

City of Fruitland Park
City Commission
Miller Park
FLUM Amendment and PUD Rezoning

October 13, 2022

By: Tara L. Tedrow

Shareholder

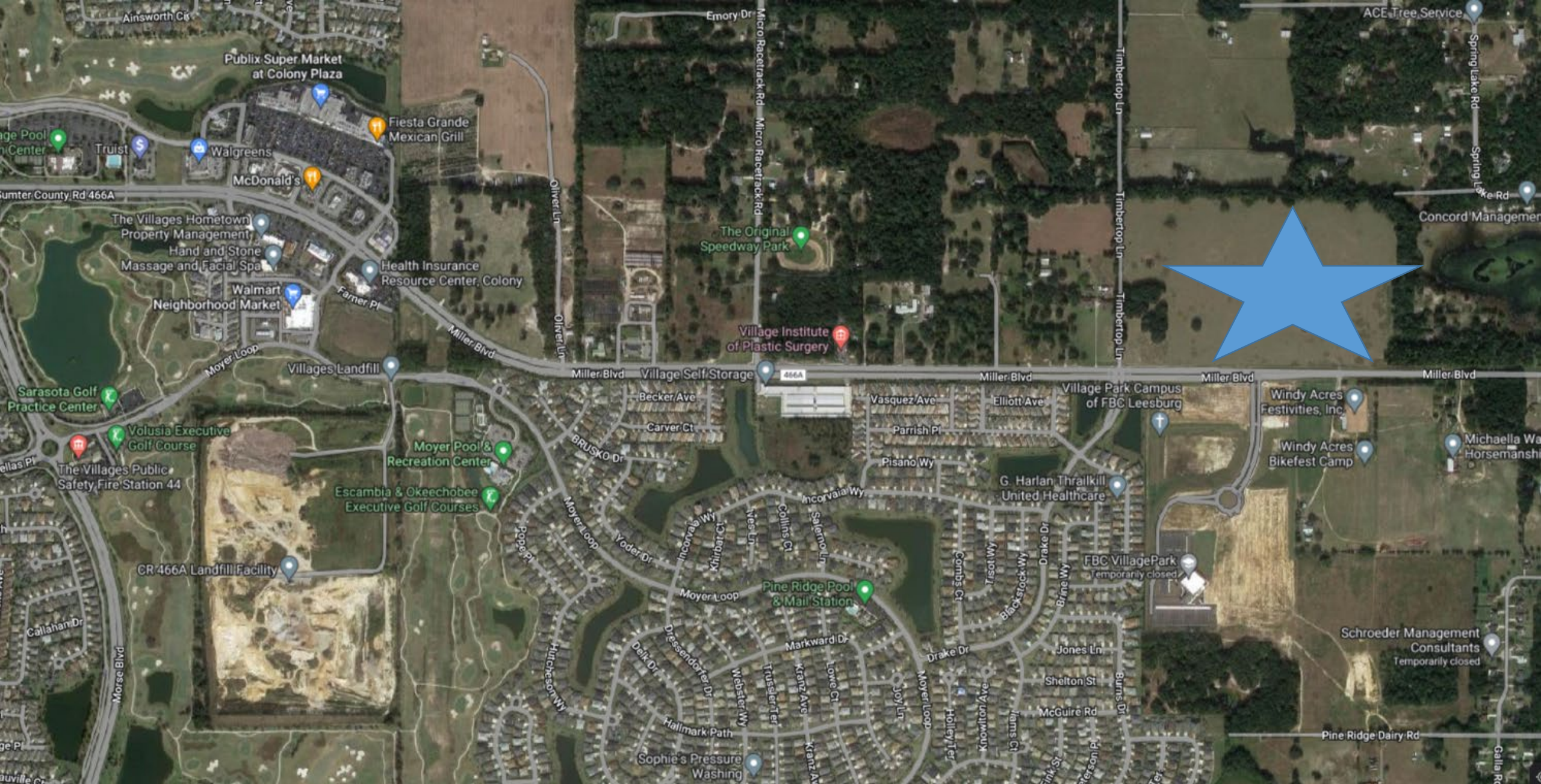
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.



