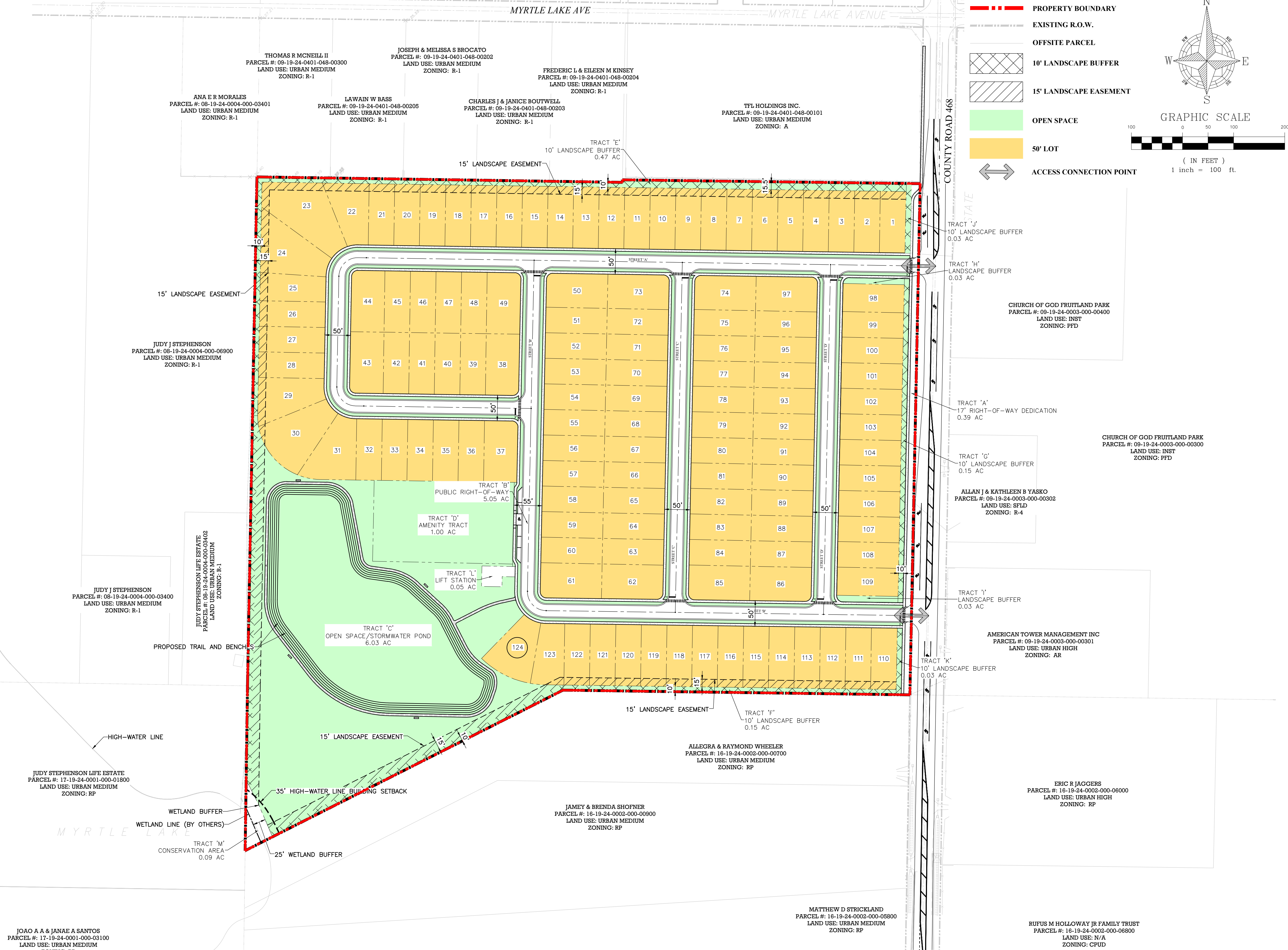
Fruitland Park, Florida

BIN-004

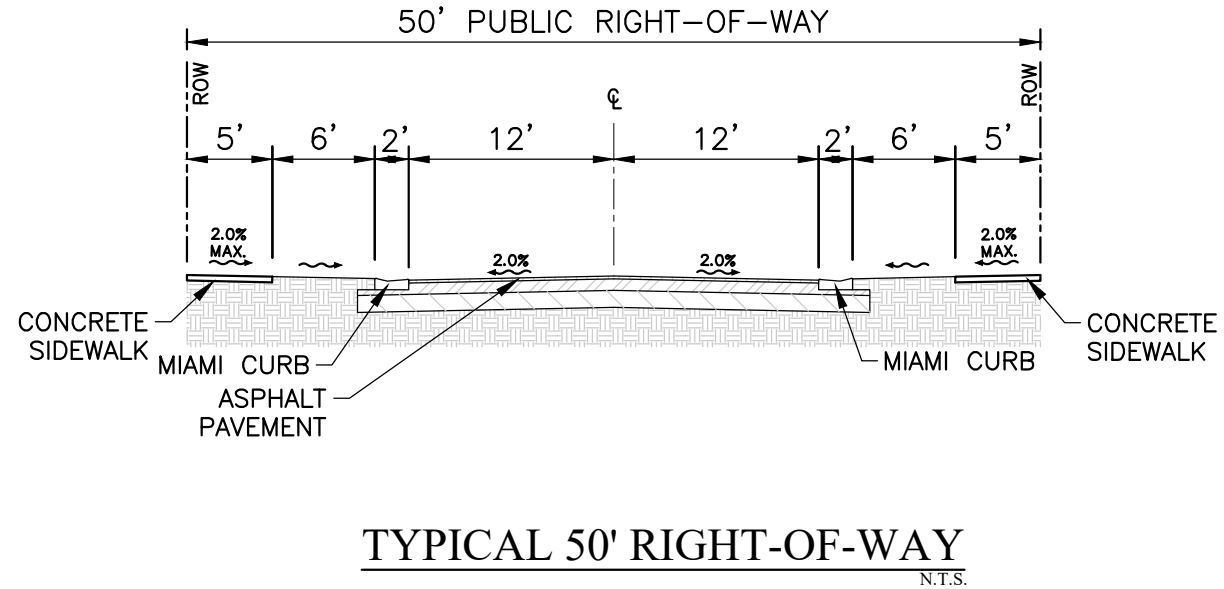
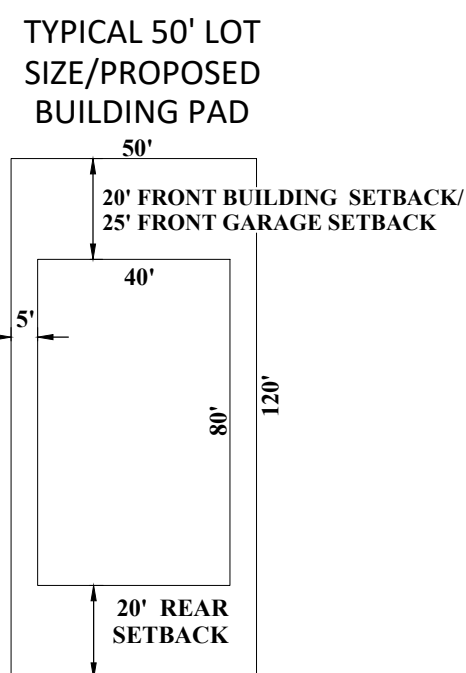
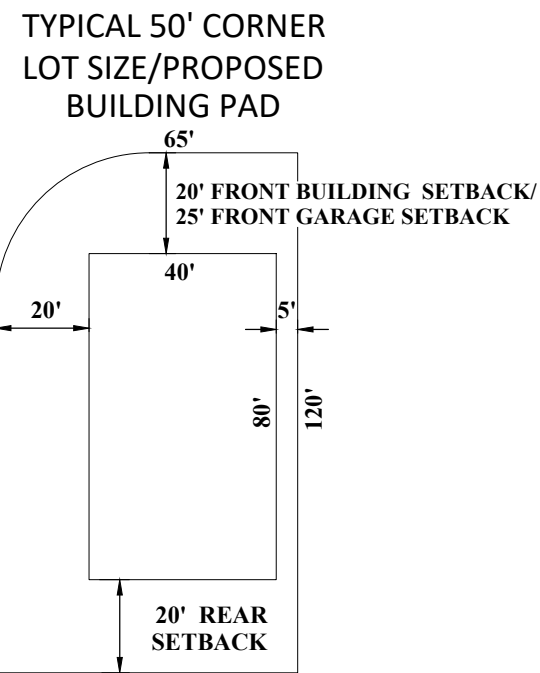
1" = 4.000'

Date: 7/23/2025

P:\PROJECT DRAWINGS\BIN-004 CR 468 Subdivision\Drawings\CAD Civil3D\Layouts\04 PDF\MASTER PLAN.dwg Modified: 10/29/2025 By: sloncaster Plotted By: sam lancaster



TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	17' RIGHT-OF-WAY DEDICATION	0.39 AC	17,001 SF	COUNTY
TRACT 'B'	PUBLIC RIGHT-OF-WAY	5.05 AC	220,096 SF	CITY
TRACT 'C'	OPEN SPACE/STORMWATER POND	6.03 AC	262,477 SF	H.O.A.
TRACT 'D'	AMENITY TRACT	1.00 AC	43,566 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.47 AC	20,297 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.15 AC	6,516 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,341 SF	H.O.A.
TRACT 'H'	LANDSCAPE BUFFER	0.03 AC	1,374 SF	H.O.A.
TRACT 'I'	LANDSCAPE BUFFER	0.03 AC	1,459 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.03 AC	1,360 SF	H.O.A.
TRACT 'K'	10' LANDSCAPE BUFFER	0.03 AC	1,300 SF	H.O.A.
TRACT 'L'	LIFT STATION	0.05 AC	2,100 SF	CITY
TRACT 'M'	CONSERVATION AREA	0.09 AC	3,787 SF	H.O.A.



