



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727
FAX: 352/ 360-6652

Board Members: Connie Bame, Chairwoman Colin Crews Daniel Dicus Philip Purlee Tom Bradley	Others: Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

**AGENDA
PLANNING & ZONING BOARD
MAY 18, 2017
6:00PM**

- I. **INVOCATION:**
- II. **ROLL CALL:**
- III. **MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from February 16, 2017.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
 - A Sunshine Properties & Rentals, Inc. (ALT Key #1170273)
 - a. Site Plan Review for Commercial Building in C2 Zoning District
 - B Review and Recommendation for Modification of R2 Zoning

BOARD MEMBERS' COMMENTS:

ADJOURNMENT:

OK'd
VP
5-16-17

CITY OF FRUITLAND PARK
APPLICATION FOR SITE PLAN REVIEW

RECEIVED MAR 23 2017

1. Applicant's Name Sunshine Properties & Rentals, Inc.

Address 1523 Grove Ave., Leesburg, FL 34748

Telephone Number _____

Applicant is: Owner Developer Lessee Agent Optionee

2. Owner's Name Sunshine Properties & Rentals, Inc.

Address 1523 Grove Ave., Leesburg, FL 34748

Telephone Number _____

3. Contractor's Name Matthews-Hanna Construction

Address 304 Richey Road, Leesburg, FL 34748

Telephone Number 352-326-0333

License Number _____

4. Architect's Name Riddle-Newman Engineering, Inc.

Address 115 North Canal St., Leesburg, FL 34748

Telephone Number 352-787-7482

Registration Number _____

5. Landscape Architect _____

Address _____

Telephone Number _____

Registration Number _____

6. The property is located in the vicinity of the following streets:

702 W. Miller Street, Fruitland Park, FL 34731

7. Area of property 55,662 Square Feet 1.28 Acres

8. Present Zoning is C-2

9. Has any Variance been granted concerning this property? Yes No If yes, list the Case Number and briefly describe the nature of the Variance.

Reduce rear Buffer to 10' with vinyl fence.

CITY OF FRUITLAND PARK
APPLICATION FOR SITE PLAN REVIEW

10. Briefly describe the proposed project Commercial Rental Building
- _____
- _____
11. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form.
- See Site Plans
- _____
- _____
12. The following information must be included on the site plan:
- a. Name of project.
 - b. Statement of intended use of site.
 - c. Legal description of the property and size of parcel in acres or square feet.
 - d. Name, address, and telephone number of the owner or owners of record.
 - e. Name, address and telephone number of the owner(s) agent.
 - f. Name, address, signature and registration of the professionals preparing the plan.
 - g. Date, north arrow and scale, number of sheets; the scale (not smaller than one inch to fifty feet) shall be designated and, where appropriate, the same scale should be used on all sheets.
 - h. Vicinity map, showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1"=2,000').
 - i. Linear dimensions of the site.
 - j. Existing grading elevation.
 - k. Finished grading elevation.
 - l. Any existing and proposed building restriction lines (i.e., highway setback lines, easements, covenants, right-of-way and building setback lines).
 - m. Soils, indicate soil classifications on the site plan as identified by the U.S. Department of Agriculture Soil Conservation Service.
 - n. 100-year flood plain.
 - o. Wetlands and other natural features.
 - p. Engineering plans and specifications for collection and treatment of storm drainage.
 - q. Landscape plan, irrigation system plan. Include size, type and location of all landscaping, screens, wall fences and buffers.

CITY OF FRUITLAND PARK
APPLICATION FOR SITE PLAN REVIEW

Building and Structures

- a. Intended use.
- b. Number of stories.
- c. Height of building.
- d. Number of dwelling units and density for multifamily site plans.
- e. Projected number of employees.
- f. If restaurant, show number of seats and occupancy load.
- g. Square footage for proposed development—gross square footage, non-storage area, square footage for each story, gross square footage of sales area, etc.
- h. Photograph or sketch of proposed sign with dimensions and material type.

Building and Structures

- a. Engineer plans and specifications for streets, sidewalks and driveways.
- b. All parking areas designated.
- c. Number of parking spaces.
- d. Number and location of handicapped spaces.
- e. Number and designation of loading spaces.
- f. Number of square feet of paved parking and driveway area.
- g. Surface materials of driveway.
- h. Cross section of proposed street improvements.
- i. Fire lanes.
- j. Location of proposed driveway(s) and median cut(s).
- k. Internal traffic circulation plan, including directional arrows and signs to direct traffic.
- l. Location of traffic-control circulation plan, including directional arrows and signs to direct traffic flow.
- m. Designate location of sidewalks.
- n. All proposed streets and alleys.

See Chapter 160 for additional required information.



Florida Department of
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Ryan E. Matthews
Interim Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s): Sunshine Properties & Rentals, Inc.
File No: 0352452001EG
File Name: SUNSHINE PROPERTIES
Site Address: 702 W Miller St
 Fruitland Park FL - 34731 2232
County: Lake
Latitude: 28° 51' 42.9017"
Longitude: -81° 54' 52.2433"
Total Project Area: 1.28
Total Impervious Surface Area: 0.75
**Approximate Date of Commencement
of Construction:** 06/01/2017
Registered Florida Professional: Keith Riddle
License No.: 38800
Company: Riddle - Newman Engineering, Inc.

Date: March 24, 2017

Keith Riddle certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Central District
3319 Maguire Blvd
Orlando, FL 32803

This certification was submitted along with the following electronic documents:

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Keith Riddle, License No. 38800, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at Erp.selfcerts@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Central District
3319 Maguire Blvd
Orlando, FL 32803

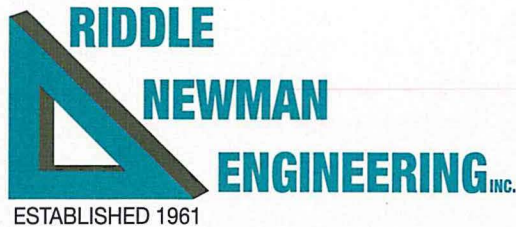
Select Language ▼

PROPERTY RECORD CARD

RECEIVED MAR 23 2017

General Information

Owner Name:	SUNSHINE PROPERTIES & RENTALS INC	Alternate Key:	1170273
Mailing Address:	1523 GROVE AVE LEESBURG, FL 34778 Update Mailing Address	Parcel Number:	04-19-24-000300003200
		Millage Group and City:	00F2 (FRUITLAND PARK)
		Total Certified Millage Rate:	18.1385
		Trash/Recycling /Water/Info:	My Public Services Map ⓘ
Property Location:	702 WEST MILLER ST FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	<p>E 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4--LESS ROADS & LESS N 431.07 FT & LESS FROM NW COR OF SW 1/4 RUN S 0-34-30 W ALONG W LINE OF SW 1/4 A DIST OF 1297.59 FT TO A POINT ON THE EXISTING N R/W LINE OF CR 466A, S 89-04-41 E ALONG SAID EXISTING N R/W LINE A DIST OF 1655.31 FT FOR POB, RUN N 0-34-22 E 34 FT, S 89-04-41 E ALONG SAID PARALLEL LINE A DIST OF 109.22 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE S'LY, HAVING A RADIUS OF 34441.41 FT, A CHORD BEARING OF S 88-56-42 E & A CHORD DIST OF 159.95 FT, THENCE RUN E'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0-15-58 A DIST OF 159.95 FT, THENCE RUN N 45-38-53 E 64.04 FT, N 0-34-21 E 28.86 FT, S 89-25-39 E 16.55 FT TO A POINT ON E LINE OF E 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4, SAID POINT ALSO BEING ON THE EXISTING W R/W LINE OF ROSE STREET, S 0-34-21 W ALONG SAID EXISTING W R/W LINE A DIST OF 108.81 FT TO A POINT ON EXISTING N R/W LINE OF CR 466A, SAID POINT BEING ON A CURVE CONCAVE S'LY, HAVING A RADIUS OF 34407.41 FT, A CHORD BEARING OF N 88-53-35 W & A CHORD DIST OF 222.05 FT, THENCE DEPARTING SAID EXISTING W R/W LINE FROM A TANGENT BEARING OF N 88-42-29 W, RUN W'LY ALONG SAID EXISTING N R/W LINE & THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0-22-11 A DIST OF 222.05 FT TO THE POINT OF TANGENCY, THENCE </p>		



RECEIVED APR 24 2017

April 24, 2017

Mr. Charlie Rector
 Community Development Director
 City of Fruitland Park
 506 West Berckman Street
 Fruitland Park, FL 34731

Dear Charlie:

**RE: *Sunshine Properties
 Site Plan Submittal (Major)***

Enclosed herewith please find the following in support of the above-referenced site plan re-submittal:

- (3) Copies of the Site Plan Revised
- (3) Copies of the Landscape Plan Revised
- (2) Copies of the Stormwater Calculations Revised
- (2) Copies of Lift Station Calculations

In response to the specific comments received, we offer the following:

LPG Urban & Regional Planners

1. Per our conversation with Charlie, we have revised the site to reflect the use as a Shopping Center. The parking required for a shopping center is 1 space per 250 square feet. The site data box has been revised to reflect adequate parking.
2. The Variance Resolution number has been added to the plan.
3. The Owner's phone number has been added to the plan.
4. The surrounding zoning and land use have been added to the plan.
5. The landscape plan has been revised to show a 10' buffer along Rose Street.
6. The buffer shrub quantities are in accordance with buffer requirements table in chapter 164 which requires 15 shrubs per 100 lineal feet of buffer. The planting shown is in excess of the requirements. We have replaced the azaleas with an alternate shrub from the approved shrub list.
7. An irrigation plan will be submitted as soon as a Certified Contractor has been hired for this project.
8. The Chinaberry trees have been removed from the plan. A note was added to the landscape detail plan to describe the removal and replacement tree ratio for this project.

Civil
Engineering

Structural
Engineering

Land
Development

Drinking
Water

Wastewater

Stormwater
Management

Environmental
Permitting

BESH

1. The pre-development curve number has been changed to 39 as requested.
2. The soils report has been revised per the recommendations.
3. Recovery analysis shows recovery for the volume of rainfall generated from the 25 year/96 hour storm event.
4. Hydraulic Calculations are included in Appendix "J" of the revised calculations submitted herewith.
5. Drainage Map is included in Appendix "I" of the calculations.
6. The pond does account for the offsite runoff coming from the Western ½ of Rose Street where applicable.
7. Parking calculations have been revised per conversations with Charlie Rector.
8. Dimensions for the landscape islands have been added.
9. We have shown the location of the proposed sign.
10. Estimated trip generation is shown on the cover sheet.
11. The driveway location was shown on the site plan and submitted to Charlie, the Planning & Zoning Board and City Commission during the Variance approval process.
12. Detectable warning mats have been shown and called out.
13. "Do Not Enter" signs have been added as requested.
14. Power Pole has been shown to be removed.
15. Additional spot elevations have been shown at the driveways.
16. Additional spot elevations have been shown for the cross-walks.
17. Sidewalk slopes have been revised as requested.
18. Plans have been coordinated with Seth Lynch at Lake County Public Works to ensure driveway conforms to future plans. Driveway configuration has been established to match the future work.
19. Retention pond overflow has been revised based on conversations with Seth Lynch. Overflow was changed to weir which will overflow to a ditch bottom inlet to be constructed by Lake County during the road widening project.
20. Details have been added as requested.
21. Note for private lift station has been added to the plan.
22. Lift station is shown as Duplex.
23. Sidewalk detail revised as requested.
24. Wheel stop detail revised as requested.
25. Lift Station calculations are submitted herewith.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

RIDDLE - NEWMAN ENGINEERING, INC.



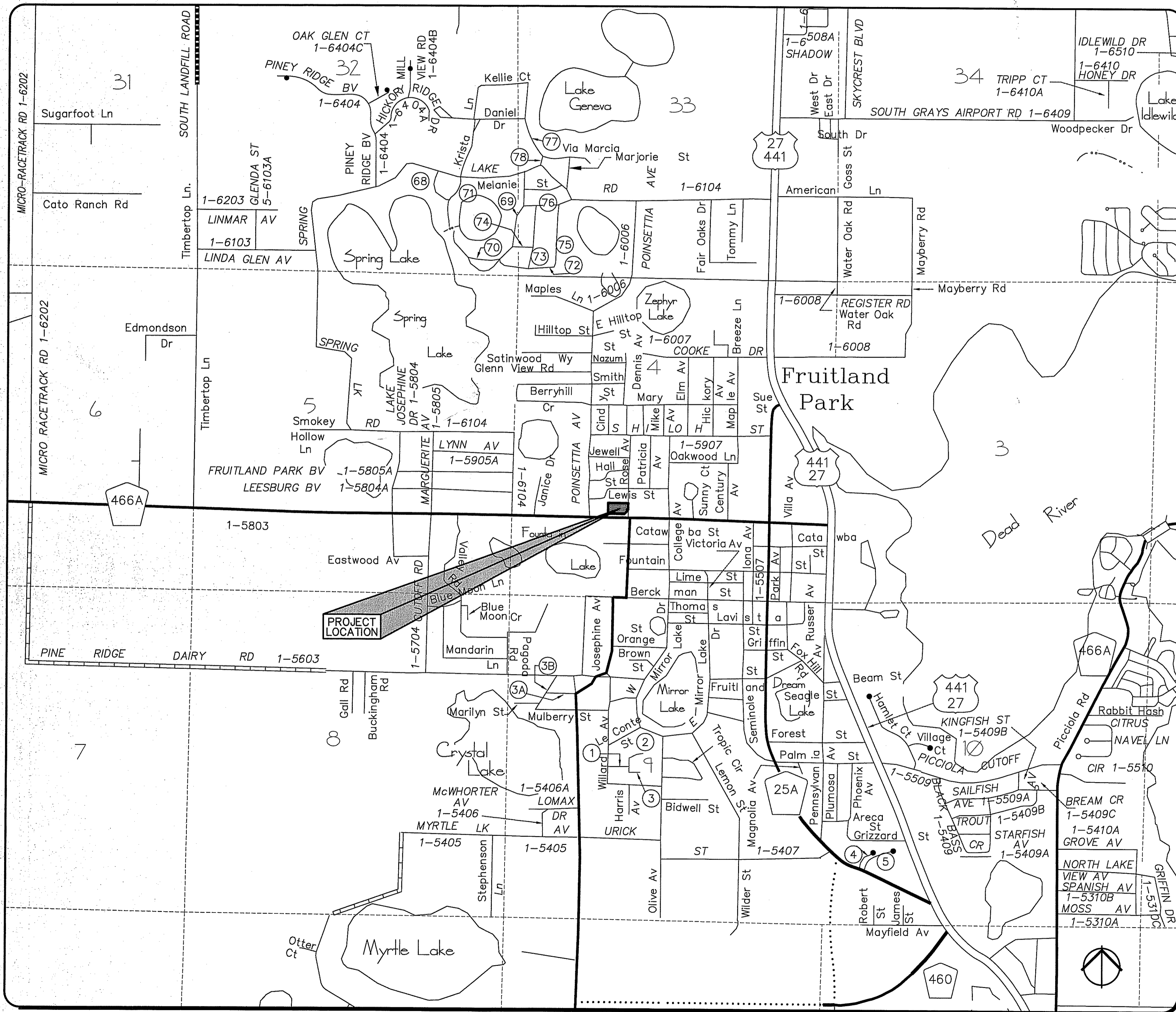
Keith E. Riddle, P.E.

cc: Mike Hanna

SUNSHINE PROPERTIES & RENTALS

FRUITLAND PARK, FLORIDA

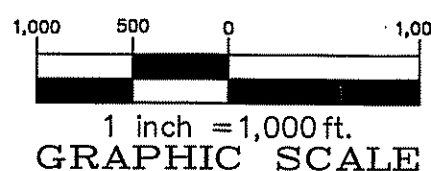
RECEIVED APR 24 2017



SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST



LOCATION PLAN
SCALE: 1"=1,000'



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY PETULLA SURVEYING, INC., DATED 9/20/16.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FRUITLAND PARK, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF FRUITLAND PARK WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF FRUITLAND PARK REQUIREMENTS.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE OWNER WILL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.

LEGAL DESCRIPTION

The East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter, in Section 5, Township 19 South, Range 24 East, Lake County, Florida, Less the North 431.07 feet, Also Less and Except the following: Commence at a car axle with no identification located at the Northwest corner of the Southwest Quarter of Section 4, Township 19 South, Range 24 East, Lake County, Florida; thence run South 00°34'30" West, along the West line of the Southwest Quarter of said Section 4, a distance of 12987.59 feet to a point on the existing North Right of Way Line of County Road 466A as depicted on Road Map 2, Page 118, in the Public Records of Lake County, Florida; thence departing said West Line run South 89°04'41" East, along said existing Right of Way Line, a distance of 1655.31 feet to the Point of Beginning, said point being on the West Line of a parcel of land described in Official Records Book 1224, Page 1302, of the Public Records; thence, departing said existing North Right of Way Line, run North 00°34'22" East along said West property line, a distance of 34.00 feet to a point on a line running parallel with and 34.00 feet Northerly of, when measured perpendicular to, said existing Right of Way Line; thence run South 89°04'41" East, along said parallel line a distance of 109.22 feet to the point of curvature of a curve concave Southerly, having a radius 34,441.41 feet, a chord bearing of South 88°56'42" East and a chord distance of 159.95 feet; thence run Easterly along the arc of said curve, through a central angle of 00°15'58", a distance of 159.95 feet; thence departing said curve, run North 45°38'53" East, a distance of 64.04 feet; thence run North 00°34'21" East, a distance of 28.86 feet; thence run South 89°25'39" East, a distance of 18.55 feet to a point on the East line of the East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 4, 22, Page 53, of said Public Records; thence run South 00°34'21" West, along said existing Right of Way Line, a distance of 108.81 feet to a point on the aforesaid existing North Right of Way Line of County Road 466A, said point being on a curve concave Southerly, having a radius of 34,407.41 feet, chord bearing of North 88°53'35" West and a chord distance of 222.05 feet; thence, departing said existing West Right of Way Line from a tangent bearing of North 88°42'29" West, run Westerly along said existing North Right of Way Line and arc of said curve, through a central angle of 00°22'11", a distance of 222.05 feet to the point of tangency; thence run North 89°04'41" West, along said existing North Right of Way Line, a distance of 109.02 feet to the Point of beginning.

SITE DATA

PROJECT AREA = 55,662 sq.ft. (1.28 ac.)
 EXISTING IMPERVIOUS AREA = 6,397 sq.ft. (0.15 ac.)
 EXISTING IMPERVIOUS AREA TO REMAIN = 0 sq.ft. (0 ac.)
 PROPOSED IMPERVIOUS AREA = 32,878 sq.ft. (0.75 ac.)
 PERCENT IMPERVIOUS AREA = 59.07% (of total area)
 MINIMUM OPEN SPACE = 30%
 OPEN SPACE PROVIDED = 40.93%
 FLOOD ZONE = "X"
 ZONING = "C-2"
 EXISTING USE OF SITE = RESIDENTIAL
 PROPOSED USE OF SITE = SHOPPING CENTER
 PROPOSED BUILDING SQUARE FOOTAGE = 7,500 sq.ft. (1 STORY)
 HEIGHT OF BUILDING = 15'
 MAX. NUMBER OF EMPLOYEES = 10 EMPLOYEES
 PARKING REQUIRED = 30 spaces
 SHOPPING CENTER = 1 space per 250 sq.ft.
 PARKING PROVIDED = 35 spaces
 BUILDING SETBACKS: FRONT = 50'
 SIDE = 10'/0'
 REAR = 10'
 LANDSCAPE BUFFERS: FRONT = 15'
 SIDE = 10'
 REAR = 10' APPROVED BY VARIANCE (#2017-007)
 TRAFFIC ESTIMATE:
 ITE LAND USE = 820 (SHOPPING CENTER)
 ADF = 42.94 x 7.5 = 322 TRIPS / DAY
 ROSE AVENUE = 161 TRIPS / DAY (50%)
 CR 466A = 161 TRIPS / DAY (50%)
 ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

SHEET INDEX

C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & UTILITY PLAN
C4.1-C4.3	DETAIL SHEETS

OWNER

Patricia Ann Pospisil
 Sunshine Properties & Rentals, Inc.
 1523 Grove Ave
 Leesburg, Florida 34748
 Phone (352) 516-6076

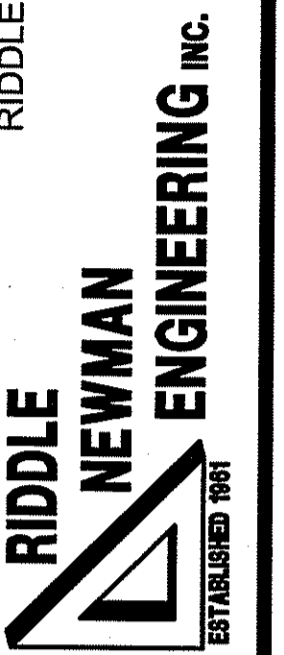
ENGINEER

Keith E. Riddle, P.E.
 Riddle - Newman Engineering, Inc.
 115 North Canal Street
 Leesburg, Florida 34748
 Phone (352) 787-7482
 Fax (352) 787-7412

SURVEYOR

Edward R. Petulla, PLS
 Petulla Surveying, Inc.
 101 Weber Avenue
 Leesburg, Florida 34748
 Phone (352) 516-0731
 Fax (352) 315-0500

RIDDLE - NEWMAN ENGINEERING, INC.
 115 NORTH CANAL STREET
 LEESBURG, FLORIDA 34748
 PHONE (352) 787-7482
 FAX (352) 787-7412
 keth@riddlenewman.com
 CA# 00002883



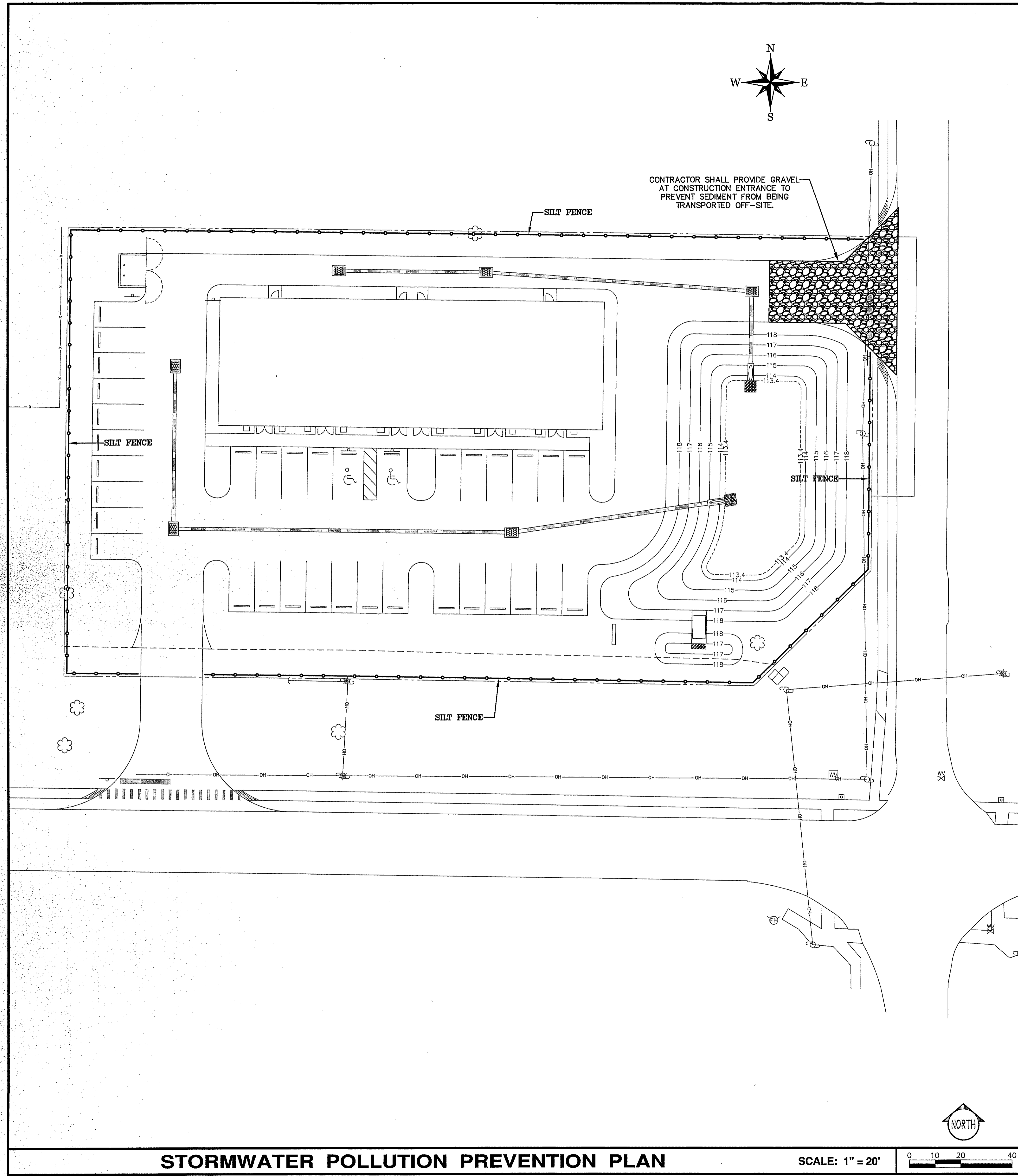
REVISIONS
 REV #1
 REV #2
 REV #3
 REV #4
 REV #5
 REV #6
 REV #7
 REV #8
 REV #9
 REV #10

