



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
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**AGENDA
PLANNING & ZONING BOARD
DECEMBER 13, 2017
6:00PM**

- I. INVOCATION:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING: Approve meeting minutes from October 19, 2017.**
- IV. OLD BUSINESS: None**
- V. NEW BUSINESS:**
 - A First Baptist Church of Leesburg, Inc. (ALT Key # 1287863)**
 - b. PUD (Planned Unit Development) Application to rezone to a mixed use planned unit development consisting of residential, commercial, institutional and recreational uses for an aged restricted community.
 - B Mesos Medical Office Major Site Plan Submittal (ALT Key # 1288215)**
 - b. Major site plan submittal for a proposed medical office; Adopted Resolution 2017-008 attached with regards to granting buffer variance
 - C Ross Property Site Specific Small Scale Comp Plan Amendment and Special Exception Use**
 - b. Amending the Future Land Use Map and Future Land Use Designations to Multi-Family Low Density as Limited by Site Specific Amendment and Granting A Special Exception Use in the R-2 Zoning.
 - c. Allow Residential Duplexes on lots: #13 ALT Key 1793785; #14 ALT Key 3854556; #15 3854557; #16 ALT Key 3854558; #17 1431671; #18 3854559; #19 3854560
 - D WTG Properties (ALT Key # 1432235)**
 - b. Allow for Contractors Yard and C-1 Uses (Neighborhood Commercial)

BOARD MEMBERS' COMMENTS:

ADJOURNMENT:



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**MINUTES
PLANNING & ZONING BOARD
OCTOBER 19, 2017
6:00PM**

- I. **INVOCATION:** Chairwoman Bame called the meeting to order at 6:00P.M. Board member Daniel Dicus gave the invocation and led the pledge of allegiance.
- II. **ROLL CALL:** All board members present with exception of Board member Philip Purlee. Present CDD Rector and Assistant Kelley.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from May 18, 2017. Motion to approve meeting minutes by Board member Daniel Dicus. Second by Board member Colin Crews. Approved 4-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
- A Recommend and Elect Chair and Vice Chair to the Planning & Zoning Board
- Board members elected Board member Connie Bame as Chair and Board member Philip Purlee as Vice Chair to the Planning & Zoning Board. Motion by Board member Colin Crews. Second by Board member Daniel Dicus. Approved 4-0.
- B Recommend for approval City Ordinance 2017-029
- b. Amending City of Fruitland Park Land Development Regulations Chapter 161.090 to bring the regulations into agreement with the most current FEMA approved, Code Companion Floodplain Management Ordinance for Florida
- CDD Rector introduced Ordinance and gave brief explanation; no board comments. Motion to amend City Ordinance 2017-029 by Board member Daniel Dicus. Second by Board member Tom Bradly. Approved 4-0.

PUBLIC COMMENTS: None

BOARD MEMBERS' COMMENTS: None

ADJOURNMENT: 6:14PM



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

STAFF REPORT

Project: Village Park Campus

Project Owner: First Baptist Church of Leesburg, Inc.
220 N 13th Street
Leesburg, FL 34748-4962

Project Address: Vacant Property Formerly Known as Pine Ridge Dairy
Alternate Key#: 1287863

Proposed: Mixed Use Planned Unit Development (PUD)

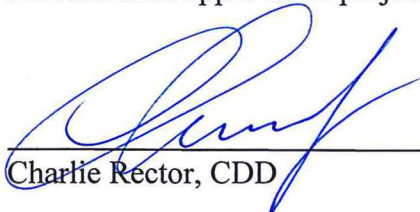
The property is formerly known as the Pine Ridge Dairy property and the general location is south of CR 466A and west of Pine Ridge Dairy Road. The property owners are seeking to rezone current land use to a mixed use planned unit development (PUD) consisting of residential, commercial, institutional, and recreational uses for an aged restricted community.

The proposed project is an age restricted community (55+) consisting of single family detached dwelling units, villa units, garden apartments, and condominium dwelling units.

The property is also proposed for an ALF approval for a maximum of 150 beds and a maximum of 60 beds for a skilled nursing facility.

Applicant states all streets will be private.

I recommend approval of project and contents of Master Developer's Agreement.


Charlie Rector, CDD
Date 12-4-17

cc: File

REVISED 11/27/2017 ALT Key Correction

CITY OF FRUITLAND PARK
PLANNING AND ZONING APPLICATION

RECEIVED JUN 06 2017

Application: First Baptist Church of Leesburg, Inc. Date: _____

Applicant Name: _____

Address: 220 N. 13th St.

Leesburg, FL 34748-4962

Phone: (352) 787-1005

- Application Type:
- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Subdivision Approval |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Site Plan Approval |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Road/Lot Vacation |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Development Order |
| <input type="checkbox"/> Clearing Permit | <input type="checkbox"/> Concurrence Review |
| <input type="checkbox"/> Other | |

Applicant is: Owner Agent Purchaser Lessee Optionee

Reason for Request: To rezone the property to PUD.

Owner's Name: First Baptist Church of Leesburg, Inc.

Address: 220 N 13th St., Leesburg, FL 34748-4962

Phone: (352) 787-1005

Property Address or Vicinity: Fruitland Park, FL 34731

Size of Property: 206.11 acres

Existing Zoning: R-2, R-3A, C-2, PFD, & GB Proposed Zoning: PUD

Existing Future Land Use: PUD Proposed Future Land Use: PUD

Current Number of Structures on the Property: None

Current Utilities on the Property: Central Water Central Sewer Well Septic Tank

- Required Attachments:
- 1. Copy of recorded deed(s) for the property.
 - 2. Owner's Affidavit
 - 3. Applicant's Affidavit (if applicable)
 - 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures.
 - 5. Surrounding property owner's names and addresses for all property lying within two-hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property? NO YES
If YES, describe: _____

STAFF REVIEW OF APPLICATION: _____ DATE: _____

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.
If not, a written explanation has been received and attached to this application.

City Staff:  12-7-17

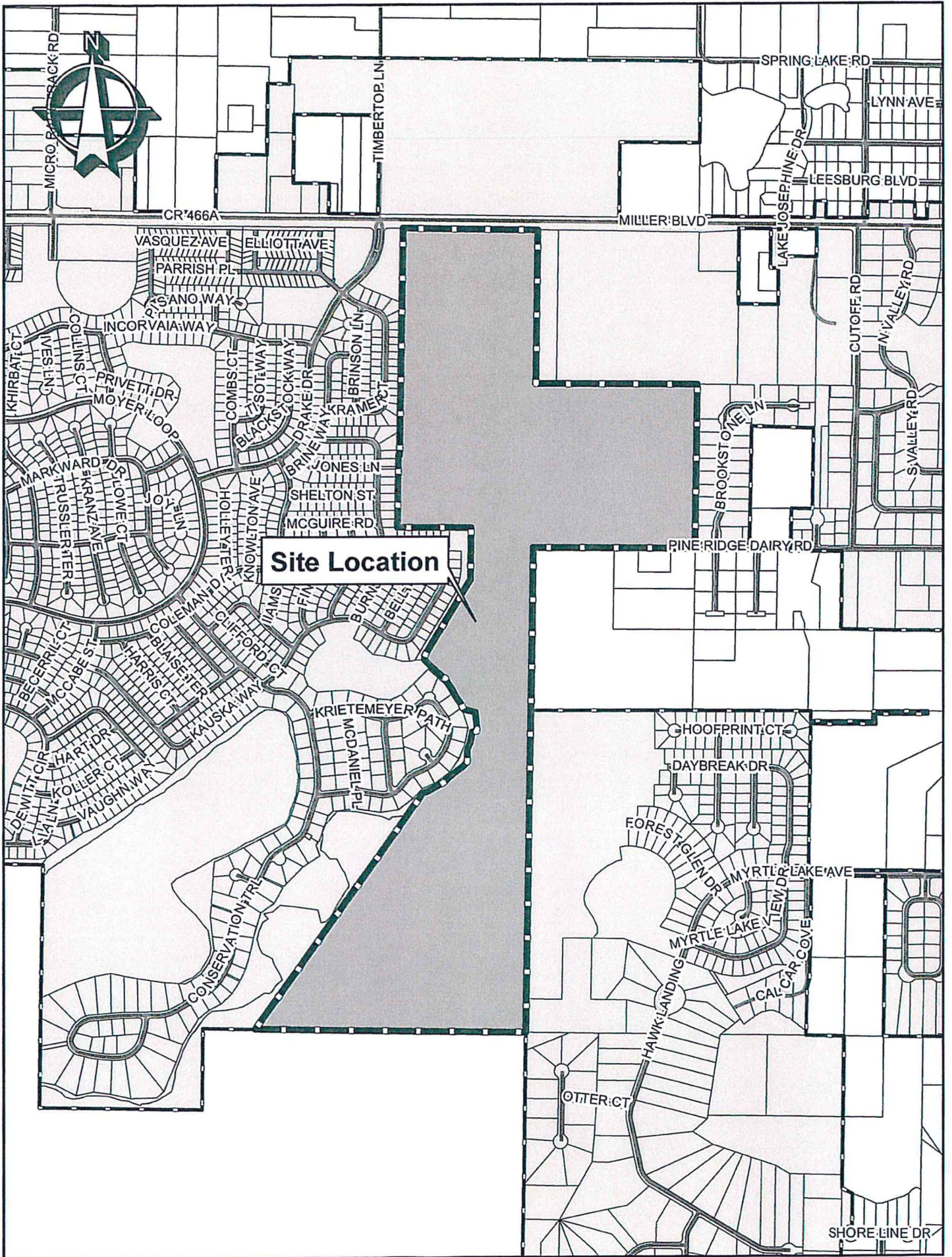
Title: CDD

RECEIVED JUN 06 2017

ADDENDUM (June 5, 2017)
First Baptist Leesburg, Inc. PUD Submittal

1. The PUD also includes a design plan for the future construction of a cross on the church property that will not exceed 90' in height.

Art Ayris
Executive Pastor



Site Location

MICRO BACK RD

TIMBERTOP LN

SPRING LAKE RD

LYNN AVE

LEESBURG BLVD

CR 466A

MILLER BLVD

LAKE JOSEPHINE DR

VASQUEZ AVE

ELLIOTT AVE

PARRISH PL

INCORVAIA WAY

RUSANO WAY

KHIRBAT CT
VES LN
COLLINS CT

FRIVETT DR
MOYER LOOP

COMBS CT
SOT WAY
BLACKS LOCKWAY

DRAKE DR
BRINE WAY
KRAMET CT

BRINSON LN
JONES LN
SHELTON ST
MCGUIRE RD

BROOKSTONE LN

CUTOFF RD
N VALLEY RD
S VALLEY RD

PINE RIDGE DAIRY RD

Site Location

COLEMAN D

GLIFFORD CT

BLANKS DR

HARRIS CT

KAUSKA WAY

CONSERVATION TRL

BECKER DR

MCCABE ST

W HART DR

VAUGHN WAY

DEWITT CIR

WAIN KOLLER CT

VAUGHN WAY

KRIEMEYER PATH

MCDANIEL PL

GHOOFPRINT CT

DAYBREAK DR

FOREST GLEN DR

MYRTLE LAKE AVE

MYRTLE LAKE

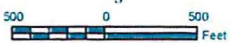
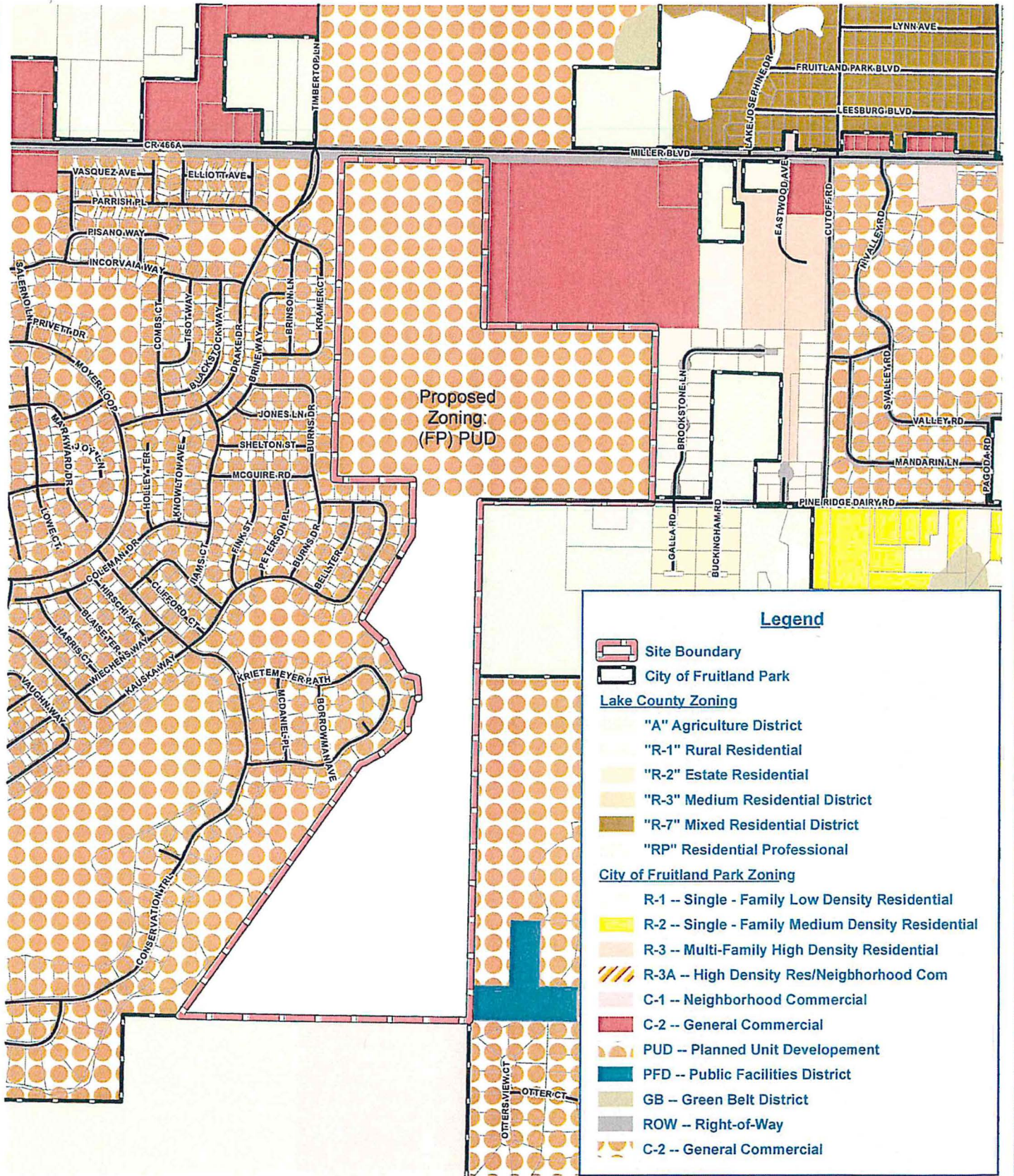
LEW DR

