



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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

**Board Members:**

City Manager Gary La Venia, Chairman  
City Engineer Duane Booth  
City Land Planner Greg Beliveau  
Jeff Gerling, Building Official  
Judd Wright, Fire Inspector  
Tracy Kelley, CDD

**Board Members:**

Chief Mike Fewless, Police Department, Vice Chair  
Chief Donald Gilpin, Fire Department  
Dale Bogle, Public Works Director  
Lori Davis, Code Enforcement

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**AGENDA**  
**TECHNICAL REVIEW COMMITTEE**  
**JUNE 5, 2018**  
**10:00AM**

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**I. MEETING CALLED TO ORDER:**

**II. MEMBERS PRESENT:**

**III. MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from May 1, 2018

**IV. OLD BUSINESS:**

**A. IC International Car Wash Revised Major Site Plan Application with Variance Amendment; Vacant Property (ALT Key 1170621 & 1699754)**

Property Owner Fruitland Park Holdings, LLC submitting a revised site plan application with a variance for the design standards for the one way isle width from 24' to 14' for construction of a proposed car wash facility under the existing zoning land use of C-2 (General Commercial)

**V. NEW BUSINESS:**

**A. Lake Saunders Groves Land, LLP Planned Development Application; Vacant Property (ALT Key 1284805, 1284511, 1284503, 1284490, 3883988, 1771625, 1771617, 1284821)**

Applicant requesting Ordinance 2006-013 and Exhibit B of the Ordinance to be extended under the PUD zoning

**B. Village Park Campus of First Baptist Church of Leesburg Major Site Plan Application**

Major Site Plan application for Phases 1 & 2 for First Baptist Church of Leesburg with associated parking and storm water management system to include a variance from Section 162.060 – a.3.C.ii – the 2 foot grass overhang requirement for the 163 vehicle parking spaces that adjoin the sidewalk.

**MEMBERS' COMMENTS:**

**ADJOURNMENT:**



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FRUITLAND PARK, FL 34731

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<b>Board Members:</b> City Manager Gary La Venia City Engineer Duane Booth City Land Planner Greg Beliveau Jeff Gerling, Building Official Judd Wright, Fire Inspector Tracy Kelley, CDD	<b>Board Members:</b> Chief Mike Fewless, Police Department Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement
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**MINUTES**  
**TECHNICAL REVIEW COMMITTEE**  
**MAY 1, 2018**  
**10:00AM**

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- I. MEETING CALLED TO ORDER:** Meeting called to order at 10:00AM. Board members voted to appoint City Manager Gary La Venia as Chairman and Board members voted to appoint Chief Mike Fewless as Vice Chair. Approved 7-0
- II. MEMBERS PRESENT:** All Board members present with exception of Judd Wright, Fire Inspector and staff member Michael Howard in attendance representing Fire Department.
- III. OLD BUSINESS:** None
- IV. NEW BUSINESS:**
- A. Variance Application; 102 W Berckman Street (ALT Key #1434742)
- Property owner Karen Crispin applying for a variance to allow for a 5' rear setback to allow for a storage building behind main building; property zoned C-1
- Board members opened discussion and recommended applicant Karen Crispin resubmit application as it is incomplete; application to include plot plan and explanation of hardship as outlined in Fruitland Park's Land Development Regulations Chapter 168 Section 168.010.
- Applicant Karen Crispin in attendance and reviewed Board members' recommendations.
- B. Rezoning Application; 206 E Berckman Street (ALT Key #1324378)
- Property owner Larry and Beth Smith Trustees applying for rezoning from RP (Residential Professional) to C-2 (General Commercial) to conform to existing zoning in area and historical use of property
- Board members opened discussion and recommended clarification from City Attorney Anita Geraci-Carver as to definition of "commercial parking" as applicant is requesting rezoning of property from RP to C-2 whereas the Board recommendation of C-1 zoning prohibits commercial parking.



Applicants Larry and Beth Smith in attendance and as reviewed will resubmit rezoning application upon review by City Attorney as to the definition of commercial parking and the allowed uses under zoning request.

C. Site Plan Application; Vacant Property (ALT Key 1170621 & 1699754)

Property Owner Fruitland Park Holdings, LLC submitting a site plan application for construction of a proposed car wash facility under the existing zoning land use of C-2 (General Commercial)

Board members opened discussion whereas parking details were discussed in detail with applicant's engineer of record Ted Wicks in attendance; the width of the station area where customers will vacuum does not meet design standards of Fruitland Park; fire hydrant locations reviewed as existing hydrants are acceptable for proposed commercial site.

Engineer Ted Wicks to resubmit application based on Boards comments and recommendations to meet Fruitland Park standards.

**PUBLIC COMMENTS:** Sharon Pettus, Fruitland Park resident, spoke in opposition of rezoning application whereas Board members advised this is not the intent of the TRC meeting and noted comments.

**MEMBERS' COMMENTS:** No further comments.

**ADJOURNMENT:** 11:04AM



**City of Fruitland Park, Florida**  
**Community Development Department**  
 506 W. Berckman St., Fruitland Park, Florida 34731  
 Tel: (352) 360-6727 Fax: (352) 360-6652  
 www.fruitlandpark.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

## Development Application

Contact Information:

Owner Name: Fruitland Park Holdings, LLC - Tejinder S. Grewall, Manager  
 Address: 1330 Saxon Blvd Orange City, FL 32763  
 Phone: 480-717-7100 Email: tj@tjoil.net

Applicant Name: Fruitland Park Holdings, LLC - Tejinder S. Grewall, Manager  
 Address: 1330 Saxon Blvd Orange City, FL 32763  
 Phone: 480-717-7100 Email: tj@tjoil.net

Engineer Name: Wicks Engineering Services, Inc - Ted Wicks, P.E.  
 Address: 225 W. Main Street Tavares, FL 32778  
 Phone: 352-343-8667 Email: 352-343-8665

Property and Project Information:

**PROJECT NAME\*:** IC International Car Wash  
 \*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: No Property Address Assigned as Yet

Parcel Number(s): 10-19-24-0003-000-06800 / AK#1170621 Section: 10 Township: 19 Range 24

Area of Property: 1.7 +/- acres / 76,041 SF Nearest Intersection: CR 25A and US Hwy 27

Existing Zoning: General Commercial Existing Future Land Use Designation: Commercial (High Intensity)

Proposed Zoning: General Commercial Proposed Future Land Use Designation: Commercial (High Intensity)

The property is presently used for: Vacant

The property is proposed to be used for: Car Wash Facility

Do you currently have City Utilities? Central Water and Sewer are available - Fruitland Park

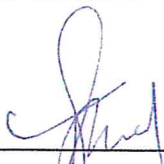
Application Type:

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Comp Plan Amendment   | <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Planned Development |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat          |
| <input type="checkbox"/> Minor Lot Split      | <input type="checkbox"/> Preliminary Plan      | <input type="checkbox"/> Construction Plan      | <input type="checkbox"/> ROW/Plat Vacate     |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan       | <input type="checkbox"/> Replat of Subdivision  |  |

Please describe your request in detail: Site plan to construct a car wash facility to include site development grading, utilities, and stormwater retention and request a Variance to Appendix 4 LDR - Parking Standards to allow a 14' one way drive aisle instead of a 24' drive aisle.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature: X  Date: 5/24/18

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.



## Development Application Checklist

### The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd)     Current Deed     Aerial Photo  
 Property Appraiser Information     Electronic Copy of Application     Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through [www.lakecountyfl.gov/maps/](http://www.lakecountyfl.gov/maps/). Note: All maps are required to depict adjacent properties at a minimum.

**Failure to provide adequate maps may delay the application process.**

### Other Required Analyses and Maps:

#### Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment     Environmental Constraints Map     Requested FLU Map

#### Large Scale Comprehensive Plan Amendment Applications:

Maps:     Environmental Constraints     Soils     Requested FLUM Designation     Requested Zoning Map Designation

Analyses:     Environmental Assessment     Utility Availability Analysis     Urban Sprawl Analysis     School Impact Analysis  
 Traffic Impact Analysis     Consistency with the Comp Plan     Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:     Requested Zoning Map     Justification for Rezoning

#### Planned Development Applications:

Maps/Plans:     Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G     Environmental Constraints

Analyses:     Environmental Assessment     Traffic Impact Analysis     Preliminary Concurrency Analysis

Variance Applications:     Justification for Variance

Special Exception Use Applications:     Justification for Special Exception Use  
 Site Sketch     List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:     Proposed List of Conditions and Safeguards  
 Site Plan as Described in LDRs, Chapter 155     Written Statement as Described in LDRs, Chapter 155

Subdivision Applications:     As Described in LDRs, Chapter 157  
(Preliminary Plan, Improvement Plan and Final Plat)

Minor Subdivision Applications:     As Described in LDRs, Chapter 157

Site Plan Applications:     As Described in LDRs, Chapter 160

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me, the undersigned authority, personally appeared TEJINDER S. GREWAL  
FRUITLAND PARK HOLDINGS, LLC, who being by me first duly sworn on oath, deposes  
and says:

- 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 A VARIANCE to allow A 14' DRIVE AISLE (ONEWAY) INSTEAD OF A 24' DRIVE AISLE (APPENDIX 4 FRUITLAND PARK LDR - PARKING STANDARDS)
- 3) That he/she has appointed RICK HARTENSTEIN - WICKS ENGINEERING SERVICES 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.

X [Signature]  
Affiant (Owner's signature)

Signed and sworn to (or affirmed before me on 5/24/18  
(date) by Tejinder S. Grewal (name of affiant).

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



Michelle G. Hinden  
Commission # FF992104  
Expires: August 26, 2020  
Bonded thru Aaron Notary

[Signature] (Signature of Person Taking Acknowledgment)

Michelle G. Hinden (Name of Acknowledger Typed, Printed or Stamped)

Notary Public (Title or Rank)

FF992104 (Serial Number, if any)

(NOTARY'S SEAL)



AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

BEFORE ME, the undersigned authority personally appeared Rick Hartenstein, Wicks Engineering, who being first duly sworn on oath, deposes and says:

1. That he/she affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of Fruitland Park, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of Fruitland Park, Florida, and are **NOT RETURNABLE**.
2. That he/she desires a Development Approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

  
RICK HARTENSTEIN  
 (Agent / Applicant's Signature)

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 29 day of May, 2018, by Rick Hartenstein, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not  take an oath.

(SEAL)



  
 \_\_\_\_\_

Notary Public (Signature)

\_\_\_\_\_  
 My Commission Expires:



# Wicks Engineering Services, Inc.

225 West Main Street ♦ Tavares, Florida 32778  
P (352) 343-8667 F (352) 343-8665

Environmental, Sanitary & Water Resources Engineering

## LETTER OF TRANSMITTAL

Hand Delivered

TO City of Fruitland Park Community Development Dept.  
506 W.Berckman Street  
Fruitland Park, FL 34731

DATE	JOB NO.
May 29, 2018	17136
ATTENTION <u>Tracy Kelly, City of Fruitland Park Community Development Department</u>	
RE: <u>IC International Carwash Variance Submittal</u>	

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

COPIES	DESCRIPTION
1	Development Application Package for a Variance
2	CDs for Electronic Submittal
1	Check#1016 for \$2,400.00 Application Fees
1	ORB 4782 Pg 1805-1826 Reciprocal Easement Agreement

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> For approval  | <input type="checkbox"/> Approved as submitted  | <input type="checkbox"/> Resubmit _____ copies for approval                  |
| <input type="checkbox"/> For your information / use  | <input type="checkbox"/> Approved as noted      | <input type="checkbox"/> Submit _____ copies for distribution                |
| <input type="checkbox"/> As requested  | <input type="checkbox"/> Returned               | <input type="checkbox"/> Return _____ corrected prints                       |
| <input checked="" type="checkbox"/> For review and comment                                 | <input type="checkbox"/> For signature & Return | <input type="checkbox"/> For your file                                       |
| <input type="checkbox"/> FOR BIDS DUE _____  |   | <input type="checkbox"/> For Payment   |
| <input type="checkbox"/> Fax Transmittal of _____ pages, including this transmittal sheet. |   | Hard Copy to Follow <input type="checkbox"/> Yes <input type="checkbox"/> No |

REMARKS: If there are any questions or you need additional information, please contact Rick Hartenstein.

COPY TO File

SIGNED: Kay Henderson / Rick Hartenstein, AICP  
kayh@wicksengineering.com  
rhartenstein@wicksengineering.com



May 21, 2018

## IC International Carwash Variance Justification Statement

The Owner has a site plan under review by the City of Fruitland Park for a carwash facility fronting US Hwy 27. The Owner is seeking a variance to Appendix 4 of the Land Development Code, specifically the requirement for a 24' drive aisle for 90° parking stalls. There are two, fourteen (14) foot wide, one-way drive aisles proposed within the project area. The first drive aisle west of the landscape buffer for the frontage of Hwy 27 is 14 foot wide, with eight (8) vacuum stalls located on the east side of the drive aisle. These stalls provide access to the vacuum facilities for cleaning your car and are not considered or recognized as vehicle parking spaces. The second drive aisle is located west of the retention pond and contains eight (8) vacuum stalls with the addition of three (3) required vehicle parking spaces for employee parking, all located on the west side of the one-way drive aisle. This requirement is onerous and overly restrictive, increasing the cost of development, and increasing the impervious surface area for the site while serving no real public benefit for the project.

The Owner is proposing a 14' wide, one-way drive aisle to accommodate the vacuum stations and employee parking. A review of Lake County and area Municipality regulations revealed that Leesburg requires 16', Lady Lake requires 14', Minneola requires 14', Mount Dora requires 12', Tavares requires 12', and Lake County requires 10' for a one-way drive aisle in a parking lot.

The following review requirements contained in LDR Chapter 168.010.f.1-6 Variance Review Criteria shall be utilized for consideration of this variance request.

- 1) *Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;*

Response: Appendix 4 of the Land Development Code, specifically the requirement for a 24' wide drive aisle for 90° parking stalls on a one-way drive aisle is what most jurisdictions require for a two-way drive aisle with 90° parking stalls on both sides of the drive. This requirement increases the cost of development and increases the impervious surface while serving no real public benefit to the project.

- 2) *The special conditions and circumstances are not the result of actions of the applicant;*

Response: The special conditions and circumstances for this request is not the result of the actions of the applicant. These circumstances are the result of the available area

needed for the stormwater retention and an overly restrictive code requirement for a 24' wide, one-way drive aisle.

- 3) *Literal interpretation and enforcement of the Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Development Code, and would work unnecessary and undue hardship on the applicant;*

Response: The literal interpretation and enforcement of this requirement does not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, but does impose additional cost for the added drive aisle width, causes an unnecessary increase in the impervious surface for the site while serving no real public benefit.

- 4) *The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building, or structure;*

Response: The granting of a variance to allow a 14' wide, on-way drive aisle with parking on one side is the minimum needed to provide a safe one-way drive aisle.

- 5) *Granting of the variance request will not confer on the applicant any special privilege that is denied by the Development Code to other lands, buildings, or structures in the same zoning district; and*

Response: The granting of the variance request will not confer on the applicant any special privilege that is denied by the Development Code to other lands, buildings, or structures in the same zoning district.

- 6) *The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

Response: The granting of a variance to allow a 14' one-way drive aisle will provide one-way drive aisles capable of supporting safe vehicle maneuverability and access to the facility in harmony with the general intent and purpose of the Land Development Code.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Limited Liability Company

FRUITLAND PARK HOLDINGS, LLC

#### Filing Information

Document Number L17000086420  
FEI/EIN Number NONE  
Date Filed 04/18/2017  
State FL  
Status ACTIVE

#### Principal Address

1330 SAXON BLVD.  
ORANGE CITY, FL 32763

#### Mailing Address

1330 SAXON BLVD.  
ORANGE CITY, FL 32763

#### Registered Agent Name & Address

NISHAD KHAN PL  
617 E. COLONIAL DRIVE  
ORLANDO, FL 32803

#### Authorized Person(s) Detail

##### Name & Address

##### Title MGR

GREWALL, TEJINDER S  
1330 SAXON BLVD.  
ORANGE CITY, FL 32763

#### Annual Reports

No Annual Reports Filed

#### Document Images

04/18/2017 -- Florida Limited Liability

[View image in PDF format](#)

# PROPERTY RECORD CARD

## General Information

**Owner Name:** FRUITLAND PARK HOLDINGS LLC  
**Alternate Key:** 1170621  
**Mailing Address:** 1330 SAXON BLVD ORANGE CITY, FL 32763  
[Update Mailing Address](#)  
**Parcel Number:** 10-19-24-000300006800  
**Millage Group and City:** 00F1 (FRUITLAND PARK)  
**Total Certified Millage Rate:** 17.8504  
**Trash/Recycling/Water/Info:** [My Public Services Map](#)  
**Property Location:** US HWY 27/441 FRUITLAND PARK FL 34731  
[Update Property Location](#)  
**Property Name:** [Submit Property Name](#)  
**School Locator:** [School and Bus Map](#)  
**Property Description:** N 229 FT OF S 991 FT OF SE 1/4 OF SW 1/4 LYING W OF HWY 27 ORB 4989 PG 2022 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range Information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		76041	SF	\$0.00	\$380,205.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4989 / 2022</a>	7/27/2017	Warranty Deed	Multi-Parcel	Vacant	\$450,000.00
<a href="#">4661 / 2046</a>	7/29/2015	Trustees Deed	Multi-Parcel	Vacant	\$785,000.00
<a href="#">1042 / 902</a>	12/1/1989	Warranty Deed	Unqualified	Vacant	\$0.00
<a href="#">1042 / 906</a>	12/1/1989	Warranty Deed	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$380,205	\$380,205	\$380,205	5.11800	\$1,945.89
LAKE COUNTY MSTU AMBULANCE	\$380,205	\$380,205	\$380,205	0.46290	\$176.00
SCHOOL BOARD STATE	\$380,205	\$380,205	\$380,205	4.35500	\$1,655.79
SCHOOL BOARD LOCAL	\$380,205	\$380,205	\$380,205	2.24800	\$854.70
CITY OF FRUITLAND PARK	\$380,205	\$380,205	\$380,205	3.98630	\$1,515.61
ST JOHNS RIVER FL WATER MGMT DIST	\$380,205	\$380,205	\$380,205	0.27240	\$103.57
LAKE COUNTY VOTED DEBT SERVICE	\$380,205	\$380,205	\$380,205	0.15240	\$57.94
LAKE COUNTY WATER AUTHORITY	\$380,205	\$380,205	\$380,205	0.25540	\$97.10
NORTH LAKE HOSPITAL DIST	\$380,205	\$380,205	\$380,205	1.00000	\$380.21
				<b>Total:</b>	<b>Total:</b>
				17.8504	\$6,786.81

## Exemptions Information


This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>




First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Exemption Savings


The exemptions marked with a  above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

THIS INSTRUMENT WAS PREPARED BY:  
Danielle DeVito-Hurley, Esq.  
Gunster, Yoakley & Stewart, P.A.  
450 E. Las Olas Blvd., Suite 1400  
Ft. Lauderdale, FL 33301

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 27 day of July, 2017, between Van MF Fruitland, LLC, a Florida limited liability company, whose address is 400 Carillon Parkway, Suite 230, St. Petersburg, Florida 33716 ("Grantor"), and Fruitland Park Holdings, LLC a Florida limited liability company, whose address is 1330 Saxon Blvd. Orange City, FL 32763 ("Grantee"):

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensembling and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its/his/her heirs or successors and assignees forever, the following parcel of land, situate, lying and being in Lake County, Florida, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Land").

SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments for the year 2017 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Land.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor but against no others.





EXHIBIT A

Parcel 1:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 566.5 FEET SOUTH AND 100 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION: RUN THENCE EAST 100 FEET; THENCE SOUTH 200 FEET TO THE NORTH LINE OF THE HIGHWAY; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF THE HIGHWAY, A DISTANCE OF 110.5 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 153.1 FEET TO THE POINT OF BEGINNING.

Parcel 2:

THAT PART OF THE NORTH 229 FEET OF THE SOUTH 991 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 27.

Prepared By and Record and Return to:

Danielle DeVito-Hurley, Esq.  
Gunster, Yoakley & Stewart, P.A.  
450 East Las Olas Blvd., Suite 1400  
Fort Lauderdale, FL 33301

RETURN TO:  
FIDELITY NATIONAL TITLE  
ATTN: SUE ROBINSON  
5690 W. Cypress Street, Suite A  
Tampa, FL 33607  
File No. 16-23545

**RECIPROCAL EASEMENT AGREEMENT**

THIS RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is made as of this 19 day of May, 2016, by VAN MF FRUITLAND, LLC, a Florida limited liability company ("Developer" or "Parcel A Owner" or "Parcel C Owner") and EPIS INVESTMENTS, LLC, a California limited liability company ("Parcel B Owner") (Parcel A Owner, Parcel B Owner and Parcel C Owner are collectively referred to as the "Owners" and, individually, as an "Owner").

WITNESSETH THAT:

- A. Developer is the owner of those certain parcels of land situate, lying and being in the City of Fruitland Park, County of Lake, State of Florida and being more particularly described on Exhibit A-1 attached hereto (the "41 Acre Parcel" or "Parcel A") and Exhibit A-2 attached hereto (the "1.71 Acre Parcel" or "Parcel C").
- B. On or about the date hereof, Developer is conveying to Parcel B Owner that certain parcel of land situate, lying and being in the City of Fruitland Park, County of Lake, State of Florida and being more particularly described on Exhibit B attached hereto (the "1.01 Acre Parcel" or "Parcel B"), which is located adjacent to Parcel A and Parcel C (Parcel A, Parcel B and Parcel C are collectively referred to as the "Parcels" and, individually, as a "Parcel").
- C. The parties hereto desire to impose certain easements upon the Parcels, and to establish certain covenants, conditions and restrictions with respect to said Parcels, for the mutual and reciprocal benefit and complement of Parcel A, Parcel B and Parcel C and the Owners thereof, together with the (i) the tenants and occupants of the Parcels, and (ii) the respective employees, agents, contractors, customers, invitees and licenses of the Owners and such tenants and occupants (collectively, the "Permittees"), subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and



Parcel B Owner hereby agree that the above recitals are true and correct and incorporated herein and further agree as follows:

I. Access Easement.

a. Access Easement Area. Each Owner hereby grants to the other Owners and their respective Permittees, a non-exclusive, perpetual easement over and across that certain paved driveway as may exist from time to time and more particularly described on Exhibit C attached hereto (the "Driveway" or the "Access Easement Area") solely for the purposes of vehicular access by such Owners and Permittees. The rights granted herein shall be solely for the purposes described in the immediately preceding sentence and no Parcel Owner (or Permittee thereof) shall have any right to, among other things: (a) the use of any portion of any Parcel not owned by such Parcel Owner for parking or pedestrian ingress or egress; or (b) except as set forth in Section 8(b) below, maintain, repair, replace or in any way alter the improvements constructed within any portion of the Driveway not actually located on each Owner's Parcel.

b. Upon the development of Parcel A, the Parcel A Owner shall have the right to connect its driveway to the Driveway located on Parcel B, at the sole cost and expense of the Parcel A Owner, which shall include the right to construct a portion of the driveway on Parcel B in order to connect the driveway located on Parcel A to the Driveway located on Parcel B (the "Parcel A Connection"). The Parcel A Connection shall be located on Parcel B as required by law and upon completion of construction of the Parcel A Connection, the Access Easement Area shall be expanded to include the Parcel A Connection in order for Parcel A to have access over and across the Driveway on Parcel B and Parcel C.

c. In no event shall the Driveway be blocked, closed, altered, changed or removed without the prior written consent of all of the Owners (other than in connection with temporary closures for reasonable maintenance and repair or to reasonably avoid dedication to the public); provided that the access openings between the portion of the Driveway on Parcel C that connects to the portion of the Driveway on Parcel B may be relocated by Parcel C Owner in connection with the development of Parcel C). Each Owner shall maintain between the Parcels a smooth and level grade transition to allow the use of the Driveway for vehicular ingress and egress as set forth above.

d. Maintenance. Each Owner shall maintain the portion of the Driveway located on their respective Parcel in good condition and repair and in compliance with all applicable laws, rules and regulations, at its own expense; provided, however that if any Owner determines in its commercially reasonable discretion to repave the entire portion of the Driveway located on its respective Parcel from time to time due to wear and tear, then the actual, third-party reasonable costs incurred in connection with such repaving (the "Repaving Costs") shall be split among the three (3) Parcels based upon their Proportionate Share (defined below). Each Owner shall pay its Proportionate Share of any Repaving Costs within thirty (30) days after written notice from the repaving Owner together with copies of invoices and a calculation of the amount due.



e. The electricity for the lights located on the Driveway and the Sign (as defined below) is located in an electrical house panel on Parcel B (the "Electrical Panel"). Parcel A and Parcel C shall have a non-exclusive perpetual easement to receive electricity from the Electrical Panel to provide electrical power for the lights located on any portion of the Driveway located on their respective Parcel and for the Sign Panel (as defined below) on the Sign. Parcel B Owner shall maintain the Electrical Panel in good condition and repair and in compliance with all applicable laws, rules and regulations, which shall include the obligation to repair and/or replace the Electrical Panel as necessary. The costs of any such maintenance, repair or replacement shall be split among the three (3) Parcels based upon their Proportionate Share. Parcel A Owner and Parcel C Owner shall pay their proportionate share of any such costs within thirty (30) days after written notice from Parcel B Owner, together with copies of invoices and a calculation of the amount due. The electricity from the Electric Panel will be billed to each Parcel based upon their Proportionate Share, and shall be payable monthly. Until such time as Developer is not an owner of Parcel A or Parcel C, Developer shall be responsible for the monthly billing and collection of such electric use. Upon the sale of the last of Parcel A and Parcel C, such new Owner of the last of Parcel A and Parcel C shall thereafter be responsible for such billing and collection.

2. Drainage Easement.

a. Drainage Easement Area. Each Owner hereby grants to each other and their Permittees, a non-exclusive easement on, over, under and across the "Offsite Drainage Diversion Swale" as more particularly depicted on Exhibit D attached hereto (the "Drainage Easement Area") for drainage and retention of surface and storm water runoff from the Driveway.

b. Relocation. Upon redevelopment of Parcel A or Parcel C, Developer shall have the right, but not the obligation, to relocate the Drainage Easement Area entirely within the boundaries of Parcel A and/or Parcel C, at Developer's sole cost and expense, provided that such relocation does not materially impact the drainage and retention of surface and storm water runoff from the Driveway.

c. Maintenance. Each Owner shall maintain the portion of the Drainage Easement Area located on their respective Parcel in good condition and repair and in compliance with all applicable laws, rules and regulations, at its own expense. Should the relocation of the Drainage Easement Area cause the Drainage Easement Area to be located solely on a Parcel, then, in such an event, the cost of maintenance of the Drainage Easement Area shall remain the responsibility of the Parcels upon which it was originally located.

3. Sign Easement.

a. Sign Easement Area. Parcel B Owner hereby grants to the Developer, as the Owner of Parcel A and Parcel C, and their respective Permittees, a non-exclusive perpetual easement (the "Sign Easement") (i) to install, maintain, illuminate, repair and replace the lower panel on the existing illuminated pylon sign ("Sign Panel") located on Parcel B in the location depicted on Exhibit E attached hereto (the "Sign Easement Area") for the benefit of either

Parcel A or Parcel C (it being understood that prior to, concurrently with or after the development of Parcel A and/or Parcel C, Developer shall provide written notice to Parcel B Owner as to which Parcel shall receive the benefit of this Sign Easement as determined by Developer in its sole discretion (such Parcel hereinafter referred to as the "Benefitted Parcel"), and the Owner thereof, its successors, assigns, tenants, agents, contractors, employees and invitees, and (ii) for reasonable access over, across, under and through such portions of Parcel B by the Owner of the Benefitted Parcel and its successors, assigns, tenants, agents, contractors, employees and invitees, to and from the Sign Easement Area, from time to time, as is reasonably necessary for the purposes of installing, illuminating, maintaining, repairing and replacing the Sign Panel.

b. Maintenance. Each Owner shall maintain their respective sign panel on the Sign in good condition and repair and in compliance with all applicable laws, rules and regulations at its own expense. Any maintenance, repair or replacement of the structure of the Sign shall be split equally among the Owners of the two (2) sign panels.

c. Alteration or Replacement. In no event shall the Sign or the Sign Panel be modified, altered, replaced and/or removed without the written consent of Parcel B Owner and the Owner of the Benefitted Parcel.

4. The Access Easement Area, Drainage Easement Area and Sign Easement Area are individually and collectively referred to herein as the "Easement Area(s)".

5. Proportionate Share: The Parcels' "Proportionate Share" is calculated by dividing the acreage of each Parcel by the total acreage of the three (3) Parcels (i.e., the proportionate share of Parcel A is thirteen percent (13%) (i.e., .41/3.13), Parcel B is thirty-two percent (32%) (i.e., 1.01/3.13) and Parcel C is fifty-five percent (55%) (i.e., 1.71/3.13). Notwithstanding the foregoing, (i) in no event shall Parcel A Owner or Parcel C Owner be responsible for their Proportionate Share hereunder until such time as a final certificate of occupancy is issued by the applicable governmental authority for the improvements to be constructed on Parcel A or Parcel C, respectively (provided, however that Parcel A Owner and/or Parcel C Owner shall be responsible for any uninsured damage to the Driveways caused by the negligent or willful act of any such Owner, its tenant(s) or tenant's agents, contractors, subtenants, licensees, employees or invitees prior to the issuance of a final certificate of occupancy for its respective Parcel); and (ii) in no event shall any Owner be responsible to pay for any maintenance or repair costs that are the result of (x) the failure of an Owner or its tenant(s) to properly maintain the improvements on such Owner's Tract, or (y) any uninsured damage caused by the negligent or willful act of any such Owner, its tenant(s) or tenant's agents, contractors, subtenants, licensees, employees or invitees.

6. Repair of Easement Areas. Except as set forth in Section 1(b) and 3(a) above and Section 10(b) below, no Owner shall have any right or obligation to, among other things, maintain, repair, replace or in any way alter the improvements constructed within the Easement Areas, unless such improvements are located within the portion of the Parcel owned by the applicable Owner.



7. Taxes and Assessments. Each Owner shall pay all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Parcel.

8. Reasonable Use of Easements. The easements herein above granted shall be used and enjoyed by each Owner and its Permittees in such a manner so as not to unreasonably interfere with, obstruct or delay the use, enjoyment, or development of the Parcels, or the conduct and operations of the business of any other Owner or its Permittees at any time conducted on its Parcel, including, without limitation, public access to and from said businesses, and the receipt or delivery of merchandise in connection therewith.

