



FRUITLAND PARK LOCAL PLANNING AGENCY MEETING AGENDA

February 22, 2018 (Revised – 12:00 p.m.)

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

6:15 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES** (city clerk)
 - **January 11, 2018 LPA Minutes**

QUASI-JUDICIAL PUBLIC HEARING

4. **Ordinance 2018-002 – Rezoning and Development Agreement – Petitioner: First Baptist Church of Leesburg Inc.** (city manager/community development director/city attorney) (revised)

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. (The second reading will be held on January 25, 2018.)

END OF QUASI-JUDICIAL PUBLIC HEARING

5. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Action may not be taken by the Local Planning Agency at this meeting; however, questions may be answered by staff or issues may be referred for appropriate staff action.

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Local Planning Agency. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Local Planning Agency addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

6. OTHER BUSINESS

7. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.) If a person decides to appeal any decision made by the City of Fruitland Park with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

AN ORDINANCE OF THE (CITY ~~OR COUNTY~~) OF Fruitland Park,
 FLORIDA, DESIGNATING AND ESTABLISHING THE City Commission
 AS ITS LOCAL PLANNING AGENCY PURSUANT TO THE LOCAL GOVERNMENT
 COMPREHENSIVE PLANNING ACT OF 1975 (Chapters 163.3161 - 163.3211,
 Florida Statutes); SETTING FORTH SAID AGENCY'S DUTIES AND RESPON-
 SIBILITIES; ESTABLISHING SAID AGENCY'S ORGANIZATION, RULES AND
 PROCEDURES; REQUIRING THAT ALL MEETINGS BE PUBLIC AND PROVIDING
 FOR THE KEEPING OF PUBLIC RECORDS; PROVIDING FOR FINANCIAL
 SUPPORT; PROVIDING FOR SEVERABILITY OF ANY PORTION DECLARED
 INVALID; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND
 PROVIDING FOR THE EFFECTIVE DATE HEREOF. *THIS IS AN EMERGENCY
 ORDINANCE EFFECTING THE WELFARE OF THE CITIZENS.*
 BE IT ORDAINED BY THE City Commission OF
 THE (CITY ~~OR COUNTY~~) OF Fruitland Park, FLORIDA:

Section 1. AUTHORITY. This ordinance is enacted pursuant to
 and in accordance with, provisions of Chapter 163, Florida
 Statutes (Local Government Comprehensive Planning Act of 1975).

Section 2. DESIGNATION AND ESTABLISHMENT OF LOCAL LAND
 PLANNING AGENCY. Pursuant to, and in accordance with, Section
 163.3174, of Florida Statutes (the Local Government Comprehen-
 sive Planning Act of 1975) the City Commission
 is hereby designated and established as the local planning
 agency for the ~~(City)~~ incorporated territory of Fruitland Park,
 Florida.

Section 3. DUTIES AND RESPONSIBILITIES OF THE LOCAL PLANNING
 AGENCY. The local planning agency, in accordance with the
 Local Government Comprehensive Planning Act of 1975, Section
 163.3161-3211, Florida Statutes, shall:

- (a) Conduct the comprehensive planning program and prepare
 the comprehensive plan or elements or portions thereof
 for the (City ~~OR COUNTY~~) of Fruitland Park;
- (b) Coordinate said comprehensive plan or elements or portions
 thereof with the comprehensive plans of other appropriate
 local governments and the State of Florida;

- (c) Recommend said comprehensive plan or elements or portions thereof to the City Commission for adoption; and
- (d) Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Commission such changes in the comprehensive plan as may be required from time to time.

Section 4. ORGANIZATION, RULES AND PROCEDURES OF THE AGENCY.

Members of the local planning agency shall continue to be appointed and follow such rules of procedure, methods of choosing officers, setting of public meetings, providing of financial support, and accomplishing its duties as provided in The City Charter.

Section 5. PUBLIC MEETINGS AND RECORDS. All meetings of the local planning agency shall be public meetings and all agency records shall be public records. The local planning agency shall encourage public participation.

Section 6. The City Commission shall appropriate funds at its discretion to the local planning agency for expenses necessary in the conduct of its work. The local planning agency may, in order to accomplish the purposes and activities required by the Local Government Comprehensive Planning Act of 1975, expend all sums so appropriated and other sums made available for use from fees, gifts, state or federal grants, state or federal loans, and other sources; provided acceptance of loans or grants must be approved by the City Commission.

Section 6. SEVERABILITY. If any word, sentence, phrase, clause, section or portion of this ordinance shall be held invalid or unconstitutional by an court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not effect the validity of the remaining portions thereof.

Section 7. REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS.

All ordinances and resolutions of the governing body in conflict herewith are hereby repealed.

Section 8. EFFECTIVE DATE. This ordinance shall become effective immediately upon its final passage and adoption, as an emergency ordinance.

PASSED AND ADOPTED BY THE City Commission OF THE (CITY ~~OF~~) OF Fruitland Park, FLORIDA, THIS 24 DAY OF June, A.D., 1976

Jack Deulh
Mayor or Chairman

ATTEST:

Lois A. Lowery, City Clerk

FIRST READING: June 24, 1976

SECOND READING: Waived

THIRD READING: Waived

**FRUITLAND PARK LOCAL PLANNING AGENCY
MEETING MINUTES
January 11, 2018**

A meeting of the City of Fruitland Park's Local Planning Agency was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, October 26, 2017 at 6:15 p.m.

Members Present: Mayor Chris Cheshire, Vice Mayor John L. Gunter, Jr., Commissioners Christopher Bell, Ray Lewis, and Rick Ranize.

Also Present: City Manager Gary La Venia, City Attorney Anita Geraci-Carver; City Treasurer; Jeannine Racine; Police Chief Michael A. Fewless and Captain Eric Luce, Police Department; Interim Fire Chief Don Gilpin; Deputy Fire Chief, Tim Yoder, Fire Department; Parks and Recreation Department Director Michelle Yoder; Public Works Director Dale Bogle; Fruitland Park Library Director Jo Ann Glendinning; Community Development Administrative Assistant Tracy Kelley; and City Clerk Esther B. Coulson.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Cheshire called the meeting to order at 6:04 p.m.

2. ROLL CALL

At Mayor Cheshire's request, Ms. Coulson called the roll and a quorum was declared present.

3. APPROVAL OF MINUTES

On motion of Commissioner Bell, seconded by Commissioner Ranize and unanimously carried, the LPA approved the October 26, 2017 minutes as submitted.

QUASI-JUDICIAL PUBLIC HEARING

4. Ordinance 2018-002 – Rezoning and Development Agreement – Petitioner: First Baptist Church of Leesburg Inc.

It now being the time advertised to hold a public hearing to consider Ordinance 2018-002, and after Ms. Geraci-Carver read into the record the title the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

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. (The second reading will be held on January 25, 2018.)

Ms. Geraci-Carver administered the oath to Mr. Greg Beliveau, LPG Urban and Regional Planners Inc., consultant retained by the city, who intend to testify on the subject issue.

Mr. Beliveau described the subject sub-development of regional impact (DRI) which complies with the mixed community land use designation, noted that the current mixed community land use designation identifies the requirements in filing Planned Unit Developments (PUDs) before the LPA -- namely, The Villages, as a DRI; the First Baptist Church of Leesburg, owner/applicant, and Westminster Pine Ridge, co-ed applicant -- was placed on the property when the comprehensive plan was rewritten and prior to The Villages' purchase of 750 acres, the remnant of which is being considered before the LPA at this evening's meeting. Mr. Beliveau described the application's review process and the applicant's actions to reduce the sub-development DRI levels.

Mr. Beliveau depicted the project's components and proposed uses of the multi-use property zoning on the PUD Exhibit Plan; relayed the discussions held at the December 13, 2017 Planning and Zoning (P&Z) Board Meeting on the displacement of the existing green belt rezoning, and recognized that the comprehensive plan requirements for maximum allowable density for non-residential floor area ratio (FAR) is 0.70 and the maximum allowed impervious surface ratio (ISR) is 0.80 which is not included in the development order which he believes need to be added.

Mr. Beliveau reported that out of the three separate mailings (41 notices) to the affected area residents involving (61 property owners in total), 14 letters were returned citing opposition and two were received in support of the subject proposed project.

Mayor Cheshire recognized the number of concerns relating to the subject project and the Florida Sunshine open government laws restricting the ability for the LPA to discuss same except in an open forum. He relayed Mr. Beliveau's remarks to him on other municipal agencies conducting a workshop prior to making a decision on projects of such magnitude before making a determination and suggested holding a workshop.

In response to Vice Mayor Gunter's concerns, Ms. Geraci-Carver opined that the PUD and master development agreement ought to be considered simultaneously by the LPA.

Commissioner Lewis voiced his concerns on the buildings height and locations; disclosed ex-parte communications that the residents of the Brookstone Subdivision at The Villages of Fruitland Park had with him on a five-story building with a 25-foot buffer and concurred with Vice Mayor Gunter's remarks on the lack of specifics to the questions that came to him.

After Mayor Cheshire identified inquiries he had on the proposed buffer zones, drainage by the Brookstone Subdivision, maximum building heights, fire impact fees and other numerous questions, Commissioner Lewis disclosed ex-parte oral communication he had with Lake County Property Appraiser Carey Baker by telephone earlier this day and noted questions he had of the developer.

Commissioner Ranize indicated that he has 27 bullet points of inquiries; disclosed ex-parte communication he had with several residents in the Brookstone Subdivision, and reported on his attendance at the December 13, 2017 P&Z Board meeting regarding the subject item where he had concerns at that time. He addressed concerns on the major traffic flow where the property in question crosses Pine Ridge Dairy Road and believed that the workshop, opened to the public, ought to be held at another venue where once a consensus on the project is reached, the LPA can make a decision. Commissioner Ranize reported that he visited the website as it related to Westminster properties which is all over the state and cited his agreement with Commissioner Lewis that it fits the area.

Commissioner Ranize expressed concerns on the following:

- the city's insurance services office rating standards on fire protection;
- the proposed five-story building and the utilization of the city's current equipment;
- disclosed ex-parte oral communication he had with Mr. Jerry Smith, Lake Emergency Medical Services Inc. Executive Director, on the number of transportation services provided to the retirement centers which will severely impact medical services, and
- the green belt zoning surrounding the subject affected properties including The Villages Brookstone Subdivision.

Commissioner Ranize indicated that he would be in favor of continuing the subject item to a workshop.

Commissioner Bell believes that the property owners' concepts and ideas before the LPA set a precedent for future development and noted that same has not been considered and guidelines and rules and not been established by the city to accommodate said projects which he believed need to be monitored closely.

A motion was made by Commissioner Lewis and seconded by Vice Mayor Gunter that the LPA recommend holding a workshop to address Rezoning and Development Agreement Ordinance 2018-002 as previously cited.

By unanimous consent, and in response to the city attorney's request proposed by Mr. Greg Beliveau, LPG Urban and Regional Planners Inc, Mayor Cheshire called for the applicant to make a presentation before the LPA.

After discussion, an amended motion was made by Commissioner Lewis, seconded by Vice Mayor Gunter and unanimously carried, the LPA recommended the continuation of Rezoning and Development Agreement Ordinance 2018-002 as previously cited, to a workshop to meet at the first available opportunity.

By unanimous consent, the LPA agreed for the applicant to make a presentation before the LPA.

Ms. Geraci-Carver requested that the LPA forward written documents received on the subject item as part of their ex-parte communication to Ms. Coulson.

Mr. Art A. Ayris, representing First Baptist Church of Leesburg, who was not previously sworn, gave a historical background of his grandparents who lived in the City of Fruitland Park; reviewed the power-point presentation on the Village Park Campus of First Baptist Leesburg and the proposed use on the subject site; identified the major components, and thanked staff for their assistance. (A copy of the power-point presentation is filed with the supplemental papers to the minutes of this meeting.)

Mr. Chris Wickberg, representing Westminster Communities of Florida, who was not previously sworn, gave a power-point presentation on the Village Park PUD outlining examples of various homes in a number of communities that they constructed and the proposed use previously addressed at the P&Z meeting and the willingness to review same at the forthcoming workshop to satisfy the residents' concerns. (A copy of the power-point presentation is filed with the supplemental papers to the minutes of this meeting.)

Mayor Cheshire suggested that Mr. La Venia reach out to the applicants on the date; noted the concerns on the venue, and relayed Ms. Geraci-Carver's communication with him recommending not to hold city commission meetings at faith-based organizations. He addressed the likelihood, due to more space, of holding future meetings at the Fruitland Park Elementary school taking into consideration the recording equipment, and suggested that Mr. La Venia and Ms. Coulson work on the venue.

Upon Mayor Cheshire's suggestion and by unanimous consent, the LPA recessed its meeting at 6:47 p.m. and reconvened at 6:57 p.m.

5. Mesos Medical Office –Site Development Plan Submittal (Major) - Petitioner: Carrie Ross Blevins

Mr. Beliveau reviewed the site plan approval for construction of a medical office building in accordance with the land development code and relayed the Planning and Zoning board and staff's recommendation of approval.

After extensive discussions, and there being no public comments, **a motion was made by Commissioner Bell, seconded by Commissioner Lewis and unanimously carried, the LPA approved recommending the site plan, as previously cited, to the city commission.**

6. Ordinance 2018-001 – Site Specific Comprehensive Plan – FLUE Petitioner: Terry F. and Rachel Ann Ross

It now being the time advertised to hold a public hearing to consider Ordinance 2018-001, and after Ms. Geraci-Carver read into the record the title the substance of which is as follows, Mayor Cheshire called for interested parties to be heard:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA PURSUANT TO 163.3187(1), FLORIDA STATUTES; CHANGING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY PROVIDING TEXT AMENDMENTS SPECIFIC TO LOTS 15 – 19, BLOCK B, FIRST ADDITION TO DREAM LAKE SUBDIVISION, CONSISTING OF LESS THAN 10 ACRES IN SIZE, LOCATED ON SUNSET WAY, FOREST STREET AND PENNSYLVANIA AVENUE, SPECIFYING ALLOWABLE USES ON THE PROPERTY; AMENDING THE FUTURE LAND USE MAP AND FUTURE LAND USE DESIGNATION TO MULTI-FAMILY LOW DENSITY AS LIMITED BY THE SITE SPECIFIC AMENDMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on January 25, 2018.)

Ms. Geraci-Carver explained that in order to ensure that the subject use of duplexes are consistent with the comprehensive plan amendment and with the land development regulations (LDRs), she addressed the need, when reviewing same, to conduct a comprehensive plan amendment – noted the proper future land use designation to be multifamily, and due to the type of other uses that would be allowed in the future land use, she explained that they are inconsistent with that area of development; thus, the applicant desires to build duplexes as expressed.

Ms. Geraci-Carver reported that staff implemented a sites amendment in order that allowable uses on such properties are limited to single family dwelling units detached; single family residence can be erected, and if the petitioner change their minds, they could

also have two-family duplex dwelling unit consistent with the city's LDRs. She explained that information on the site for the subject specific special exception use will be available at the next LPA meeting; noted that the project in question would change the future land use designation for the parcels and relayed staff's recommendation of approval.

After Commissioner Ranize referred to Section 2, Comprehensive Plan Amendments of the subject proposed ordinance which reflected property lots 15 through 19 and following the city commission's question on lots 12 through 15, in concurring, Ms. Geraci-Carver believed that same were included in the provision and identified the property of the daughter and son-in-law of the petitioner. Ms. Geraci-Carver confirmed in the affirmative on her intent to rectify the remaining lots, and verified that the notice sent to surrounding property owners, that were amended and distributed, included the additional lots; a copy of which is filed with the supplemental papers to the minutes of this meeting.

After Mr. Brad Clark, City of Fruitland Park, appeared before the LPA regarding his concerns on animal control, Mayor Cheshire advised that he would have the opportunity to speak on that matter during the public comments on this evening's city commission agenda.

Mr. Carl Burch, City of Fruitland Park resident, referred to Ms. Geraci-Carver's statements at a previous meeting on the duplexes' dimensions once they are constructed;

After reviewing the special exceptions use, Ms. Geraci-Carver cited the requirements on the minimum living area of 600 square feet on each side of the duplex total area for lots 18 and 19 and 1,200 square feet to remain as they were constructed for lots 18 and 19.

Mr. Burch gave his opinion on the neighborhood's long-term plans for the area for single family home; indicated that he has not seen any compelling reason for such, and recognized the attempts to improve the neighborhood. He explained that he does not see the purpose for increasing the density; noted that the roads are narrow, and indicated that Sunset Way has been that way for 70 years; thus, no current owners have complained about repairs other than drainage. He requested that the LPA oppose the item; that the two built properties be separated, and his desire for no like properties to be developed in the future.

Mr. Nathan Johnson, City of FP resident voiced his concurrence with Mr. Burch's comments.

Commissioner Ranize indicated that he would like to reserve addressing his comments at the regular city commission meeting.

By unanimous consent, Mayor Cheshire closed the public hearing.

A motion was made by Vice Mayor Gunter and seconded by Commissioner Bell that the LPA recommend the approval of proposed Ordinance 2018-001 as previously cited with the following LPA members voting as follows:

Commissioner Bell	Yes
Commissioner Lewis	Yes
Commissioner Ranize	No
Vice Mayor Gunter	Yes
Mayor Cheshire	Yes

Mayor Cheshire declared the motion carried on a four-to-one (4-1) vote.

END OF QUASI-JUDICIAL PUBLIC HEARING

7. NEW BUSINESS

There was no new business to come before the LPA at this time.

8. PUBLIC COMMENTS

No one from the public appeared before the LPA at this time.

9. ADJOURNMENT

There being no further business to come before the LPA at this time, on motion made, second and unanimously carried, the meeting adjourned at 7:09 p.m.

The minutes were approved at the January 25, 2018 meeting.

Signed _____
Esther B. Coulson, City Clerk

Signed _____
Chris Cheshire, Mayor

RESOLUTION 2004-014

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA; RELATING TO QUASI-JUDICIAL HEARINGS; ESTABLISHING PROCEDURES FOR THE DISCLOSURE OF EX PARTE COMMUNICATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statute 286.0115 allows municipalities to remove the presumption of prejudice attached to ex parte communications with local public officials in quasi-judicial proceedings through the adoption of a resolution or ordinance establishing a process for the disclosure of such communications; and

WHEREAS, the City Commission of the City of Fruitland Park desires to implement the provisions of F.S. 286.0115 with respect to quasi-judicial proceedings which occur before the City Commission as well as city boards and committees.

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

Section 1. The following procedures shall apply with regards to any quasi-judicial matters before the City Commission or any board or committee of the City:

**Procedures for quasi-judicial hearings;
Disclosure of ex parte communications.**

(a) *Intent.* Pursuant to Section 286.0115(1), Florida Statutes, it is the intent of the city commission that this section is intended to remove the presumption of prejudice from *ex parte* communications with city officials and to permit, among other things, site visits, the receipt of expert opinion, and the review of mail and other correspondence relating to quasi-judicial proceedings by said city officials. .

(b) *Definitions.* As used in this section, the following terms shall be defined as follows:

- (1) "City official" means and refers to any elected or appointed public official holding a municipal position or office who recommends or takes quasi-judicial action as a member of a city board, commission, or committee, including, but not limited to, a member of the city commission, the code enforcement board, the planning and zoning board, or the local planning agency.
- (2) "*Ex parte* communication" means a communication involving a city official and a member of the public, regarding a pending quasi-judicial action, such that the city official may be exposed to only one perspective

or part of the evidence with regard to a quasi-judicial action pending before the commission or board on which the city official serves. *Ex parte* communications occur at other than a public meeting of the board on which the city official serves at which the quasi-judicial action discussed has been publicly noticed.

- (3) "Member of the public" refers to any person interested in a quasi-judicial action, including, but not limited to, an applicant, an officer or member of a homeowner's association, an officer or member of an environmental, homebuilding/development, or concerned citizen's organization, an official or employee of a governmental entity other than the City, a developer, a property owner, or an interested citizen, or a representative of or attorney for any of the foregoing.
- (4) "Quasi-judicial" refers to a land use, land development, zoning, or building related permit, application or appeal, as set forth below, in which city officials give notice and an opportunity to be heard to certain substantially affected persons, investigate facts, ascertain the existence of facts, hold hearings, weigh evidence, draw conclusions from the facts, and apply the law to the facts, as the basis for their decision.
- (5) "Site visit" means an inspection of real property subject to an application for any quasi-judicial action prior to a public hearing on the application conducted by a city official. The mere act of driving by a site in the daily course of driving to a particular location, such as work or a particular store, which act is not undertaken for the purpose of inspecting a particular parcel of real property is not a site visit for purposes of this section.

(c) *Ex parte communications between city officials and members of the public.*

- (1) A member of the public not otherwise prohibited by statute, charter provision or ordinance may have an *ex parte* communication with any city official regarding any quasi-judicial matter on which action may be taken by the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) below.
- (2) Except as otherwise provided by statute, charter provision, or ordinance, any city official may have an *ex parte* communication with any expert witness or consultant regarding any quasi-judicial matter on which action may be taken by the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) below. Nothing here,

however, shall restrict a city official access to city staff or expert witness or consultant retained by the City.

(3) Disclosure.

- (A) All city officials shall disclose the occurrence of all *ex parte* communications or discussions with a member of the public or an expert witness or consultant involving said city official which relate to the quasi-judicial action pending before the commission or board on which the city official serves.
- (B) Disclosure shall occur by no later than the final public hearing, or if no formal public hearing is held, then any hearing at which the final decision regarding the quasi-judicial matter is made. The city official shall disclose the *ex parte* communication verbally or by memorandum. Any such memorandum disclosing the occurrence of the *ex parte* communication shall be placed in the official file regarding the pending quasi-judicial matter which file shall be maintained in the City Clerk's records.
- (C) At the time of disclosure, the city official shall identify the person, group, or entity with whom the *ex parte* communication took place, the substance of the *ex parte* communication, and any matters discussed which are considered by the city official to be material to said city official's decision in the pending quasi-judicial matter.
- (d) *Oral or written communications between city staff and city officials.* City officials may discuss quasi-judicial matters pending before the commission or board on which said city official serves with city staff without the requirement to disclose pursuant to sub-section (c)(3) above.
- (e) *Site visits by city officials.* Any city official may conduct a site visit of any property related to a quasi-judicial matter pending before the commission or board on which the city official serves; provided, that the city official adheres to the disclosure requirements set forth in sub-section (c)(3) above. Any disclosure of a site visit pursuant to sub-section (c)(3) shall disclose the existence of the site visit, and any information obtained by virtue of the site visit considered by the city official to be material to said official's decision regarding the pending quasi-judicial matter.
- (f) *Review of mail, correspondence, and written communications by city officials.* Any city official may review mail, correspondence, or written communications, related to a quasi-judicial matter pending before the commission or board on which the city official serves. Upon review of the mail, correspondence, or


written communication, the document shall be placed in the official file regarding the pending quasi-judicial matter and maintained in the city clerk's records.