CAL CAR COVE

HAWKS LANDING

OTTER CT

SHORE LINE DR

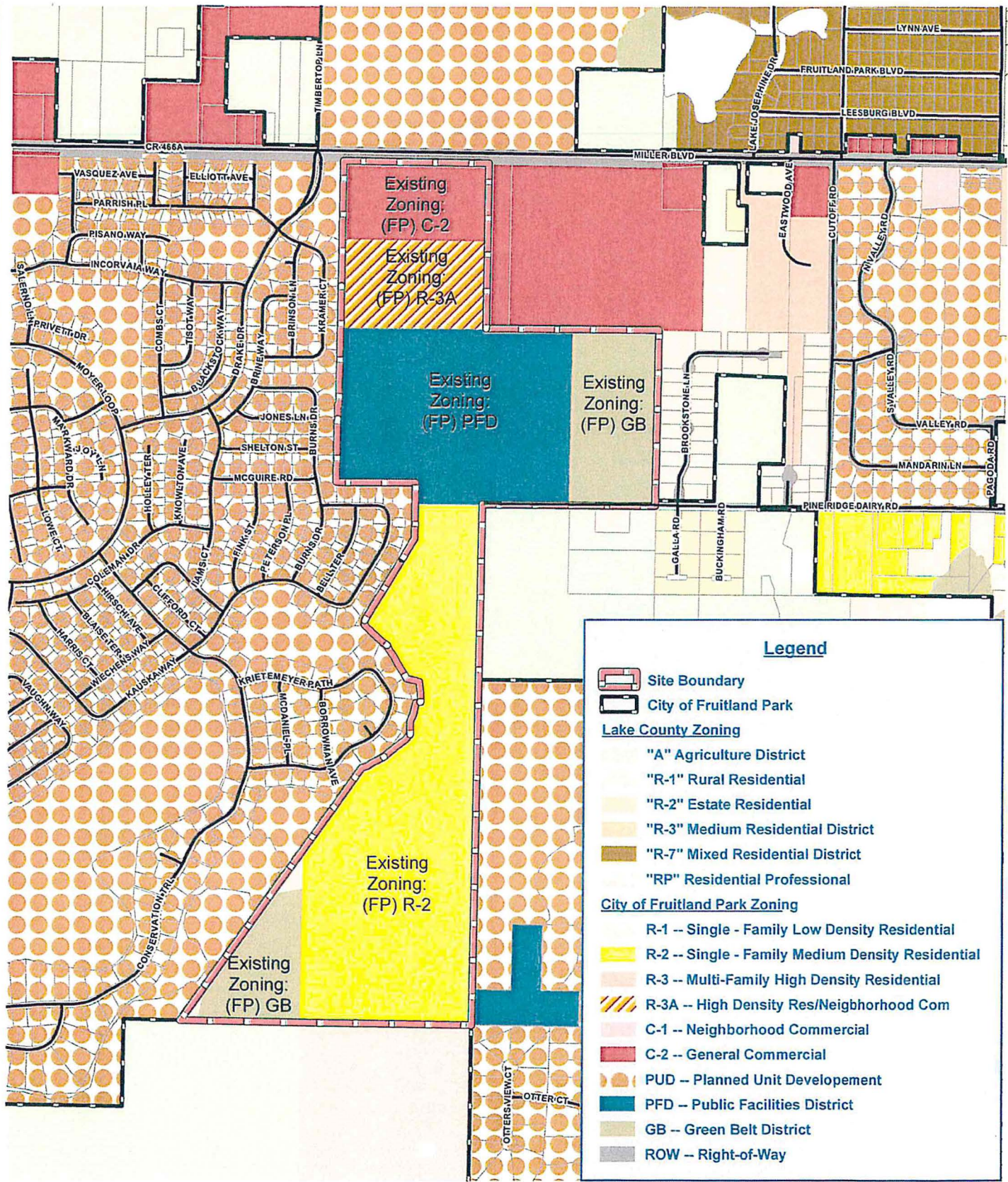


1 inch = 1,000 feet

City of Fruitland Park
First Baptist Church of Leesburg, Inc
 Lake County, Florida
 Proposed Zoning

Project: 398-17-03
 File: Proposed Zoning.mxd
 Name: First Baptist
 PM: Sherie Lindh
 Date: June 14, 2017
 Created By: J.Wilson





Legend

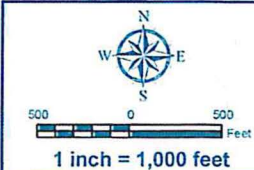
- Site Boundary
- City of Fruitland Park

Lake County Zoning

- "A" Agriculture District
- "R-1" Rural Residential
- "R-2" Estate Residential
- "R-3" Medium Residential District
- "R-7" Mixed Residential District
- "RP" Residential Professional

City of Fruitland Park Zoning

- R-1 -- Single - Family Low Density Residential
- R-2 -- Single - Family Medium Density Residential
- R-3 -- Multi-Family High Density Residential
- R-3A -- High Density Res/Neighborhood Com
- C-1 -- Neighborhood Commercial
- C-2 -- General Commercial
- PUD -- Planned Unit Development
- PFD -- Public Facilities District
- GB -- Green Belt District
- ROW -- Right-of-Way



City of Fruitland Park
First Baptist Church of Leesburg, Inc
 Lake County, Florida
 Existing Zoning

Project: 398-17-03
 File: Existing Zoning.mxd
 Name: First Baptist
 PM: Sherie Lindh
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 Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
 1162 Camp Avenue, Mount Dora, Florida 32717
 Office: (352) 383-1740 / Fax: (352) 383-4824

ORDINANCE 2017 - 023

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 14.95 ± ACRES OF THE PROPERTY FROM GENERAL COMMERCIAL (C-2) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 52.70 +/- ACRES OF PROPERTY FROM PUBLIC FACILITIES DISTRICT (PFD) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 85.44 +/- ACRES OF PROPERTY FROM SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL (R-2) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 17.00 +/- ACRES OF PROPERTY FROM HIGH DENSITY RESIDENTIAL/NEIGHBORHOOD COMMERCIAL (R-3A) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; REZONING 33.98 +/- ACRES OF PROPERTY FROM GREENBELT DISTRICT (GB) TO MIXED USE PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO AMEND THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by First Baptist Church of Leesburg, Inc., Owner, requesting that approximately 14.95 acres of real property generally located south of CR 466A and west of Pine Ridge Dairy Road (the "Property") be rezoned from General Commercial (C-2) to Mixed Use Planned Unit Development; approximately 52.70 acres of real property generally located south of CR 466A and west of Pine Ridge Dairy Road (the "Property") be rezoned from Public Facilities District (PFD) to Mixed Use Planned Unit Development (PUD) within the city limits of Fruitland Park; approximately 85.44 acres of real property generally located south of CR 466A and west of Pine Ridge Dairy Road (the "Property") be rezoned from Single Family Medium Density Residential (R-2) to Mixed Use Planned Unit Development (PUD) within the city limits of Fruitland Park; approximately 17.00 acres of real property generally located south of CR 466A and west of Pine Ridge Dairy Road (the "Property") be rezoned from High Density Residential/Neighborhood Commercial (R-3A) to Mixed Use Planned Unit Development (PUD) within the city limits of Fruitland Park; and further requesting that approximately 33.98 acres of property be rezoned from Greenbelt District (GB) to Mixed Use Planned Unit Development within the city limits of Fruitland Park; and

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

WHEREAS, the required notice of the proposed rezoning has been properly published; and

WHEREAS, the City Commission reviewed said petition, 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 206.11 ± acres of land generally located south of CR 466A and west of Pine Ridge Dairy Road shall hereafter be designated as PUD, Mixed Use Planned Unit Development, as defined in the Fruitland Park Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit "A".

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. 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 4. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2017.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____
(SEAL)

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID SECTION 8, RUN S89°39'50"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8, ALSO BEING THE EASTERLY BOUNDARY OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 AS RECORDED IN PLAT BOOK 66, PAGES 42 THROUGH 44, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE AND SAID EASTERLY BOUNDARY, S00°47'54"W, 350.15 FEET TO THE NORTHEAST CORNER OF VILLAGES OF FRUITLAND PARK UNIT NO. 28 AS RECORDED IN PLAT BOOK 66, PAGES 54 THROUGH 55, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27 AND ALONG THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 THE FOLLOWING COURSES: S00°47'54"W, 244.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 595.00 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE EAST LINE OF THE WEST 210.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND ALONG SAID SOUTH LINE, N89°39'50"W, 10.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, S00°47'54"W, 589.01 FEET TO THE SOUTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 AND A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY, SAID EAST LINE AND ALONG SAID NORTH LINE, S89°40'49"E, 611.54 FEET; THENCE DEPARTING SAID NORTH LINE AND ALONG THE FOLLOWING BOUNDARIES: VILLAGES OF FRUITLAND PARK, UNIT NO. 29, AS RECORDED IN PLAT BOOK 66, PAGE 71 THROUGH 73, INCLUSIVE, VILLAGES OF FRUITLAND PARK, UNIT NO. 31, AS RECORDED IN PLAT BOOK 66, PAGE 74 THROUGH 82, INCLUSIVE, SAID BOUNDARIES ALSO BEING THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4415, PAGE 1806, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"W, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE S29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE S12°05'00"W, 92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE

S48°18'47"W, 37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE BOUNDARIES OF SAID SUBDIVISIONS AND THE BOUNDARY OF OFFICIAL RECORDS BOOK 4415, PAGE 1806; RUN THENCE ALONG SAID SOUTH LINE, S89°06'25"E, 914.79 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7 AND ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, S89°14'24"E, 1,330.47 FEET TO THE EAST LINE OF THE WEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, N00°42'44"E, 2,636.42 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE N00°46'31"E, 1,343.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, S89°40'49"E, 1,331.19 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N00°44'42"E, 1,343.27 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, N89°39'42"W, 1,330.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, N00°34'38"E, 1,263.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 466-A, AS PER OFFICIAL RECORDS BOOK 4271, PAGE 1960, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, N89°14'18"W, 1,118.09 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST CORNER OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, ALONG SAID EAST LINE OF THE WEST 210.00 FEET AND THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 27, S00°56'55"W, 1,271.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 205.76 ACRES, MORE OR LESS.

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2017, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and First Baptist Church of Leesburg, Inc. (hereinafter referred to as the "Owner").

RECITALS

1. The Owner desires to rezone approximately 205.76 + acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Property is currently located within the City of Fruitland Park and is currently zoned "General Commercial" (C-2), Public Facilities District (PFD), Single Family Medium Density Residential (R-2), High Density Residential/Neighborhood Commercial (R-3A), and Greenbelt District (GB) with a future land use designation on the City of Fruitland Park Future Land Use Map of "Mixed Community."
3. Owner has filed applications for rezoning for the Property as a mixed use planned unit development.
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 rezoning of the Property and the proposal for its development 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 will fund certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner 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 this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the

✓
12-7-17

Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Site Plan" prepared by Florida Engineering Group, Inc., dated _____, and attached as Exhibit "B" (the "Plan"). The project shall be developed as a senior (age 55+) mixed use community. All development shall be consistent with City's "PUD" (Planned Unit Development/Mixed Use) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- a. Single family detached residential dwelling units.
- b. Duplex (Villa) dwelling units.
- c. Single family attached residential dwelling units meeting the R-3 standards.
- d. Multi-family residential dwelling units meeting the R-3 standards.
- e. Adult Congregate Living Facilities. The maximum number of beds shall not exceed 150.
- f. Nursing homes.
- g. Church/Religious Facilities.
- h. All permitted C-1 uses.
- i. Convenience Store with fuel operations.
- j. Restaurants.
- k. Banks.
- l. Athletic/Sports Facilities.
- m. Residential units shall not exceed 900 units.
- n. Passive and Active Recreation Facilities.
- o. Total Commercial Square footage shall not exceed 130,000 square feet.
- p. Total Institutional Square footage shall not exceed 240,000 square feet which includes Adult Congregate Living Facilities, Nursing homes and Church/Religious Facilities.
- q. The residential units may be converted to the Adult Congregate Living Facilities or a Nursing home based on one (1) unit equals three (3) beds; however, in no case shall the maximum number of beds be exceeded as stated in item e above.

Section 5. Residential Development Standards. Development Standards shall be as follows:

- a. The minimum living area shall be 1,000 square feet for the single family detached homes.
- b. The minimum lot size shall be 4,000 square feet for the detached single family homes.
- c. Minimum lot width for detached single-family shall be 40 feet with a minimum lot depth of 100 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Local Roadways - Twenty feet (20')
Garage Setback from Roadway – Twenty-five feet (25')

Side: Local Roadways – Twenty feet (20')
Another Lot - Five feet (5')

Rear: Local Roadway– Twenty feet (20')
Another Lot – Twenty feet (20')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- e. Minimum lot size shall be 4,000 square feet for duplex/villa single-family homes (duplex, villas).
- f. The minimum lot width for duplex/villas shall be 40 feet with a minimum lot depth of 100 feet.
- g. Minimum Setback requirements for duplex/villa single family residential units shall be:

Front: Local Roadways - Twenty feet (20')
Garage Setback from Roadway – Twenty-five feet (25')

Side: Local Roadways – Twenty feet (20')
Another Lot - 0' feet for common walls

Rear: Local Roadway– Twenty feet (20')
Another Lot – Twenty feet (20')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5'). In those areas where the buffer width is greater than five feet (5') and is part of the lot, all accessory structures shall be located outside of the buffer area.

Minimum distance between single-family detached and single family attached structures shall be 10 feet (10') measured from building wall to building wall.