9. Insurance. Each Owner hereby agrees to maintain, or cause any tenant on its Parcel to maintain in the alternative, commercial general liability insurance, with a contractual liability endorsement: (a) in an amount of not less than \$2,000,000 combined single limit for personal injury, bodily injury or death, or property damage or destruction (including loss of use thereof) per occurrence caused by each Owner's or its tenants', subtenants', licensees', concessionaires', employees', mortgagees' in possession, independent contractors' and business invitees' use of the portion of the Easement Area(s) owned by such other Owner; (b) issued by responsible insurers with an A.M. best rating of at least A-/VIII in the then current edition of Best's Insurance Guide and shall be licensed in the State of Florida; and (c) which shall be evidenced by a certificate of insurance naming the other Owner as an additional insured. Each Owner agrees that all policies of insurance to be kept and maintained in force by the respective parties hereto, shall, unless prohibited by law or other regulation having the effect of law, contain provisions in which the rights of subrogation against the Parcel A Owner, Parcel B Owner and Parcel C Owner are waived by the insurance company or carriers insuring the Easement Area(s).

10. Remedies and Enforcement.

a. All Legal and Equitable Remedies Available. In the event any Owner fails to perform any of its obligations hereunder or otherwise breaches any of the terms, covenants, restrictions or conditions hereof, and said defaulting Owner fails to cure such default within thirty (30) days following written notice thereof by a non-defaulting Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Owner commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), the non-defaulting Owner shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance.

b. Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Agreement within the thirty (30) day period set forth in Section 10(a) above, the non-defaulting Owner shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof together with interest at the prime rate published in the Wall Street Journal (the "Wall Street Journal Prime Rate") charged from time to time by (its successors or assigns), plus six percent (6%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the



event of (i) an emergency, or (ii) blockage or material impairment of the easement rights which is not permitted by the terms of this Agreement, an Owner may immediately perform the obligations of the other Owner on behalf of such Owner and be reimbursed by the other Owner upon demand for the reasonable cost thereof together with interest at the Wall Street Journal Prime Rate, plus six percent (6%) (not to exceed the maximum rate of interest allowed by law).

c. Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner in enforcing any payment in any suit or proceeding under this Agreement shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien (the "Assessment Lien") against the Parcel of the defaulting Owner until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the County Recorder of Lake County, Florida; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the County Recorder of Lake County, Florida prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. Upon the timely curing by the defaulting Owner of any default for which a notice of lien was recorded, the party recording same shall promptly record an appropriate release of such notice of lien and Assessment Lien.

d. Estoppel. From time to time, each Owner (the "Non-Requesting Owner"), shall, no later than thirty (30) days' following written notice from the other Owner (the "Requesting Owner"), execute and deliver to the Requesting Owner a statement in writing certifying: (i) that this Agreement is unmodified and in full force and effect (or if there shall have been any modification, that the same is in full force and effect as modified and stating the modification), (ii) there are no monies due from the Requesting Owner under this Agreement, (iii) whether or not the Requesting Owner is in default in the performance of any covenant, agreement, or condition contained in this Agreement on its part to be performed, and, if so, specifying each such default, and (iv) such other matters as may be reasonably required by institutional lenders in similar estoppels-type certificates.

e. Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

f. No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustees sale, or otherwise.

11. Term. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Lake County Recorder and shall remain in full force and effect thereafter in

perpetuity, unless this Agreement is modified, amended, canceled or terminated by the written consent of all then record Owners of Parcel A, Parcel B and Parcel C. For the purposes of this Agreement, the term "Owners" includes Parcel A Owner, Parcel B Owner and Parcel C Owner and their respective successors in fee simple ownership of Parcel A, Parcel B and Parcel C.

12. Miscellaneous.

a. Amendments. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of Parcel A, Parcel B and Parcel C, evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of the County Recorder of Lake County, Florida.

b. Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

c. No Public Use. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Parcels described herein to the general public or for general public purposes whatsoever, it being the intention of the parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

d. Severability. Each provision of this Agreement and the application thereof to Parcel A, Parcel B and Parcel C are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of two (2) Parcels by the same person or entity shall not terminate this Agreement nor in any manner affect or impair the validity or enforceability of this Agreement.

e. Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld, conditioned or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

f. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.



g. No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

h. Binding Effect. The rights contained within this Agreement shall run with the lands described herein and shall inure to and be for the benefit of Owners and their successors and assigns, and the tenants, subtenants, licensees, agents, concessionaires, employees, mortgagees in possession, independent contractors and business invitees thereof.

i. Grantee's Acceptance. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

j. Time of Essence. Time is of the essence of this Agreement.

k. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

l. Governing Law. The laws of the State in which the Parcels are located shall govern the interpretation, validity, performance, and enforcement of this Agreement.

m. Bankruptcy. In the event of any bankruptcy affecting any Owner of any Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

n. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party may change from time to time their respective address for notice hereunder by like notice to the other party. The notice addresses of the Developer and the Parcel B Owner are as follows

Developer: VAN MF FRUITLAND, LLC  
c/o Vantage Properties  
400 Carillon Parkway, Suite 230  
St. Petersburg, Florida 33716  
Attention: Greg Nowak  
Phone: (727) 302-8040;  
Email: gnowak@vantagellp.com & vnorman@vantagellp.com



with a copy to: Gunster, Yoakley & Stewart, P.A.  
Las Olas Centre  
450 Las Olas Boulevard, Suite 1400  
Fort Lauderdale, FL 33301  
Attention: Danielle DeVito-Hurley, Esq.  
Phone: (954) 468-1328; Email: ddevito@gunster.com

Parcel B Owner: EPIS INVESTMENTS, LLC  
8901 Earhart Ave.  
Los Angeles, CA 90045  
c/o Joanne Orenski  
Phone: 310-384-7544 Email: JORENSKI@GMAIL.COM

with a copy to: Baker Monroe PLLC  
1300 S. University, Suite 318  
Fort Worth, Texas 76107  
Attn: Justin P. Huston  
Tel: (817) 632.6301; Email: jhuston@bamolaw.com

o. Subject to Matters. This Agreement is subject to all covenants, conditions, restrictions, reservations, rights-of-way, easements, liens, mortgages, limitations on title, if any, ad valorem taxes for the current year and subsequent years, and all other matters of record in the Public Records of Lake County, Florida.

[TEXT AND SIGNATURES FOLLOW]

IN WITNESS WHEREOF, Owners have caused this Agreement to be executed the day and year first above written.

WITNESSES:

DEVELOPER:

[Signature]  
Signature of Witness  
Vanessa Norman  
Printed Name

VAN MF FRUITLAND, LLC, a Florida limited liability company

By: [Signature]  
Name: Greg A. Nowak, Manager  
Title: \_\_\_\_\_

[Signature]  
Signature of Witness  
TIM HARVEY  
Printed Name

[ADDITIONAL SIGNATURES FOLLOW]

WITNESSES:

PARCEL B OWNER:

EPIS INVESTMENTS, LLC, a California limited liability company

By: David L. and Joanne Orenski Living Trust dated September 16, 2004-Member

By: David L. Orenski  
David L. Orenski, Trustee

By: Joanne Orenski  
Joanne Orenski, Trustee

By: Sally Daley Revocable Trust dated May 10, 2006-Member

By: \_\_\_\_\_  
Sally Daley, Trustee

Catherine A. Forton  
Signature of Witness  
Catherine A. Forton  
Printed Name

Jennifer Mulligan  
Signature of Witness  
Jennifer Mulligan  
Printed Name

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name

[ACKNOWLEDGMENTS FOLLOW]



WITNESSES:

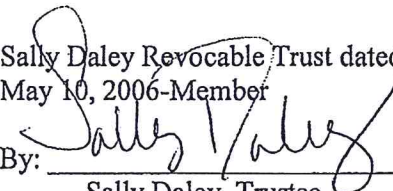
PARCEL B OWNER:

EPIS INVESTMENTS, LLC, a California limited liability company

By: David L. and Joanne Orenski Living Trust dated September 16, 2004-Member

By: \_\_\_\_\_  
David L. Orenski, Trustee

By: \_\_\_\_\_  
Joanne Orenski, Trustee


By: Sally Daley Revocable Trust dated May 10, 2006-Member  
By:  \_\_\_\_\_  
Sally Daley, Trustee

\_\_\_\_\_  
Signature of Witness


\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature of Witness  
ROBERT W. PATTERSON

\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Printed Name  
Melissa Magenti

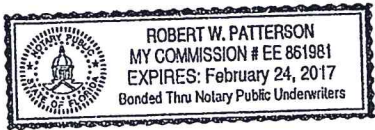
[ACKNOWLEDGMENTS FOLLOW]



STATE OF Florida  
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2016, by Sally Daley, Trustee of Sally Daley Revocable Trust dated May 10, 2006, Member of EPIS INVESTMENTS, LLC, a California limited liability company, on behalf of the trust. He/She/ is personally known to me or X has produced FCDL and \_\_\_\_\_ as identification.

[NOTARY SEAL]



[Signature]  
NOTARY PUBLIC, STATE OF Florida  
Print Name: ROBERT W. PATTERSON

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by David L. Orenski, Trustee, and Joanne Orenski, Trustee, of David L. and Joanne Orenski Living Trust dated September 16, 2004, Member of EPIS INVESTMENTS, LLC, a California limited liability company, on behalf of the trust. They are \_\_\_\_\_ personally known to me or \_\_\_\_\_ have produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
Print Name: \_\_\_\_\_



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Sally Daley, Trustee of Sally Daley Revocable Trust dated May 10, 2006, Member of EPIS INVESTMENTS, LLC, a California limited liability company, on behalf of the trust. He/She/ \_\_\_\_\_ is/ \_\_\_\_\_ personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by David L. Orenski, Trustee, and Joanne Orenski, Trustee, of David L. and Joanne Orenski Living Trust dated September 16, 2004, Member of EPIS INVESTMENTS, LLC, a California limited liability company, on behalf of the trust. They are \_\_\_\_\_ personally known to me or \_\_\_\_\_ have produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

[NOTARY SEAL]

*See attached.*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
Print Name: \_\_\_\_\_

### California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

s.s.

On May 17, 2016 before me, J. Mulligan, Notary Public  
Name of Notary Public Title

personally appeared David L. Orenski  
Name of Signer (1)

Joanne Orenski  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. Mulligan  
Signature of Notary Public



Seal

#### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s):

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Partnership, Partnership, Employment, Spouse or Representative

#### Additional Information

##### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

##### Other

Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

EXHIBIT A-1PARCEL A-1

BEGINNING AT A POINT 566.5 FEET SOUTH AND 100 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION; RUN THENCE EAST 100 FEET; THENCE SOUTH 200 FEET TO THE NORTH LINE OF THE HIGHWAY; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF THE HIGHWAY A DISTANCE OF 110.5 FEET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 152.1 FEET TO THE POINT OF BEGINNING.



EXHIBIT A-2PARCEL A-2

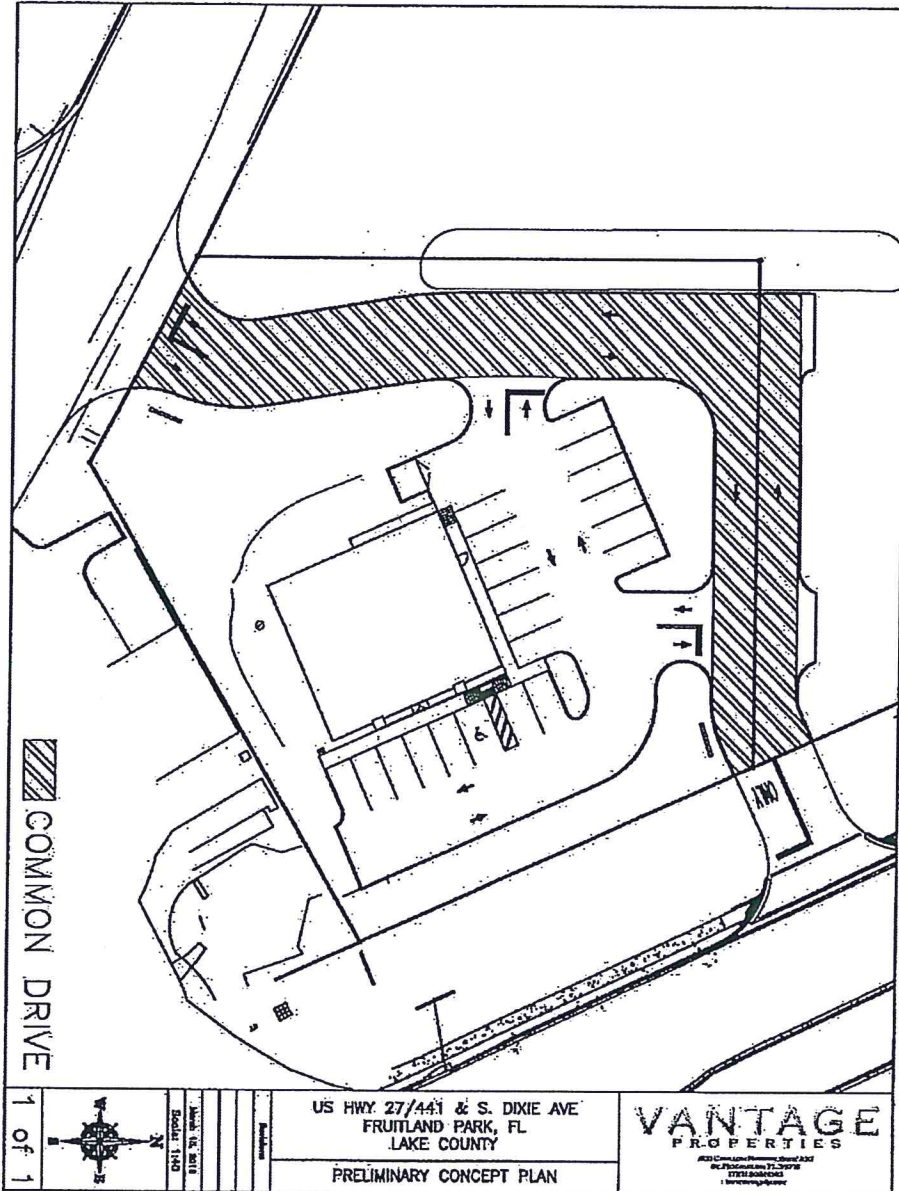
THAT PART OF THE NORTH 229 FEET OF THE SOUTH 991 FEET OF THE SOUTHEAST  
¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST,  
IN LAKE COUNTY, FLORIDA, LYING WEST OF THE WESTERLY LINE OF THE RIGHT  
OF WAY OF U.S. HIGHWAY NO 27.

EXHIBIT BPARCEL B

BEGINNING 566.5 FEET SOUTH AND 200 FEET EAST OF THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER; RUN EAST 205.5 FEET, THENCE RUN SOUTH 24°36'EAST, 140 FEET; THENCE SOUTH 59°31 WEST 219 FEET, THENCE NORTHWESTERLY ALONG HIGHWAY. 84 FEET; THENCE NORTH 200 FEET TO THE POINT BEGINNING, IN SEC. 10, TOWNSHIP 19 SOUTH , RANGE 24 EAST, LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS THAT PORTION THEREOF LYING WITHIN 100 FEET OF THE SURVEY LINE OF STATE ROAD 25-500, SECTION 1104.

EXHIBIT C

DRIVEWAY/ACCESS EASEMENT AREA

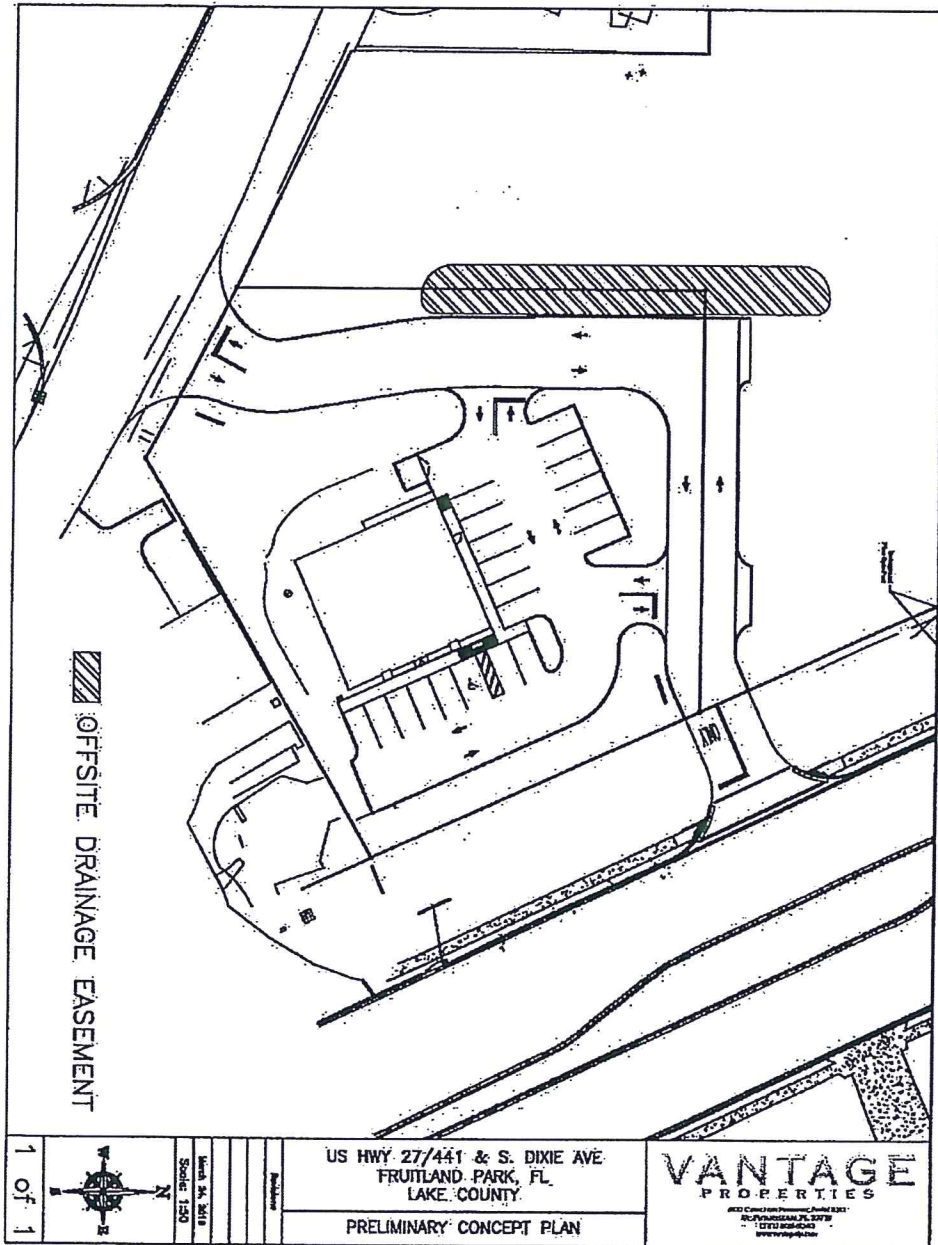


1 of 1		DATE: 06/20/14 DRAWN: J. H. [unreadable]	US HWY. 27/441 & S. DIXIE AVE	<b>VANTAGE</b> PROPERTIES <small>4231 Central Expressway, Suite 400 Orlando, FL 32837 407.844.4444 www.vantageproperties.com</small>
			FRUITLAND PARK, FL LAKE COUNTY	



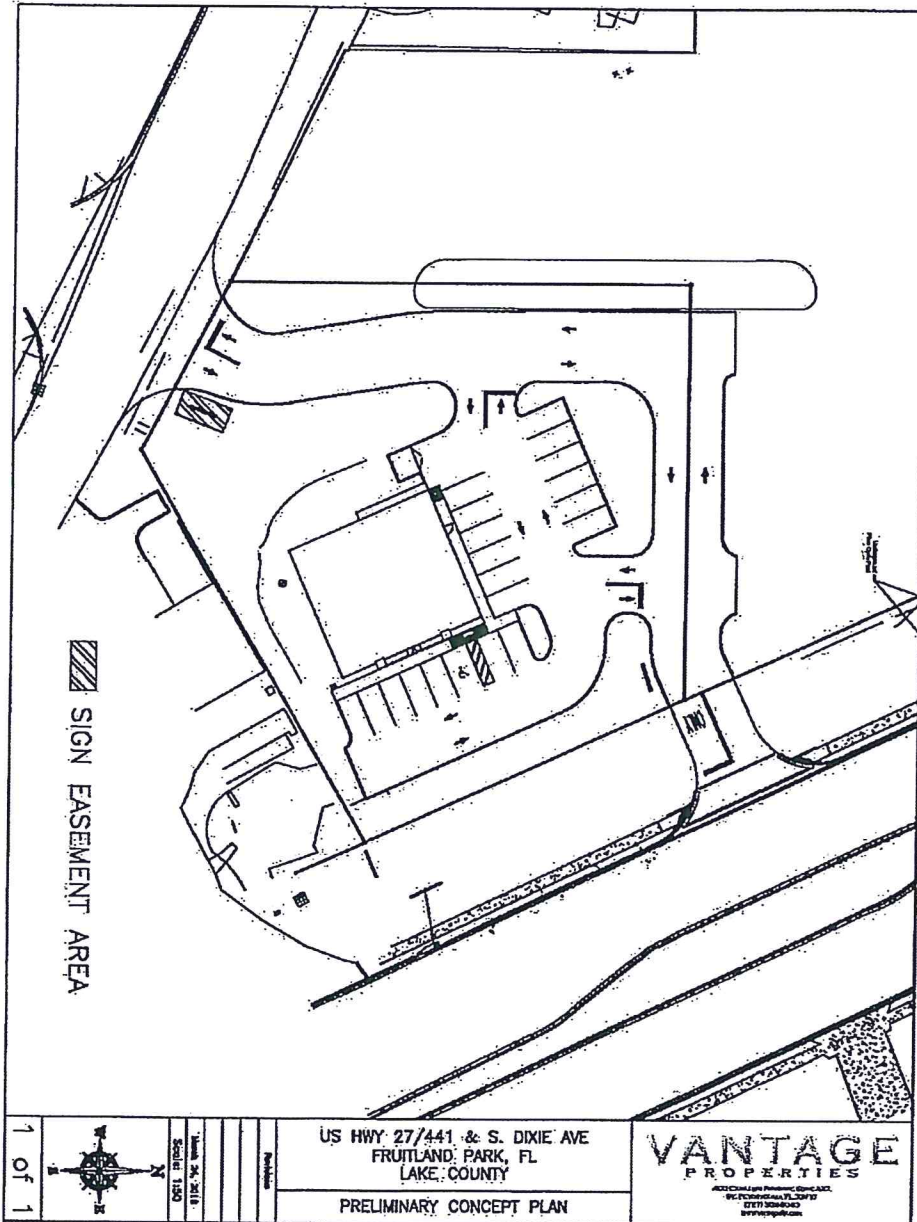
**EXHIBIT D**

**DRAINAGE EASEMENT AREA**



**EXHIBIT E**

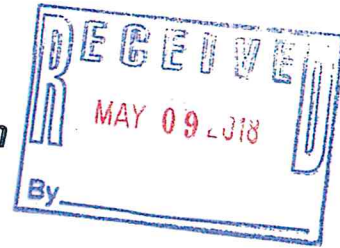
**SIGN EASEMENT AREA**



**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
STORMWATER MANAGEMENT CALCULATIONS**

**FOR**

***IC International Carwash***



**Prepared For:**

Fruitland Park Holdings, LLC  
Tejinder S. Greewall  
1330 Saxon Boulevard  
Orange City, Florida 32763

**Prepared By:**

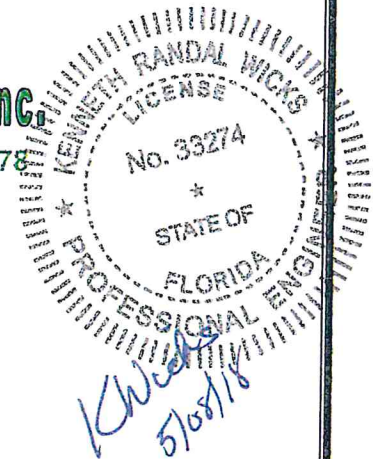


**Wicks Engineering Services, Inc.**

225 West Main Street ♦ Tavares, Florida 32778

P (352) 343-8667 F (352) 343-8665

CERT. OF AUTHORIZATION #30062



**04-20-18**

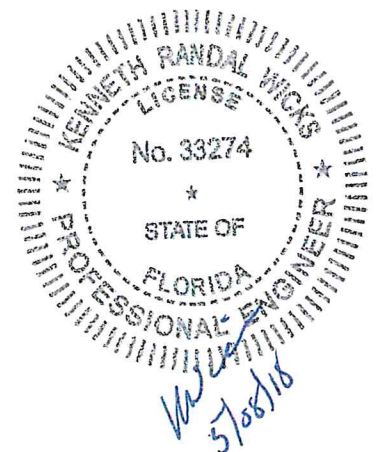
**Amended 05-07-18**



# *IC International Carwash*

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  - A. RUNOFF CURVE NUMBERS
  - B. WATER QUALITY REQUIREMENTS
  - C. S.J.R.W.M.D. STORMWATER DESIGN REQUIREMENTS
  - D. STORMWATER DESIGN SUMMARY
2. BASIN B-2 (BASIN DATA)
3. WATER QUALITY REQUIREMENTS SUMMARY
4. BASIN B-2 100 YEAR – 24 HOUR MODRET RUNOFF & RECOVERY ANALYSIS
5. PRE & POST DEVELOPED DRAINAGE MAPS
6. USDA SOILS MAP
7. GEOTECHNICAL REPORT



# **TAB 1**

## **Scope of Project and Basis of Analysis**

**IC INTERNATIONAL CARWASH  
FRUITLAND PARK  
LAKE COUNTY, FLORIDA  
STORMWATER MANAGEMENT STUDY**

**SCOPE OF PROJECT:**

This report contains drainage basin calculations for a 1.70 acre proposed carwash business. The project discharges to an existing roadside swale along SR 441 / 27 then ultimately to Lake Griffin. The proposed project consist of a new 3,200 SF building, paved parking & drive lanes and the construction of a dry retention pond to treat and attenuate post developed discharge rates.

**BASIS OF ANALYSIS:**

**A. RUNOFF CURVE NUMBERS**

Soil Conservation Service (SCS) runoff Curve Numbers (CN), were developed considering soil types and land use. The soil type for this development consist of entirely Type "A" soils and consist of Candler sand. The existing land cover is open space / wooded. The post-developed curve numbers are based on the proposed land uses within each drainage basin and take into account any directly connected impervious areas. (DCIA).

**B. WATER QUALITY REQUIREMENTS**

The site is less than 40 acres and contains more than 50% impervious surfaces, so the water quality requirement is 1.25 inches of runoff from impervious surfaces or 0.50 inches over the drainage area, whichever is greater and for on-line treatment systems an additional 0.50 inches of runoff from the drainage area must be retained and treated on-site and these volumes must recover within 72 hours. The project is located in the Wekiva Recharge Protection Basin and is required to capture and infiltrate the volume of runoff from 3" over the impervious area and recover this volume in 72 hours.

**C. S.J.R.W.M.D. DESIGN REQUIREMENT**

The site is less than 40 acres and contains more than 50% impervious surfaces, so the water quality requirement is 1.25 inches of runoff from impervious surfaces or 0.50 inches over the drainage area, whichever is greater and for on-line treatment systems an additional 0.50 inches of runoff from the drainage area. The stormwater treatment system for the proposed project is designed to drain to a dry retention system and is required to recover the water quality volume and Wekiva recharge volume in 72 hours. The project has been designed to retain the entire post-developed stormwater runoff from a 100 year – 24 hour storm event on-site and the system recovers this volume in 57 hours.

**FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN REQUIREMENT**

The Departments "Peak Discharge" approach is used for the critical duration analysis. This project will not discharge to the FDOT right-of-way for the FDOT design storms and within this drainage package are the stormwater calculations showing that we retain the runoff from the entire 100 year – 24 hour storm event (10.00 inches of rainfall)

**D. STORMWATER DESIGN SUMMARY**

**BASIN B-2**

- |                             |  |
|-----------------------------|--|
| 1. Water Quality Required   | 0.2125 Ac-Ft                               |
| Water Quality Provided      | 0.387 Ac-Ft (TOB of Pond B-2))             |
| Water Quality Recovery Time | 57 hours                                   |
| 2. Basin B-2                | - 100 year 24 hour flood elevation - 83.41 |



# **TAB 2**

**Basin B-2 (Basin Data)**

DRY RETENTION POND (BASIN B-2)  
POST - DEVELOPED  
AREA & STAGE-STORAGE VOLUME

Stage (ft)	Area (ac)	Stor. Vol. (ac-ft)	
78.00	0.007	0.000	BTM
79.00	0.018	0.012	
80.00	0.035	0.039	
81.00	0.058	0.086	
82.00	0.085	0.157	
83.00	0.114	0.257	
84.00	0.145	0.387	
84.50	0.159	0.463	

# **TAB 3**

## **Water Quality Requirements Summary**



**IC International Carwash  
Water Quality Treatment Volume  
Fruitland Park, Florida**

Basin ID	Impervious Area (ac)	Total Area (ac)	1.25" from Impervious Area (af)	0.50" Runoff Entire Basin (af)	Additional 0.50" Runoff from Entire Basin (af)	3" Over Impervious Area (Wekiva Recharge Area)	Required Volume (af)
B-2	0.85 (50.0%)	1.70	0.0885	0.0708	0.0708	0.2125	0.2125
Total	0.85	1.70	0.0855	0.0708	0.0708	0.2125	0.2125

Required Water Quality - 0.2125 Ac. / Ft.