- (g) *City clerk's file.* All correspondence, mail, or written communications reviewed by city officials prior to the final hearing on a pending quasi-judicial matter shall be placed in the official file regarding said matter and maintained by the city clerk. Said correspondence, mail, or written communications reviewed by city officials prior to the final hearing on a pending quasi-judicial matter, or any disclosure memoranda as described in sub-section (c)(3)(B), shall be available for public inspection. By no later than the final public hearing, or if no formal public hearing is held, then at any hearing at which the final decision regarding the quasi-judicial matter is made, the city clerk shall make said correspondence, mail, written communications, or other matters, and any disclosure memoranda placed in the official file, a part of the record. All of the foregoing documents shall be received by the commission or board as evidence, with the exception of disclosure memoranda, subject to any objections interposed by participants at the hearing.
- (h) *Opportunity to comment upon substance of disclosure.* At such time that a disclosure regarding an *ex parte* communication, receipt of an expert opinion, site visit, or review of mail, correspondence, or other written communication is made a part of the record at a hearing, persons who may have opinions or evidence contrary to those expressed in the *ex parte* communication, expert opinion, or mail, correspondence, or other written communication, or noted during the site visit, shall be given a reasonable opportunity to refute or respond and provide contrasting information, evidence, or views.

Section 2. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

Section 3. This resolution shall be effective upon passage.

PASSED AND RESOLVED this 24th day of June, 2004, by the City Commission of the City of Fruitland Park, Florida.



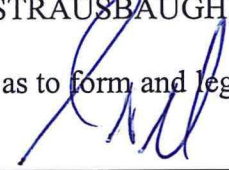
JOHN L. GUNTER, JR., VICE MAYOR

ATTEST:



MARGE STRAUSBAUGH, CITY CLERK

Approved as to form and legality:



Scott A. Gerken, City Attorney



ORDINANCE 2018-002

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
Mayor Cheshire

_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
_____ (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°42'41"W, 1,271.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 205.76 ACRES, MORE OR LESS.

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

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., a Florida not for profit corporation (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 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~~ Assisted 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~~ Assisted 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 the City Commission - Community Development Director.

- j. ~~There shall be a maximum of six (6) buildings greater than 35 feet (a/k/a 3 stories) in building height, which shall not exceed 5 stories. No more than six (6) buildings may have a Mmaximum 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 the City Commission Community Development Director. ~~These~~Any multi-story buildings shall maintain a two hundred foot (200') setback from the adjacent development known as Brookstone Subdivision.
- 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)
- l. Development adjacent to the Brookstone Subdivision shall consist of one row of single family lots.

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 along CR 466A shall be limited to two (2) stories (from finished grade). Maximum building height, excluding- along CR 466A 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. Any multi-story buildings shall maintain a two hundred foot (200’) setback from the adjacent development known as Brookstone Subdivision.
- 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.
- f.g. The maximum floor area ratio shall be seventy percent (70% or 0.70) and the maximum impervious surface ratio shall be eighty percent (80% or 0.80).

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^[AG1] 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.

g.h. Pine Ridge Dairy Road shall only be utilized for emergency access only until Pine Ridge Dairy Road is improved to Lake County standards.

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, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued. 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 [the southern property boundaries abutting existing residential, and a fifty foot \(50'\) buffer along the eastern property boundary adjacent to the Brookstone Subdivision](#) 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. [The perimeter landscaping buffer adjacent to the Brookstone Subdivision shall utilize existing natural landscape and supplement with additional plantings to meet the landscaping requirements set forth in this PUD and the City's LDR's.](#)

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, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 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:**

FIRST BAPTIST CHURCH OF LEESBURG, INC.,

Witness Signature

By: _____
Gary Teague, President/Trustee

Print Name

Witness Signature

By: _____
Arthur A. Ayris, Secretary/Trustee

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ by Gary Teague and Arthur A. Ayris 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: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Esther B. Coulson
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

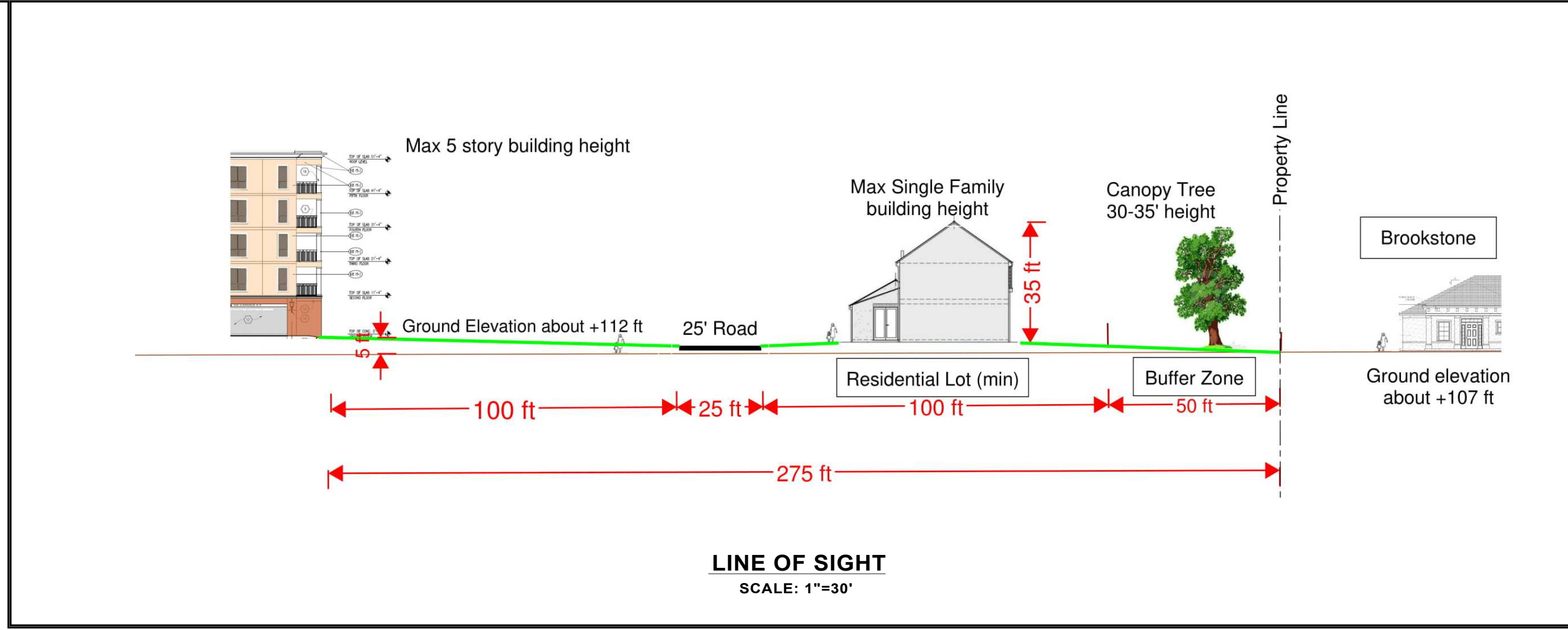
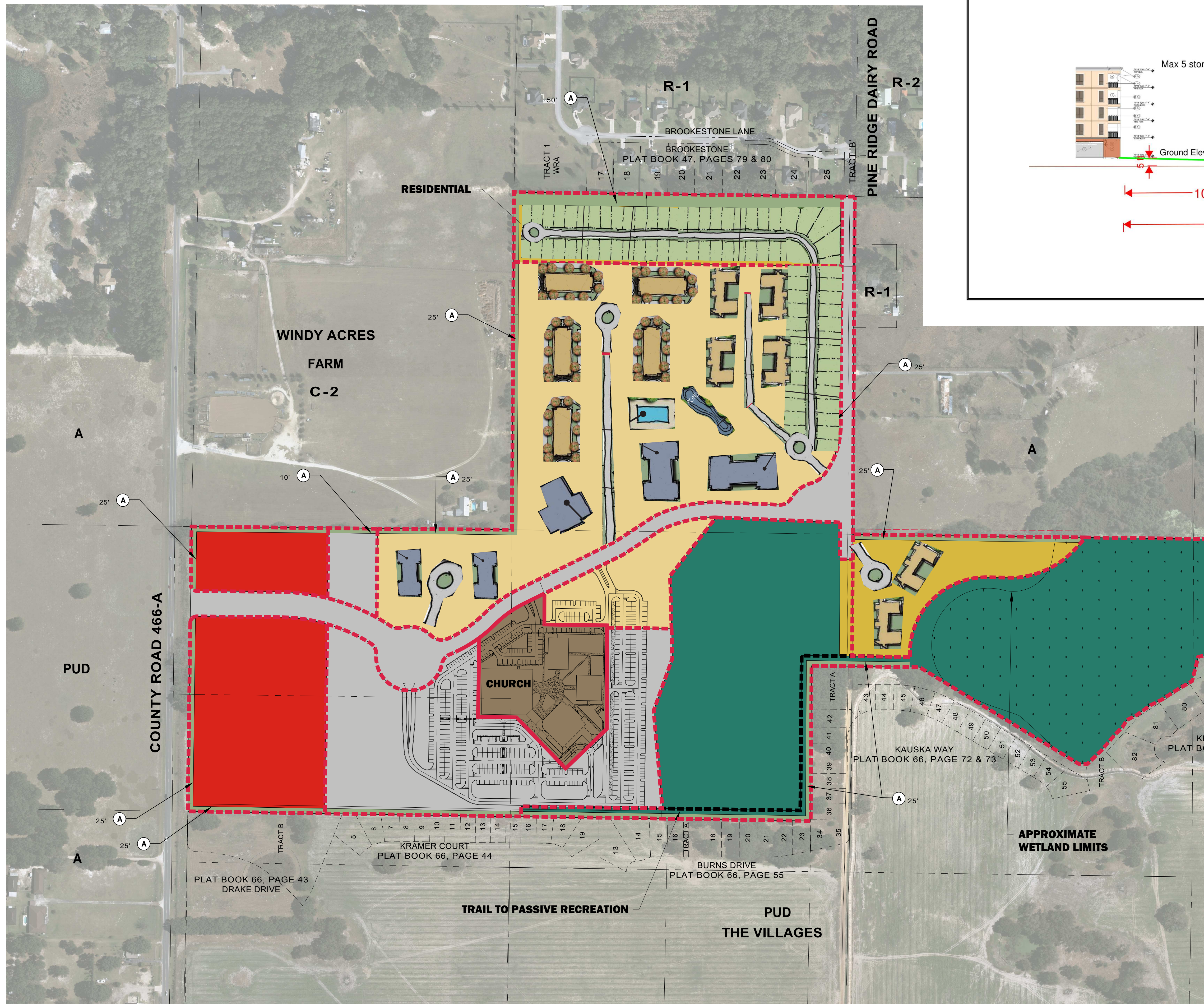
The foregoing instrument was acknowledged before me this ____ day of _____ by _____, _____, City Clerk of the City of Fruitland Park, Florida, who are personally known to be me and they acknowledge executing the same freely and voluntarily under authority vested in them and that the seal affixed thereto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

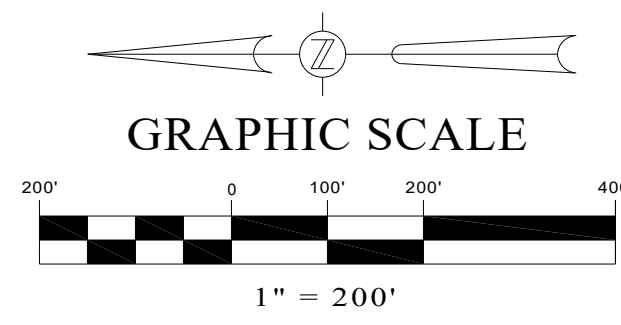
EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"

THE PLAN



THIS PLAN IS A SAMPLE REPRESENTATION OF POSSIBLE LOCATIONS OF VARIOUS BUILDINGS, SOME UP TO 5 STORIES IN HEIGHT, IN ACCORDANCE WITH PUD



- LEGEND**
- APPROXIMATE WETLAND LIMITS
 - ZONING BOUNDARIES

- PROPOSED USES**
- COMMERCIAL
 - RESIDENTIAL
 - INSTITUTIONAL
 - ROADWAY/PARKING/PONDS
 - OPEN SPACE/PARK/RECREATION
 - PROPOSED BUFFER - (A)
 - MIXED USE (INSTITUTIONAL/COMMERCIAL/RESIDENTIAL)

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

WESTMINSTER PINE RIDGE
PUD REZONING
CITY OF FRUITLAND PARK, FLORIDA

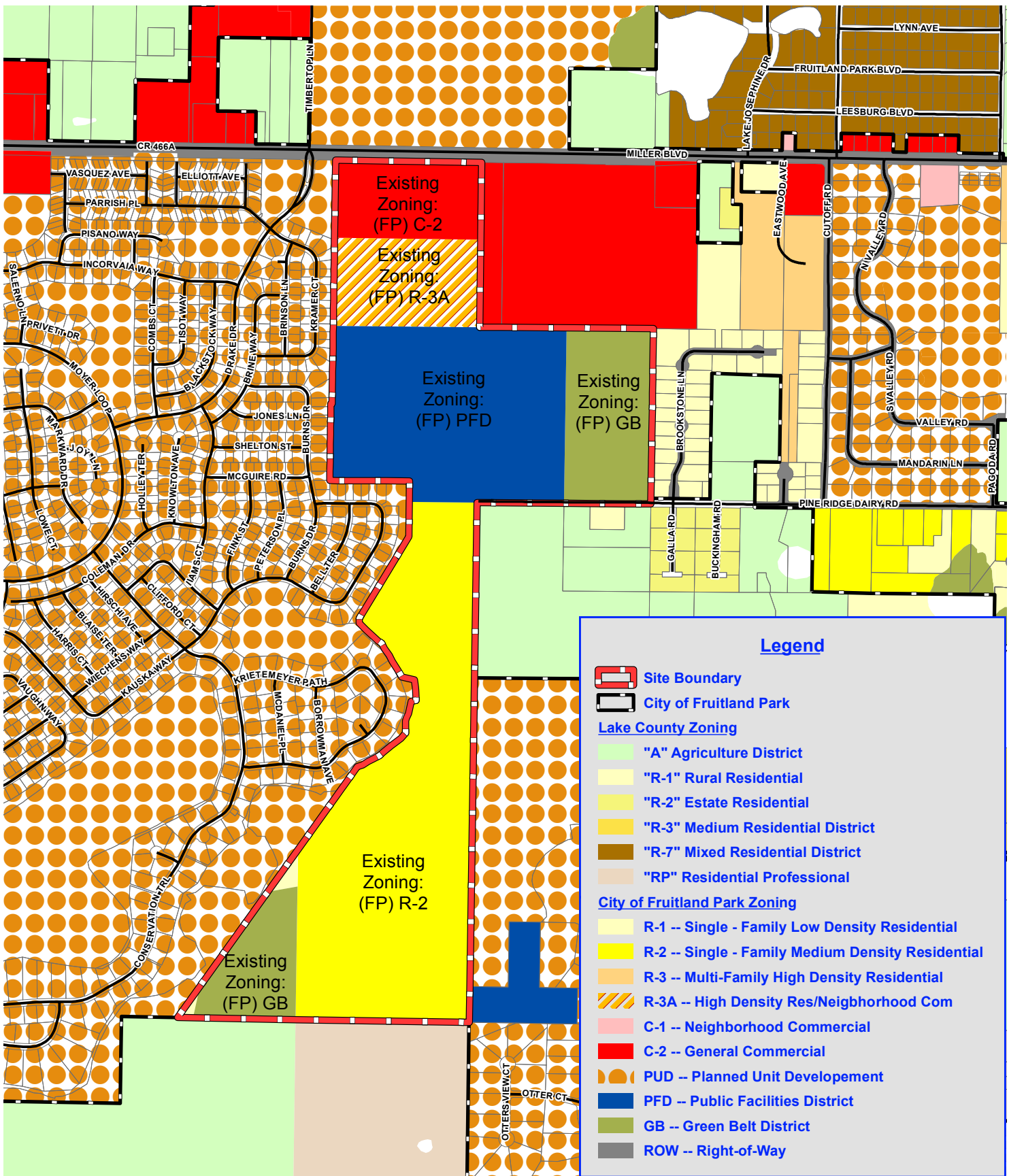


5127 S. Orange Avenue,
Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SAMPLE REPRESENTATION PUD PLAN

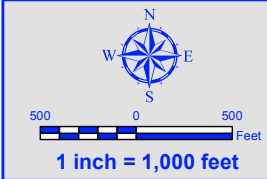
DESIGNED BY GRC	DRAWN BY JP	CHECKED BY GRC	APPROVED BY GRC
--------------------	----------------	-------------------	--------------------

PROJECT NO. 16-043
SCALE 1" = 400'
DATE FEBRUARY 15, 2018
SHEET NO. C-2
SHEET 2 OF 2



Legend

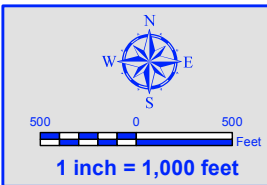
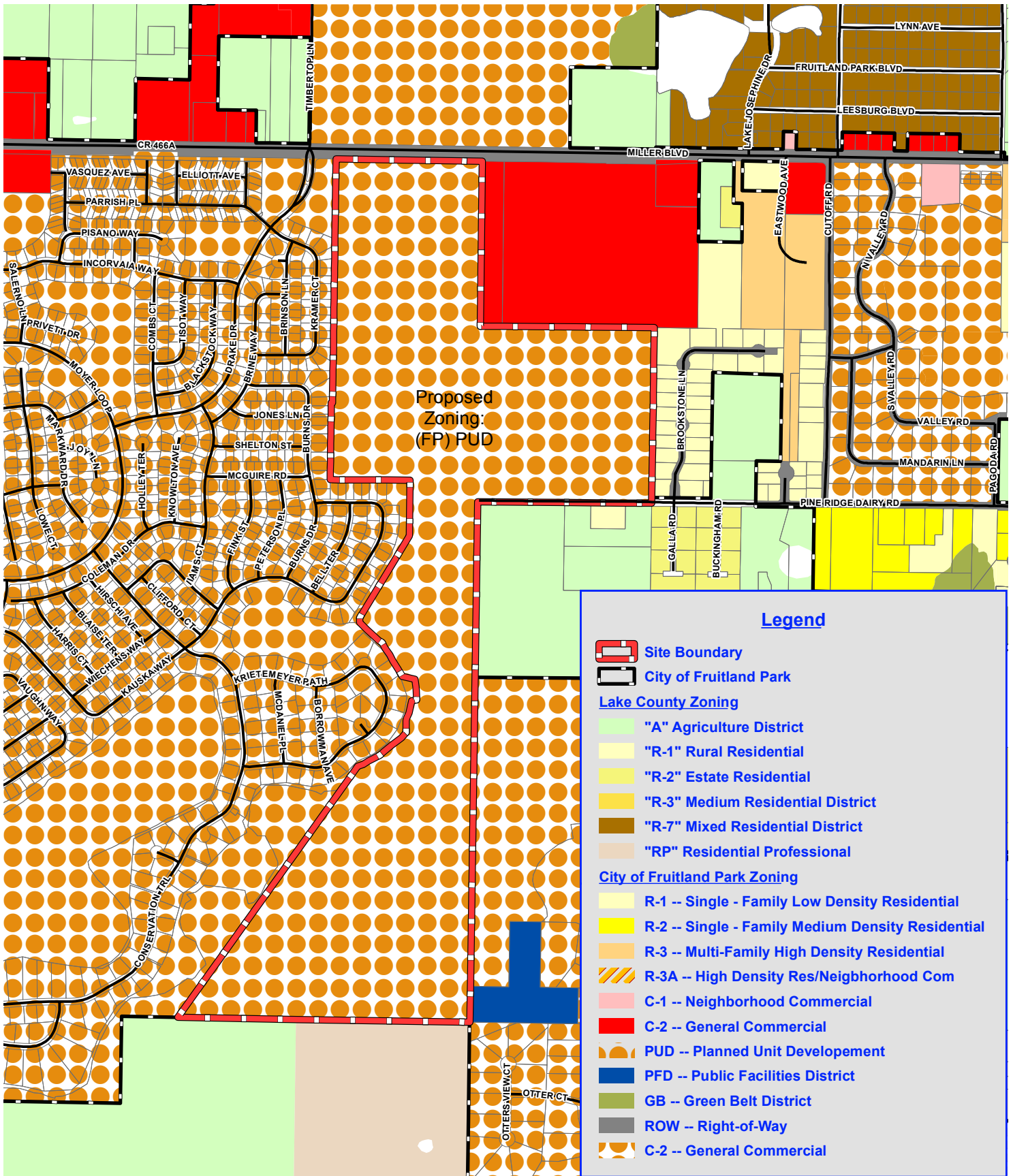
- Site Boundary
- City of Fruitland Park
- Lake County Zoning**
 - "A" Agriculture District
 - "R-1" Rural Residential
 - "R-2" Estate Residential
 - "R-3" Medium Residential District
 - "R-7" Mixed Residential District
 - "RP" Residential Professional
- City of Fruitland Park Zoning**
 - R-1 -- Single - 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
 Date: June 14, 2017
 Created By: J.Wilson