- h. Multi-family development shall meet the R-3 zoning development standards.
- i. Maximum building height shall be limited to thirty five feet (35') for single family; however, if adequate fire protection measures are provided the height limitation may be exceeded, after review by the City Fire Inspector and Building Official with final determination by Community Development Director.

- j. Maximum building height for the multi-family uses (garden apartments and condominiums) shall not exceed 5 stories (from finished grade) including parking garage provided adequate fire protection measures are provided as reviewed by the City Fire Inspector and Building Official with final determination by Community Development Director.
- k. Parking: The Applicant will be required to meet the parking requirements of the Fruitland Park Land Development Code for the proposed residential uses except as provided below:
 - Multi-Family Residential – 1.5 spaces per unit
 - Single Family Attached Residential – 1.5 spaces per unit
 - Assisted Living Facilities – 0.25 spaces per bed, plus 1 space per employee (largest shift)
 - Skilled Nursing - 0.25 spaces per bed, plus 1 space per employee (largest shift)

Section 7. Residential Design Standards. Design Standards shall be as follows:

- a. **Architectural features** - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim
- b. **Building Materials** - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
 - 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 - 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For

example, Masonite or vinyl lap siding would not be allowed under this option.).

3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

Section 8. Commercial and Institutional Development Standards. Development Standards shall be as follows:

a. Minimum Setback requirements for commercial shall be:

Front: CR 466A – Fifty feet (50')

Local Roadways - Twenty feet (20')

Side: Local Roadways – Twenty feet (20')

Another Lot - Ten feet (10')

A zero (0) side setback is allowed on one side provided there is a minimum ten feet setback on the opposite side and provided requirements for fire and building codes are met.

Rear: Local Roadway– Twenty feet (20')

Another Lot – Twenty feet (20')

Accessories Setback: All accessory structures shall be located no closer to the property line than ten feet (10').

Required landscape buffers shall supersede the minimum dimensions permitted by this Section.

- b. The maximum impervious surface ratio for the property (which includes building coverage) shall be limited to eighty percent (80%).
- c. Maximum building height shall be limited to four (4) stories (from finished grade) provided that adequate fire protection measures are provided as determined by the City Fire Inspector and Building Official.
- d. Maximum building height shall be limited to ninety-five feet (95') for accessory decorative structures such as, but not limited to, steeples or spires.
- e. Parking: The Applicant will be required to meet the parking requirements of the Fruitland Park Land Development Regulations for the proposed uses except as provided below:
House of Worship – 1 space per three (3) seats (fixed seats) of 1 space per 30 gross square feet (without fixed seats)
Ancillary Uses – 3 spaces per 1000 square feet (3.0 spaces/KSF)
- f. Commercial access: Access to the commercial development areas shall be primarily from the entrance boulevard with access to CR 466A. Pedestrian access shall be provided from the residential areas to the commercial area utilizing a trail system which shall be reviewed during the site plan or subdivision review process.

Section 9. Commercial and Institutional Design Standards. The Applicant shall be required to meet the nonresidential design standard requirements of the Fruitland Park Land Development Regulations.

Section 10. Development Phasing. The proposed project may be constructed in phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions). Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 11. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of two access points, one primary access on CR 466A and one access on Pine Ridge Dairy Road. The primary access shall be through a divided landscaped boulevard type road. Actual location and design of the boulevard shall be determined during the Site Plan and/or Preliminary Subdivision Plan review process and shall include consideration of sidewalks on both sides of the boulevard, recreation paths etc. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements/signalization within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements.
- c. 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. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. Should the Permittee 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 Permittee 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. Said improvements will be the responsibility of the Permittee.
- g. At such time that traffic signals are warranted at the proposed project entrance, the Permittee shall pay their pro-rata share of the cost of the signal(s) as determined by City staff.

Section 12. Lighting. 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 and parking areas.

Section 13. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City when available. Owner 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. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner'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 shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 14. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time. Notwithstanding the foregoing, Owner shall pay water and wastewater impact fees at the rate of \$3,080.00 per ERU for wastewater (sewer) and \$985.00 per ERU for water.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner 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 15. Easements. Owner shall provide the City 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.

Section 16. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a twenty-five foot (25') landscape buffer along CR 466A; and a twenty-five foot (25') buffer along property boundaries abutting existing residential as shown on the Conceptual Plan consisting of four (4) canopy trees, two (2) understory trees, and fifteen (15) shrubs per one hundred feet (100'); however, no buffer shall be required along the perimeter boundary adjacent to the wetlands. A fifteen foot (15') native buffer shall be provided onsite adjacent to the wetlands. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

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

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

Owner 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 17. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 19. 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 commercial property owners within the City.

Section 20. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 21. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction 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, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 22. Title Opinion. Owner 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 and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 23. 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 24. Due Diligence. The City and Owner 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 from time to time in accordance with the City's applicable policies for the provision of said services.

Section 25. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 26. 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 27. 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 28. 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, not 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 29. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 30. 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:	City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue

	Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	First Baptist Church of Leesburg, Inc. 220 W. 13th Street Leesburg, FL 34748-4962
Copy to:	

Section 31. 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 from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 32. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 33. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 34. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect 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 effected. To that end, this Developer's Agreement is declared severable.

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

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witness Signature

By: _____
Signature

Print Name

Print Name

Witness Signature

Signature

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ by _____ and _____ who are personally known to me or who have produced _____ as identification and who did (did not) take an oath.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

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

By: _____
Chris Cheshire, Mayor

Date: _____

ATTEST: _____

Anita Geraci-Carver Esther B. Coulson
City Attorney City Clerk
This instrument prepared by:

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this ____ day of _____ by _____, _____, City Clerk of the City of Fruitland Park, Florida, who are personally known to be me and they acknowledge executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto is the true and corporate seal of the City of Fruitland Park, Florida.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"

THE PLAN



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

STAFF REPORT

Project: Mesos Medical Office

Project Owner: Carrie Ross Blevins
35735 Timbertop Lane
Fruitland Park, FL 34731

Project Address: 607 CR 466A, Fruitland Park, FL 34731
Alternate Key#: 1288215

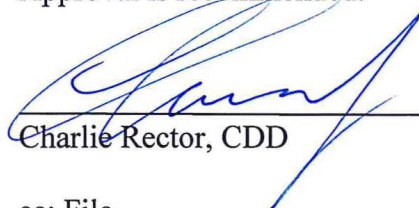
Proposed: Major Site Plan Submittal for Future Medical Office Building

Applicant is submitting a Major Site Plan application for the subject property located at 607 CR 466A, Fruitland Park, FL. The subject property was annexed into the City limits of Fruitland Park on the 10th day of March, 2016, with a current zoning of General Commercial (C-2).

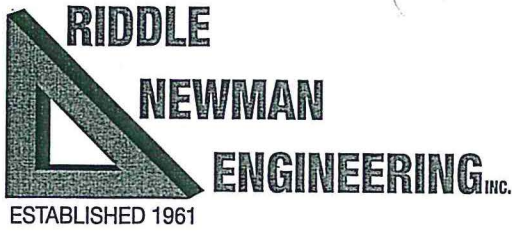
The proposed project is being requested for a medical office building consisting of 5,954 sq feet.

The subject site is to comply with the nonresidential commercial sign design criteria pursuant to Chapter 154 of the Land Development Regulations.

Approval is recommended.


Charlie Rector, CDD
Date 12-7-17

cc: File



July 13, 2017

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

Dear Charlie:

**RE: *Mesos Medical Office
 Site Plan Submittal (Major)***

Civil
Engineering

 Structural
Engineering

 Land
Development

 Drinking
Water

 Wastewater

 Stormwater
Management

 Environmental
Permitting

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

- Application for Site Plan Approval
- (3) Copies of the Site Plan
- (2) Copies of the Stormwater Calculations
- (2) Copies of Lift Station Calculations
- Stormwater Permit
- Property Record Card

We are prepared to submit the Application Fee as soon as you let us know how much the fee should be.

The Landscape Plan will be submitted under separate cover.

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

Respectfully submitted,

RIDDLE - NEWMAN ENGINEERING, INC.

Keith E. Riddle, P.E.

cc: Carrie Blevins

RECEIVED JUL 13 2017

File: K16.08-02

CITY OF FRUITLAND PARK
APPLICATION FOR SITE PLAN REVIEW

1. Applicant's Name Carrie Ross Blevins
Address 35735 Timbertop Lane, Fruitland Park, FL 34731
Telephone Number (352) 233-3305

Applicant is: Owner Developer Lessee Agent Optionee

2. Owner's Name Carrie Ross Blevins
Address 35735 Timbertop Lane, Fruitland Park, FL 34731
Telephone Number (352) 233-3305

3. Contractor's Name _____
Address _____
Telephone Number _____
License Number _____

4. ~~Architect's~~ ^{Engineers} Name Riddle-Newman Engineering, Inc.
Address 115 North Canal Street, 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:
607 CR 466A - Alternate Key # 1288215

7. Area of property 35,624 Square Feet 0.82 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.
2017-008 - Setback & Buffer Variances

RECEIVED JUL 14 2017

CITY OF FRUITLAND PARK
APPLICATION FOR SITE PLAN REVIEW

10. Briefly describe the proposed project Medical Office

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 Plan

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.

PROPERTY RECORD CARD

General Information

Owner Name:	BLEVINS LARRY & CARRIE ROSS	Alternate Key:	1288215
Mailing Address:	35735 TIMBERTOP LN FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	06-19-24-000400002701
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	15.1183
		Trash/Recycling /Water/Info:	My Public Services Map
Property Location:	607 COUNTY ROAD 466A FRUITLAND PARK FL 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	E 100 FT OF S 400 FT OF SW 1/4 OF NW 1/4 OF SE 1/4--LESS RD R/W-- ORB 4771 PG 1870		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE/RESIDENCE COMBO (1200)	0	0		37460	SF	\$0.00	\$71,174.00

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$26,358.00	
Summary			
Year Built: 1973	Total Living Area: 916	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information?			

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	916	N	0%	0%	
2	OPEN PORCH	No Wall Type	1	72	N	0%	0%	

ORDINANCE 2016-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 0.96 ± ACRES OF LAND GENERALLY LOCATED NORTH OF CR 466A AND EAST OF MICRO RACETRACK ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Carrie Ross, on behalf of Steven Lamons, Owner, requesting that approximately 0.96 acres of real property generally located north of CR 466A and east of Micro Racetrack Road (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

WHEREAS, the required notice of the proposed annexation has been properly published; and

WHEREAS, the Property is contiguous to the City limits and is reasonably compact.

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 0.96 acres of land generally located north of CR 466A and east of Micro Racetrack Road, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: East 100 feet of the South 400 feet of the SW ¼ of the NW ¼ of the SE ¼ in Section 6, Township 19, Range 24 East, Lake County, Florida, less the right of way for State Road No. 466A.

Parcel Alternate Key No. 1288215

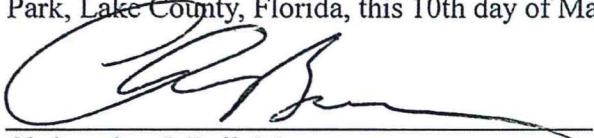
Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

Section 3. 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.

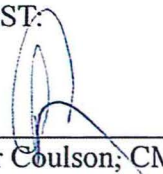
Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 5. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

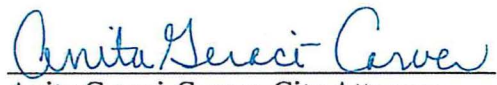
PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 10th day of March, 2016.



Christopher J. Bell, Mayor
City of Fruitland Park, Florida

ATTEST:


Esther Coulson, CMC, City Clerk

Approved as to Form:


Anita Geraci-Carver, City Attorney

Commissioner Cheshire	<u> / </u>	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Ranize	<u> / </u>	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Lewis	<u> / </u>	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor Gunter	<u> / </u>	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Mayor Bell	<u> / </u>	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Passed First Reading: February 25, 2016
Passed Second Reading: March 10, 2016
(SEAL)