DATE: 3/24/17
 PROJECT NO: 16.38
 SHEET NO: C1.1

DRAWN: R.S.H.
 CHECKED: K.E.R.
 SCALE: 1"=1,000'
 DATE: 3/24/17
 PROJECT NO: 16.38

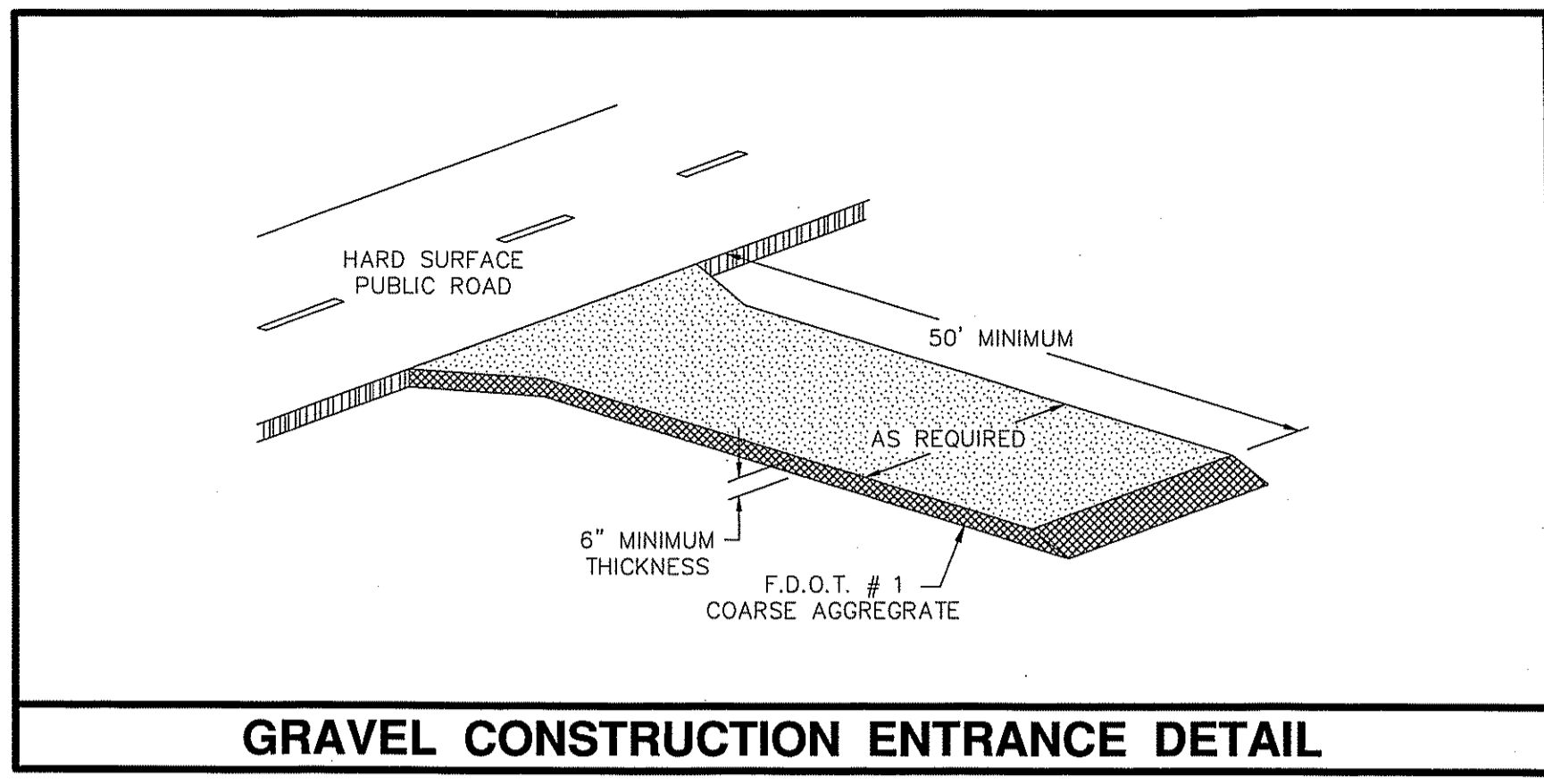
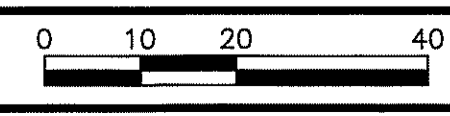
COVER SHEET
 SUNSHINE PROPERTIES & RENTALS
 FLORIDA
 FRUITLAND PARK

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 SHEET NO. C1.1



STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 20'

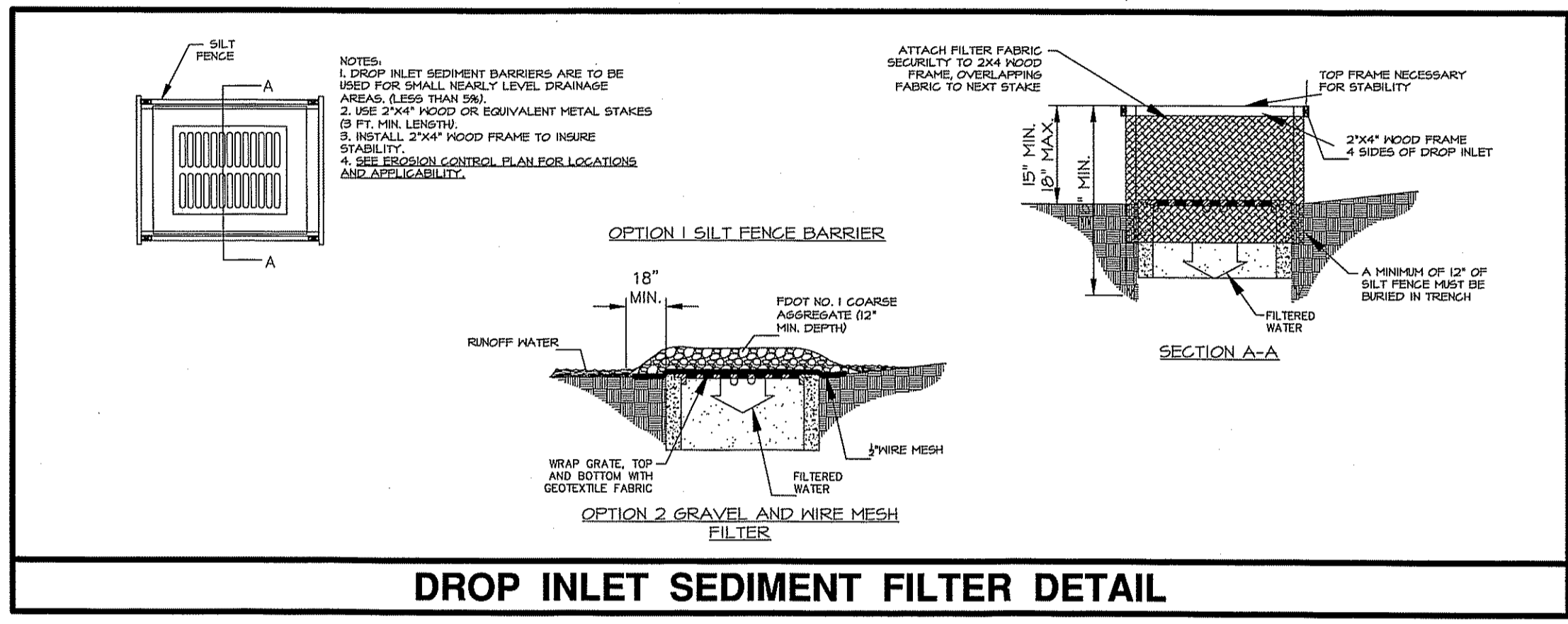


GRAVEL CONSTRUCTION ENTRANCE DETAIL

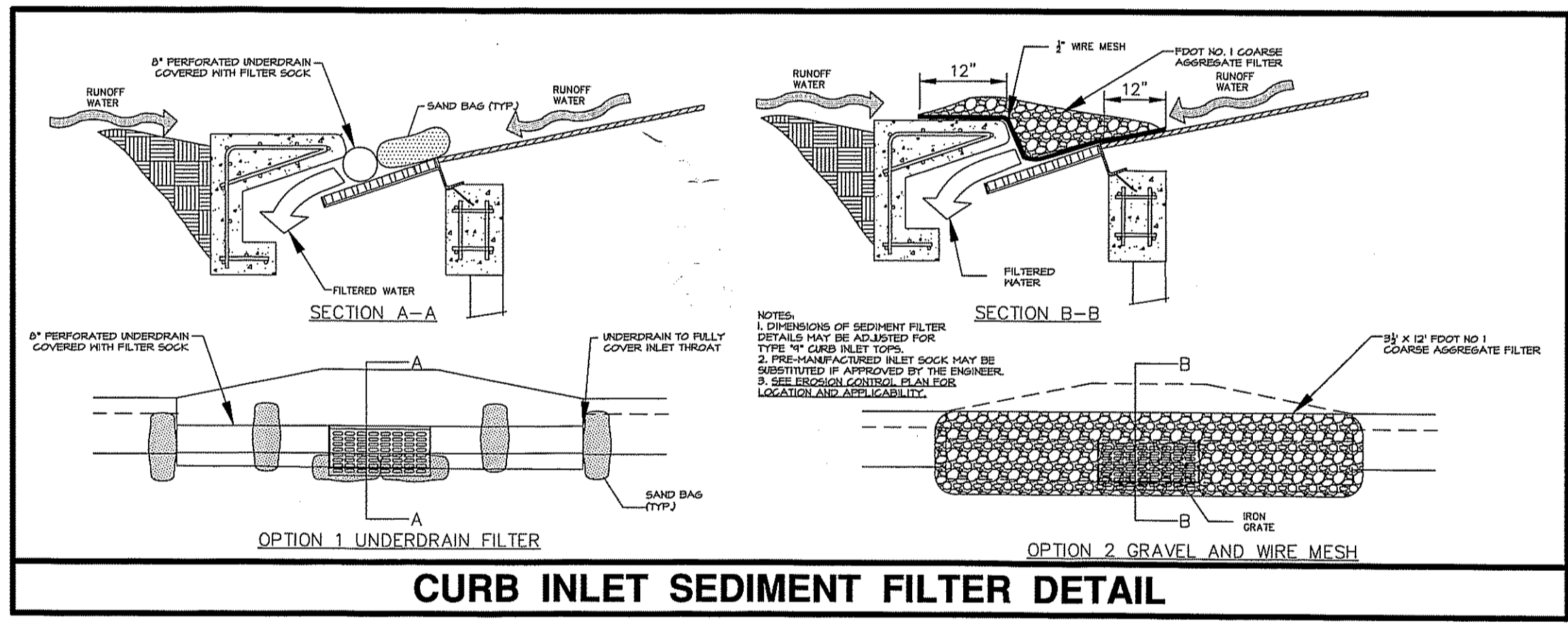
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDEP NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "F" INLETS.

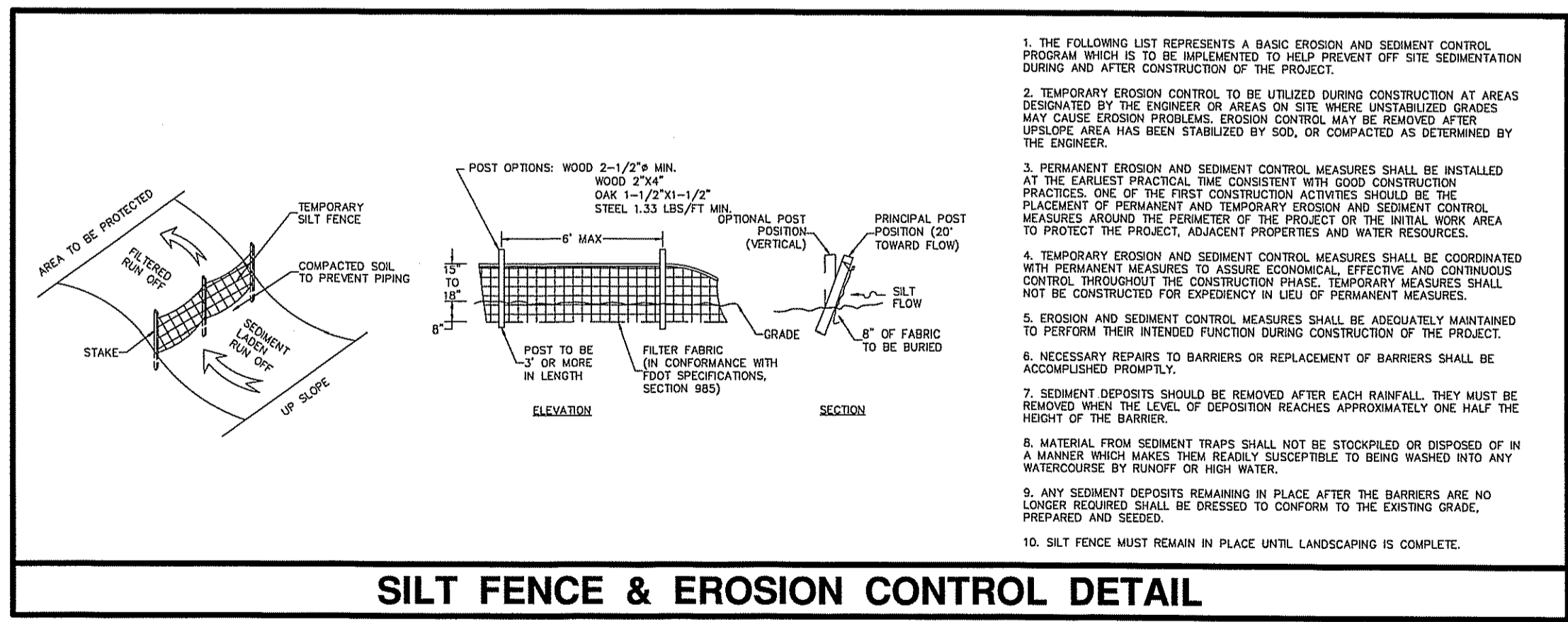
FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL LIMEROCK BASE IS FINISHED AND PRIMED.



DROP INLET SEDIMENT FILTER DETAIL



CURB INLET SEDIMENT FILTER DETAIL



SILT FENCE & EROSION CONTROL DETAIL

NPDES Requirements

- Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acre) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operators that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Town, City or County), shall obtain coverage either under a Generic permit or an Individual permit.
- The owner will obtain the NDEP permit during the permitting process.
- The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Forms. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.
- The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWPPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the FDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

RIDDLE - NEWMAN ENGINEERING, INC.
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 LEESBURG, FLORIDA 34746
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 FAX (352) 787-7412
 keth@rnewman.com
 CA# 0002685

RIDDLE NEWMAN ENGINEERING INC.
 ESTABLISHED 1961

REV #	REV #	REV #	REV #	REV #

KEITH E. RIDDLE, P.E.
 FLA. REGIS. NO. 38800

DRAWN: R.S.H.	CHECKED: K.E.R.	SCALE: 1"=20'	DATE: 3/24/17	PROJECT NO: 16.38
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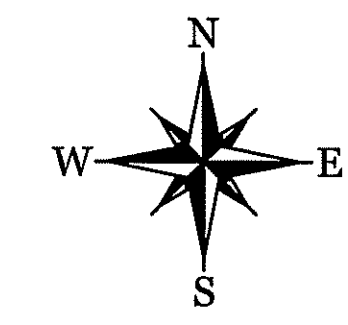
STORMWATER POLLUTION PREVENTION PLAN
SUNSHINE PROPERTIES & RENTALS
 FLORIDA
 FRUITLAND PARK

SHEET NO. C1.2

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W 1/2-SW 1/4-NE 1/4-SW 1/4

E 1/2-SW 1/4-NE 1/4-SW 1/4



BOUNDARY LINE TABLE

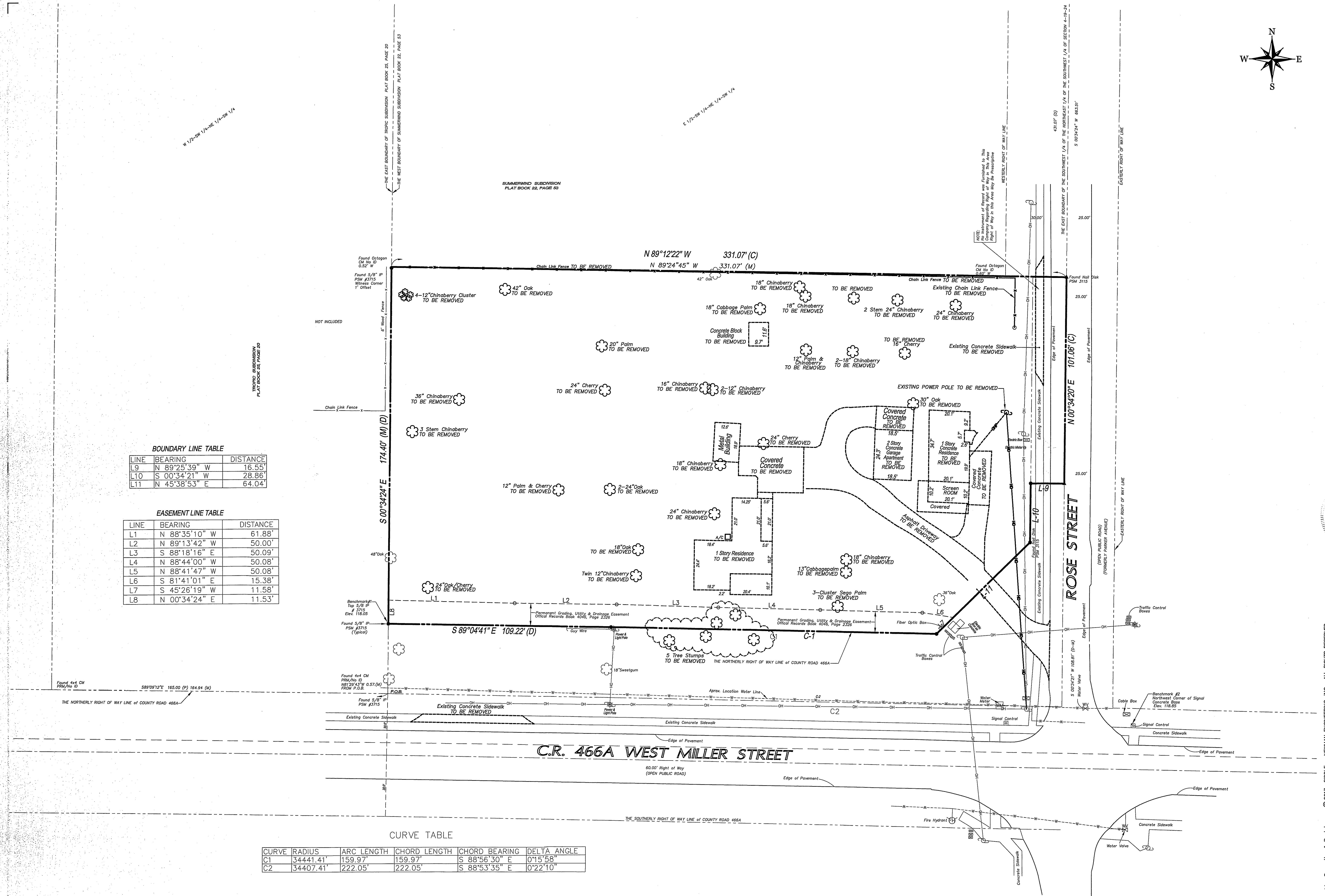
LINE	BEARING	DISTANCE
L9	N 89°25'39" W	16.55'
L10	S 00°34'21" W	28.86'
L11	N 45°38'53" E	64.04'

EASEMENT LINE TABLE

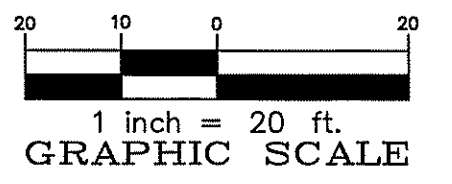
LINE	BEARING	DISTANCE
L1	N 88°35'10" W	61.88'
L2	N 89°13'42" W	50.00'
L3	S 88°18'16" E	50.09'
L4	N 88°44'00" W	50.08'
L5	N 88°41'47" W	50.08'
L6	S 81°41'01" E	15.38'
L7	S 45°26'19" W	11.58'
L8	N 00°34'24" E	11.53'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	34441.41'	159.97'	159.97'	S 88°56'30" E	0°15'58"
C2	34407.41'	222.05'	222.05'	S 88°53'35" E	0°22'10"



DEMOLITION PLAN
SCALE: 1"=20'



RIDDLE - NEWMAN ENGINEERING, INC.
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 FAX (352) 787-7412
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 CA# 00002863

RIDDLE NEWMAN ENGINEERING INC.
 ESTABLISHED 1961

REV #1
 REV #2
 REV #3
 REV #4
 REV #5

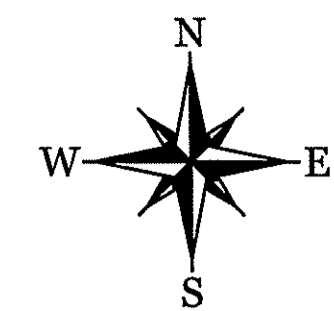
R.S.H.
 K.E.R.
 1"=20'
 3/24/17
 16.38

DEMOLITION PLAN
 SUNSHINE PROPERTIES & RENTALS
 FRUITLAND PARK
 FLORIDA

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 FILE: \16.38 Sunshine Properties & Rentals

SHEET NO.
C1.3

PROJECT NO. 16.38
 REVISION PER FRUITLAND PARK 4/21/17



W 1/2-SW 1/4-NE 1/4-SW 1/4

E 1/2-SW 1/4-NE 1/4-SW 1/4

ADJACENT ZONING = R-2
ADJACENT LAND USE = MIXED COMMUNITY & COMMERCIAL

ADJACENT ZONING = C-1
ADJACENT LAND USE = MIXED COMMUNITY

ADJACENT ZONING = R-2
ADJACENT LAND USE = RESIDENTIAL (SFMD)