Subject Property



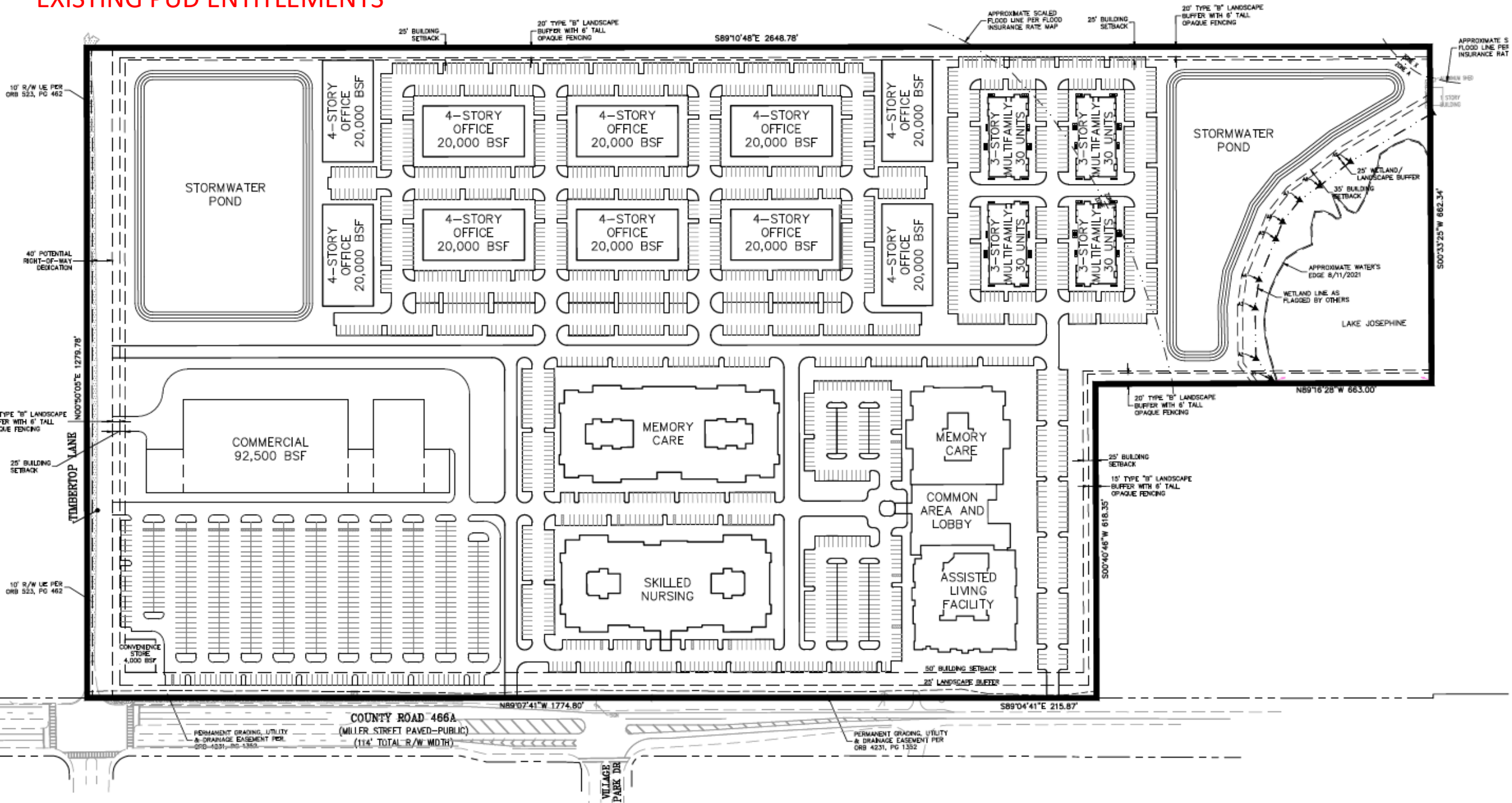
- Located north of CR 466A and east of Timbertop Lane
- 68.55 acres of vacant land
- Already an approved MDA for a mixed use development
- Applicant has worked with staff since July 2021 to finalize a development plan
- Existing FLU: Community Mixed Use
- Proposed FLU: General Mixed Use
- Existing Zoning: PUD
- Proposed Zoning: Mixed Use PUD



Existing vs. Proposed PUD:

	Current Approved PUD	Requested PUD
Density	6 DU/A (no requirement for fee simple ownership)	10.6 DU/A on 44.03 acres
Commercial/Retail	300,000 SF	168,000 SF on 18.88 acres
Office	200,000 SF	209,784 SF* on 6.88 acres
Institutional	0 SF	<i>*In the event the FLU allows a greater % of commercial uses, institutional SF may be converted to commercial SF within such allowable limits</i>
Height	45 feet	35 feet
Open Space	N/A	25%
Phasing	N/A	Open ended, with: <ol style="list-style-type: none"> 1. Phase 1A- MF with mass grading & utilities for commercial outparcels 2. Phase 1B- commercial 3. TH and outparcel market dictates