VILLAGE HILLS DR

CATO RANCH RD

LINMAR AVE

LINDA GLEN AVE

WALTERS PL

EMORY DR

MICRO RACETRACK RD

EDMONDSON DR LN

TIMBERTOP LN

Site Location

OLIVER LN

CR 466A

MILLER BLVD

VASQUEZ AVE

ELLIOTT AVE

PARRISH PL

KRAMER CT

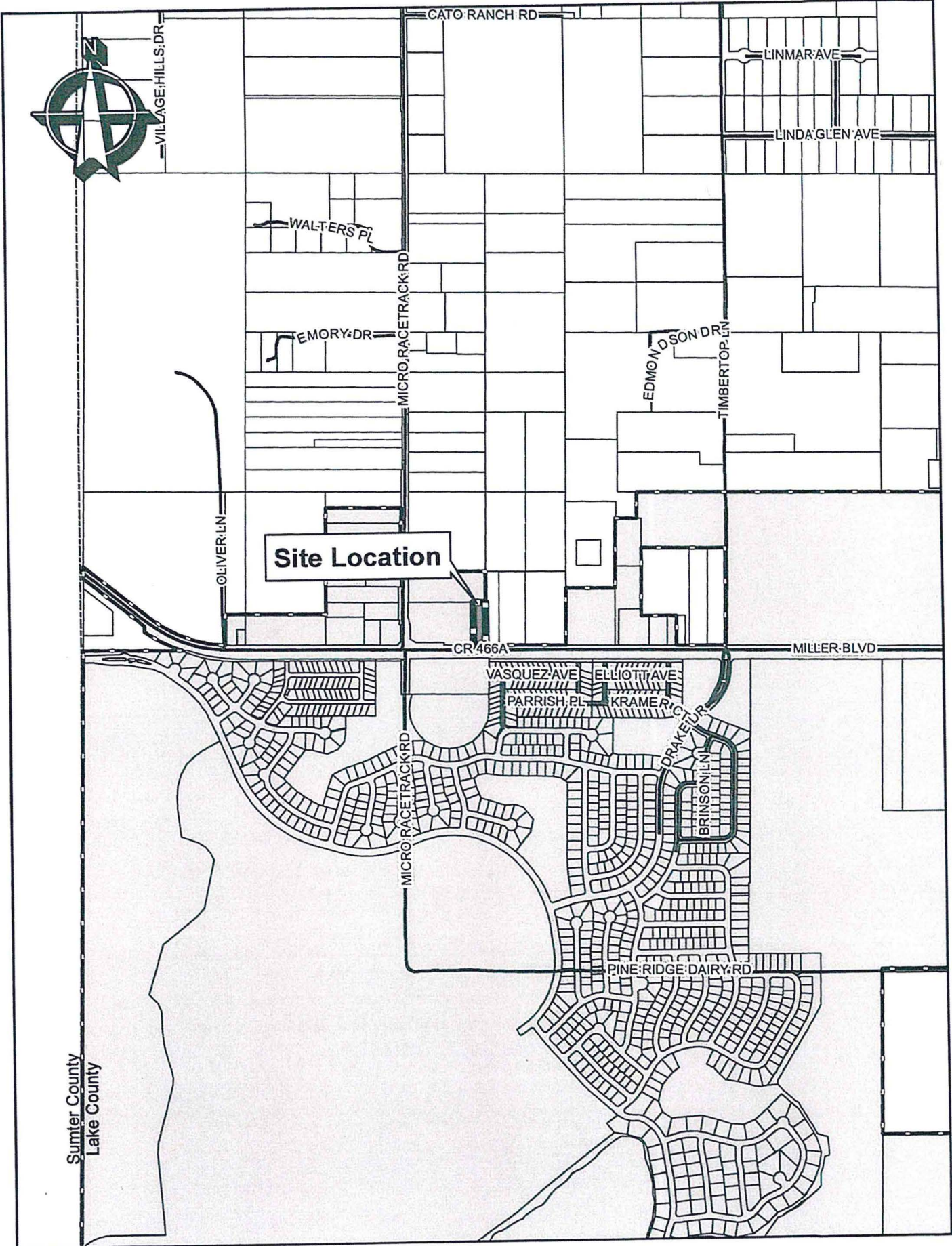
MICRO RACETRACK RD

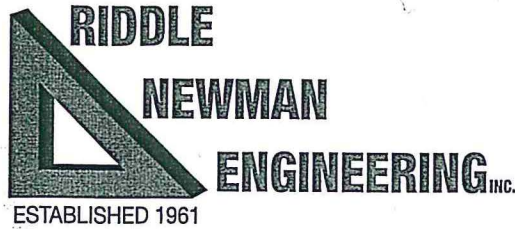
DRAKE CT

BRINSON LN

PINE RIDGE DAIRY RD

Sumter County
Lake County





RECEIVED OCT 10 2017

Civil
Engineering

Structural
Engineering

Land
Development

Drinking
Water

Wastewater

Stormwater
Management

Environmental
Permitting

October 9, 2017

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

Dear Charlie:

*RE: Mesos Medical Office
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 Building Elevations

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

LPG Urban & Regional Planners

1. The area of the property has been corrected. The erroneous size was removed from Sheet C2.1.
2. The setbacks and buffers have been adjusted to match the approved Variances.
3. The existing trees to be removed are indicated on the Demolition Plan, Sheet C4.2.
4. One of the surveyed trees is called out as 2-6" Oak and was only shown in the Plant Schedule as one tree. Schedule has been updated to show 5 trees.
5. Plan has been corrected for the Cherry Tree & China Berry Tree confusion.
6. The Landscape Plan buffer notes have been revised to match the approved Variances.
7. Sign location has been shown.
8. No site lighting is proposed for the site.
9. Building Elevations submitted herewith.

BESH

1. The site plan has been revised to include the landscape island in the parking lot.
2. Bicycle rack is shown.

3. The dumpster pickup for Commercial businesses is in the early morning hours prior to business hours.
4. There is an existing fire hydrant located 134 feet West of the site.
5. The plan has been revised to show grades along the bottom of the retaining wall.
6. We have shown a diversion swale along the West property line to divert off-site runoff around our site.
7. Pipe lengths and slopes have been shown on the plan and the Hydraulic Analysis has been updated.
8. Pipe slopes have been revised.
9. The design has been modified to show a 10' long weir within the retaining wall with rubble riprap on the outside of the wall.
10. Appendix "C" and "D" were updated to show recovery calculations which take the retaining wall into account.
11. Calculations have been revised to show routing of the 25 year / 96 hour storm event. No discharge in post-development condition.
12. The plan has been revised to relocate the driveway per meetings with Lake County Public Works. Driveway permit is pending.
13. Utilities no longer in the way.

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

Respectfully submitted,

RIDDLE - NEWMAN ENGINEERING, INC.



Keith E. Riddle, P.E.

cc: Carrie Ross

Terry Ross

930 Thomas Ave. Ste. 1
Leesburg, FL 34748

RECEIVED OCT 12 2017

Phone (352) 728-6053
Fax (352) 728-2805
rossplbg1@gmail.com

To: City of Fruitland Park-Building Department

Re: Mesos Plastic Surgery Center

The exterior walls of the center will be neutral in color and the roof will be red tile.

Sincerely,

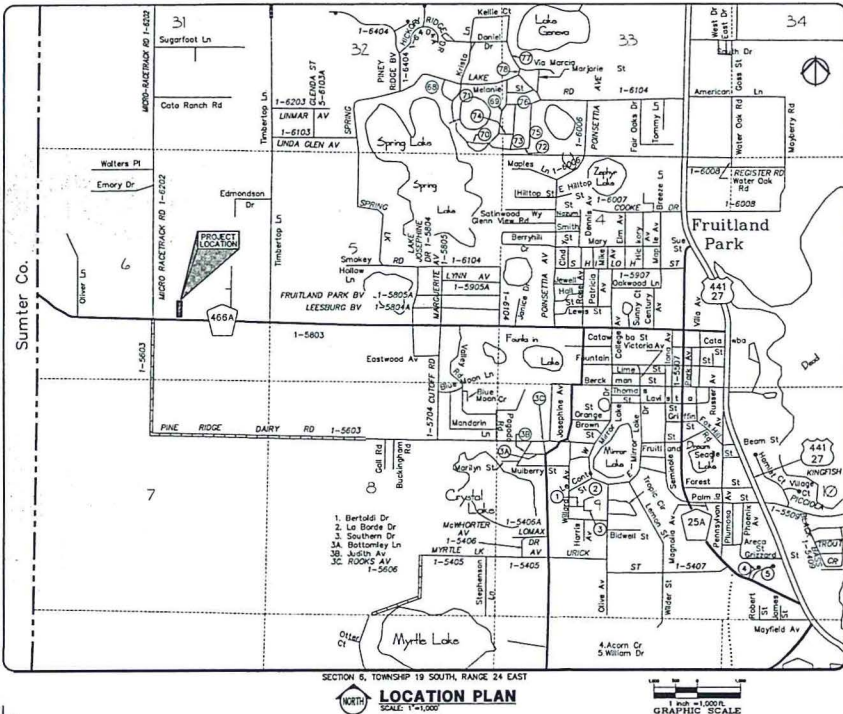


Terry Ross

MESOS MEDICAL OFFICE

607 COUNTY ROAD 466A

FRUITLAND PARK, FLORIDA 34731



- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY FARMER BARLEY AND ASSOCIATES, INC., DATED 4/27/2016.
 - 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 SEEDING OR SOILED 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 SUPERVISING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO PAY COST OF NET TAPS INTO CITY OF FRUITLAND PARK WATER MAIN.
 - ALL WATER A SEWER LAKE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF FRUITLAND PARK REQUIREMENTS.
 - ANY SOIL MATERIAL (OTHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SHALLS OR RETENTION PONES 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%.

LEGAL DESCRIPTION
 (SEE BOOK PAGE 1992)
 THE EAST 100 FEET OF THE SOUTH 400 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LESS THE RIGHT OF WAY FOR STATE ROAD NO. 466A.

SITE DATA
 TOTAL PROJECT AREA = 36.54 AC. (0.82 ac.)
 EXISTING IMPERVIOUS AREA = 2,333 sq. ft. (0.06 ac.)
 EXISTING IMPERVIOUS AREA TO REMAIN = 0
 PROPOSED IMPERVIOUS AREA = 23,589 sq. ft. (0.54 ac.)
 TOTAL IMPERVIOUS AREA = 23,589 sq. ft. (0.54 ac.)
 NET NEW IMPERVIOUS AREA = 0.48 ac.
 PERCENT IMPERVIOUS AREA = 84.2% (of total area)
 MINIMUM OPEN SPACE = 20%
 OPEN SPACE PROVIDED = 33.8%

FLOOD ZONE = "X"
 ZONING = "C-1"

EXISTING USE OF SITE = RESIDENTIAL
 PROPOSED USE OF SITE = MEDICAL

EXISTING BUILDING SQUARE FOOTAGE TO REMAIN = 0 sq. ft.
 PROPOSED BUILDING SQUARE FOOTAGE = 3,954 sq. ft.
 TOTAL BUILDING SQUARE FOOTAGE = 3,954 sq. ft.

HEIGHT OF BUILDING = 35'-3"
 MAX. NUMBER OF EMPLOYEES = 10 EMPLOYEES

PARKING REQUIRED = 1 per 100 sq. ft. = 33 spaces
 PARKING PROVIDED = 34 spaces

BUILDING SETBACKS: FRONT = 50'
 EAST SIDE = 15'
 WEST SIDE = 10'
 REAR = 10'
 (ALONG DUMPSTER) REAR = 4' (PER VARIANCE 2017-008)

LANDSCAPE BUFFERS: FRONT = 25'
 EAST SIDE = 5' (PER VARIANCE 2017-008)
 WEST SIDE = 4' (PER VARIANCE 2017-008)
 REAR = 15'
 (ALONG DUMPSTER) REAR = 4' (PER VARIANCE 2017-008)

TRAFFIC ESTIMATE:
 TR. LANE USE = 700 (MEDICAL OFFICE)
 ADP = 24.13 x 1.524 = 25 TRIPS PER DAY
 OR 4644 = 215 TRIPS PER DAY (100%)
 ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM

SHEET INDEX

CL1	COVER SHEET
CL2	STORMWATER POLLUTION PREVENTION PLAN
CL3	GEOMETRY PLAN
CL4	GRADING & UTILITY PLAN
CL4+CL3	DETAIL SHEETS

OWNER
 Corrie Blonka
 Mesos Plastic Surgery & Laser Center
 757 CR 466, Suite A
 Lady Lake, Florida 32159
 Phone (352) 219-8199

ENGINEER
 Keith E. Riddle, P.E.
 Riddle - Newman Engineering, Inc.
 115 North Canal Street
 Leesburg, Florida 34748
 Phone (352) 785-7482
 Fax (352) 785-7412

SURVEYOR
 George W. Farmer Jr.
 Farmer Barley and Associates, Inc.
 4618 NE 83rd Road
 Willamond, Florida 34765
 Phone (352) 748-3126

RECEIVED 07.18.2017

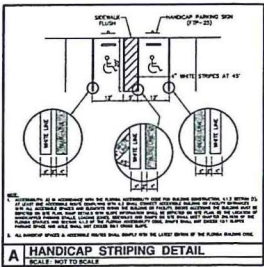
COVER SHEET

MESOS MEDICAL OFFICE
 FLORIDA
 FRUITLAND PARK

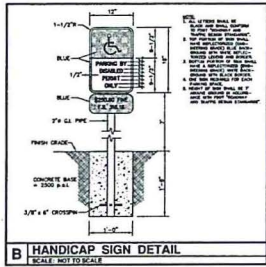
C1.1

RIDDLE - NEWMAN ENGINEERING, INC.
 115 NORTH CANAL STREET
 LEESBURG, FLORIDA 34748
 PHONE (352) 785-7482
 FAX (352) 785-7412
 WWW.RNENGIN.COM

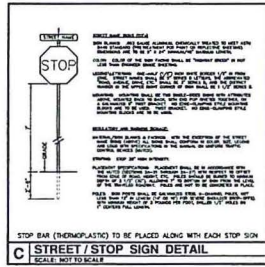
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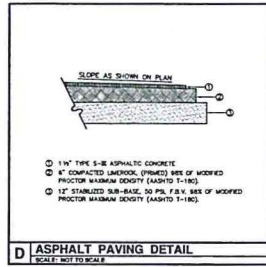
A HANDICAP STRIPING DETAIL
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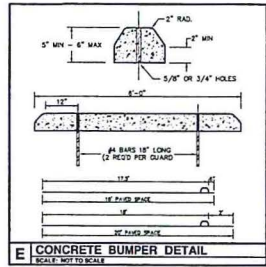
B HANDICAP SIGN DETAIL
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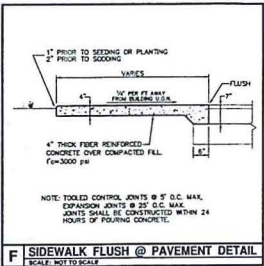
C STREET/STOP SIGN DETAIL
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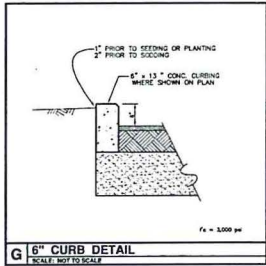
D ASPHALT PAVING DETAIL
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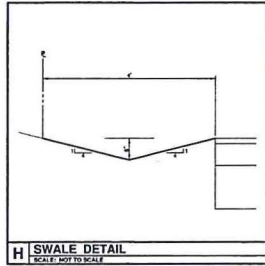
E CONCRETE BUMPER DETAIL
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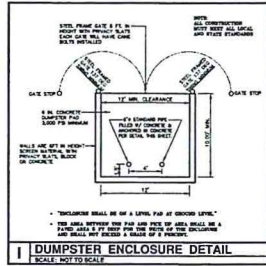
F SIDEWALK FLUSH @ PAVEMENT DETAIL
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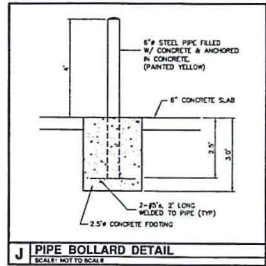
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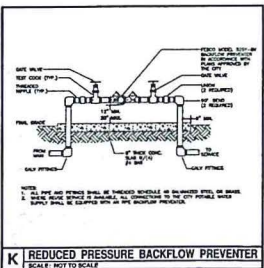
H SWALE DETAIL
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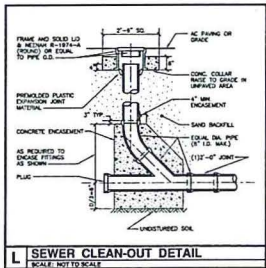
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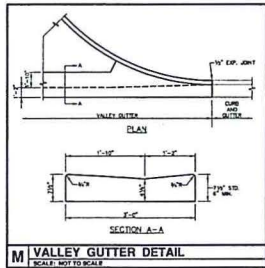
J PIPE BOLLARD DETAIL
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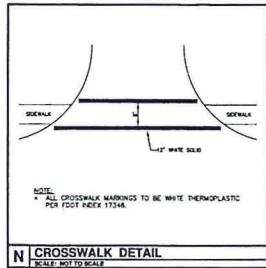
K REDUCED PRESSURE BACKFLOW PREVENTER
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L SEWER CLEAN-OUT DETAIL
SCALE: NOT TO SCALE



M VALLEY GUTTER DETAIL
SCALE: NOT TO SCALE



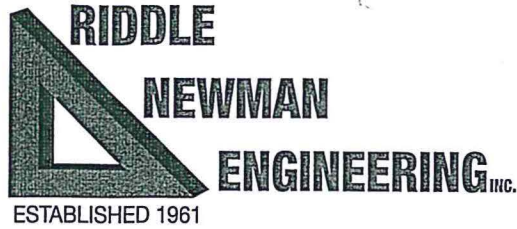
N CROSSWALK DETAIL
SCALE: NOT TO SCALE

RIDDLE NEWMAN ENGINEERING, INC.
RIDDLE NEWMAN ENGINEERING, INC.
12000 N.W. 11TH AVENUE, SUITE 200
MIAMI, FLORIDA 33158
TEL: (305) 791-2122
FAX: (305) 791-2122
WWW: WWW.RNE.COM

RIDDLE NEWMAN ENGINEERING, INC.