ADJACENT ZONING = R-2 & C-1
ADJACENT LAND USE = MIXED COMMUNITY & COMMERCIAL

BOUNDARY LINE TABLE

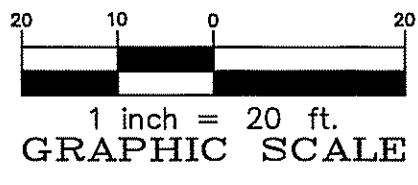
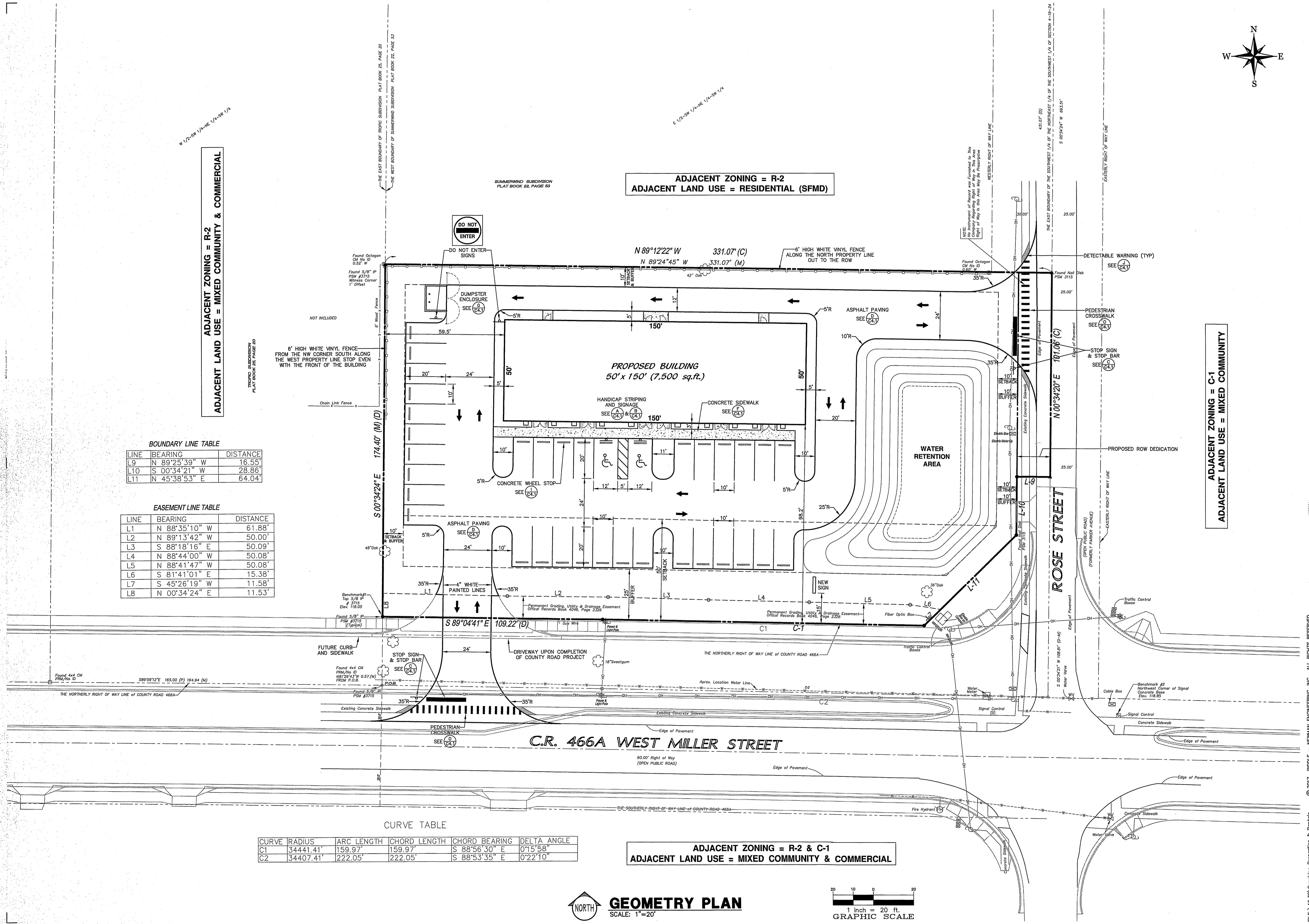
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GEOMETRY PLAN
SCALE: 1"=20'

RIDDLE NEWMAN ENGINEERING, INC.
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 FAX (813) 252-7412
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 CA# 0002883

RIDDLE NEWMAN ENGINEERING INC.
 ESTABLISHED 1981

REV #	REV #	REV #	REV #

KEITH E. RIDDLE, P.E.
 FLA. REGIS. NO. 36800

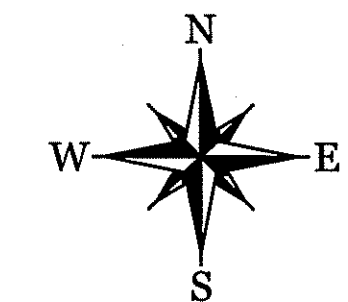
DRAWN: R.S.H.
 CHECKED: K.E.R.
 SCALE: 1"=20'
 DATE: 3/24/17
 PROJECT NO.: 16.38

GEOMETRY PLAN
SUNSHINE PROPERTIES & RENTALS
 FLORIDA
 FRUITLAND PARK

SHEET NO.
C2.1

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4/24/2017 9:44:19 AM, RSH



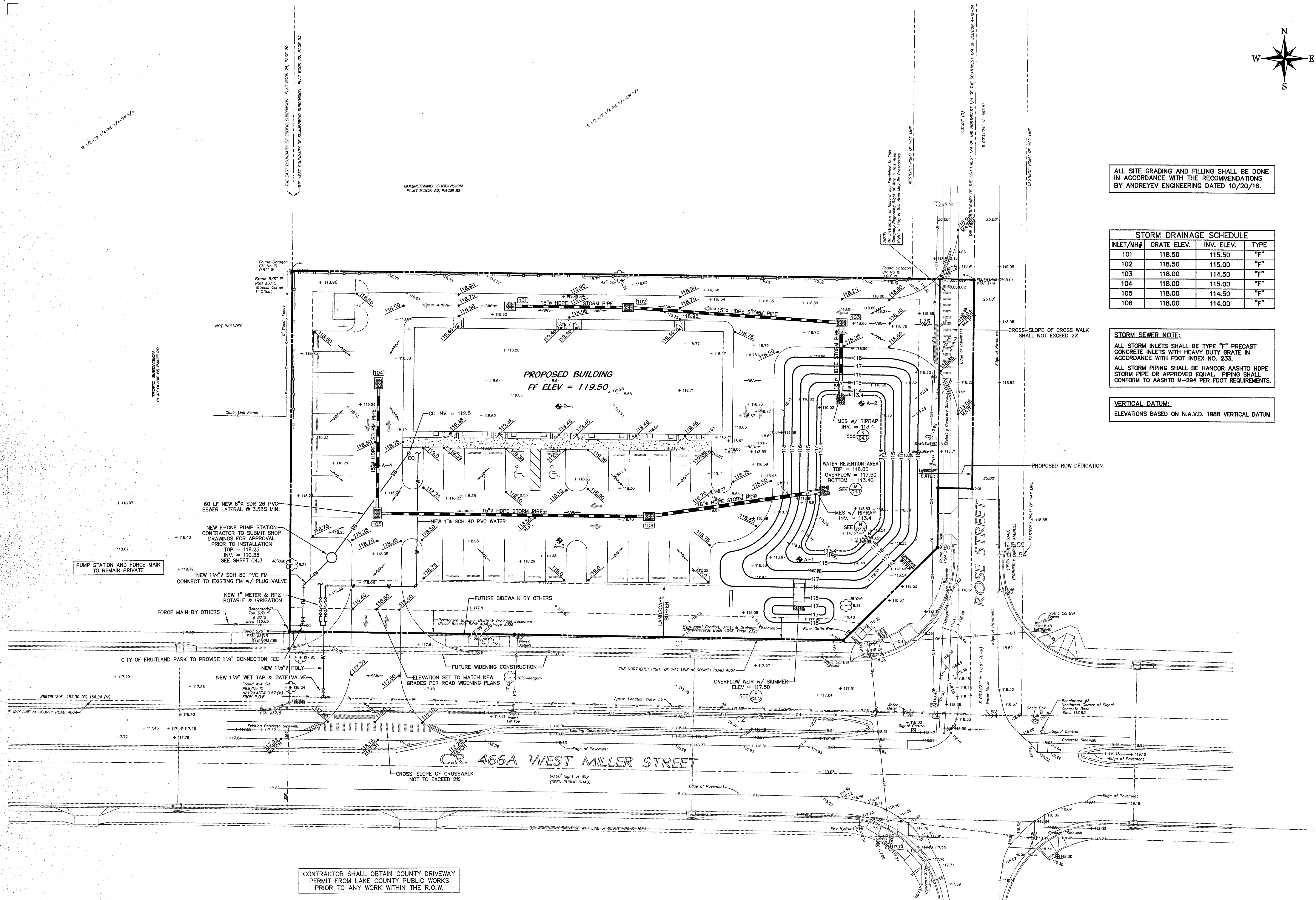
ALL SITE GRADING AND FILLING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS BY ANDREYEV ENGINEERING DATED 10/20/16.

STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	118.50	115.50	"F"
102	118.50	115.00	"F"
103	118.00	114.50	"F"
104	118.00	115.00	"F"
105	118.00	114.50	"F"
106	118.00	114.00	"F"

STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FDOT INDEX NO. 233.

ALL STORM PIPING SHALL BE HANCOR AASHTO HDPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FDOT REQUIREMENTS.

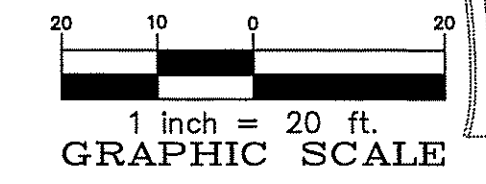
VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM



CONTRACTOR SHALL OBTAIN COUNTY DRIVEWAY PERMIT FROM LAKE COUNTY PUBLIC WORKS PRIOR TO ANY WORK WITHIN THE R.O.W.



GRADING & UTILITY PLAN
SCALE: 1"=20'