Provided Water Quality - 0.387 Ac. / Ft. (At Elev. 84.00)

# **TAB 4**

**Basin B-2 100 Year – 24 Hour MODRET  
Runoff & Recovery Analysis**

# MODRET

## HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : ic carwash  
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	1.70 ac.
SCS Curve Number	39.00
Time of Concentration	10.00 min.
Rainfall Depth	10.00 in.
Shape Factor	484
Percent DCIA	50.00 %



# MODRET

## SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : ic carwash**  
**HYDROGRAPH RUNOFF DATA USED**  
**UNSATURATED ANALYSIS INCLUDED**

Pond Bottom Area	1,524.60 ft <sup>2</sup>
Pond Volume between Bottom & DHWL	20,168.28 ft <sup>3</sup>
Pond Length to Width Ratio (L/W)	3.00
Elevation of Effective Aquifer Base	68.00 ft
Elevation of Seasonal High Groundwater Table	68.50 ft
Elevation of Starting Water Level	78.00 ft
Elevation of Pond Bottom	78.00 ft
Design High Water Level Elevation	84.20 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.25
Unsaturated Vertical Hydraulic Conductivity	12.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	29.40 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.25
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

**Runoff Hydrograph File Name: SCS1.SCS**

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 8.10 cfs

**Hydraulic Control Features:**

**Groundwater Control Features - Y/N**

Distance to Edge of Pond  
 Elevation of Water Level

	Top	Bottom	Left	Right
	N	N	N	N
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00

**Impervious Barrier - Y/N**

Elevation of Barrier Bottom

	Top	Bottom	Left	Right
	N	N	N	N
	0.00	0.00	0.00	0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : ic carwash

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
00.00 - 0.03	68.500	0.000 *		
			0.00000	
0.03	68.500	-0.26108		
			0.14497	
11.52	78.720	0.55103		0.00
			0.62206	
13.53	83.412	0.56129		0.00
			0.50053	
15.54	83.261	0.45967		0.00
			0.41882	
17.55	82.946	0.38801		0.00
			0.35720	
19.56	82.622	0.33255		0.00
			0.30790	
21.57	82.302	0.29098		0.00
			0.27406	
23.58	82.039	0.25635		0.00
			0.15062	
35.58	80.039	0.12421		0.00
			0.09780	
47.58	78.740	0.08412		0.00
			0.07044	
57.07	78.000	0.06243		0.00
			0.05442	
71.58	77.082	0.04914		0.00
			0.04386	
83.58	76.500	0.04008		0.00
			0.03630	
95.58	76.017			0.00

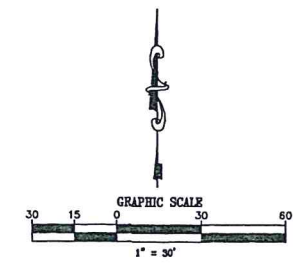
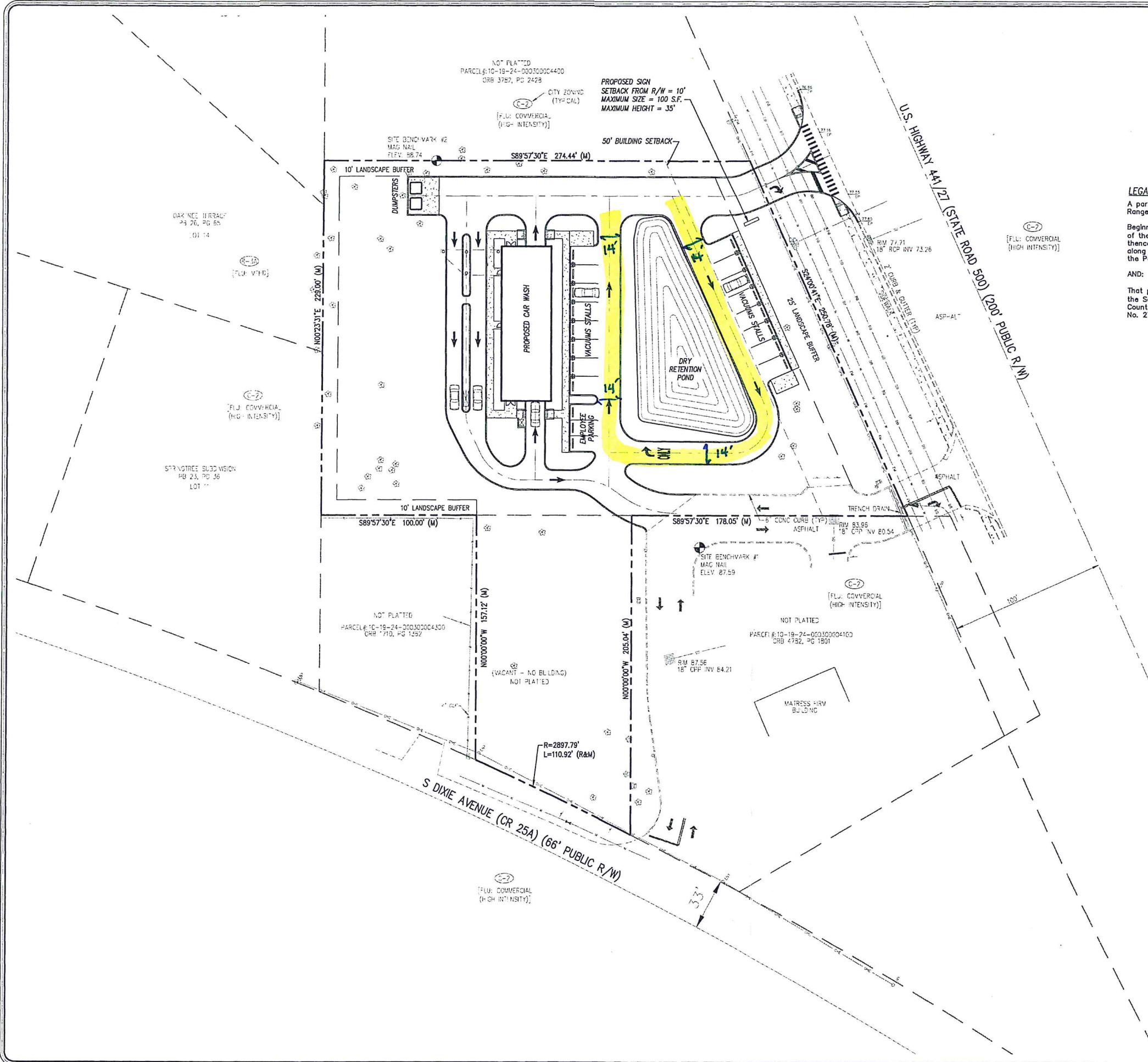
Maximum Water Elevation: 83.412 feet @ 13.53 hours

Recovery @ 57.075 hours

\* Time increment when there is no runoff

WARNING Maximum Infiltration Rate: 16.522 ft/day Exceeds Vertical Permeability: 6.000 ft/day





**LEGAL DESCRIPTION**

A part of Southeast 1/4 of Southwest 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Beginning at a point 566.5 feet South and 100 feet East of the Northwest corner of the Southeast 1/4 of Southwest 1/4 of said Section; run thence East 100 feet; thence South 200 feet to the North line of the Highway; thence Northwesterly along the North line of the Highway, a distance of 110.5 feet to a point South of the Point of Beginning; thence North 153.1 feet to the Point of Beginning.

AND:

That part of the North 229 feet of the South 991 feet of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, lying West of the Westerly line of the right of way of U.S. Highway No. 27.

<b>SITE DATA</b>	
TOTAL ACRES:	1.74 ACRES (76,041 SF)
LAND USE:	VACANT
EXISTING USE:	CARWASH FACILITY
PROPOSED USE:	
ZONING:	GENERAL COMMERCIAL (C-2)
FUTURE LAND USE:	COMMERCIAL (HIGH INTENSITY)
OPEN SPACE:	
REQUIRED SF:	30% (0.51 ACRES 22,216 SF)
PROVIDED SF:	73% (1.27 ACRES 55,818 SF)
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING:	3,200 S.F.
ISR (MAXIMUM):	70%
(PROVIDED):	38%
PARKING:	
REQUIRED:	1 SPACE PER WASH LANE
PROVIDED:	(3) 10'x18' EMPLOYEE SPACES (16) 12'x18' VACUUM SPACES
BUILDING SETBACKS:	
FRONT:	50' FROM RIGHT OF WAY
SIDE:	30' FROM PROPERTY LINE
REAR:	15' FROM PROPERTY LINE
LANDSCAPE BUFFERS:	
HIGHWAY 27 FRONTAGE:	15' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY
SIDES:	10' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY
REAR:	15' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY

**Wicks Engineering Services, Inc.**  
 225 West Main Street, Tallahassee, Florida 32378  
 www.wicksengineering.com  
 TEL: 904-886-6667  
 FAX: 904-886-6667

FRUITLAND PARK HOLDINGS, LLC  
 FRUITLAND PARK HOLDINGS, LLC  
 1330 Saxon Boulevard  
 Orange City, Florida 32763  
 www.fruitlandpark.com

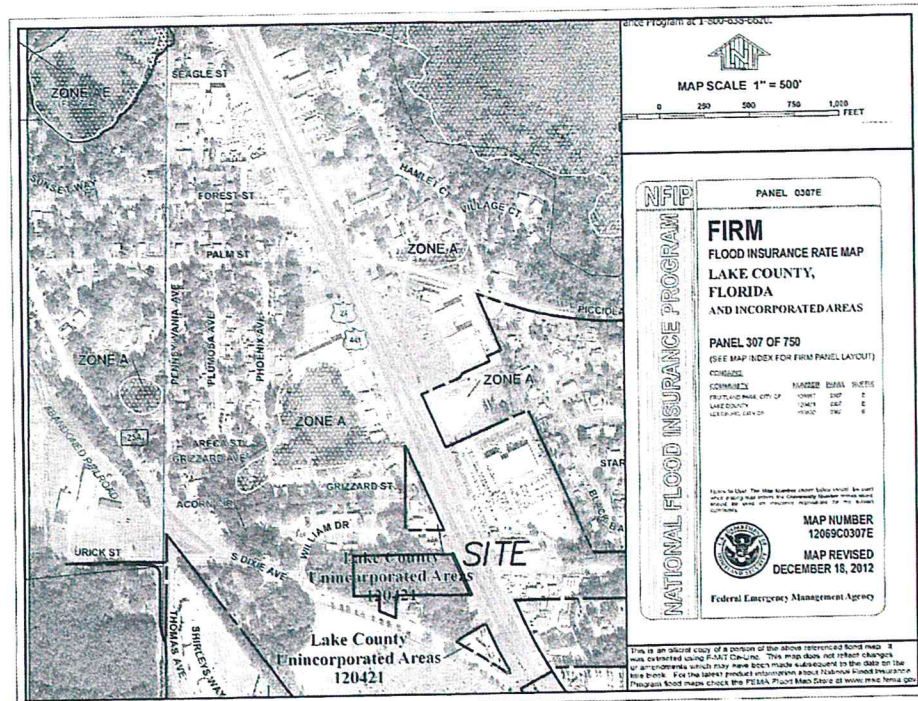
**IC INTERNATIONAL CARWASH  
 SITE PLAN  
 US HWY 27/441 FRUITLAND PARK FL. 34731**

Professional Engineer Seal for Kenneth R. Wicks, No. 33274, State of Florida, dated 4/20/18.

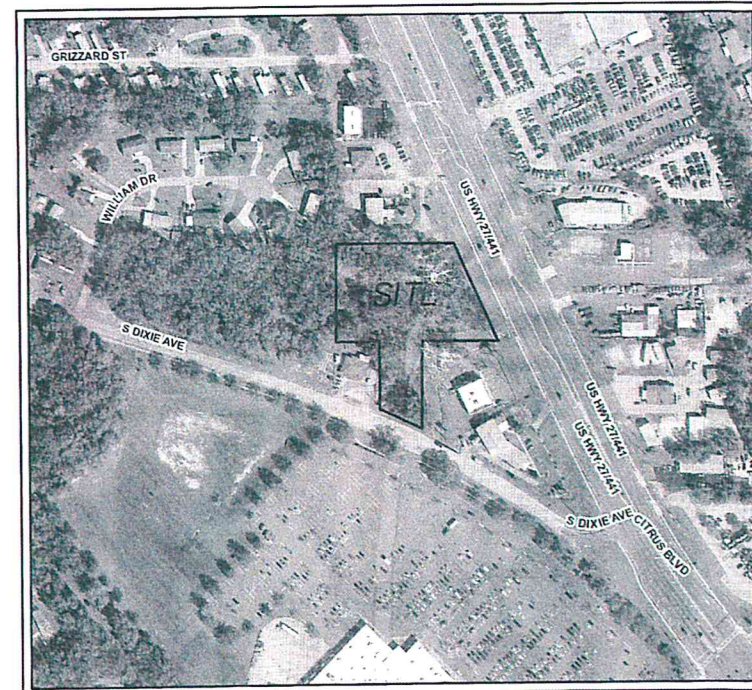
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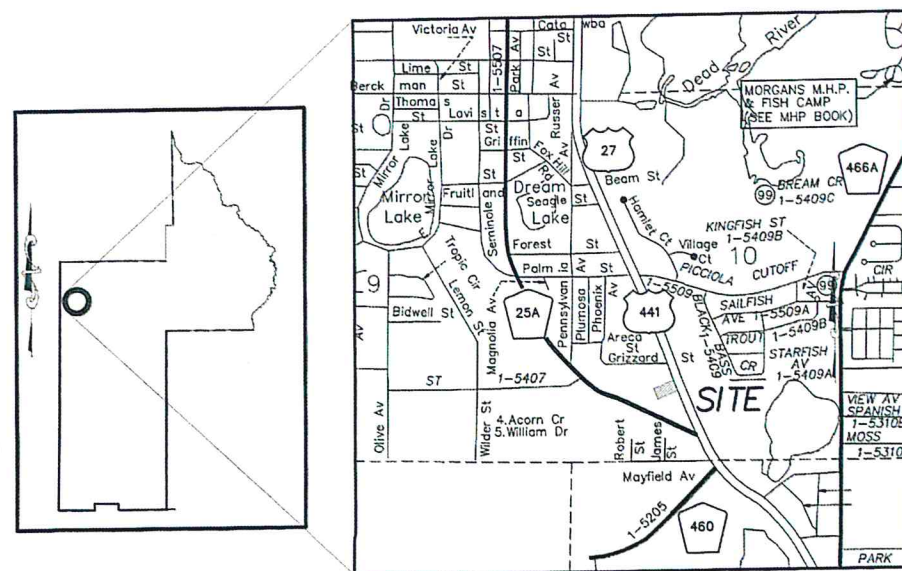
# IC INTERNATIONAL CAR WASH FRUITLAND PARK, FLORIDA 34731



FEMA MAP 12069C0307E  
nts



AERIAL MAP  
ALTERNATE KEY #1170621  
SCALE: 1"=200'



LOCATION MAP  
N.T.S.

- INDEX OF SHEETS
1. COVER SHEET
  2. GENERAL NOTES
  3. GENERAL UTILITY NOTES
  4. SURVEY
  5. DEMOLITION & EROSION CONTROL PLAN
  6. SITE PLAN
  7. GEOMETRY PLAN
  8. GRADING & DRAINAGE PLAN
  9. ENTRANCE ROAD PLAN & PROFILE
  10. UTILITY PLAN
  11. LIFT STATION DETAIL
  12. CONSTRUCTION, DRAINAGE & UTILITY DETAILS
  13. UTILITY DETAILS
  14. LANDSCAPE PLAN

OWNER: FRUITLAND PARK HOLDINGS, LLC.  
TEJINDER GREWAL, MANAGER  
1330 SAXON BLVD.  
ORANGE CITY, FL 32763  
PHONE: 480-717-7100  
EMAIL: TJ@TJOIL.NET

**Wicks Engineering Services, Inc.**  
225 West Main Street, Tavares, Florida 32778  
www.wicksengineering.com (352) 343-8667  
C.A. #30062

FRUITLAND PARK HOLDINGS, LLC  
TEJINDER S. GREWAL  
1330 SAXON BOULEVARD  
ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CARWASH  
COVER SHEET  
US HWY 27/441 FRUITLAND PARK FL. 34731



**Wicks Engineering Services, Inc.**  
225 West Main Street, Tavares, Florida 32778  
www.wicksengineering.com (352) 343-8667  
C.A. #30062

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GENERAL NOTES

- 1. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON...
2. THE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR THIS PROJECT WERE PERFORMED BY OTHERS AND WICKS CONSULTING SERVICES, INC. ASSUMES NO RESPONSIBILITY...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK...
4. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTIONS AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...
5. THE SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION...
6. THE SITE IS CLASSIFIED AS ZONE 'X', PER FEMA FLOOD MAP PANEL 12069C0307E DATED DECEMBER 18, 2012...
7. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION 'ROADWAY DESIGN STANDARDS'...
8. ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED (INCLUDING THE WALKING SURFACE) IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, SECTION 11 AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INDEX 304...
9. THE CONTRACTOR SHALL COORDINATE CIVIL DRAWINGS WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, IRRIGATION, FIRE SYSTEMS. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY...
10. SIGNAGE AND STRIPING SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD). SIGNS SHALL BE ERECTED ACCORDING TO THE REFERENCE NUMBERS DESIGNATED BY THE FDOT OR THE MUTCD...
11. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES. ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO REQUIRED INSPECTIONS...
12. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL SHALL BE REPORTED TO ENGINEER/OWNER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER...
13. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEERING AND AGENCY APPROVAL PRIOR TO PROCUREMENT OF MATERIALS...
14. CONTRACTOR TO SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS...
15. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER & SURVEYOR WITHOUT DELAY. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR AT CONTRACTOR'S EXPENSE...
16. ALL AREAS WHERE PAVEMENT, BUILDING SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF THE LOCAL JURISDICTION...
17. REFER TO F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX FOR CONSTRUCTION OF SITE ITEMS...
18. CONTRACTOR SHALL MEET ALL LOCAL STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC (MOT) PLANS & SIGNAGE THAT WILL BE REQUIRED FOR THIS PROJECT AND SHALL BE INCLUDED IN THE BID FOR THIS PROJECT...
19. ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD...
20. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL PROVIDE FOR THE LAYOUT OF ALL OF THE WORK TO BE CONSTRUCTED. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY...
21. ALL TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH THE OWNER/OPERATOR'S SPECIFICATIONS AND REQUIREMENTS. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS. CONTRACTOR SHALL PROVIDE TESTING SERVICES THROUGH A FLORIDA LICENSED GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE OWNER AND ENGINEER. CONTRACTOR TO SUBMIT TESTING FIRM TO OWNER FOR APPROVAL PRIOR TO COMMENCING TESTING. TESTING OF SUB GRADE, BASE, AND ASPHALT FOR THICKNESS AND DENSITY SHALL BE PERFORMED AT NO MORE THAN 200' INTERVALS...
22. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL STORM DRAINAGE, WATER SYSTEM, SEWER SYSTEM, AND PAVING SYSTEM MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION...
23. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN RIGHT-OF-WAY, EASEMENTS AND ON CONSTRUCTION SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL MAKE GOOD ALL DAMAGE TO PAVEMENT, BUILDINGS, TELEPHONE OR OTHER CABLES, SANITARY PIPES, OR OTHER STRUCTURES BEYOND THE LIMITS OF THIS PROJECT WHICH MAY BE ENCOUNTERED, WHETHER OR NOT SHOWN ON THE DRAWINGS...
24. TEMPORARY FACILITIES: THE CONTRACTOR SHALL FURNISH WATER AND ELECTRIC POWER AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL TEMPORARY CONNECTIONS AND FOR REMOVING SAME AFTER CONSTRUCTION HAS BEEN COMPLETED. THE CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND ENCLOSURES FOR THE USE OF ALL WORKMAN, AT A LOCATION ON THE PROJECT WHICH SHALL BE APPROVED BY THE JURISDICTION. SUCH FACILITIES SHALL COMPLY WITH ALL LOCAL CODES AND SHALL BE MAINTAINED IN SANITARY CONDITION AT ALL TIMES. NO WORK SHALL BE STARTED UNTIL THESE FACILITIES ARE ON THE JOB SITE.

GENERAL NOTES (CONT)

- 25. MAINTENANCE OF TRAFFIC: THE CONTRACTOR SHALL BE RESPONSIBLE, DURING THE COURSE OF CONSTRUCTION, FOR PROPER MAINTENANCE, CONTROL, AND DETOUR OF TRAFFIC IN THE AREA OF CONSTRUCTION. ALL TRAFFIC CONTROL AND MAINTENANCE PROCEDURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX #600 AND LAKE COUNTY, FLORIDA, WITHIN THEIR RESPECTIVE AREAS OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AS BIDDER, PRIOR TO SUBMITTING HIS BID, TO DETERMINE THE REQUIREMENTS OF THESE AGENCIES SO THAT HIS PROPOSAL REFLECTS ALL COSTS TO BE INCURRED. NO CLAIMS FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED FOR COSTS INCURRED DUE TO THE PROPER MAINTENANCE, CONTROL, DETOUR, AND PROTECTION OF TRAFFIC...
26. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER FILL AREAS ARE TO BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL FOR THE AFFECTED WORK...
27. ALL AREAS WITHIN RIGHT-OF-WAY SHALL BE FINISH GRADED WITH A SMOOTH TRANSITION INTO EXISTING GROUND. ALL SWALES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING. ALL DISTURBED AREAS SHALL BE RAKED CLEAN OF ALL LIMESTONE AND ROCKS AND SODDED AFTER FINAL GRADING IN ACCORDANCE WITH THE CONSTRUCTION PLANS PRIOR TO FINAL INSPECTION. ALL GRASSING SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.

DEMOLITION AND EARTHWORK NOTES

- 1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION...
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PAVEMENT REPAIRS AND/OR RESURFACING TO ALL EXISTING ROADS WHICH ARE SAW-CUT OR DAMAGED DURING CONSTRUCTION...
4. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL STATE, AND LOCAL REGULATIONS. (REFER TO TREE PROTECTION REQ.)...
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE INTEGRITY OF THE SYSTEM...
6. PRIOR TO DEMOLISHING UTILITY LINES, CONTRACTOR SHALL VERIFY FLOW DIRECTIONS FROM EXISTING BUILDINGS WHICH ARE TO REMAIN, IF DEMOLITION WILL CUT OFF THESE FACILITIES, THE ENGINEER, ARCHITECT, OWNER (AND/OR OWNERS REPRESENTATIVE) SHALL BE CONTACTED IMMEDIATELY...
7. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS...
8. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED...
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION...
10. WHEN CLEARING LAND FOR THE PROJECT, A BURN PERMIT MUST BE OBTAINED FROM THE JURISDICTION AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL...
11. THE FIRE DEPARTMENT WILL ISSUE A BURNING PERMIT TO ALLOW BURNING OF CLEARED MATERIAL ONLY IF THE FOLLOWING CONDITIONS ARE MET:
A. AN AIR CURTAIN INCINERATOR PROCESS IS USED DURING THE BURNING PROCESS.
B. THE BURN PIT IS AT LEAST 300 FEET AWAY FROM ANY STRUCTURE.
C. THE BURN PIT IS AT LEAST 100 FEET AWAY FROM THE ROAD...
12. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS...
13. ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

EARTHWORK

- 7. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS...
8. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. REPAIR OR RECONSTRUCTION OF DAMAGED AREAS ON SURROUNDING PROPERTIES SHALL BE PERFORMED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED...
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING FOR SITE CONSTRUCTION INCLUDING CLEARING FOR PAVING, UTILITIES, DRAINAGE FACILITIES AND BUILDING CONSTRUCTION. ALL AREAS TO BE CLEARED SHALL BE FIELD STAKED AND REVIEWED BY THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION...
10. WHEN CLEARING LAND FOR THE PROJECT, A BURN PERMIT MUST BE OBTAINED FROM THE JURISDICTION AND THE DEPARTMENT OF FORESTRY PRIOR TO BURNING ANY MATERIAL...
11. THE FIRE DEPARTMENT WILL ISSUE A BURNING PERMIT TO ALLOW BURNING OF CLEARED MATERIAL ONLY IF THE FOLLOWING CONDITIONS ARE MET:
A. AN AIR CURTAIN INCINERATOR PROCESS IS USED DURING THE BURNING PROCESS.
B. THE BURN PIT IS AT LEAST 300 FEET AWAY FROM ANY STRUCTURE.
C. THE BURN PIT IS AT LEAST 100 FEET AWAY FROM THE ROAD...
12. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. ALL CLAY ENCOUNTERED SHALL BE EXCAVATED OUT AND REPLACED WITH CLEAN GRANULAR FILL MATERIALS...
13. ALL FILL MATERIALS SHALL CONTAIN NO MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH OR OTHER MATERIAL THAT WILL NOT COMPACT INTO A SUITABLE AND ENDURING BACKFILL. FILL SHALL BE CLEAN, NON-ORGANIC, GRANULAR MATERIAL WITH NOT MORE THAN 10% PASSING THE NO. 200 SIEVE.

EROSION & SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR: (NPDES) PERMITTING:
A. PREPARING AND SUBMITTING FDEP NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) APPLICATIONS AND FORMS.
B. FDEP NOTICE OF INTENT APPLICATION FEES.
C. PREPARING THE FDEP STORMWATER POLLUTION PREVENTION PLAN (SWPPP)...
2. PRIOR TO EARTH WORK OR CONSTRUCTION, THE CONTRACTOR SHALL POST A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AT THE SITE...
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE APPROPRIATE WATER MANAGEMENT DISTRICT PERMITS PRIOR TO COMMENCING WORK FOR THIS PROJECT AND HAVE POSTED AT CONSTRUCTION SITE...
4. SILT SCREENS AND TURBIDITY BARRIERS MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED...
5. THE EROSION CONTROL MEASURES SHOWN HEREON ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED TO MAINTAIN SITE EROSION SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.

EROSION & SEDIMENT CONTROL NOTES (CONT)

- 6. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT, AND FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION STANDARDS, FDOT INDEX #102 AND BEST MANAGEMENT PRACTICES. HAY BALES ARE NOT ACCEPTABLE. COCONUT FIBER MATERIALS ARE ACCEPTED...
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION...
8. ALL PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED...
9. PRIOR TO INITIATING CONSTRUCTION OF PLANNED IMPROVEMENTS, ALL WRA'S WILL BE EXCAVATED AND ROUGH GRADED TO PROVIDE SEDIMENT AND RUNOFF CONTROL DURING CONSTRUCTION...
10. ALL DISTURBED AREAS WILL BE BROUGHT TO FINAL GRADE AND SEEDED AND MULCHED AS SOON AS POSSIBLE...
11. AREAS WHICH MAY ERODE DUE TO SLOPES OR CONCENTRATED RUNOFF DURING CONSTRUCTION WILL BE TREATED, TEMPORARY SLOPE DRAIN PROTECTION WILL BE PROVIDED PER FDOT ROAD DESIGN STANDARD INDEX NO. 100...
12. OFF SITE DISCHARGE OF UNTREATED STORMWATER WILL BE PREVENTED USING TEMPORARY BERMS AND DIKES WHERE NEEDED...
13. INSPECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NPDES PERMIT BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES AND MAINTENANCE SHALL BE PERFORMED WITHOUT DELAY...
14. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR...
15. EROSION AND SEDIMENT MATERIALS FROM THIS PROJECT SHALL BE CONTAINED ON-SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS...
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS.

STORMWATER AND GRADING NOTES

- 1. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED OR LINED WITH APPROVED REINFORCED EARTH MATTING. APPROVED RIP RAP PER FDOT INDEX #100 MUST BE PLACED AS NECESSARY TO CONTROL EROSION...
2. BENCHMARK LOCATIONS AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION...
3. SPOT ELEVATIONS SHOWN FOR INLETS AND MANHOLES ARE AT TOP OF RIM...
4. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO THE LOCAL JURISDICTION'S CODE...
5. ALL OPEN AREAS WITHIN LIMITS OF CONSTRUCTION AND CONSTRUCTION EASEMENTS SHALL BE SODDED WITH BAHIA SOD BY CONTRACTOR UNLESS OTHERWISE NOTED ON PLANS...
6. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH 4' OF FILTER FABRIC CENTERED ON EACH JOINT...
7. CONTRACTOR SHALL DEWATER WHERE REQUIRED TO MEET TECHNICAL REQUIREMENTS...
8. ALL CONCRETE STORM SEWER PIPE TO BE REINFORCED CONCRETE PIPE CLASS III, EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR REQUIRED BY JURISDICTION. HDPE STORM PIPE SHALL BE APPROVED BY JURISDICTION AND ENGINEER AND SHALL MEET ASTM-477. PVC STORM PIPE SHALL BE ADS OR APPROVED EQUAL...
9. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF WICKS CONSULTING SERVICES, INC. AND HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORTS IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER, WICKS CONSULTING SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION...
10. GEOTECHNICAL REPORT PREPARED BY: ANDREYEV ENGINEERING, INC. REPORT #: GPGT-17-132; REPORT DATE: NOVEMBER 29, 2017...
11. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER...
12. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INDEX DRAWINGS AND SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE STEEL UNLESS OTHERWISE SPECIFIED OR APPROVED...
13. EXISTING TOPOGRAPHY BASED ON DRAWING PREPARED BY: SURVEYOR: ALTAMAX SURVEYING DRAWING DATED: FEBRUARY 03, 2017 PROJECT NUMBER: 901692...
14. ALL STORMWATER STRUCTURES SHALL HAVE CEMENT BENCHING FROM THE BOTTOM OF THE STRUCTURE TO THE LOWEST PIPE INVERT AND SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE UNLESS OTHERWISE NOTED...
15. ALL DISTURBED AREAS ON-SITE SHALL BE SODDED WITH SOD OF LIKE TYPE AND QUALITY TO MATCH EXISTING. ALL DISTURBED AREAS OFF-SITE SHALL BE SODDED WITH ARGENTINA BAHIA. ALL SOD SHALL BE NON-MUCK FARM GROWN.

ROUTINE MAINTENANCE --- STORMWATER

- 1. AFTER COMPLETION OF CONSTRUCTION, WRA'S WILL BE MOWED AND MAINTAINED AS PART OF THE NORMAL LAWN AND OPEN SPACE MAINTENANCE...
2. TRASH AND DEBRIS THAT ACCUMULATES WITHIN THE WRA'S, SWALES, PIPES, AND INLETS WILL BE MANUALLY COLLECTED AND DISPOSED OF WITH OTHER NORMAL SOLID WASTE...
3. ANY EROSION, LOSS OF GRASS, ETC., WILL BE REPAIRED OR REPLACED ROUTINELY AND AS NEEDED...
4. PIPES, INLETS, FLUMES, AND OTHER CONTROL DEVICES WILL BE INSPECTED ANNUALLY AND REPAIRS MADE AS NEEDED...
5. BEST MANAGEMENT PRACTICES SHALL BE USED TO ASSURE EROSION AND SEDIMENT IS CONTROLLED. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION.