SITE DATA:	
1. LCPA - PARCEL ID #:	09-19-24-0003-000-00200 16-19-24-0002-000-00800
2. LCPA - ALTERNATE KEY:	1288843 1289912
3. PROPERTY ADDRESS:	COUNTY ROAD 468 FRUITLAND PARK, FL 34531
4. PROPERTY AREA:	32.03 AC
5. R.O.W. DEDICATION:	0.39 AC
6. NET PROPERTY AREA:	31.64 AC
7. EXISTING FUTURE LAND USE:	URBAN MEDIUM (COUNTY)
8. PROPOSED FUTURE LAND USE:	SFMD (CITY)
9. ADJACENT FUTURE LAND USE:	
NORTH	URBAN MEDIUM (COUNTY)
SOUTH	URBAN MEDIUM (COUNTY)
EAST	URBAN HIGH (COUNTY)
WEST	INST. SFLD (CITY) URBAN MEDIUM (COUNTY)
10. EXISTING ZONING:	AR, RP (COUNTY)
11. PROPOSED ZONING:	PUD (CITY)
12. ADJACENT ZONING:	
NORTH	R-1, A (COUNTY)
SOUTH	RP (COUNTY)
EAST	R-4, PFD (CITY) AR (COUNTY)
WEST	R-1, RP (COUNTY)
13. ALLOWED DENSITY:	4.00 DU/AC
14. PROPOSED (GROSS) DENSITY:	3.87 DU/AC
15. RESIDENTIAL SETBACKS:	
FRONT - BUILDING	20 ft.
FRONT - GARAGE	25 ft.
REAR	20 ft.
SIDE	5 ft.
CORNER	20 ft.
16. PERIMETER SETBACK:	10 ft.
17. MINIMUM LIVING AREA:	50'x120' LOTS 1,350 SF
18. MAXIMUM BUILDING HEIGHT:	35 ft.
19. DEVELOPMENT PROGRAM:	
50'x120' LOTS	124 LOTS
TOTAL	124 LOTS
20. OPEN SPACE REQUIRED:	7.91 AC (25.0%)
21. PROPOSED OPEN SPACE:	
AMENITY	1.00 AC
LANDSCAPE BUFFER	0.99 AC
CONSERVATION AREA	0.09 AC
STORMWATER POND	6.03 AC
TOTAL	8.01 AC (±25.3%)
22. PROPOSED ISR:	0.70
23. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED TO MEET CITY OF FRUITLAND PARK AND NFPA REQUIREMENTS.	
24. WATER SERVICE PROVIDED BY CITY OF FRUITLAND PARK.	
25. RECLAIMED WATER SERVICE PROVIDED BY CITY OF FRUITLAND PARK.	
26. SANITARY SEWER SERVICE PROVIDED BY CITY OF FRUITLAND PARK.	
27. STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF FRUITLAND PARK AND SJRWMD DRAINAGE REQUIREMENTS.	
28. ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.	
29. UTILITY EASEMENTS DEDICATED TO CITY OF FRUITLAND PARK SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.	
30. AN HOA SHALL BE CREATED TO PROVIDE THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.	
31. PROJECT LANDSCAPING AND IRRIGATION SHALL COMPLY WITH CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.	
32. OPEN SPACE SHALL COMPLY WITH CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.	
33. A TOT LOT/PLAYGROUND SHALL BE PROVIDED WITH THE AMENITY TRACT.	
34. A COVERED MAILBOX KIOSK SHALL BE PROVIDED WITHIN THE AMENITY TRACT.	

1828 ENGINEERING

2400 MATLAND CENTER PKWY, SUITE 107
MATLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

MASTER PLAN
PRELIMINARY PLAN

CR 468 SUBDIVISION
CITY OF FRUITLAND PARK, FLORIDA

DRAWN:
S. LANCASTER

DESIGNED:
O. SANCHEZ

CHECKED:
L. CLASSON

DATE:
10/31/2025

SCALE
1" = 100'

PROJECT
BIN-004

SHEET
C2.0

STATE OF
FLORIDA
PROFESSIONAL ENGINEER
No. 86492
10/31/25

NOT FOR CONSTRUCTION

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

PRELIMINARY PLAT

Owner: William Kent Stokes Trust

Applicant: Burgland Capital, LLC , Frank Bombeeck

Engineer: 1828 Engineering, LLC, Luke Classon, P.E.

General Location: West of CR 468 and South of Myrtle Lake Ave.

Number of Acres: 32.03 ± acres

Existing Zoning: Residential PUD

Existing Land Use: SF Medium Density (4 units/acre)

Date: November 7, 2025

Description of Project

The applicant is requesting approval of the preliminary plan for development of a 124-unit single family subdivision with lots consisting of 50' x 120' (6,000 SF) at a density of 3.87 units/acre. The landscape buffer consists of a 10' wide tract and a 15' easement at the rear of the lots for a total of 25'. The landscape buffer adjacent to CR 468 is a 10' wide tract. Total open space is 8.03 acres (25.1%) which includes an amenity tract (1.0 acres) with tot lot/playground, landscape buffer (0.95 acres), and stormwater pond with trail and benches (6.08 acres). The applicant is dedicating additional right of way (17') for CR 468.

	Surrounding Zoning	Surrounding Land Use
North	R-1 and Ag	Urban Medium Density (7 units/acre)
South	Residential Professional (RP)	Urban Medium Density (7 units/acre)
East	PFD, Ag and R-2	Institutional, SF Low Density (3 units/acre), Urban High Density (12 units/acre)
West	R-1	Urban Medium Density (7 units/acre)

Assessment

Information shown on the preliminary plat must comply with Chapter 157, Section 157.060(d)(3). Has the applicant submitted the proposed street names and lot numbers to the county office of public safety per Section 157.060(d)(3)(D)? The flood zone delineation does not appear on the plans per Section 157.060(d)(3)(F). The plans do not include a list of all jurisdictional agency permits required for the development of the subdivision per Section 157.060(d)(3)(j).

The note section on Sheets C2.0 and C3.0. The zoning and comp plan amendment have been approved; therefore, the note section should not reference proposed zoning and proposed future land use. This section should reflect a zoning of PUD and a future land use of SFMD.

Note F (Maintenance and Plat) item 3 on Sheet C2.1 indicates that the city is responsible for maintenance of local roads, street lights, stormwater collection facilities, and utilities within the public right of way of CR 468; however, CR 468 is under the jurisdiction of Lake County. Further, it is unclear what the purpose of the statement is. The City of Fruitland Park would not be responsible for the maintenance of street lights or stormwater collection system within the right of way of CR 468. The City of Fruitland Park would be responsible for maintenance of city owned utilities within the public right of way of CR 468. Please revise the statement accordingly.

Note E (Buffers and Landscaping) item 6 on Sheet C2.1 indicates that 2 canopy trees will be planted per residential lot; however, Chapter 164, Section 164.050 requires a minimum of 3 canopy trees are required per lot. In addition, the landscaping plans and tree mitigation plan indicates that 3 canopy trees will be planted per lot in compliance with Section 164.050.

Note I (Signage) on Sheet C2.1 indicates that signage will comply with the LDRs; however, Section 23 of the approved Developers Agreement states that a master signage plan shall be submitted at time of the preliminary plan/plat. Please submit master signage plan.

The tree mitigation plan submitted does not identify how many historic trees (36" or greater DBH) and how many specimen trees (24" – 35" DBH) are being removed per Chapter 164, Section 164.090. It should also be noted that tree mitigation is not required for the removal of planted pine trees per Chapter 164, Section 164.090(b)(5) with the exception of specimen or historic trees. The plans indicate that there are no pine trees designated as a specimen tree.

School Impact Analysis – Please submit school concurrency application per Section 157.130 and Chapter 153.

Traffic Impact Analysis – The traffic impact analysis dated January 2025 submitted was based on 139 residential single family units. The proposed development is 124 single family units. The analysis indicated the following improvements would be required: construct 425-foot northbound left turn lane and 400-foot southbound right turn lanes at the full access driveways on CR 468. Results of the analysis indicate that the proposed development is not projected to adversely impact the roadway network.

Environmental Analysis – The applicant submitted an environmental assessment. At the time of field review no protected species were found. Due to the elevations onsite the project site was within the sand skink consultation area. As such a sand skink coverboard survey was conducted which resulted in

no evidence of sand skinks. Although no evidence of gopher tortoise burrows were noted in the 15% coverage field review, the assessment indicates that prior to construction a 100% gopher tortoise survey be conducted.

Conclusions

Please revise the preliminary plan/plat per the above comments and submit additional data as outlined above.



**DEVELOPMENT REVIEW LETTER
ADVENTHEALTH SIGN
CR 468 SUBDIVISION
NOVEMBER 24, 2025**

Property Owner(s): William Kent Stokes Trust
Applicant: Burgland Capital LLC, C/O Frank Bombeeck
Applicant Email: fb@mercury-advisors.com
Owner Mailing Address: 856 Lakefront Drive Apt B
Louisville, TN 37777
Applicant Mailing Address: 1810 West Kennedy Blvd, Suite 232
Tampa, FL 33606
Project Name: CR 468 Subdivision
Alt Key(s): 1288843 & 1289912
Project Address: County Road 466A & Stephenson Lane

Dear Mr. Bombeeck,

Contained herein are the comments following informal TRC review.

City Attorney Review:

See enclosed 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.

City Fire Review:

No comment at time of review letter.

City Floodplain Review:

The Preliminary Plan exhibit included with the subject application is compliant with LDC Sec.161.100(B). A portion of the subject property is located within the SFHA Zone AE. The

BFE is 71.8'NAVD88 and has been delineated on the exhibit. The proposed development drainage will be captured via an on-site pond located north of the SFHA and no fill is proposed within the SFHA.

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 comments.

City of Leesburg Electric Review:

Leesburg will reject the plan as is. Easements should include 10' along all roadways, including CR 468. Each lot should have a 5' utility easement on the interior lot lines. The Turning lanes out front are in conflict with existing power poles. Those poles shall be shown on the plans. Notes should be there to indicate if poles have to be relocated. The poles must meet Lake County Clearances as well as City of Leesburg Electric Clearances. Relocations of poles, primary etc. will be at the cost of the developer This particular line is a double circuit main feeder. They can contact Steve Davis at 352-728-9822 or by email at Steve.Davis@LeesburgFlorida.gov. They should contact me to go over the plans before they resubmit so that we are on the same page.

City of Leesburg Gas Review:

No comment.

SECO Energy Review:

This project area is in SECO Energy's service territory. 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:

This CR 468 Subdivision project does not have a school concurrency reservation, so should reach out to me regarding this process to obtain a school concurrency reservation for the project.

Heather Croney
Senior Planner
Growth Planning
Lake County Schools
220 N Central Ave
Umatilla, FL 32784

Development Review: Page 3

croneyh@lake.k12.fl.us
352-253-6696

Lake County Public Works Review:

I have no comment.

Enc (3)



TO: City of Fruitland Park
Community Development Department

FROM: Anita Geraci-Carver, City Attorney

DATE: November 22, 2025

RE: CR 468 Subdivision – Preliminary Plan
1st review

Below please find my comments for the above-referenced Preliminary Plan.

1. New Owner and Applicant Affidavits (attached to the application) need to be signed.
2. C5.1 – Paving and Grading Plan: sidewalk along CR 468 stops short of the intersection of Myrtle Lake Ave./Urlick St. Please explain why it does not extend to the intersection as required by the MDA.
3. Provide updated title search report.
4. **CITY:** Recommend review of TIA by a traffic engineer. David Muntean with Halff is recommended since the City has a contract with Halff.
5. **CITY:** Evaluate concurrency, especially as it relates to the City's ability to provide water and wastewater services.