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RIDDLE NEWMAN ENGINEERING INC.
 ESTABLISHED 1961

REV # 1
 REV # 2
 REV # 3
 REV # 4
 REV # 5

R.S.H.
 K.E.R.
 SCALE: 1"=20'
 DATE: 3/24/17
 PROJECT NO: 16.38

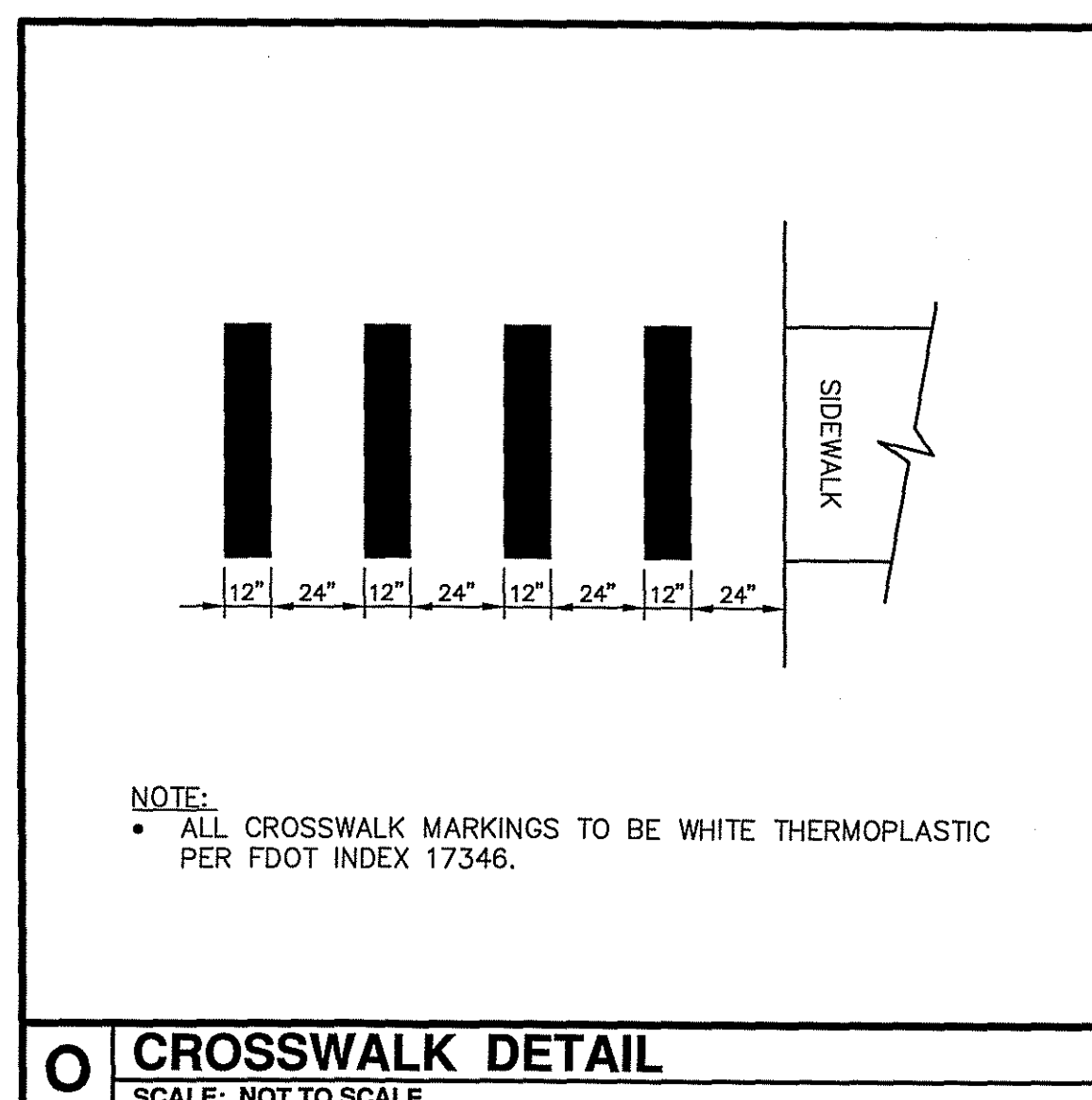
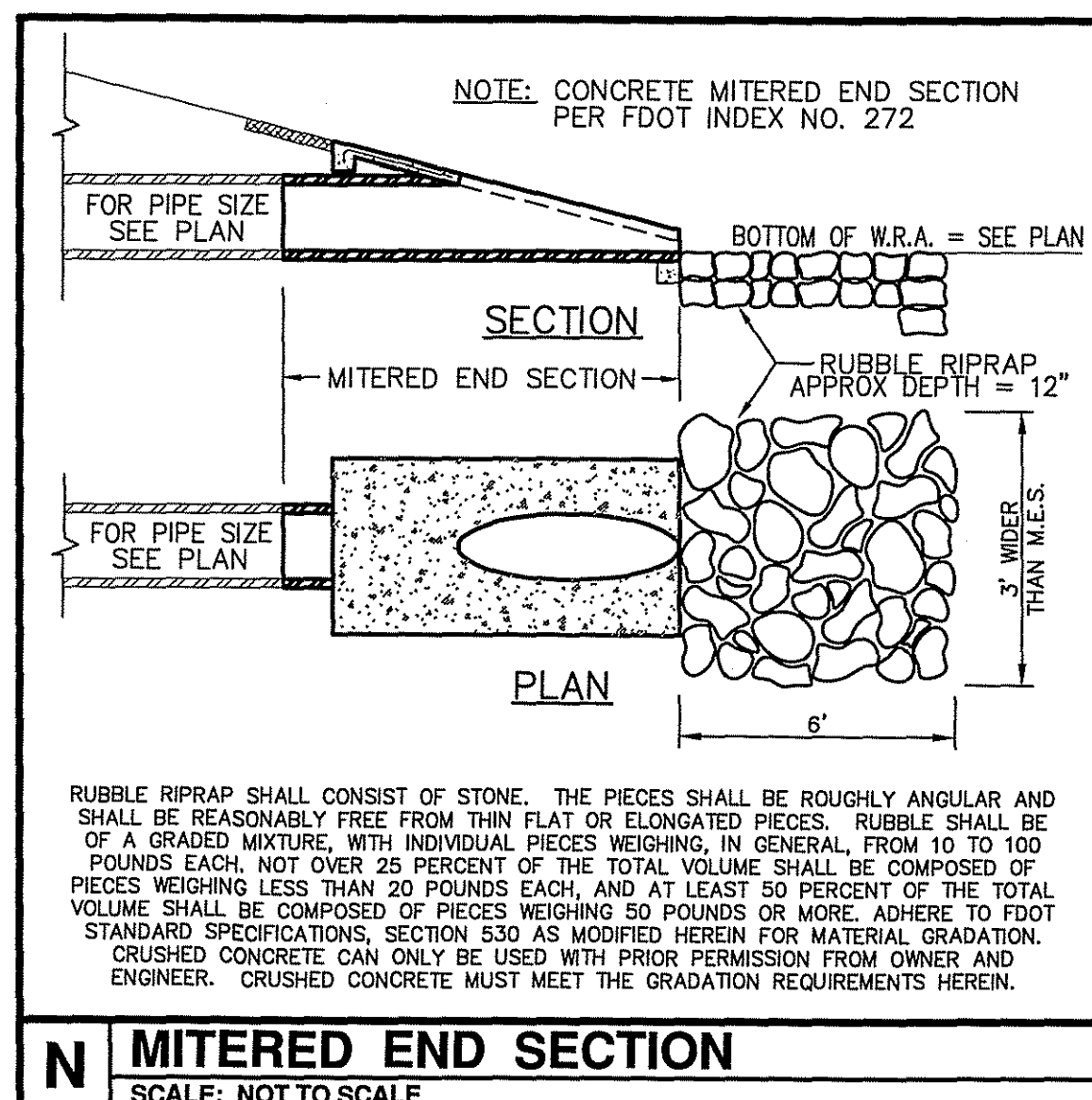
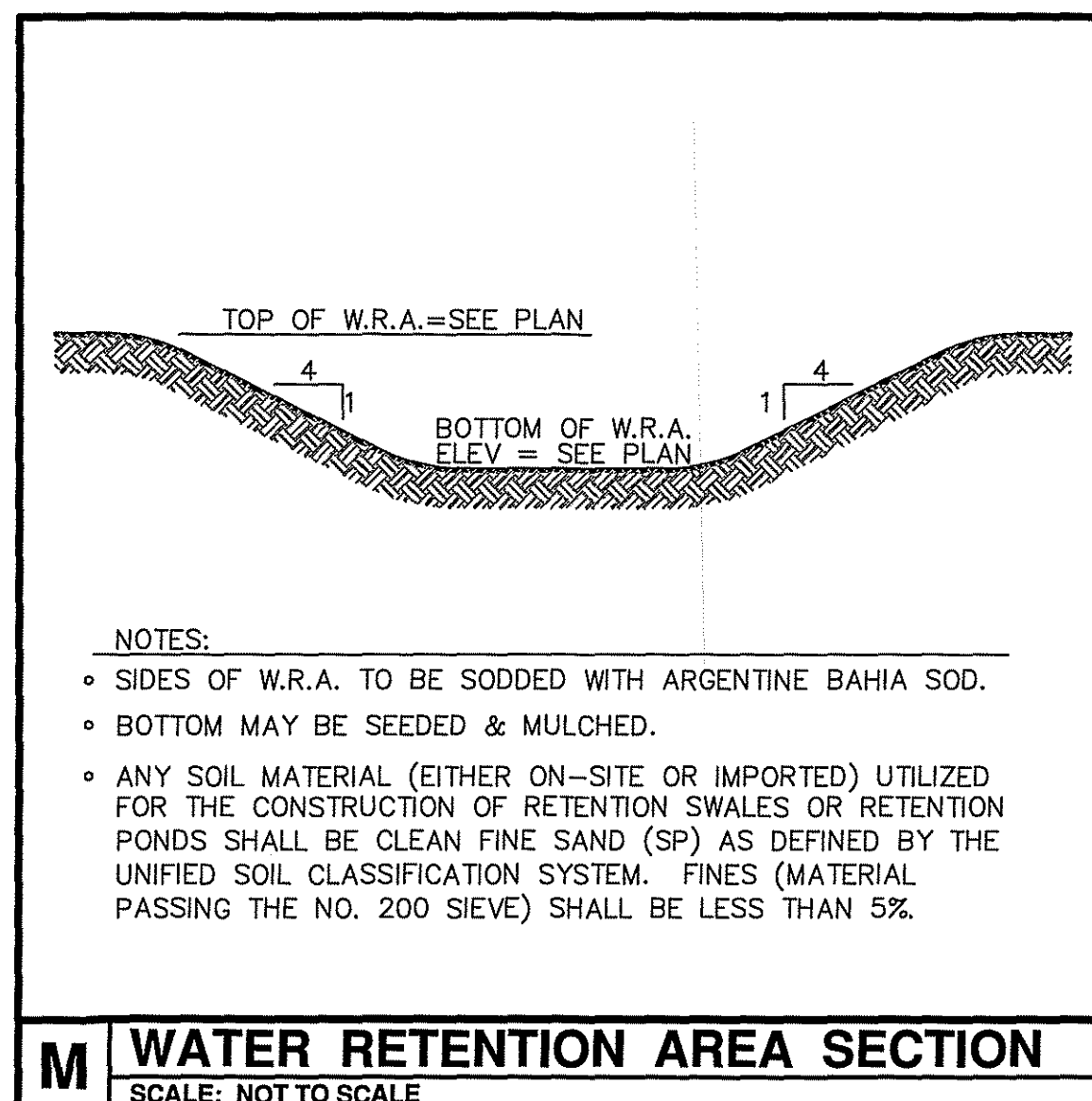
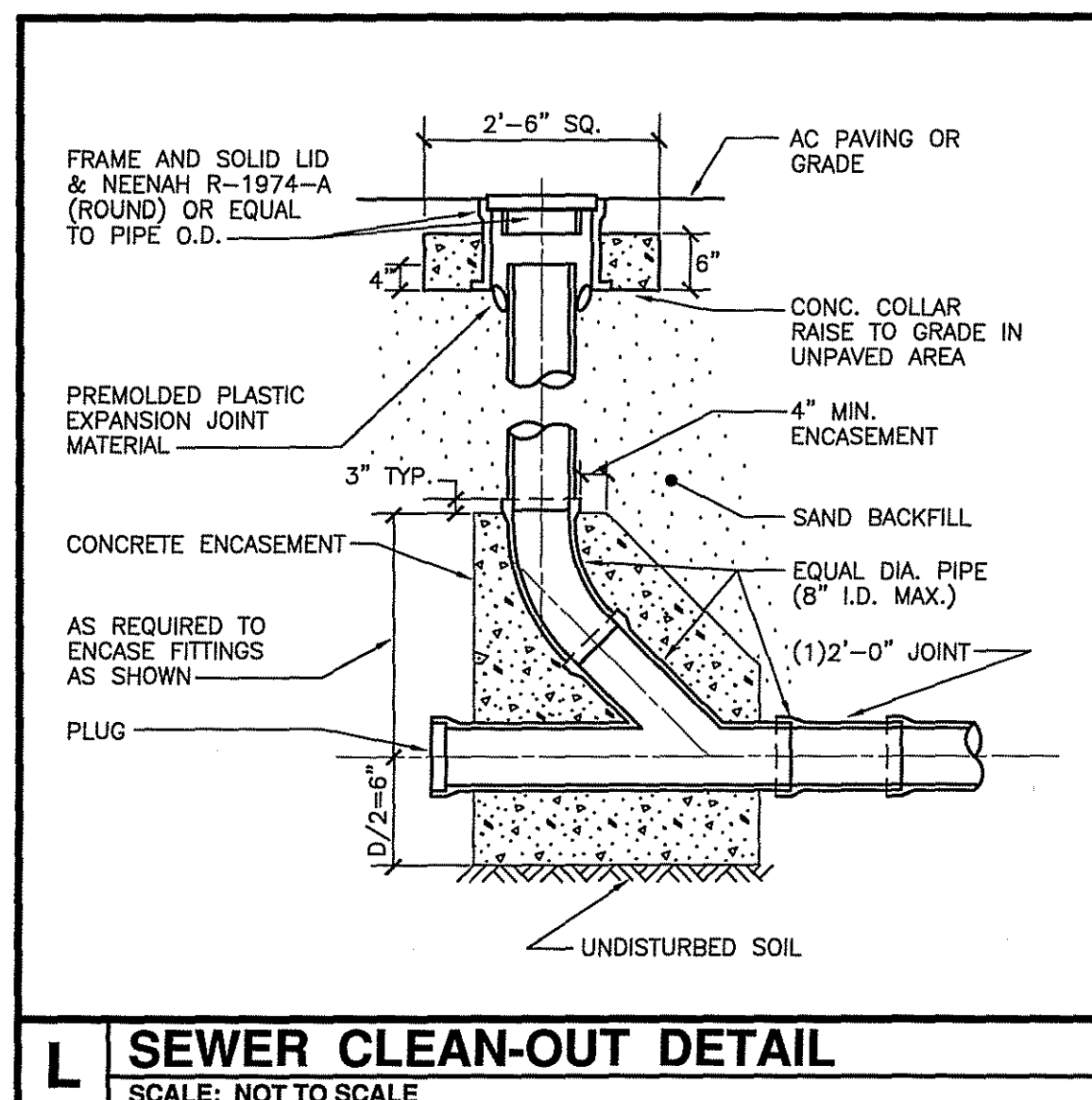
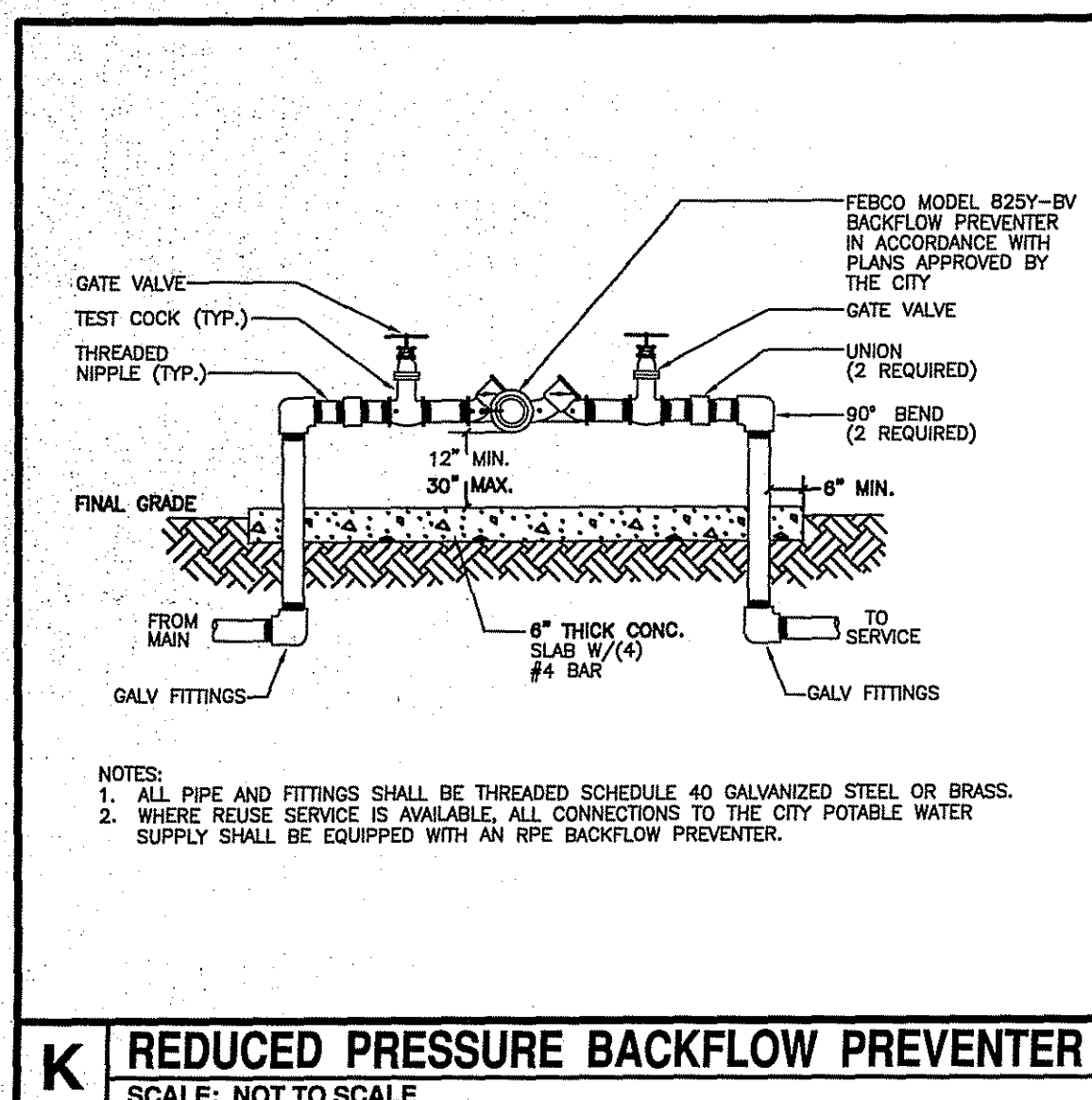