TREE PROTECTION REQUIREMENTS

- 1. PROTECT DESIGNATED EXISTING TREES AGAINST:
-UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
-SKINNING AND BRUISING OF BARK
-SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
-EXCESS FOOT OR VEHICULAR TRAFFIC
-PARKING VEHICLES WITHIN DRIP-LINE...
2. ERECT TEMPORARY TREE PROTECTION FENCING AS SHOWN ON THE DETAIL SHEETS. BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING, ALL FENCING SHOULD BE A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS, ON TREES LARGER THAN 20' DBH. BARRICADES SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO ENSURE THAT NO DAMAGE TO THE TREE OCCURS...
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK...
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE...
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE...
6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE BY A QUALIFIED TREE SURGEON...
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION'S CAUSED BY THE DAMAGE...
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

RECORD DRAWINGS

- 1. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH RECORD SURVEYS OF THE INSTALLED WATER, RECLAIM, WASTEWATER AND STORMWATER SYSTEMS. REQUIREMENTS ARE AS FOLLOWS:
a. PERFORMED BY A FLORIDA REGISTERED LAND SURVEYOR.
b. SIX SIGNED AND SEALED RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD.
c. ELECTRONIC FORMATS OF THE RECORD DRAWINGS SHALL BE IN AUTOCAD 2000 OR HIGHER. A COPY OF THE ELECTRONIC FILES SHALL BE PROVIDED TO THE ENGINEER OF RECORD. IT IS PREFERRED TO USE THE APPROVED PLANS WITH STRIKE THROUGH CORRECTIONS...
2. REQUIRED RECORD DRAWING DATA:
a. WATER, FORCEMAIN & RECLAIMED WATER LINE LOCATIONS, SIZE AND MATERIALS.
b. LOCATION OF WATER, FORCEMAIN, RECLAIMED WATER & SEWER VALVES AND APPURTENANCES
c. MANHOLE TOP AND INVERT ELEVATIONS
d. DEPICT POTABLE WATER LINE CROSSING AND PROVIDE ACTUAL SEPARATION DISTANCES
e. SAMPLE POINT LOCATIONS IN ACCORDANCE WITH THE FDEP PERMIT.
f. GRAVITY STORM AND SEWER LOCATIONS, INVERTS, PIPE SIZE AND MATERIALS.
g. PHOTOS OF ALL UTILITIES CROSSING AND WATER MAINS SHALL BE TAKEN AT THE TIME OF CONSTRUCTION PRIOR TO BACKFILLING.
h. ALL STORMWATER MANAGEMENT AREAS SHALL BE DETAILED WITH CROSS SECTIONS AND/OR CONTOURS PROVING FINISH GRADE ELEVATIONS.
i. ALL OUTFALL STRUCTURES SHALL BE VERIFIED WITH SPECIFIC DESIGN ELEVATIONS AS SHOWN ON THE PLANS. (i.e. TOPS, WEIRS, ORIFICE AND SKIMMERS SHOULD ALL BE VERIFIED.
j. FINISHED GRADES AT HIGH POINTS AND GRADE BREAKS IN PAVEMENT CENTERLINE AND EDGE OF PAVEMENT AT 100' INTERVALS, LOT GRADES, BUILDING PADS OR FINISH FLOOR ELEVATIONS.

STANDARD ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, Abbreviation, Description. Includes ARV (AIR RELEASE VALVE), BFP (BACKFLOW PREVENTER), BOC (BACK OF CURB), BTM (BOTTOM), BV (BALL VALVE), C (CENTER LINE), CMP (CORRUGATED METAL PIPE), CO (CLEANOUT), CONC (CONCRETE), DCDVA (DOUBLE CHECK DETECTOR VALVE ASSEMBLY), DIP (DUCTILE IRON PIPE), DHWL (DESIGN HIGH WATER LEVEL), EL (ELEVATION), EOP (EDGE OF PAVEMENT), ERCP (ELLIPTICAL REINFORCED CONCRETE PIPE), FDC (FIRE DEPARTMENT CONNECTION), FFE (FINISHED FLOOR ELEVATION), FH (FIRE HYDRANT), FM (FORCE MAIN), GV (GATE VALVE), HDPE (HIGH DENSITY POLYETHYLENE), DDCA (DOUBLE DETECTOR CHECK ASSEMBLY), HP (HIGH POINT), HR (HANDICAPPED RAMP), INV (INVERT), LF (LINEAR FEET), LP (LOW POINT), LS (LIFT STATION), MES (MITERED END SECTION), MH (MANHOLE), NWL (NORMAL WATER LEVEL), PIV (POST INDICATOR VALVE), PL (PROPERTY LINE), PV (PLUG VALVE), PVC (POLYVINYL CHLORIDE PIPE), RCP (REINFORCED CONCRETE PIPE), RWM (RECLAIMED/REUSE WATER MAIN), R/W (RIGHT OF WAY), SAN (SANITARY), SHWT (SEASONAL HIGH WATER TABLE), SP (SAMPLE POINT), TOB (TOP OF BANK), TOS (TOE OF SLOPE), TYP (TYPICAL), WM (WATER MAIN), RPZ (REDUCED PRESSURE ZONE BACKFLOW DEVICE)

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FRUITLAND PARK HOLDINGS, LLC TEAMER S. GREENALL 1300 SAKON BOULEVARD ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CARWASH GENERAL NOTES US HWY 27/441 FRUITLAND PARK FL. 34731

FLORIDA ENGINEERING BOARD STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER No. 33274 DATE: 5/17/11

Drawn: WSR Checked: TRW Date: 10-25-17 Scale: AS SHOWN File No.: 17136 Sheet: 2 of 13





## FDEP SEPARATION REQUIREMENTS

under 62-555.314 Effective 8-28-2003

HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION	
		WATER ABOVE	WATER BELOW
STORM SEWER	3FT MIN	12" PREF, 6" MIN	12" MIN
STORM FORCE MAIN	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (REQ'D UNDER 62-610)	3FT MIN	12" MIN	12" MIN
RECLAIMED WATER (NOT UNDER 62-610)	10FT PREF, 6FT MIN	12" MIN	12" MIN
VACUUM SANITARY SEWER	10FT PREF, 3FT MIN	12" PREF, 6" MIN	12" MIN
GRAVITY SANITARY SEWER	10FT PREF, 6FT MIN*	12" PREF, 6" MIN	12" MIN
SANITARY SEWER FORCE MAIN	10FT PREF, 6FT MIN	12" MIN	12" MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM 10FT MIN (NO ALTERNATIVES)			

- \* 3FT MINIMUM IF BOTTOM OF WATER MAIN IS 6" ABOVE THE GRAVITY SEWER MAIN
- THESE TABLES ARE NOT COMPREHENSIVE AND ARE NOT A SUBSTITUTE FOR THE TEXT IN 62-555.314. (SEE TEXT BELOW)
- THIS TABLE WAS CREATED BY A PRIVATE INDIVIDUAL AND IS NOT AN OFFICIAL FDEP TABLE.
- ALL DISTANCES ARE MEASURED OUTSIDE TO OUTSIDE.
- IT IS PREFERABLE TO LAY THE WATER PIPE ABOVE THE HAZARD PIPE.
- WATER MAINS CANNOT COME INTO CONTACT WITH ANY HAZARD STRUCTURES WITHOUT PRIOR APPROVAL BY FDEP.
- EXCEPTIONS ARE ONLY ALLOWED ON A CASE-BY-CASE BASIS WITH JUSTIFICATION TO FDEP BEFORE INSTALLATION.

"AT CROSSINGS, CENTER WATER PIPE ON CROSSING OR MAINTAIN THE FOLLOWING JOINT SPACING:"

HAZARD	ALTERNATIVE JOINT SPACING
STORM SEWER	3FT MIN
STORM FORCE MAIN	3FT MIN
RECLAIMED WATER (REQ'D UNDER 62-610)	3FT MIN
RECLAIMED WATER (NOT UNDER 62-610)	6FT MIN
VACUUM SANITARY SEWER	3FT MIN
GRAVITY SANITARY SEWER	6FT MIN
SANITARY SEWER FORCE MAIN	6FT MIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM N/A	

### 62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS TEXT

FOR THE PURPOSE OF THIS SECTION, THE PHRASE WATER MAINS SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

#### (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

#### (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY TEN FEET, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

#### (3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

- (A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
- (B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE TO COMPLY WITH THIS REQUIREMENT (I.E., WHERE THERE IS A CONFLICT IN THE ROUTING OF A WATER MAIN AND A STORM SEWER AND WHERE ALTERNATIVE ROUTING OF THE WATER MAIN OR THE STORM SEWER IS NOT TECHNICALLY FEASIBLE OR IS NOT ECONOMICALLY SENSIBLE). THE DEPARTMENT SHALL ALLOW EXCEPTIONS TO THIS REQUIREMENT (I.E., THE DEPARTMENT SHALL ALLOW CONSTRUCTION OF CONFLICT MANHOLES), BUT SUPPLIERS OF WATER OR PERSONS PROPOSING TO CONSTRUCT CONFLICT MANHOLES MUST FIRST OBTAIN A SPECIFIC PERMIT FROM THE DEPARTMENT IN ACCORDANCE WITH PART V OF THIS CHAPTER AND MUST PROVIDE IN THE PRELIMINARY DESIGN REPORT OR DRAWINGS, SPECIFICATIONS, AND DESIGN DATA ACCOMPANYING THEIR PERMIT APPLICATION THE FOLLOWING INFORMATION:
  1. TECHNICAL OR ECONOMIC JUSTIFICATION FOR EACH CONFLICT MANHOLE.
  2. A STATEMENT IDENTIFYING THE PARTY RESPONSIBLE FOR MAINTAINING EACH CONFLICT MANHOLE.
  3. ASSURANCE OF COMPLIANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS IN SUB-SUBPARAGRAPHS A. THROUGH D. BELOW.
    - A. EACH WATER MAIN PASSING THROUGH A CONFLICT MANHOLE SHALL HAVE A FLEXIBLE, WATERTIGHT JOINT ON EACH SIDE OF THE MANHOLE TO ACCOMMODATE DIFFERENTIAL SETTLING BETWEEN THE MAIN AND THE MANHOLE.
    - B. WITHIN EACH CONFLICT MANHOLE, THE WATER MAIN PASSING THROUGH THE MANHOLE SHALL BE INSTALLED IN A WATERTIGHT CASING PIPE HAVING HIGH IMPACT STRENGTH (I.E., HAVING AN IMPACT STRENGTH AT LEAST EQUAL TO THAT OF 0.25-INCH-THICK DUCTILE IRON PIPE).
    - C. EACH CONFLICT MANHOLE SHALL HAVE AN ACCESS OPENING, AND SHALL BE SIZED, TO ALLOW FOR EASY CLEANING OF THE MANHOLE.
    - D. GRATINGS SHALL BE INSTALLED AT ALL STORM SEWER INLETS UPSTREAM OF EACH CONFLICT MANHOLE TO PREVENT LARGE OBJECTS FROM ENTERING THE MANHOLE.

- (4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C. (UPDATED 8-15-04)

## UTILITY NOTES

1. SHOULD ANY DISCREPANCIES BE DISCOVERED THAT WOULD PREVENT CONSTRUCTION OF NEW IMPROVEMENTS AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 48 HOURS FOR A DETERMINATION AS TO THE DISPOSITION OF THE DISCREPANCIES. NO CLAIM WILL BE ALLOWED BY THE CONTRACTOR SHOULD HE FAIL TO PROVIDE THE REQUIRED NOTIFICATION PRIOR TO CONSTRUCTION.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR FIELD VERIFICATION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY TO ENSURE THE LOCATION AND INTEGRITY OF THE SYSTEM.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
4. ALL PIPING TO HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE NOTED ON THE PLANS.
5. WHERE PAVEMENT IS REMOVED, THE SURFACING MATERIAL SHALL BE MECHANICAL SAW-CUT PRIOR TO TRENCH EXCAVATION, LEAVING A UNIFORM AND STRAIGHT EDGE, WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IMMEDIATELY FOLLOWING THE SPECIFIED BACKFILLING AND COMPACTION, A TEMPORARY SAND SEAL COAT SURFACE SHALL BE APPLIED TO THE CUT AREAS AND CONTINUE TO PROVIDE A SMOOTH TRAFFIC SURFACE WITH THE EXISTING ROADWAY AND SHALL BE MAINTAINED UNTIL FINAL RESTORATION.
6. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL TAKE SPECIAL CARE AND PROVIDE ADEQUATE PROTECTION IN ORDER TO MINIMIZE DAMAGE TO VEGETATION, SURFACED AREAS, AND STRUCTURES WITHIN RIGHT-OF-WAY EASEMENT ON SITE, AND TAKE FULL RESPONSIBILITY FOR THE REPLACEMENT OR REPAIR THEREOF.

## WATER DISTRIBUTION

1. EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS, AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS, AND COUPLINGS.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, PIPE SHALL BE MANUFACTURED FROM POLYVINYL CHLORIDE RESIN CONFORMING TO ASTM DESIGNATION D 1784. THE PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL FOR POTABLE WATER PIPE. PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900, (D.R. 18) "STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 4 INCHES THROUGH 12 INCHES FOR WATER" AND SHALL BE FURNISHED IN CAST IRON PIPE EQUIVALENT OUTSIDE DIAMETERS WITH RUBBER GASKETED JOINTS AS LISTED C900 STANDARD. DI PIPE SHALL CONFORM WITH AWWA C-150/C-151. POLYVINYL CHLORIDE PIPE LESS THAN 4 INCHES IN DIAMETER SHALL BE IN ACCORDANCE WITH ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 (SDR 21, PC 200). DR 14 SHALL BE USED FOR FIRE LINES AND INSTALLED IN ACCORDANCE W/ NFPA 24, 1995.
3. CONNECTIONS FOR PIPE 2" IN DIAMETER AND LARGER SHALL BE RUBBER COMPRESSION RING TYPE. PIPE SHALL BE EXTRUDED WITH INTEGRAL THICKENED WALL BELLS WITHOUT INCREASE IN SDR. RUBBER RING GASKETS SHALL CONSIST OF SYNTHETIC COMPOUNDS MEETING THE REQUIREMENTS OF ASTM DESIGNATION D1869, AND SUITABLE FOR THE DESIGNATED SERVICE. OTHER CONNECTIONS FOR PIPE; SOLID WELDED SLEEVE JOINT. FITTINGS FOR 2 INCH AND SMALLER PIPE SHALL BE P.V.C. SOLVENT WELDED JOINTS. FITTINGS FOR USE WITH P.V.C. PIPE WILL BE CAST IRON OR DUCTILE IRON WITH MECHANICAL JOINT RUBBER COMPRESSION RING TYPE JOINTS, WHERE MECHANICAL JOINT IRON FITTINGS OR DUCTILE IRON PIPE ARE TO INTERFACE WITH PVC PIPE, A TRANSITION GASKET, CLOW F-6340 OR EQUAL, SHALL BE USED. NO P.V.C. FITTINGS WILL BE ALLOWED EXCEPT ON PIPE AND FITTINGS SMALLER THAN 3 INCHES.
4. PVC PIPE CONNECTED TO HEAVY FITTINGS AND/OR RIGID STRUCTURES SHALL BE SUPPORTED SO THAT NO SUBSEQUENT RELATIVE MOVEMENT BETWEEN THE PVC PIPE AT THE JOINT AND THE RIGID STRUCTURE IS POSSIBLE.
5. RESTRAINED JOINTS SHALL BE USED AT ALL BENDS & TEES.
6. BACKFILLING OF THE TRENCH FROM THE BOTTOM UP TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE SHALL BE COMPACTED IN SIX (6) INCH LAYERS USING DRY FRAGILE SOIL (MAXIMUM PARTICLE OR FRAGMENT DIMENSION 1") TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED WITH EXCAVATED EARTH MATERIAL (MAXIMUM ROCK OR FRAGMENT DIMENSION 6") IN NINE (9) INCH LAYERS COMPACTED TO NINETY FIVE (95) PERCENT MAXIMUM DENSITY. NINETY-EIGHT (98) PERCENT UNDER AREAS TO BE PAVED. DENSITY DETERMINATIONS SHALL BE MADE IN ACCORDANCE WITH AASHTO SPECIFICATION T-180. MINIMUM COVER OVER THE TOP OF THE PIPE SHALL BE THIRTY-SIX (36) INCHES UNLESS OTHERWISE SHOWN. IF POSSIBLE, JOINTS SHOULD BE LEFT UNCOVERED UNTIL AFTER TESTING HAS BEEN SATISFACTORILY COMPLETED.
7. THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 150 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).
8. AFTER COMPLETION OF CONSTRUCTION AND TESTING, THE WATER SYSTEM SHALL BE DISINFECTED WITH CHLORINE SOLUTION BEFORE ACCEPTANCE FOR DOMESTIC OPERATION. THE AMOUNT OF CHLORINE APPLIED SHALL BE SUFFICIENT TO PROVIDE A DOSAGE SOLUTION OF NOT LESS THAN FIFTY (50) PARTS PER MILLION. PRIOR TO INTRODUCING THE CHLORINE SOLUTION, THE LINE SHALL BE THOROUGHLY FLUSHED WITH CLEAN POTABLE WATER. CHLORINE SOLUTION SHALL BE INTRODUCED IN ACCORDANCE WITH AWWA STANDARD C-651-92 AND SHALL REMAIN IN THE SYSTEM FOR A CONTACT PERIOD OF AT LEAST TWENTY-FOUR (24) HOURS, DURING WHICH TIME EVERY VALVE IN THE SYSTEM SHALL BE OPENED AND CLOSED SEVERAL TIMES TO ASSURE CONTACT WITH EVERY SURFACE OF THE SYSTEM. AFTER COMPLETION OF THE DISINFECTION PROCEDURE, THE SYSTEM SHALL BE FLUSHED USING CHLORINATED WATER FROM THE CENTRAL WATER SUPPLY. SAMPLES SHALL BE TAKEN FROM THE NEW SYSTEM FOR TESTING BY A D.H.R.S. CERTIFIED LAB AND SUBMITTED TO THE ENGINEER FOR SUBMITTAL TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR CLEARANCE BEFORE IT IS PLACED INTO ACTIVE SERVICE.
9. GATE VALVES SHALL BE MUELLER CLASS 200 RESILIENT SEATED VALVES, OR APPROVED EQUAL, WITH MECHANICAL JOINT ENDS, MANUFACTURED TO MEET OR EXCEED REQUIREMENTS OF AWWA C509, LATEST REVISION. EACH VALVE SHALL BE FITTED WITH A CAST IRON BOX AND COVER.
10. FIRE HYDRANT(S) SHALL BE MUELLER STANDARD OR APPROVED EQUAL 3-WAY WITH TWO (2) 2-1/2 INCH HOSE CONNECTIONS AND ONE (1) 4-1/2 INCH PUMPER NOZZLE. MAIN BARREL VALVE SIZE SHALL BE 5-1/4 INCHES. AFTER INSTALLATION THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT REQUIREMENTS.
11. ALL WATER SERVICE LINES TWO (2) INCHES AND UNDER SHALL BE POLYETHYLENE, IDR 9 OR SDR-26 WITH A PRESSURE RATING OF 160 PSI. ASTM D-2239.
12. ALL PVC WATER MAINS SHALL BE LAID WITH METALIC LOCATING TAPE PLACED 18" ABOVE THE CENTER OF THE WATERLINE. FOR FUTURE LOCATING PURPOSES #14 COPPER ARMORED POLYGLASS FIBER SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE VALVE BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH THE VALVE OPERATION.

## UTILITY NOTES (CONT)

13. SURVEY AS-BUILT DRAWING IS REQUIRED.
14. DEDICATED FIRE MAINS SHALL BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR PER F.S. 633.021(5)
15. AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE IS REQUIRED FOR THE DOMESTIC WATERLINE (A.S.S.E. 1013). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL CITY OR COUNTY WATER SYSTEM. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL CITY OR COUNTY UTILITY DEPARTMENT.
16. THE IRRIGATION AND FIRE SYSTEMS ARE REQUIRED TO HAVE AN APPROVED DOUBLE CHECK VALVE ASSEMBLY (A.S.S.E. 1015). IT WILL BE INSTALLED AT THE POINT OF DELIVERY FROM THE LOCAL UTILITIES WATER SYSTEM, IN THE HORIZONTAL POSITION. THE INSTALLER IS RESPONSIBLE FOR TESTING THE DEVICE UPON INSTALLATION BY A CERTIFIED BACKFLOW TESTER WITH THE RESULTS BEING FORWARDED TO THE LOCAL UTILITY DEPARTMENT.
17. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF THE LOCAL JURISDICTION AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY.
18. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A COPY OF THE FDEP WATER AND SEWER PERMITS ON SITE AT ALL TIMES AND PERFORM BACTERIOLOGICAL TESTING (B.T.) AFTER DISINFECTION IN ACCORDANCE WITH THE FDEP WATER PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR CONTRACTOR TO SUBMIT A SET OF AS-BUILT WATER AND SEWER DRAWINGS TO THE ENGINEER. THE AS-BUILT WATER DRAWING WILL NEED TO BE PREPARED PER CITY OR COUNTY REQUIREMENTS. THE AS-BUILT SURVEY/ DRAWINGS WILL NEED TO BE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR.
19. THE CONTRACTOR SHALL PROTECT THE EXISTING ACTIVE WATER MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, TESTING AND MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS DURING CONSTRUCTION. ALL PROTECTION METHODS SHALL CONFORM TO THE LOCAL UTILITY COMPANIES, FDEP, AND AWWA STANDARD SPECIFICATIONS.
20. UPON COMPLETION OF THE WATER DISTRIBUTION SYSTEM INSTALLATION, CONTRACTOR SHALL FURNISH TO THE LOCAL FIRE DISTRICT AND ENGINEER CERTIFIED FIRE FLOW DATA FOR ALL FIRE HYDRANTS WITHIN THE PROJECT.
21. ALL WATER PIPE NEW OR RELOCATED SHALL BE COLOR CODED OR DETAIL MARKED USING BLUE AS PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. RECLAIMED WATER PIPING SHALL BE PURPLE COLORED PIPE.
22. ALL WATER MAIN MATERIAL AND APPURTENANCES, PIPES, JOINTING AND PACKING MATERIAL INTERNAL COATING, AND LININGS, FITTINGS, AND APPURTENANCES SHALL BE IN THE ACCORDANCE WITH THE CORRESPONDING AWWA STANDARDS AND BE CONFORMING TO NSF REQUIREMENTS IN COMPLIANCE WITH PARAGRAPH 62-555 FLORIDA ADMINISTRATIVE CODE.
23. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL COMPLY WITH THE LEAD USE PROHIBITION RULE IN 62-555.322 FLORIDA ADMINISTRATIVE CODE.

### GENERAL SPECIFICATION NOTES:

1. THE CITY/TOWN SPECIFICATIONS WILL TAKE PRECEDENCE IF THEY ARE MORE STRINGENT THAN THESE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

### FORCEMAIN NOTES

1. FORCEMAIN PIPE SHALL BE INSTALLED AND MAINTAINED AT A 3' MINIMUM DEPTH THROUGH-OUT PROJECT EXCEPT WHERE SHOWN ON PLANS AND APPROVED SPECIFICATIONS. MAINTAIN 18" BELOW WATER MAIN.
2. FORCEMAIN PIPE TO BE PVC C900, DR18 CLASS 100 AWWA.
3. EXCAVATED TRENCH BOTTOM(S) SHALL BE FREE OF STICKS, ROOTS, STUMPS, STONES, BOULDERS AND ALL DEBRIS AND SHALL BE GRADED AND SHAPED FOR CONTINUOUS BEARING OF THE BOTTOM OF THE PIPE SYSTEM WITH ALLOWANCE FOR VALVES, FITTINGS AND COUPLINGS.
4. PVC SEWER MAINS SHALL BE LAID WITH METALIC TAPE PLACED 18" ABOVE THE CENTER OF THE FORCEMAIN WITH CONTINUOUS MARKING "CAUTION SEWAGE PRESSURE LINE" FOR FUTURE LOCATING PURPOSES. #14 COPPER ARMORED POLYGLASS FIBER SHALL BE TAPED TO THE TOP OF THE PIPE AND TERMINATE WITH 12" EXTENDING ABOVE THE TOP OF THE LEFT STATION VALVE BOX.
5. THE PIPE SYSTEM SHALL BE TESTED AND EXAMINED FOR LEAKAGE IN SECTIONS NOT EXCEEDING 1,000 FEET, AT NOT LESS THAN 150 PSI STATIC PRESSURE, IN ACCORDANCE WITH AWWA C 600 (DIP) C 605 (PVC).

ALLOWABLE LEAKAGE =  $L = (ND^3)/7400$  DURATION 2 HOURS.

L = ALLOWABLE LEAKAGE GPM/HR  
 N = # OF JOINTS IN LENGTH TESTED  
 P = AVERAGE TEST PRESSURE (PSI)  
 D = NOMINAL DIAMETER OF PIPE (IN)



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IC INTERNATIONAL CARWASH  
 GENERAL UTILITY NOTES  
 US HWY 27/41 FRUITLAND PARK FL. 34731



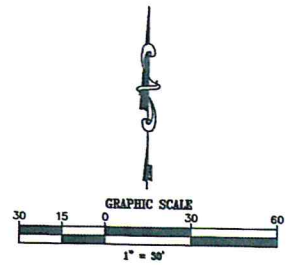
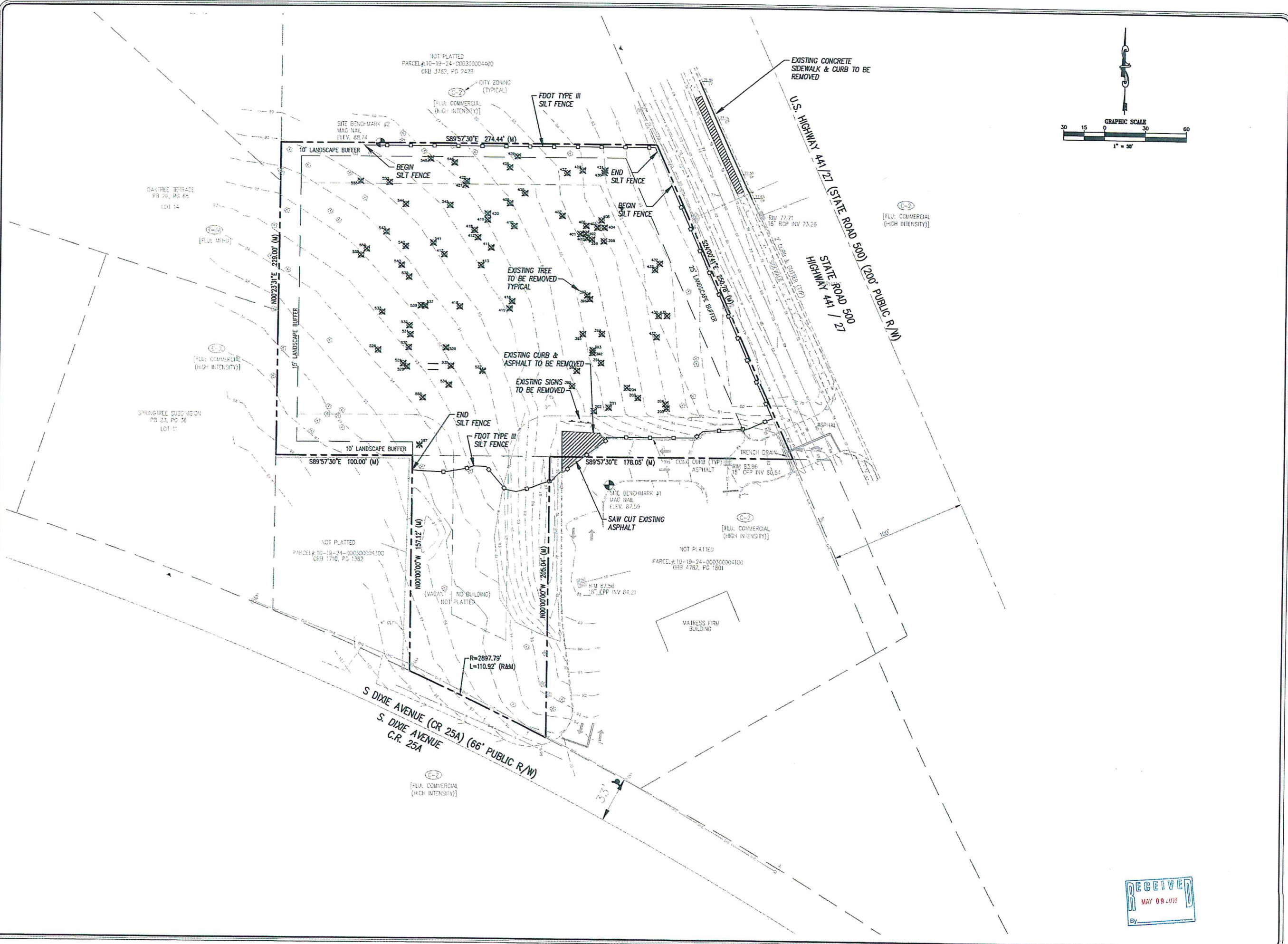
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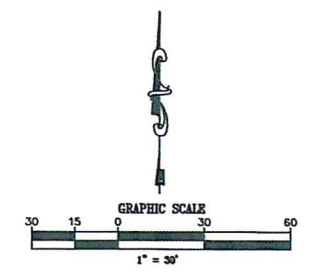
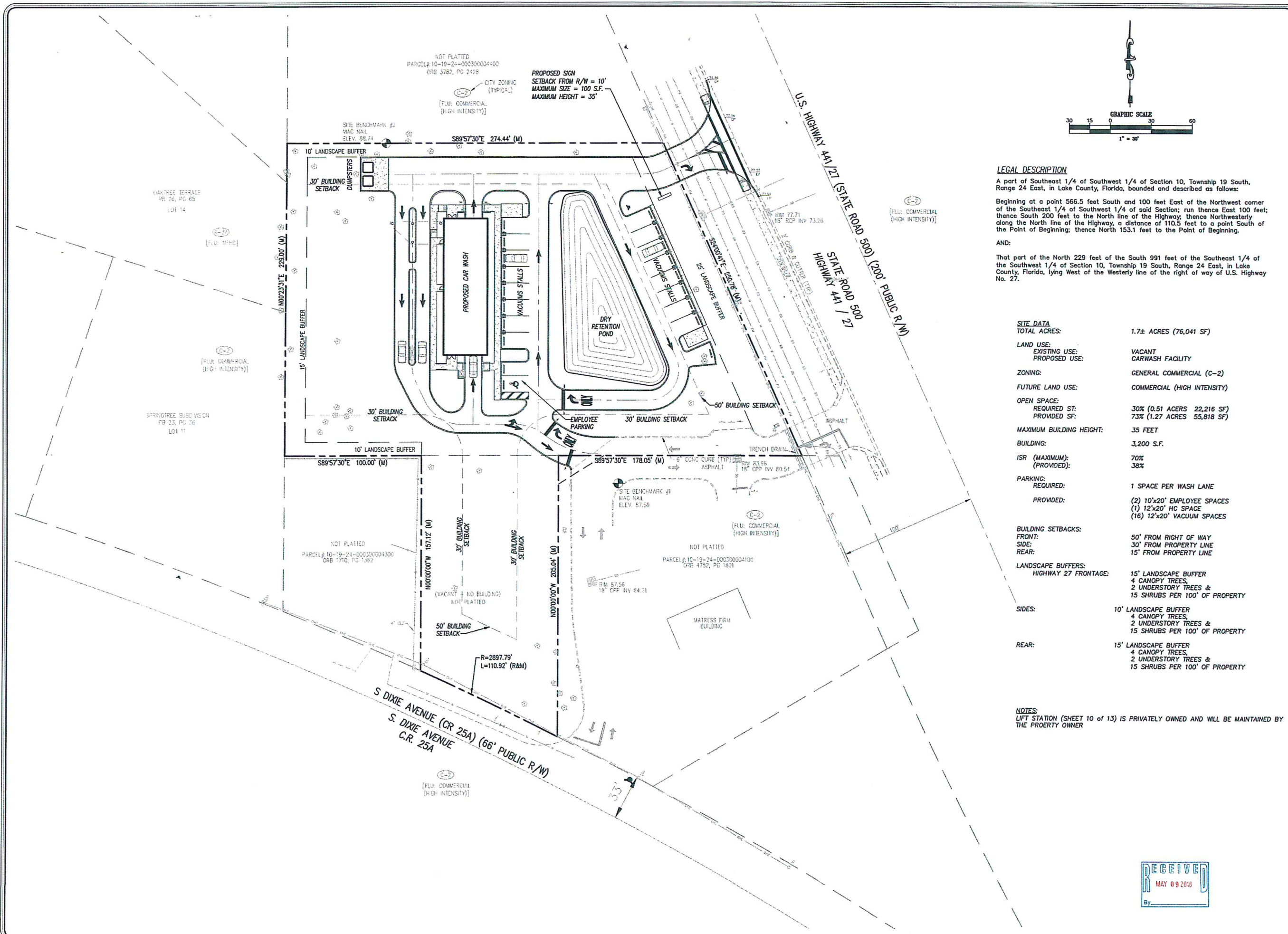
**IC INTERNATIONAL CARWASH  
 DEMOLITION & EROSION CONTROL PLAN  
 US HWY 27/441 FRUITLAND PARK FL. 34731**



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**LEGAL DESCRIPTION**  
 A part of Southeast 1/4 of Southwest 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:  
 Beginning at a point 566.5 feet South and 100 feet East of the Northwest corner of the Southeast 1/4 of Southwest 1/4 of said Section; run thence East 100 feet; thence South 200 feet to the North line of the Highway; thence Northwesterly along the North line of the Highway, a distance of 110.5 feet to a point South of the Point of Beginning; thence North 153.1 feet to the Point of Beginning.