VIA EMAIL swilliams@fruitlandpark.org

November 11, 2025

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

**RE: CR 468 SUBDIVISION (AVO 043866.148)
PRELIMINARY PLAN REVIEW #1**

Dear Ms. Williams:

Per your email request dated November 6, 2025, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Plan shows right-of-way to be dedicated to the city. Per Section 7(E) of the PUD ordinance, the City may accept or not accept at its discretion. City attorney to weigh in on when this decision has to be made.
2. Sheet C2.1 does not match the approved PUD ordinance.
3. Confirm with city utilities that the lift station will be public.
4. Handicap parking space does not appear to meet ADA dimensions for parallel space.
5. Standard parallel parking spaces do not meet minimum size of the LDC.
6. The traffic study recommends a 400-foot right turn lane at the north entrance, but acknowledges that it may not be constructable due to proximity to Myrtle Lake Ave. As drawing, there are concerns about the proximity of the proposed sidewalk to the taper. As these turn lanes will be on CR468, has the county been consulted about the turn lane orientation?
7. The standard pond cross section shows that the walking trail will have a 10% cross slope. This is more than is generally accepted for a walking trail. If the trail is to be ADA accessible, the maximum cross slope is 2%.
8. If wall is to be located on lots, show and call out wall easement. If wall is to be in tract, specify that the tract is also reserved for a wall, or show separate easement on plans.
9. How will the wall impact the landscape buffer?
10. Compare tract L size on all sheets. Size discrepancy exists from one sheet to another.
11. Check all water/sewer service lines. Some are drawing through stormwater inlets.
12. What is the proposed type of stormwater inlet?
13. Backflow prevention will be required to charge the irrigation line from the potable line.
14. Lighting plan does not give photometrics. This will be required at construction plan stage.
15. Grading plan shows significant berm on backside of pond. Berm stability analysis will be required at construction plan stage.
16. Layout of amenity tract not shown. If layout/amenities are not shown/specified a separate site plan may be required later.



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.
Associate Vice President
Land Development/Public Works Team Leader
btobias@Halff.com

BJT:ab

ORDINANCE 2025-013

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, REZONING APPROXIMATELY 32.03 ± ACRES OF PROPERTY LOCATED ON CR 468 SOUTH OF MYRTLE LAKE AVENUE, FRUITLAND PARK, FLORIDA FROM LAKE COUNTY AGRICULTURE AND RESIDENTIAL PROFESSIONAL ZONING TO THE CITY OF FRUITLAND PARK DESIGNATION OF PUD, PLANNED UNIT DEVELOPMENT WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been submitted by Burgland Capital, LLC and Jason Monroe Lee, on behalf of the owner, William Kent Stokes Trustee of The 2019 Revocable Trust of William Kent Stokes, requesting that approximately 32.03 +/- acres of real property located on CR 468 (the "Property") be rezoned from Lake County Agriculture and Residential Professional to City of Fruitland Park PUD; and

WHEREAS, the property has a future land use designation of Single Family Medium Density Residential as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the adopted zoning of Planned Unit Development is consistent with the future land use designation; and

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

WHEREAS, the required notice has been properly published and provided as required by the City's Land Development Code and Florida Statutes; and

WHEREAS, the City Commission reviewed said application, 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 the City of Fruitland Park, Florida, as follows:

Section 1. The following described property consisting of approximately 32.03 ± acres of land located south of Myrtle Lake Avenue on CR 468, Fruitland Park, zoned Planned Unit Development shall hereafter be designated as PUD, Planned Unit Development, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described as:

LEGAL DESCRIPTION: See Exhibit A

Parcel Alternate Key Nos. 1288843 and 1289912 and depicted in **Exhibit B**.

Section 2. That the City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. That the zoning classification is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

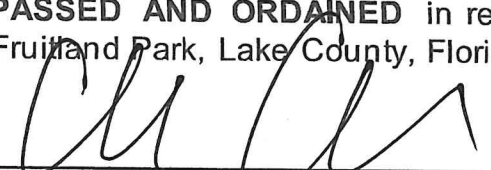
Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. 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.

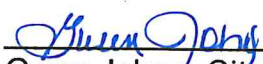
Section 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. This Ordinance shall become effective in accordance with the law.

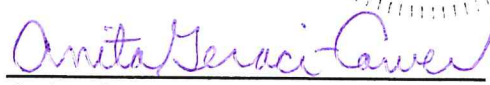
PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 22 day of May 2025.

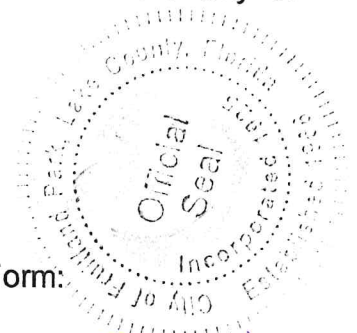

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:


Gwen Johns, City Clerk

Approved as to Form:


Anita Geraci-Carver, City Attorney



(SEAL)

	(Yes)	(No)	(Abstained)	(Absent)
Mayor Cheshire	✓			
Vice Mayor DeGrave	✓			
Commissioner VACANT	✓			
Commissioner Consenza				
Commission VACANT				

Passed First Reading : May 8, 2025

Passed Second Reading: May 21, 2025

EXHIBIT A TO ORDINANCE
Legal Description

Parcel 1:

The South 3/4 of the Southwest 1/4 of the Southwest 1/4 less right of way of Highway #468, in Section 9, Township 19 South, Range 24 East.

Parcel 2:

Begin at the Northwest corner of Section 16, Township 19 South, Range 24 East, run East 617.2 Feet, thence south 62°26' West to the Section line, thence North to the point of beginning.

EXHIBIT B TO ORDINANCE
Map

EXHIBIT B TO ORDINANCE
Map



Master Development Agreement

THIS MASTER DEVELOPMENT AGREEMENT ("Agreement") entered and made as of the 30th day of May 2025, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and **WILLIAM KENT STOKES TRUSTEE OF THE 2019 REVOCABLE TRUST OF WILLIAM KENT STOKES**, (hereinafter referred to as the "Owner") and **BURGLAND CAPITAL, LLC**, a Florida limited liability company ("Developer").

RECITALS

1. Owner owns approximately 32.03 +/- acres of real property currently located in the City of Fruitland Park, Florida, described in **Exhibit A** attached hereto and incorporated herein (hereafter referred to as the "Property").
2. Applicants Burglund Capital, LLC and Jason Monroe Lee ("Developer") filed an application to rezone the Property to City of Fruitland Park Planned Unit Development and seeks to construct 124 single-family homes.
3. The Property has a future land use designation of "Single-Family Medium Density" on the City of Fruitland Park Land Use Map and is zoned Lake County Agriculture and Residential Professional.
4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
5. The City of Fruitland Park has determined that the proposal for the development of the Property presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
6. Owner/Developer will fund certain public improvements and infrastructure to facilitate the development of the Property as provided herein.
7. The Property is within the City limits and the City's Chapter 180, Florida Statutes, utility district, and Developer has requested and City desires to provide water and sewer as well as other municipal services to the Property.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1.**Recitals.** The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to the ordinance and this Agreement are hereby deemed a part of thereof.

Section 2. **Land Use/Development.** Development of the Property shall be substantially consistent with the “Master Plan CR 468 Subdivision” conceptual development plan dated ___ May 14th, 2025 and attached as **Exhibit B** (the “Plan”). The project shall be developed as a residential subdivision. All development shall be consistent with City’s “PUD” (Planned Unit Development) zoning district. Unless set forth otherwise in this Agreement, all development shall also be consistent with “R-4” zoning district. Overall gross density shall not exceed 3.87 unit per acre and the maximum density shall not exceed 124 units.

Section 3. **Permitted Uses shall include:**

- A. Single family detached residential dwelling units.
- B. Passive and Active Recreation Facilities.
- C. Temporary modular office uses shall be allowed during construction.

Section 4.**Density.** Overall gross density shall not exceed 3.87 unit per acre and the maximum density shall not exceed 124 units.

Section 5.**Development Standards.** The unit mix for the development of the Property shall be as follows:

- A. Single Family Detached Dwelling Units: 124.
 - i. 50' x 120' Lots
- B. Total Minimum Open Space: 25% (7.91 acres)
- C. Maximum Building Height: 35 feet.
- D. Setbacks:
 - i. 50' lots (Single-Family):
 - Front: 20 feet
 - Garage: 25 feet
 - Side: 5 feet
 - Corner Side: 20 feet
 - Rear: 20 feet
 - ii. Perimeter Setback: 10 feet

- iii. **Accessories Setback:** All accessory structures shall be located no closer to the Property line than five (5) feet.
- E. **Minimum Living Area.** 50-ft. single family detached shall have a minimum living area of 1350 square feet all under heat and air, and fully enclosed.
- F. **Minimum Lot Width.** The minimum lot width shall be fifty feet (50') measured at the building setback line.
- G. **Minimum Lot Depth.** The minimum lot depth for detached single family shall be one hundred twenty feet (120').
- H. **Minimum Lot Area.** The minimum lot area for 50' wide lots shall be 6,000 square feet.
- I. **Maximum Building Coverage.** The maximum building coverage as applied to the entire development shall be 30%.
- J. **Maximum Impervious Surface Ratio.** 70% for each individual lot.
- K. **Open Space.** For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- L. **Model Homes.** Up to six (6) model homes may be constructed prior to platting but after approval of the preliminary plan, provided that the model homes are ineligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.
- M. **Stormwater Ponds.** In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
- N. **Phasing.** Unless otherwise agreed to in writing by the city manager at the time of construction, Owner/Developer must develop the Property in two (2) separate phases and shall not proceed to sell lots or homes in a subsequent phase until the infrastructure of the previous phase is 50% completed. However, the second phase may be graded, and infrastructure constructed simultaneously if Owner/Developer so chooses, provided all City code provisions are followed.

Section 6. **Changes to the Development Plan.** Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development rezoning process.

Section 7. **Site Access and Transportation Improvements.** Vehicular access to the project site shall be provided by one primary access off of CR 468, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- A. The Owner/Developer shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park, including off-site road improvements on CR 468, and conveyance of additional right-of-way for CR 468. Turn lanes on CR 468 at the entrance to the project are required. Additional right-of-way must be dedicated for CR 468 to meet minimum requirements for a collector roadway consisting of four lanes with center median and to accommodate off-site road and right-of-way improvements. The Owner/Developer will need to provide onsite drainage for the widening of CR 468.
- B. All roads within the development shall be designed and constructed by the Owner/Developer to meet the City of Fruitland Park requirements including curb and gutter.
- C. On-street parallel parking spaces on one-side of the road shall be allowed in the right-of-way adjacent to the Amenity Tract provided the development dedicates 55-ft. Right-of-Way in the area of the proposed parallel parking spaces. At least one of the parallel parking spaces will be ADA compliant.
- D. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks as more particularly described below in Pedestrian Facilities. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes. A sidewalk meeting Lake County and Fruitland Park requirements must be constructed along CR 468 road frontage extending to the Urick St./Myrtle Lake Ave. intersection to provide walkability to the elementary school. Owner/Developer must install painted crosswalk and signage to cross CR 468 safely.
- E. Should the Owner/Developer desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Owner/Developer shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- F. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. The TIA must follow the Lake-Sumter MPO Traffic Impact Analysis Methodology and Guideline. Methodology must be coordinated with Lake County prior to TIA submittal. Said improvements will be the responsibility of the Developer.
- G. Owner/Developer shall be responsible for subsequently designing and constructing all transportation improvements based on such study and consistent with transportation concurrency requirements as determined by City and Lake County. The City shall, under no circumstances, be financially responsible for the study and/or improvements.