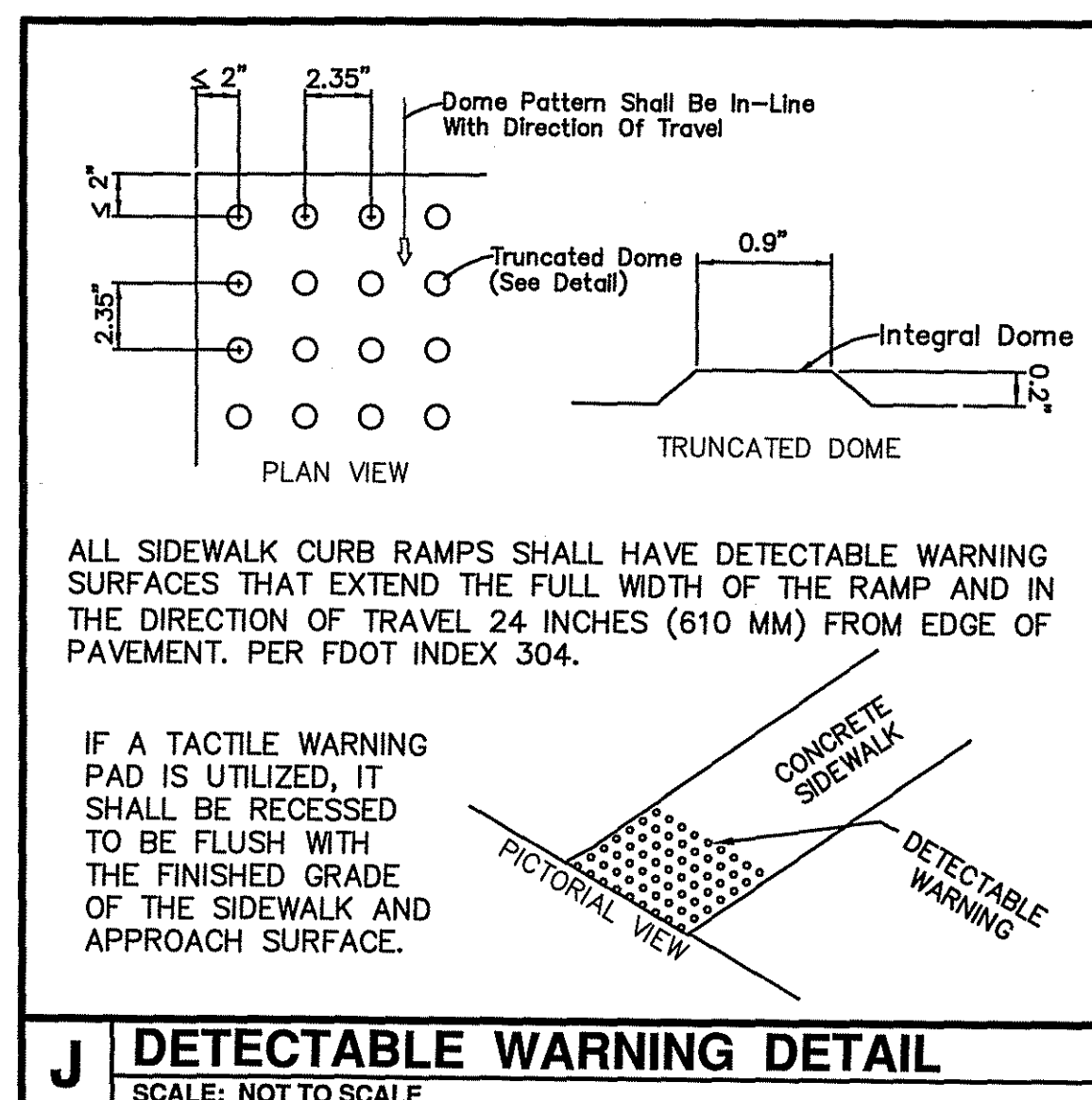
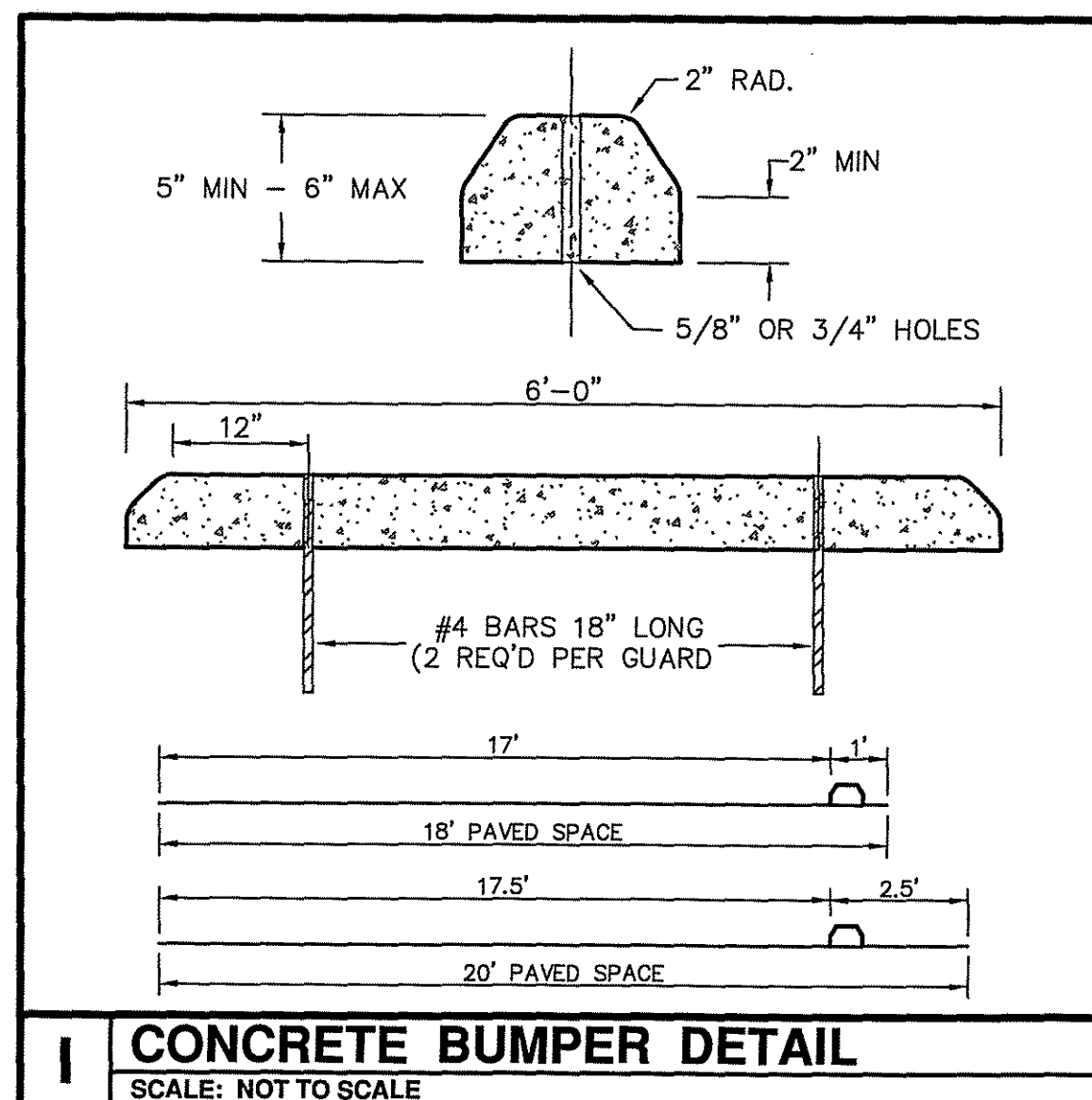
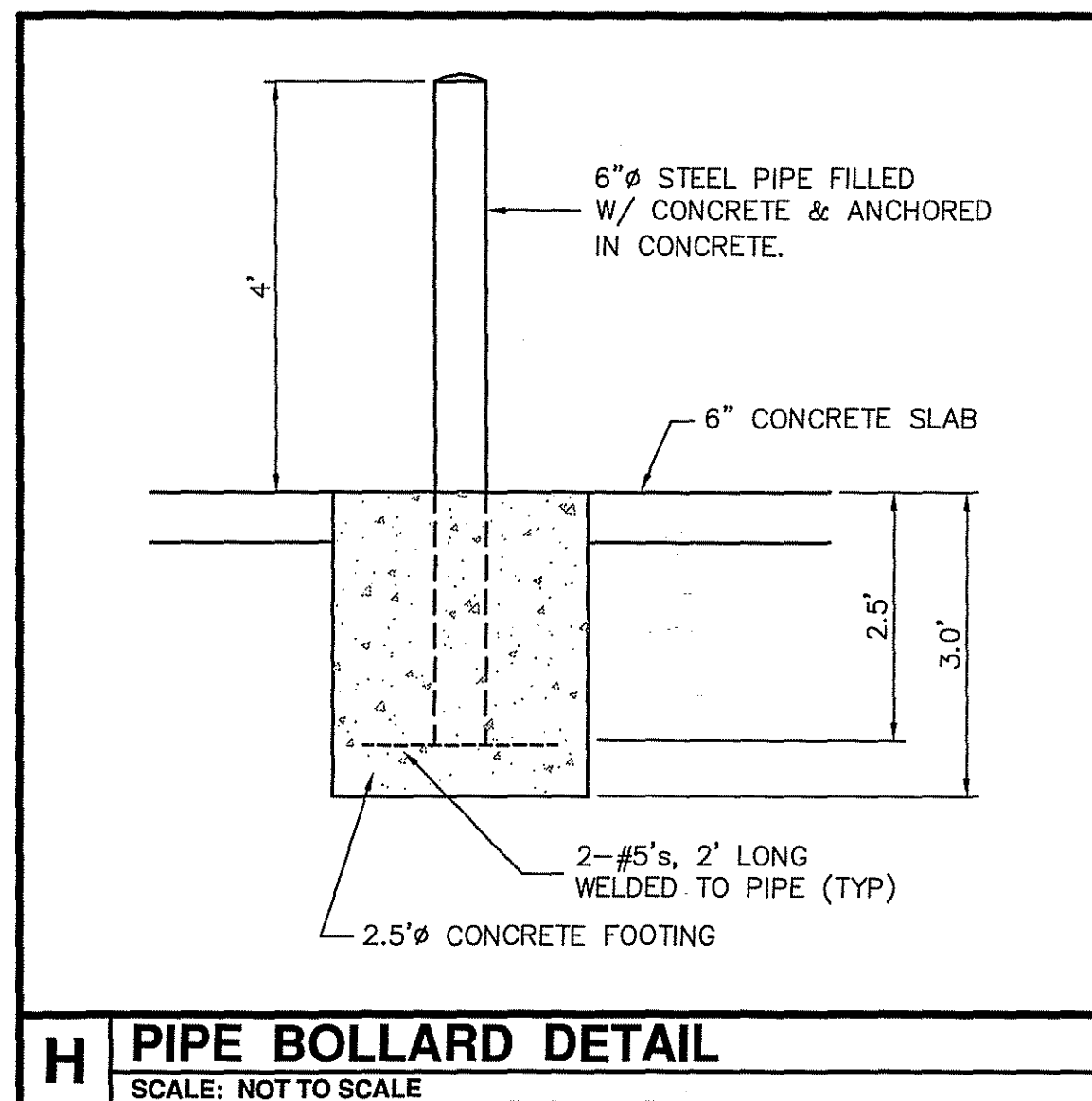
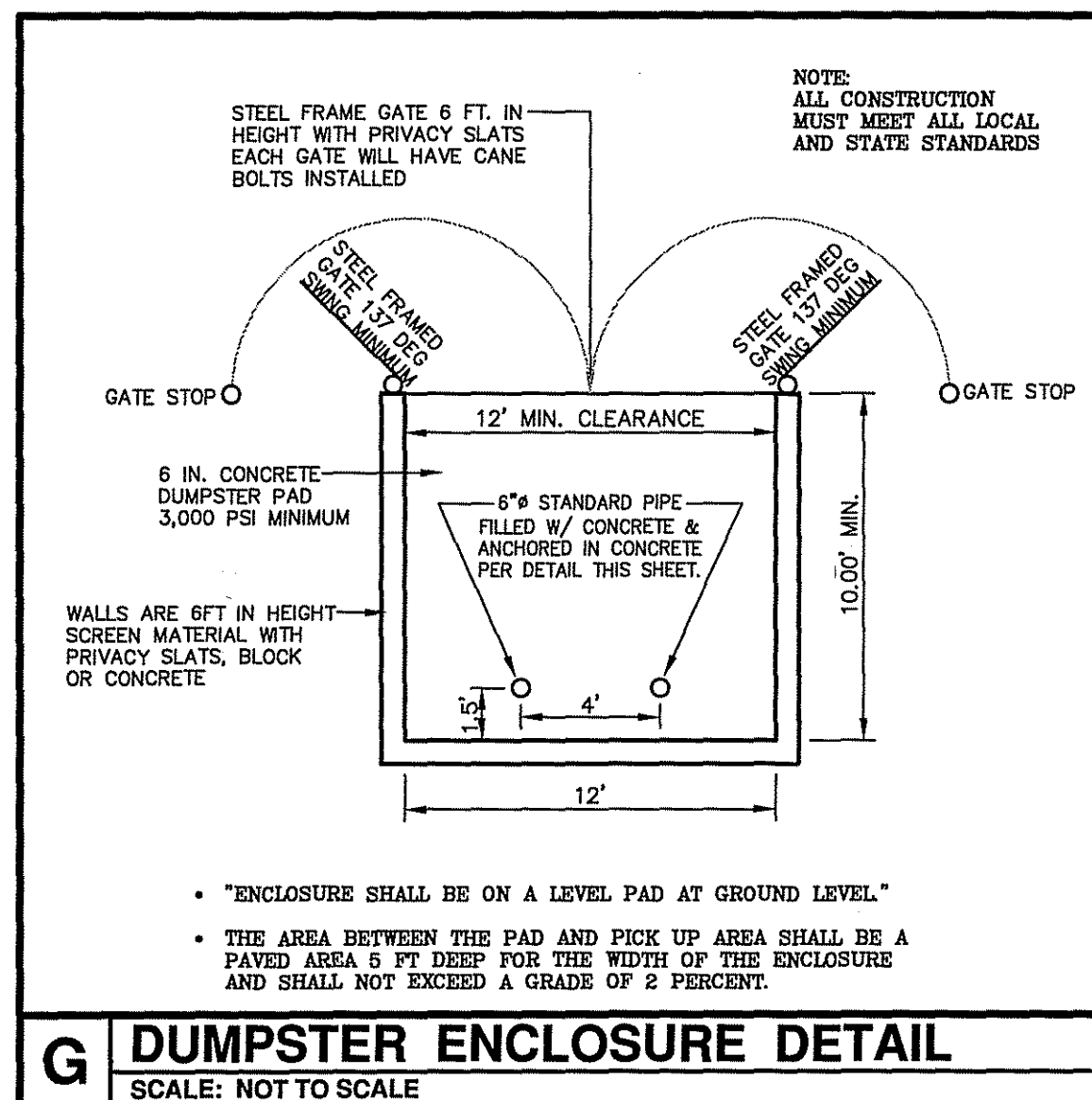
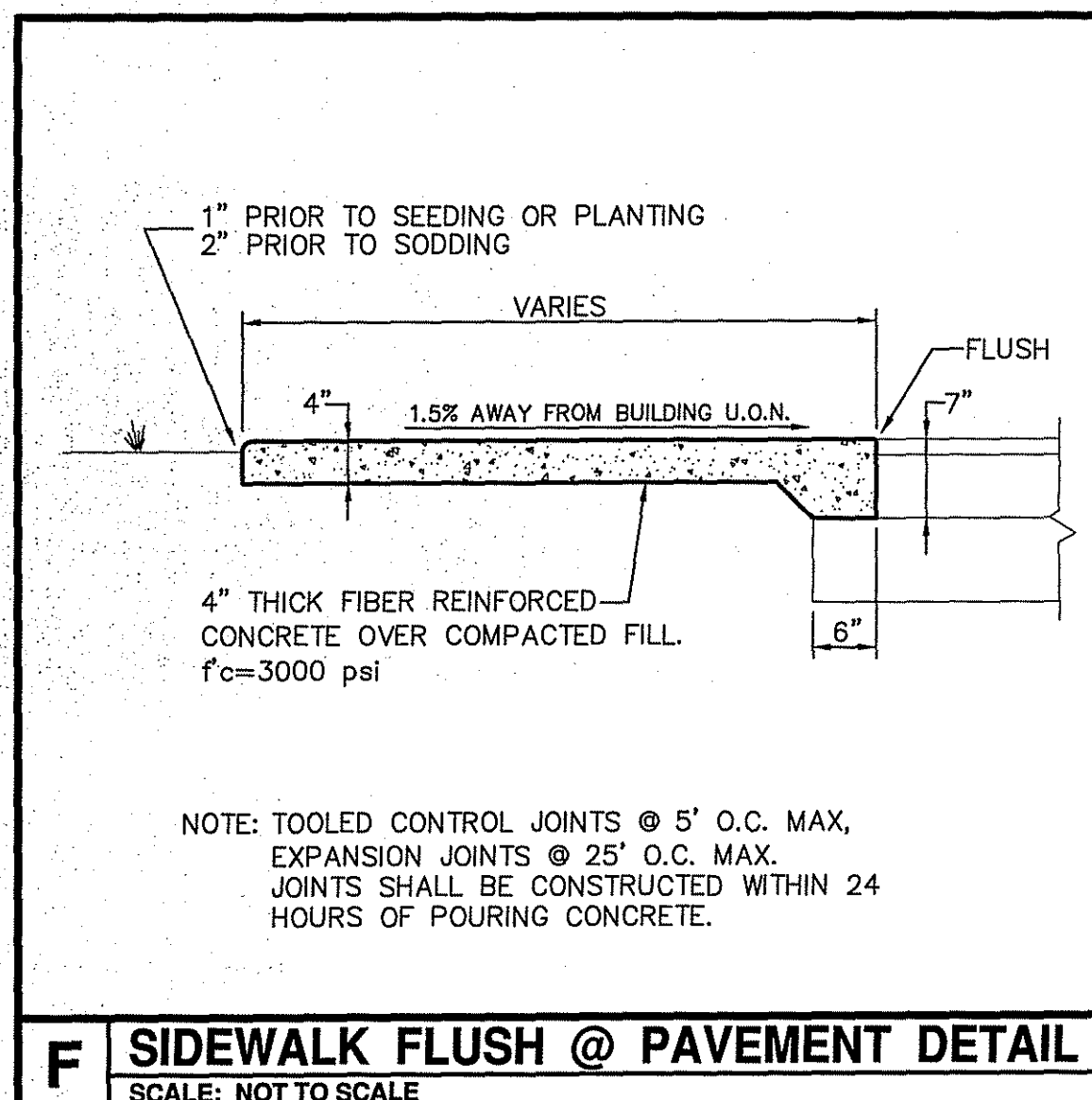
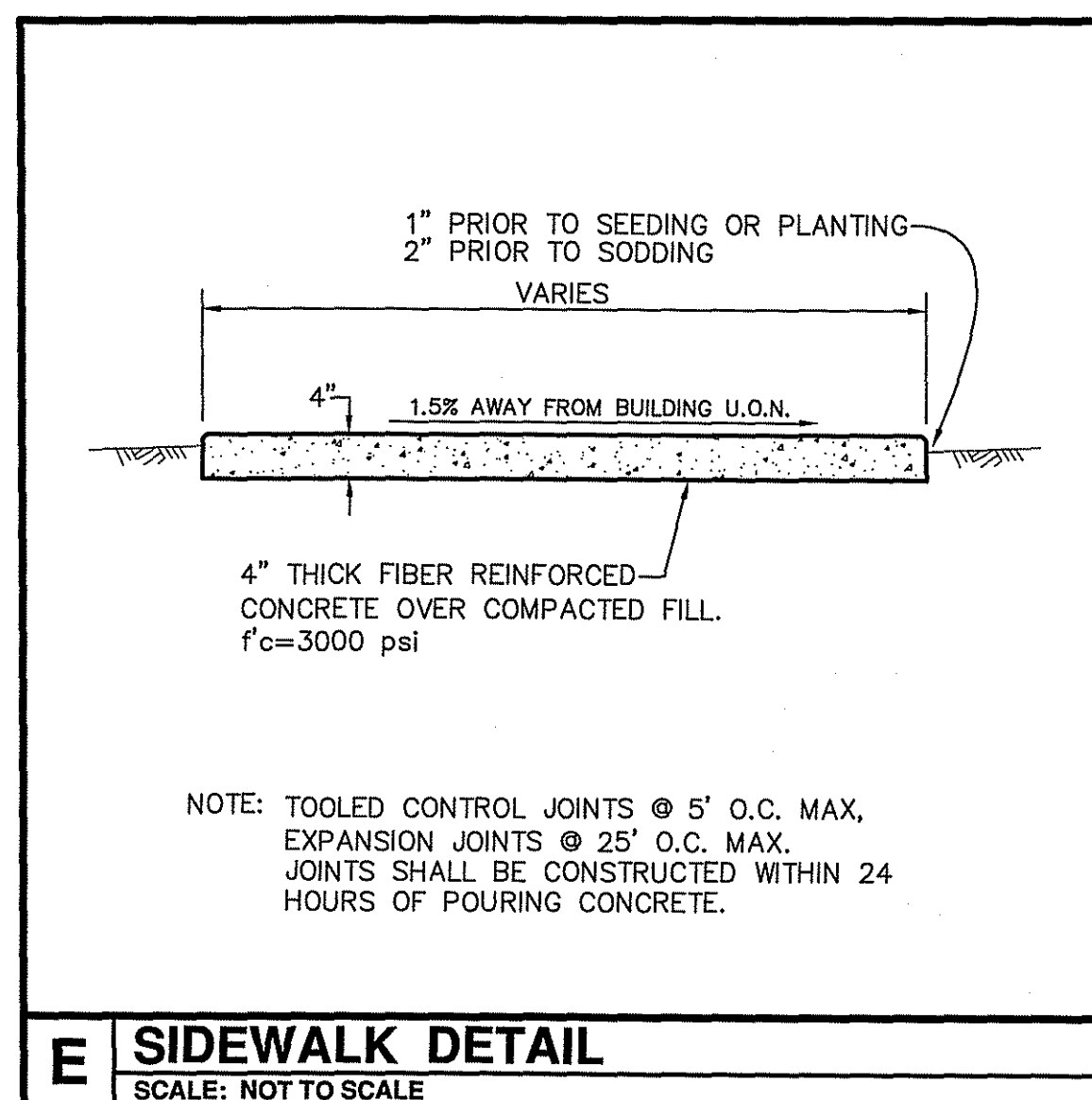
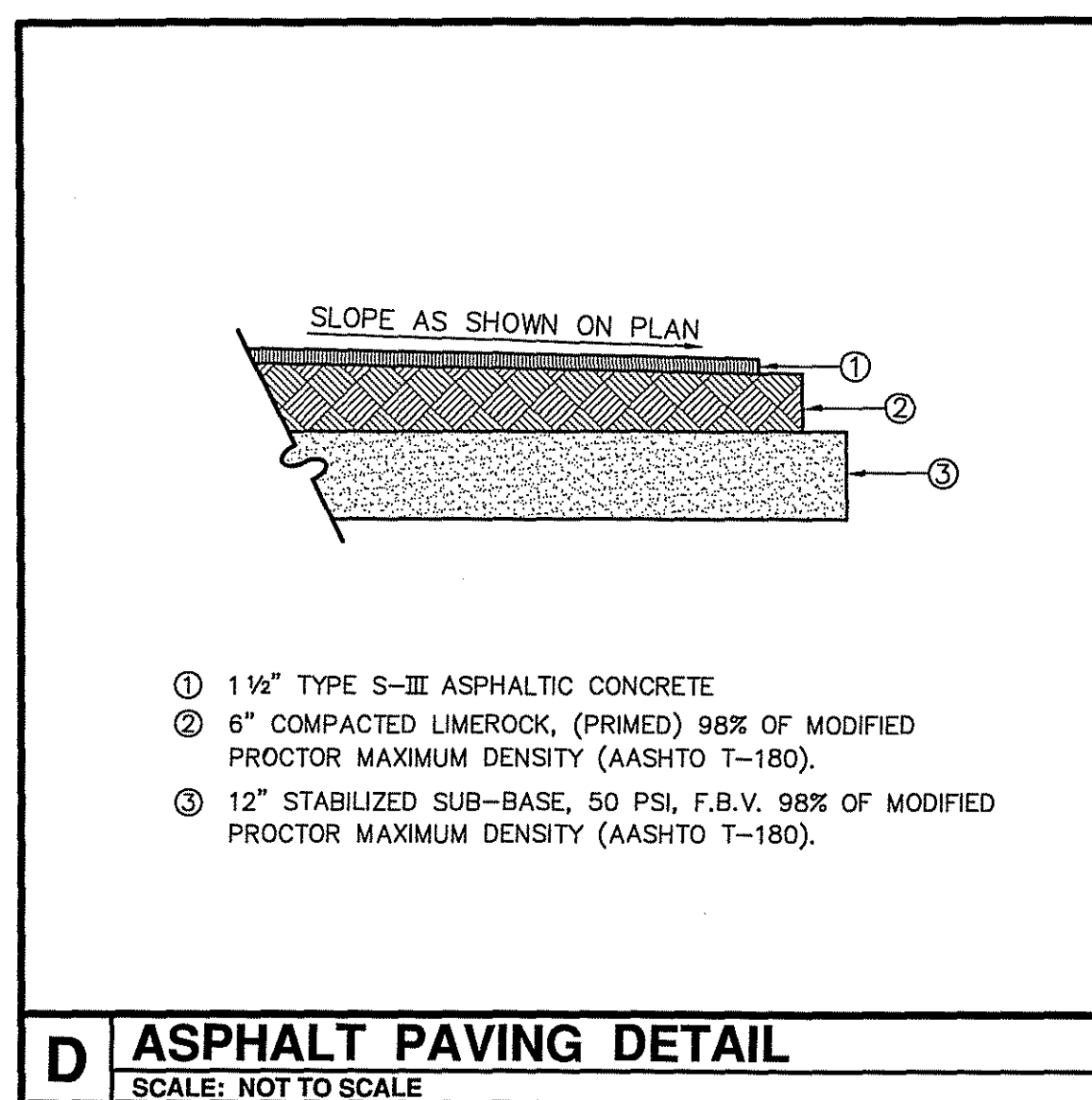
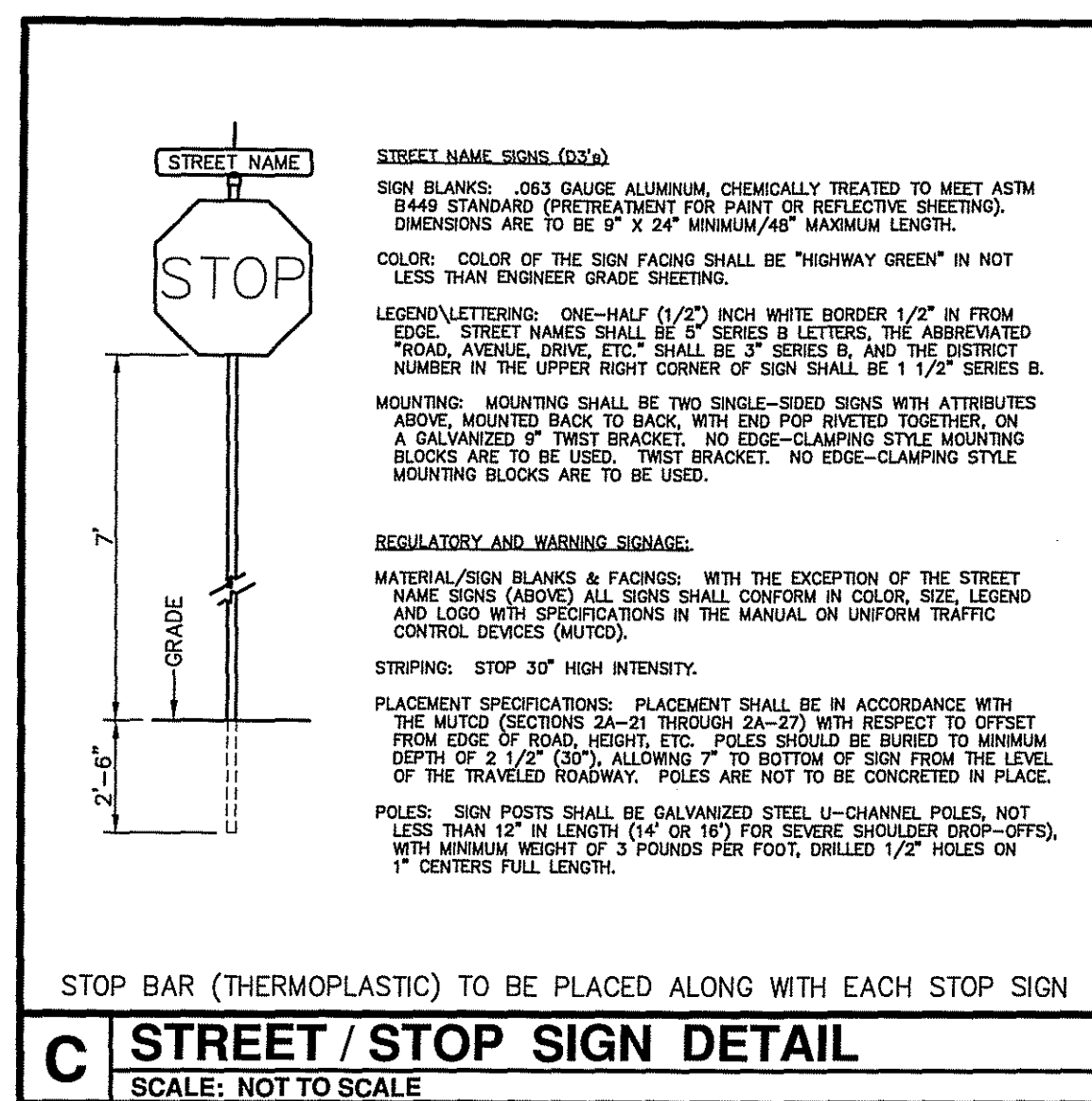
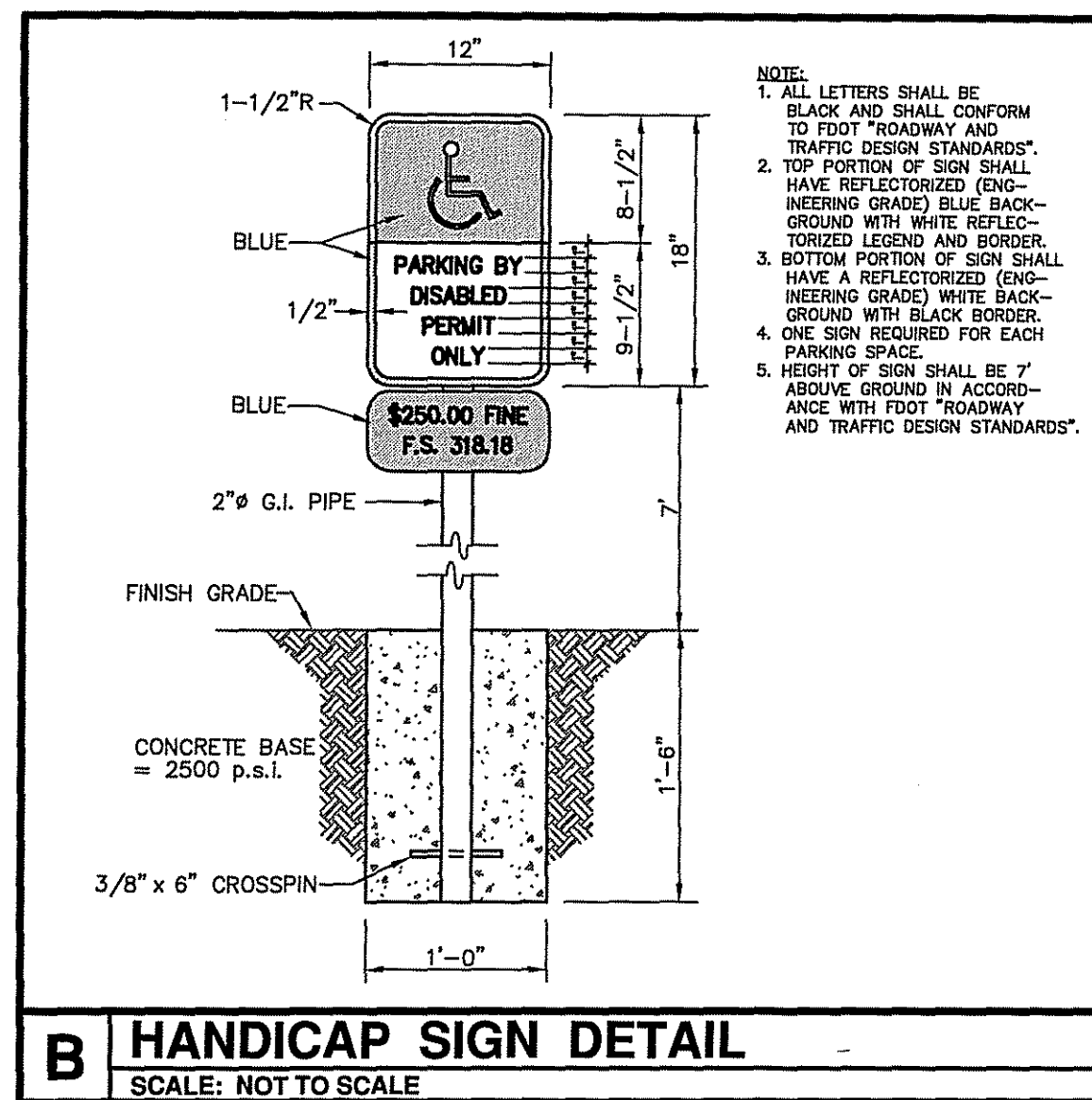