AND:  
 That part of the North 229 feet of the South 991 feet of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, lying West of the Westerly line of the right of way of U.S. Highway No. 27.

<b>SITE DATA</b>	
TOTAL ACRES:	1.7± ACRES (76,041 SF)
LAND USE:	
EXISTING USE:	VACANT
PROPOSED USE:	CARWASH FACILITY
ZONING:	GENERAL COMMERCIAL (C-2)
FUTURE LAND USE:	COMMERCIAL (HIGH INTENSITY)
OPEN SPACE:	
REQUIRED ST:	30% (0.51 ACERS 22,216 SF)
PROVIDED SF:	73% (1.27 ACRES 55,818 SF)
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING:	3,200 S.F.
ISR (MAXIMUM):	70%
(PROVIDED):	38%
PARKING:	
REQUIRED:	1 SPACE PER WASH LANE
PROVIDED:	(2) 10'x20' EMPLOYEE SPACES (1) 12'x20' HC SPACE (16) 12'x20' VACUUM SPACES
BUILDING SETBACKS:	
FRONT:	50' FROM RIGHT OF WAY
SIDE:	30' FROM PROPERTY LINE
REAR:	15' FROM PROPERTY LINE
LANDSCAPE BUFFERS:	
HIGHWAY 27 FRONTAGE:	15' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY
SIDES:	10' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY
REAR:	15' LANDSCAPE BUFFER 4 CANOPY TREES, 2 UNDERSTORY TREES & 15 SHRUBS PER 100' OF PROPERTY

**NOTES:**  
 LIFT STATION (SHEET 10 of 13) IS PRIVATELY OWNED AND WILL BE MAINTAINED BY THE PROPERTY OWNER

**Wicks Engineering Services, Inc.**  
 225 West Main Street, Tavares, Florida 32778  
 www.wicksengineering.com (352) 343-8667  
 C.A. #32062

FRUITLAND PARK HOLDINGS, LLC  
 TEJANER S. GREENWALL  
 1130 Saxon Boulevard  
 Orange City, Florida 32763

**IC INTERNATIONAL CARWASH**  
**SITE PLAN**  
**US HWY 27/441 FRUITLAND PARK FL. 34731**



Drawn: MSR	REVISION:	DATE:
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Date: 10-25-17		
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File No.: 17136		



NOT PLATTED  
 PARCEL#: 10-19-24-00030004400  
 ORB 3782, PG 2428

CITY ZONING  
 (TYPICAL)  
 [FLU: COMMERCIAL  
 (HIGH INTENSITY)]

SITE BENCHMARK #2  
 MAG NAIL  
 ELEV. 88.74

S89°57'30"E 274.44' (M)

10' LANDSCAPE BUFFER

EDGE OF PAVEMENT  
 GEOMETRY

- 54.05' S 00°02'30" W
- 54.05' S 00°02'30" W
- 72.14' S 00°02'30" W
- R=25.00' L=11.81' S 27°01'24" E
- 19.08' S 65°40'39" E
- R=43.67' L=23.46' S 31°00' W
- 2.03' S 65°40'39" E
- R=31.00' L=13.14' S 89°57'30" E
- 32.65' S 25°00' L=16.97' E
- 8.99' S 51°04'35" E
- R=74.00' L=28.33' S 00°02'30" W
- 32.41' S 00°02'30" W
- 39.75' S 00°02'30" W
- 10.89' N 89°57'30" W
- R=15.00' L=16.30' N 00°02'31" E 229.00' (M)

[FLU: MTD]

[FLU: COMMERCIAL  
 (HIGH INTENSITY)]

SPRINGTREE SUBDIVISION  
 PB 23, PG 36  
 LOT 11

10' LANDSCAPE BUFFER

S89°57'30"E 100.00' (M)

NOT PLATTED  
 PARCEL#: 10-19-24-00030004300  
 ORB 1710, PG 1362

(VACANT - NO BUILDING)  
 NOT PLATTED

N00°00'00"W 205.04' (M)

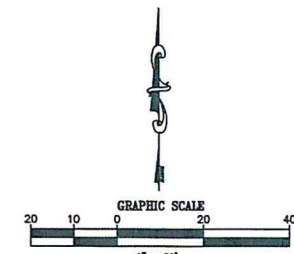
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 PARCEL#: 10-19-24-00030004100  
 ORB 4782, PG 1801

MATRESS FIRM  
 BUILDING

RIM 87.56  
 18" CPP INV 84.21

SITE BENCHMARK #1  
 MAG NAIL  
 ELEV. 87.59

[FLU: COMMERCIAL  
 (HIGH INTENSITY)]



LEGEND

- ⊙ PARKING COUNT
- Ⓐ HANDICAP RAMP PER FDOT INDEX #304
- Ⓑ HANDICAP RAMP w/ HANDRAIL PER FDOT INDEX #304

[FLU: COMMERCIAL  
 (HIGH INTENSITY)]

**Wicks Engineering Services, Inc.**  
 225 West Main Street, Tallahassee, Florida 32378  
 www.wicksengineering.com (904) 866-6667

FRUITLAND PARK HOLDINGS, LLC  
 TEANER S GREENWALD  
 1330 SAVAN BOULEVARD  
 ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CARWASH  
 GEOMETRY PLAN  
 US HWY 27/441 FRUITLAND PARK FL. 34731



Drawn: WSR	DATE:
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NOT PLATTED  
 PARCEL # 10-19-24-000300004400  
 ORB 3782, PG 2428

CITY ZONING  
 (TYPICAL)  
 C-2

[FLU: COMMERCIAL  
 (HIGH INTENSITY)]

SITE BENCHMARK #2  
 MAG NAIL  
 ELEV. 88.74

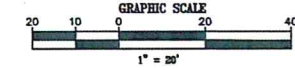
S89°57'30"E 274.44' (M)

101 LF-18" RCP  
 @ 2.50%

MATCH EXISTING  
 SIDEWALK GRADE

U.S. HIGHWAY 441/27 (STATE ROAD 500)  
 STATE ROAD 500  
 HIGHWAY 441 / 27  
 (200' PUBLIC R/W)

C-2  
 [FLU: COMMERCIAL  
 (HIGH INTENSITY)]



- ① TYPE C INLET  
 TOP 86.91  
 INV. 84.00
- ② TYPE C INLET  
 TOP 88.48  
 INV. SW 83.75  
 INV. E 83.65
- ③ TYPE C INLET  
 TOP 84.31  
 INV. W 81.00  
 INV. SE 80.90
- ④ TYPE C INLET  
 TOP 84.25  
 INV. 78.56
- ⑤ 18" MITERED END SECTION  
 INV. 80.00
- ⑥ TYPE C INLET  
 TOP 87.63  
 INV. 83.00
- ⑦ 18" MITERED END SECTION  
 INV. 81.00
- ⑧ 18" MITERED END SECTION  
 INV. 81.00
- ⑨ 18" MITERED END SECTION  
 INV. 81.00
- ⑩ CONTROL STRUCTURE  
 GRATE EL. 88.70  
 INV. 85.78
- ⑪ 15" MITERED END SECTION  
 INV. 85.50

FRUITLAND PARK HOLDINGS, LLC  
 TEANERD S. CREEWALL  
 1330 Saxon Boulevard  
 Orange City, Florida 32763

IC INTERNATIONAL CARWASH  
 GRADING & DRAINAGE PLAN  
 US HWY 27/441 FRUITLAND PARK FL. 34731

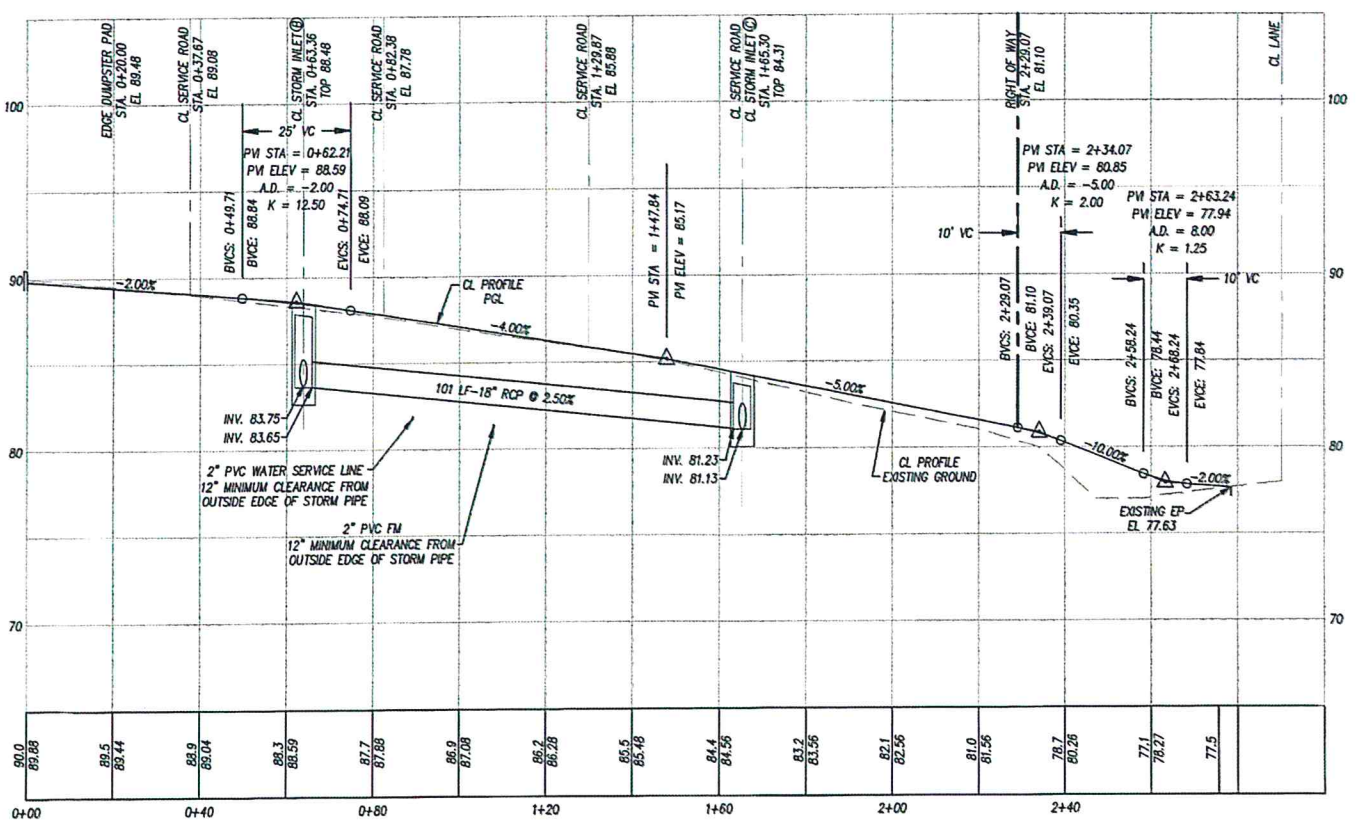
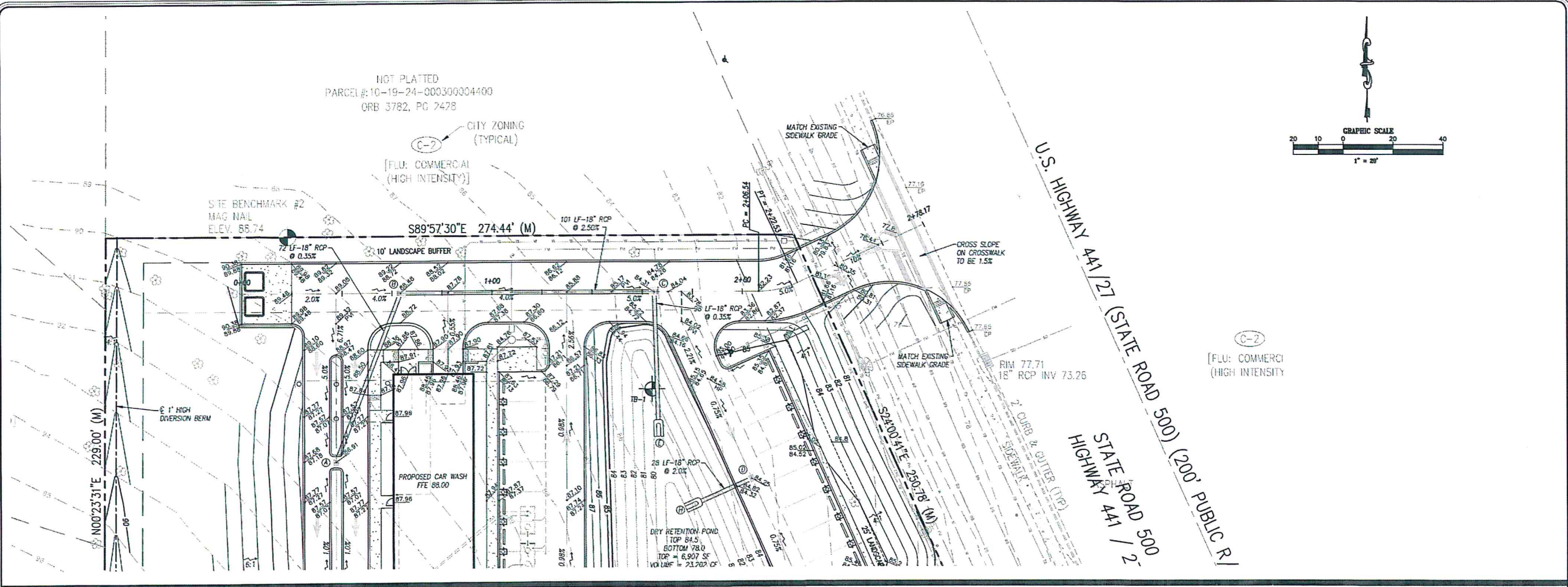


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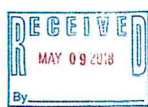
**Wicks Engineering Services, Inc.**  
 225 West Main Street, Tallahassee, Florida 32378  
 www.wicksengineering.com (352) 343-8667  
 C.A. #30062

FRUITLAND PARK HOLDINGS, LLC  
 TEAMER S GREENWELL  
 1300 Saxon Boulevard  
 Orange City, Florida 32763

**IC INTERNATIONAL CARWASH  
 GRADING & DRAINAGE PLAN**  
 US HWY 27/441 FRUITLAND PARK FL. 34731



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LOT 13

NOT PLATTED  
PARCEL #: 10-19-24-000300004100  
ORB 3782, PG 2428

CITY ZONING  
(TYPICAL)  
C-2

[FLU: COMMERCIAL  
(HIGH INTENSITY)]

SITE BENCHMARK #2  
MAG NAIL  
ELEV. 88.74

S89°57'30"E 274.44' (M)

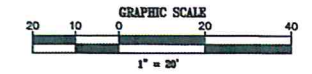
175 LF-2" PVC WATERMAIN

EXISTING FORCEMAIN

2" WET TAP & 2" GY

TEMPORARY JUMPER CONNECTION

2" FORCEMAIN WET TAP



U.S. HIGHWAY 441/27 (STATE ROAD 500) (200' PUBLIC R/W)  
STATE ROAD 500  
HIGHWAY 441 / 27

C-2  
[FLU: COMMERCIAL  
(HIGH INTENSITY)]

OAKTREE TERRACE  
PB 26, PG 65  
LOT 14

R-3A  
[FLU: MFD]

N00°23'31"E 229.00' (M)

4" PVC SANITARY INV. INTO BUILDING 85.00

PROPOSED CAR WASH  
F.F.E. 88.00  
SEE ARCHITECTURAL PLANS FOR DETAILS

LIFT STATION SEE DETAIL SHT. 11

14 LF-4" PVC SANITARY @ 1.0%

6" SANITARY CONNECTION SEE PLUMBING PLANS

12 LF-4" PVC SANITARY @ 1.0%

4" SANITARY CONNECTION SEE PLUMBING PLANS

750 GALLON OIL/WATER SEPARATOR

(3) 1,750 GALLON ± GREASE TRAP

146 LF-2" PVC SANITARY FORCEMAIN

54 LF-8" PVC WATERMAIN

EXISTING WATERMAIN

RIM 77.71  
18" RCP INV 73.26

2" CURB & GUTTER (TYP)

SIDEWALK

25' LANDSCAPE BUFFER

S240°04'E 250.78' (M)

NOTE:  
BACKFLOW PREVENTER IS LOCATED IN THE BUILDING. SEE ARCHITECTURAL PLANS.

SPRINGTREE SUBDIVISION  
PB 23, PG 36  
LOT 11

C-2  
[FLU: COMMERCIAL  
(HIGH INTENSITY)]

S89°57'30"E 100.00' (M)

S89°57'30"E 178.05' (M)

TRENCH DRAIN

RIM 83.96  
18" CPP INV 80.54

SITE BENCHMARK #1  
MAC NAIL  
ELEV. 87.59

C-2  
[FLU: COMMERCIAL  
(HIGH INTENSITY)]

NOT PLATTED  
PARCEL #: 10-19-24-000300004300  
ORB 1710, PG 1362

N00°00'00"W 157.12' (M)

100' W 205.04' (M)

NOT PLATTED  
PARCEL #: 10-19-24-000300004100  
ORB 4782, PG 1601

RIM 87.56  
18" CPP INV 84.21

(VACANT - NO BUILDING)



Wicks Engineering Services, Inc.  
225 West Main Street, Tallahassee, Florida 32378  
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C.A. #20062

FRUITLAND PARK HOLDINGS, LLC  
TEANER S. GREENWALL  
1330 SAXON BOULEVARD  
ORANGE CITY, FLORIDA 32763

IC INTERNATIONAL CARWASH  
UTILITY PLAN  
US HWY 27/441 FRUITLAND PARK FL. 34731



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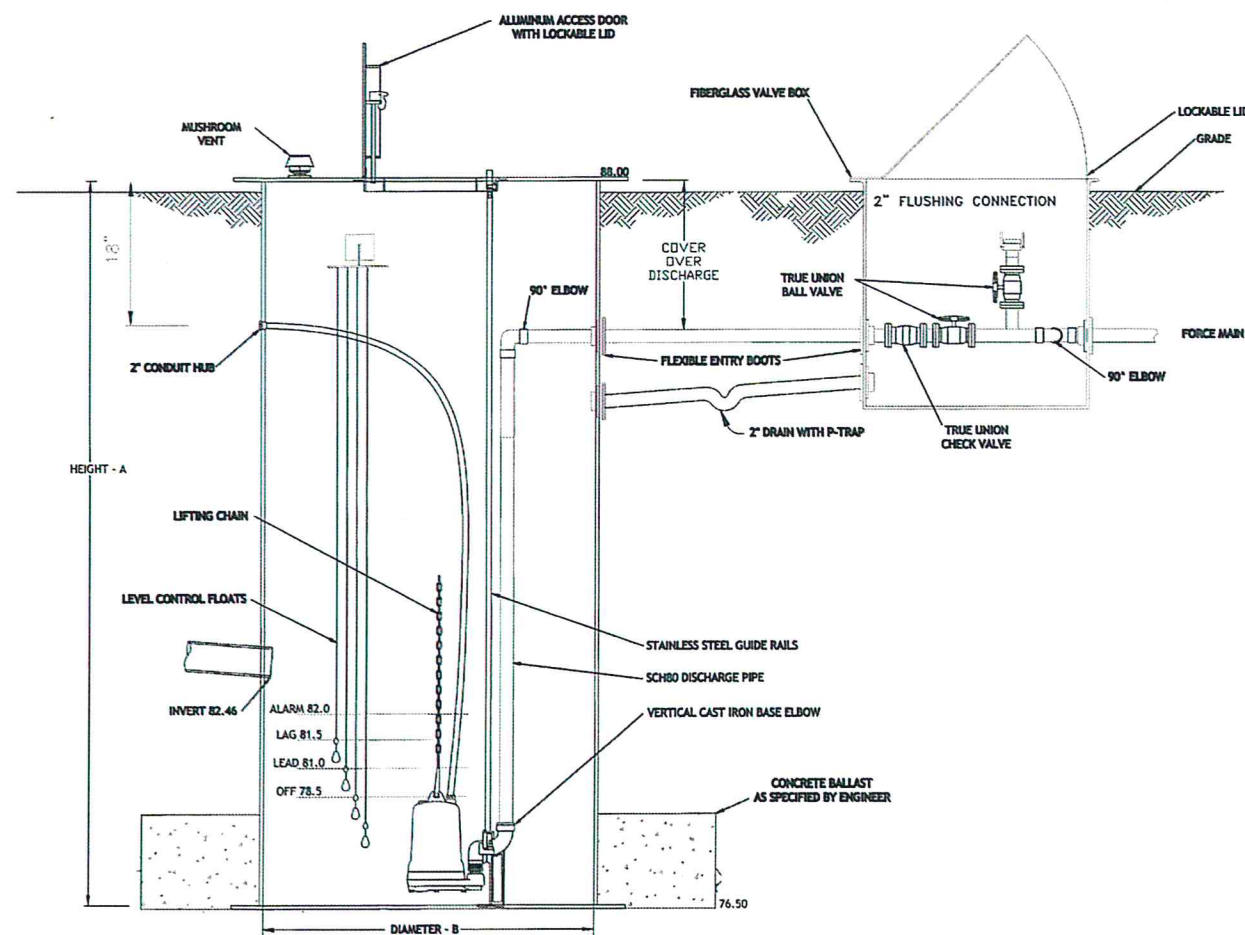
PUMP INFORMATION	
MANUFACTURER	GOULD'S
MODEL	1GD
HORSEPOWER	2
VOLTAGE / PHASE	230V/1PH
DESIGN FLOW (GPM)	43 GPM
DESIGN HEAD (FEET)	55 FEET

BASIN DIMENSIONS	
DIAMETER - B	HEIGHT - A
<input type="checkbox"/> 24"	<input checked="" type="checkbox"/> 84"
<input checked="" type="checkbox"/> 36"	<input type="checkbox"/> 96"
<input type="checkbox"/> 48"	<input type="checkbox"/> 120"
<input type="checkbox"/> 60"	<input type="checkbox"/> 144"
<input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> OTHER 11.5'
VALVE BOX DIMENSIONS	
<input type="checkbox"/> 32" X 30" X 25"	<input checked="" type="checkbox"/> 36" X 40" X 36"

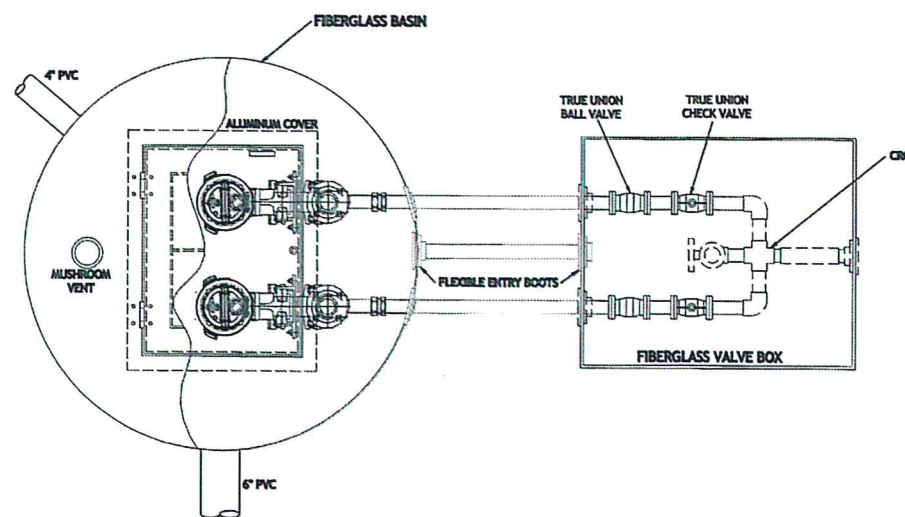


VICTORIA@MESSINAASSOCIATES.COM  
PHONE  
(352)-800-9758

LIFT STATION SCHEDULE		
1	TOP OF BASIN	88.00 FEET
1	INLET INVERT	82.46 FEET
1	HIGH WATER LEVEL ALARM	82.00 FEET
1	LAG PUMP ON	81.50 FEET
1	LEAD PUMP ON	81.00 FEET
1	PUMPS OFF	78.50 FEET
1	BOTTOM OF BASIN	76.5 FEET
1	COVER OVER DISCHARGE	18 INCHES
1	INLET SIZE AND TYPE	4 INCH and 6 INCH



LIFT STATION SECTION VIEW



LIFT STATION PLAN VIEW

EXAGGERATED FOR DETAIL - N.T.S.

DUPLEX CONTROL PANEL:  
CONTROL PANEL SHALL BE ASSEMBLED AND BUILT BY A UL508A CERTIFIED MANUFACTURING FACILITY.  
THE ENCLOSURE SHALL BE MADE OF FIBERGLASS WITH RADIO-OPAQUE, DRAB LATCHES.  
THE ENCLOSURE SHALL BE ABLE TO BE WALL MOUNTED.  
THE FOLLOWING COMPONENTS SHALL BE MOUNTED THROUGH THE ENCLOSURE AND ALARM BEHIND (LIGHT):  
ALARM HORN  
ALARM SILENCE PUSH-BUTTON

THE FOLLOWING COMPONENTS SHALL BE MOUNTED THROUGH THE INNERDOOR:  
MAIN CIRCUIT BREAKER  
WATERPROOF CIRCUIT BREAKER  
MECHANICAL INTERLOCK FOR EMERGENCY AND MAIN BREAKERS  
WATERPROOF CIRCUIT BREAKER  
CONTROL CIRCUIT BREAKER  
NEAR FAILURE INDICATOR LIGHTS  
HAND-OFF-AUTO SELECTOR SWITCHES  
PUMP RUN PILOT LIGHTS  
PUMPER ON PILOT LIGHT  
RELAYS TIME METERS (NON-RESETTABLE)  
FOR DUPLEX COMMENCEMENT OUTLET

ALL WIRING SHALL BE MOUNTED ON THE BACKPANEL SHALL BE CONTAINED WITHIN THE WIRING DUCT. ALL WIRING BETWEEN THE INNERDOOR AND THE BACKPANEL SHALL BE CONTAINED WITHIN A PLASTIC SPIRAL WRAP.  
EACH WIRE SHALL HAVE A WIRE NUMBER AT EACH END TO CORRESPOND TO THE AS BUILT DRAWING FOR FIELD IDENTIFICATION.  
THE CONTROL PANEL SHALL BE ASSEMBLED BY A UL508A CERTIFIED MANUFACTURING FACILITY.

FASTENERS AND APPROPRIATELY: ALL FASTENERS, LIFTING CABLES, HOOKS, CHAIN BRACKET, PLATES, AND APPURTENANCES SHALL BE MADE OF 304SS STAINLESS STEEL.  
A 304SS SLASH/ATCH ASSEMBLY SHALL BE PROVIDED FOR HOLDING THE DOORS OPEN ON THE WET WALL AND VALVE BOX.  
SLOPE WALLS SHALL BE MADE OF 304 304SS PIPE.  
PUMP LIFTING CABLES/CHAINS SHALL BE 304SS.  
PUMP LIFTING RAILS SHALL BE MADE OF 304SS.

INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IN THE THE LOCATIONS SHOWN ON THE DRAWINGS.

CERTIFIED ELECTRICIAN SHALL MOUNT CONTROL PANEL AND CONNECT POWER SERVICE TO PANEL PRIOR TO STARTUP AND FACTORY RUN SITE VISIT.  
THE PUMP CONTROLS AND LEVELS SHALL BE CHECKED FOR PROPER OPERATION AND ENSURE THAT ALL LEVELS CONTROLS ARE IN ACCORDANCE WITH THE PLANS AND FULLY FUNCTIONING.

PUMP STATION SHALL BE VENTED PER MANUFACTURER'S RECOMMENDATIONS.