Section 8. Pedestrian Facilities. Owner/Developer agrees to construct sidewalks to City standards on both sides of the right of way within the Property. The sidewalks shall be separated from any and all roadway in a manner sufficient to ensure the maximum level of safety for those using such sidewalks. Further, the sidewalks shall be constructed by Owner/Developer, at Owner/Developer's expense, shall be located within the area so as not to interfere or obstruct the installation and maintenance of utilities, and shall be in addition to any other City of Fruitland Park Land Development Regulations requirements.

Additionally, a pedestrian trail with benches shall be constructed around the stormwater pond.

Section 9. Lighting. Owner/Developer shall submit a site lighting plan which provides "Dark Skies" street lighting in conjunction with the site plan/construction plan submittal for the Property for City approval. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Otherwise, lighting shall comply with the residential design requirements of the Fruitland Park Land Development Regulations. The poles and streetlights within the Property shall be installed by Owner/Developer, at Owner/Developer's expense, and thereafter maintained by the HOA.

Section 10. Water, Wastewater, and Reuse Water. Owner/Developer and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater services (hereafter, "Utilities") exclusively through purchase from City when available. City has limited wastewater collection and treatment capacity therefore depending on development within the City and development of this Property in relation thereto, the City may not have sufficient capacity to serve the Property at the time requested. At the time of execution of this Agreement the City is engaged in dual efforts to expand the City's wastewater collection and treatment capacity. Should Owner/Developer require capacity prior to the City having sufficient capacity, the City and Owner/Developer will meet and enter into an agreement to provide for an interim solution. Except as may be provided in such interim solution agreement, the Owner/Developer covenants and warrants to City that it will not engage in the business of providing such Utilities to the property or within City's F.S. Chapter 180 utility district. No private well will be allowed within the Property. Owner/Developer shall construct, at Owner/Developer's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner/Developer shall install a complete reclaim system including meters to each property (Public Works Director to approve meters before installation) that shall be temporarily fed by the domestic water system with a backflow device between the two systems. If reclaim water becomes available from the City before the installation of the Owner/Developer lines they shall tie reclaimed water system directly into the City's reclaim line.

All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such improvements are oversized at the City's request, the City shall provide impact fee credits to reimburse Owner/Developer for the materials directly related to such oversizing. If any utility improvements serve to provide any other property with connection ability which would not exist otherwise, the City and Owner/Developer will enter into a Pioneer Agreement with the Owner/Developer to provide for a pro-rata share reimbursement payment by such other property owner upon connection to the utility facilities, to the City or Owner/Developer.

Section 11. Impact Fees. Owner/Developer shall be required to pay impact fees as established by City from time to time, subject to any applicable credits, including any impact fees adopted after the execution of this Agreement for all units as building permits are issued for such units at the then existing rate.

No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner/Developer agrees to and understands that no capacity has been reserved and that Owner/Developer assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of preliminary plat/construction plan consideration and City

is willing to allocate such capacity to Owner/Developer, Owner/Developer shall enter into a reservation agreement and any other utility agreements, or easements related to the Property as requested by City from time to time.

Section 12. Homeowners Association. Owner/Developer shall establish a homeowners' association or similar entity acceptable to City (HOA), which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas. Owner/Developer shall install all such improvements at their expense. Owner/Developer agrees to, at Owner/Developer expense, provide landscaping and improvements to the recreation areas located within the Property as agreed to by City at site plan approval. Owner/Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Unless otherwise approved by the City Commission, Owner/Developer shall also include in the covenants and restrictions requirements for all single-family homes to have a garage with a prohibition against converting such garage areas to living area. Owner/Developer shall include such other covenants and restrictions that are reasonably deemed necessary by the City Commission.

Section 13. Easements. Owner shall provide the City with such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services. Without limiting the above, Owner agrees to dedicate easements and right of way so as to achieve a "walkable" community that is connected to the surrounding community.

Section 14. Recreation/Amenities. An amenity center tract of no less than 1 acre in size shall be provided. The amenity center must include, at a minimum, a covered mailbox kiosk and a tot lot/playground. The amenity center tract and improvements must be maintained by the HOA.

Section 15. Construction. Owner/Developer shall ensure that all areas of the Property on which construction activities occur are kept sufficiently damp in order to minimize the occurrence of materials being carried, blown, or otherwise displaced beyond the confines of the Property by forces of nature. Additionally, Owner/Developer agrees that any and all damage caused by Owner/Developer to right of way surrounding the Property during construction of the improvements contemplated in this Agreement shall be repaired in a timely manner at Owner/Developer's sole expense.

Section 16. Other Municipal Facilities/Services The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other residential property owners within the City.

Section 17. Landscaping/Buffers. Owner/Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner/Developer shall install and maintain a twenty-five foot wide (25-ft) landscape buffer type "B" along the PUD perimeter property boundary consisting of a 10-ft.

wide open space tract owned and maintained by the HOA, and a 15-ft. landscaping easement on the rear of the lots adjacent to the property boundary, also to be maintained by the HOA. A landscaping site plan shall be submitted to the City for review and approval prior to such installation.

Owner/Developer shall, at its sole expense, install underground irrigation systems on all common areas of the Property, except for stormwater retention areas, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner/Developer shall design, construct, and maintain, at its sole expense, the landscaped areas, common areas, and buffers on the Property in accordance with all applicable City of Fruitland Park Land Development Regulations to be maintained by the HOA.

Owner/Developer acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Section 18. Stormwater Management. Owner/Developer agrees to provide at Owner/Developer's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. As provided in Section 12, the stormwater management system shall be owned and maintained by the homeowners association.

Section 19. Concurrency. A complete concurrency study conforming to the City of Fruitland Park Land Development Regulations and/or F.S. Ch. 163 will be required prior to any preliminary plat approvals or construction plan approvals. The Owner/Developer shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner/Developer acknowledges that City has adopted an ordinance relating to Proportionate Share Mitigation and shall comply with all provisions of such ordinance, if applicable.

Section 20. Final Site Plan Approval. Prior to issuance of any permits for construction, including clearing and landfill, a preliminary plat, and construction plans for the Property shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

Section 21. Environmental Considerations. The Owner/Developer agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 22. Solid Waste Disposal Facilities. The Property shall utilize the City's waste disposal services and be subject to all City regulations regarding such services. Owner/Developer agrees that collection and transportation of solid waste within the Property shall not require any vehicles to back into any street or alley.

Section 23. Signage. Owner/Developer shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in

compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner/Developer, in the Owner/Developer's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner/Developer desires to install signage at the development.

Section 24. Title Opinion. Owner/Developer shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner/Developer and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 25. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 26. Due Diligence. The City and Owner/Developer further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner/Developer from time to time in accordance with the City's applicable policies for the provision of said services.

Section 27. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in Section 163.3243, Florida Statutes. Further, the terms of this Agreement may be enforced by practical measures, including, but not limited to, municipal code enforcement procedures pursuant to F.S. Ch. 162 and City's withholding of building permits.

Both parties acknowledge that any land use or development provisions of this Agreement shall not be effective or implemented unless and until the amendment to the City's comprehensive plan is found in compliance by the Florida's Department of Commerce or any subsequent state agency serving as the state land planning agency, as set forth in Chapter 163, Florida Statutes. No development orders will be issued by City and no construction can occur until the necessary comprehensive plan amendment is adopted by City.

Section 28. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 29. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default

in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 30. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 31. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 32. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time.

As to City:	Karen Manila, City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 – Telephone: 352-360-6727
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 Telephone: 352-360-6727 - Anita Geraci-Carver, Esq, City Attorney Law Office of Anita Geraci-Carver 1560 Bloxam Ave Clermont, FL 34711 Telephone: 352-243-2801
As to Owner:	William Kent Stokes Trust 856 Lakemont Drive, Apt. B Louisville, Tennessee 37777
As to Developer:	Jason Monroe Lee, Manager Burgland Capital, LLC 1810 West Kennedy Blvd. Suite 232 Tampa, FL 32789 407-960-5868

Section 33. Entire Agreement. This Agreement sets forth all of the promises,

covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements, or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner/Developer from complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Section 34. Term of Agreement. The term of this Agreement shall commence on the date this agreement is executed by both the City and Owner/Developer. Construction of the Project shall substantially commence on or before August 23, 2026. In the event the conditions of the Master Development Agreement have not been substantially constructed during the required time period, the term of agreement may be extended by mutual agreement of the City and the Owner provided the extension request is filed 90 days prior to the expiration date. Failure to file a timely extension request, the PUD shall be null and void.

Section 35. Amendments. Amendments to the provisions of this Agreement shall be made by the parties only in writing and by formal amendment.

Section 36. Severability. If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer's Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Developer's Agreement is declared severable.

Signature Pages to Follow

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

**WILLIAM KENT STOKES TRUSTEE OF
THE 2019 REVOCABLE TRUST OF
WILLIAM KENT STOKES,**

Christina Jacobs
Witness Signature

Christina Jacobs
Print Name

Address: 5426 Homberg
DC Knoxville TN 37919

Jordan A. Jones
Witness Signature

Jordan Jones
Print Name

Address: 5426 Homberg
DC Knoxville TN 37919

William Kent Stokes Trustee
Signature
William Kent Stokes, Trustee

STATE OF TN
COUNTY OF KNOX

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 2 day of JUNE 2025 by William Kent Stokes, Trustee of The 2019 Revocable Trust of William Kent Stokes. He/she/they are personally known to me or who have produced Known to me as identification.



Sh
7/1/25

Notary Public, State of Florida
Printed Name: STEVE KOPMAN
Commission No.: _____
My Commission Expires: 7/1/28

BURGLAND CAPITAL, LLC, a Florida
limited liability company,

Gemma Fong

Witness Signature

Gemma Fong

Print Name

Address: 1120 E Kennedy Blvd #1509
Tampa, FL 33602

[Signature]

Witness Signature

Gandace goebel

Print Name

Address: 1120 E Kennedy Blvd suite 206
Tampa, FL 33602

Signature

Jason Monroe Lee, Manager

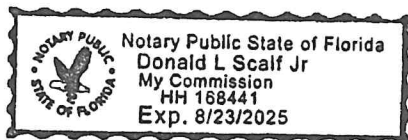
[Signature]

Signature

Franciscus Bombeeck, Manager

STATE OF Florida
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 30th day of MAY 2025 by Jason Monroe Lee
and Franciscus Bombeeck, Managers of Burgland Capital, LLC, a Florida limited liability
company on behalf of the company. He/she/they are personally known to me or who have
produced _____ as identification.