EXISTING PUD ENTITLEMENTS

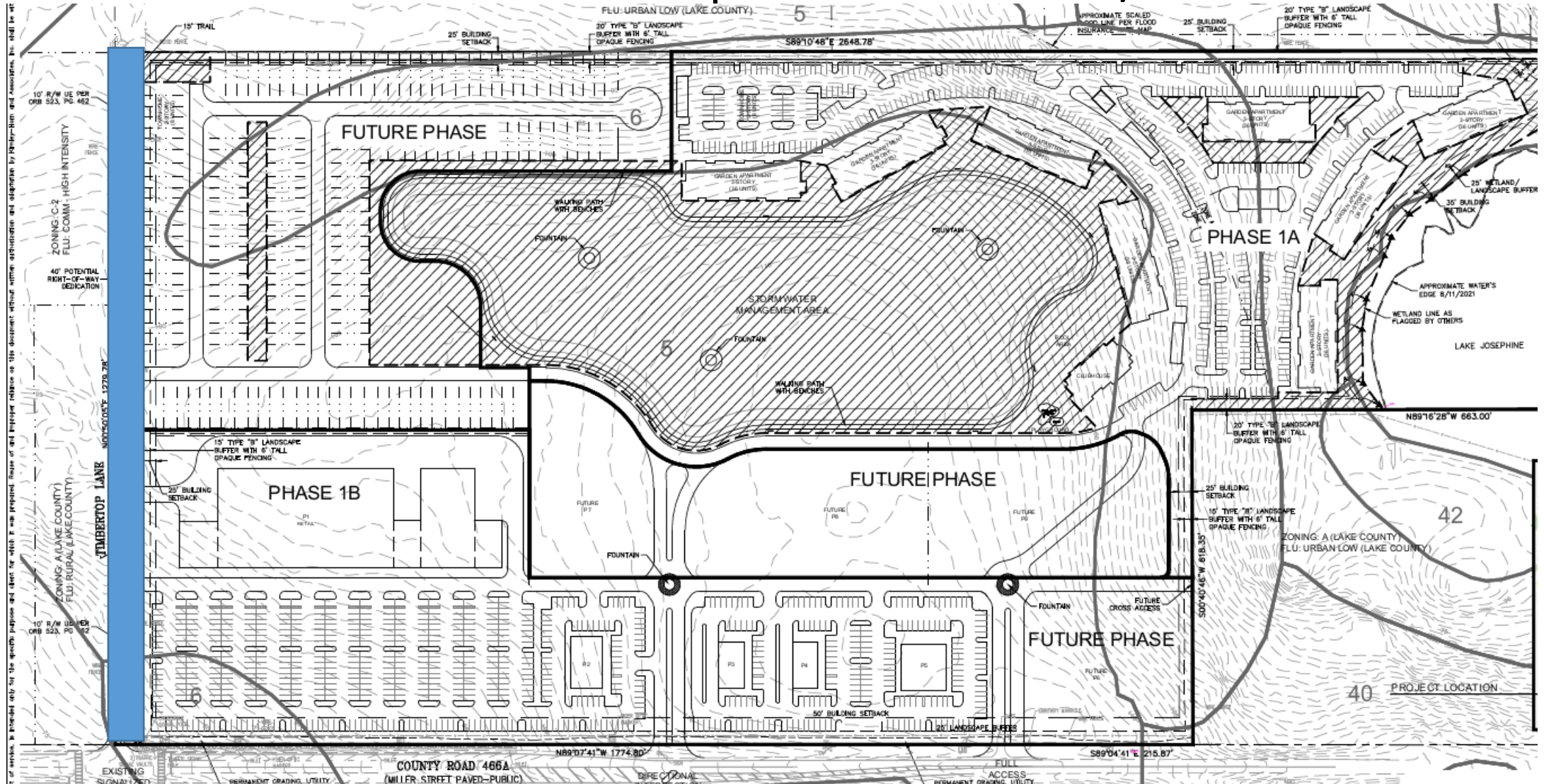


Proposed Concept Plan



Proposed Amended MDA and Concept Plan Would:

- 40 ft ROW dedication for Timbertop Lane extension w/15 ft trail



Developer: Intram Investments



Multifamily Projects



Applicant Respectfully Requests Approval

**THANK
YOU**