BASIN INSTALLATION INSTRUCTIONS:  
1. INSPECT ALL MATERIALS SUPPLIED TO ENSURE THERE ARE NO DAMAGES DUE TO SHIPPING PRIOR TO INSTALLATION.  
2. DIGGATE HOLE LARGE ENOUGH TO ACCOMMODATE BASIN, UNDERGROUND PIPING, BACKFILL MATERIAL AND ADEQUATE WORKING SPACE.  
3. PREPARE THE BOTTOM OF THE EXCAVATED HOLE WITH 6\"/>

RECOMMENDED BACKFILL MATERIAL:  
GRAVEL OR STONE TO BE FREE FLOWING, NATURALLY ROUNDED AGGREGATE WITH A PARTICLE SIZE OF NOT LESS THAN 3/8\"/>

ELECTRICAL NOTES:

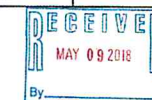
- DISCONNECT IS REQUIRED WITHIN SIGHT OR 50' MAX FROM PANEL LOCATION.
- COORDINATE ALL ELECTRICAL WORK PRIOR TO CONSTRUCTION.
- PANEL SHALL BE MANUFACTURED TO UNDERWRITERS LABORATORIES STANDARDS AND LABELED ACCORDINGLY.
- EACH FLEXIBLE CABLE SHALL BE PROVIDED WITH A WATER-TIGHT SEAL AND SEPARATE STRAIN RELIEF.
- ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL MEET THE REQUIREMENTS OF WEATHER-PROOF EQUIPMENT (NEMA 4X).
- A 100VOLT POWER RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFI) PROTECTION SHALL BE AVAILABLE TO FACILITATE MAINTENANCE EITHER INSIDE THE CONTROL PANEL OR WITHIN 25 FEET OF CONTROL PANEL.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ELECTRICIAN SHALL SEAL OFF CONDUIT HOUS WITH APPROPRIATE MATERIAL.
- CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
- NEUTRAL TO BE SUPPLIED FOR SINGLE PHASE AND THREE PHASE POWER.
- ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100-YEAR FLOOD ELEVATION (WHERE APPLICABLE).

MESSINA & ASSOCIATES  
PUMP STATION DETAILS AND NOTES

MESSINA & ASSOCIATES  
VICTORIA@MESSINAASSOCIATES.COM  
PHONE (352)-800-9758

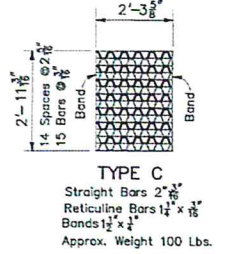
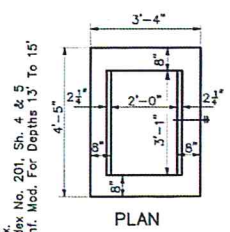
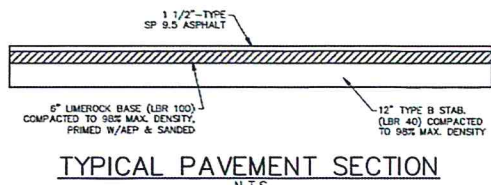
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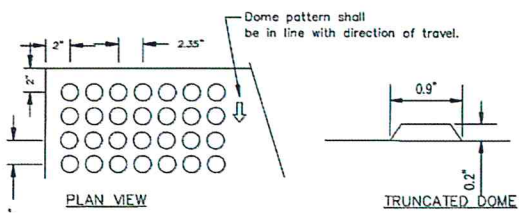
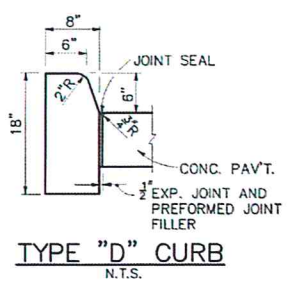
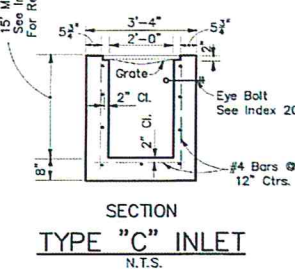
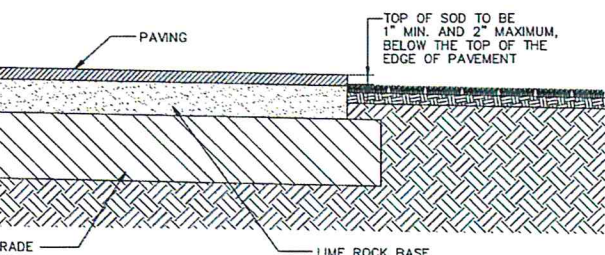
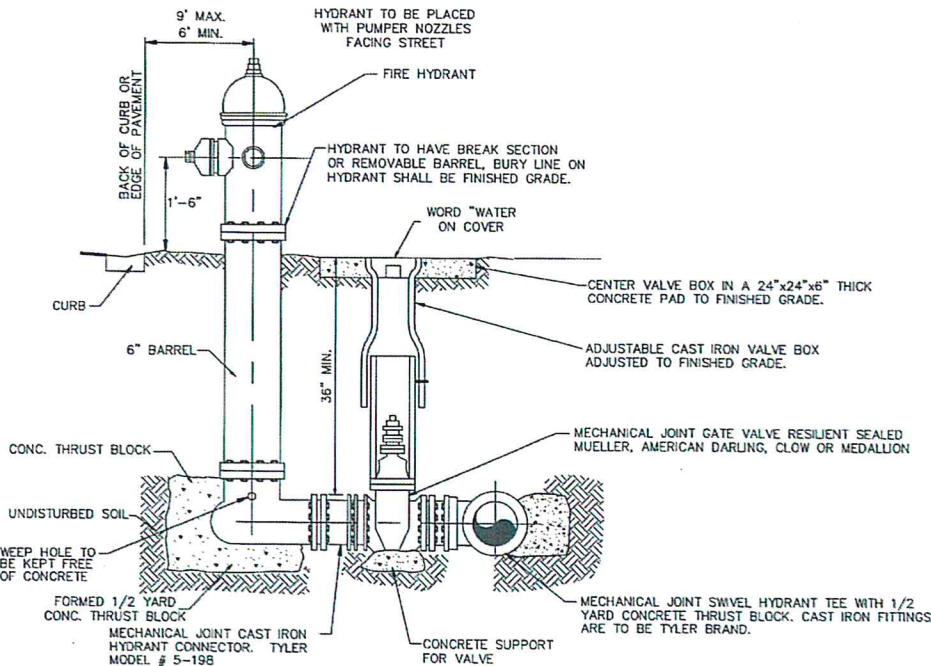


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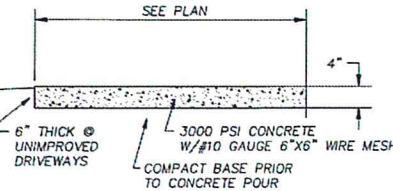


- SPECIFICATIONS**
- AWWA SPECIFICATIONS C-502
  - TWO 2-1/2" HOSE NOZZLE DISCHARGE
  - ONE 4-1/2" PUMPER NOZZLE DISCHARGE
  - ONE 1-1/2" OPERATING NUT, LEFT
- APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL YELLOW PAINT TO HYDRANT BARREL.
- APPLY TWO COATS OF SHERWIN WILLIAMS OSHA SAFETY INDUSTRIAL ENAMEL PAINT TO THE BONNET AND NOZZLE CAPS. THE UTILITY DEPARTMENT INSPECTOR WILL DETERMINE THE COLOR TO PAINT THE HYDRANT BONNET AND NOZZLE CAPS BY FLOW TESTING HYDRANT.
- BLUE 1500 GPM OR MORE (SHERWIN WILLIAMS #SW4086)  
 GREEN 1000 GPM TO 1499 GPM (SHERWIN WILLIAMS #B54E14)  
 ORANGE 500 GPM TO 999 GPM (SHERWIN WILLIAMS #B54E39)  
 RED 499 GPM OR LESS (SHERWIN WILLIAMS #B54R38)  
 YELLOW HYDRANT BARREL (SHERWIN WILLIAMS #B54Y37)
- HYDRANTS SHALL BE FLOW TESTED BY CONTRACTOR. COORDINATE WITH CITY ENGINEER FOR TESTING PROCEDURES.
  - ALL HYDRANTS SHALL BE EQUIPPED WITH GRADE-LOK FITTINGS TO ALLOW FOR ELEVATION ADJUSTMENTS.
  - ALL HYDRANTS SHALL BE :  
 a. MUELLER CENTURION  
 b. AMERICAN DARLING 5 1/4" B-84-B



All sidewalk curb ramps shall have detectable warning surfaces that extend the full width of the ramp and in the direction of travel 24" (610 mm) from the back of curb.

**CURB RAMP DETECTABLE WARNING**  
N.T.S.



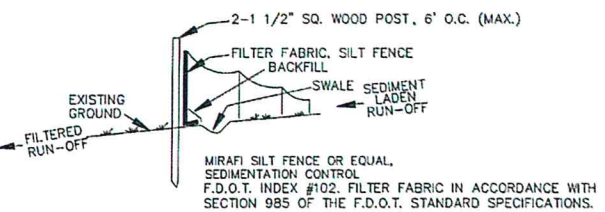
**TYPICAL SIDEWALK SECTION**  
N.T.S.

**SIDEWALKS**  
SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3000 PSI. JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 5' LENGTHS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

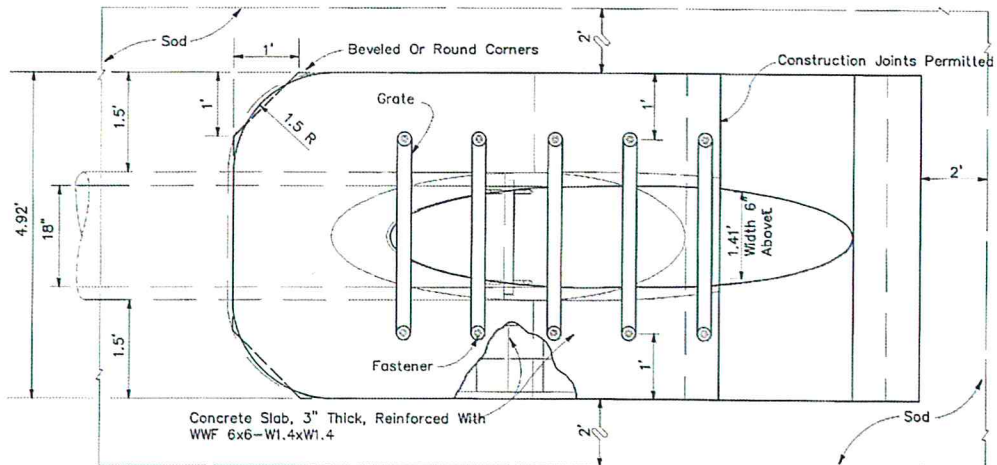
THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
- NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

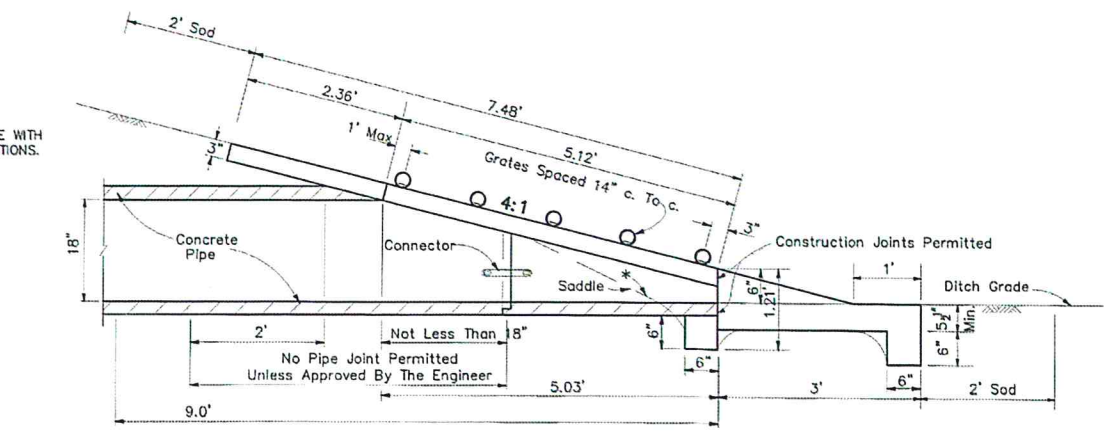
**EROSION CONTROL STRUCTURE**  
N.T.S.



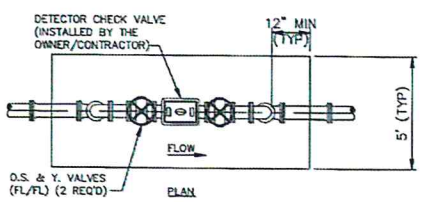
- NOTES:**
- TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
  - CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
    - PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
    - PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED



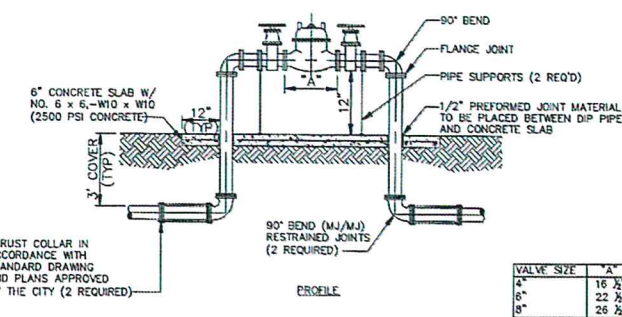
**MITERED END SECTION DETAIL**  
N.T.S.



**WATER METER DETAIL**  
NOT TO SCALE

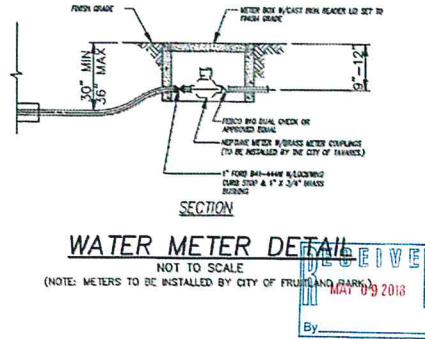


NOTE: INSERT BACKFLOW PREVENTION DEVICE WHEN REQUIRED BY CITY.



- NOTES:**
- ALL ABOVE GROUND PIPE JOINTS SHALL BE FLANGED.
  - DETECTOR CHECK VALVE SHALL BE INSTALLED BY THE CONTRACTOR.

**DETECTOR CHECK VALVE ASSEMBLY**  
NOT TO SCALE



**WATER METER DETAIL**  
NOT TO SCALE

**Wicks Engineering Services, Inc.**  
225 West Main Street, Tallahassee, Florida 32378  
www.wickengineering.com (352) 343-8667  
C.A. #50062

FRUITLAND PARK HOLDINGS, LLC  
1330 SWAN BOULEVARD  
ORANGE CITY, FLORIDA 32763

**IC INTERNATIONAL CARWASH**  
**CONSTRUCTION, DRAINAGE & UTILITY DETAILS**  
**US HWY 27/441 FRUITLAND PARK FL. 34731**

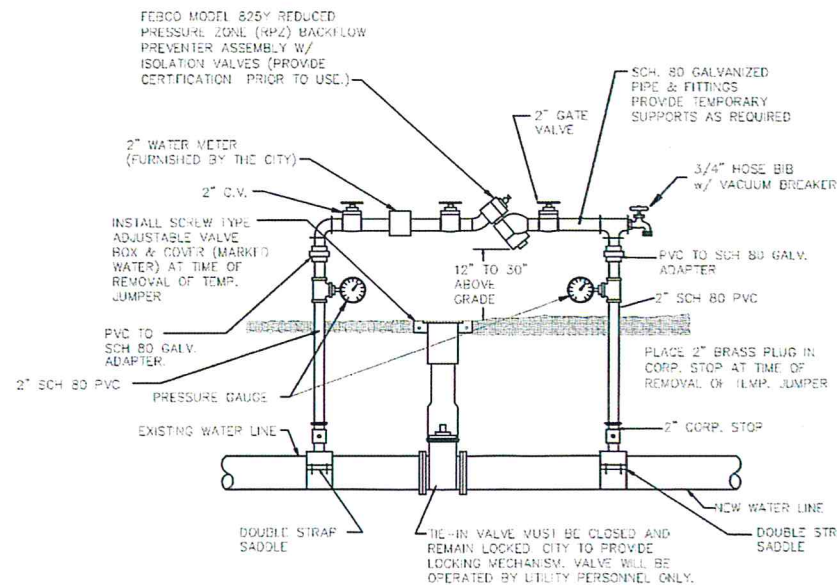


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Date: 10-25-17		
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File No.: 17136		
Sheet: 12 of 13		



**TEMPORARY JUMPER CONNECTION NOTES**

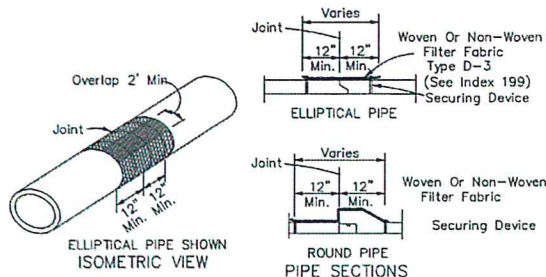
- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
- THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE (HURST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED, PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C601, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTERIOR OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABBING PER SECTION II OF AWWA C601-92.
- FLUSHING OF 10" DIAMETER AND LARGER WATER MAINS MAY BE DONE THROUGH THE TIE-IN VALVE, IN THE PRESENCE OF THE UTILITY DEPARTMENT. THE UTILITY DEPARTMENT WILL NOTIFY IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
  - THE TIE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TIE-IN. VALVES WHICH ARE NOT WATER TIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.
  - THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE TDM PERMIT.
    - FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.
    - ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TIE-IN VALVE.
    - PROVIDE FOR AND MONITOR THE PRESSURE AT THE TIE-IN POINT. THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.
    - TIE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.
  - THE TIE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.
  - THE TIE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.
  - AFTER FLUSHING, THE TIE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.
- EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TIE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TIE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.
- UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND FLOODED WITH 2" BRASS PLUGS.
- ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



**TEMPORARY JUMPER CONNECTION DETAIL**  
NOT TO SCALE

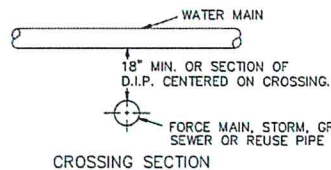
NOTE: LOCATION TO BE DETERMINED AT TIME OF PRECONSTRUCTION CONFERENCE W/ CITY.

- MAINS LARGER THAN 8" WILL REQUIRE 3" PIPING, 3" VALVES AND 3" RPZ



Cost of filter fabric jacket to be included in cost of pipe culverts.  
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

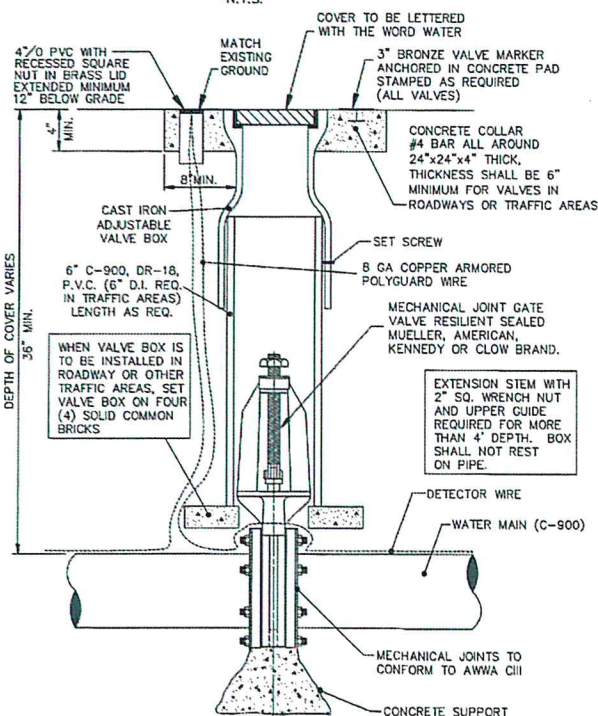
**FILTER FABRIC JACKET**  
N.T.S.



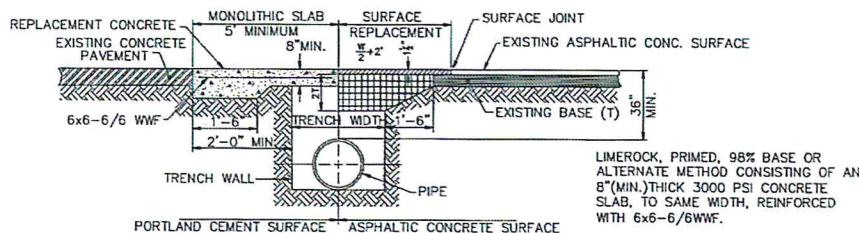
NOTES:

- IF WATERMAIN IS LESS THAN 18" ABOVE SANITARY OR STORM SEWER, REUSE OR SEWERAGE FORCEMAIN PIPE AT A CROSSING, THEN CENTER ONE FULL LENGTH JOINT OF D.I.P. ON CROSSING POINT.
- ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C.
- DO NOT ENCASE PIPING IN CONCRETE UNLESS SPECIFICALLY AUTHORIZED.
- ALL PIPING SHALL CLEAR OTHER CONSTRUCTION BY 6" MINIMUM.

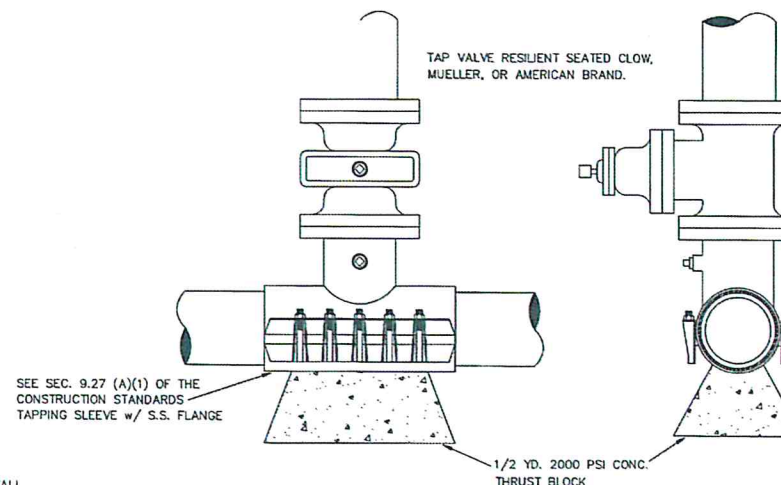
**PIPING CLEARANCES**  
N.T.S.



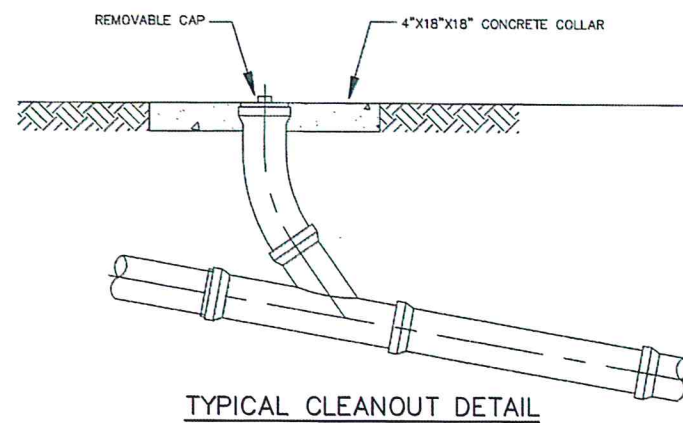
**GATE VALVE & BOX**  
N.T.S.



**OPEN CUT AND REPAIR DETAIL**  
N.T.S.



**WET TAP SLEEVE & TAP VALVE**  
N.T.S.

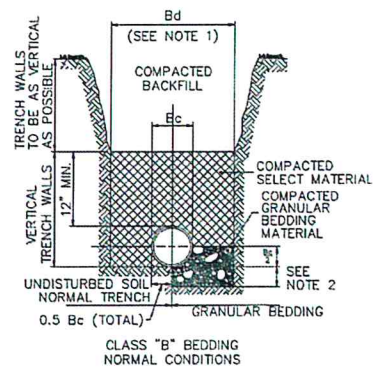


**TYPICAL CLEANOUT DETAIL**  
N.T.S.

**GENERAL WATER NOTES**

- WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICAL CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
- ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
- WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-905, DR 18. ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
- DEPTH OF WATER LINES TO BE MINIMUM 36" BELOW FINISHED GRADE.
- WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C., AND APPROVED BY THE CITY.
- ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5' BEYOND THE BACK OF CURB, EXCEPT DIRECTIONAL BORES, WHICH SHALL BE SDR-11 HDPE.
- ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.

\* NOTE: MARK ALL POINTS WHERE WATER SERVICES CROSS CURB WITH A "W" MARK IN CONCRETE.



**BEDDING DETAILS**  
N.T.S.

NOTES: FOR BEDDING AND TRENCHING

- Dimension Bc = Pipe O.D.  
Dimension Bd = Trench Width at Top of Pipe  
Maximum Bd = Bc + 30"  
Minimum Bd = Maximum Dimension of Bell + 8" (Unsheeted Trench)
- DEPTH FOR REMOVAL FOR UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON-CUSHIONING MATERIAL, DEPTH SHALL BE 6" BELOW BOTTOM OF UTILITY.
- ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DIRT DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. (AASHTO T-180). BACKFILL AND SELECT MATERIAL UNDER ALL OTHER AREAS SHALL BE COMPACTED AS FOLLOWS: FROM BOTTOM OF TRENCH TO 12" ABOVE TOP OF PIPE - 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180). FROM 12" ABOVE TOP OF PIPE TO TOP OF BACKFILL - 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180)

**Wicks Engineering Services, Inc.**  
225 West Main Street, Tallahassee, Florida 32378  
www.wicksengineering.com (352) 343-8667  
C.A. #50002

FRUITLAND PARK HOLDINGS, LLC  
TALLAHASSEE, FLORIDA  
1330 SAKON BOULEVARD  
ORANGE CITY, FLORIDA 32763

**IC INTERNATIONAL CARWASH**  
UTILITY DETAILS  
US HWY 27/441 FRUITLAND PARK FL. 34731

PROFESSIONAL ENGINEER  
RENEATH RAMPAL, P.E.  
No. 35274  
STATE OF FLORIDA  
KENNETH R. WICKS, P.E.  
DATE: 4/10/11

Drawn: MSR  
Checked: TRW  
Date: 10-25-17  
Scale: AS SHOWN  
File No.: 17136  
Sheet: 13 of 13

A:\17136 - IC Int Car Wash Fl - P\ICWash\17136\_Cad Work\Draw\2016.05.20\17136.dwg, 5/10/2016 3:36:27 PM





# Wicks Engineering Services, Inc.

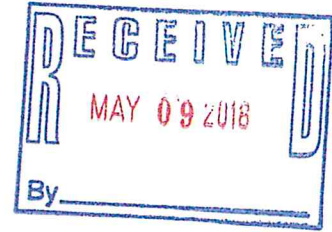
Revised Plan  
Submittal

225 West Main Street ♦ Tavares, Florida 32778  
P (352) 343-8667 F (352) 343-8665

VIA E-MAIL

May 8, 2018

Tracy Kelley  
Administrative Assistant  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731



**RE: FRUITLAND PARK HOLDINGS, LLC  
IC INTERNATIONAL CARWASH, FRUITLAND PARK, FLORIDA, LAKE COUNTY  
MAJOR SITE PLAN**

Dear Ms. Kelley:

We have received staff comments dated April 24, 2018 and May 2, 2018 for the referenced project. Please find below our responses which correspond to items in the comments received.

**Staff Report (LPG) Assessment**

*Please submit Owner's and Applicant's signed affidavit. The site plan and boundary survey also include alt key # 1699754; however, no proposed development is shown except for a small area located at the NE corner. Please note on the site plan as future development and extend the 10' landscape buffer along the northern property line as shown on the landscape plan. The landscape buffer for the rear property line as noted on Sheet 6 within the note section states 15'; however, the site plan only indicates 10'. Please revise accordingly. The landscape plan indicates a 10' buffer along the rear. Please revise to 15' and revise plantings as may be necessary.*

*Pg. 6 still shows 15' in note for front landscape buffer, should be 25'*

**RESPONSE:** Owner's and Applicant's affidavits will be submitted under separate cover upon receipt from Client. See Revised Plans for landscape revision. *not included*

*Please elaborate on the type of car wash proposed. Will potential customers wait in their cars or is there a waiting/service room interior of the building? Employee parking is noted. Is there an office area within the building? Please indicate handicapped parking spaces.*

**RESPONSE:** This facility is a single tunnel automatic carwash. No detailing is provided – wash only. Vacuum stations are provided for customer use at no charge. A small office area will be provided within the proposed building and will not be accessible to customers – employees only.



1. *The stormwater calculations show the top of bank of the proposed retention pond as 84.0, both in the provided stage storage sheet, and the Modret modeling software, while the plans call out the top of bank as 84.5. Please adjust the calculations/plans for consistency.*

RESPONSE: The top of bank of 84.50 as shown on the Construction Plans is correct, and the Drainage Calcs have been revised.

2. *The max stage as determined by the Modret routing analysis is above the utilized top of bank of 84.0.*

RESPONSE: Top of bank is at elevation 84.450. The maximum flood stage for the 100 year-24 hour storm is within the proposed pond.

3. *Provide an FDOT drainage permit or exemption.*

RESPONSE: Will be provided when received.

4. *Provide FDOT driveway permit.*

RESPONSE: Will be provided when received.

5. *Provide copy of SJRWMD permit.*

RESPONSE: Will be provided when received.

6. *Provide copy of FDEP Water and Sewer once obtained.*

RESPONSE: Will be provided when received.

7. *On the cover sheet, please provide the owner/developer name, address, phone and email.*

RESPONSE: The information is shown on the Cover Sheet. ✓

8. *Demolition work is shown on the adjacent parcel. Is there an existing easement to allow this work? If so, please show on plans.*

RESPONSE: There are easement agreements with the adjacent owner to allow cross access for vehicles, drainage, and demolition.

9. *The front building setback line is shown on the plan, please add the side and rear building setback line.*

RESPONSE: See Sheet 6, "Building Setbacks" in the Site Data section.

10. *Provide 1 handicap space. ✓*

RESPONSE: Please see revised Plans.

11. *The proposed dumpster location is problematic. How does the garbage truck leave the site during hours of operation?*

RESPONSE: The solid waste pickup is scheduled for non-operating hours. Ingress and Egress is adequate, as shown.