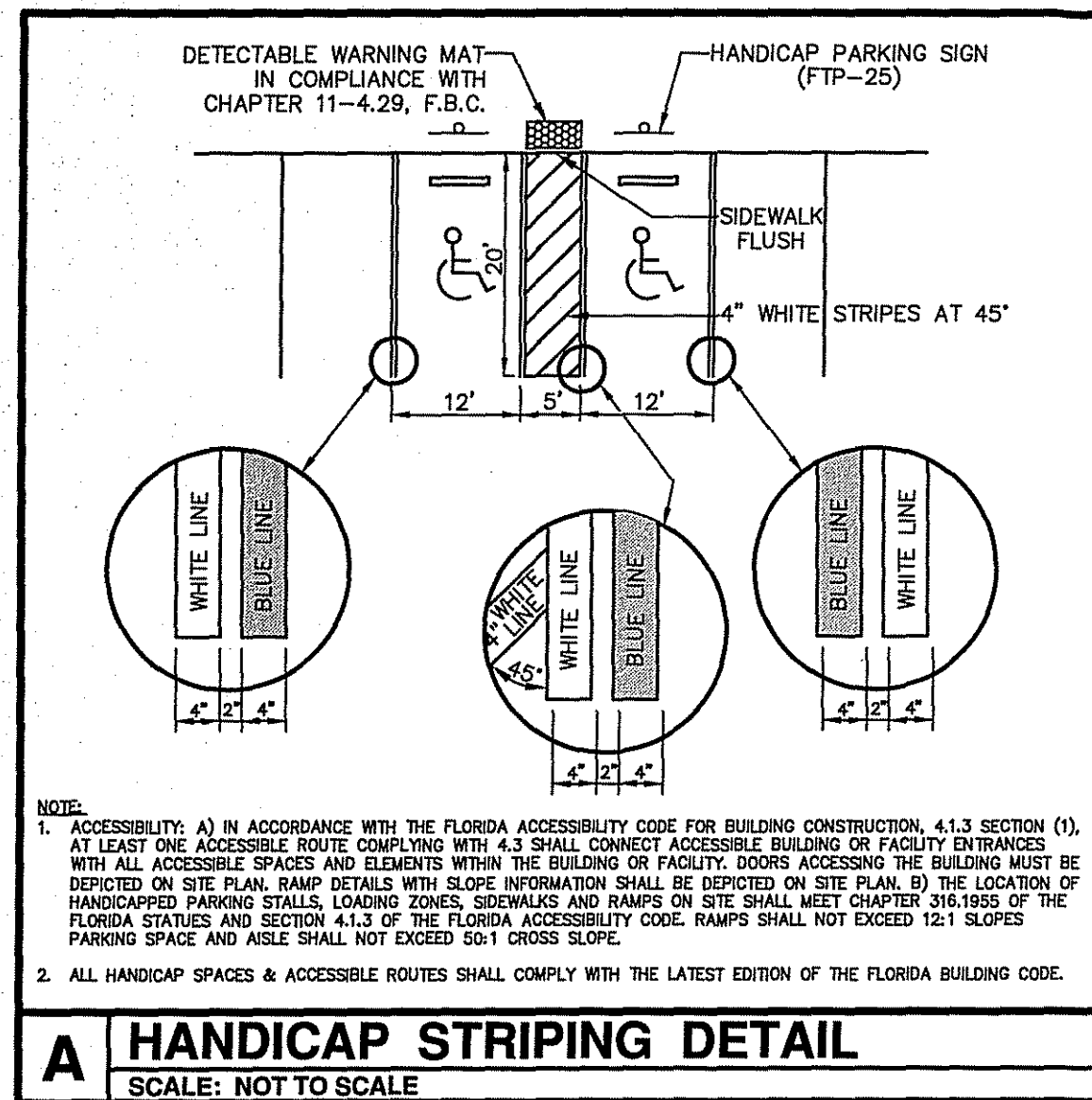
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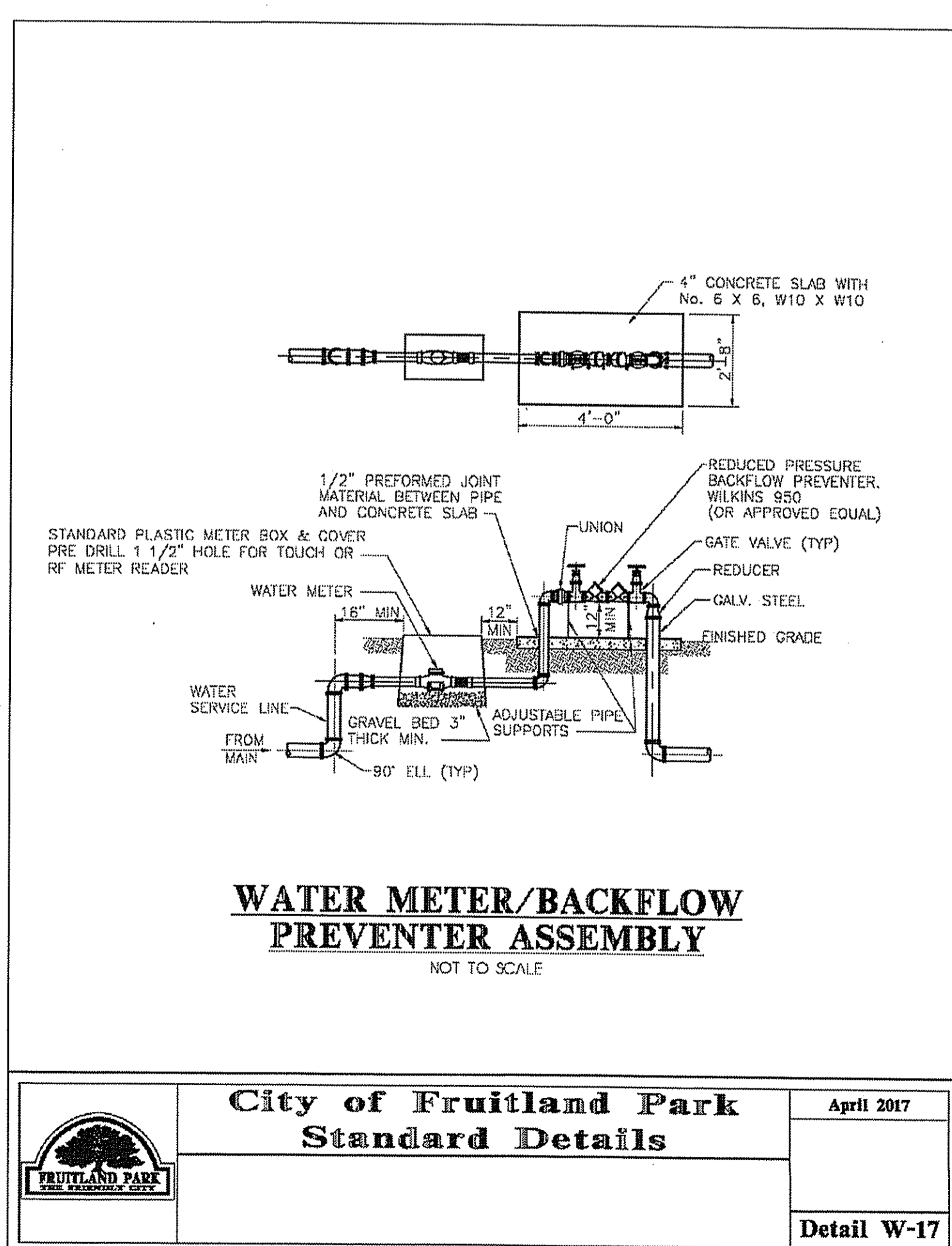
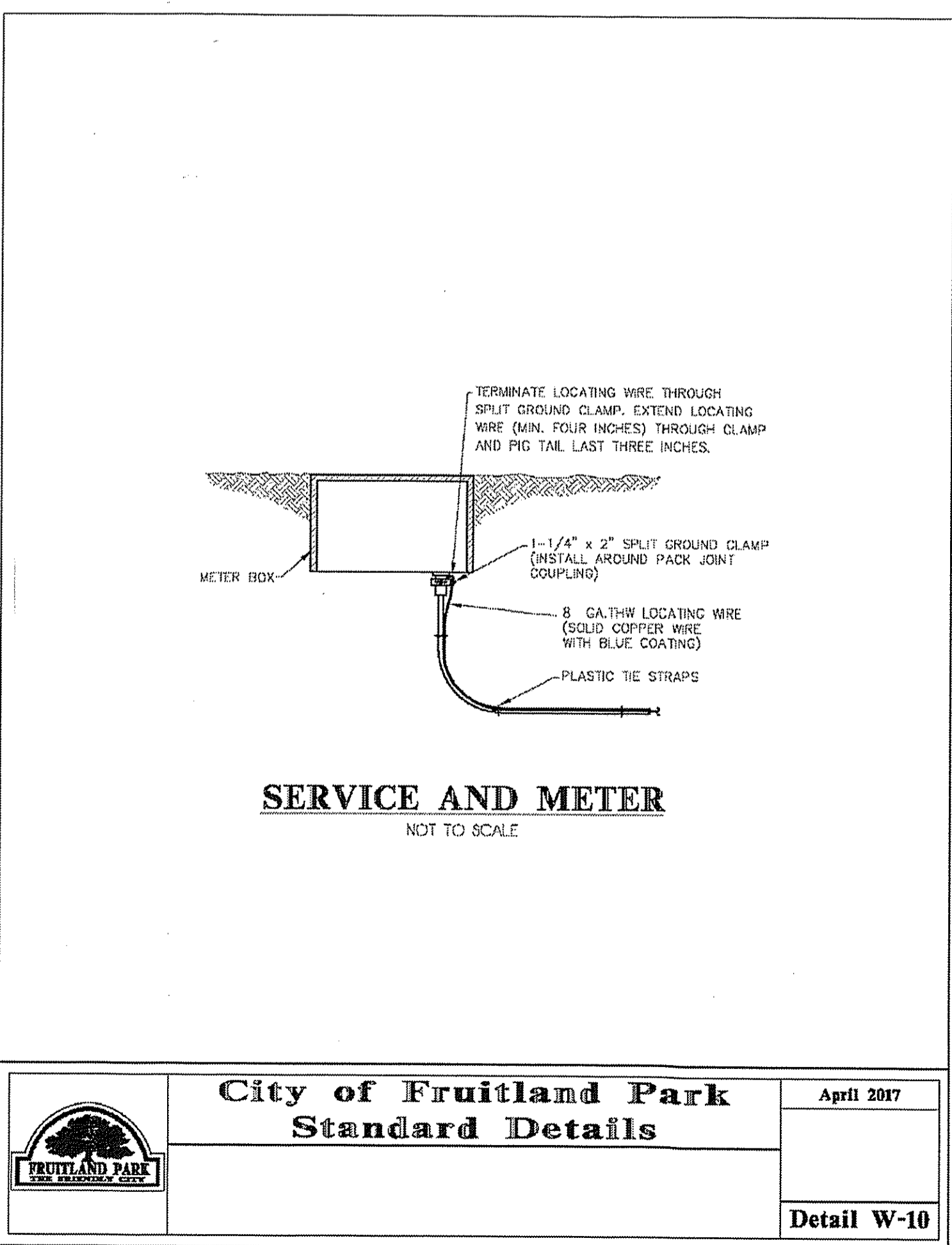
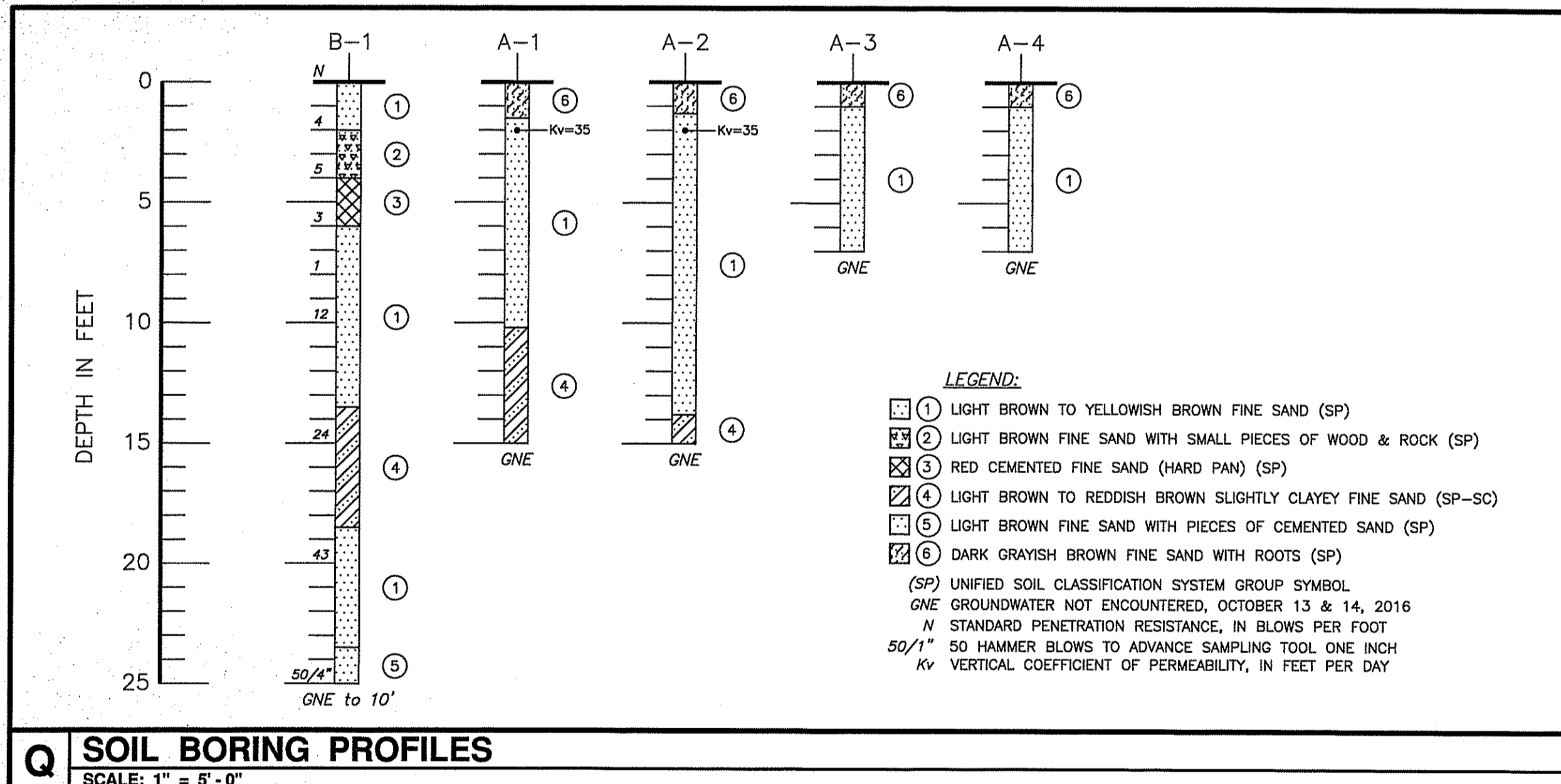
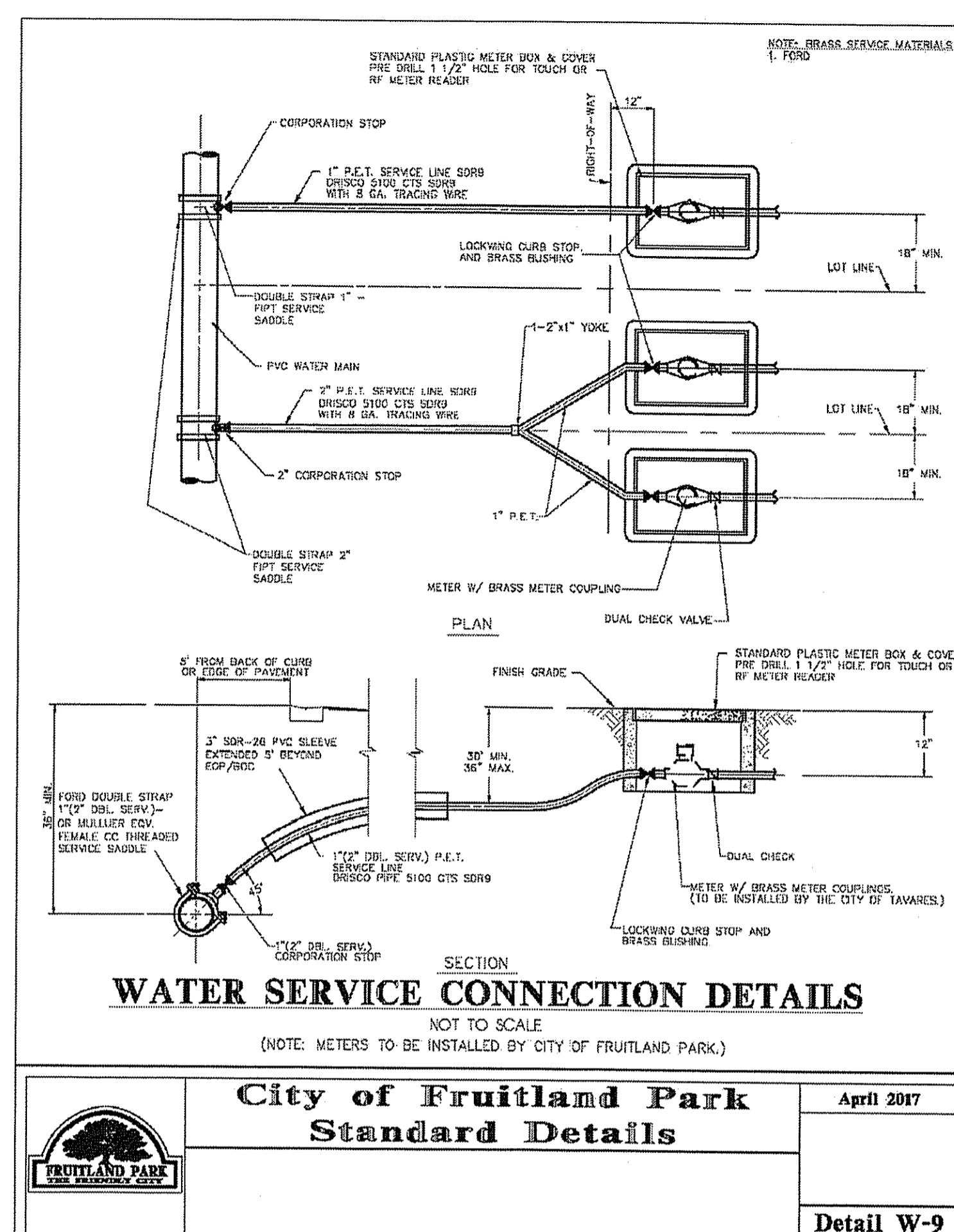
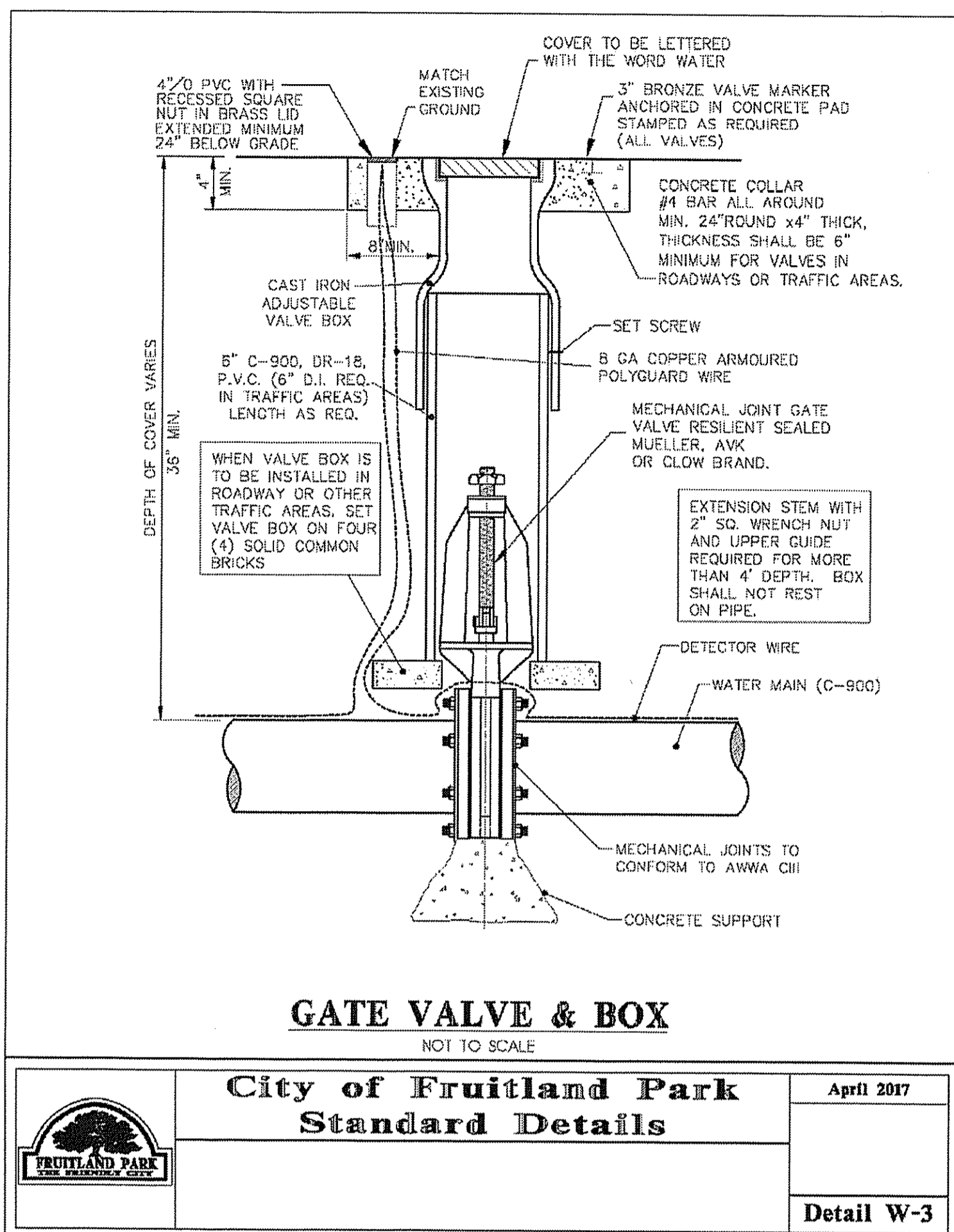
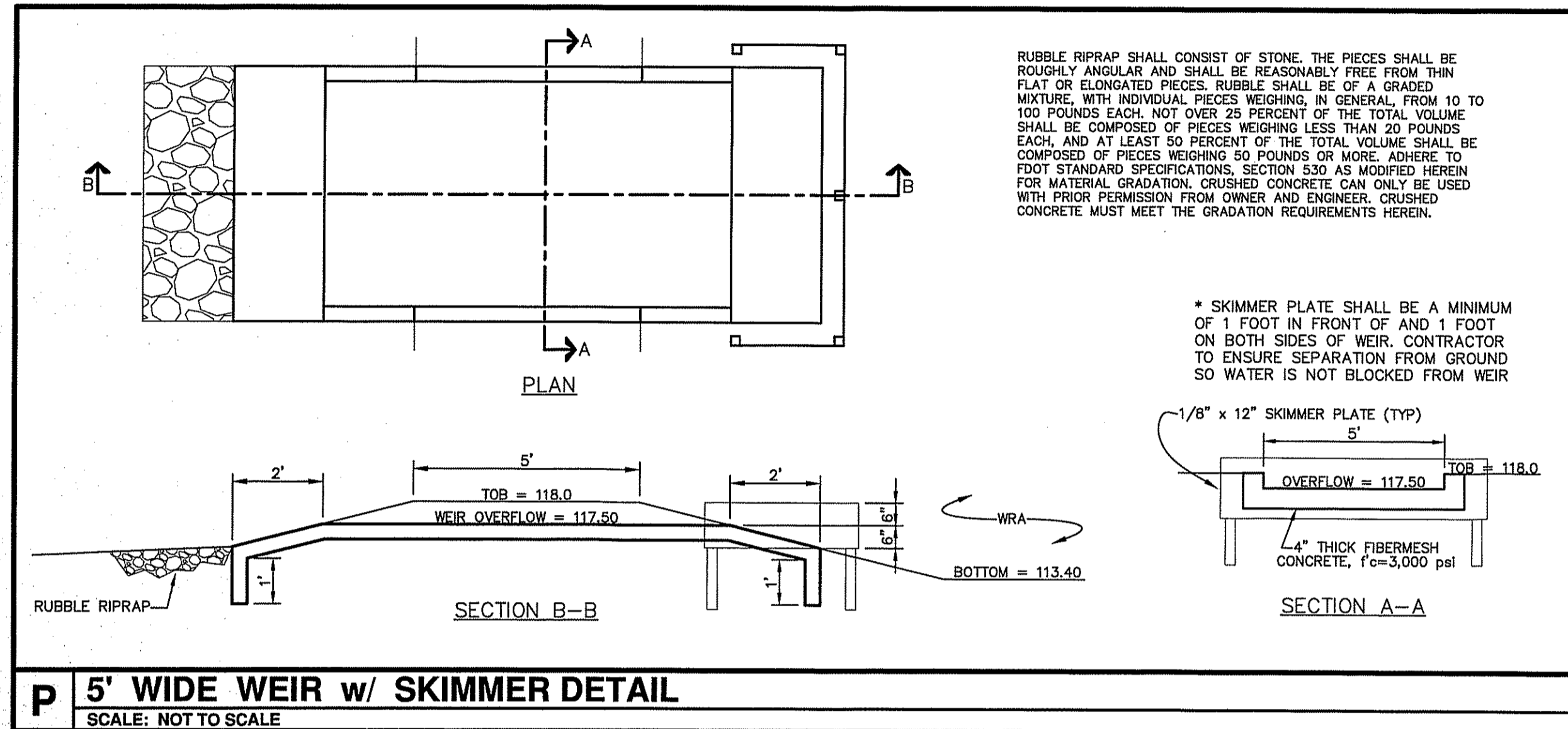
GRADING & UTILITY PLAN
SUNSHINE PROPERTIES & RENTALS
 FLORIDA
 FRUITLAND PARK