MESOS MEDICAL OFFICE
FRUITLAND PARK
FLORIDA

C4.1



November 13, 2017

RECEIVED NOV 14 2017

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

Dear Charlie:

*RE: Mesos Medical Office
 Site Plan Re-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
- (2) Copies of the Hydraulic Pipe Analysis Output

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

Fire Review

1. We have revised the plans to show a fire hydrant at the driveway entrance to this project.

BESH

1. Charlie Rector has been consulted about the location of the dumpster.
2. We have revised the plans to show a fire hydrant at the driveway entrance to this project.
3. We have revised Hydraulic Calculations to correct the pipe sizes and lengths and submitted the computer output herewith.

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

Respectfully submitted,

RIDDLE - NEWMAN ENGINEERING, INC.

Keith E. Riddle, P.E.

cc: Carrie Ross

File: K16.08-04

Civil
Engineering

Structural
Engineering

Land
Development

Drinking
Water

Wastewater

Stormwater
Management

Environmental
Permitting

CITY OF FRUITLAND PARK
PLANNING AND ZONING APPLICATION

Application: _____

Date: REVISED 11-30-17

Applicant Name: TERRY ROSS

- Application Type:
- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Subdivision Approval |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Special Exception Use | <input type="checkbox"/> Road/Lot Vacation |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Development Order |
| <input type="checkbox"/> Clearing Permit | <input type="checkbox"/> Concurrency Review |
| <input type="checkbox"/> Other | |

Address: 911 Hawk Landing

FRUITLAND PARK, FL 34731

Phone: (352) 728-6053

Applicant is: Owner Agent Purchaser Lessee Optionee

Reason for Request: To Allow construction of Duplex's on all (7) Building Lots
and a variance allowing 20 FT setback on Sunset Way

Owner's Name: TERRY & RACHEL ROSS, LARRY & CARRIE BLEWINS

Address: 911 Hawk Landing, Fruitland Park

Phone: (352) 728-6053

Property Address or Vicinity: Lots 13, 14, 15, 16, 17, 18 & 19 Block B, 1st ADDITION

Size of Property: to Dream Lake, according to Plat Book 3, Page 13

Existing Zoning: →stoward R-2 Proposed Zoning: R-2 special exception

Existing Future Land Use: _____ Proposed Future Land Use: _____

Current Number of Structures on the Property: 2

Current Utilities on the Property: Central Water Central Sewer Well Septic Tank

- Required Attachments:
- 1. Copy of recorded deed(s) for the property.
 - 2. Owner's Affidavit
 - 3. Applicant's Affidavit (if applicable)
 - 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures.
 - 5. Surrounding property owner's names and addresses for all property lying within two-hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property? NO YES

If YES, describe: _____

STAFF REVIEW OF APPLICATION: _____ DATE: 12-7-17

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.

If not, a written explanation has been received and attached to this application.

City Staff: [Signature]

Title: CDD

Terry Ross

930 Thomas Ave. Ste.1
Leesburg, FL 34748

Phone (352) 728-6053
Fax (352) 728-2805
rossplbg1@gmail.com

Reason for request:


Item 1. Special Exception Use to allow for the construction of duplex's on all of the building lots along Forest St. and Pennsylvania Ave. in Fruitland Park controlled by Ross Family. The Special Exception Use will grant all duplex rights to these lots.

Lots 13, 14, 15, 16, 17, 18, and 19 block B, 1st addition to Dream Lake according to Plat Book 3, page 13.

Currently 2 buildings are under construction and in the final stages nearing certificate of occupancy (C/O). Under construction is 508 Pennsylvania Ave. (Lot 19) and 510 Pennsylvania Ave. (Lot 19).

Item 2. Property owners (Ross Family) will give to the City of Fruitland Park the north 10 foot along Sunset Way to make available for future road improvements to Sunset Way. In return the City will give to the Ross family acknowledgement of their donation and value of \$12,500.00. The City will grant a variance on rear setback requirements of 10 feet. City will pay for and order new survey of north property line (Sunset Way).

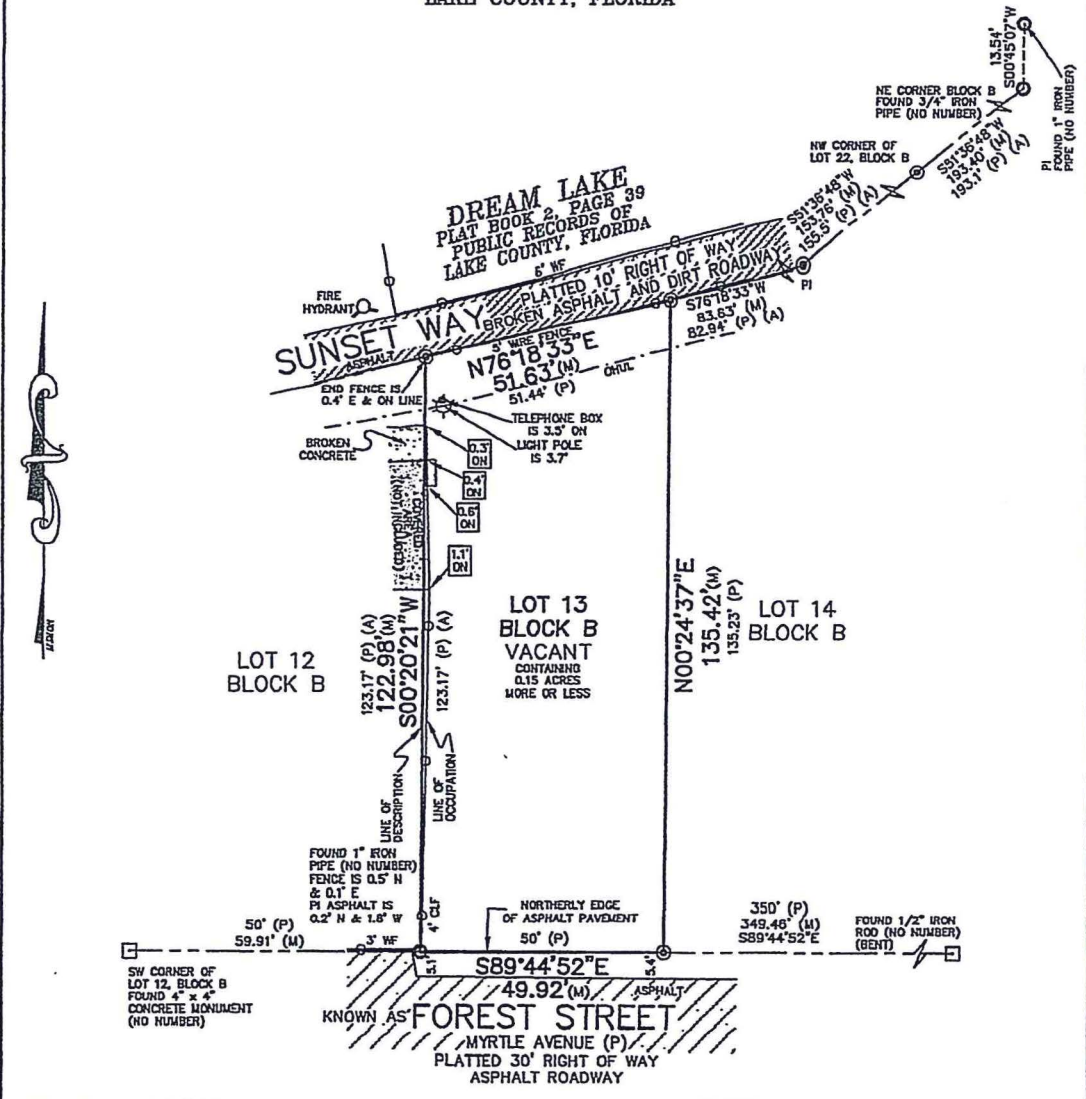
If for whatever reason, the City of Fruitland Park fails to grant the Special Exception Use or Variance requested, this application along with land donation will be withdrawn from consideration.



PLAT OF BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 13, BLOCK B, 1ST ADDITION TO DREAM LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



CERTIFIED TO: JG PROPERTIES, INC. PEOPLES FIRST COMMUNITY BANK BROKERS TITLE OF LEESBURG, LLC COMMONWEALTH LAND TITLE INSURANCE	LEGEND: (S) DENOTES SET 1/2" IRON ROD AND CAP LB #4887 (UNLESS NOTED) (M) DENOTES FOUND MONUMENT AS DESCRIBED HEREIN (M) DENOTES FOUND MONUMENT AS DESCRIBED HEREIN (A) DENOTES APPARENT (C) DENOTES CALCULATED (D) DENOTES PER DESCRIPTION (M) DENOTES MEASURED (P) DENOTES PLAY (N) DENOTES NOT FIXED (UG) DENOTES UNDER GROUND (TYP) DENOTES TYPICAL (SHP) DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY WF DENOTES WOOD FENCE CLF DENOTES CHAIN LINK FENCE	C&B DENOTES CONCRETE BLOCK WALL CATV DENOTES CABLE TELEVISION A/C DENOTES AIR CONDITIONER OHUL DENOTES OVERHEAD UTILITY LINE ON DENOTES ON SUBJECT PROPERTY OFF DENOTES OFF SUBJECT PROPERTY CWA DENOTES CORNER NOT ACCESSIBLE BSL DENOTES BUILDING SETBACK LINE PRM DENOTES PERMANENT REFERENCE MONUMENT PCP DENOTES PERMANENT CONTROL POINT PI DENOTES POINT OF INTERSECTION PC DENOTES POINT OF CURVATURE PRC DENOTES POINT OF REVERSE CURVATURE L DENOTES ARC LENGTH R DENOTES RADIUS DA DENOTES DELTA ANGLE C.B. DENOTES CHORD BEARING	(Pattern) DENOTES CONCRETE (Pattern) DENOTES BRICK (Symbol) UTILITY POLE (Symbol) GUY ANCHOR (Symbol) LIGHT POST
	NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET BEING S89°44'52"E, AN ASSUMED DATUM. 2. I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD. 3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND. 4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 5. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON. 6. THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.		

AZIMUTH SURVEYING AND MAPPING, INC.
 91 BROAD STREET, SUITE "A"
 WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/7/2006 REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: TAD

JOB NO. AZI05622

DRAWN BY: RAB

FOR INFORMATIONAL PURPOSES ONLY

0° = 360°

CERTIFICATE OF SURVEYING AND MAPPING INC. AUTHORIZATION NUMBER 6987

270° 180°

DIRECTION TO YOUR SURVEYING AND MAPPING NEEDS

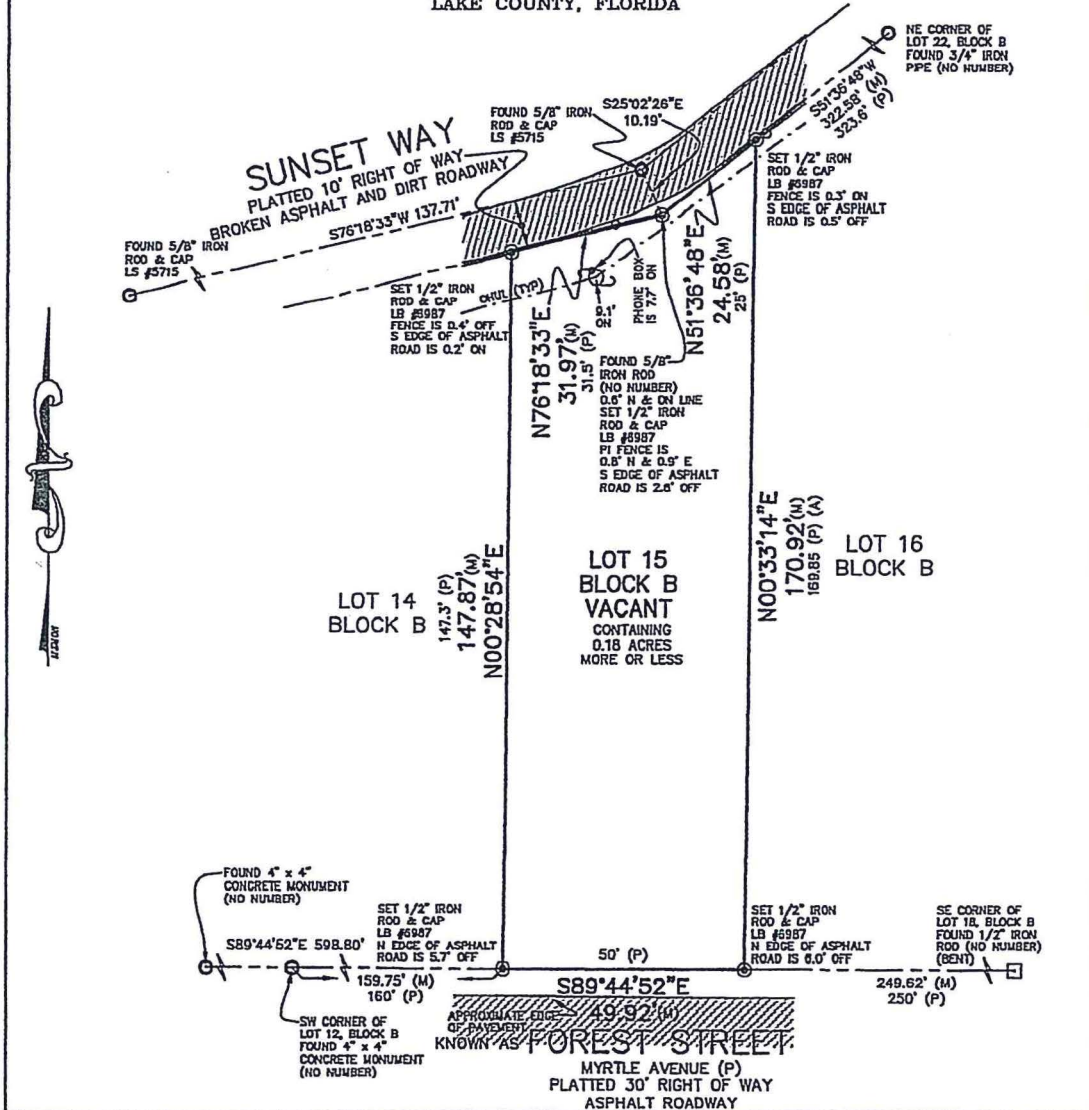
NOTES:

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- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.