12. Minimum parking space length is 20'.

RESPONSE: Please see revised Plans.

Py 6 notes  
indicate 2 employee spaces  
whereas I included

13. Is there a waiting room? If so, what is the handicap accessible route?

RESPONSE: No, there is no waiting room. No detailing or other service is offered.

14. Landscape island between parking rows must be 200sf. The island as shown does not appear to meet this threshold.

Py 14 not included w/  
Revised Plan Submittal (pg 14 noted in index on cover sheet)

RESPONSE: See Revised Plans.

15. Please call out the index numbers for the handicap ramps at FDOT.

RESPONSE: See Revised Plans.

16. At the proposed 3-way intersection at the south of the project, there is no signage shown. Show existing and proposed traffic control markings.

RESPONSE: Please see revised Plan.

17. At both exits, please show more spot grades and illustrate the drainage divide. It appears that there is significant discharge area to FDOT, and that there is also some stormwater runoff into the adjacent Mattress Firm Parking lot as well.

RESPONSE: See Revised Plans.

Py 8 "Mattress Firm"  
on plans

18. The proposed stormwater pipe at the southern edge of the project appears to cross the adjacent property. Is there a drainage easement? Please show on the plans.

RESPONSE: See response to #8 above.

19. At the MES outfall towards the FDOT right-of-way provide more erosion control measures.

RESPONSE: See Revised Plans.

20. Call out the grease traps and provide sizing and maintenance schedule. ? not found

RESPONSE: Please see revised Plans. Grease Traps are approximately 1750 gallons each. Total of 3 tanks is 5,250 gallons (Equipment manufacturer will determine final sizes and maintenance schedule). Oil/water separator is 750 gallons.

21. Site will require fire hydrant and an RPZ backflow preventer.

RESPONSE: Please see revised Plans.

22. Add a note that the lift station will be private and maintained by the owner.

RESPONSE: Please see Sheet 6 of 13. Note has been added.

23. Add city water meter and backflow preventer detail.



RESPONSE: Please see revised Plans.

24. *Add fire hydrant detail.*

RESPONSE: Please see revised Plans.

25. *The pressure on the force main was measured by the City as 13 psi, please modify the lift station calculations accordingly*

RESPONSE: The design has been checked for the FM pressure, and no revisions are needed.

26. *The minimum drive aisle for a 90 degree parking space is 24 feet. Please modify plans accordingly.*

RESPONSE: The isle space is proposed at 14'. This is adequate and safe access to the vacuum bays. If a Variance is needed, please advise.

27. *The maximum hose lay is 200 feet to all building points. Provide a hydrant onsite to meet this requirement.*

RESPONSE: See Revised Plans.

*Informational comment:*

1. *The grading shown across the crosswalk is 2%, which is the maximum allowable slope. It may be advisable to specify 1.50% in this area to allow some "fluff" during construction.*

RESPONSE: Please see revised Plan.

This concludes our response to review comments. Please contact our office if there are questions regarding this response.

Sincerely,

*Ted Wicks*

Kenneth R. "Ted" Wicks P.E.  
President, Wicks Engineering Services, Inc.

Enclosures

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

**SITE PLAN**

**Owner:** Fruitland Park Holdings, LLC

**Applicant:** Ted Wicks, P.E., Wicks Engineering Services

**General Location:** West of US 27/441 and north of Dixie Ave.

**Number of Acres:** 1.7 ± acres

**Existing Zoning:** Commercial (C-2)

**Existing Land Use:** Highway Commercial

**Date:** May 9, 2018

**Description of Project**

The owners are seeking approval of the site plan for a 3,200 square foot car wash facility which is a single tunnel automatic carwash with no detailing provided. The facility will house a small office for employees only which is not accessible to customers. Vacuum stations are provided.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	C-2	Commercial High Intensity
<b>South</b>	C-2	Commercial High Intensity
<b>East</b>	C-2	Commercial High Intensity
<b>West</b>	C-2 and R-3A	Commercial and Multi-family High Density

**Assessment**

Please extend the 10' landscape buffer along the northern property line of the undeveloped portion of the site as shown on the landscape plan. The 25' landscape buffer for the front property line as shown on Sheet 6 is correct; however, the note section on Sheet 6 states 15', please correct. Please submit the revised landscape plan.

It is our understanding that the applicant will need a variance off of the design standards for the one way isle width from 24' to 14'. It is also our understanding that the applicant was to submit the proposed architectural design, sample materials and color scheme in order to show compliance with the non-residential design standards. These items cannot be delayed until time of building permit submittal.



**Recommendation**

Please submit the variance application and/or amend the existing application. Please update the plans as outlined above. In submitting for the variance please address the review criteria as outlined in Chapter 168.

---

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

**SITE PLAN**

**Owner:** Fruitland Park Holdings, LLC

**Applicant:** Ted Wicks, P.E., Wicks Engineering Services

**General Location:** West of US 27/441 and north of Dixie Ave.

**Number of Acres:** 1.7 ± acres

**Existing Zoning:** Commercial (C-2)

**Existing Land Use:** Highway Commercial

**Date:** April 24, 2018

**Description of Project**

The owners are seeking approval of the site plan for a 3,200 square foot car wash facility.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	C-2	Commercial High Intensity
<b>South</b>	C-2	Commercial High Intensity
<b>East</b>	C-2	Commercial High Intensity
<b>West</b>	C-2 and R-3A	Commercial and Multi-family High Density

**Assessment**

Please submit Owner's and Applicant's signed affidavit. The site plan and boundary survey also include alt key # 1699754; however, no proposed development is shown except for a small area located at the NE corner. Please note on the site plan as future development and extend the 10' landscape buffer along the northern property line as shown on the landscape plan. The landscape buffer for the rear property line as noted on Sheet 6 within the note section states 15'; however, the site plan only indicates 10'. Please revise accordingly. The landscape plan indicates a 10' buffer along the rear. Please revise to 15' and revise plantings as may be necessary.

Please elaborate on the type of car wash proposed. Will potential customers wait in their cars or is there a waiting/service room interior of the building? Employee parking is noted. Is there an office area within the building? Please indicate handicapped parking spaces.



Please submit concurrency application.

**Recommendation**

Please revise the site plan and landscape plan as indicated above. Please respond to questions regarding the car wash. Please submit owner's and applicant's affidavits. Please submit concurrency application.

---



VIA EMAIL [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

May 11, 2018

Tracy Kelley  
Administrative Assistant  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

**RE: IC INTERNATIONAL CARWASH, FRUITLAND PARK, FLORIDA, LAKE COUNTY  
MAJOR SITE PLAN**

Dear Ms. Kelley,

I have reviewed the documents attached in your email dated May 9, 2018, for the above referenced major site plan. Below are my comments.

1. Provide OR book and page number for the existing easements.
2. While garbage pick up may be scheduled for non-operation hours, it is still unclear how the garbage truck is to navigate the site. There is no area provided for the truck to turn around in, and the provided 10' lanes may not be sufficient for truck exit. Provide an auto turn analysis showing the garbage truck navigation of the site.
3. The listed open space is 73%, but the listed ISR is 38%. These then total 111%. Revise numbers for accuracy.
4. Add a note that the hydrant is to be private, and that the city's ownership stops at the gate valve.
5. Remove the DCV detail and add city RPZ detail.
6. The hydrant detail provided is out of date, provide current hydrant detail.
7. Provide a handicap ramp to accommodate the handicap space.

Repeat Comments:

1. Call out the handicap ramp index for the FDOT crossing.
2. The grading plan submitted appears to match the original grading plan. As previously stated, it appears that there are significant areas of drainage to FDOT and to the adjacent Mattress Firm property. Please add additional spot grades and show basin divides. Please justify the drainage area draining offsite.
3. Call out the RPZ backflow preventer required for the water main.
4. Revised lift station calculations were not submitted. It was stated that no revisions were needed, however the previously submitted calculations appeared to show that the operation point was not on the pump curve. Provide revised calculations, along with revised pump curve.
5. In the original comments, and in TRC, it was discussed that the proposed swale section may cause erosion control issues. While a splash pad has been proposed for the bypass pipe, no erosion control measures for the swale are proposed.

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**

902 North Sinclair Avenue ♦ Tavares, Florida 32778

Phone: 352.343.8481 ♦ Fax: 352.343.8495

E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)

Good...Better...**BESH!**



Provide swale capacity calculations to show that the velocity in the swale will not cause erosion control issues in the future.

6. A 14' drive aisle is proposed as access to 90 degree parking, a departure from the required 24'. A variance must be applied for to approve this change. The variance request must include the requested variance, as well as a statement of hardship consistent with Chapter 168 of the land development regulations. It is also unclear how a fire truck will navigate the site with the proposed 14' aisles.

Should you have any questions, please feel free to contact our office.

Sincerely,



Brett J. Tobias, P.E.

[btobias@besandh.com](mailto:btobias@besandh.com)

BJT:am



VIA EMAIL [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

May 2, 2018

Tracy Kelley  
Administrative Assistant  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

**RE: IC INTERNATIONAL CARWASH, FRUITLAND PARK, FLORIDA, LAKE COUNTY  
MAJOR SITE PLAN**

Dear Ms. Kelley,

I have reviewed the documents attached in your email dated May 1, 2018, for the above referenced major site plan.

1. The stormwater calculations show the top of bank of the proposed retention pond as 84.0, both in the provided stage storage sheet, and the Modret modeling software, while the plans call out the top of bank as 84.5. Please adjust the calculations/plans for consistency.
2. The max stage as determined by the Modret routing analysis is above the utilized top of bank of 84.0.
3. Provide an FDOT drainage permit or exemption.
4. Provide FDOT driveway permit.
5. Provide copy of SJRWMD permit.
6. Provide copy of FDEP Water and Sewer once obtained.
7. On the cover sheet, please provide the owner/developer name, address, phone and email.
8. Demolition work is shown on the adjacent parcel. Is there an existing easement to allow this work? If so, please show on plans.
9. The front building setback line is shown on the plan, please add the side and rear building setback line.
10. Provide 1 handicap space.
11. The proposed dumpster location is problematic. How does the garbage truck leave the site during hours of operation?
12. Minimum parking space length is 20'.
13. Is there a waiting room? If so, what is the handicap accessible route?
14. Landscape island between parking rows must be 200sf. The island as shown does not appear to meet this threshold.
15. Please call out the index numbers for the handicap ramps at FDOT.
16. At the proposed 3-way intersection at the south of the project, there is no signage shown. Show existing and proposed traffic control markings.

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**

902 North Sinclair Avenue ♦ Tavares, Florida 32778

Phone: 352.343.8481 ♦ Fax: 352.343.8495

E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)

Good...Better...*BESH!*



17. At both exits, please show more spot grades and illustrate the drainage divide. It appears that there is significant discharge area to FDOT, and that there is also some stormwater runoff into the adjacent Mattress Firm Parking lot as well.
18. The proposed stormwater pipe at the southern edge of the project appears to cross the adjacent property. Is there a drainage easement? Please show on the plans.
19. At the MES outfall towards the FDOT right-of-way provide more erosion control measures.
20. Call out the grease traps and provide sizing and maintenance schedule.
21. Site will require fire hydrant and an RPZ backflow preventer.
22. Add a note that the lift station will be private and maintained by the owner.
23. Add city water meter and backflow preventer detail.
24. Add fire hydrant detail.
25. The pressure on the force main was measured by the City as 13 psi, please modify the lift station calculations accordingly
26. The minimum drive aisle for a 90 degree parking space is 24 feet. Please modify plans accordingly.
27. The maximum hose lay is 200 feet to all building points. Provide a hydrant onsite to meet this requirement.

Informational comment:

1. The grading shown across the crosswalk is 2%, which is the maximum allowable slope. It may be advisable to specify 1.50% in this area to allow some "fluff" during construction.

Should you have any questions, please feel free to contact our office.

Sincerely,



Brett J. Tobias, P.E.

[btobias@besandh.com](mailto:btobias@besandh.com)

BJT:am



INVOICE# \_\_\_\_\_

# FIRE INSPECTION REPORT

YEAR# 2018

*IC International Car Wash  
Site Plan  
Plan Review*

Inspector: Judd Wright

Date: 5/11/18

Time: \_\_\_\_\_

Existing Lights

Fire Sprinkler System Tested

Emergency Lighting

Valves Clearly Marked

Fire Extinguishers

Hood Systems Tested

Comments: IC International Car Wash Site Plan Application:

Site looks OK from fire  
standpoint

Inspector: \_\_\_\_\_





**City of Fruitland Park, Florida**  
**Community Development Department**  
 506 W. Berckman St., Fruitland Park, Florida 34731  
 Tel: (352) 360-6727 Fax: (352) 360-6652  
 www.fruitlandpark.org

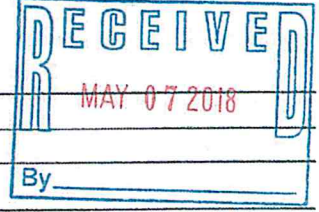
*Staff Use Only*

Case No.: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

## Development Application



**Contact Information:**

Owner Name: Lake Saunders Groves Land LLP  
 Address: 565 Gatlin Avenue, Orlando, FL 32806  
 Phone: 407-855-6478 Email: lindacpowell@aol.com

Applicant Name: Jimmy D. Crawford, Esq.  
 Address: 1201 W. Highway 50, Suite A, Clermont, Florida 34711  
 Phone: 352-394-7408 Email: jcrawford@lncmlaw.com

Engineer Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property and Project Information:**

**PROJECT NAME\*:** Lake Saunders Groves  
 \*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: US Hwy 27/441, Fruitland Park, Florida 34731

Parcel Number(s): 33-18-24-000200000800, See ATTACHED Section: 33 Township: 18S Range: 24E

Area of Property: Lake Ella Road south to Spring Lake Road Nearest Intersection: \_\_\_\_\_

Existing Zoning: PUD Existing Future Land Use Designation: Urban

Proposed Zoning: PUD Proposed Future Land Use Designation: Urban

The property is presently used for: vacant

The property is proposed to be used for: residential

Do you currently have City Utilities? no


**Application Type:**

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Annexation      | <input type="checkbox"/> Comp Plan Amendment   | <input type="checkbox"/> Rezoning               | <input checked="" type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance        | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat                     |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan      | <input type="checkbox"/> Construction Plan      | <input type="checkbox"/> ROW/Plat Vacate                |
| <input type="checkbox"/> Site Plan       | <input type="checkbox"/> Minor Site Plan       | <input type="checkbox"/> Replat of Subdivision  |   |

Please describe your request in detail: The property was granted PUD zoning via Ordinance 2006-013. Exhibit B of the Ordinance includes a Master Development Agreement that terminates the agreement after 10 years (Section 33, Terms of Agreement). The owner would like this to be extended.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature:  Date: 5-3-18

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

# Development Application Checklist



## The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd)     Current Deed     Aerial Photo  
 Property Appraiser Information     Electronic Copy of Application     Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through [www.lakecountyfl.gov/maps/](http://www.lakecountyfl.gov/maps/). Note: All maps are required to depict adjacent properties at a minimum.

**Failure to provide adequate maps may delay the application process.**

## Other Required Analyses and Maps:

### Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment     Environmental Constraints Map     Requested FLU Map

### Large Scale Comprehensive Plan Amendment Applications:

- Maps:     Environmental Constraints     Soils     Requested FLUM Designation     Requested Zoning Map Designation
- Analyses:     Environmental Assessment     Utility Availability Analysis     Urban Sprawl Analysis     School Impact Analysis  
 Traffic Impact Analysis     Consistency with the Comp Plan     Florida Master Site File sign-off or Archaeological Survey

- Rezoning Applications:     Requested Zoning Map     Justification for Rezoning

### Planned Development Applications:

- Maps/Plans:     Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G     Environmental Constraints
- Analyses:     Environmental Assessment     Traffic Impact Analysis     Preliminary Concurrency Analysis

- Variance Applications:     Justification for Variance

### Special Exception Use Applications:

- Justification for Special Exception Use  
 Site Sketch     List of Special Requirements as Described in LDRs, Chapter 155

### Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards  
 Site Plan as Described in LDRs, Chapter 155     Written Statement as Described in LDRs, Chapter 155

### Subdivision Applications:

- (Preliminary Plan, Improvement Plan and Final Plat)     As Described in LDRs, Chapter 157

### Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

### Site Plan Applications:

- As Described in LDRs, Chapter 160





AGENT AUTHORIZATION

Before me, the undersigned authority, personally appeared Linda Powell as Managing Partner of Lake Saunders Groves Land, LLP. Lake Saunders Groves Land, LLP has appointed Jimmy D. Crawford, Esq. to act as its agent to represent them to with applications, to serve in negotiations with the City and any other similar items that may arise dealing with the extension or amendment of Ordinance 2006-013

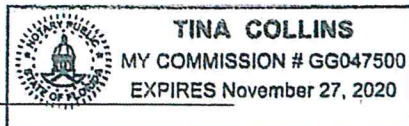
Linda Powell Affiant (Owner's Signature)  
Linda Powell., as Managing Partner of Lake-Saunders Groves Land, LLP

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2018, by Linda Powell as Managing Partner of Lake Saunders Groves Land, LLP, who is personally known to me or who has produced Fl. driver license as identification and who did \_\_\_\_\_ or did not X take an oath.

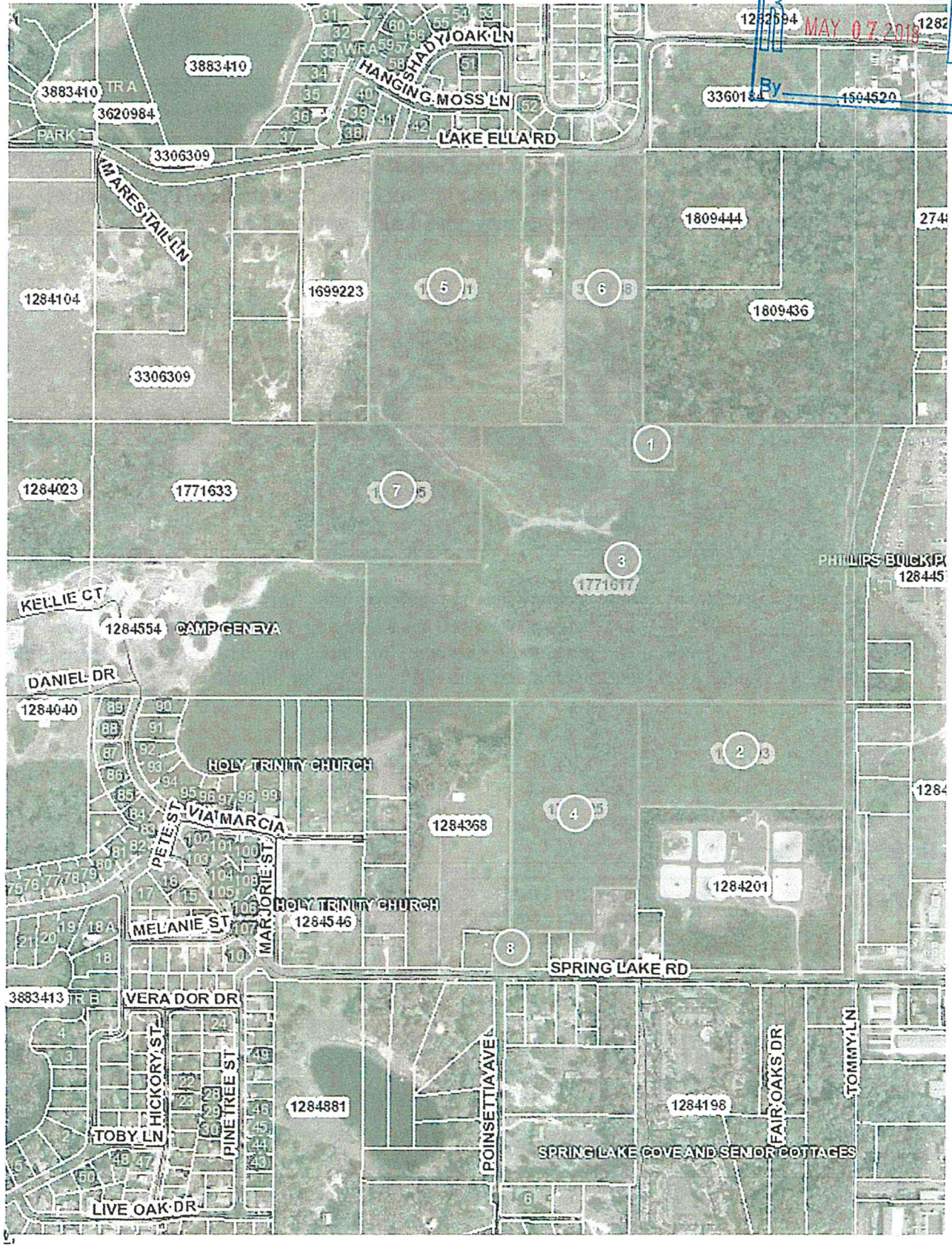
Tina Collins  
Notary Public (Signature)

(SEAL)

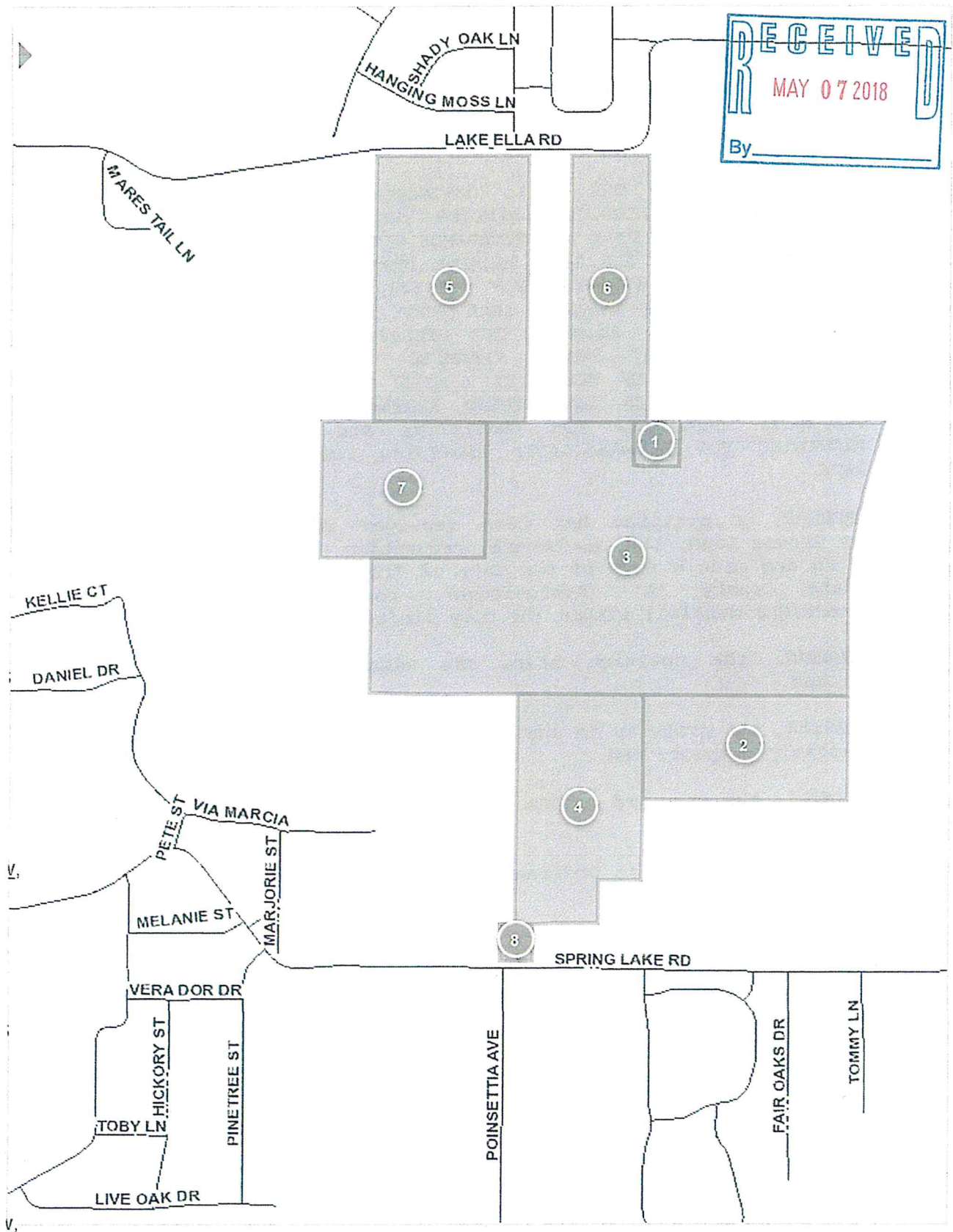


My Commission Expires:



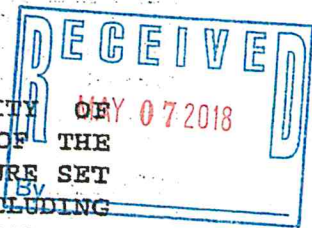






RECEIVED  
MAY 07 2018  
By \_\_\_\_\_

ORDINANCE 2006-013



AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, BY INCLUDING WITHIN THE CITY APPROXIMATELY 135.621± ACRES OF PROPERTY GENERALLY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD; REZONING THE PROPERTY FROM COUNTY "A" (AGRICULTURE) TO "PUD" (PLANNED UNIT DEVELOPMENT/RESIDENTIAL) WITHIN THE CITY LIMITS OF FRUITLAND PARK; APPROVING A MASTER DEVELOPMENT AGREEMENT REGARDING THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from applicant, Lake Saunders Groves Land, LLP, as owners, requesting that real property be annexed to and made a part of the City of Fruitland Park, and rezoned from Lake County "A" (Agriculture), to "PUD" (Planned Unit Development/Residential) within the city limits of Fruitland Park; and

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

WHEREAS, the property is contiguous to the City of Fruitland Park and reasonably compact; and

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

NOW, THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

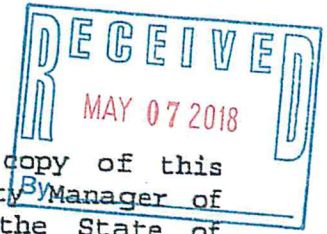
Section 1. The following described property consisting of approximately 135.621+/- acres generally located between Lake Ella Road south to Spring Lake Road and contiguous to the City Limits, is hereby incorporated into and made a part of the City of Fruitland Park.

See Attached Exhibit "A"

The property annexed in this section shall be assigned a zoning designation of "PUD" (Planned Unit Development/Residential) and shall be developed according to the Master Development Agreement attached hereto as Exhibit "B," which includes, but is not limited to, the "Lake Saunders Conceptual Site Plan" prepared by Kimley-Horn and Associates, Inc.

*h*  
Return To:  
City Clerk  
City of Fruitland Park  
506 W. Berckman St.





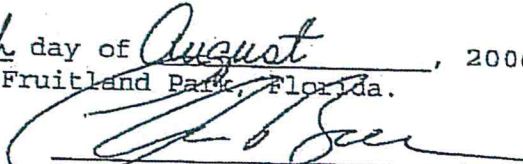
Section 2. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County <sup>By</sup>Manager of Lake County Florida, and the Secretary of State of the State of Florida within seven days after its passage on second and final reading.

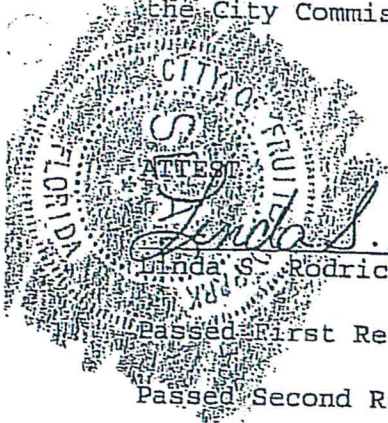
Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity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

Section 4. 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 Amendment to include the parcel annexed in the City Comprehensive Plan.

Section 5. This Ordinance shall become effective immediately upon passage.

PASSED AND ORDAINED this 24th day of August, 2006, by the City Commission of the City of Fruitland Park, Florida.

  
Christopher J. Bell, Mayor

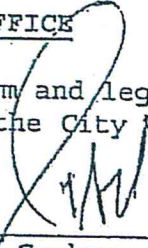


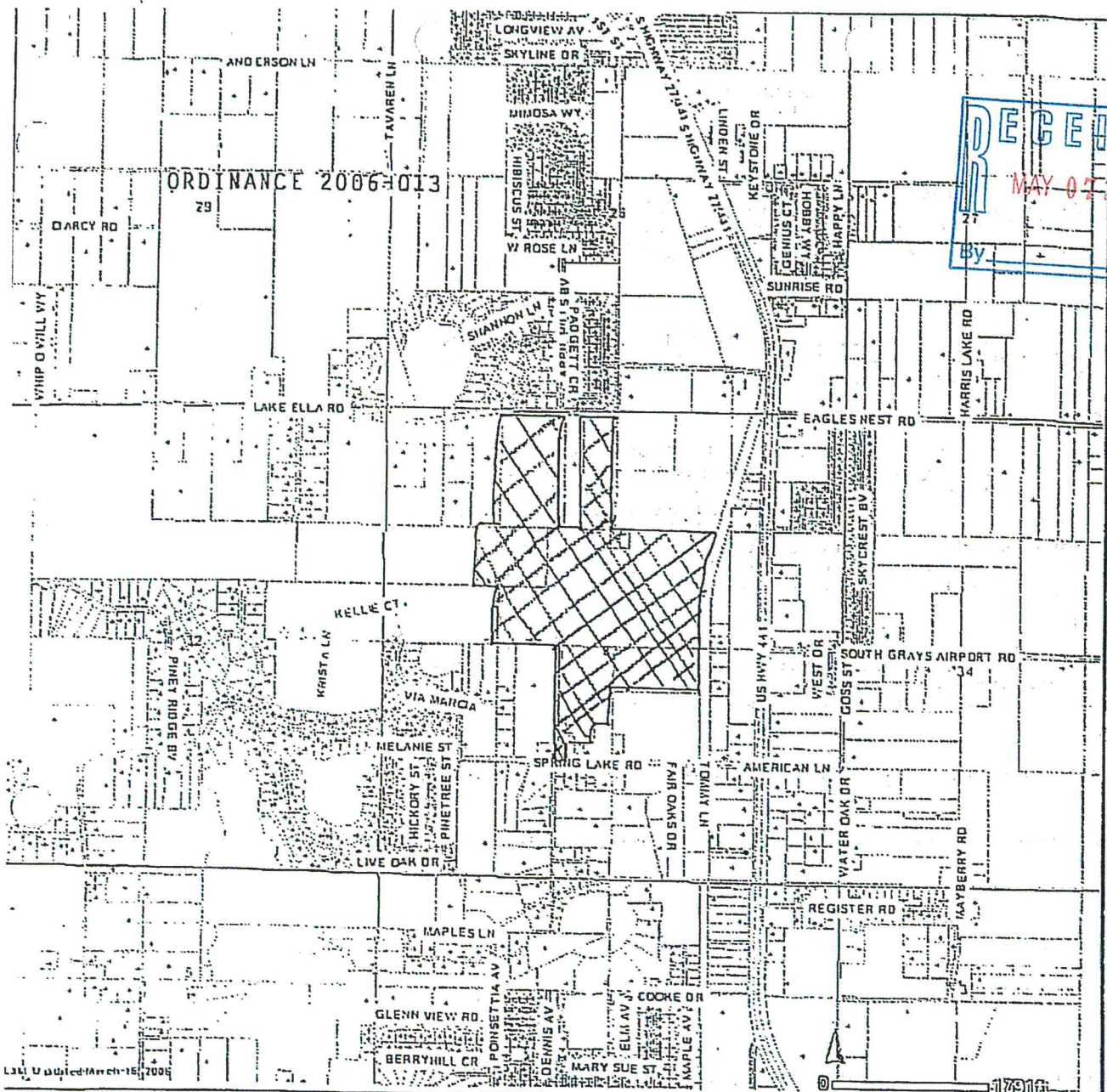
  
Linda S. Rodrick, City Clerk

Passed First Reading July 13, 2006  
Passed Second Reading August 24, 2006

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for use and reliance of the City Commission of the City of Fruitland Park, Florida.
