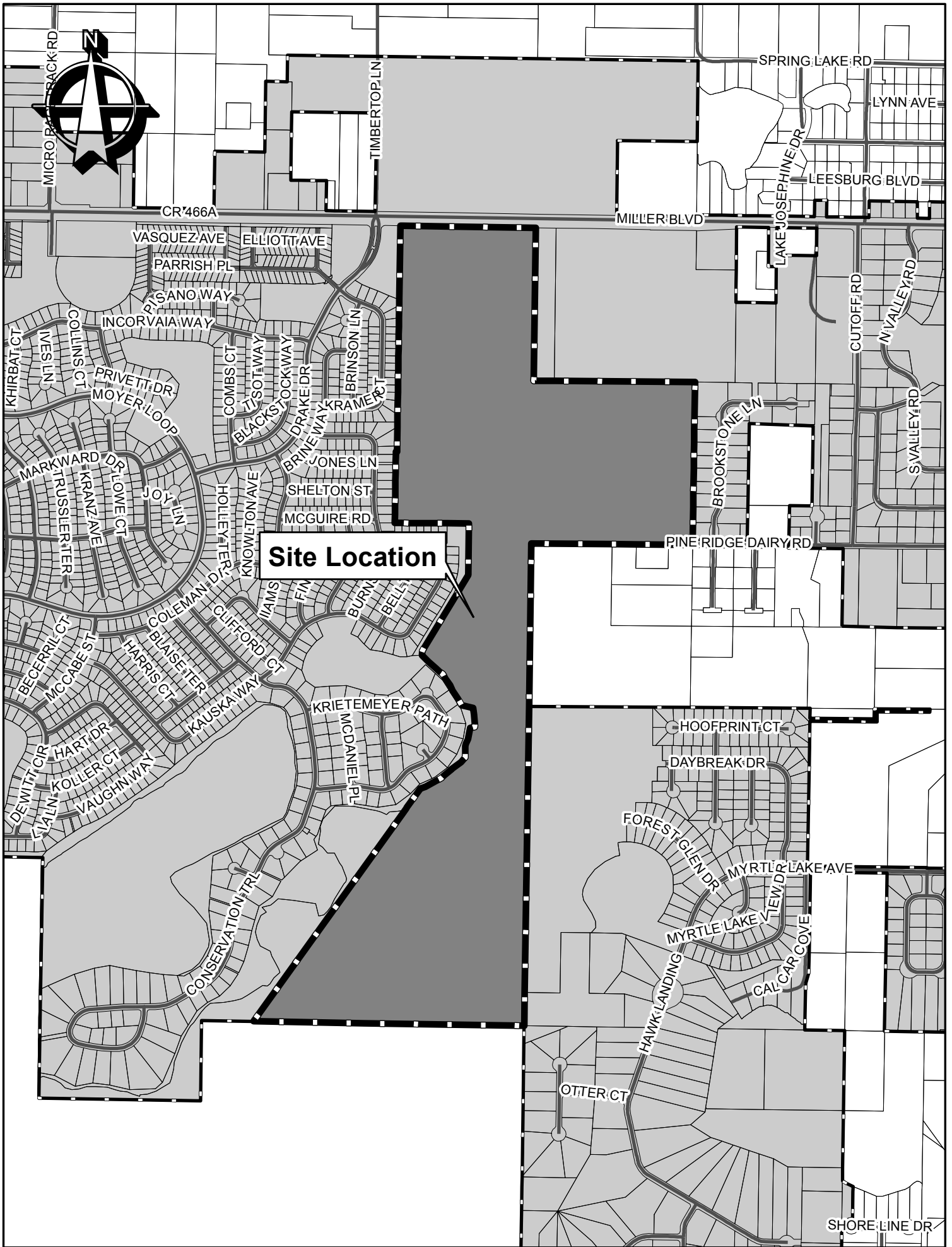




City of Fruitland Park
First Baptist Church of Leesburg, Inc
 Lake County, Florida
 Proposed Zoning

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





Site Location

East 45



East 50



East 55



East 60



East 65



Northeast 40



Northeast 45



Northeast 50



Northeast 55



Northeast 60



Northeast 65



Southeast 50



Southeast 55



Southeast 60



Southeast 65





IN SERVICE TO SERVE YOU

Equipment Proposal

This Equipment Proposal (the "Proposal") has been prepared by Ten-8 Fire Equipment, Inc. ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

Date: **February 16, 2018** ("Proposal Date") Customer: **FRUITLAND PARK FIRE DEPARTMENT** ("Customer")

Customer Address: **506 WEST BERCKMAN STREET, FRUITLAND PARK, FLORIDA, 34731**

Quantity	Product Description & Options	Price
1	<p>Pierce Enforcer PUC 107' Ascendant Aerial Ladder per the enclosed proposal.</p> <p>This unit is being offered by accessing the Florida Sheriff's Association contract.</p> <p>Discounts are available for progress payments or prefunding of contract.</p> <p>Option: Add option for 110' Ascendant Aerial Platform Basket in place of straight aerial ladder, add \$49,484.00 to the contract amount.</p>	\$898,534.00
Purchase Price:		\$898,534.00

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately 9 (months) after Company receives Customer's acceptance of this Proposal as defined below.

Other: Payment due upon final delivery to the customer in Fruitland Park, Florida.

Unless accepted within 45 days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: Fruitland Park, Florida

Ten-8 Fire Equipment, Inc.

By: _____

By:

Title: _____

Title: **Authorized Sales Representative**

Print: _____

Print: **Robert F. Boggus**

Date: _____

Date: **2/16/2018**

The Villages®
DAILY SUN

Published Daily
 Lady Lake, Florida
 State of Florida
 County Of Lake

Before the undersigned authority personally appeared **Sheryl Dufour** who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a **Legal Ad # 785539** in the matter of **NOTICE OF PUBLIC HEARINGS ORDINANCE 2018-002**, was published in said newspaper in the issues of

JANUARY 3, 2018
JANUARY 12, 2018

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sheryl Dufour
 (Signature Of Affiant)

Sworn to and subscribed before me this 25 day January 2018.

Robin L. Baldeschwieler
 Robin L. Baldeschwieler, Notary

Personally Known X or
 Production Identification _____
 Type of Identification Produced _____

Attach Notice Here **ROBIN L. BALDESCHWIELER**
 MY COMMISSION # GG 026382
 EXPIRES: October 10, 2020
 Bonded Thru Notary Public Underwriters

NOTICE OF PUBLIC
 HEARINGS
 ORDINANCE 2018 - 002

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.

Interested parties may appear at the meetings and be heard with respect to the proposed Ordinance.
 A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence which the appeal is based (Florida Statutes 286.0105).



#785539 January 3, 2018
 January 12, 2018

The proposed Ordinances will be considered at the following public meetings:

- Fruitland Park City Commission 1st Reading on January 11, 2018 at 6:00 p.m.
- Fruitland Park City Commission Final Hearing on January 25, 2018 at 6:00 p.m.

All meetings will be held at the Commission Chambers, 506 W. Berckman Street, Fruitland Park, Florida. The proposed Ordinances and metes and bounds legal description of the property may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the City Clerk's office at City Hall. For further information call (352) 360-6727.



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:



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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**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)

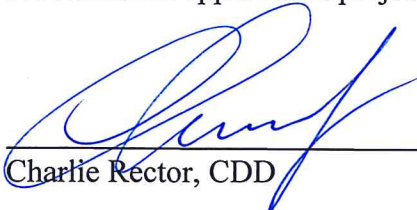
The property is formerly known as the Pine Ridge Dairy property and the general location is south of CR 466A and west of Pine Ridge Dairy Road. The property owners are seeking to rezone current land use to a mixed use planned unit development (PUD) consisting of residential, commercial, institutional,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

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.

DATE: _____

City Staff:  12-7-17

Title: CDD

OWNER'S AFFIDAVIT

RECEIVED JUN 06 2017

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared ART AYRIS

who being by me first duly sworn on oath, deposes and says: REPRESENTING AGENT FOR FIRST BAPTIST CHURCH

- 1) That he/she is the fee simple owner of the property legally described on page two of this application.
2) That he/she desires TO REZONE THE PROPERTY to allow FUTURE DEVELOPMENT
3) That he/she has appointed Gregory R. Crawford, P.E., Florida Engineering Group, Inc. to act as agent in his/her behalf to accomplish the above. The owner is required to complete the Applicant's affidavit of this application if no agent is appointed to act in his/her behalf.

Art Ayris
Affiant (Owner's signature)

Signed and sworn to (or affirmed before me on May 25, 2017
(date) by Art A. Ayris (name of affiant).

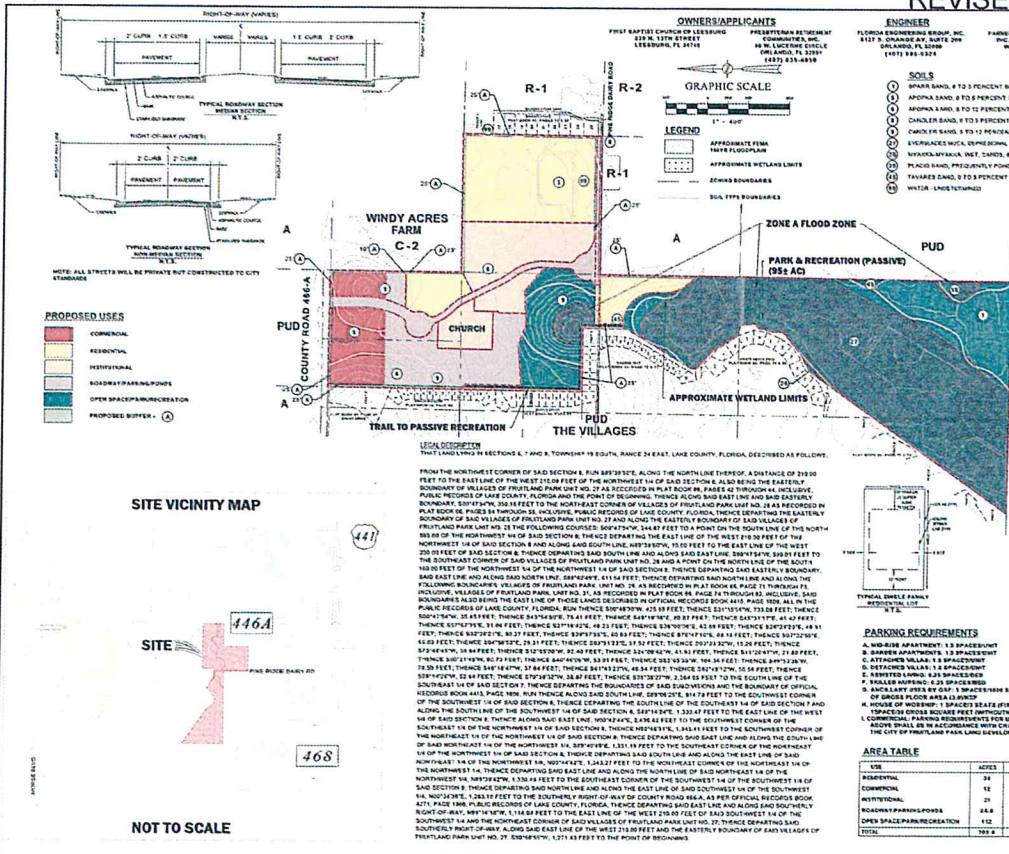
He/she is personally known to me or has produced
(type of identification) as
identification.

Karen A Gardiner (Signature of Person Taking Acknowledgment)
KAREN A. GARDINER (Name of Acknowledger Typed, Printed or Stamped)
MINISTRY ASSISTANT (Title or Rank)
(Serial Number, if any)

(NOTARY'S SEAL)



REVISED 8/7/2017



SITE DATA
 PROJECT LOCATION: COUNTY ROAD 466A, FRUITLAND PARK, FLORIDA
 PARCEL ID NUMBER: 46-11-24-00000-000-0000
 EXISTING PROPERTY ZONING: R-1

PROPOSED PROPERTY DESIGNATION
 PROPOSED FUTURE LAND USE DESIGNATION: PUD
 EXISTING USE: CHURCH
 PROPOSED USE: MULTIFAMILY RESIDENTIAL

PERMITTED USES
 PERMITTED USES ARE ALL OF THE USES LISTED UNDER R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.

ALLOWABLE DENSITY

USE	MINIMUM	MAXIMUM
RESIDENTIAL	10%	20%
COMMERCIAL	5%	10%
INDUSTRIAL	5%	10%

MAXIMUM ALLOWED DENSITY
 MAXIMUM ALLOWED DENSITY: 20%
 MAXIMUM ALLOWED FAR: 0.33
 MAXIMUM ALLOWED LSR: 0.33

PROPOSED NON-RESIDENTIAL
 TOTAL: 100,000 SQ FT
 MAXIMUM CORNER (SF): 100,000
 MAXIMUM DIST. (SF): 100,000

OPEN SPACE
 REQUIRED: 20% (MIN. 41.2 AC)
 PROVIDED: 41.2% (ACREAGE AND RECREATION)
 OPEN SPACES MAY BE ADJUSTED IN THE FUTURE BASED ON MARKET DEMANDS, HOWEVER, A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED.

BUFFER YARDS
 BUFFER (1): 10' (MIN. 10' FROM PROPERTY LINE)
 BUFFER (2): 10' (MIN. 10' FROM PROPERTY LINE)
 BUFFER (3): 10' (MIN. 10' FROM PROPERTY LINE)
 BUFFER (4): 10' (MIN. 10' FROM PROPERTY LINE)

LOT REQUIREMENTS

NO.	DESCRIPTION	MIN. AREA (SQ FT)	MIN. FRONT YARD SETBACK (FEET)	MIN. SIDE YARD SETBACK (FEET)	MIN. REAR YARD SETBACK (FEET)	MIN. FRONT SETBACK (FEET)	MIN. SIDE SETBACK (FEET)	MIN. REAR SETBACK (FEET)
1	MINIMUM LOT AREA	10,000	10	5	5	10	5	5
2	MINIMUM FRONT YARD SETBACK	10	10	5	5	10	5	5
3	MINIMUM SIDE YARD SETBACK	5	5	5	5	5	5	5
4	MINIMUM REAR YARD SETBACK	5	5	5	5	5	5	5

NOTES
 1. THIS PLAN IS PREPARED BASED ON CURRENT METERS AND ANTICIPATED DEVELOPMENT PROGRAM. HOWEVER, THE PLAN AND DEVELOPMENT PROGRAM ARE SUBJECT TO CHANGE BASED ON THE LATEST MARKET CONDITIONS AND SERVICES.
 2. SUBMITTAL MANAGEMENT WILL BE APPROVED BY EACH PROJECT DURING THE CONSTRUCTION PLAN REVIEW PROCESS. SUBMITTAL MANAGEMENT WILL BE PROVIDED IN WRITING TO THE CITY OF FRUITLAND PARK.
 3. NEGOTIATIONS CAN BE REDUCED TO 0.
 4. BASED ON THE SPECIFIC STRUCTURES (E.G., ANTENNA-DISH (GROUND MOUNTED), FREE STANDING CARPORT, RESIDENTIAL STORAGE (OVERHEAD), ETC.)
 5. APPLIES TO TOWNHOMES AND STAPLED WALLS.
 6. FROM (FRONT) SETBACK: 20'

WESTMINSTER PINE RIDGE PUD REZONING
 CITY OF FRUITLAND PARK, FLORIDA

FEG FLORIDA ENGINEERING GROUP
 Engineering the Future

PUD EXHIBIT PLAN

DATE: _____ REVISIONS: _____ BY: _____ CHECKED: _____

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____

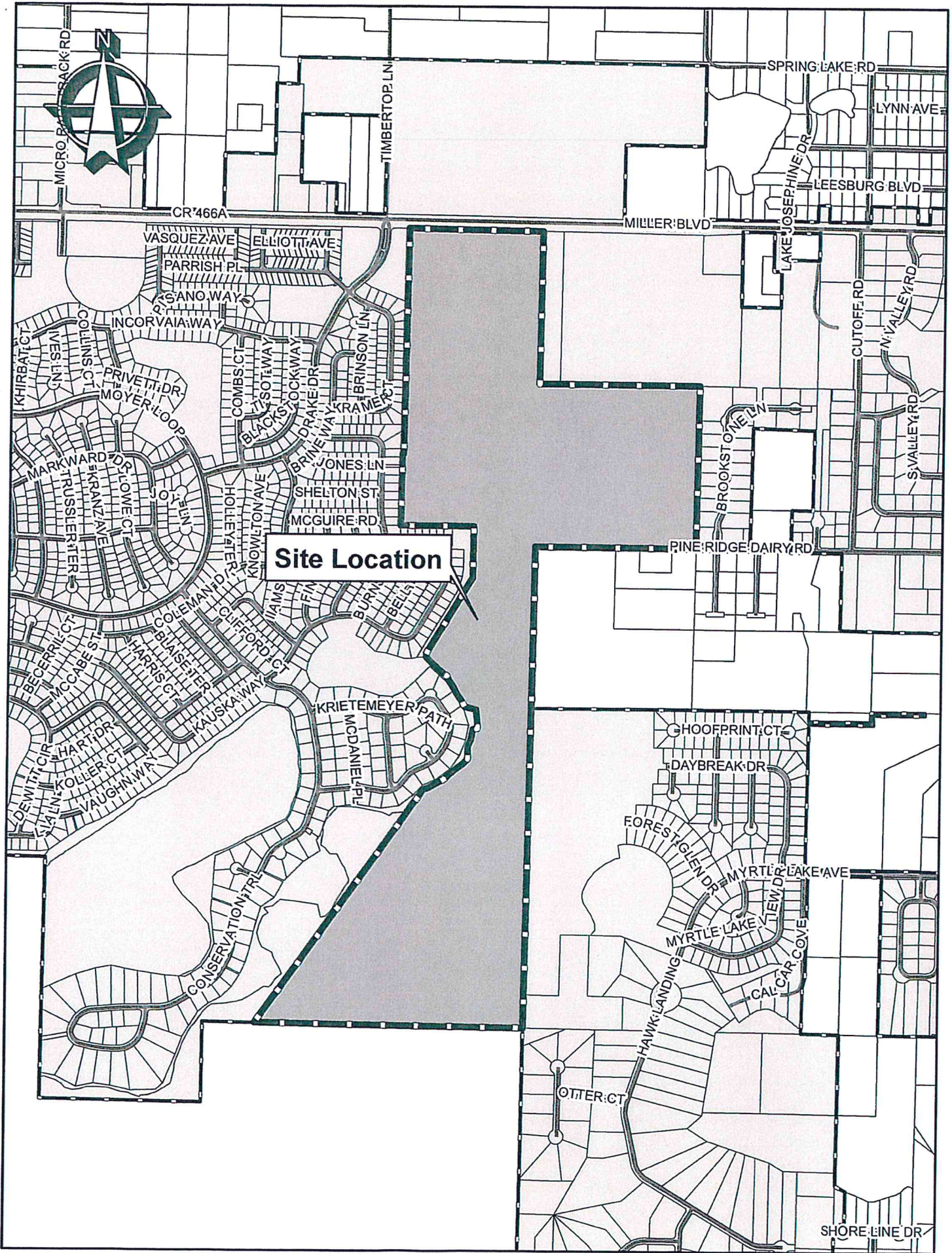
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 TIME: 1:00 PM
 DATE: AUGUST 7, 2017
 SHEET: C-1 OF 1

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



CR 466A

MILLER BLVD

SPRING LAKE RD

LYNN AVE

LEESBURG BLVD

VASQUEZ AVE

ELLIOTT AVE

PARRISH PL

SANO WAY

INCORVAIA WAY

BRINSON LN

BRINE WAY

JONES LN

SHELTON ST

MCGUIRE RD

LAKE JOSEPHINE DR

CUTOFF RD

N VALLEY RD

KHIRBAT CT

IVES LN

COLLINS CT

PRIVETT DR

MOYER LOOP

MARK WARD

TRUSSLER

KRANZ AVE

LOWE CT

SOFT LN

COMBS CT

BLACKS TOWAY

BLACKS LOCKWAY

DRAKE DR

BRINE WAY

JONES LN

SHELTON ST

MCGUIRE RD

BROOKSTONE LN

CUTOFF RD

N VALLEY RD

PINE RIDGE DAIRY RD

Site Location

COLEMAN RD

CLIFFORD CT

CLIFFORD CT

WILSON LN

WILSON LN

WILSON LN

WILSON LN

WILSON LN

WILSON LN

WILSON LN

WILSON LN

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WILSON LN

WILSON LN

KRIEMEYER PATH

MCDANIELS PL

GHOOFPRINT CT

DAYBREAK DR

FOREST GLEN DR

MYRTLE LAKE

MYRTLE LAKE AVE

MYRTLE LAKE

MYRTLE LAKE

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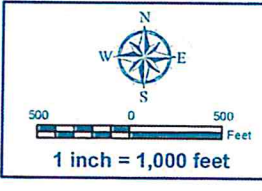
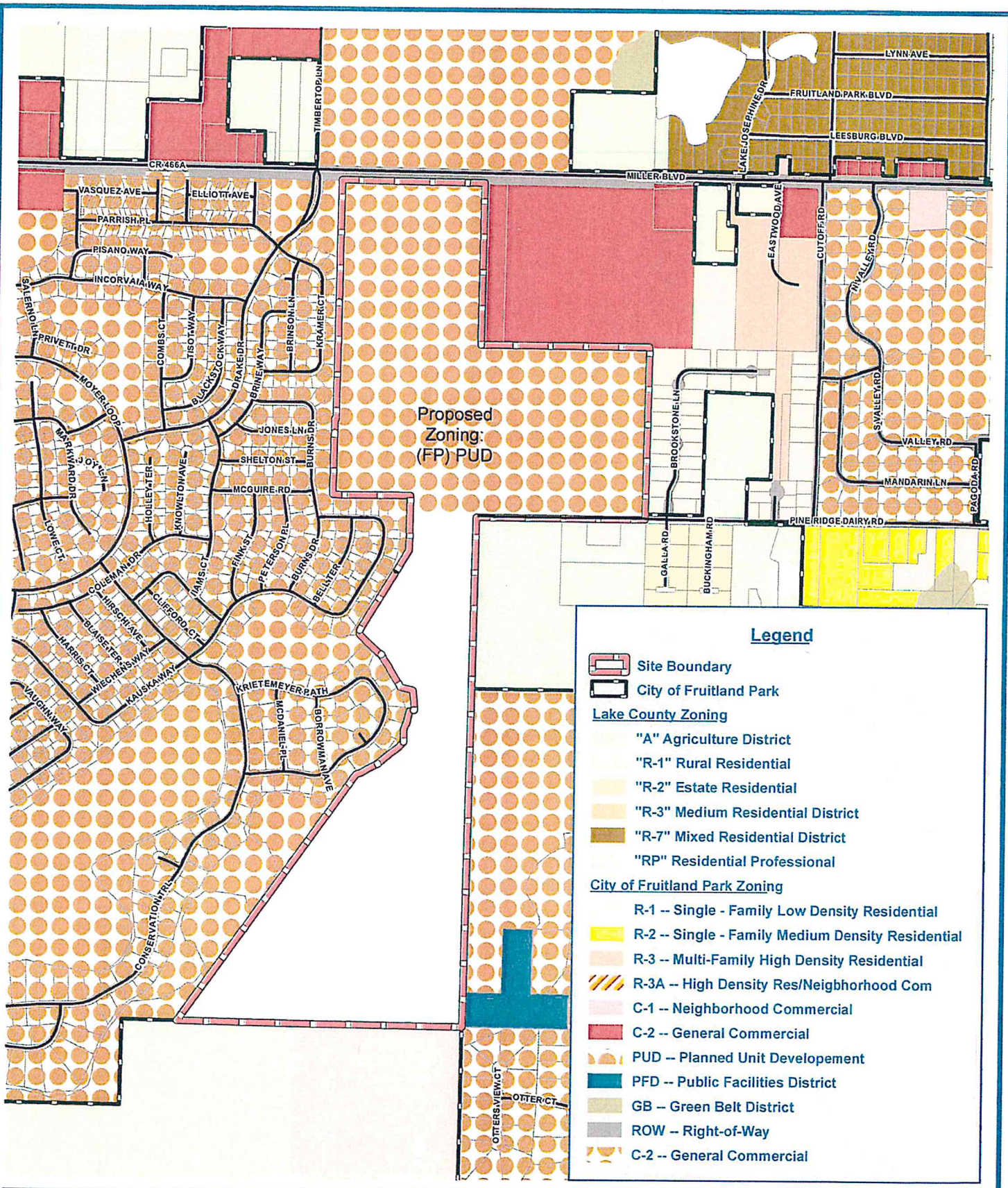
MYRTLE LAKE