[Signature]

Notary Public, State of Florida

Printed Name: Donald L. Scalf Jr.

Commission No.: HH 168441

My Commission Expires: 8-23-2025

ACCEPTED BY THE CITY OF FRUITLAND PARK, FLORIDA

Approved as to form and Legality for
use and reliance by the City of
Fruitland Park

Anita Geraci-Carver

Anita Geraci-Carver, City Attorney

By:

Chris Cheshire, Mayor

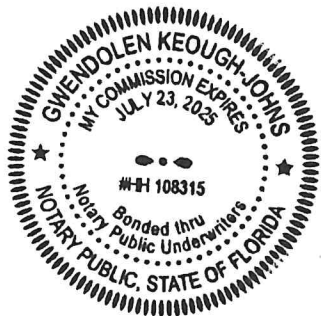
Date:

Attest:

Gwen Johns, City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing was acknowledged before me by means of [x] physical presence or []
online notarization this 22nd day of may 2025 by Chris Cheshire as Mayor
of the City of Fruitland Park, Florida, a Florida municipal corporation on behalf of the
corporation, [x] who is personally known to me or who has produced
_____ as identification.



Gwendolen Keough-Johns
Notary Public, State of Florida
Printed Name: Gwendolen Keough-Johns
Commission No.: HH108315
My Commission Expires: 7-23-2025

Exhibit "A" to MDA

LEGAL DESCRIPTION

Parcel 1:

The South 3/4 of the Southwest 1/4 of the Southwest 1/4 less right of way of Highway #468, in Section 9, Township 19 South, Range 24 East.

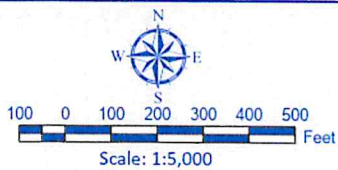
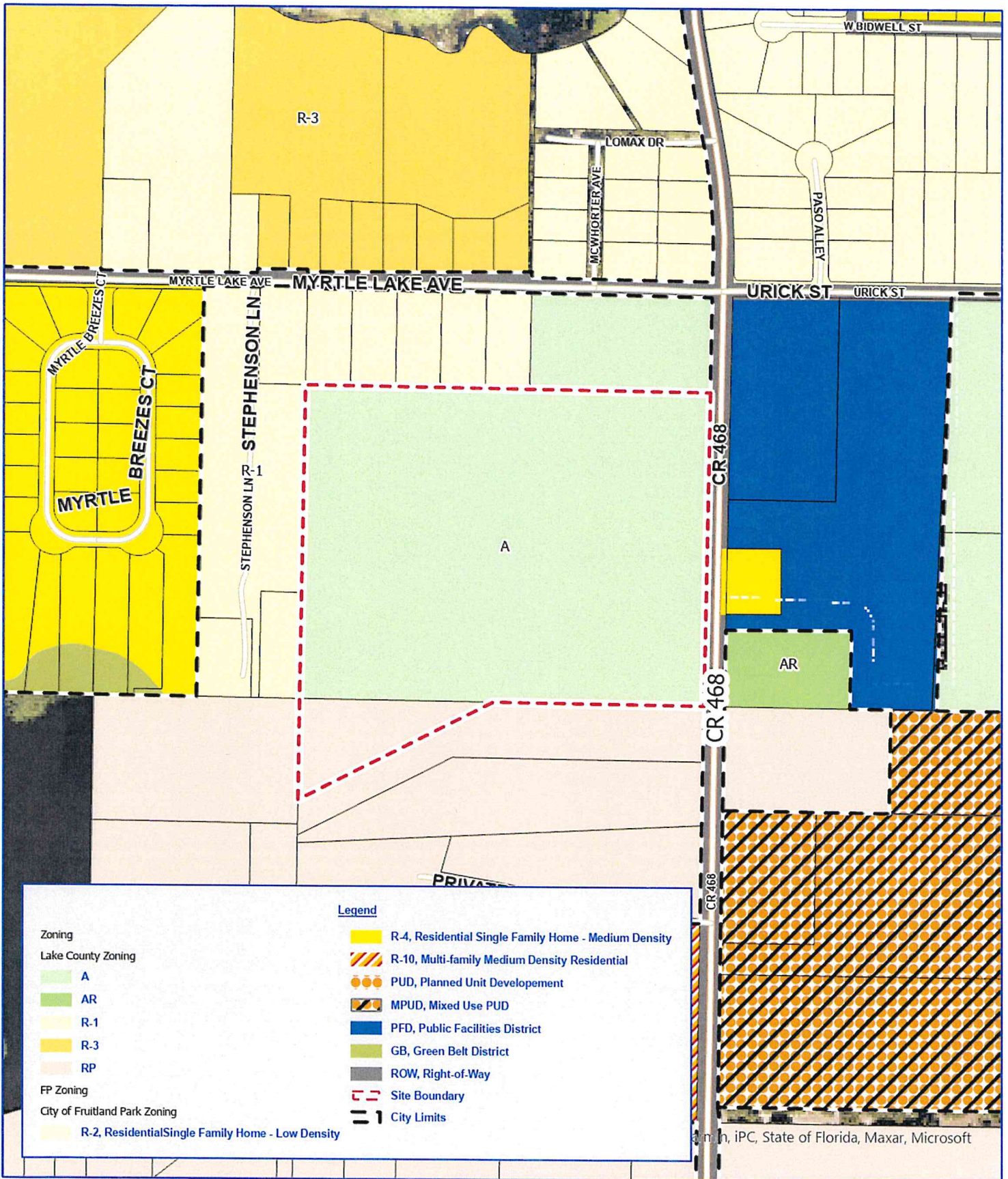
Parcel 2:

Begin at the Northwest corner of Section 16, Township 19 South, Range 24 East, run East 617.2 Feet, thence south 62°26' West to the Section line, thence North to the point of beginning.

EXHIBIT "B" TO MDA

Master Plan CR 468 Subdivision

prepared by Appian Engineering LLC dated __May 14th__, 2025

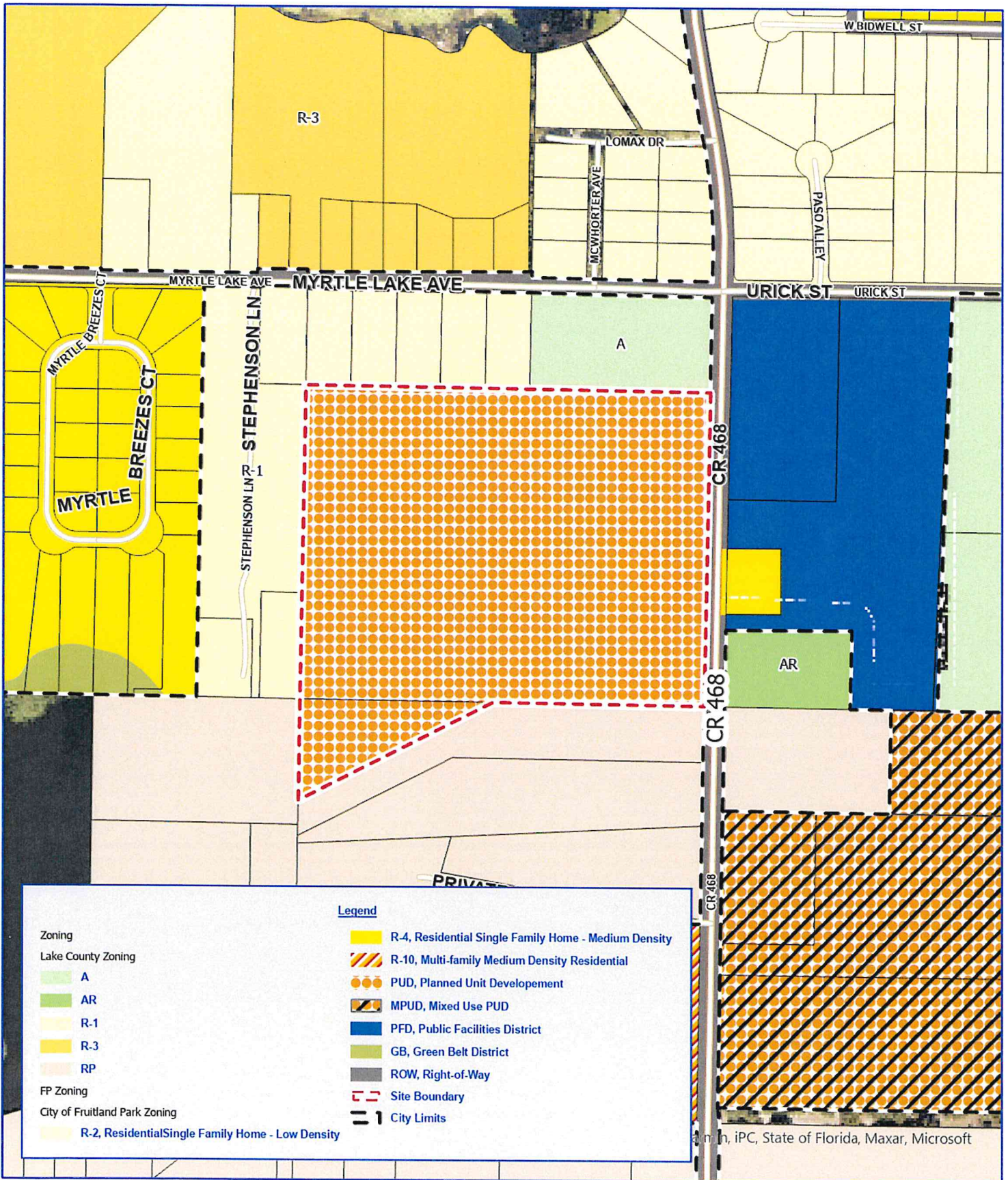


Burgland Capital, LLC

**Lake County, Florida
Existing Zoning Map**

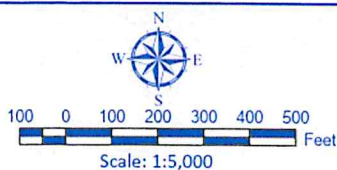
Project: 398/24/11
File: Burgland
Name: FLU
PM: S. Lindh
Date: November 8, 2024
Created By: T. Kalebaugh





Burgland Capital, LLC

**Lake County, Florida
Proposed Zoning Map**



PARCEL 1:
THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS RIGHT OF WAY OF HIGHWAY #468, IN
SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:
BEGIN AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, RUN EAST 617.2 FEET,
THENCE SOUTH 62°26' WEST TO THE SECTION LINE, THENCE NORTH TO THE POINT OF BEGINNING.