PLAT OF BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 15, BLOCK B, 1ST ADDITION TO DREAM LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

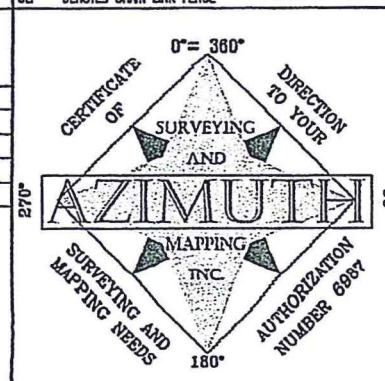


CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:	
⊙	DENOTES SET 1/2" IRON ROD AND CAP LB #6857 (UNLESS NOTED)
⊠	DENOTES FOUND MONUMENT AS DESCRIBED HEREON
⊡	DENOTES FOUND MONUMENT AS DESCRIBED HEREON
(C)	DENOTES CALCULATED
(D)	DENOTES PER DESCRIPTION
(M)	DENOTES MEASURED
(P)	DENOTES PLAT
(NF)	DENOTES NOT FIXED
(UG)	DENOTES UNDER GROUND
(TP)	DENOTES TYPICAL
(SRPO)	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY
WF	DENOTES WOOD FENCE
CLF	DENOTES CHAIN LINK FENCE
CSW	DENOTES CONCRETE BLOCK WALL
CAV	DENOTES CABLE TELEVISION
A/C	DENOTES AIR CONDITIONER
OH	DENOTES OVERHEAD UTILITY LINE
OH	DENOTES OH SUBJECT PROPERTY
OFF	DENOTES OFF SUBJECT PROPERTY
CNA	DENOTES CORNER NOT ACCESSIBLE
BSL	DENOTES BUILDING SETBACK LINE
PRM	DENOTES PERMANENT REFERENCE MONUMENT
PCP	DENOTES PERMANENT CONTROL POINT
PI	DENOTES POINT OF INTERSECTION
PC	DENOTES POINT OF CURVATURE
PRC	DENOTES POINT OF REVERSE CURVATURE
L	DENOTES ARC LENGTH
R	DENOTES RADIUS
DA	DENOTES DELTA ANGLE
C.B.	DENOTES CHORD BEARING
---	DENOTES RIGHT OF WAY LINE
---	DENOTES CENTERLINE
---	DENOTES OVERHEAD UTILITY LINE
[Pattern]	DENOTES CONCRETE
[Pattern]	DENOTES BRICK
[Symbol]	UTILITY POLE
[Symbol]	GUY ANCHOR
[Symbol]	LIGHT POST

AZIMUTH SURVEYING AND MAPPING, INC.
 91 BROAD STREET, SUITE A
 WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/7/2006	REVISED:
SCALE: 1" = 30 FEET	
APPROVED BY: TAD	
JOB NO. AZI05620	
DRAWN BY: RD	



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET BEING S89°44'52"E, ASSUMED DATUM.
 2. I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD.
 3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 5. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
 6. THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.

FOR INFORMATIONAL PURPOSES ONLY

PLAT OF BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 16, BLOCK B, 1ST ADDITION TO DREAM LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



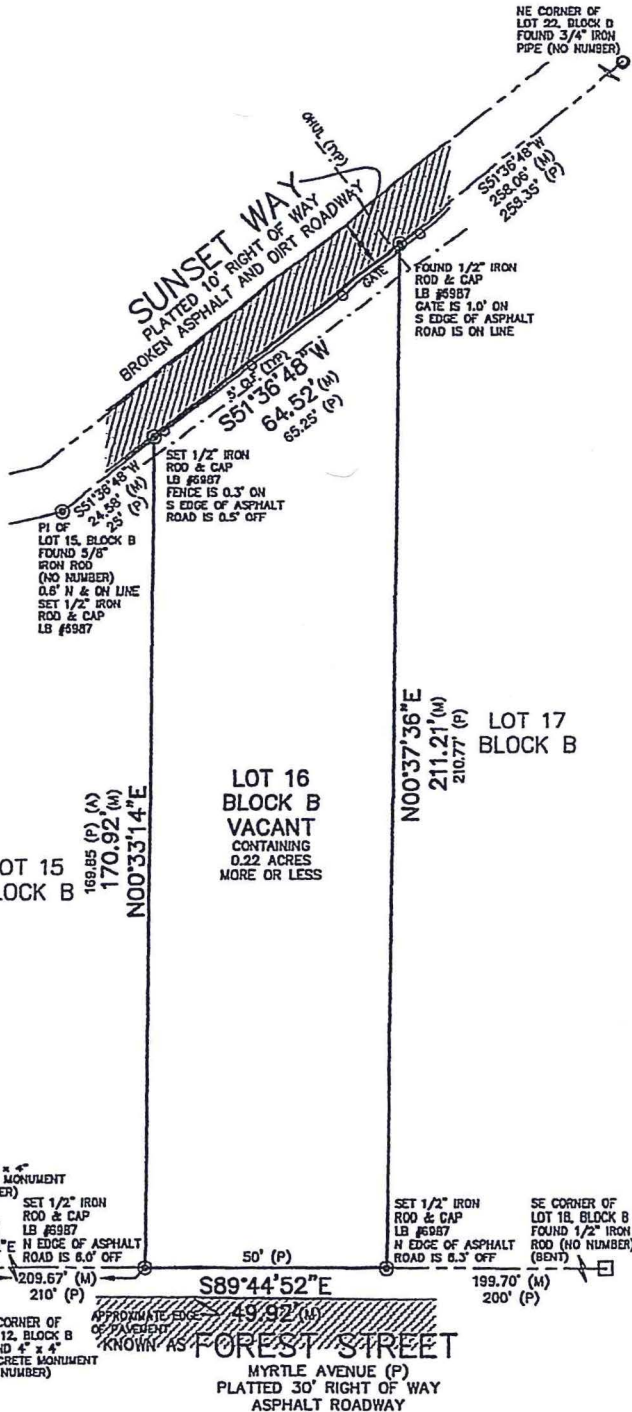
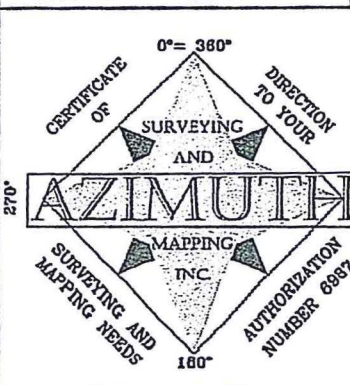
CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

AZIMUTH
 SURVEYING AND MAPPING, INC.
 91 BROAD STREET, SUITE "A"
 WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/7/2006 REVISED:
 SCALE: 1" = 30 FEET
 APPROVED BY: TAD
 JOB NO. AZI05619
 DRAWN BY: RD

FOR INFORMATIONAL PURPOSES ONLY

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET BEING S89°44'52"E, ASSUMED DATUM.
 - I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD.
 - THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
 - THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.



LEGEND:

⊙	DENOTES SET 1/2" IRON ROD AND CAP LB #5987 (UNLESS NOTED)	CBW	DENOTES CONCRETE BLOCK WALL	⊕	DENOTES CONCRETE
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	A/C	DENOTES AIR CONDITIONER	—	DENOTES OVERHEAD UTILITY LINE
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	OH	DENOTES OVERHEAD UTILITY LINE ON SUBJECT PROPERTY	OFF	DENOTES OFF SUBJECT PROPERTY
⊙	DENOTES APPARENT	CNA	DENOTES CORNER NOT ACCESSIBLE	PC	DENOTES POINT OF CURVATURE
⊙	DENOTES CALCULATED	PCP	DENOTES PERMANENT CONTROL POINT	PRC	DENOTES POINT OF REVERSE CURVATURE
⊙	DENOTES FIELD DESCRIPTION	PI	DENOTES POINT OF INTERSECTION	R	DENOTES RADIUS
⊙	DENOTES MEASURED	PC	DENOTES POINT OF CURVATURE	DA	DENOTES DELTA ANGLE
⊙	DENOTES PLAT	PC	DENOTES POINT OF CURVATURE	C.B.	DENOTES CHORD BEARING
⊙	DENOTES NOT FIXED	PCP	DENOTES PERMANENT CONTROL POINT	—	DENOTES RIGHT OF WAY LINE
⊙	DENOTES UNDER GROUND	PI	DENOTES POINT OF INTERSECTION	—	DENOTES CENTERLINE
⊙	DENOTES TYPICAL	PC	DENOTES POINT OF CURVATURE	—	DENOTES OVERHEAD UTILITY LINE
⊙	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY	PRC	DENOTES POINT OF REVERSE CURVATURE	—	
WF	DENOTES WOOD FENCE	L	DENOTES ARC LENGTH	⊕	UTILITY POLE
CLF	DENOTES CHAIN LINK FENCE	R	DENOTES RADIUS	⊕	CUT ANCHOR
		DA	DENOTES DELTA ANGLE	⊕	LIGHT POST
		C.B.	DENOTES CHORD BEARING		









































PLAT OF BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)
 LOT 17, BLOCK B, 1ST ADDITION TO DREAM LAKE, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE
 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

CERTIFIED TO:

JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:

	DENOTES SET NAIL & DISK IN 1000' (UNLESS NOTED)		DENOTES LOW/WEST AREA
	DENOTES IRON MONUMENT AS DESCRIBED HEREON		DENOTES UTILITY POLE
	DENOTES STONE MONUMENT AS DESCRIBED HEREON		DENOTES LIGHT POLE
	DENOTES APPARENT		DENOTES CABLE TELEVISION
	DENOTES CALCULATED		DENOTES AIR CONDITIONER
	DENOTES PER DESCRIPTION		DENOTES OVERHEAD UTILITY LINE
	DENOTES MEASURED		DENOTES ON SUBJECT PROPERTY
	DENOTES NOT TRACED		DENOTES OFF SUBJECT PROPERTY
	DENOTES UNDER GROUND		DENOTES CORNER NOT ACCESSIBLE
	DENOTES TYPICAL		DENOTES BUILDING SETBACK LINE
	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY		DENOTES PERMANENT REFERENCE MONUMENT
	DENOTES WOOD FENCE		DENOTES POINT OF INTERSECTION
	DENOTES CHAIN LINK FENCE		DENOTES POINT OF CURVATURE
	DENOTES CONCRETE BLOCK WALL		DENOTES POINT OF REVERSE CURVATURE
	DENOTES CONCRETE		DENOTES POINT OF BEGINNING
	DENOTES BRICK		DENOTES RADIUS
			DENOTES CHORD BEARING
			DENOTES CHORD DISTANCE
			DENOTES TANGENT BEARING
			DENOTES TANGENT
			DENOTES ARC LENGTH
			DENOTES DELTA ANGLE
			DENOTES RIGHT OF WAY LINE
			DENOTES CENTERLINE
			DENOTES OVERHEAD UTILITY LINE