CONSERVATION TRL

HAWK LANDING

OTTER CT

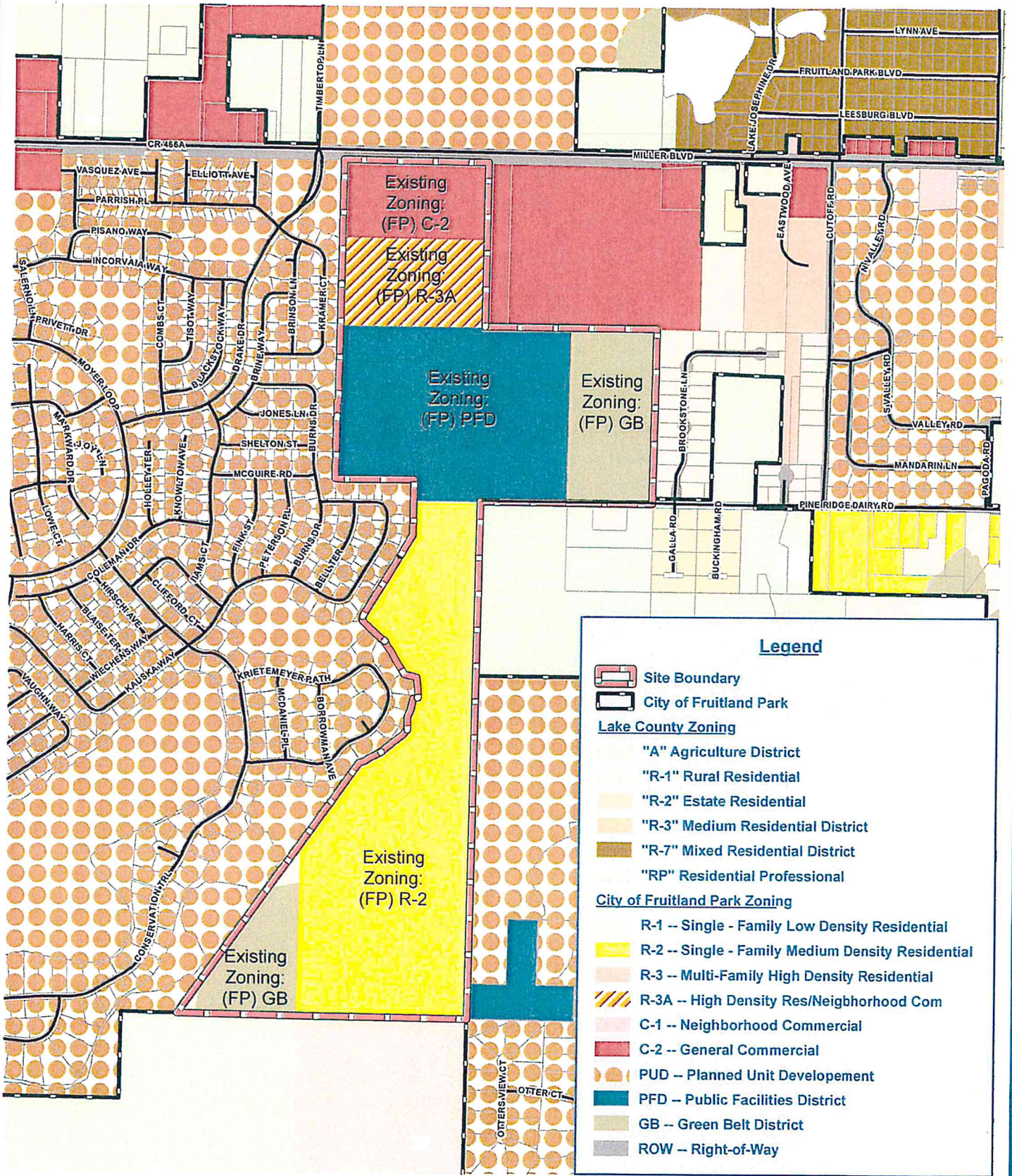
SHORE LINE DR



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





1 inch = 1,000 feet

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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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

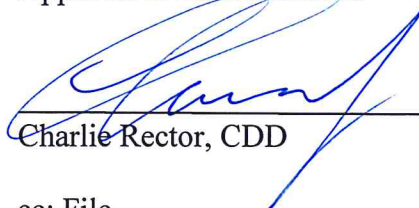
Proposed: Major Site Plan Submittal for Future Medical Office Building

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).

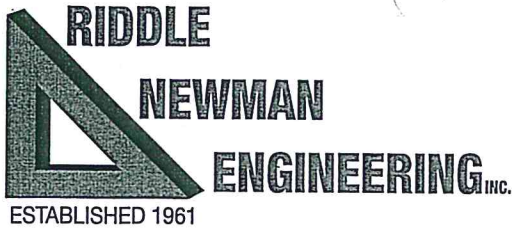
The proposed project is being requested for a medical office building consisting of 5,954 sq feet.

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

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

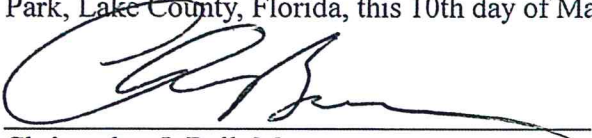
Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading.

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.

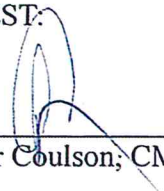
Section 4. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

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

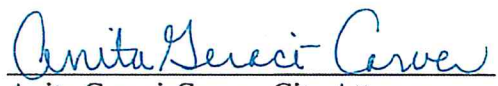
PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this 10th day of March, 2016.








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

TIMBERTOP LN

Site Location

OLIVER LN

CR 466A

MILLER BLVD

VASQUEZ AVE

ELLIOTT AVE

PARRISH PL

KRAMER CT

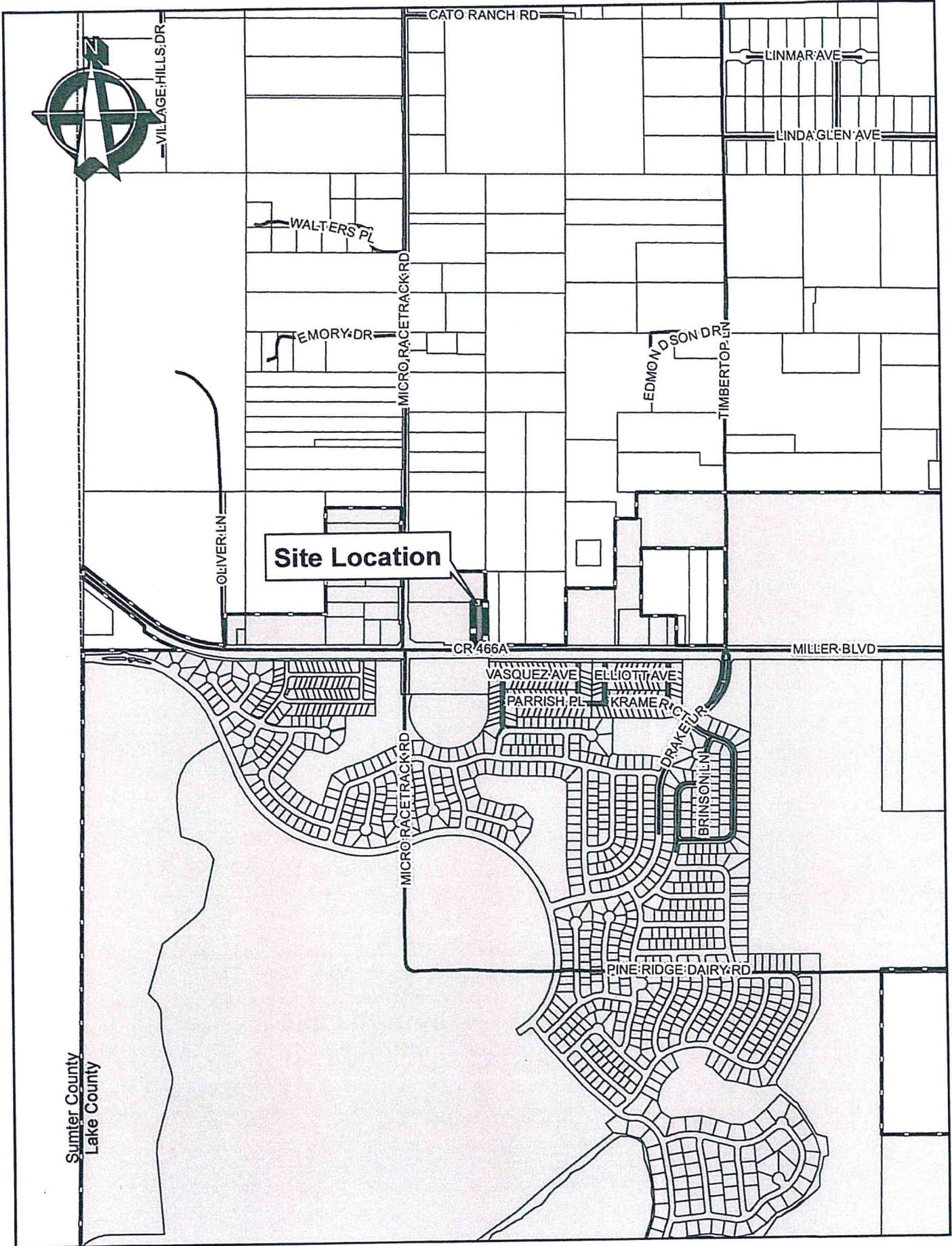
MICRO RACETRACK RD

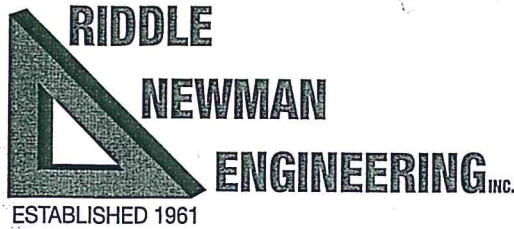
DRAKE CT

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.

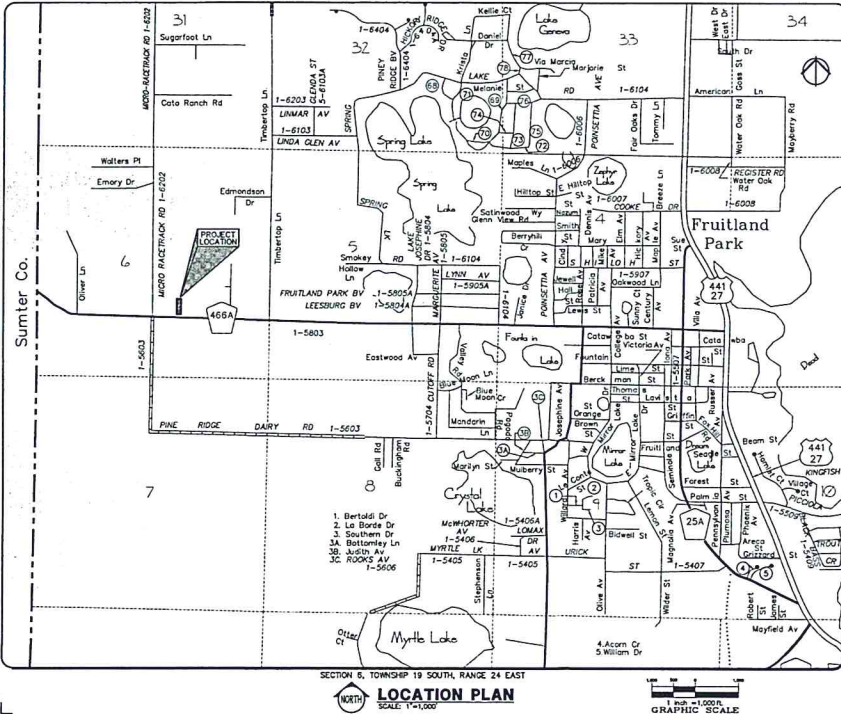
Sincerely,



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 EXISTING OPEN AREAS SHALL BE SEEDING OR SEEDS AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
 - CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
 - CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR TO PAY COST OF MET TAPS INTO CITY OF FRUITLAND PARK WATER MAIN.
 - ALL WATER A SENDER LINE 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 SHALL BE RETENTION PILES SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNITED SOIL CLASSIFICATION SYSTEM. FINES MATERIAL, PASSING THE NO. 200 (SIEVE) SHALL BE LESS THAN 5%.

LEGAL DESCRIPTION
 (SEE BOOK BEAR, PAGE 10000) (SEE 2012)
 THE EAST 100 FEET OF THE SOUTH 400 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 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 = 30,624 sq.ft. (0.62 ac.)
 TOTAL IMPERVIOUS AREA = 3,363 sq.ft. (0.08 ac.)
 EXISTING IMPERVIOUS AREA TO REMAIN = 0
 PROPOSED IMPERVIOUS AREA = 3,363 sq.ft. (0.08 ac.)
 TOTAL IMPERVIOUS AREA = 3,363 sq.ft. (0.08 ac.)
 NET NEW IMPERVIOUS AREA = 0.08 ac.
 PERCENT IMPERVIOUS AREA = 0.26% (of total area)
 MINIMUM OPEN SPACE = 26%
 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 = 3,904 sq. ft.
 TOTAL BUILDING SQUARE FOOTAGE = 3,904 sq. ft.

HIGHT OF BUILDING = 35'-3"
 MAX. NUMBER OF EMPLOYEES = 10 EMPLOYEES
 PARKING REQUIRED = 1 per 180 sq. ft. = 33 spaces
 PARKING PROVIDED = 34 spaces

BUILDING SETBACKS: FRONT = 50'
 (ALONG BUILDING) EAST SIDE = 5' (PER VARIANCE 2017-008)
 WEST SIDE = 10'
 REAR = 10'
 (ALONG DAMPSTER) REAR = 4' (PER VARIANCE 2017-008)

LANDSCAPE BUFFER: FRONT = 25'
 EAST SIDE = 5' (PER VARIANCE 2017-008)
 WEST SIDE = 5' (PER VARIANCE 2017-008)
 REAR = 10'
 (ALONG DAMPSTER) REAR = 4' (PER VARIANCE 2017-008)

TRAFFIC ESTIMATE:
 ITE LAND USE = 700 (MEDICAL OFFICE)
 ADP = 24.13 x 0.504 = 12.16 TRIPS PER DAY
 OR 664A = 215 TRIPS PER DAY (1000)
 ELEVATIONS BASED ON M.A.V.D. 1988 VERTICAL DATUM

SHEET INDEX	
CS1	COVER SHEET
CS2	STORMWATER POLLUTION PREVENTION PLAN
CS3	GEOMETRY PLAN
CS4	GRADING & UTILITY PLAN
CS1-CALCS	DETAIL SHEETS

OWNER
 Carrie Blomus
 Mesos Plastic Surgery & Laser Center
 757 CR 466, Suite A
 Lady Lake, Florida 32119
 Phone (352) 258-8539

ENGINEER
 Erik B. Riddle, P.E.
 Riddle - Newman Engineering, Inc.
 112 North Canal Street
 Leesburg, Florida 34748
 Phone (352) 787-7482
 Fax (352) 787-7412

SURVEYOR
 George W. Farmer Jr.
 Farmer Barley and Associates, Inc.
 4616 NE 83rd Road
 Williston, Florida 34715
 Phone (352) 742-1126

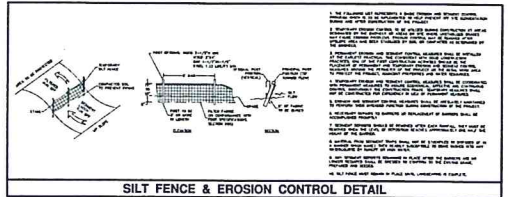
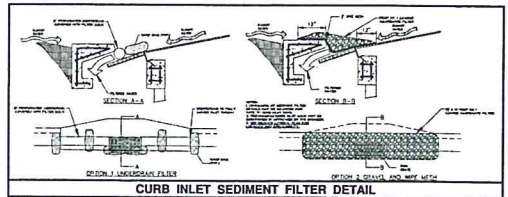
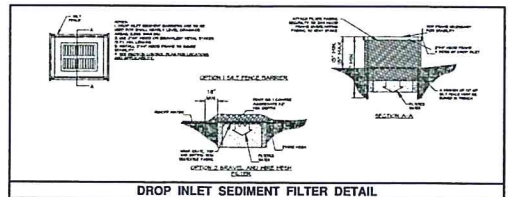
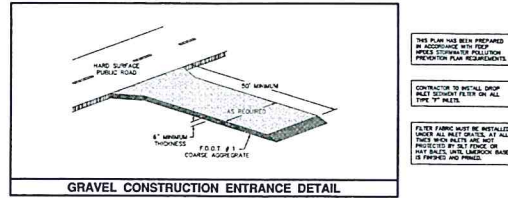
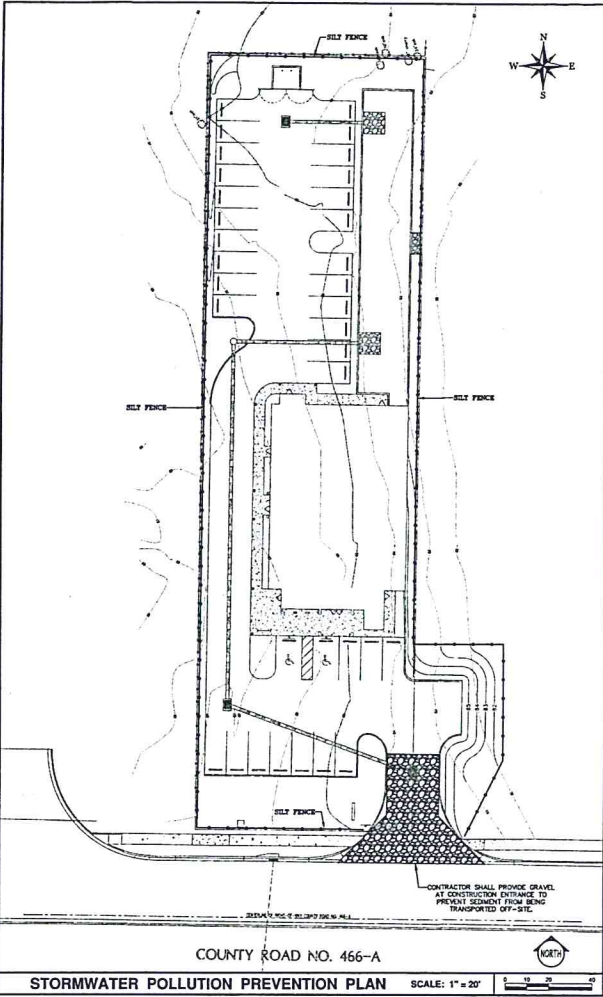
RIDDLE - NEWMAN ENGINEERING, INC.
 112 NORTH CANAL STREET
 LEESBURG, FLORIDA 34748
 PHONE (352) 787-7482
 FAX (352) 787-7412
 WWW.RNENGIN.COM

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 112 NORTH CANAL STREET
 LEESBURG, FLORIDA 34748
 PHONE (352) 787-7482
 FAX (352) 787-7412
 WWW.RNENGIN.COM

COVER SHEET
 MESOS MEDICAL OFFICE
 FRUITLAND PARK
 FLORIDA

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C1.1



NPDES Requirements

1. The permit shall require the permittee to install and maintain a stormwater management system that meets the requirements of the NPDES permit. The permittee shall be responsible for the design, construction, and maintenance of the stormwater management system. The permittee shall also be responsible for the implementation and maintenance of a stormwater management plan that meets the requirements of the NPDES permit.

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RIDDLE NEWMAN ENGINEERING, INC.
11000 N. W. 11th St.
Miami, FL 33150
Tel: (305) 551-7412
Fax: (305) 551-7412
www.riddlenewman.com

RIDDLE NEWMAN ENGINEERING, INC.

