

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

**PLAT VACATION**

**Owner:** Wingspread Property Owners Association

**Applicant:** Jim Richardson

**General Location:** West of Hawk Landing and North of Otters Pond Road

**Number of Acres:** 2.39 ± acres

**Existing Zoning:** PUD

**Existing Land Use:** Single Family Low Density (2 units/acre)

**Date:** August 28, 2018

**Description of Project**

The property owners association is seeking to vacate Tract B which was to be utilized for drainage, wetland easements and future development. The property owners association would like to sell Tract B to the adjacent property owner within the Wingspread Development, Jim Richardson. The applicant indicates that the reason for the sale is that there is no access to maintain Tract B.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	PUD	SFLD
<b>South</b>	PUD	SFLD
<b>East</b>	PUD	SFLD
<b>West</b>	PUD	Mixed Community

**Assessment**

Tract B contains wetlands which appear to have been placed in a conservation easement via the plat. Other than the plat, are there any recorded conservation easements? Tract B indicates it was also be used for drainage and the upland areas adjacent to the wetland appear to have been part of buffers used in stormwater permitting to address secondary impacts. Review of the SJRWMD permits issued also appear to confirm this. In addition, review of the plats indicate that there is access to Tract B for maintenance via existing easements located along Otter Court , Lots 69 and 70, which are located directly north of Tract B.

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**Recommendation**

Staff does not recommend the vacation of Tract B. If the adjacent property owner would like to purchase Tract B and utilize it as open space and abide by the restrictions of the plat and declarations and covenants, staff would not object.

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