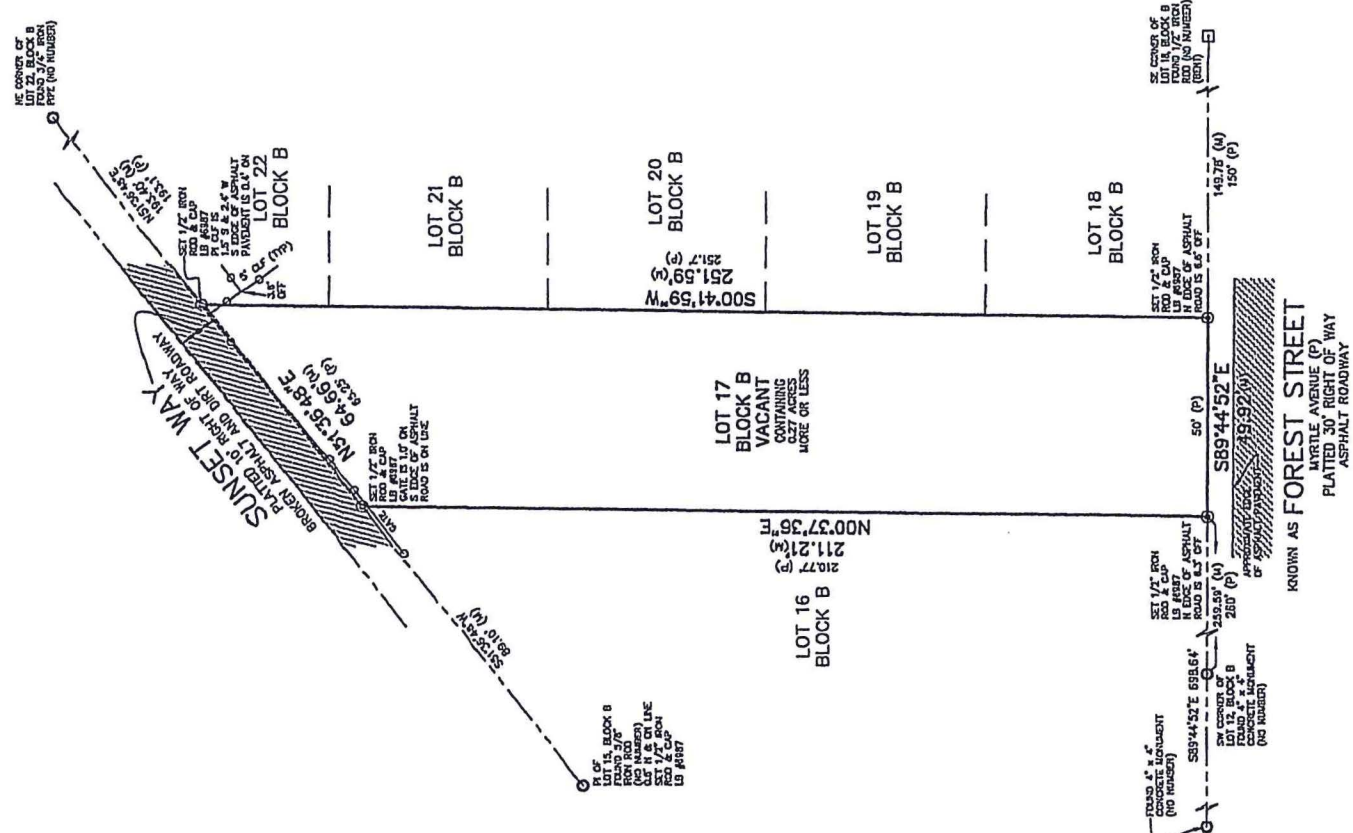
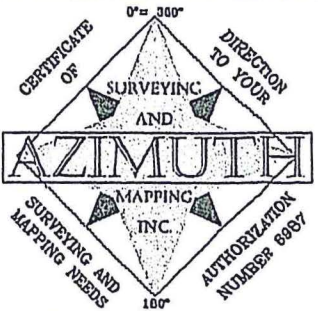
AZIMUTH SURVEYING AND MAPPING, INC.

61 BROAD STREET, SUITE "A"
 WINTER GARDEN, FLORIDA, 34787
 (FIELD DATE): 08/07/2008 REVISED:
 SCALE: 1" = 30 FEET
 APPROVED BY: TAD
 JOB NO. A205818
 DRAWN BY: RO

FOR INFORMATIONAL PURPOSES ONLY

NOTES:

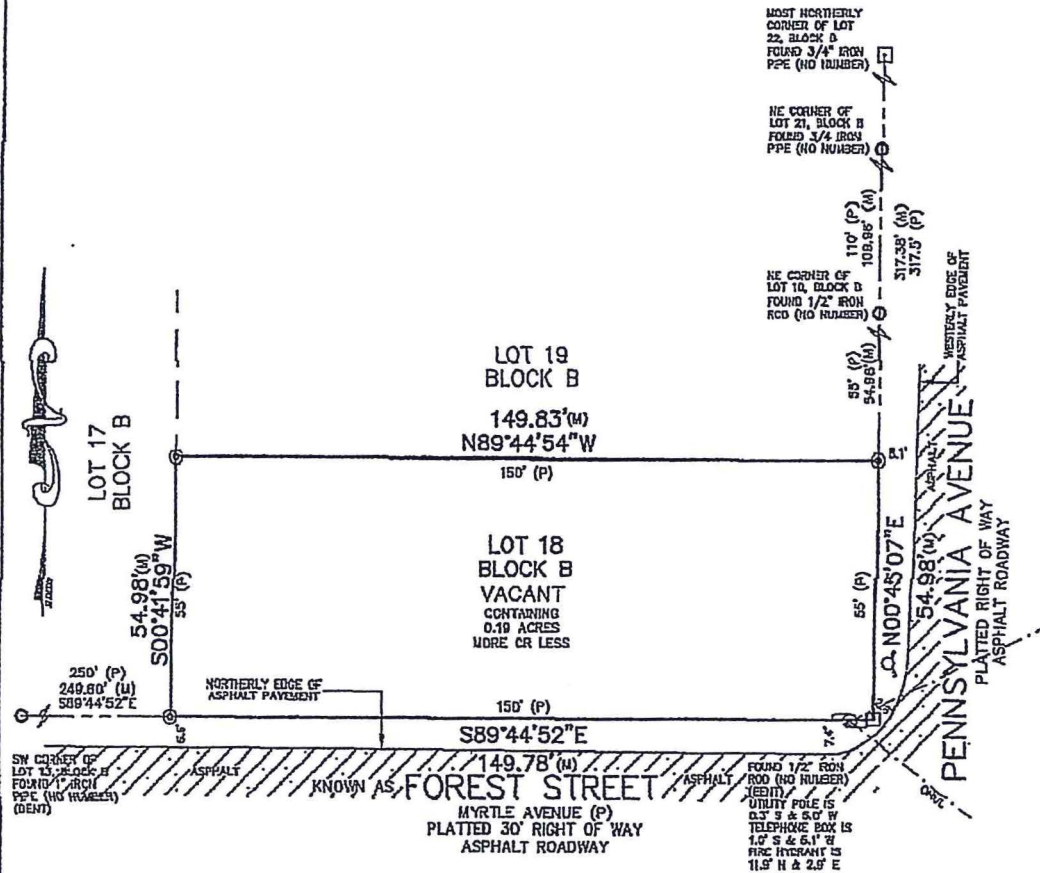
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET DENO 589°44'52"E, ASSUMED DATUM.
- I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
- THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.



PLAT OF BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 18, BLOCK B, 1ST ADDITION TO DREAM LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:			
⊙	DENOTES SET 1/2" IRON ROD AND CAP LD #887 (UNLESS NOTED)	CBW	DENOTES CONCRETE BLOCK WALL
⊠	DENOTES FOUND MONUMENT AS DESCRIBED HEREIN	CATV	DENOTES CABLE TELEVISION
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREIN	A/C	DENOTES AIR CONDITIONER
(A)	DENOTES APPARENT	OUHL	DENOTES OVERHEAD UTILITY LINE
(C)	DENOTES CALCULATED	ON	DENOTES ON SUBJECT PROPERTY
(M)	DENOTES MEASURED	OFF	DENOTES OFF SUBJECT PROPERTY
(P)	DENOTES PER DESCRIPTION	CWA	DENOTES CURBWAY NOT ACCESSIBLE
(R)	DENOTES RECALCULATED	BSL	DENOTES BUILDING SETBACK LINE
(U)	DENOTES UNDER GROUND	PSM	DENOTES PERMANENT REFERENCE MONUMENT
(T)	DENOTES TYPICAL	PCP	DENOTES PERMANENT CONTROL POINT
(S/P)	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY	P	DENOTES POINT OF INTERSECTION
WF	DENOTES WOOD FENCE	PO	DENOTES POINT OF CURVATURE
CLF	DENOTES CHAIN LINK FENCE	L	DENOTES ARC LENGTH
		R	DENOTES RADIUS
		DA	DENOTES DELTA ANGLE
		CBH	DENOTES CHORD BEARING
		---	DENOTES RIGHT OF WAY LINE
		---	DENOTES CENTERLINE
		---	DENOTES OVERHEAD UTILITY LINE
		⊙	UTILITY POLE
		⊙	CURT ANCHOR
		⊙	MARK POST
		⊙	CONCRETE
		⊙	BRICK

AZIMUTH SURVEYING AND MAPPING, INC.
 91 BROAD STREET, SUITE "A"
 WINTER GARDEN, FLORIDA, 34767

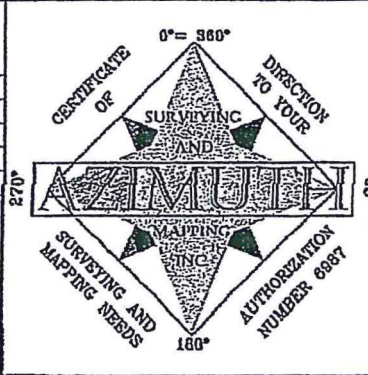
(FIELD DATE) 8/7/2008 REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: TAD

JOB NO. AZI059617

DRAWN BY: RAB



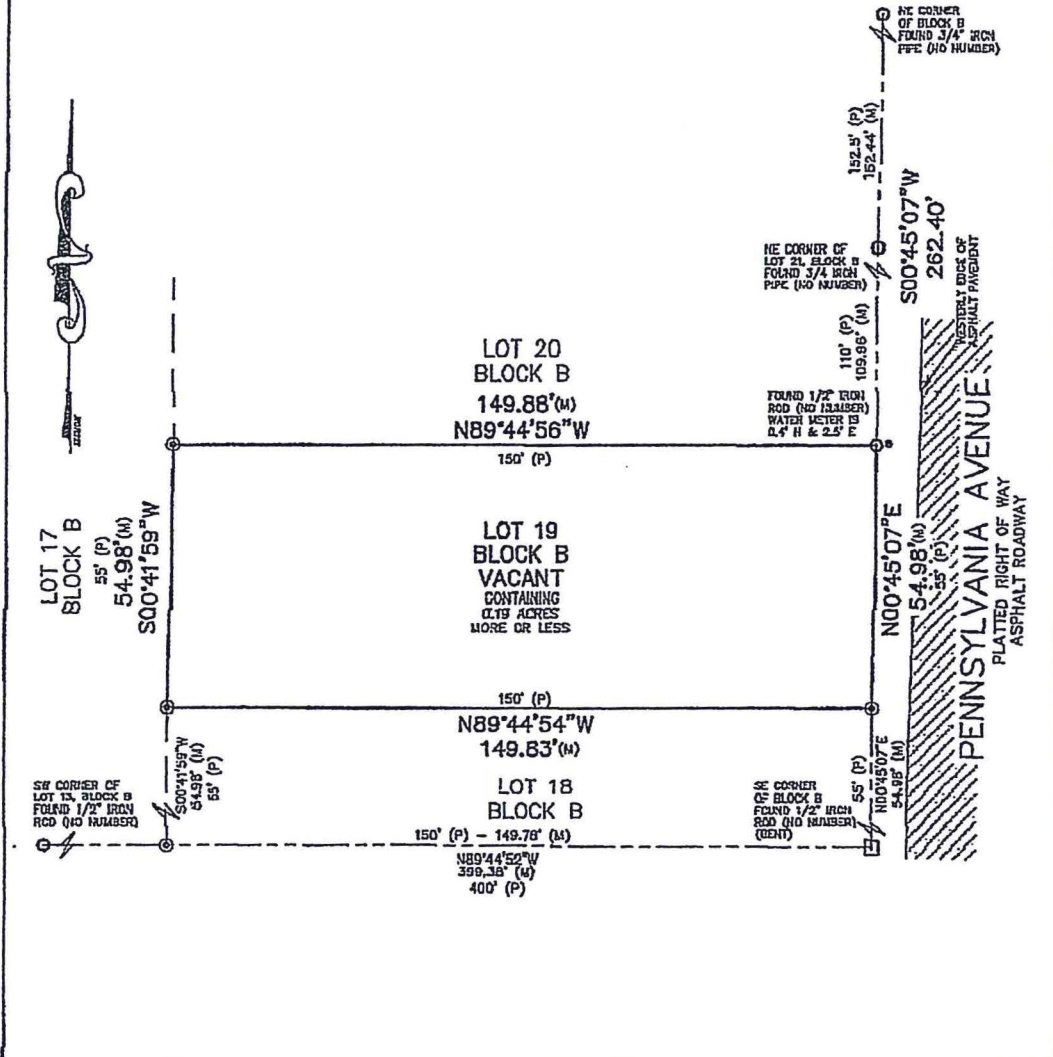
- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE BEING N00°45'07"E, AN ASSUMED DATUM.
 2. I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOODS.
 3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 5. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
 6. THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.

FOR INFORMATIONAL PURPOSES ONLY

PLAT OF BOUNDARY SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 19, BLOCK B, 1ST ADDITION TO DREAM LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

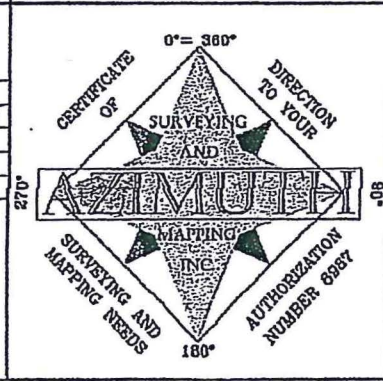


CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEEBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:			
⊙	DENOTES SET 1/2" IRON ROD AND CAP IN PLACE (UNLESS NOTED)	CBW	DENOTES CONCRETE BLOCK WALL
⊠	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	CATV	DENOTES CABLE TELEVISION
⊡	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	A/C	DENOTES AIR CONDITIONER
⊙	DENOTES APPARENT	CHUL	DENOTES OVERHEAD UTILITY LINE
⊙	DENOTES CALCULATED	ON	DENOTES ON SUBJECT PROPERTY
⊙	DENOTES NOT OCCUPATION	OFF	DENOTES OFF SUBJECT PROPERTY
⊙	DENOTES LEASURED	CWA	DENOTES CORNER NOT ACCESSIBLE
⊙	DENOTES NOT FIXED	SBL	DENOTES BUILDING SETBACK LINE
⊙	DENOTES UNDER GROUND	PRU	DENOTES PERMANENT REFERENCE MEASUREMENT
⊙	DENOTES TYPICAL	PCP	DENOTES PERMANENT CONTROL POINT
⊙	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY	P	DENOTES POINT OF INTERSECTION
WF	DENOTES WOOD FENCE	PC	DENOTES POINT OF CURVATURE
CLF	DENOTES CHAIN LINK FENCE	PRC	DENOTES POINT OF REVERSE CURVATURE
		L	DENOTES ARC LENGTH
		R	DENOTES RADIUS
		DA	DENOTES DELTA ANGLE
		CBR	DENOTES CENTERLINE
			DENOTES RIGHT OF WAY LINE
			DENOTES CENTERLINE
			DENOTES OVERHEAD UTILITY LINE
			DENOTES CONCRETE
			DENOTES BRICK
			UTILITY POLE
			BUY ANCHOR
			LIGHT POST