STORMWATER POLLUTION PREVENTION PLAN

MESOS MEDICAL OFFICE

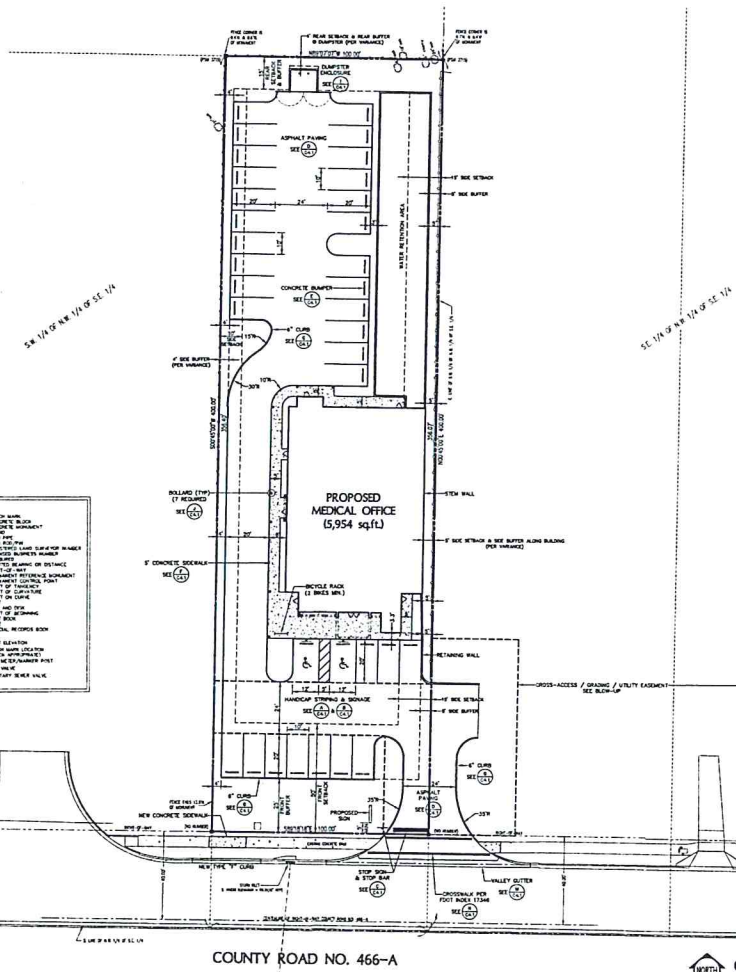
FRUITLAND PARK
FRUITLAND PARK & LAKE COUNTY, FLORIDA

DATE: 7/17/21
SCALE: 1" = 20'

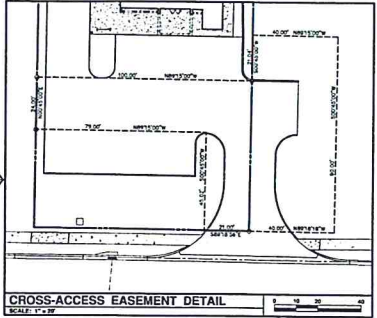
C1.2

GENERAL LEGEND

1. FINISH CONCRETE FINISH	10. CONCRETE CURB
2. FINISH ASPHALT FINISH	11. CONCRETE SLAB
3. FINISH GRAVEL FINISH	12. CONCRETE CURB
4. FINISH SAND FINISH	13. CONCRETE CURB
5. FINISH GRAVEL FINISH	14. CONCRETE CURB
6. FINISH SAND FINISH	15. CONCRETE CURB
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8. FINISH SAND FINISH	17. CONCRETE CURB
9. FINISH GRAVEL FINISH	18. CONCRETE CURB
10. FINISH SAND FINISH	19. CONCRETE CURB
11. FINISH GRAVEL FINISH	20. CONCRETE CURB
12. FINISH SAND FINISH	21. CONCRETE CURB
13. FINISH GRAVEL FINISH	22. CONCRETE CURB
14. FINISH SAND FINISH	23. CONCRETE CURB
15. FINISH GRAVEL FINISH	24. CONCRETE CURB
16. FINISH SAND FINISH	25. CONCRETE CURB
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89. FINISH GRAVEL FINISH	98. CONCRETE CURB
90. FINISH SAND FINISH	99. CONCRETE CURB
91. FINISH GRAVEL FINISH	100. CONCRETE CURB



- VARIANCES (RESOLUTION 2017-008)**
1. 4' REAR SETBACK FOR DAMPSTER ENCLOSURE.
 2. 5' SIDE SETBACK ON EAST SIDE FOR BUILDING.
 3. 4' LANDSCAPE BUFFER FOR DAMPSTER ENCLOSURE.
 4. 5' LANDSCAPE BUFFER ON EAST SIDE FOR BUILDING.
 5. 4' LANDSCAPE BUFFER ALONG WEST SIDE.



COUNTY ROAD NO. 466-A

GEOMETRY PLAN
SCALE 1"=20'

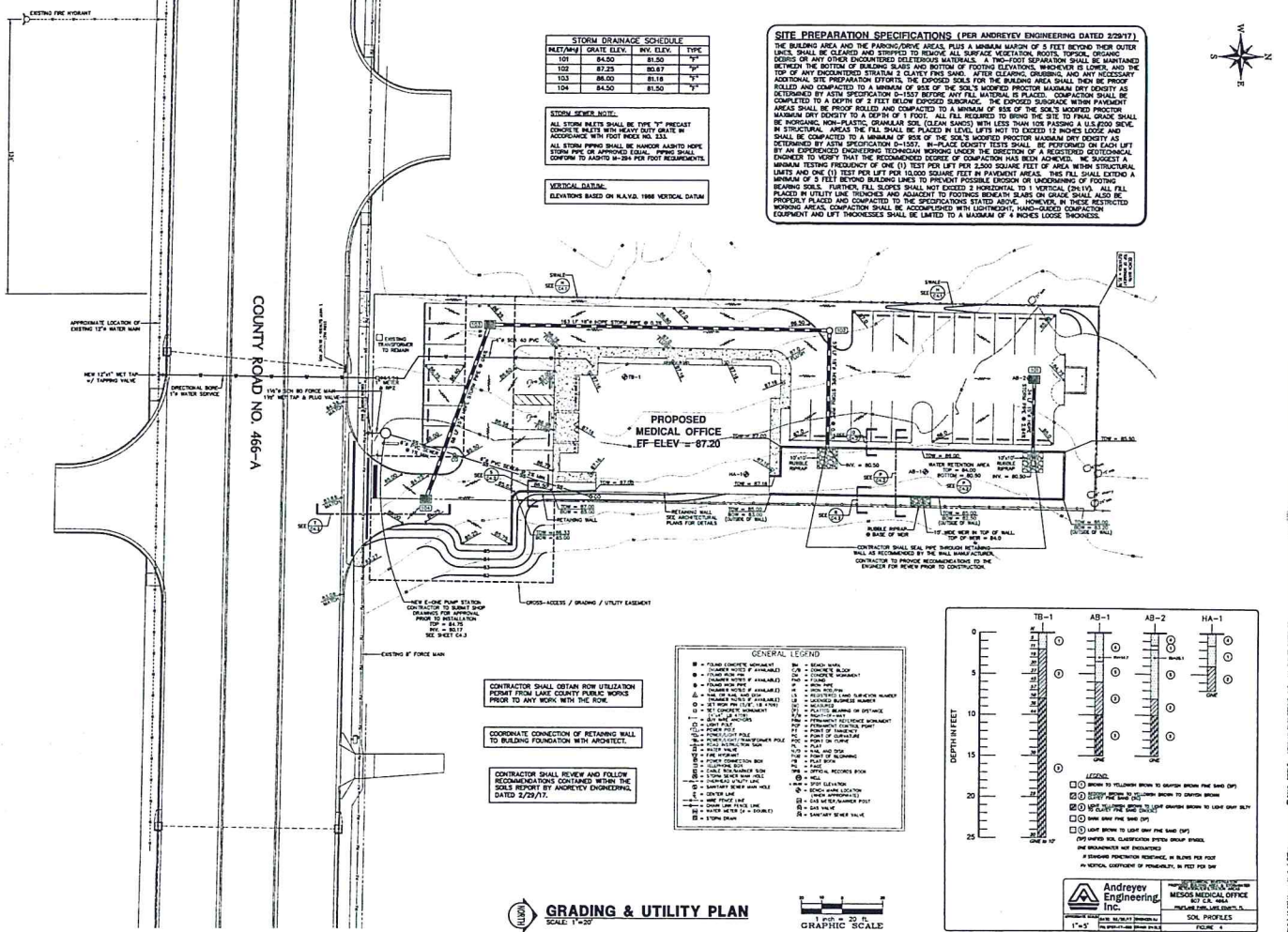


RIDDLE NEWMAN ENGINEERING INC.

RIDDLE - NEWMAN ENGINEERING, INC.
11000 W. UNIVERSITY BLVD., SUITE 200
FORT LAUDERDALE, FLORIDA 33308
TEL: (954) 391-7412
FAX: (954) 391-7412
WWW.RNE.COM

MESOS MEDICAL OFFICE
FRUITLAND PARK
FLORIDA

C.2.1



STORM DRAINAGE SCHEDULE

NO./NAME	GRATE ELEV.	INV. ELEV.	TYPE
101	84.50	81.50	18"
102	81.25	80.87	18"
103	86.00	81.19	18"
104	84.50	81.50	18"

STORM SEWER NOTE:
ALL STORM WEIERS SHALL BE TYPE "T" PRECAST CONCRETE WEIERS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT NOTES NO. 251.
ALL STORM PIPING SHALL BE HANCOCK ADJUST WEP STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO ADDED 48-284 PER FOOT REQUIREMENTS.

VERTICAL CURVE:
ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM

SITE PREPARATION SPECIFICATIONS (PER ANDREYEV ENGINEERING DATED 2/29/17)
THE BUILDING AREA AND THE PARKING/DRIVE AREAS PLUS A MINIMUM MARGIN OF 5 FEET BEYOND THEIR OUTER LIMITS SHALL BE CLEARED AND STRIPPED TO REMOVE ALL SURFACE VEGETATION, ROOTS, STUMP, ORGANIC DEBRIS OR ANY OTHER ENCOUNTERED DELETERIOUS MATERIALS. A TWO-FOOT SEPARATION SHALL BE MAINTAINED BETWEEN THE BOTTOM OF BUILDING SLABS AND BOTTOM OF FOOTING ELEVATIONS, WHEREVER IS LOWER, AND THE ADDITIONAL SITE PREPARATION EFFORTS. THE EXISTING PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM SPECIFICATION D-1557 BEFORE ANY FILL MATERIALS ARE PLACED. CONSTRUCTION SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MOISTURE PROCTOR MAXIMUM DRY DENSITY TO A DEPTH OF 3 FEET BELOW EXPOSED SURFACES. THE EXPOSED SURFACES, WHEN PRESENT AREAS SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MOISTURE PROCTOR MAXIMUM DRY DENSITY TO A DEPTH OF 3 FEET. ALL FILL REQUIRED TO BRING THE SITE TO FINAL GRADE SHALL BE INORGANIC, NON-PLASTIC GRANULAR SOIL (CLEAN SANDS) WITH LESS THAN 10% PASSING A U.S. #20 SIEVE. IN STRUCTURAL AREAS THE FILL SHALL BE PLACED IN LIFT NOT TO EXCEED 18 INCHES LOOSE AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MOISTURE PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM SPECIFICATION D-1557. SURFACE DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT BY AN EXPERIENCED ENGINEERING TECHNICIAN WORKING UNDER THE DIRECTION OF A REGISTERED GEOTECHNICAL ENGINEER TO VERIFY THAT THE RECOMMENDED DEGREE OF COMPACTION HAS BEEN ACHIEVED. HE SHALL SUBMIT A MINIMUM TESTING FREQUENCY OF ONE (1) TEST PER LIFT PER 2,500 SQUARE FEET OF AREA WITH STRUCTURAL LOADS AND ONE (1) TEST PER LIFT PER 10,000 SQUARE FEET OF PAVEMENT AREAS. THIS FILL SHALL EXCEED A MINIMUM OF 3 FEET BEYOND BUILDING LINES TO PREVENT POSSIBLE EROSION OR UNDERMINING OF FOOTING BEARING SOILS. FUTURE FILL SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3H:1V). ALL FILL PLACED IN UTILITY LINE TRENCHES AND ADJACENT TO FOOTINGS BENEATH SLABS ON GRADE SHALL ALSO BE PROPERLY PLACED AND COMPACTED TO THE SPECIFICATIONS STATED ABOVE. HOWEVER, IN THESE RESTRICTED WORKING AREAS, COMPACTION SHALL BE ACCOMPLISHED WITH LIGHTWEIGHT, HAND-OPERATED COMPACTION EQUIPMENT AND LIFT THICKNESSES SHALL BE LIMITED TO A MAXIMUM OF 8 INCHES LOOSE THICKNESS.



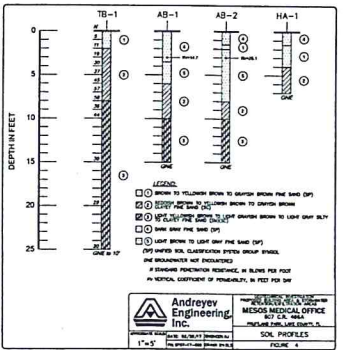
CONTRACTOR SHALL OBTAIN ROW UTILIZATION PERMIT FROM LAKE COUNTY PUBLIC WORKS PRIOR TO ANY WORK WITH THE ROW.

COORDINATE CONNECTION OF RETAINING WALL TO BUILDING FOUNDATION WITH ARCHITECT.

CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT BY ANDREYEV ENGINEERING, DATED 2/29/17.

GENERAL LEGEND

1. FILL CONCRETE MATERIAL	10. GRAVEL	19. SAND	28. SAND
2. CONCRETED ASPHALT	11. GRAVEL	11. GRAVEL	29. SAND
3. ASPHALT	12. GRAVEL	12. GRAVEL	30. SAND
4. ASPHALT	13. GRAVEL	13. GRAVEL	31. SAND
5. ASPHALT	14. GRAVEL	14. GRAVEL	32. SAND
6. ASPHALT	15. GRAVEL	15. GRAVEL	33. SAND
7. ASPHALT	16. GRAVEL	16. GRAVEL	34. SAND
8. ASPHALT	17. GRAVEL	17. GRAVEL	35. SAND
9. ASPHALT	18. GRAVEL	18. GRAVEL	36. SAND



RIDDLE - NEWMAN ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA
LICENSE NO. 54148
EXPIRES 12/31/2025
7800 N. W. 24TH AVE., SUITE 100
MIAMI, FL 33179
TEL: (305) 897-4422
WWW.RIDDLE-NEWMAN.COM

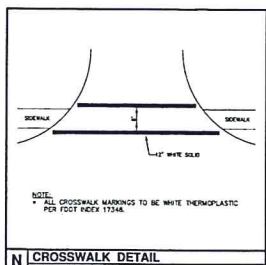
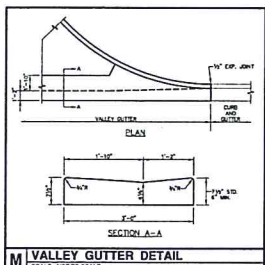
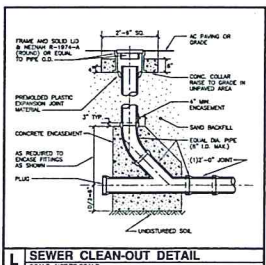
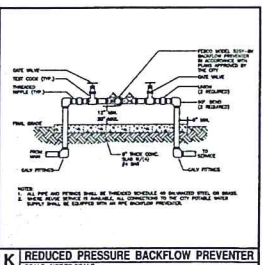
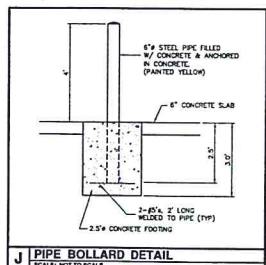
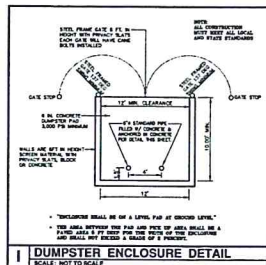
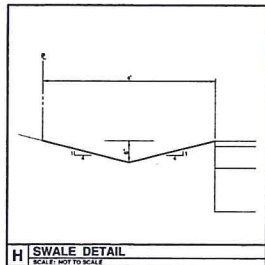
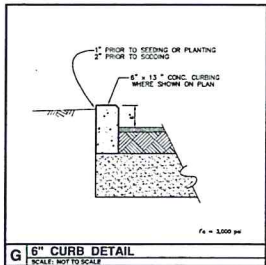
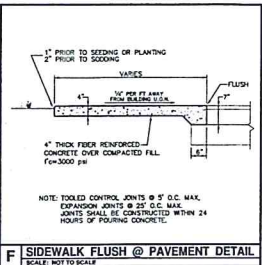
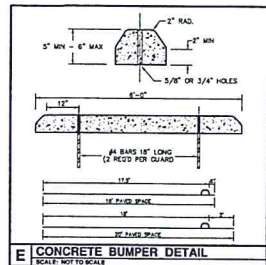
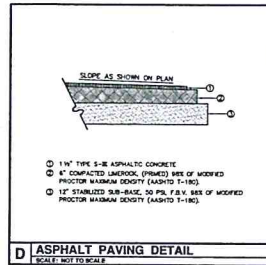
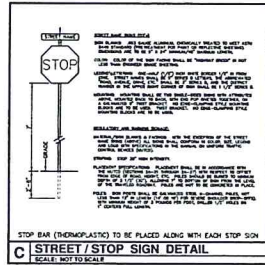
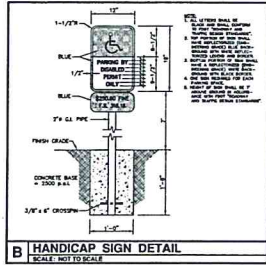
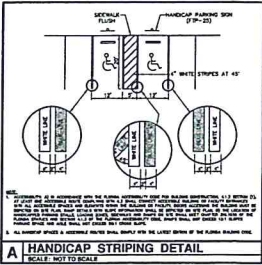
RIDDLE - NEWMAN ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA
LICENSE NO. 54148
EXPIRES 12/31/2025
7800 N. W. 24TH AVE., SUITE 100
MIAMI, FL 33179
TEL: (305) 897-4422
WWW.RIDDLE-NEWMAN.COM

MESOS MEDICAL OFFICE
FRUITLAND PARK
FLORIDA

ANDREYEV ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA
LICENSE NO. 38000
EXPIRES 12/31/2025
7800 N. W. 24TH AVE., SUITE 100
MIAMI, FL 33179
TEL: (305) 897-4422
WWW.ANDREYEV-ENGINEERING.COM

GRADING & UTILITY PLAN
SCALE: 1"=20'

C3.1



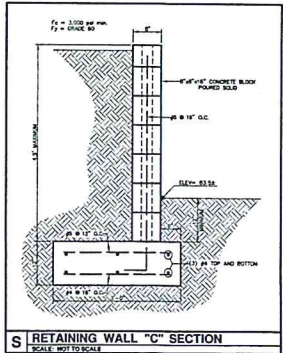
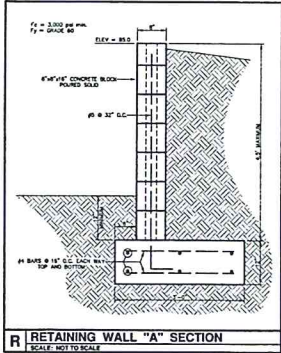
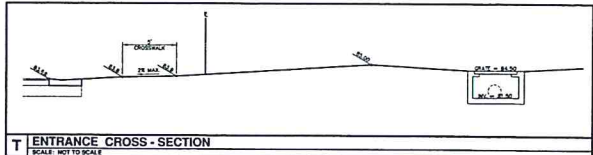
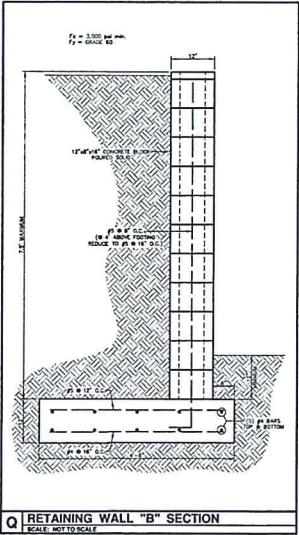
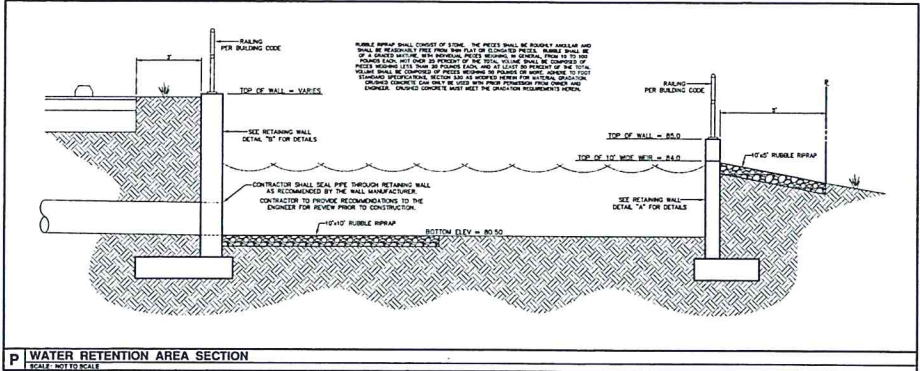
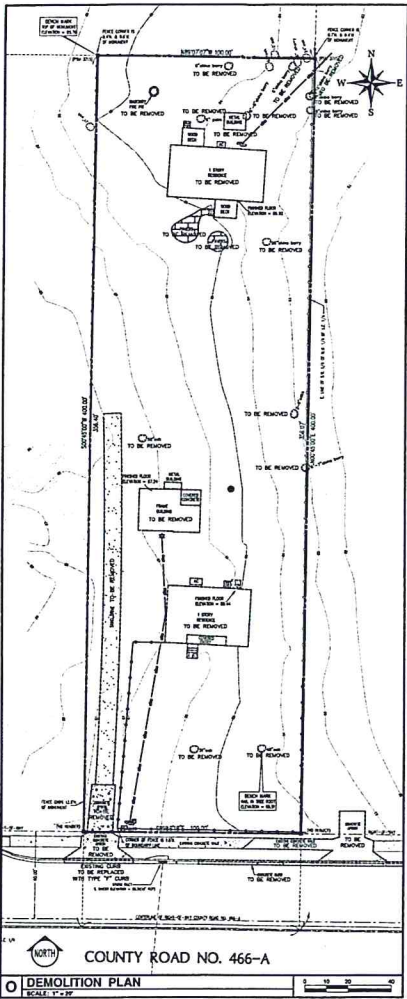
RIDDLE NEWMAN ENGINEERING, INC.
RIDDLE NEWMAN ENGINEERING, INC.
11111 W. UNIVERSITY BLVD., SUITE 100
FORT WORTH, TEXAS 76132
PHONE: (817) 337-7412
FAX: (817) 337-7412
WWW.RIDDLENEWMAN.COM