LCPA ALTERNATE KEY: 1288843, 1289912

	COVER
C1.0	MASTER PLAN
C2.0	DEVELOPMENT STANDARDS

OWNER
WILLIAM KENT STOKES TRUST
856 KENMORE DRIVE, BOX B
LOUISVILLE, TN 37777

DEVELOPER
BURGLAND AND CAPITAL, LLC
1810 WEST KENNEDY BOULEVARD, STE 232
TAMPA, FL 33606
PHONE: (407) 461-8990
EMAIL: JASON@LANDBANDDEV.COM

ENGINEER
APPIAN ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
1000 N LEE ROAD, SUITE 207
WINTER PARK, FL 32789
PHONE: (407) 968-5868
EMAIL: LCLASSON@APPIANFL.COM

SURVEYOR
CANVAS LAND SURVEYING
SURVEYOR: LUKE F. FULFORD, P.S.M.
300 NORTH RONALD REAGAN BOULEVARD
LONGWOOD, FL 32759
PHONE: (321) 489-5330
EMAIL: LUKE@CANVASLANDSURVEYING.COM

LANDSCAPE ARCHITECT
LANDSCAPE DESIGN, LLC
LANDSCAPE ARCHITECT: KARI L. KELLY JR., RLA
2200 WINTER SPRINGS BOULEVARD STE 106-114
OWENSDALE, FL 33556
PHONE: (407) 484-3414
EMAIL: CARL.KELLYDYL@GMAIL.COM

GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SERVICES
ENGINEER: DENNIS V. FERNANDES, E.I.
352 MAGGIE BOULEVARD
ORLANDO, FL 32811
PHONE: (321) 382-3660
EMAIL: DFFERNANDES@TEAMUS.COM

ENVIRONMENTAL CONSULTANT
PARADISE ENVIRONMENTAL
CONTACT: JESSICA AZPURUA
920 WINTER SPRINGS ROAD UNIT 916061
LONGWOOD, FL 32779
PHONE: (407) 498-5393
EMAIL: PARADISEENVLLC@GMAIL.COM

SEWER/WATER
CITY OF FRUITLAND PARK
506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 33751
CONTACT: TERRY RIBBLE
PHONE: (352) 308-5177

GAS
CITY OF LEESBURG GAS DEPARTMENT
501 WEST MEADOW STREET
LEESBURG, FL 33478
CONTACT: MILES CARROLL
PHONE: (352) 728-9840

ELECTRIC
CITY OF LEESBURG - ELECTRIC
501 WEST MEADOW STREET
LEESBURG, FL 33478
CONTACT: STEVE BRYAN
PHONE: (352) 728-9786

CABLE TELEVISION
CABLE COMMUNICATIONS
9314 RICHARD ST
JACKSONVILLE, FL 32216
CONTACT: ANDREW SWEENEY
PHONE: (904) 738-6896

FIBER/TELEPHONE
CENTURYLINK
1325 BLAIRSTONE BLVD N 113
TALLAHASSEE, FL 32301
CONTACT: BILL MCCLOUD
PHONE: (850) 599-1444

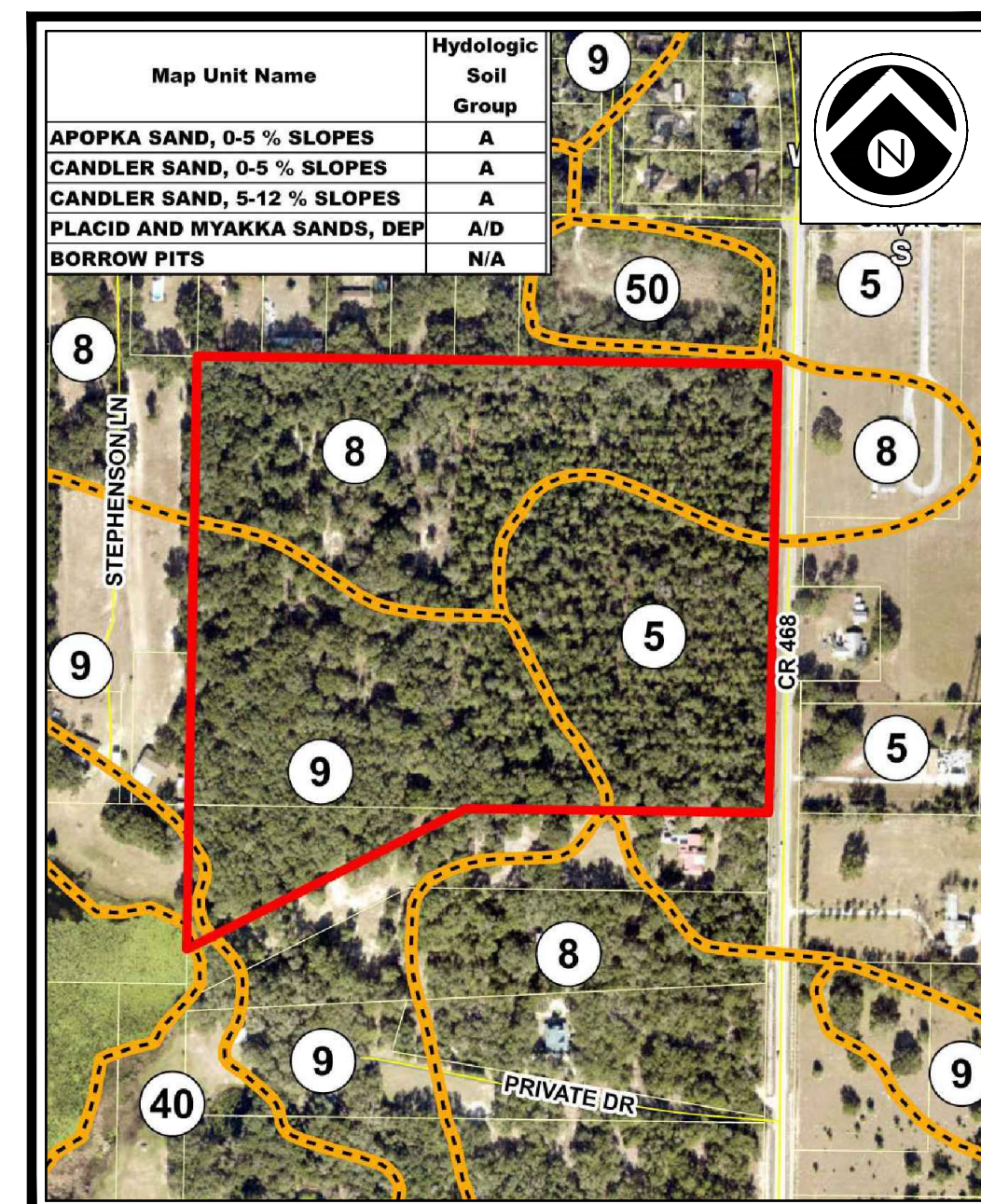
SUMMIT BROADBAND
4558 SW 35TH STREET
MELANDRO, FL 32310
CONTACT: MICHELLE DANIEL
PHONE: (407) 996-1183