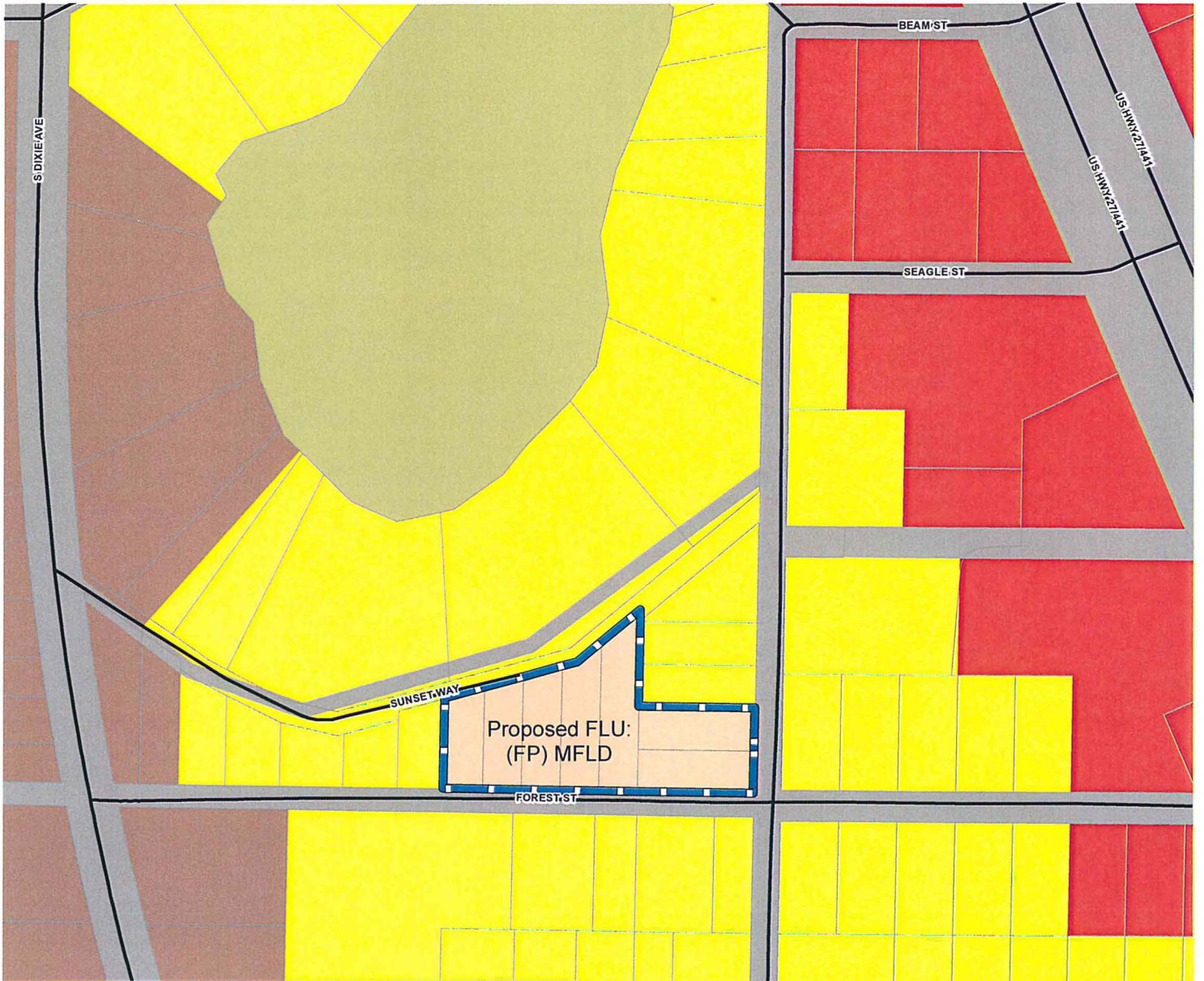
AZIMUTH SURVEYING AND MAPPING, INC.
 91 BROAD STREET, SUITE "A"
 WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/7/2006 REVISED:
 SCALE: 1" = 30 FEET 11/27/2006 TYPO
 APPROVED BY: TAD
 JOB NO. AZ05616
 DRAWN BY: RAB



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE BEING N00°45'07"E, AN ASSUMED DATUM.
 - I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD.
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FOR INFORMATIONAL PURPOSES ONLY



Legend



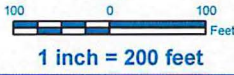
Site Boundary



City of Fruitland Park

City of Fruitland Park Future Land Use

- SFMD -- Single - Family Medium Density (4 du/ac)
- COMM -- Commercial - High Intensity
- MC -- Mixed Community (6 res. du/ac)
- IND -- Industrial
- OSC -- Open Space - Conservation
- ROW -- Right-of-Way
- MFLD -- Multiple - Family Low Density (8 du/ac)



**City of Fruitland Park
Ross Property**
Lake County, Florida
Proposed Future Land Use

Project: 398-16-02
File: Proposed FLU2.mxd
Name: Ross
PM: Sherie Lindh
Date: December 7, 2016
Created By: J.Wilson

LPG Urban & Regional Planners, Inc.
1162 Comp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

CITY OF FRUITLAND PARK
PLANNING AND ZONING APPLICATION

Application: _____

Date: REVISED 11-30-17

Applicant Name: WTG PROPERTIES

- Application Type:
- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Subdivision Approval |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Site Plan Approval |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Road/Lot Vacation |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Development Order |
| <input type="checkbox"/> Clearing Permit | <input type="checkbox"/> Concurrence Review |
| <input type="checkbox"/> Other | |

Address: P.O. BOX 346

FRUITLAND PARK, FLA 34731

Phone: _____

Applicant is: Owner Agent Purchaser Lessee Optionee

Reason for Request: ALLOW FOR CONTRACTORS YARD AND TYPES OF C-1 USES

Owner's Name: WTG PROPERTIES (WAYNE GOODRIDGE)

Address: 105 WILLARD AVE. FRUITLAND PARK, FLA. 34731

Phone: _____

Property Address or Vicinity: 105 WILLARD AVE

Size of Property: 173 FT X 173 FT.

Existing Zoning: R-2 Proposed Zoning: PUD

Existing Future Land Use: _____ Proposed Future Land Use: _____

Current Number of Structures on the Property: 2 (HOUSE & SHED)

Current Utilities on the Property: Central Water Central Sewer Well Septic Tank

- Required Attachments:
- _____ 1. Copy of recorded deed(s) for the property.
 - _____ 2. Owner's Affidavit
 - _____ 3. Applicant's Affidavit (if applicable)
 4. Copy of boundary survey or sketch plan showing existing streets, existing and proposed structures.
 - _____ 5. Surrounding property owner's names and addresses for all property lying within two-hundred (200) feet of the property described on this application.

Has any previous application been filed within the last year in connection with this property? NO YES

If YES, describe: _____

STAFF REVIEW OF APPLICATION:

DATE: 12-7-17

I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.

If not, a written explanation has been received and attached to this application.

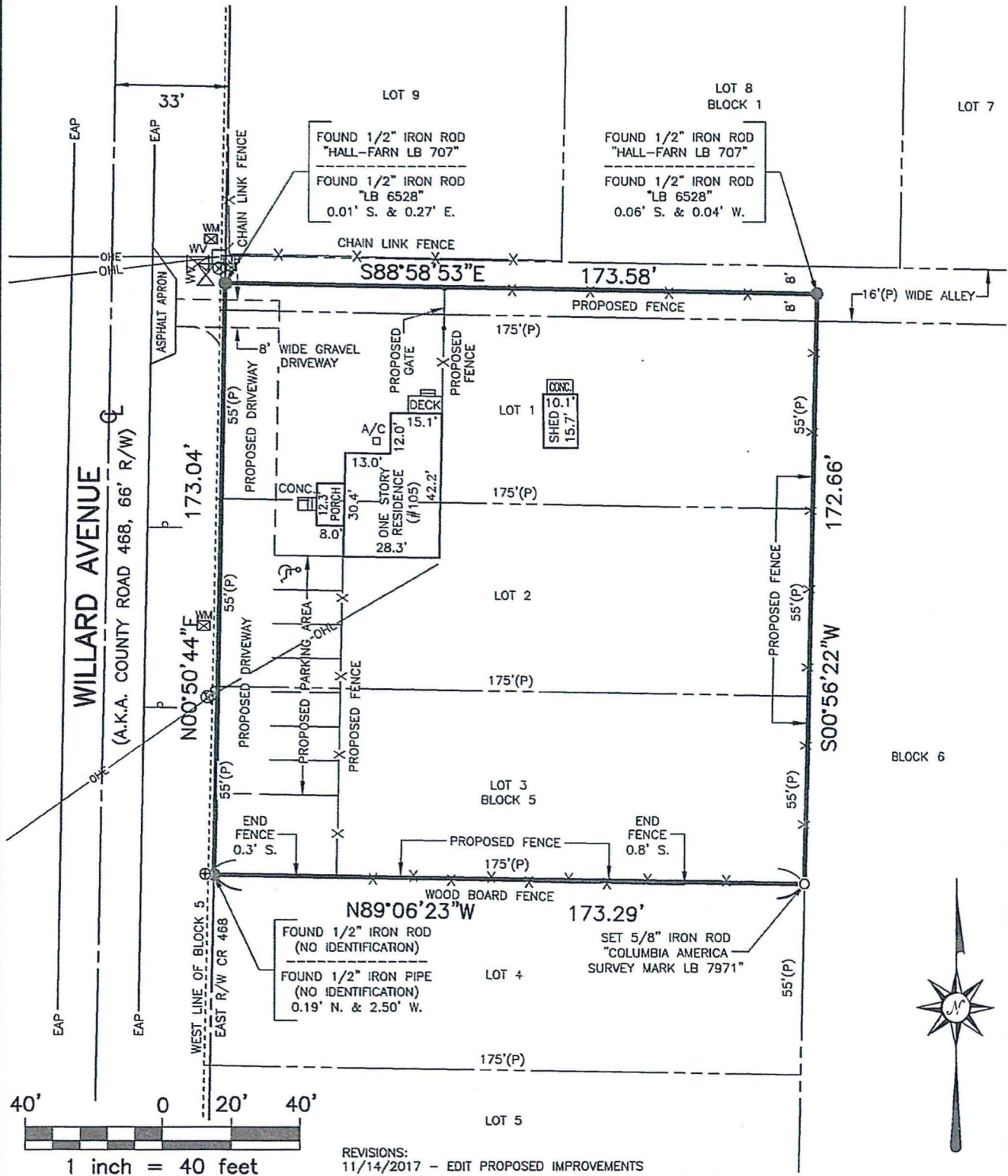
City Staff: [Signature] CP

Title: CDP

*Received
11-15-17*

BOUNDARY SURVEY FOR:

WTG PROPERTIES, LLC



SEE PAGE 2
FOR DESCRIPTION,
LEGEND, NOTES
AND CERTIFICATION.

COLUMBIA AMERICA
SURVEYING AND MAPPING SERVICES
LICENSED BUSINESS NO. 7971 / www.ColumbiaAmerica.com
P.O. BOX 770204, OCALA, FL 34477-0204
5032 SW 104TH LOOP, OCALA, FL 34476-8911
TELEPHONE: (352) 572-5428 / FAX : 1-888-701-2267

JOB#: CA-2017-079
FILE #: 5C-00255
F.B./PG.: CA10/25
SURVEY DATE: 11/08/2017
DWG. FILE: GOODRIDGE.DWG
PAGE 1 OF 2

Reviewed
11-15-17
②

BOUNDARY SURVEY FOR: _____ **WTG PROPERTIES, LLC**

- LEGEND:**
- = FOUND IRON ROD (SIZE AND MARKINGS AS NOTED)
 - ⊕ = FOUND IRON PIPE (SIZE AND MARKINGS AS NOTED)
 - = SET 5/8" IRON ROD WITH CAP MARKED "COLUMBIA AMERICA SURVEY MARK LB 7971"
 - Ⓞ = CENTERLINE
 - ⊞ = ELECTRICAL JUNCTION BOX
 - ☆ = LIGHT POLE
 - = POWER POLE
 - |— = SIGN
 - ⊗ = TELEPHONE JUNCTION BOX
 - Ⓜ = WATER METER
 - Ⓜ = WATER VALVE
 - A/C = AIR CONDITIONER ON SLAB
 - A.K.A. = ALSO KNOWN AS
 - CONC. = CONCRETE
 - DWG. = DRAWING
 - EAP = EDGE OF PAVEMENT
 - F.B. = FIELD BOOK
 - OHE = OVERHEAD ELECTRIC LINE
 - OHL = OVERHEAD LINE
 - (P) = PLAT DIMENSION
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
 - = BOUNDARY LINE
 - = RIGHT-OF-WAY LINE
 - = CENTERLINE
 - = LOT LINE
 - X—X— = FENCE LINE
 - OHE— = OVERHEAD ELECTRIC LINE
 - OHL— = OVERHEAD LINE

DESCRIPTION:

LOTS 1, 2 AND 3 AND THAT 1/2 OF VACATED ALLEY ABUTTING THEREOF, BLOCK 5, PLAT OF GEO. T. CLARK'S GARDENIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), WITH THE EAST LINE OF LOTS 1-3, BLOCK 5, GEO. T. CLARK'S GARDENIA SUBDIVISION, BEARING S00°56'22"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
3. THIS SURVEY IS OF VISIBLE PERMANENT IMPROVEMENT FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
4. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT EITHER THE ORIGINAL SIGNATURE AND RAISED SEAL OR THE ORIGINAL DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0306E, DATED 12/18/2012, THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



Digital signature and seal as regulated under Chapter 5J-17.062 Florida Administrative Code

Digitally signed
by: Cary M
Melvin
Date: 2017.11.13
15:25:09 -05'00'

CERTIFIED TO:
WTG PROPERTIES, LLC

CARY M. MELVIN, FLORIDA PROFESSIONAL
SURVEYOR & MAPPER LICENSE NO. 6329

SEE PAGE 1
FOR DRAWING.

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JOB#: CA-2017-079
FILE #: 5C-00255
F.B./PG.: CA10/25
SURVEY DATE: 11/08/2017
DWG. FILE: GOODRIDGE.DWG
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