RIDDLE NEWMAN ENGINEERING, INC.
RIDDLE NEWMAN ENGINEERING, INC.
11111 W. UNIVERSITY BLVD., SUITE 100
FORT WORTH, TEXAS 76132
PHONE: (817) 337-7412
FAX: (817) 337-7412
WWW.RIDDLENEWMAN.COM

MESOS MEDICAL OFFICE
FRUITLAND PARK
FLORIDA

DATE: 7/20/07
SCALE: AS SHOWN
PROJECT NO. 11008

C4.1

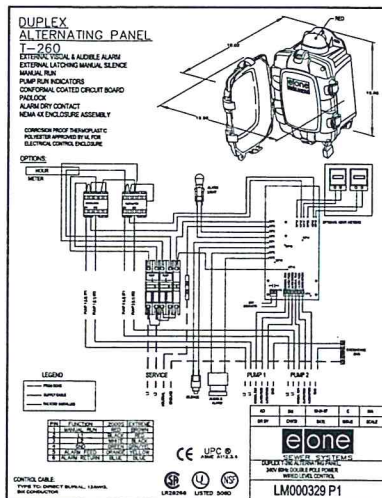
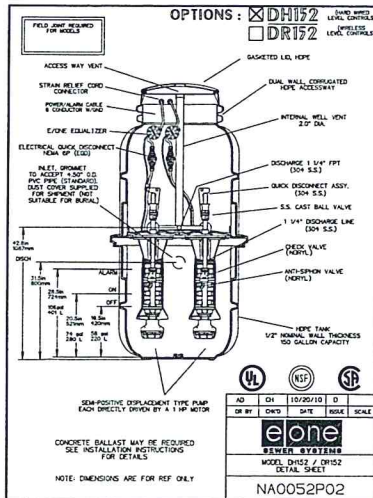
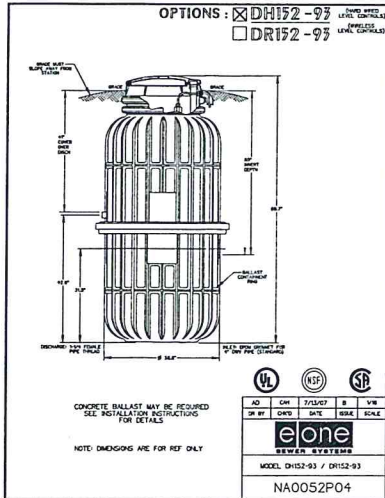


DETAILS

MESOS MEDICAL OFFICE
FRUITLAND PARK
FLORIDA

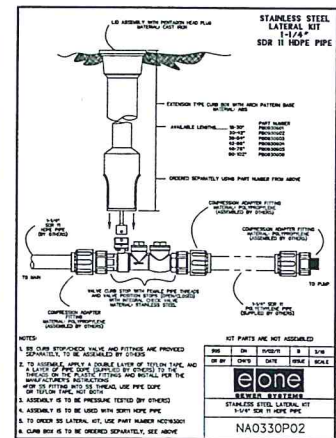
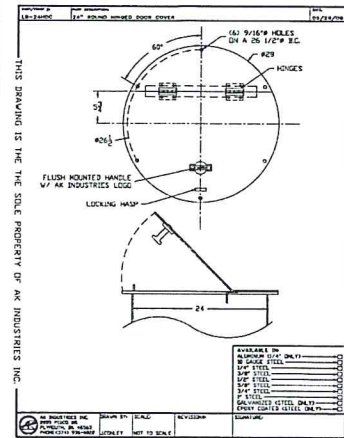
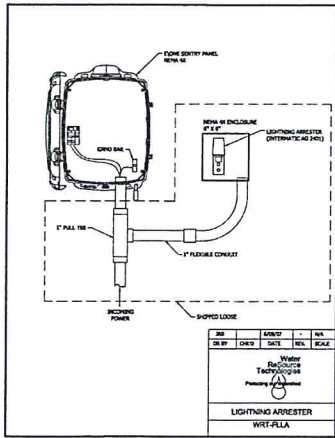
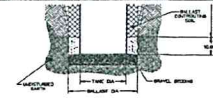
C4.2

RIDDLE - NEWMAN ENGINEERING, INC.	
RIDDLE - NEWMAN ENGINEERING, INC. 11111 W. WINDY LANE SUITE 100 FORT MYERS, FLORIDA 33907 PHONE: (813) 731-1122 FAX: (813) 731-1122 WWW: WWW.RNE.COM	 RIDDLE - NEWMAN ENGINEERING, INC. REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA NO. 100000 EXPIRES 12/31/2010
MESOS MEDICAL OFFICE FRUITLAND PARK FLORIDA	



Material & dimensions table with columns for MODEL, MATERIAL, DIMENSIONS, etc.

MODEL	MATERIAL	HEIGHT	WIDTH	DEPTH	WEIGHT	CONCRETE BALLAST
NA0052P04	304 SS	48"	24"	18"	150 lbs	100 lbs
NA0052P02	304 SS	48"	24"	18"	150 lbs	100 lbs
NA0052P01	304 SS	48"	24"	18"	150 lbs	100 lbs



RIDDLE-NEWMAN ENGINEERING, INC.
11111 W. BAYHURST AVENUE
SUITE 100
MIRAGE, FLORIDA 33156
TEL: (305) 297-7412
FAX: (305) 297-7412
WWW.RN-ENG.COM

RIDDLE-NEWMAN ENGINEERING, INC.

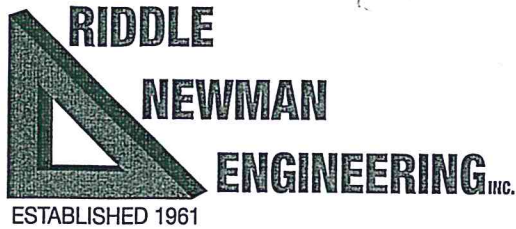
AK INDUSTRIES, INC.
11111 W. BAYHURST AVENUE
SUITE 100
MIRAGE, FLORIDA 33156
TEL: (305) 297-7412
FAX: (305) 297-7412
WWW.AK-IND.COM

MESOS MEDICAL OFFICE
FRUITLAND PARK, FLORIDA

PUMP STATION DETAILS

NA0052P04

C4.3



Keith E. Riddle, P.E.

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: STANDARD 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).

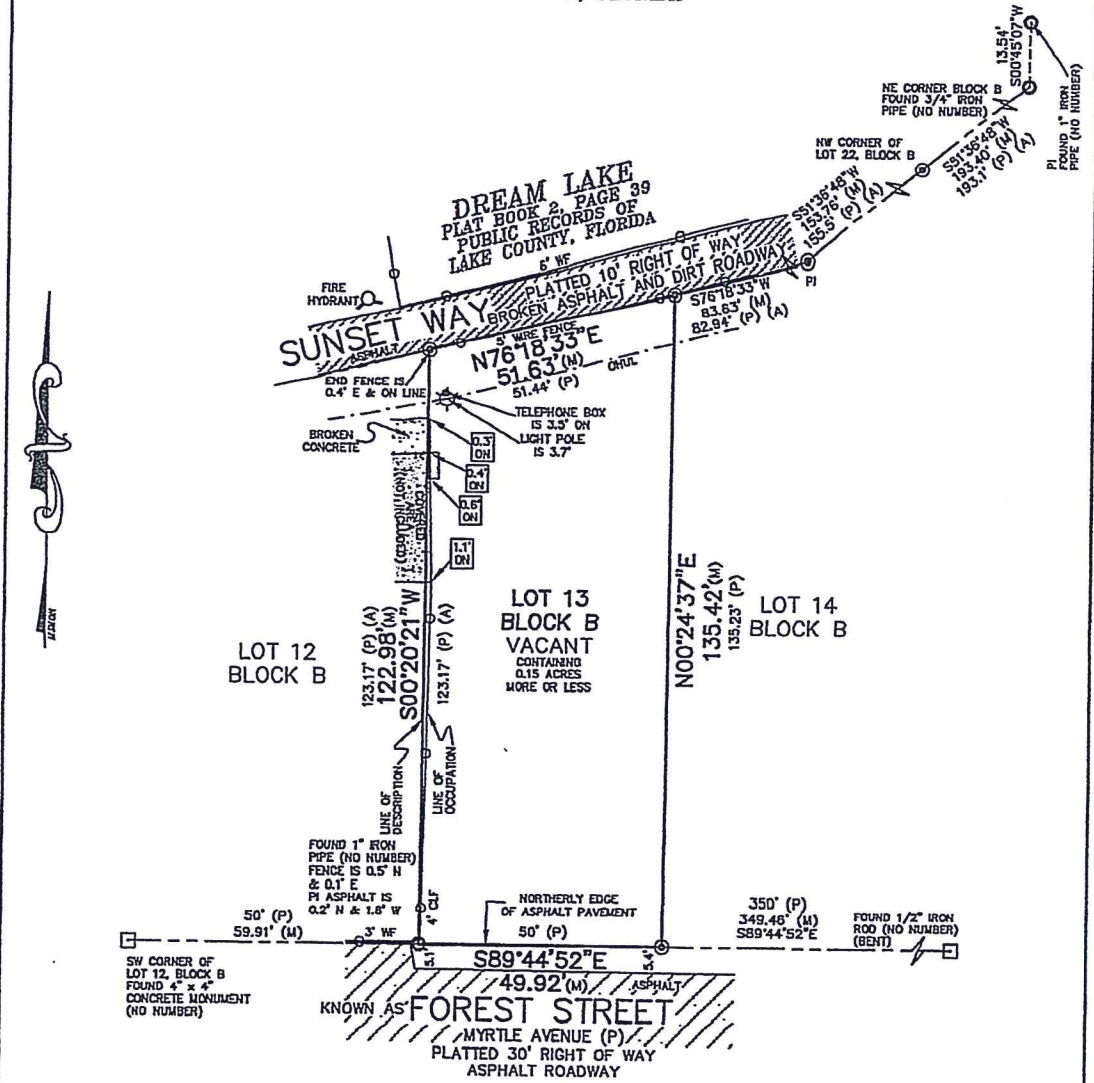
If for whatever reason, the City of Fruitland Park fails to grant the Special Exception Use or Variance requested, this application along with land donation will be withdrawn from consideration.



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



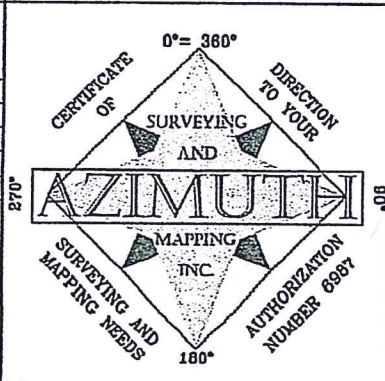
CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:

⊙	DENOTES SET 1/2" IRON ROD AND CAP LB #487 (UNLESS NOTED) AS DESCRIBED HEREON	CBW	DENOTES CONCRETE BLOCK WALL	⊠	DENOTES CONCRETE
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	A/C	DENOTES AIR CONDITIONER	⊠	DENOTES BRICK
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	OHUL	DENOTES OVERHEAD UTILITY LINE	⊠	
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	ON	DENOTES ON SUBJECT PROPERTY		
(A)	DENOTES APPARENT	OFF	DENOTES OFF SUBJECT PROPERTY		
(C)	DENOTES CALCULATED	CHA	DENOTES CORNER NOT ACCESSIBLE		
(D)	DENOTES PER DESCRIPTION	BSL	DENOTES BUILDING SETBACK LINE		
(M)	DENOTES MEASURED	PRM	DENOTES PERMANENT REFERENCE MONUMENT		
(P)	DENOTES PLAT	PCP	DENOTES PERMANENT CONTROL POINT		
(NF)	DENOTES NOT FIXED	PI	DENOTES POINT OF INTERSECTION		
(UC)	DENOTES UNDER GROUND	PC	DENOTES POINT OF CURVATURE	⊙	UTILITY POLE
(TYP)	DENOTES TYPICAL	PRC	DENOTES POINT OF REVERSE CURVATURE	⊙	GUY ANCHOR
(SRFO)	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY	L	DENOTES ARC LENGTH	⊙	LIGHT POST
WF	DENOTES WOOD FENCE	R	DENOTES RADIUS		
CLF	DENOTES CHAIN LINK FENCE	DA	DENOTES DELTA ANGLE		
		C.B.	DENOTES CHORD BEARING		
			DENOTES CHORD RIGHT OF WAY LINE		
			DENOTES CENTERLINE		
			DENOTES OVERHEAD UTILITY LINE		

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

(FIELD DATE:) 8/7/2005 REVISID:
 SCALE: 1" = 30 FEET
 APPROVED BY: TAD
 JOB NO. AZI05622
 DRAWN BY: RAB

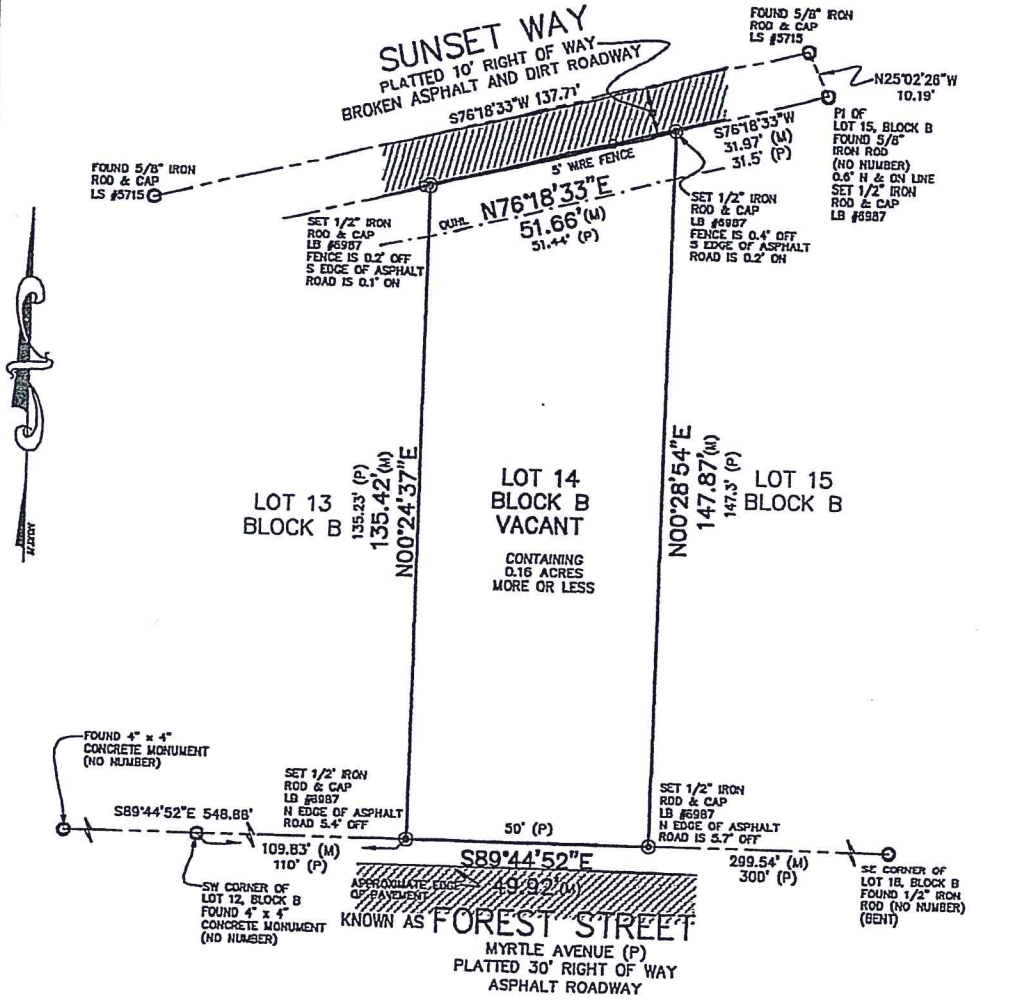


- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET BEING S89°44'52"E, AN ASSUMED DATUM.
 2. I HAVE EXAMINED THE F.L.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AREA OUTSIDE OF 100 YEAR 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 14, 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

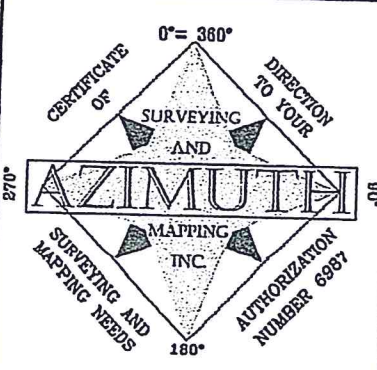
LEGEND:

①	DENOTES SET 1/2" IRON ROD AND CAP LB #6987 (UNLESS NOTED)	CBW	DENOTES CONCRETE BLOCK WALL		DENOTES CONCRETE
⊙	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	CAV	DENOTES CABLE TELEVISION		
⊠	DENOTES FOUND MONUMENT AS DESCRIBED HEREON	A/C	DENOTES AIR CONDITIONER		
(A)	DENOTES APPARENT	OHUL	DENOTES OVERHEAD UTILITY LINE		
(M)	DENOTES MEASURED	OH	DENOTES ON SUBJECT PROPERTY		
(P)	DENOTES PLAT	CSA	DENOTES OFF SUBJECT PROPERTY		
(N)	DENOTES NOT FIXED	BSL	DENOTES CORNER NOT ACCESSIBLE		
(UG)	DENOTES UNDER GROUND	PRM	DENOTES BUILDING SETBACK LINE		
(TYP)	DENOTES TYPICAL	PCP	DENOTES PERMANENT REFERENCE MONUMENT		
(SRFO)	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY	PI	DENOTES PERMANENT CONTROL POINT		
WF	DENOTES WOOD FENCE	PC	DENOTES POINT OF INTERSECTION		
CLF	DENOTES CHAIN LINK FENCE	PCV	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		

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. AZI05621
 DRAWN BY: RO

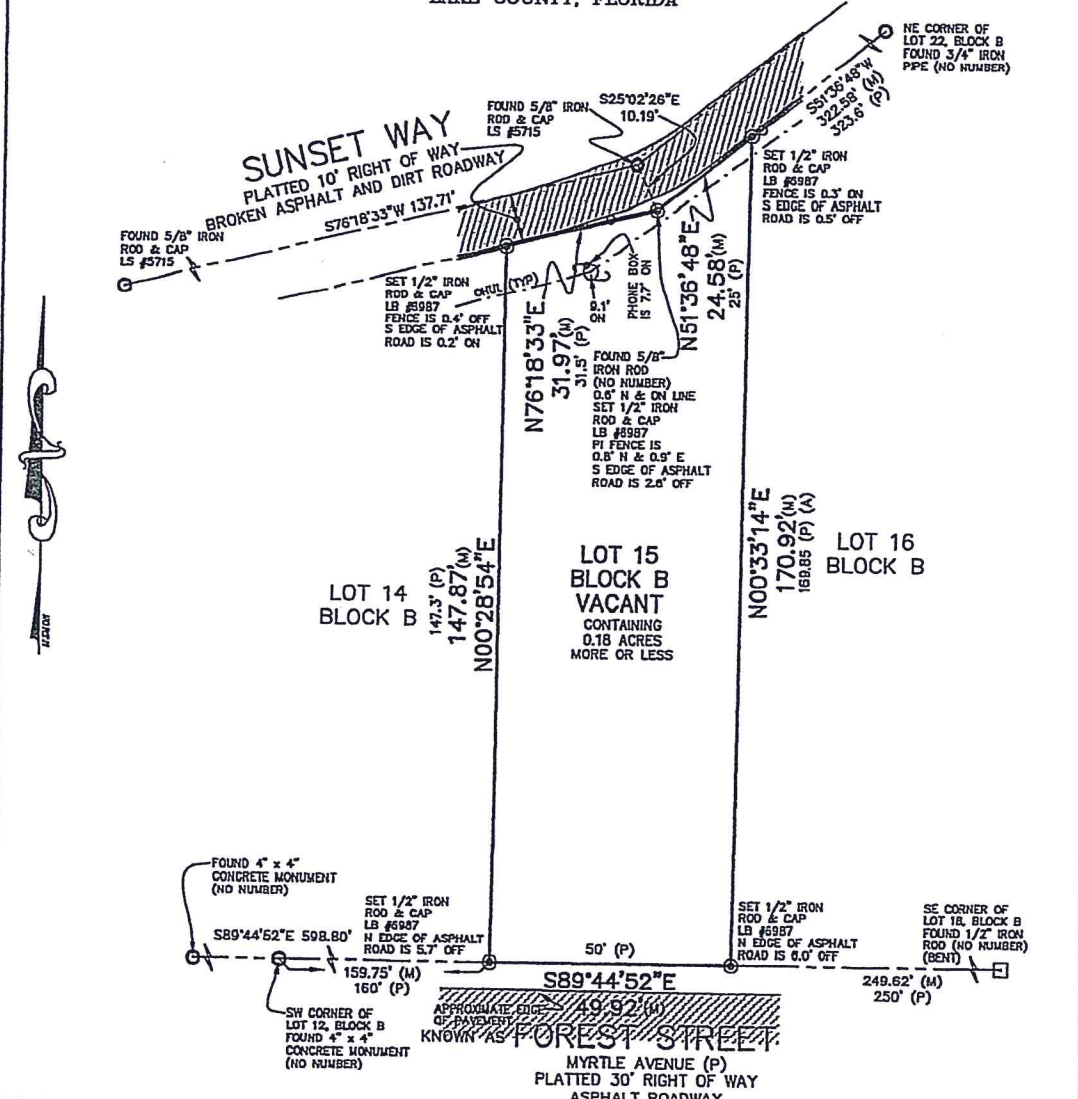
FOR INFORMATIONAL PURPOSES ONLY



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF FOREST STREET BEING S89°44'52"E. AN 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.