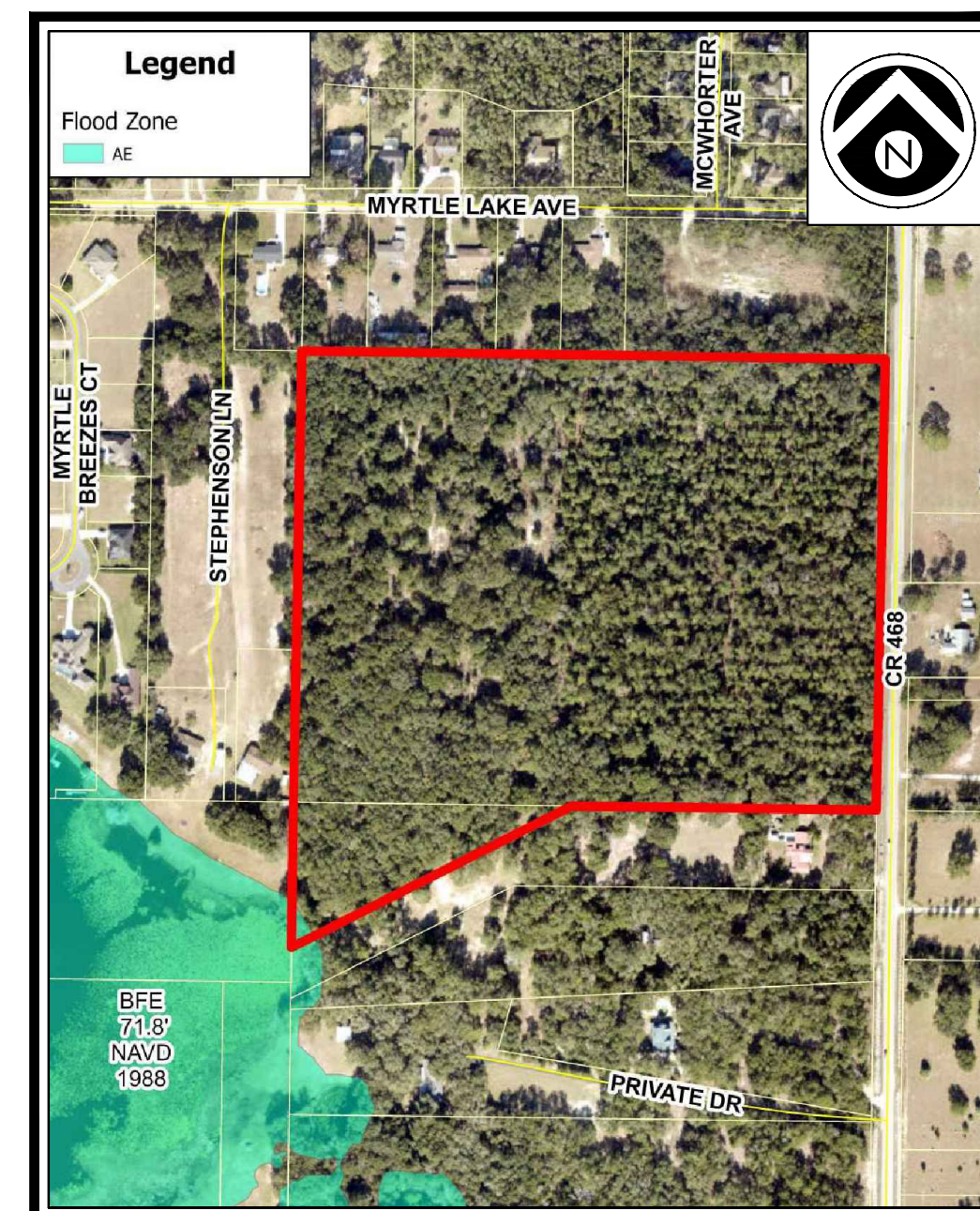
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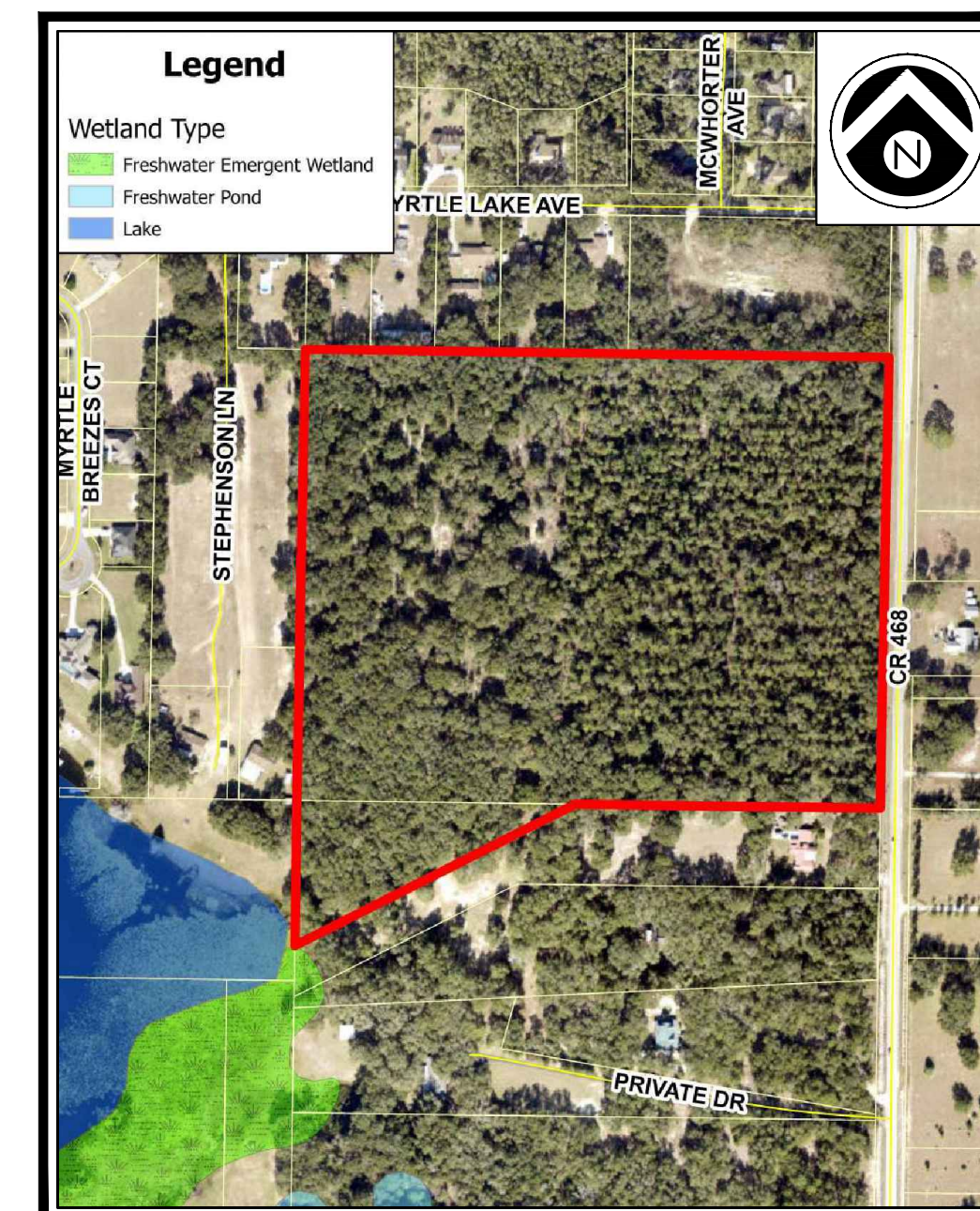
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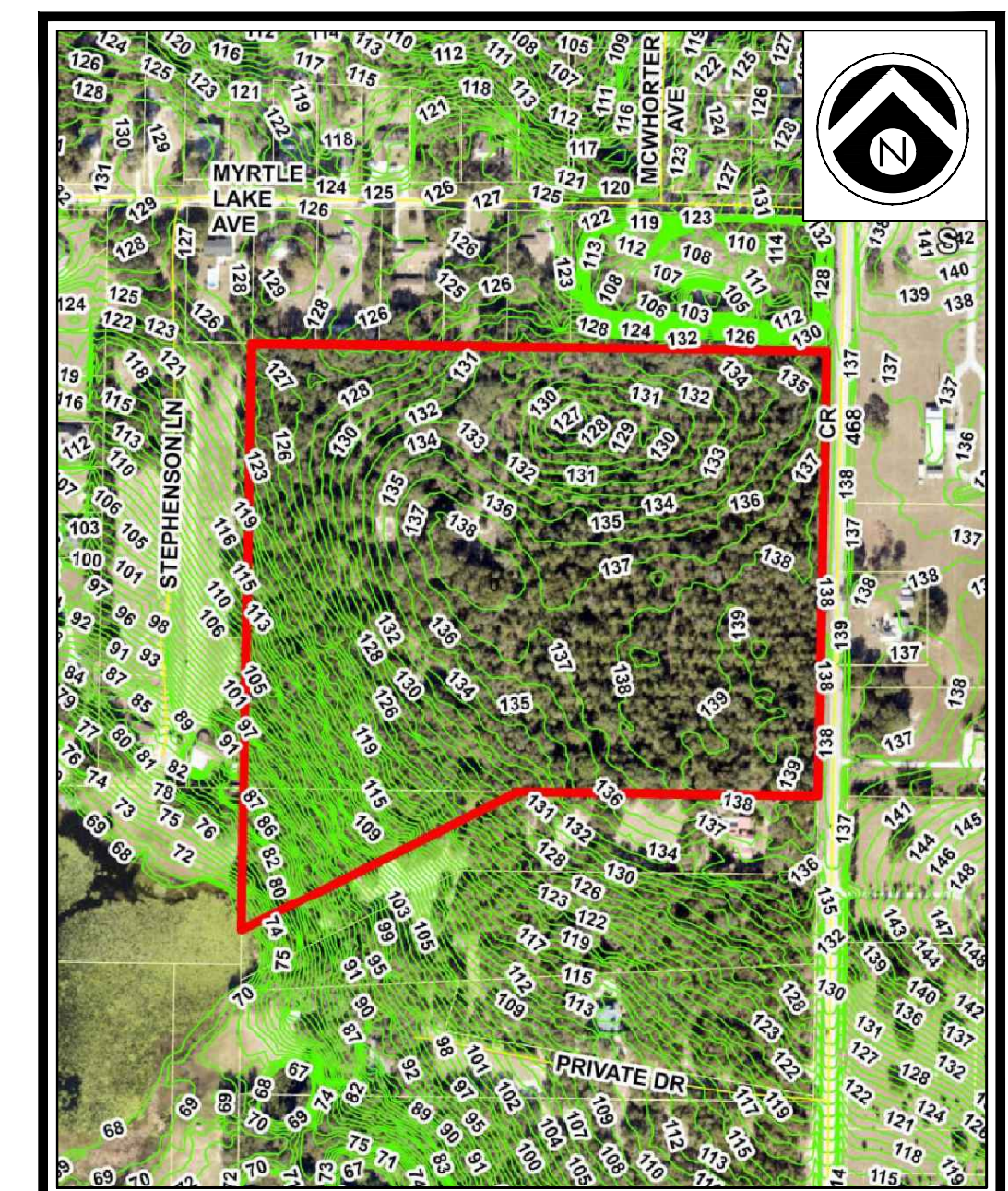
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SCALE: 1" = 400'



SCALE: 1" = 400'



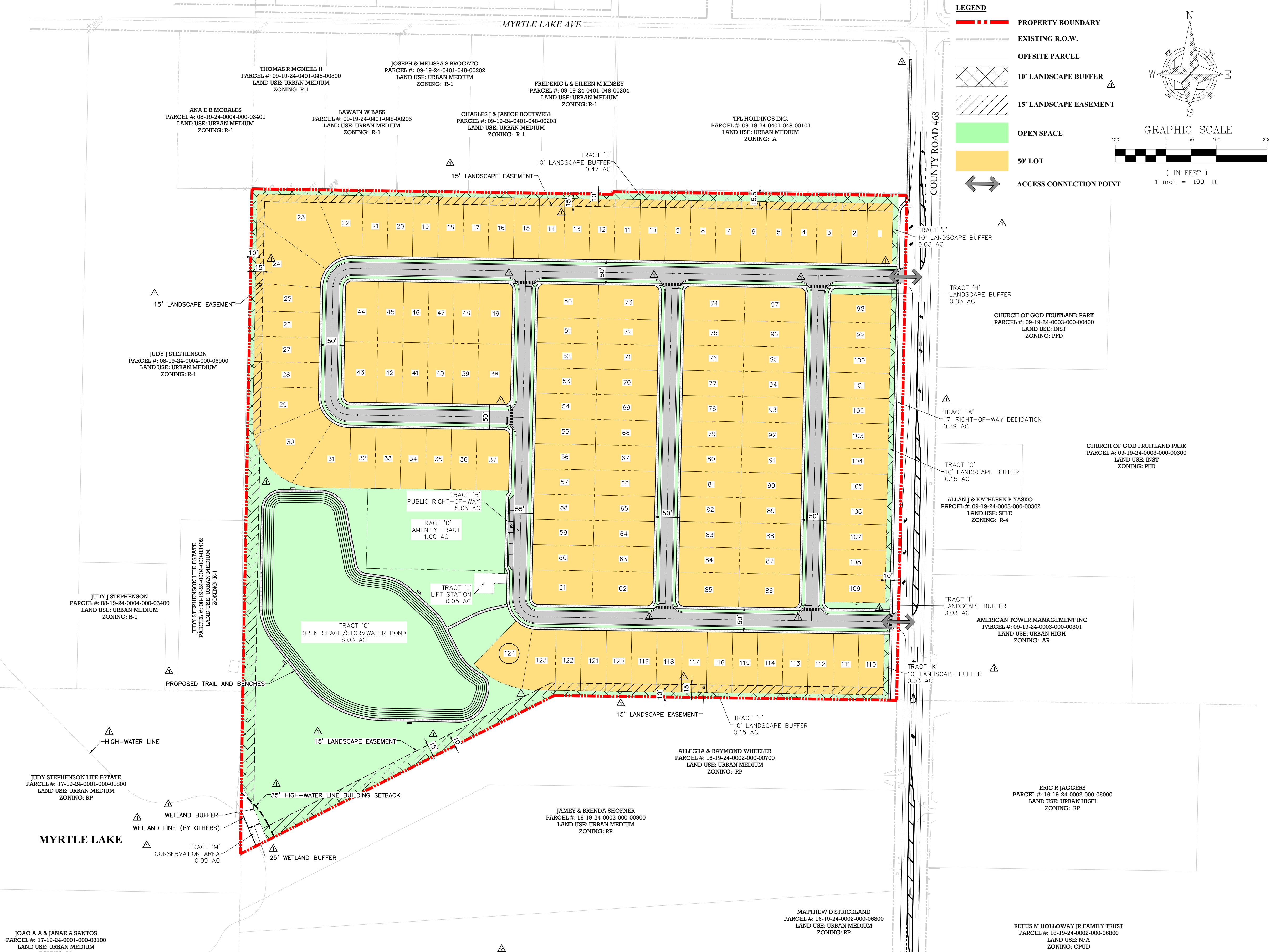
SCALE: 1" = 400'