SHEET NO.
C3.1

KEITH E. RIDDLE, P.E.
 FLA. REGIS. NO. 38800

REV # 1
 REV # 2
 REV # 3
 REV # 4
 REV # 5
 4/21/17
 REVISED PER FRUITLAND PARK





RIDDLE - NEWMAN ENGINEERING, INC.
 115 NORTH CANAL STREET
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RIDDLE NEWMAN ENGINEERING, INC.
 ESTABLISHED 1981

REV #1
 REV #2
 REV #3
 REV #4
 REV #5

KEITH E. RIDDLE, P.E.
 FLA. REGIS. NO. 36800

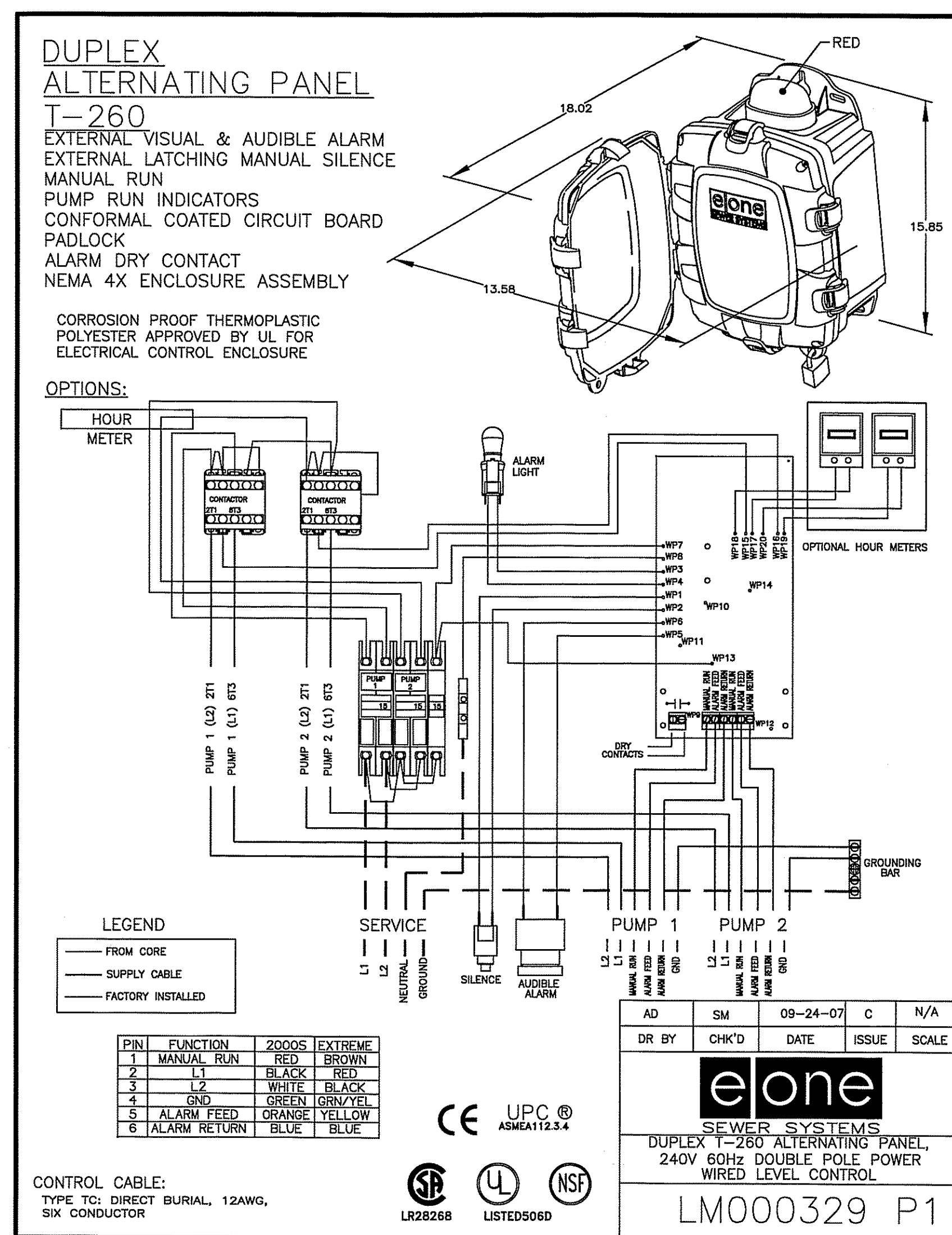
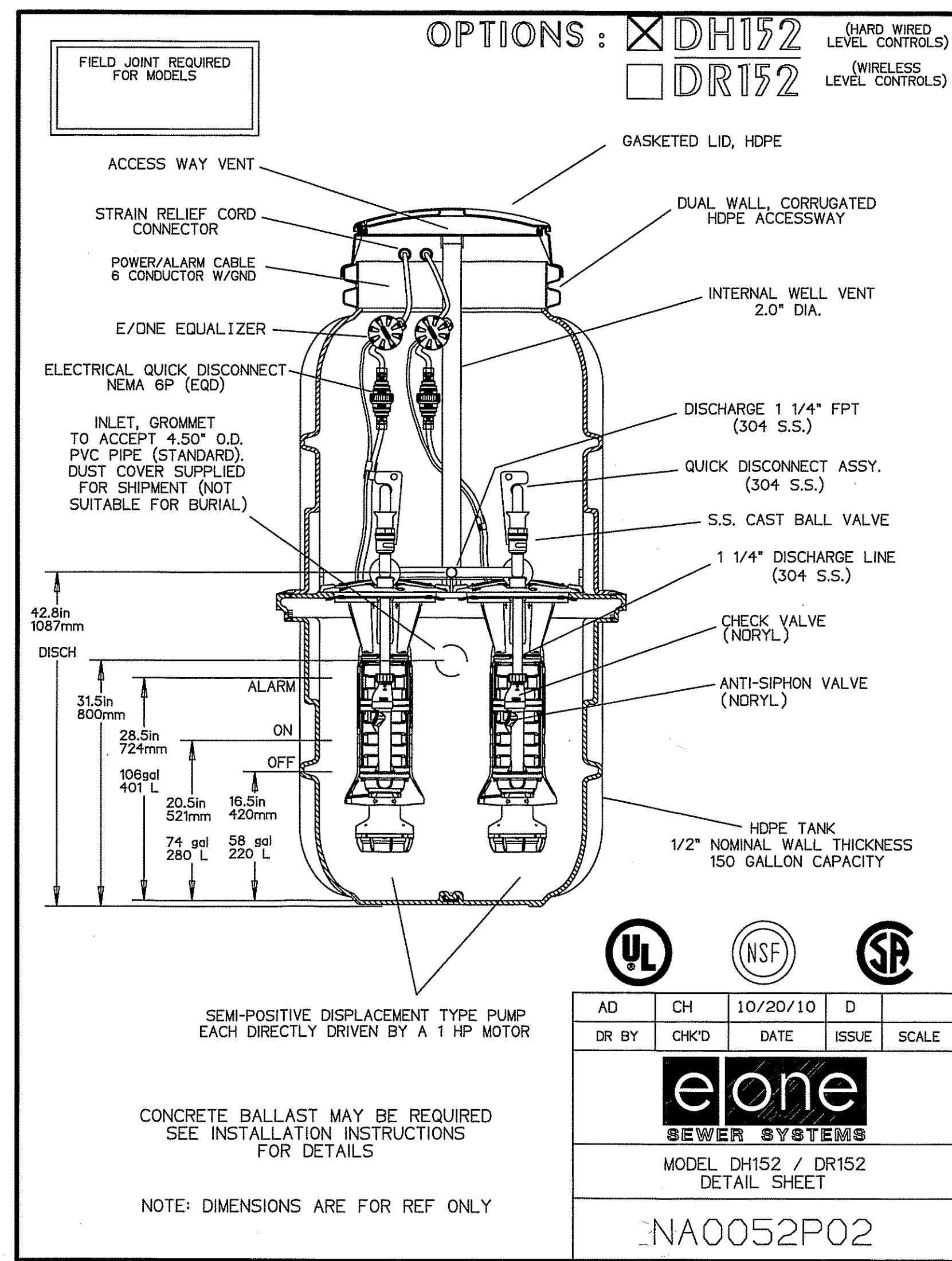
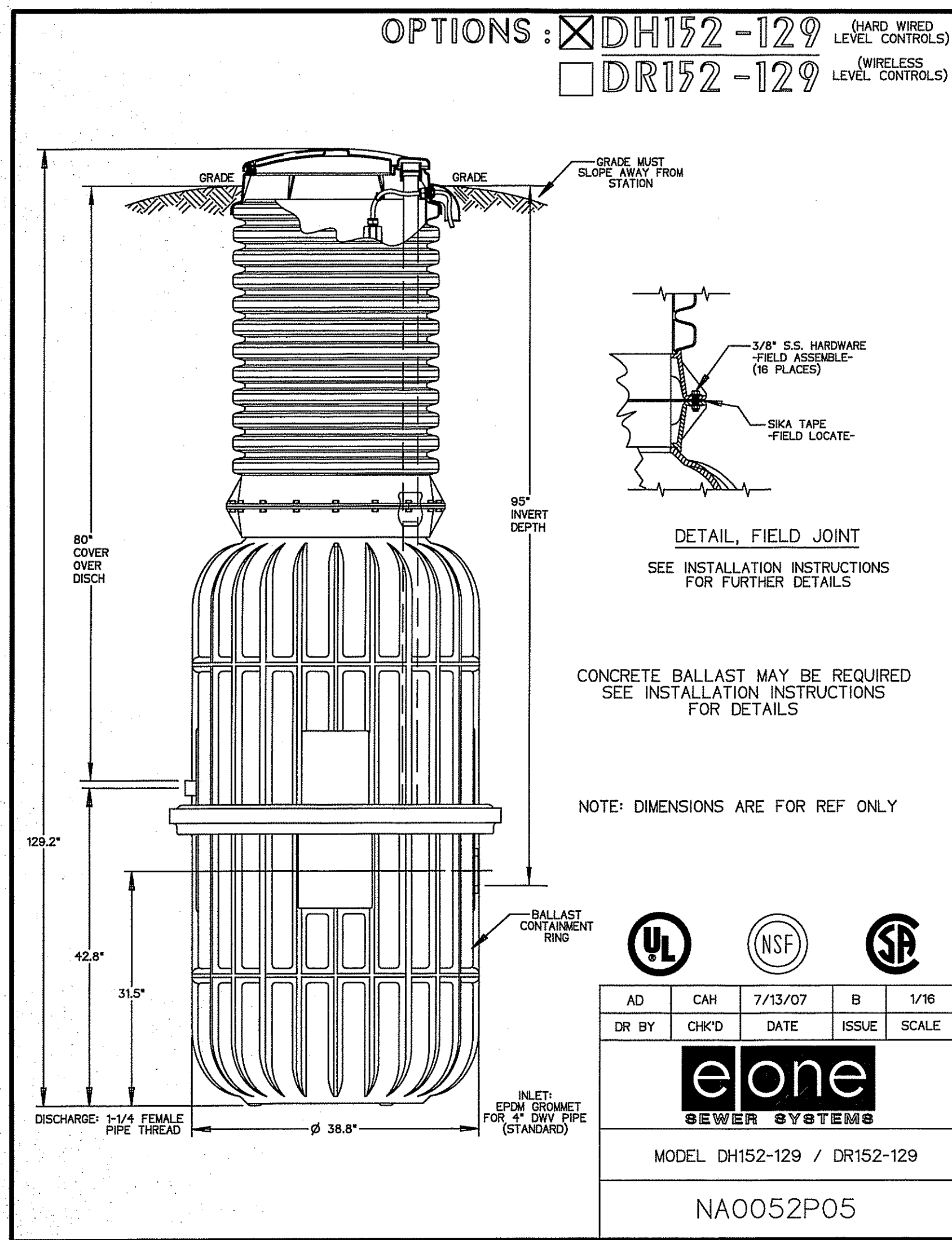
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 CHECKED: K.E.R.
 SCALE: N.T.S.
 DATE: 3/24/17
 PROJECT NO. 16.39

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SUNSHINE PROPERTIES & RENTALS
 FRUITLAND PARK
 FLORIDA

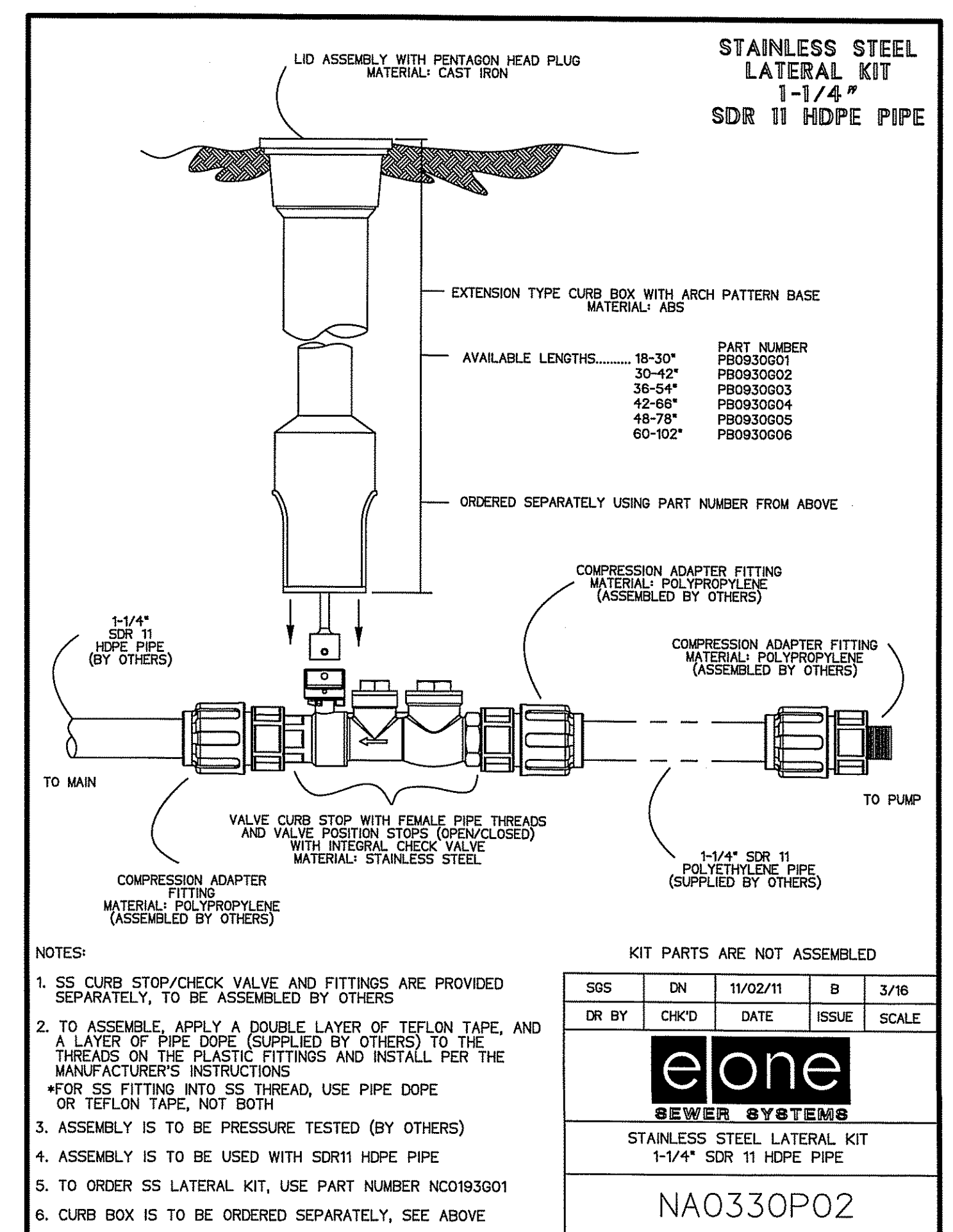
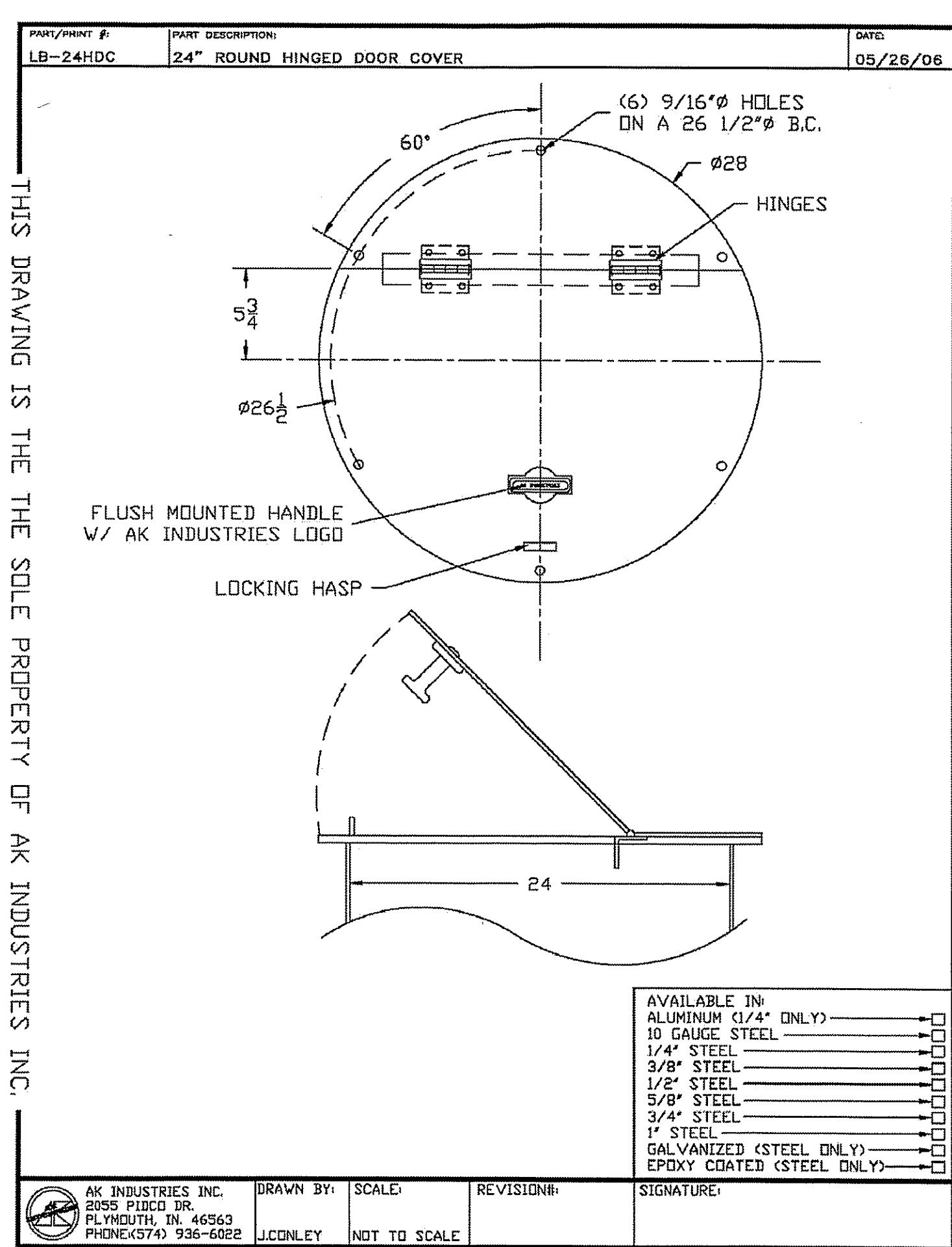
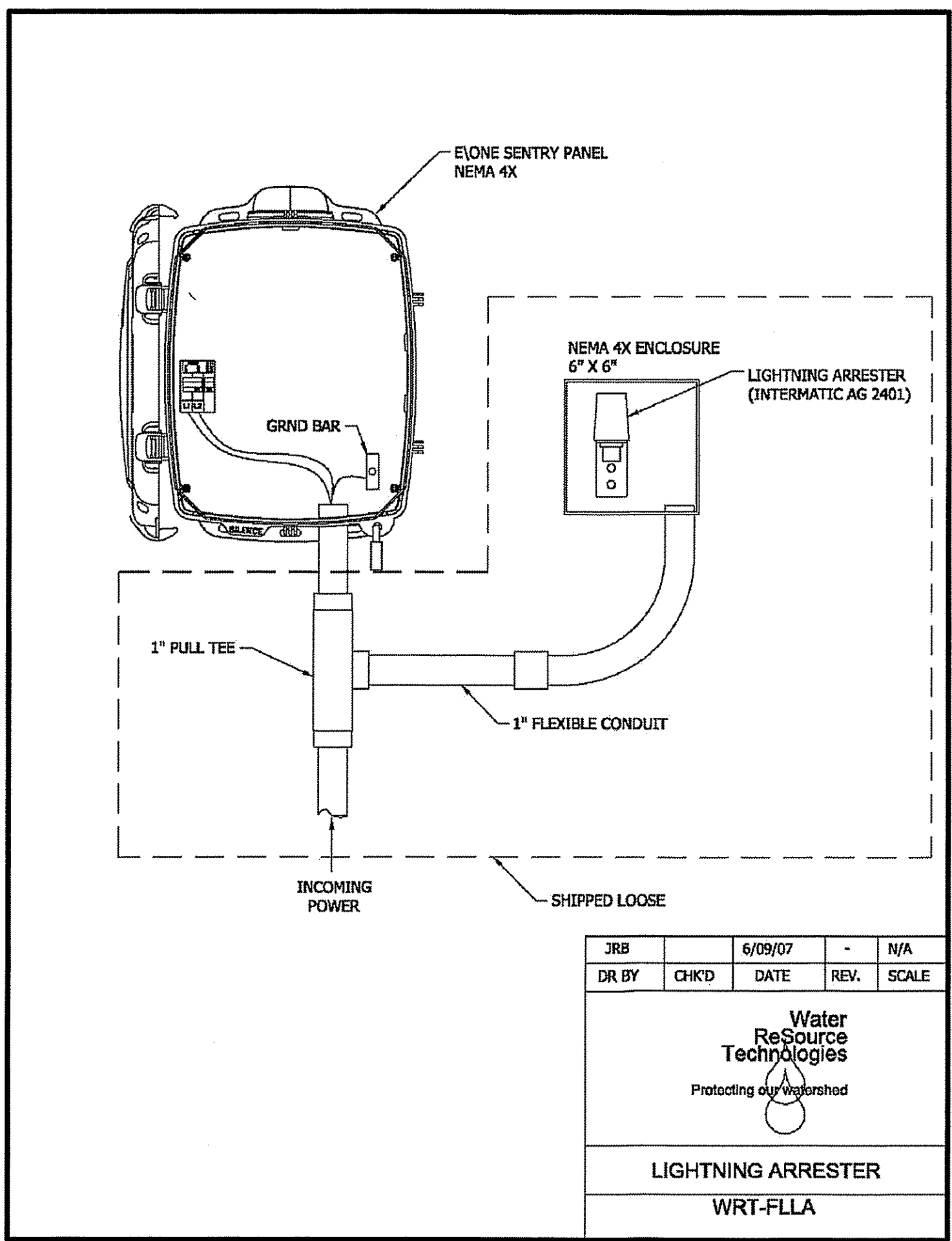
DETAILS

SHEET NO.
C4.2



*Ballast is calculated with ground water at grade

MODEL	MATERIAL	DIAMETER (inches)	STATION HEIGHT (inches)	STATION WEIGHT (pounds)	STATION VOLUME (cu ft)	NET BUOYANT FORCE (pounds)	NET BALLAST FORCE (pounds)	CONCRETE DIAMETER (inches)	CONCRETE VOLUME (cu ft)	CONCRETE WEIGHT (pounds)
1000-60x24	Simplex Fiberglass	24	60	172	15.71	808	1421	36	3.3	490.9
1000-72x24	Simplex Fiberglass	24	72	178	18.85	868	1685	36	3.3	490.9
1000-80x24	Simplex Fiberglass	24	80	210	23.58	1203	2108	36	3.3	490.9
1000-120x24	Simplex Fiberglass	24	120	232	31.42	1726	2795	36	3.3	490.9
1000-144x24	Simplex Fiberglass	24	144	250	37.70	2102	3345	36	3.3	490.9
1000-60x30	Simplex Fiberglass	30	60	195	24.54	1336	1705	42	3.9	569.0
1000-72x30	Simplex Fiberglass	30	72	234	29.45	1604	2035	42	3.9	569.0
1000-80x30	Simplex Fiberglass	30	80	255	36.81	2042	2529	42	3.9	569.0
1000-120x30	Simplex Fiberglass	30	120	339	49.09	2724	3354	42	3.9	569.0
1000-144x30	Simplex Fiberglass	30	144	379	56.90	3263	4014	42	3.9	569.0
1000-60x36	Simplex Fiberglass	36	60	240	35.34	1865	2180	48	5.0	753.3
1000-72x36	Simplex Fiberglass	36	72	257	42.41	2389	2802	48	5.0	753.3
1000-80x36	Simplex Fiberglass	36	80	282	53.01	3026	3235	48	5.0	753.3
1000-120x36	Simplex Fiberglass	36	120	376	70.68	4033	4289	48	5.0	753.3
1000-144x36	Simplex Fiberglass	36	144	489	84.82	4804	5133	48	5.0	753.3
1000-60x42	Duplex Fiberglass	42	60	266	48.10	2226	2501	57	6.7	1012.4
1000-72x42	Duplex Fiberglass	42	72	314	57.75	3288	3497	57	6.7	1012.4
1000-80x42	Duplex Fiberglass	42	80	373	72.18	4130	4347	57	6.7	1012.4
1000-96x42	Duplex Fiberglass	42	96	373	76.97	4430	4631	57	6.7	1012.4
1000-120x42	Duplex Fiberglass	42	120	432	96.21	5571	5785	57	6.7	1012.4
1000-144x42	Duplex Fiberglass	42	144	432	101.02	6872	8049	57	6.7	1012.4
1000-60x48	Duplex Fiberglass	48	60	325	62.83	3586	3780	65	8.7	1309.6
1000-72x48	Duplex Fiberglass	48	72	344	75.40	4361	4523	65	8.7	1309.6
1000-80x48	Duplex Fiberglass	48	80	424	84.25	5457	5624	65	8.7	1309.6
1000-120x48	Duplex Fiberglass	48	120	556	125.68	7285	7457	65	8.7	1309.6
1000-144x48	Duplex Fiberglass	48	144	622	150.79	8767	8924	65	8.7	1309.6
1000-70x60	Quad Fiberglass	60	70	122	251.32	14400	15000	88	9.3	1359.9
1000-80x60	Quad Fiberglass	60	80	119	198.17	13245	13824	80	12.7	1939.9
1000-96x60	Quad Fiberglass	60	96	947	157.08	8864	9233	81	13.5	2016.7
1000-144x60	Quad Fiberglass	60	144	1442	224.70	13223	13691	81	13.5	2016.7
1000-162x60	Duplex Fiberglass	60	162	1165	285.08	15375	15451	81	13.5	2016.7
1000-216x60	Duplex Fiberglass	60	216	1583	353.42	20470	20538	81	13.5	2016.7
1000-192x90	Quad Fiberglass	90	192	1528	314.15	18077	18277	81	13.5	2016.7
1000-180x90	Quad Fiberglass	90	180	1420	264.62	17466	17666	81	13.5	2016.7
1000-120x90	Quad Fiberglass	90	120	1109	198.34	11144	11424	80	13.5	2016.7
1000-114x90	Quad Fiberglass	90	114	1007	180.53	10322	10629	80	13.5	2016.7
1000-144x90	Quad Fiberglass	90	144	1204	236.81	13486	13755	81	13.5	2016.7
1000-96x72	Quad Fiberglass	72	96	1060	228.19	13024	13175	87	19.2	2880.4