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

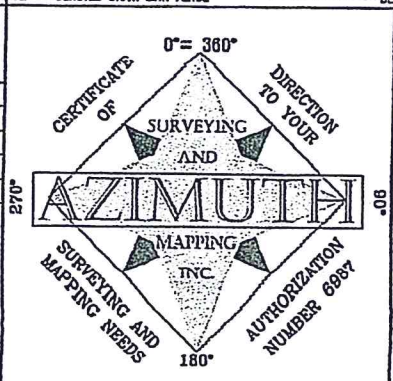


CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:	
⊙	DENOTES SET 1/2" IRON ROD AND CAP LB #5827 (UNLESS NOTED) AS DESCRIBED HEREON
⊠	DENOTES FOUND MONUMENT AS DESCRIBED HEREON
⊡	DENOTES APPARENT
(C)	DENOTES CALCULATED
(D)	DENOTES PER DESCRIPTION
(M)	DENOTES MEASURED
(P)	DENOTES PLAT
(NF)	DENOTES NOT FIXED
(UG)	DENOTES UNDER GROUND
(TYP)	DENOTES TYPICAL
(SRPO)	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY
WF	DENOTES WOOD FENCE
CLF	DENOTES CHAIN LINK FENCE
CBW	DENOTES CONCRETE BLOCK WALL
C/V	DENOTES CABLE TELEVISION
A/C	DENOTES AIR CONDITIONER
OHUL	DENOTES OVERHEAD UTILITY LINE
OH	DENOTES ON 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: RO	



- 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.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.
 - 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.
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 - 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



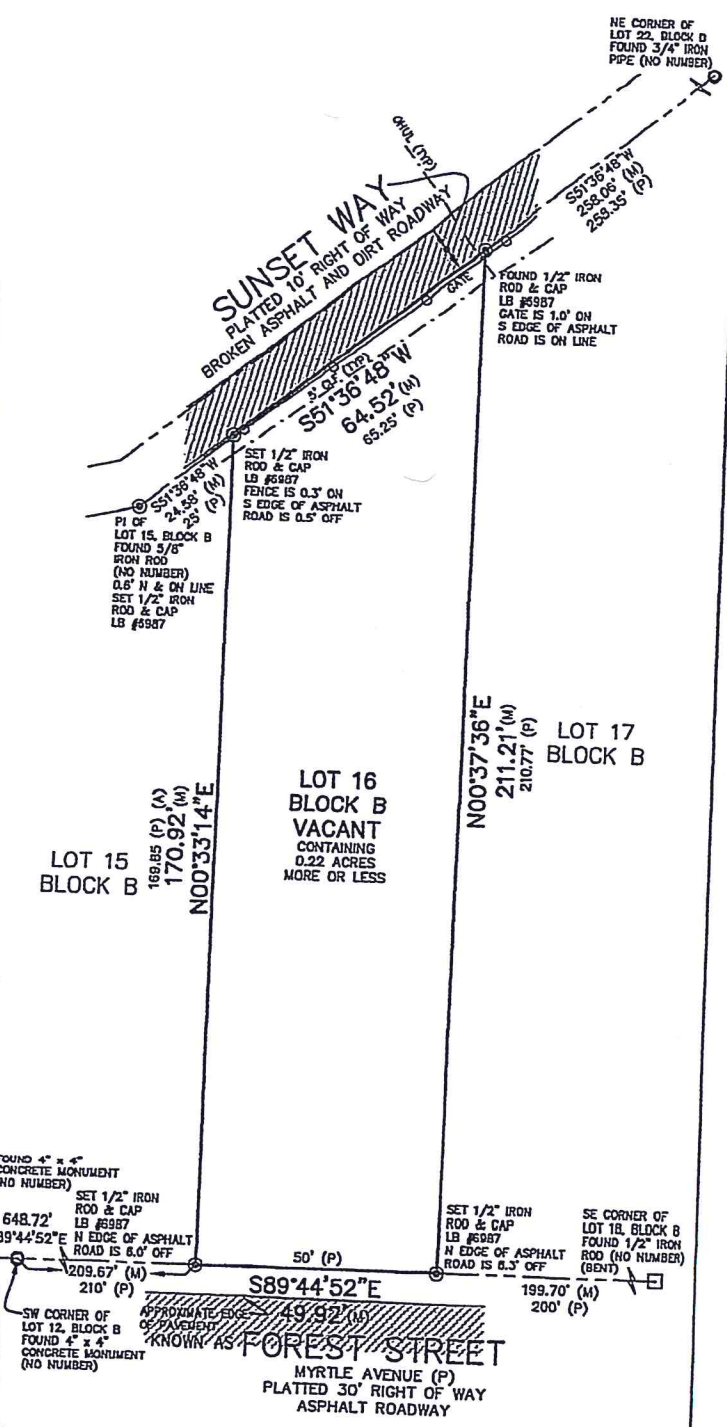
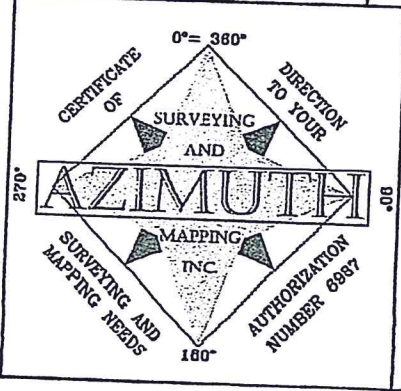
CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

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: RO

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.

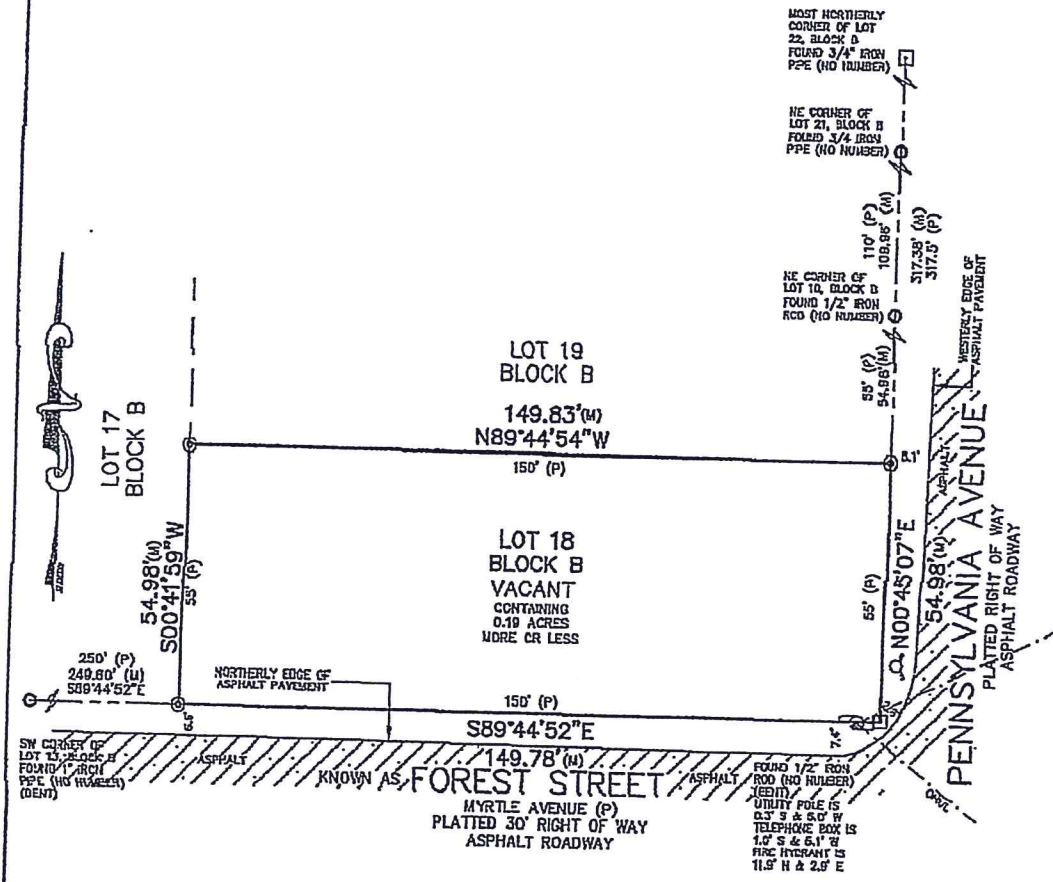


LEGEND:

⊙	SET 1/2" IRON ROD & CAP LB #5987 (UNLESS NOTED)	CON	CONCRETE BLOCK WALL	⊞	CONCRETE
⊙	AS DESCRIBED HEREON	A/C	AIR CONDITIONER	⊞	BRICK
⊙	FOUND MONUMENT	OHUL	OVERHEAD UTILITY LINE	⊞	
⊙	AS DESCRIBED HEREON	ON	ON SUBJECT PROPERTY		
⊙	FOUND MONUMENT	OFF	OFF SUBJECT PROPERTY		
⊙	AS DESCRIBED HEREON	CNA	CORNER NOT ACCESSIBLE		
⊙	APPARENT	PSW	PERMANENT SETBACK LINE		
⊙	CALCULATED	PSL	PERMANENT REFERENCE MONUMENT		
⊙	FOUND MONUMENT	PCP	PERMANENT CONTROL POINT		
⊙	PER DESCRIPTION	PI	POINT OF INTERSECTION		
⊙	MEASURED	PC	POINT OF CURVATURE		
⊙	PLAT	PRC	POINT OF REVERSE CURVATURE		
⊙	NOT FIXED	L	ARC LENGTH		
⊙	UNDER GROUND	R	RADIUS		
⊙	TYPICAL	DA	DELTA ANGLE		
⊙	SHOWN FOR INFORMATIONAL PURPOSES ONLY	C.B.	CORNER BEARING		
WF	WOOD FENCE			⊙	UTILITY POLE
CLF	CHAIN LINK FENCE			⊙	GUY ANCHOR
				⊙	LIGHT POST

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

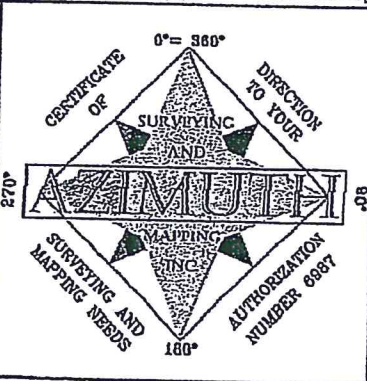


CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:	
⊙	DENOTES SET 1/2" IRON ROD AND CAP IN EASEY (UNLESS NOTED)
⊠	DENOTES FOUND MONUMENT AS DESCRIBED HEREIN
⊡	DENOTES FOUND MONUMENT AS DESCRIBED HEREIN
⊢	DENOTES APPARENT
⊣	DENOTES CALCULATED
⊤	DENOTES PER DESCRIPTION
⊥	DENOTES LEASOLD
⊦	DENOTES NOT FIED
⊧	DENOTES UNDER GROUND
⊨	DENOTES TYPICAL
⊩	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY
WF	DENOTES WOOD FENCE
CLF	DENOTES CHAIN LINK FENCE
CBW	DENOTES CONCRETE BLOCK WALL
CAV	DENOTES CASIE TELEVISION
A/C	DENOTES AIR CONDITIONER
OHUL	DENOTES OVERHEAD UTILITY LINE
OH	DENOTES ON SUBJECT PROPERTY
OTF	DENOTES OFF SUBJECT PROPERTY
ORA	DENOTES ORNER NOT ACCESSIBLE
BSL	DENOTES BUILDING SETBACK LINE
PSM	DENOTES PERMANENT RESERVEMENT
PCP	DENOTES PERMANENT CONTROL POINT
P	DENOTES POINT OF INTERSECTION
PO	DENOTES POINT OF CURVATURE
PRC	DENOTES POINT OF REVERSE CURVATURE
L	DENOTES ARC LENGTH
R	DENOTES RADII
DA	DENOTES DELTA ANGLE
CB	DENOTES CHORD BEARING
---	DENOTES RIGHT OF WAY LINE
---	DENOTES CENTERLINE
---	DENOTES OVERHEAD UTILITY LINE
⊙	DENOTES CONCRETE
⊠	DENOTES BRICK
⊙	UTILITY POLE
⊙	CUT ANCHOR
⊙	LI-IT POST

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

(FIELD DATE) 8/7/2008 REVISED:
 SCALE: 1" = 30 FEET
 APPROVED BY: TAD
 JOB NO. AZ103617
 DRAWN BY: RAB



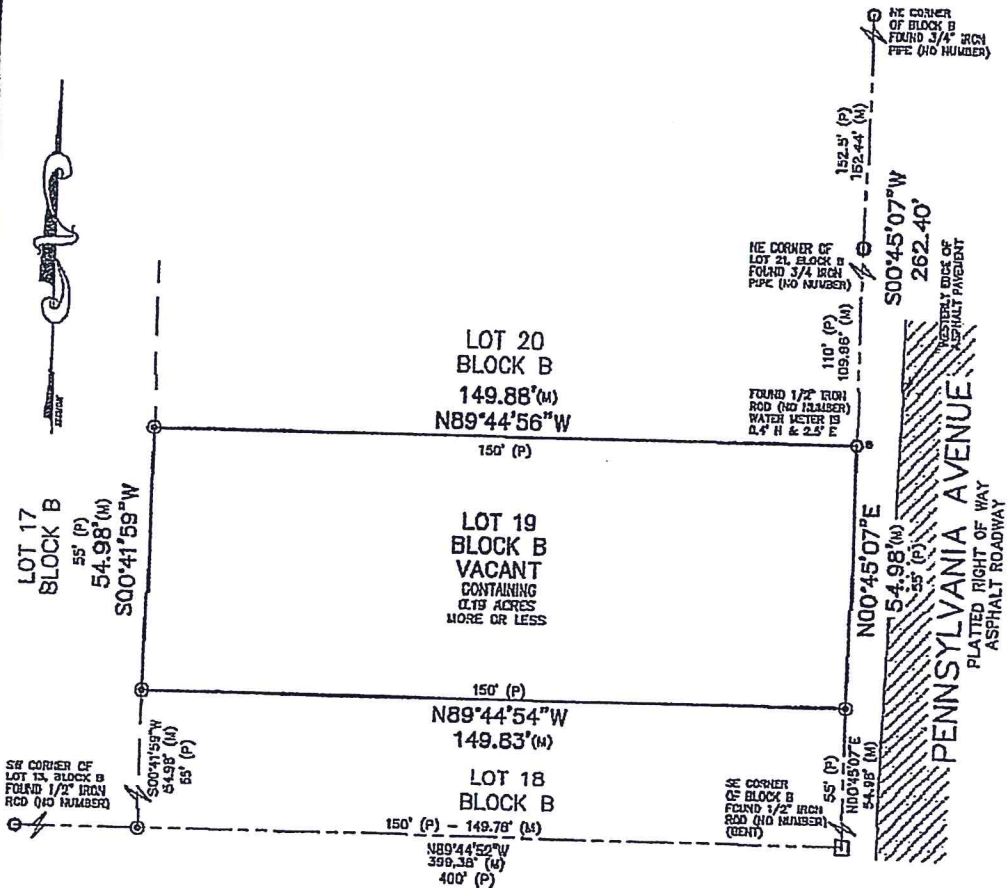
NOTES:

- 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 FLRM. COMMUNITY PANEL NUMBER 120387 0307 0, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AREA OUTSIDE OF 100 YEAR FLOOD.
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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



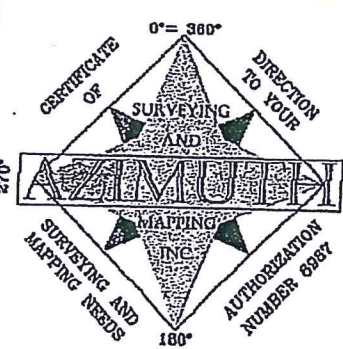
CERTIFIED TO:
 JG PROPERTIES, INC.
 PEOPLES FIRST COMMUNITY BANK
 BROKERS TITLE OF LEESBURG, LLC
 COMMONWEALTH LAND TITLE INSURANCE

LEGEND:

①	BEARINGS SET 1/2" IRON ROD AND CAP LB 1/2" (UNLESS NOTED)	CON	CONCRETE BLOCK WALL	☐	CONCRETE
②	BEARINGS FOUND MONUMENT AS DESCRIBED HEREIN	A/C	CABLE TELEVISION	▨	BRICK
③	BEARINGS FOUND MONUMENT AS DESCRIBED HEREIN	CHUL	OVERHEAD UTILITY LINE		
④	BEARINGS FOUND MONUMENT AS DESCRIBED HEREIN	CH	ON SUBJECT PROPERTY		
⑤	BEARINGS FOUND MONUMENT AS DESCRIBED HEREIN	CHA	CORNER NOT ACCESSIBLE		
⑥	BEARINGS CALCULATED	CSL	CONCRETE SETBACK LINE		
⑦	BEARINGS PER DESCRIPTION	PCP	PERMANENT CONTROL POINT		
⑧	BEARINGS MEASURED	PI	POINT OF INTERSECTION		
⑨	BEARINGS NOT FOUND	PC	POINT OF CURVATURE	⊙	UTILITY POLE
⑩	BEARINGS UNDER GROUND	PRC	POINT OF REVERSE CURVATURE	⊙	OUT ANCHOR
⑪	BEARINGS TYPICAL	L	ARC LENGTH	⊙	LIGHT POST
⑫	BEARINGS SMOOTH FOR INFORMATIONAL PURPOSES ONLY	DA	DELTA ANGLE		
⑬	BEARINGS ROAD FENCE	CB	CORNER BEARING		
⑭	BEARINGS CHAIN LINK FENCE		BEARINGS FROM DE TAY LINE		
			BEARINGS CENTERLINE		
			BEARINGS OVERHEAD UTILITY LINE		

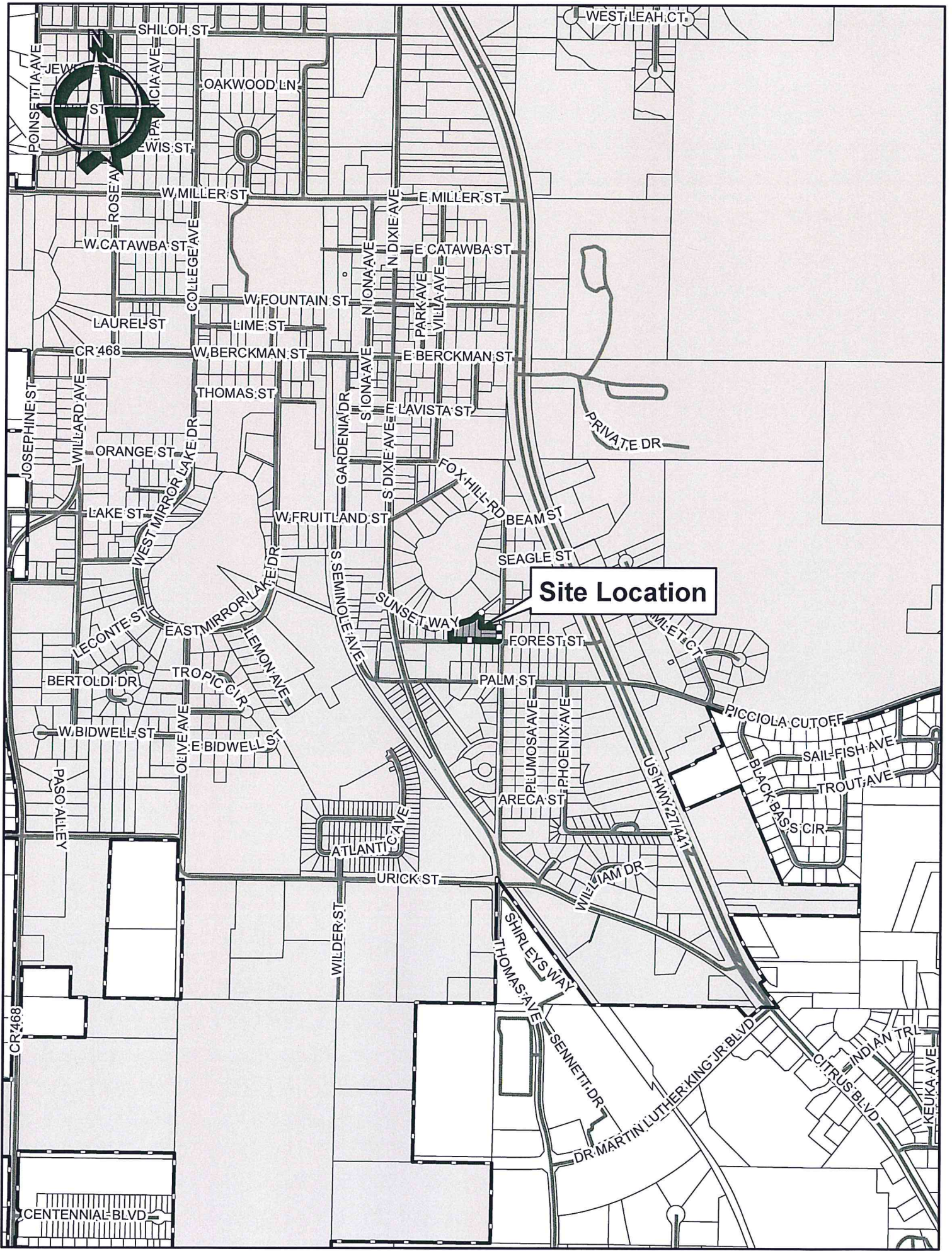
AZIMUTH
 SURVEYING AND MAPPING, INC.
 91 BROAD STREET, SUITE "A"
 WINTER GARDEN, FLORIDA, 34787