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BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

[illegible]

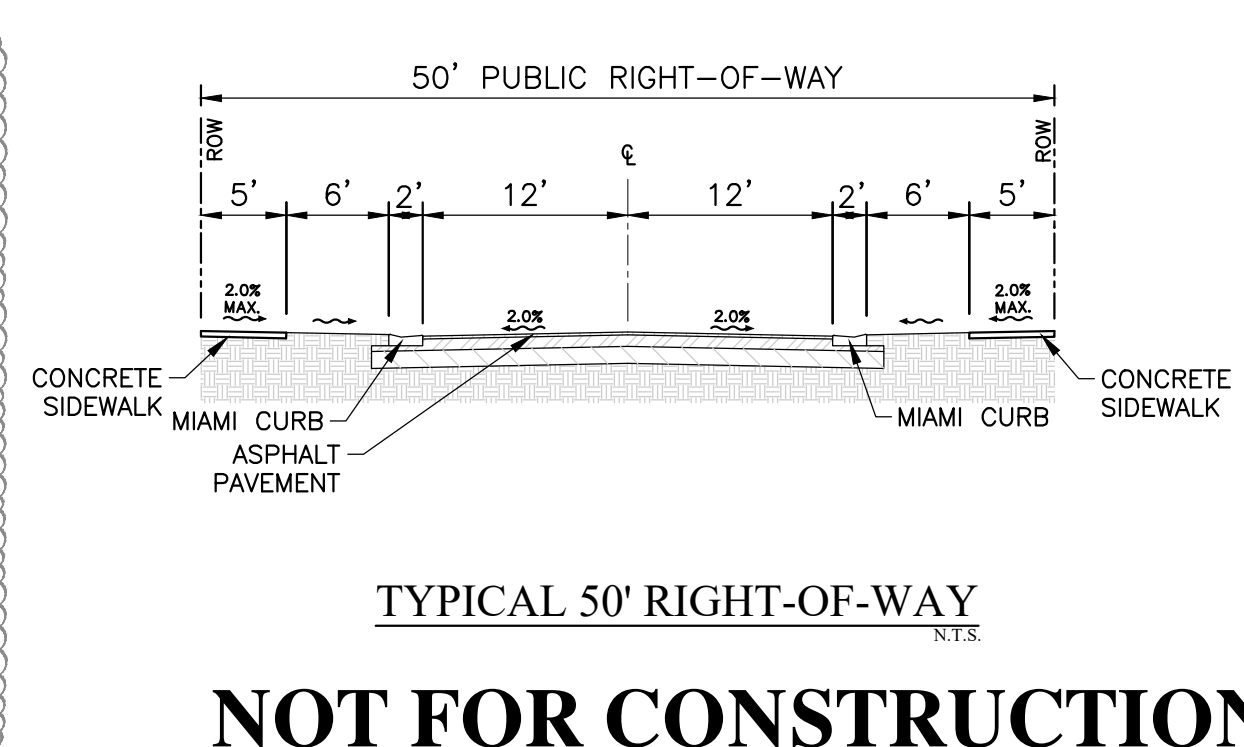
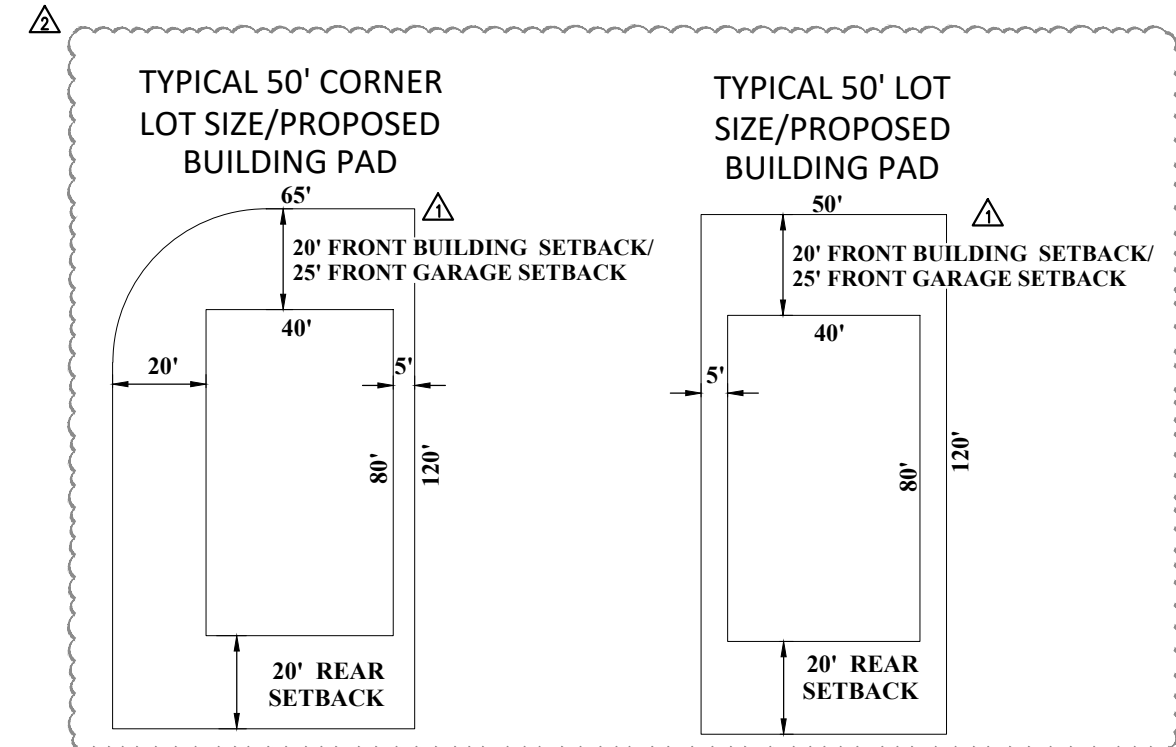
P:\PROJECT DRAWINGS\BIN-004 CR 468 Subdivision\Drawings\CAD Civil3D\Layouts\Q3 Master Plan\Master Plan.dwg Modified: 5/16/2025 By: sloncaster Plotted By: som lancaster



SITE DATA:

- LCPA - PARCEL ID #: 09-19-24-0003-000-00200
16-19-24-0002-000-00800
- LCPA - ALTERNATE KEY: 1288843
1289912
- PROPERTY ADDRESS: COUNTY ROAD 468
FRUITLAND PARK, FL 34531
- PROPERTY AREA: 32.03 AC
- R.O.W. DEDICATION: 0.39 AC
- NET PROPERTY AREA: 31.64 AC
- EXISTING FUTURE LAND USE: URBAN MEDIUM (COUNTY)
- PROPOSED FUTURE LAND USE: SFMD (CITY) ΔΔ
- ADJACENT FUTURE LAND USE:
NORTH URBAN MEDIUM (COUNTY)
SOUTH URBAN MEDIUM (COUNTY)
EAST URBAN HIGH (COUNTY)
WEST INST. SFLD (CITY)
URBAN MEDIUM (COUNTY)
- EXISTING ZONING: AR, RP (COUNTY)
- PROPOSED ZONING: PUD (CITY)
- ADJACENT ZONING:
NORTH R-1, A (COUNTY)
SOUTH RP (COUNTY)
EAST R-4, PFD (CITY)
WEST AR (COUNTY)
R-1, RP (COUNTY)
- ALLOWED DENSITY: 4.00 DU/AC ΔΔ
- PROPOSED (GROSS) DENSITY: 3.87 DU/AC
- RESIDENTIAL SETBACKS:
FRONT - BUILDING 20 ft. Δ
FRONT - GARAGE 25 ft.
REAR 20 ft.
SIDE 5 ft.
CORNER 20 ft.
- PERIMETER SETBACK: 10 ft.
- MINIMUM LIVING AREA: 50'x120' LOTS 1,350 SF
- MAXIMUM BUILDING HEIGHT: 35 ft.
- DEVELOPMENT PROGRAM: 124 LOTS ΔΔ
50'x120' LOTS TOTAL 124 LOTS
- OPEN SPACE REQUIRED: 7.91 AC (25.0%) Δ
AMENITY 1.00 AC
LANDSCAPE BUFFER 0.99 AC
CONSERVATION AREA 0.09 AC
STORMWATER POND 6.03 AC
TOTAL 8.01 AC (±25.3%) Δ
- PROPOSED ISR: 0.70
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED TO MEET CITY OF FRUITLAND PARK AND NFPA REQUIREMENTS.
- WATER SERVICE PROVIDED BY CITY OF FRUITLAND PARK.
- RECLAIMED WATER SERVICE PROVIDED BY CITY OF FRUITLAND PARK.
- SANITARY SEWER SERVICE PROVIDED BY CITY OF FRUITLAND PARK.
- STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF FRUITLAND PARK AND SJRWMD DRAINAGE REQUIREMENTS.
- ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.
- UTILITY EASEMENTS DEDICATED TO CITY OF FRUITLAND PARK SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- AN HOA SHALL BE CREATED TO PROVIDE THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
- PROJECT LANDSCAPING AND IRRIGATION SHALL COMPLY WITH CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.
- OPEN SPACE SHALL COMPLY WITH CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE.
- A TOT LOT/PLAYGROUND SHALL BE PROVIDED WITH THE AMENITY TRACT.
- A COVERED MAILBOX KIOSK SHALL BE PROVIDED WITHIN THE AMENITY TRACT.

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	17' RIGHT-OF-WAY DEDICATION	0.39 AC	17,001 SF	COUNTY
TRACT 'B'	PUBLIC RIGHT-OF-WAY	5.05 AC	220,096 SF	CITY
TRACT 'C'	OPEN SPACE/STORMWATER POND	6.03 AC	262,477 SF	H.O.A.
TRACT 'D'	AMENITY TRACT	1.00 AC	43,566 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.47 AC	20,297 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.15 AC	6,516 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,341 SF	H.O.A.
TRACT 'H'	LANDSCAPE BUFFER	0.03 AC	1,374 SF	H.O.A.
TRACT 'I'	LANDSCAPE BUFFER	0.03 AC	1,459 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.03 AC	1,360 SF	H.O.A.
TRACT 'K'	10' LANDSCAPE BUFFER	0.03 AC	1,300 SF	H.O.A.
TRACT 'L'	LIFT STATION	0.05 AC	2,100 SF	CITY
TRACT 'M'	CONSERVATION AREA	0.09 AC	3,787 SF	H.O.A.



NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2231 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1215

MASTER PLAN

CR 468 SUBDIVISION

CITY OF FRUITLAND PARK, FLORIDA

SCALE: 1" = 100'

DRAWN: S. LANCASTER

DESIGNED: O. SANCHEZ

CHECKED: L. CLASON

DATE: 5/14/2025

PROJECT: BIN-004

SHEET: C1.0

APPIAN ENGINEERING

5/14/2025