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RIDDLE NEWMAN ENGINEERING INC. ESTABLISHED 1981

REV #1 REV #2 REV #3 REV #4

4/21/17

REVISED PER FRUITLAND PARK

KEITH E. RIDDLE, P.E.
FLA. REGIS. NO. 36800

R.S.H. K.E.R. N.T.S. 3/24/17

PROJECT NO. 16.38

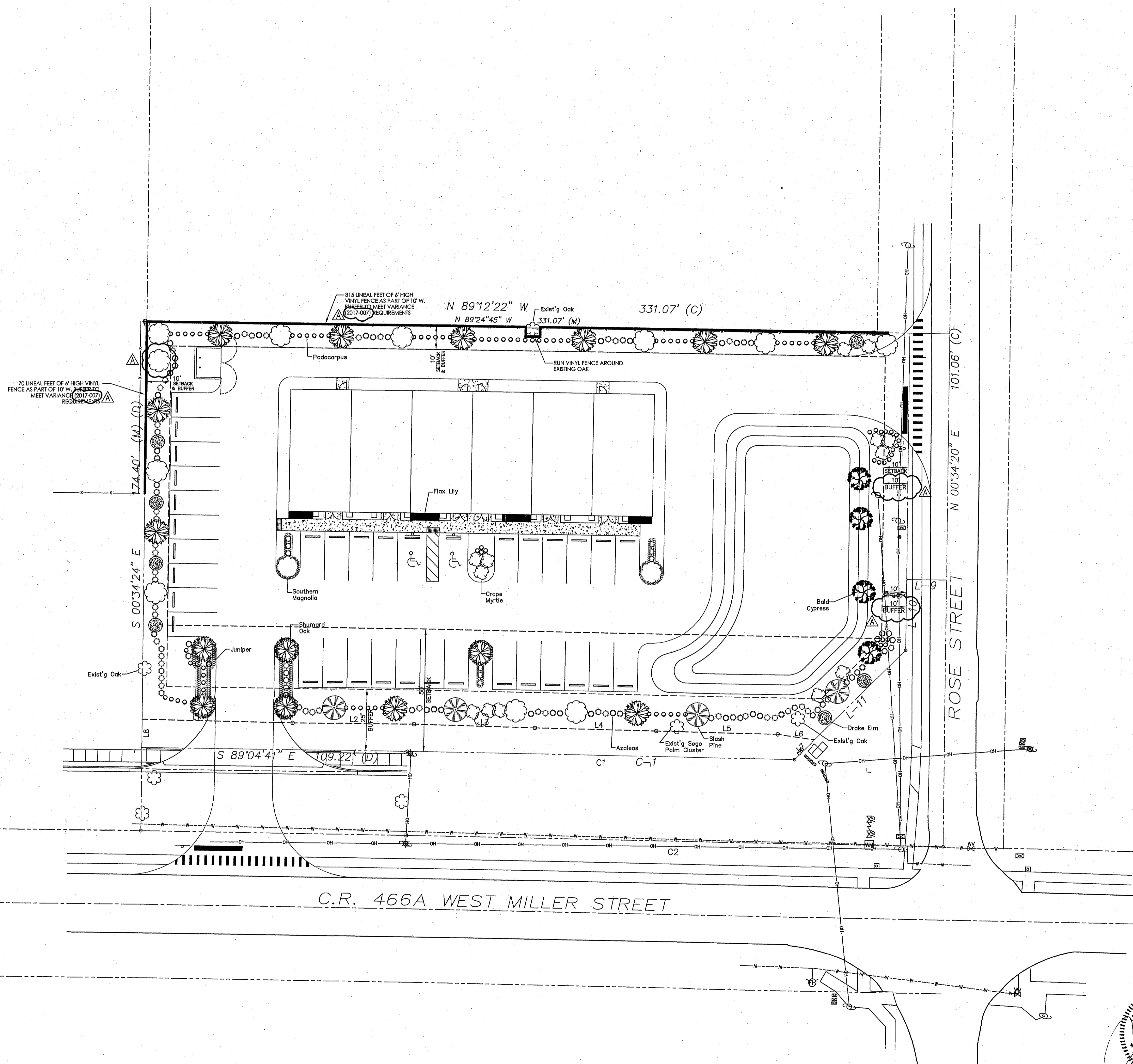
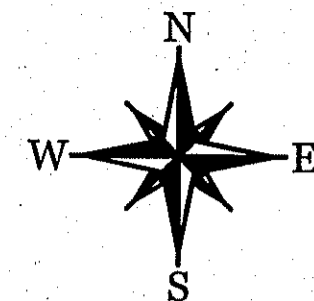
PUMP STATION DETAILS

SUNSHINE PROPERTIES & RENTALS FLORIDA

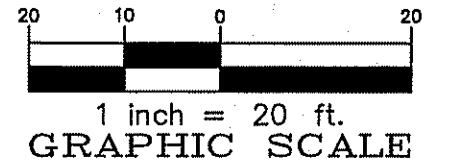
FRUITLAND PARK

SHEET NO. C4.3

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LANDSCAPE PLAN
SCALE: 1"=20'

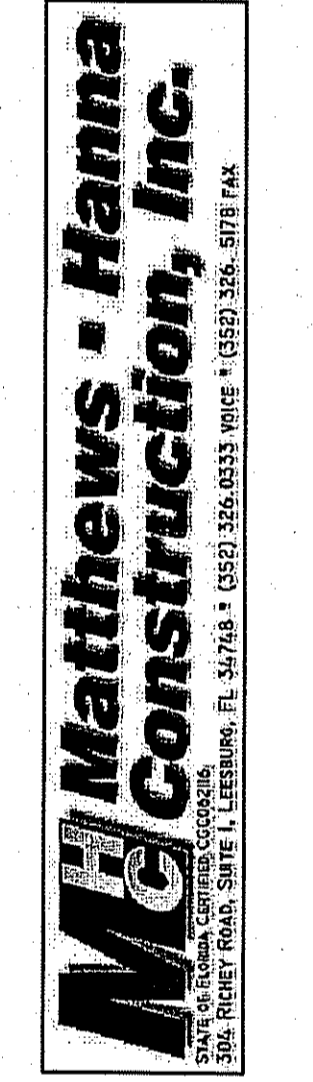


JACK L. GRIES
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 88870
719 BALMORAL CIRCLE
LEESBURG, FL 34748
APR 18 2017

REVISIONS

NO.	DATE	BY	DESCRIPTION
A	04/17/2017	RFW	LANDSCAPE REVISIONS PER THE CITY OF FRUITLAND PARK SITE REVIEW

PROJECT: 201621
DATE: 02/23/2017
DRAWN: RFW
SCALE: AS SHOWN

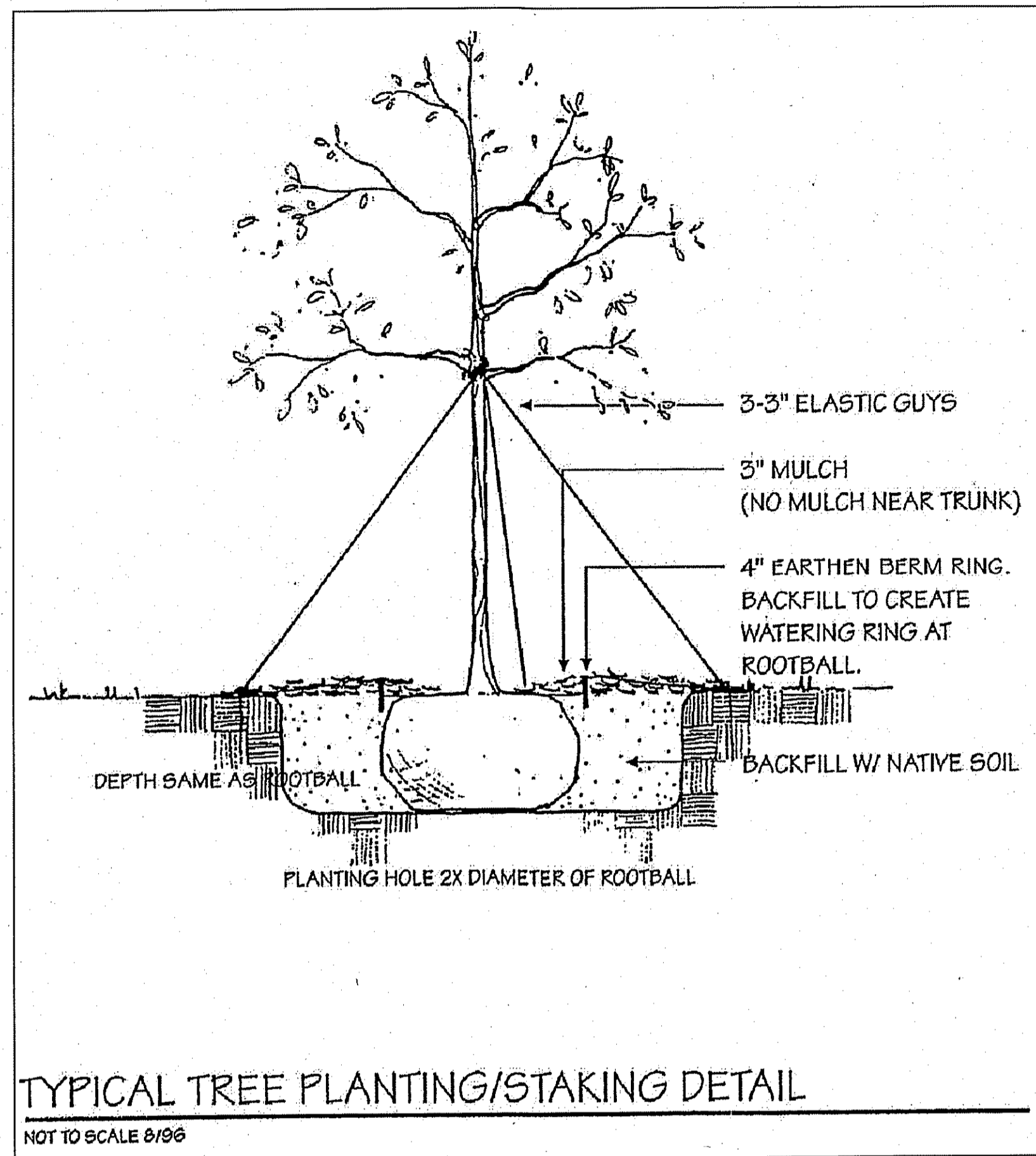


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SUNSHINE PROPERTIES LLC
FRUITLAND PARK, FLORIDA
LANDSCAPE PLAN

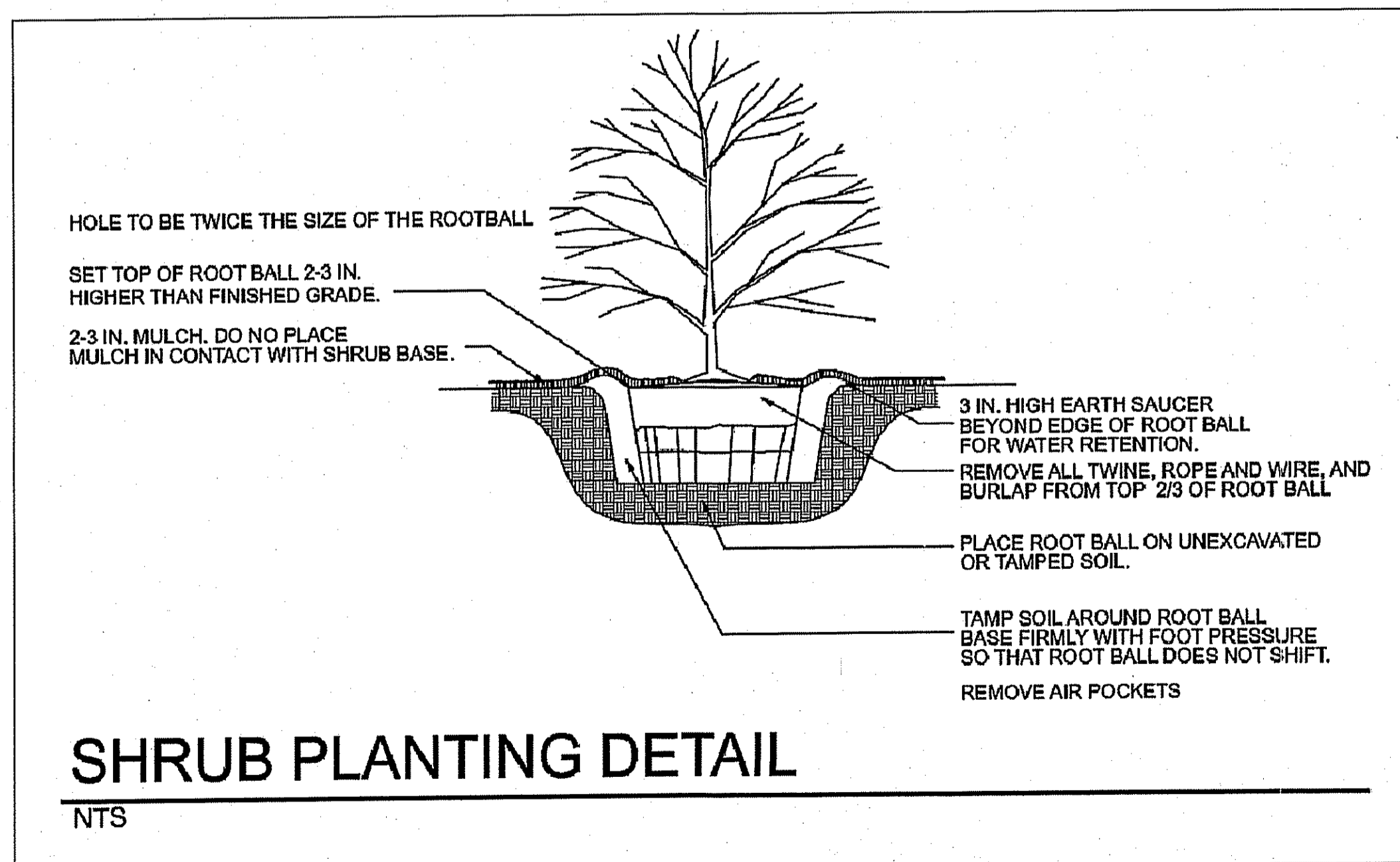
L1

RECEIVED APR 24 2017



LANDSCAPE SPECIES CALCULATION

PROJECT AREA:	1.28 ACRES
PLANT SPECIES QUANTITIES:	
NATIVE PLANTS:	6
NON-NATIVE PLANTS:	5
% OF NATIVE SPECIES:	55%



PLANT SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	SPACING	NATIVE STATUS	FFL PLANT LIST
CANOPY TREES	15	SHUMARD OAK	QUERCUS SHUMARDII	1.5"	12' HIGH MIN.	AS SHOWN	NATIVE	YES
	4	BALD CYPRESS	TAXODIUM DISTICHUM	1.5"	12' HIGH MIN.	AS SHOWN	NATIVE	YES
	13	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	1.5"	12' HIGH MIN.	AS SHOWN	NATIVE	YES
	4	SLASH PINE	PINUS ELLIOTTII	1.5"	12' HIGH MIN.	AS SHOWN	NATIVE	YES
	2	(2) EXISTING OAK TREES TO BE UTILIZED IN NEW LANDSCAPE BUFFER						
UNDERSTORY TREES	14	CREPE MYRTLE	LAGERSTROEMIA INDICA	.5"	6' HIGH MIN.	AS SHOWN	NON-NATIVE	YES
	7	DRAKE ELM	ULMUS PARVIFOLIA	.5"	6' HIGH MIN.	AS SHOWN	NON-NATIVE	NO
SHRUBS	114	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	3 GAL.	30"	3'0.C.	NON-NATIVE	YES
	86	PODOCARPUS	PODOCARPUS MACROPHYLLUS	3 GAL.	30"	3'0.C.	NON-NATIVE	YES
GROUND COVER	200	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	1 GAL.	12" SPREAD	18" O.C.	NON-NATIVE	YES
	64	FLAX LILY	DIANELLA SPP.	1 GAL.	12" SPREAD	18" O.C.	NATIVE	YES

- INDICATES MULCHED AREAS

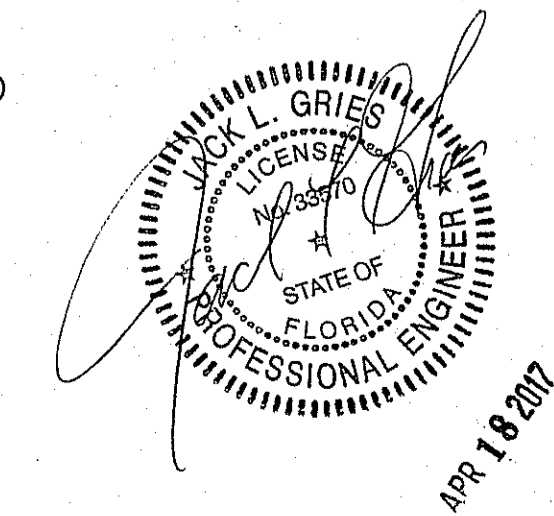
ALL PLANT MATERIAL SHALL MEET OR EXCEED THE GRADE OF FLORIDA NO. 1

NOTE: ALL NON-LANDSCAPE AREAS AROUND PARKING, BUILDING, ENTRY DRIVE, BUFFER, SWALES AND RETENTION POND TO BE BAHIA GRASS SOD (WATER ZONE: L.M). DO NOT SOD POND BOTTOM. ALL OTHER DISTURBED AREAS TO BE SEEDED & MULCHED.

NOTES:

- THE LANDSCAPE PLAN SHOWN APPLIES TO THE 1.28 ACRES OF THE APPROXIMATE PROJECT AREA SHOWN.
- A BUFFER SHALL PROVIDED AS SHOWN ON THIS PLAN. THE BUFFER @ THE MAIN RIGHT OF WAY SHALL BE 25' WIDE. REMAINING BUFFERS SHALL BE 10' WIDE. EACH BUFFER SHALL HAVE A MINIMUM 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100'. 876 LF OF BUFFER/100' x 3 = 35 CANOPY TREES. 38 CANOPY TREES PROVIDED (INCLUDES 2 EXISTING OAKS). 876 LF OF BUFFER/100' x 2 = 18 UNDERSTORY TREES. 21 UNDERSTORY TREES PROVIDED. 876 LF OF BUFFER/100' x 15 = 132 SHRUBS. 200 SHRUBS PROVIDED.
- (10) APPROVED TREES ARE DESIGNATED TO BE REMOVED DURING DEMOLITION. (3) ADDITIONAL CANOPY TREES HAVE BE PROVIDED ABOVE AND BEYOND THE LANDSCAPE CODE REQUIREMENTS TO SATISFY THE 25% REPLACEMENT REQUIREMENTS.
- MAXIMUM NUMBER OF UNINTERRUPTED SPACES BETWEEN LANDSCAPING IS 10. THE LANDSCAPED AREA SHALL BE 200 S.F. AND SHALL CONTAIN ONE APPROVED CANOPY TREE OR THREE APPROVED UNDERSTORY TREES AND THREE SHRUBS AND GROUND COVER OR GRASS. THIS HAS BEEN PROVIDED AT EACH PARKING ISLAND.
- NATIVE PLANT SPECIES HAVE BEEN UTILIZED FOR MORE THE 50% OF THE LANDSCAPE AREA.
- MORE THAN 90% OF THE PROJECT AREA, WITH REGARDS TO LANDSCAPING, HAS BEEN DESIGNED WITH ECOLOGICAL CONSIDERATIONS IN MIND. USING A HIGH PERCENTAGE OF PLANTS LISTED FROM FFL PLANT SELECTION GUIDE, MIXING NATIVE & NON-NATIVE PLANT SPECIES WHILE TAKING INTO CONSIDERATION EXISTING SOIL CONDITIONS. DROUGHT TOLERANT, LOW MAINTENANCE PLANTING HAS BEEN UTILIZED REQUIRING MINIMAL WATER USAGE.

JACK L. GRIES PE
LICENSE NO. 38270, FLORIDA
715 BALMORAL CIRCLE
LEESBURG, FL 34748



REV.	DATE	DESCRIPTION
1	04/17/2017	LANDSCAPE REVISIONS PER THE CITY OF FRUITLAND PARK SITE REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

MCH Construction, Inc.
2501 RICHIE ROAD, SUITE 1, LEESBURG, FL 34748 • (352) 336-0333 • (352) 336-1878 FAX

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SUNSHINE PROPERTIES LLC
FRUITLAND PARK, FLORIDA
LANDSCAPE DETAILS

L2

ORDINANCE 2017-xx

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ALLOWING SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS IN R-2 AND R-2A ZONING ONLY AS AN SPECIAL EXCEPTION USE APPROVED BY THE CITY COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City desires to only allow single family attached residential dwelling units by special exception use in R-2 and R-2A zoning districts; and

WHEREAS, the City of Fruitland Park has held two advertised public hearings as required by law prior to adoption of this ordinance with the first public hearing being held at least 7 days after the day of the first advertisement and the second hearing held at least 10 days after the first hearing and advertised at least 5 days prior to the second public hearing, and

WHEREAS, the Planning & Zoning Committee has recommended approval of this ordinance; and

WHEREAS, the City Commission is authorized in Chapter 166, Florida Statutes, to amend the actual list of permitted, conditional, or prohibited uses within a zoning category and take other actions within the reasonable exercise of their police power;

WHEREAS, the City Commission finds this ordinance is necessary to protect the health, safety and welfare of the public.

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

Section 1. Zoning Districts and Official Zoning Map.

Section 154.030(d)(2) and (3) of the Land Development Code of the City of Fruitland Park, Florida, is hereby amended to read as follows:

- 2) *R-2 "Single-Family Medium Density Residential."* This district is established to implement ~~comprehensive~~ plan policies for managing traditional single-family residential development at a density not to exceed four (4) dwelling units per acre. This district is established to preserve the stability of existing and future residential neighborhoods, preserve open space, and manage future densities to assure a smooth transition between low-density residential and areas designed for more intense uses, natural features of the land, as well as existing and projected public services and facilities within the area.

A) *The following uses shall be permitted:*

- i) Single-family detached residential dwelling units.
 - ii) ~~Single-family attached residential dwelling units.~~
 - iii) Customary accessory structures incidental to these uses not to exceed 30% of living area of the principal structure, or 450 square feet, whichever is greater.
 - iv) Guest/servant quarters not to exceed 30% of living area of the principal dwelling unit pursuant to Section 156.010 of the Land Development Code.
 - v) Home Occupations pursuant to Section 156.020 of the Land Development Code.
 - vi) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.
- B) *Uses Permitted as Special Exception Use Upon Approval by the City Commission.*
- i) Two family (duplex) dwelling units.
 - ii) Licensed Community Residential Homes, Group Homes, and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.
 - iii) Day Care Centers.
 - iv) Small Homestay Bed and Breakfast Inn.
 - v) Single-family attached residential dwelling units.
- C) *Uses Expressly Prohibited.*
- i) Commercial land uses.
 - ii) Industrial land uses.
 - iii) Any use prohibited by City, State or Federal law.
 - iv) Multi-family dwelling unit.
- D) *Other Possible Uses.*

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

3) R-2A "Medium Density Residential". This district is established to provide for medium density residential development not restricted to single-family dwelling units. Density shall not exceed four (4) units per acre unless central sewer facilities are available at which time density is not allowed to exceed seven (7) dwelling units per acre. This zoning district will facilitate the transition between lower intensity and higher intensity residential uses.

A) The following uses shall be permitted:

- i) Single-family detached residential dwelling units.
- ii) ~~Single-family attached residential dwelling units.~~
- iii) Customary accessory structures incidental to these uses not to exceed 30% of living area of the principal structure, or 450 square feet, whichever is greater.
- iv) Guest-servant quarters not to exceed 30% of living area of the principal dwelling unit pursuant to Section 156.010 of the Land Development code.
- v) Home Occupations pursuant to Section 156.020 of the Land Development Code.
- vi) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with 1-6 residents.
- vii) Two family (duplex) dwelling units.

B) Uses Permitted as Special Exception Use Upon Approval by the City Commission.

- i) Licensed Community Residential Homes, Group Homes and Foster Care Facilities with more than six (6) residents pursuant to Section 155.030(b)(5) of the Land Development Code.
- ii) Multi-family dwelling units.
- iii) Day care centers.
- iv) Single-family attached residential dwelling units.

C) Uses Expressly Prohibited.

- i) Commercial land uses.
- ii) Industrial land uses.

iii) Any use prohibited by City, State or Federal law.

D) Other Possible Uses.

Other uses not listed as permitted, permitted as special exception uses or prohibited may be allowed as conditional uses pursuant to Chapter 155 of this Code.

Section 2. The provisions of this ordinance shall apply to all areas within the municipal boundaries of the City of Fruitland Park, Florida.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 4. This Ordinance shall be codified and included in the Municipal Code by the appropriate party. The section of this ordinance may be renumbered or reentered, and the word “Ordinance” may be changed to “Section”, “Article”, or other appropriate designation.

Section 5. All ordinances or parts of ordinances, resolutions or parts of resolutions, which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

Section 6. This Ordinance shall take effect immediately upon final adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED and ORDAINED this _____ day of June 2017, by the City Commission of the City of Fruitland Park, Florida.

Chris Cheshire, Mayor

Attest:

Esther Coulson, City Clerk

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice-Mayor Gunter	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Lewis	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Ranize	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

First Reading _____

Second Reading _____

Approved as to form and legality:

Anita Geraci-Carver, City Attorney