(FIELD DATE) 8/7/2005 REVISED:
 SCALE: 1" = 30 FEET 11/27/2006 TYPO
 APPROVED BY: TAD
 JOB NO. AZ05616
 DRAWN BY: RAB



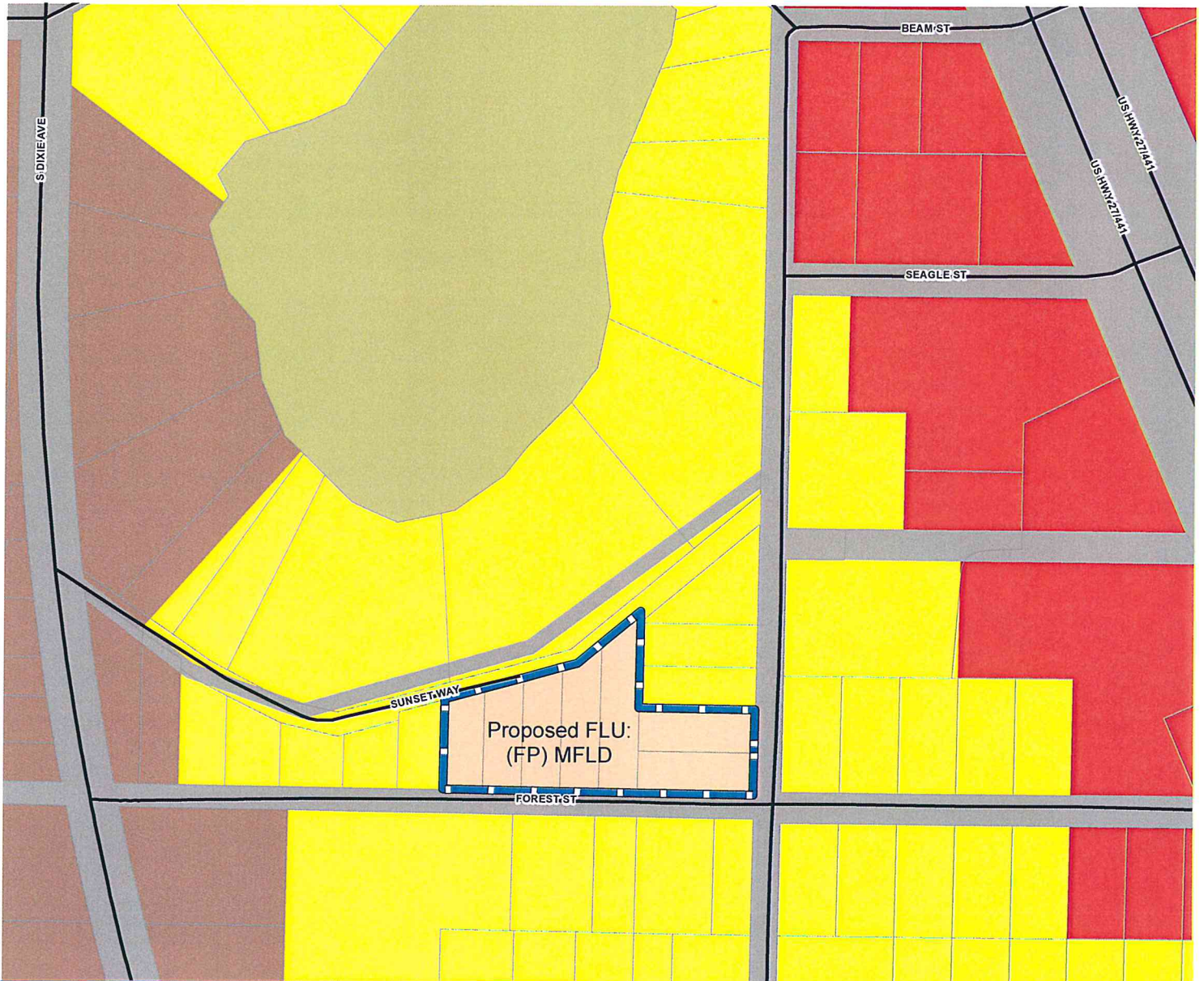
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- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE BEING N00°45'07"E, AN ASSUMED DATUM.
 - I HAVE EXAMINED THE FL.R.M. COMMUNITY PANEL NUMBER 120387 0307 D, DATED 7/3/2002 AND FOUND THE SUBJECT PROPERTY APPEARS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



Site Location





Legend



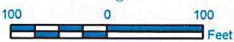
Site Boundary



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)



1 inch = 200 feet

**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



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

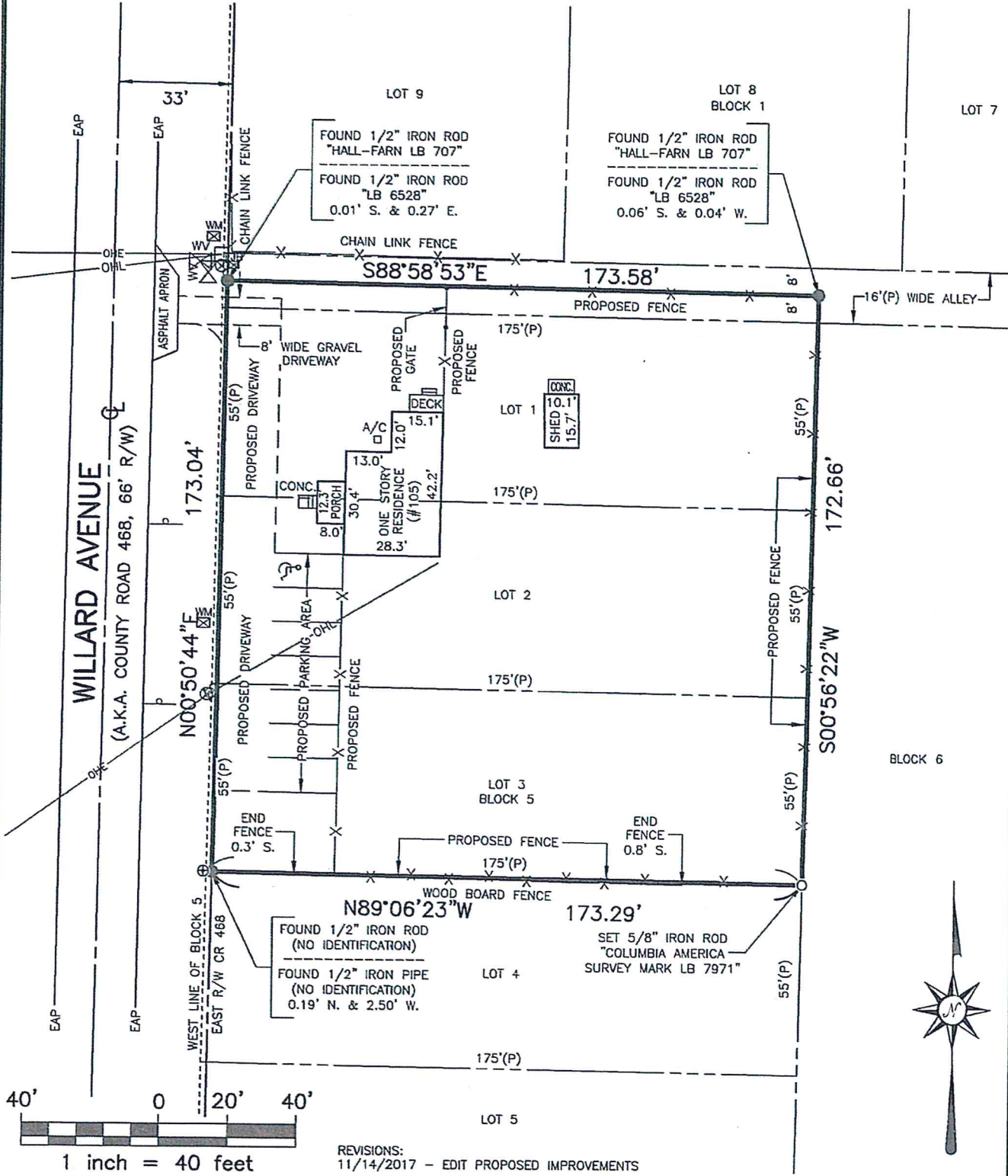
I have reviewed this application and verify that the City of Fruitland Park has received all required attachments.
If not, a written explanation has been received and attached to this application.

City Staff: [Signature] CP

Title: CDD

Receiver
11-15-17
2

BOUNDARY SURVEY FOR: WTG PROPERTIES, LLC



REVISIONS:
11/14/2017 - EDIT PROPOSED IMPROVEMENTS

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

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.

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 2 OF 2



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
---	--

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

- I. **INVOCATION:** Chairwoman Bame called the meeting to order at 6:00P.M. and led the pledge of allegiance. Board member Tom Bradley gave the invocation.
- II. **ROLL CALL:** All board members present. Present CDD Rector and Assistant Kelley.
- III. **MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from October 19, 2017. Motion to approve meeting minutes by Board member Tom Bradley. Second by Board member Daniel Dicus. Approved 5-0.
- 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
- CDD Rector gave introduction for the PUD rezoning application and the second part of the PUD rezoning application being the Master Developer's Agreement outlining what is allowed uses of property; no building plans to be presented at this time. Final hearings for the applicant will be January 11, 2018, and January 25, 2018 during City Commission hearings
- Chairwoman Bame addressed the chambers again stating tonight's meeting is being heard before a recommending board only and all final hearings will be held by City Commission
- CDD Rector introduced City Land Planner Greg Beliveau with LPG; City Land Planner Beliveau advised the Board a recommendation is being given for the entire PUD application; the property is formerly known as the Pine Ridge Dairy property and whereas a portion has already been developed by The Villages and the applicant is applying to develop the remaining portion of what used to be a part of one parcel; City Land Planner Beliveau introduced the application and the various zoning regulations that are being applied under the PUD zoning application; City Land Planner Beliveau also

explained a traffic study for the rezoning application has been sent to Lake County; should the project continue to move forward additional studies will be required by the applicant to support the intended uses under the PUD rezoning; City Land Planner Beliveau also discussed within the past 24 hours during conference calls there is an amendment to the Master Developer's Agreement under Section #4 Item P and Q; City Land Planner described the definition of ALF within Lake County as it is different from the request of the applicant; Section #4, Item P and Q will be revised to strike out adult congruent living facility whereas the ALF is now a part of the residential component

City Land Planner Beliveau also advised the applicant is requesting 5-story buildings above final grade be allowed supporting mixes of housing (ALF, ILF, Skilled Nursing, etc.); City Land Planner Beliveau explained the City is capable of providing fire services for those buildings

CDD Rector introduced in attendance Art Ayriss, First Baptist Church of Leesburg, Chris Wickberg, VP of Design & Construction with Westminster Communities of Florida, and Greg Crawford, Florida Engineering Group; CDD Rector gave the opportunity for the applicant to address the Board

Applicant Art Ayriss reflected the project as being a process of two years with working closely with the City of Fruitland Park

Chairwoman Bame addressed the audience if there were any public comments

The following City of Fruitland Park residents gave reasons of opposition:

Gary Beckman, The Villages – objects 5-story building out of character for the City; Phillip Egner, City of Fruitland Park – objects that a large development is pending on a town not able to sustain a meeting in a room that only holds 71 to capacity; Lauren Collins, City of Fruitland Park – objects to public services that will not be there for the residents of Fruitland Park; Richard Spinelli, The Villages – does not agree with established buffer zone regardless of development size; Stephen May, City of Fruitland Park – concerned with gopher tortoise relocation; Randi Niles, The Villages – would like current green space to not be eliminated ; Ronald Cordie, The Villages – questioning entrance to development and use of golf cart access; Randall Harrison, City of Fruitland Park filed a petition on behalf of the Brookstone residents and is opposed to loss of bordering greenbelt and overall size of proposed buildings; Stephen Eynard, The Villages – questioned if Pine Ridge Dairy Road would stay closed to abut The Villages' Development

The following City of Fruitland Park and Sumter County residents gave reasons of favor: Rita Ranize, City of Fruitland Park – accepts the growth and improvements to the City; and Carole Jarvis, The Villages of Sumter County – Westminster is a first class facility

During citizen's comments CDD Rector, Board members, City Land Planner Beliveau and Applicant Art Ayriss gave detailed explanations and references to city land development regulations (LDR's)

Board member Crews addressed the greenbelt concerns during citizen's comments; Board member Crews compared The Villages to what is being proposed by the applicant and is in favor of the applicant based on those proposals

Board member Dicus questioned if the applicant (First Baptist Church) was a joint effort with the developer Westminster Properties; Applicant Ayris answered no, Westminster is purchasing 65 acres from the First Baptist Church; however coming to the City as one PUD application; Applicant Ayris stated the First Baptist Church is developing the commercial sites; Board member Dicus also addressed the height of the building(s) as reason why 5-story is preferred over 3-story; VP of Design & Construction Wickberg addressed the Board that the 5-story is a good model to allow more units and more green space rather than sprawling parking areas; Board member Dicus questioned if developer objectionable to 5-story, VP of Design & Construction Wickberg responded we prefer 5-story

Board member Purlee questioned if any of the buildings carry LEAD Certifications; VP of Design & Construction Wickberg responded he is a LEAD Accredited Professional; the buildings in past have been certified by the State of Florida Green Counsel; Board member Purlee gave definition of what a LEAD Certification entails; Board member Purlee also addressed the value of a mixed use development which allows density of a development to be regulated by the adopted LDR's of the City that will be in the best interest for health care, fire protection, roads, etc. for long term conditions

Board member Dicus also questioned the time-frame to complete build out of all planned development; VP of Design & Construction Wickberg addressed the Board that there is no specific time-line other than the entry road; Applicant Ayris added that engineer services have been contracted for the master development plan of the church and construction should commence around February 2018

Board member Dicus questioned who owned the proposed property for the residential buildings; VP of Design & Construction Wickberg stated Westminster properties; Board member Dicus questioned where on the proposed site plan is the location of the residential area; it was displayed on the proposed site plan possibly the residential housing would back up to the residents of the Brookstone Community

CDD Rector discussed the intent of the 5-story buildings is to be located more near the hilltop of the property; VP of Design & Construction Wickberg stated that is the intent of the buildings including the residential housing location; general discussion occurred where the site plan was reviewed with the Board and Citizens by VP of Design & Construction Wickberg including the proposed roadways and value of the residential housing

Board member Dicus questioned what happens if the church builds their proposed buildings and the developer after consideration decides not to develop their proposed sites, what happens with what has been approved; Chairwoman Bame stated once the rezoning has been approved another developer could develop under the approved zoning; City Land Planner Beliveau interjected as long as it follows the approved Master Developer's Agreement of 55+ Community there are already established and adopted guidelines any other or future developer would have to follow; City Land Planner

Beliveau stated if the development was to change outside of the adopted Master Developer's Agreement, it would have to come back for approval by the Board and City Commission

CDD Rector addressed City Land Planner Beliveau with regards to Board member Dicus' last question; CDD Rector questioned if the property changed ownership the approved 5-story buildings could possibly be used as an apartment complex; City Land Planner Beliveau responded yes as long as it was a 55+ apartment complex; CDD Rector addressed City Land Planner Beliveau how can the City be protected in this event; City Land Planner Beliveau responded an amendment to the Master Developer's Agreement would be added to clarify if there are any changes to what was approved for development (use of buildings) it would have to come back to Commission for approval

Applicant Art Ayris responded that an amendment is acceptable; VP of Design & Construction Wickberg responded an amendment is acceptable

City Land Planner Beliveau agreed no issue to amend current Master Developer's Agreement to add language of intended use prior to City Commission approval

Board member Dicus questioned the proposed residential area that abuts the Brookstone community, will the future development utilize Pine Ridge Dairy Road; VP of Design & Construction Wickberg stated it is the intent of the development to use of CR 466A and private drives will be gate accessed

CDD Rector clarified all roads within the development are private and not the City's responsibility

Chairwoman Bame moved for a motion with no further Board or citizen comments

Motion to approve PUD rezoning application as amended and language forwarded by developer by Board member Crews. Second by Board member Purlee. Approved 5-0

Board member Bradley called for an interlude - meeting resumed with Item B

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

CDD Rector introduced application and gave a brief explanation as to delay in application coming before the board due to Lake County redesigning the previous location of drive; CDD Rector and City Land Planner Beliveau recommend approval of Mesos Medical Office Major Site Plan Submittal

Motion by Board member Purlee to approve Major Site Plan submittal. Second by Board member Dicus. Approved 5-0

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

CDD Rector gave introduction and summary of application; applicant is coming back before the Board and Commission under the City Attorney advisement to request for all properties lots 13 -19 to be heard at one hearing to allow the Special Exception Use (SEU); CDD Rector stated there are two constructed dwellings awaiting final certificate of occupancy based on Board recommendation and Commission approval for the SEU to allow same construction; CDD Rector stated applicant has connected to city sewer services and constructed a lift station

CDD Rector advised Board the city's land use map is to be amended to allow for duplexes without changing current zoning; CDD Rector clarified the SEU would establish if future construction of duplexes is requested under R2 zoning the applicant would come before Commission for approval

Chairwoman Bame questioned if notices sent to surrounding property owners; Assistant Kelley responded 45 total notices with 2 returned opposed

Board member Purlee questioned if reasons were given for opposition; Assistance Kelley responded no on first opposition; read reason given on second application not in agreement with surrounding properties

Board member Crews interjected it was not clear how application ever went before Commission prior to being addressed by Board; Board member Crews not satisfied with application process

Chairwoman Bame addressed any other Board comments or citizens' comments

Board member Dicus announced he will abstain from vote as direct employee of applicant

Chairwoman Bame moved for a motion for approval; City Land Planner Beliveau clarified there are two motions

Motion by Board member Purlee to approve Site Specific SSCPA and SEU. Second by Board member Bradley

The following City of Fruitland Park residents gave reasons of opposition:

Carlisle Craig Burch, City of Fruitland Park – application does not meet current zoning; Sharon (Diane), City of Fruitland Park – dissatisfied with CDD Rector application

process and the uses of property; Kenneth Woods, City of Fruitland Park – opposed to any future duplexes

Chairwoman Bame called for any further comments; Chairwoman Bame called for motion to resume as called; Motion by Board member Purlee to approve Site Specific SSCPA and SEU. Second by Board member Bradley. Approved 3-1 (Opposed Board member Crews) (Abstained Board member Dicus)

D WTG Properties (ALT Key # 1432235)

b. Allow for Contractors Yard and C-1 Uses (Neighborhood Commercial)

CDD Rector gave introduction to application and clarified property location; the applicant is requesting commercial storage use for specifically a City of Fruitland Park roofing contractor; applicant has plans to fence from view the storage area; CDD Rector stated there are no plans to the residential home on property

CDD Rector stated Board member Dicus had a question prior to the scheduled Board meeting; if application is approved employees of roofing contractor be allowed to park behind perimeter fence

Chairwoman Bame questioned application is to allow the requested use and to change current zoning from residential to commercial; CDD Rector verified application request and zoning use

Board member Crews questioned the height of fence; CDD Rector clarified 6' white vinyl fence

Chairwoman Bame called for citizen's comments

The following City of Fruitland Park residents gave reasons of opposition:

Rita Ranize, City of Fruitland Park – opposed with current applicants use of residential property and the code violations relating

Chairwoman Bame questioned if notices to surrounding property owners have been sent; CDD Rector stated no complaints as of date; Assistant Kelley stated no notices to surrounding property owners have been sent

Chairwoman Bame questioned CDD Rector if surrounding property owners were to be notified prior to meeting; CDD Rector stated yes

Chairwoman Bame stated the application will be tabled due to notices not being sent

Chairwoman called motion to table the Rezoning application. Motion by Board member Dicus to table WTG properties rezoning application. Second by Board member Crews. Approved 5 -0

BOARD MEMBERS' COMMENTS: No further comments

ADJOURNMENT: 8:25PM

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Daniel Picus, hereby disclose that on Dec 13th, 20 17:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*I am a Direct employee of Ross Plumbing
A company owned By Terry Ross - President
Applicant for Small scale Comp plan Amendment and special
exception use*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1-3-18
Date Filed

Daniel Picus
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

RESOLUTION 2013 -023

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A PUBLIC PARTICIPATION POLICY WITH REGARD TO MEETINGS OF CITY BOARDS AND COMMISSIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission wishes to adopt a public participation policy for meetings of the City's boards and commissions; and

WHEREAS, the City Commission accordingly desires to pass this Resolution 2013-023 to do so.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AS FOLLOWS:

Section 1. The following Public Participation Policy shall apply to meetings of City boards or commissions as provided herein.

Sec. 1. Citizen's Rights

(a) Definition. For the purposes of this section, "board or commission" means a board or commission of the City of Fruitland Park.

(b) Right to be Heard: Members of the public shall be given a reasonable opportunity to be heard on a proposition before a City board or commission except as provided for below. Public input shall be limited to three (3) minutes. This right does not apply to:

1. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;
2. An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
3. A meeting that is exempt from §286.011; or
4. A meeting during which the Commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

Sec. 2. Suspension and Amendment of these Rules

(a) Suspension of these Rules: Any provision of these rules not governed by the City Charter or City Code may be temporarily suspended by a vote of a majority of the Commission.

(b) Amendment of these Rules: These rules may be amended or new rules adopted by resolution.

- (c) Effect of Variance from Rules: The failure to follow this Public Participation Policy shall not be grounds for invalidating any otherwise lawful act of the City's boards or commissions.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Resolution.

Section 3. This Resolution shall become effective immediately upon passage.

RESOLVED this 26 day of September, 2013, by the City Commission of the City of Fruitland Park, Florida.



Christopher J. Bell, Mayor

ATTEST:


MARIE AZZOLINO, Acting City Clerk

Passed First Reading 9/26/2013

Passed Second Reading N/A

Approved as to form:


SCOTT A. GERKEN, City Attorney