  
Scott A. Gerken, City Attorney  
Date 8/14/06



RECEIVED  
 MAY 07 2018  
 BY: \_\_\_\_\_

ORDINANCE 2006-013

Map Updated March 15, 2006

- |   |  |   |
|---|--|---|
|  LAKE APOPKA LDR   | <b>LEGEND</b>  |  MINNEOLA        |
|  PARCELS           |  ASTAI JLA        |  MOUNT VERNICE   |
|  STRUCTURE ADDRESS |  CLERMONT         |  MOUNT DORA      |
|  COUNTY PROPERTY   |  JUSTIS           |  TAVARES         |
|  STREETS           |  FRUITLAND PARK   |  JUSTA           |
|  CITY LIMITS       |  GROVELAND        |  SECTIONS        |
|   |  HONEYCREEK HILLS |  LAKES           |
|   |  LADY LAKE        |  COUNTY BOUNDARY |
|   |  LEESBURG         |   |
|   |  MASCOTTE         |   |

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EXHIBIT "A"  
Legal Description.



PARCEL 1:

The SW 1/4 of the SW 1/4; the East 1/2 of the SE 1/4 of the SW 1/4; LESS the West 120 feet of the South 230 feet; the North 25 feet of the West 205 feet of the SW 1/4 of the SE 1/4 of the SW 1/4; the North 512 feet of the NE 1/4 of the SW 1/4 of the SW 1/4; and the East 205 feet of the South 110 feet of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 29, Township 18 South, Range 24 East.

PARCEL 2:

The East 66 feet of the North 210 feet of the SW 1/4 of the NE 1/4 and the West 160 feet of the North 210 feet of the SW 1/4 of the NE 1/4 of Section 33 Township 18 South, Range 24 East.

PARCEL 3:

- Begin at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East, run thence East 1254 feet, thence South 210 feet, thence East 226 feet, thence North 210 feet, thence East to the westerly right of way of the railroad, thence Southerly along said railroad right of way to the South line of the SW 1/4 of the NE 1/4, thence West to the Southwest corner of the SW 1/4 of the NE 1/4, thence North 1320 feet to the point of beginning, LESS the West 550 feet of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East.

PARCEL 4:

- Begin at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, run thence South 900.5 feet, thence West 209.63 feet, thence South 209.63 feet, thence West 400.12 feet, thence North 1092.69 feet, thence East 610 feet to the point of beginning.

PARCEL 5:

The North 511 feet of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad.

LESS a strip of land of Equal Width 40.0 feet wide off of the entire North side of the following described parcel 6:

PARCEL 6:

The Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

LESS

*[This section contains a dense, mostly illegible legal description of Parcel 6, detailing boundary measurements and bearings.]*

ALL OF THE ABOVE DESCRIBED PROPERTIES ARE LOCATED IN LAKE COUNTY, FLORIDA:

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Line of the Northeast 1/4 of the Northwest 1/4 of said section 33; thence North 21° 50' 40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.33 feet to the point of beginning.

EXHIBIT "A"  
Legal Description (Continued)



AND LESS

Commence at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 18 South, Range 24 East, 1st Lake County, Florida, and run South 07°23'40" West along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 09°54'22" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 09°54'10" West along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 307.78 feet; thence North 00°07'26" East, 1326.72 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 09°50'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 400 feet thereof for right-of-way of Lake Ella Road. LCMG; Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, 1st Lake County, Florida, and run South 09°50'40" West along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 09°54'22" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 09°54'10" West along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 307.78 feet; thence North 00°07'26" East, 1326.67 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 09°50'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33 a distance of 169.39 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

TOGETHER WITH

PARCEL 7:

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Public Records of Lake County, Florida. :

PARCEL 8:

The East 240 feet of the North 1/4 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

ALL OF THE ABOVE DESCRIBED PROPERTIES ARE LOCATED IN LAKE COUNTY, FLORIDA:

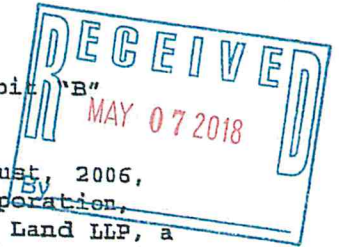
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The quality of this image is equivalent to the quality of the original document.



MASTER DEVELOPMENT AGREEMENT

Exhibit "B"



THIS AGREEMENT entered into and made as of the 24th day of August, 2006, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and Lake Saunders Groves Land LLP, a Florida limited liability partnership, (hereinafter referred to as the "Owner/Developer").

RECITALS

1. The Owner/Developer desires to annex into the City of Fruitland Park approximately 135 acres of property currently located in unincorporated Lake County, Florida, 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 in unincorporated Lake County, Florida, and is currently zoned "Agriculture" with a future land use designation on the Lake County Future Land Use Map of "Urban."
3. Owner/Developer has filed applications for annexation, rezoning, and amendment to the City's Comprehensive Plan for the Property as a residential planned unit development.
4. Owner/Developer 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 annexation 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/Developer 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/Developer has requested and City desires to provide water and sewer as well as other municipal services to the Property.

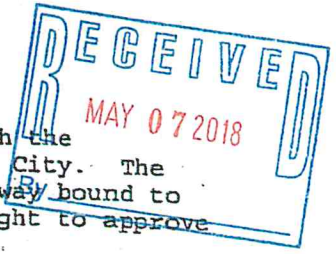
ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

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/Developer has filed an application for voluntary annexation, and the City has initiated the process to approve this Agreement and to annex the Property in accordance with the laws of the State of Florida. It is understood and agreed to by the City and the Owner/Developer 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 annexing the Property into the corporate limits of the City; and b) City's comprehensive plan amendment implementing or related to the Agreement is found

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is equivalent to the quality  
of the original document.





in compliance by the state land planning agency in accordance with the applicable Florida Statutes and such plan amendment is adopted by City. The parties hereto understand and acknowledge that the City is in no way bound to annex the Property. The City shall have the full and complete right to approve or deny the application for voluntary annexation.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Lake Saunders Conceptual Site Plan" prepared by Kimley-Horn and Associates, Inc., dated July 31, 2006 and attached as Exhibit "B" (the "Plan"). All development shall be consistent with City's "PUD" (Planned Unit Development/Residential) zoning district and, subject to City approval after public hearings and DCA approval, City's Single Family Medium Density Residential land use category for the portion of the Property generally lying westward of the 12.82 acre lake as depicted on the Plan, and Multiple Family High Density Residential for the portion of the Property generally lying eastward of the 12.82 lake as depicted on the Plan. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures and approved by DCA before being effective.

Section 4. Density. Overall gross density for the Property shall not exceed 4.01 units per acre. Gross acreage is approximately 135 acres and the maximum density shall not exceed 542 units. However, the density on the eastern portion of the Property shall be greater to allow for a transition from commercial and industrial areas to the east to the single family areas to the west.

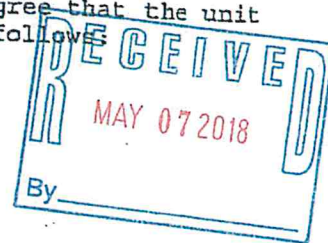
Section 5. Phasing. Owner/Developer may develop the Property in five (5) separate phases, and shall not proceed to develop subsequent phases until the infrastructure of the previous phase is 75% completed. If Owner/Developer chooses to develop phases simultaneously, Owner/Developer shall, after acquiring the written consent of the City Manager to do so, not be subject to the above 75% build-out requirement.

Owner/Developer shall construct single-family homes during Phases 1 and 2, and shall construct condominiums and/or townhomes during Phases 3 and 4. During Phase 5, Owner/Developer shall develop either additional townhomes, condominiums, or an assisted living facility. In the event Owner/Developer seeks to provide an assisted living facility within the Property, Owner/Developer may amend this phasing schedule to provide such assisted living facility in any phase of the development. The Phases are more specifically set forth below and are demarcated accordingly on the Plan.

- A. Phase I: Single Family Dwelling Units  
Number of units: 82
- B. Phase II: Single Family Dwelling Units  
Number of units: 76
- C. Phase III: Condominiums and/or Townhomes  
Number of units: 80
- D. Phase IV: Condominium and/or Townhomes  
Number of units: 64
- E. Phase V: Condominiums, Townhomes, and/or Assisted Living Facility  
Number of units: 240



Section 6. Development Standards. City and Owner/Developer agree that the unit mix for development of the Property shall be substantially as follows:



A. Single Family Dwelling Unit

i. Minimum Building Setbacks

- a. Front: 20 feet
- b. Side: 5 feet
- c. Rear: 15 feet

- ii. Minimum Living Area: 1,200 SF
- iii. Minimum Lot Width: 60 feet
- iv. Minimum Lot Area: 8,500 SF
- v. Maximum Building Coverage: 40%
- vi. Minimum Open Space: 25%

B. Townhomes and Condominiums

i. Minimum Building Setbacks

- a. Front: 20 feet
- b. Side: 10 feet (between building pads)
- c. Side: 12.5 feet (building to street)
- d. Side: 0 feet (between units)
- e. Rear: 15 feet

- ii. Minimum Living Area: 600 SF
- iii. Minimum Lot Width: 15 feet
- iv. Minimum Lot Area: 1,500 SF
- v. Maximum Building Coverage: 45%
- vi. Minimum Open Space: 25%

C. Assisted Living Facility

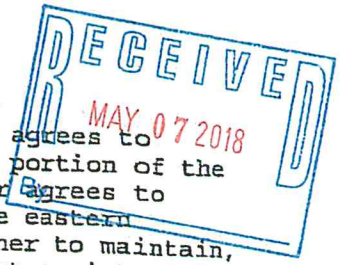
In the event that Owner/Developer chooses to develop an Assisted Living Facility within the Property, such portion of the development shall be treated as a commercial building within the City's C-1 zoning district, and City shall require Owner/Developer to follow a separate site plan approval process. Further, any such facility shall comply with all Land Development Regulations applicable to assisted living facilities contained within the City's C-1, Commercial zoning district.

D. Building Heights. The maximum building height within the Property is 35 feet.

E. There shall be no apartments or multi-family rental units constructed within the Property. All units within the Property shall be subject to individual fee simple ownership.

Section 7. Homeowners Association. Owner/Developer shall establish a homeowners association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas. Owner/Developer agrees to, at Owner/Developer's expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at site plan approval. Owner/Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.





Section 8. Pedestrian and Bicycle Trails. Owner/Developer agrees to construct sidewalks to City standards on at least one side of a portion of the right of way within the Property. Additionally, Owner/Developer agrees to dedicate a 15-foot pedestrian and bicycle trail along the entire eastern boundary of the Property and to maintain, or require the homeowner to maintain, this area until and unless another entity suitable to City accepts maintenance responsibility. In this regard, if requested by City, Owner/Developer agrees to deed said property to City or some other entity in conjunction with the use of that area as a pedestrian/bicycle trail. City agrees that this area shall be counted in determining setbacks for the Property, provided that no improvements are constructed within the area that would conflict with the intended use as a pedestrian or bicycle trail. The pathways shall be separated from any and all roadway in a manner sufficient to ensure the maximum level of safety for those using such pathways. Further, the pathways, shall be located within the area so as not to interfere or obstruct the installation and maintenance of utilities and shall be in addition to any other City of Fruitland Park Land Development Regulations requirements.

Section 9. Road Improvements. Owner/Developer shall be responsible for conducting a traffic study, and subsequently designing and constructing all transportation improvements based on such study. The City shall, under no circumstances, be financially responsible for the study and/or improvements.

Owner/Developer agrees to construct Street "B," as depicted on the Plan as a two lane road in compliance with City standards, extending from the eastern portion of the Property eastward to U.S. Highway 441/U.S. Highway 27. Further, and to avoid detrimental impacts to those residents located to the west of the Property and north of Spring Lake Road, Owner/Developer agrees to install and maintain a gate to ensure that residents of the Multi-Family area of the Property depicted on the Plan use only Street "B" for ingress and egress to U.S. Highway 27. However, such installed gate must be designed in a manner sufficient to ensure police and fire rescue personnel's ability to bypass such gate whenever necessary.

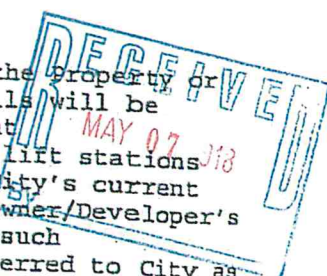
City acknowledges that the construction of such roadway is contingent upon the acquisition of right of way. Accordingly, Owner/Developer agrees to undertake all measures reasonably necessary to acquire such needed public right of way acceptable to City. In the event that Owner/Developer, after exhausting all reasonable attempts to do so, is unable to acquire such right of way necessary for construction of Street "B" extending to U.S. Highway 27, Owner/Developer shall be prohibited from developing the Multi-Family portion of the Plan without approval from the City Commission, which approval may be conditioned upon satisfactory alternatives provided for ingress and egress and/or a reduction in density. All roads shall be constructed in accordance with applicable City standards. Additionally, Developer shall provide stormwater retention associated with the roads either within the right-of-way or on the Property.

Section 10. Lighting. Owner/Developer shall submit a site lighting plan in conjunction with the final site plan submittal for the Property for City approval. All exterior lighting shall be arranged to reflect light away from single-family residences and townhouses to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. The poles and street lights within the Property shall be installed by Owner/Developer and thereafter maintained by the HOA.

Section 11. Water, Wastewater, and Reuse Water. Owner/Developer 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/Developer 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. No private wells will be allowed within the Property. Owner/Developer shall construct, at Owner/Developer'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/Developer shall also construct, at Owner/Developer'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 12. Impact Fees. Owner/Developer shall be required to pay impact fees as established by City from time to time. Owner/Developer agrees to prepay the water and wastewater impact fees for the Property less the prorated value of impact fee credits for the wastewater treatment plant expansion site provided for in Section 15, herein, at the time of plat approval by City corresponding to the number of units in such plat.

Owner/Developer agrees to pay all other impact fees, including parks and recreation, police and fire rescue and any impact fees adopted after the execution of this Agreement for all units as building permits are issued for such units at the then existing rate. If impact fees increase from the time they are paid until the building permit is issued, Owner/Developer 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 for the prepaid units. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner/Developer agrees and understands that no capacity has been reserved and that Owner/Developer assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of platting and City is willing to allocate such capacity to Owner/Developer, Owner/Developer 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.

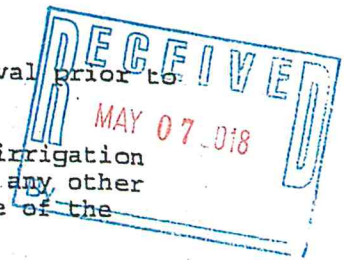
Section 13. Wastewater Treatment Plant Expansion Site. Owner/Developer acknowledges that the City of Fruitland Park may expand its existing Wastewater Treatment Plant located on Spring Lake Road, adjacent to the Property. In order to facilitate such expansion and upon request by City, Owner/Developer agrees to deed 6 acres as depicted on the Plan along the southern portion of the Property to City for City's use in expanding the Wastewater Treatment Plant. Owner/Developer shall deliver marketable title free of any mortgages or liens of any kind. In order for City to credit Owner/Developer with impact fee credits for the donated land, City and Owner/Developer shall each obtain appraisals for the assessed value of the land at the time of donation. In the event that the parties cannot agree to a value of the donated land, a third appraiser shall be obtained to provide its assessed value. The value provided by the third appraiser shall be that used in providing impact fee credits to Owner/Developer. Until such time as City takes ownership, such property shall be maintained as a vegetative buffer by Owner/Developer. Owner/Developer agrees to adjust the size and location of the area as reasonably needed by City.

Section 14. Easements. Owner/Developer 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 15. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner/Developer shall install landscaping as depicted on a



landscaping site plan submitted to the City for review and approval prior to such installation.



Owner/Developer 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/Developer shall design and construct, at its sole expense, the interior landscaped areas and islands within the common and parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner/Developer shall maintain such areas until such maintenance responsibility has been assumed by the HOA.

Owner/Developer acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner/Developer agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Owner/Developer agrees to construct all landscape buffers as required by City's Land Development Regulations. Developer further agrees to provide additional buffering along the southern portion of the Property as is reasonably requested by City to buffer the Property from the residents located along Spring Lake Road.

Section 16. Stormwater Management. Owner/Developer agrees to provide at Developer'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 17. Other Municipal Facilities/Services. Upon annexation, 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 residential property owners within the City.

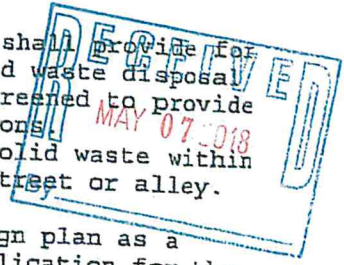
Section 18. Concurrency. A complete concurrency study conforming to the City of Fruitland Park Land Development Regulations will be required prior to any preliminary plat approvals or construction plan approvals. The Owner/Developer shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner/Developer acknowledges that City is in the process of adopting an ordinance relating to Proportionate Share Mitigation. Accordingly, Owner/Developer agrees that it shall be subject to such ordinance, even if adopted after the effective date of this Agreement.

Section 19. Final Site Plan Approval. After the approved Conceptual Site and Developer's Agreement Plan is recorded, and prior to issuance of any permits for construction, including clearing and landfill, a preliminary plat, construction plans, and a Final Site Plan for the development shall be prepared and submitted for review and approval in the manner required by the City's Land Development Code, as amended.

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



Section 21. Solid Waste Disposal Facilities. Owner/Developer shall provide for the townhomes, condominiums, and assisted living facility solid waste disposal facilities that are adequately constructed, maintained, and screened to provide safe and non-disruptive refuse collection and disposal operations. Owner/Developer agrees that collection and transportation of solid waste within the Property shall not require any vehicles to back into any street or alley.



Section 22. Signage. Owner/Developer 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.

Section 23. Title Opinion. Owner/Developer 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/Developer and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 24. 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 25. Due Diligence. The City and Owner/Developer 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/Developer from time to time in accordance with the City's applicable policies for the provision of said services.

Section 26. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in Section 163.3243, Florida Statutes. However, both parties acknowledge that any land use or development provisions of this Agreement shall not be effective or implemented unless and until the amendment to the City's comprehensive plan is found in compliance by the Florida Department of Community Affairs ("DCA") or any subsequent state agency serving as the state land planning agency, as set forth in Chapter 163, Florida Statutes. No development orders will be issued by City and no construction can occur until the necessary comprehensive plan amendment is adopted by City and approved by DCA.

Section 27. 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 28. 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/Developer to successive owners. Owner/Developer 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/Developer 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 29. 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 30. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 31. 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:	Mr. Ralph Bowers, City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Christopher J. Bell, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone  Scott A. Gerken, Esquire City Attorney 4850 N. Highway 19A Mount Dora, FL 32757 352-357-0330 Telephone 352-357-2474 Facsimile
As to Owner/ Developer:	Lake Saunders Grove Land LLP c/o Grace Lindblom 1412 Colonial Drive Orlando, FL 32804
Copy to:	Kane Morris-Webster Colliers Arnold 622 E. Washington St., Suite 300 Orlando, FL 32801





Section 32. 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/Developer from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 33. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner/Developer, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate ten (10) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner/Developer, subject to a public hearing in accordance with the requirements of Section 163.3225, Florida Statutes.

Section 34. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 35. 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/Developer 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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name

By: Grace C Lindblom  
Signature  
GRACE C. LINDBLOM  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

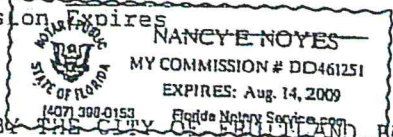
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August by GRACE C. LINDBLOM and \_\_\_\_\_ who are personally known to me or who have produced \_\_\_\_\_ as identification and who did ~~not~~ take

an oath.



*Nancy Noyes*  
By  
Notary Public, State of Florida  
Printed Name NANCY E NOYES  
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: \_\_\_\_\_  
Christopher J. Bell, Mayor

Date: \_\_\_\_\_

\_\_\_\_\_  
City Attorney

ATTEST: \_\_\_\_\_  
City Clerk

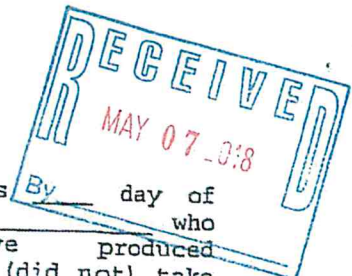
STATE OF FLORIDA  
COUNTY OF LAKE

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, State of Florida  
Printed Name \_\_\_\_\_  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_



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

Notary Public, State of Florida  
Printed Name \_\_\_\_\_  
Commission No \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

ACCEPTED BY THE CITY OF FRUITLAND PARK

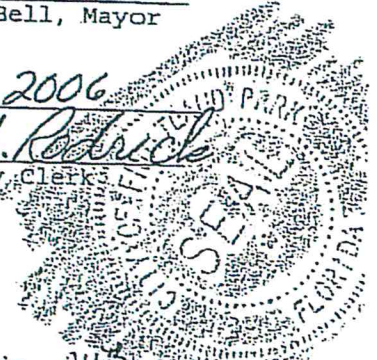
Approved as to form and  
Legality for use and reliance  
by the City of Fruitland Park

\_\_\_\_\_  
City Attorney

By:   
Christopher J. Bell, Mayor

Date: August 24, 2006

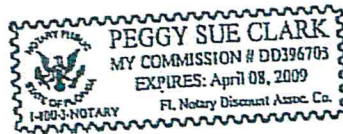
ATTEST: Linda S. Rodrick  
City Clerk



STATE OF FLORIDA  
COUNTY OF LAKE

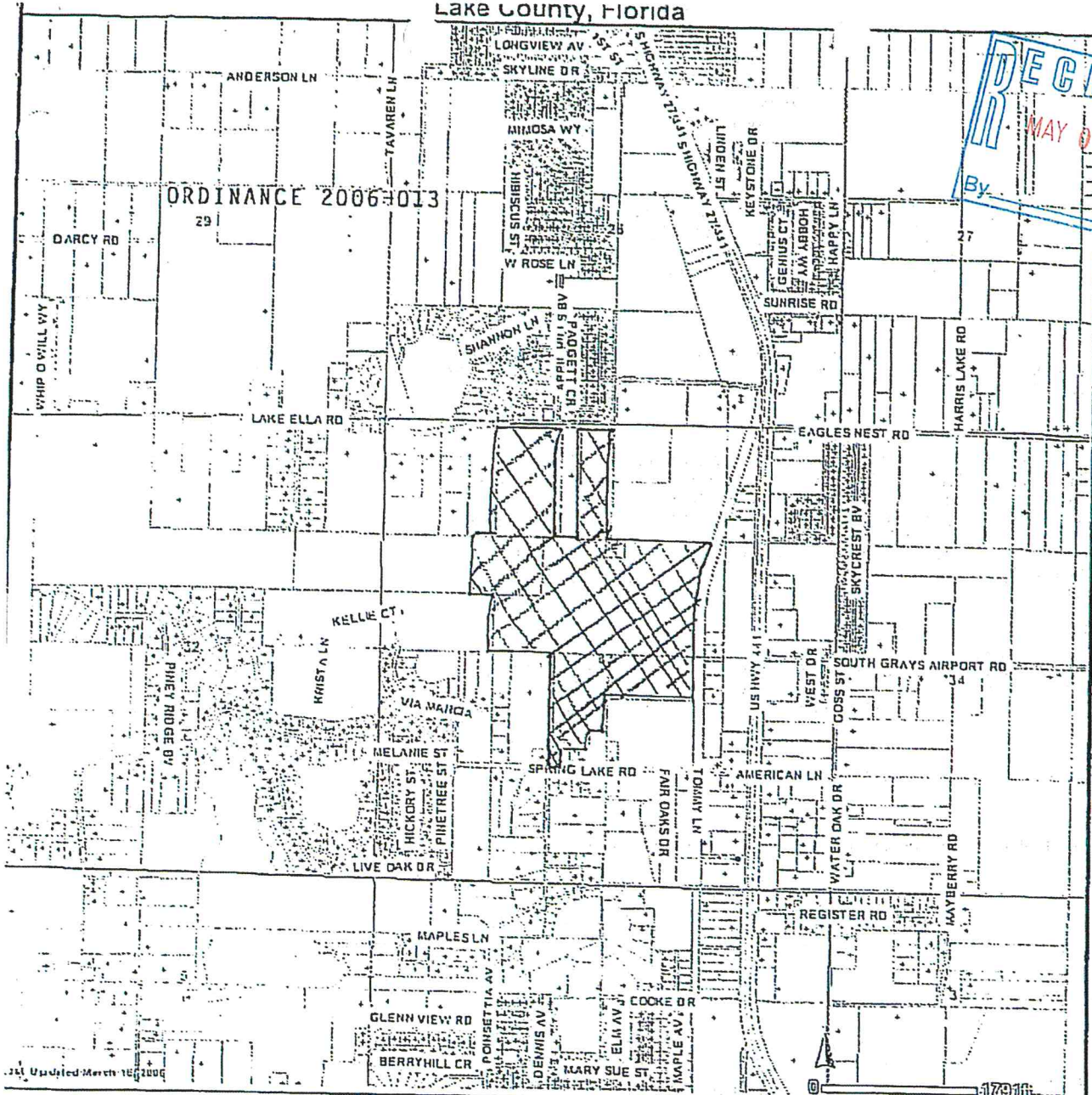
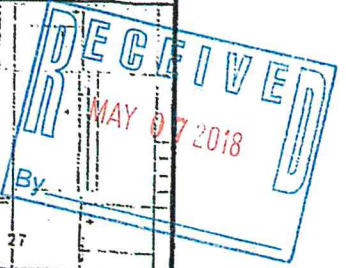
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of  
August, 2006 by Christopher J. Bell, Mayor and Linda S. Rodrick, City  
Clerk of the City of Fruitland Park, Florida, who are personally known to be me  
and they acknowledge executing the same freely and voluntarily under 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, State of Florida  
Printed Name Peggy Sue Clark  
Commission No DD396703  
My Commission Expires 4-8-09



Lake County, Florida

ORDINANCE 2006-013



Map Updated March 16, 2006

- |                   |                   |                 |
|-------------------|-------------------|-----------------|
| LAKE APOPKA LCP   | <b>LEGEND</b>     | WINNEOLA        |
| PARCELS           | ASTATULA          | MONTEROSE       |
| STRUCTURE ADDRESS | CLEMONT           | MOUNT DORA      |
| COUNTY PROPERTY   | EUSTIS            | TAWARES         |
| STREETS           | FRUITLAND PARK    | JUALTA          |
| CITY LIMITS       | GROWLAND          | SECTIONS        |
| W.W.              | HOWE IN THE HILLS | LAKES           |
|                   | LADY LAKE         | COUNTY BOUNDARY |
|                   | LEESBURG          |                 |
|                   | MASCOTTE          |                 |
|                   | W.W.              |                 |
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EXHIBIT "A"  
Legal Description.



PARCEL 1:

The NW 1/4 of the SE 1/4; the East 1/2 of the SE 1/4 of the SW 1/4, LESS the West 120 feet of the South 230 feet; the North 25 feet of the West 205 feet of the SE 1/4 of the SE 1/4 of the SE 1/4; the North 542 feet of the NE 1/4 of the SE 1/4 of the SE 1/4; and the West 205 feet of the South 110 feet of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 39, Township 18 South, Range 24 East.

PARCEL 2:

The East 66 feet of the North 210 feet of the SE 1/4 of the NE 1/4 and the West 160 feet of the North 210 feet of the SW 1/4 of the NE 1/4 of Section 33 Township 18 South, Range 24 East.

PARCEL 3:

- Begin at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East, run thence East 1254 feet, thence South 210 feet, thence East 226 feet, thence North 210 feet, thence East to the Westerly right of way of the railroad, thence Southerly along said railroad right of way 1/2 the South line of the SE 1/4 of the NE 1/4, thence West to the Southwest corner of the SW 1/4 of the NE 1/4, thence North 1320 feet to the point of beginning, LESS the West 550 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 24 East.

PARCEL 4:

- Begin at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, run thence South 900.5 feet, thence West 209.63 feet, thence South 209.63 feet, thence West 400.12 feet, thence North 1092.89 feet, thence East 610 feet to the point of beginning.

PARCEL 5:

The North 511 feet of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 24 East, lying West of the Railroad.

LESS a strip of land of Equal Width 40.0 feet wide off of the entire North side of the following described parcel 6:

PARCEL 6:

The Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

LESS

Parcel 6: The Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida. LESS the North 40 feet thereof for right of way of Lake Hill Road.

The quality of this image is equivalent to the quality of the original document.

ALL OF THE ABOVE DESCRIBED PROPERTIES ARE LOCATED IN LAKE COUNTY, FLORIDA.

The quality of this image is equivalent to the quality of the original document.

Line of the Northeast 1/4 of the Northwest 1/4 of said Section 33 thence North 33-59-40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 109.23 feet to the Point of Beginning.

EXHIBIT "A"  
Legal Description (Continued)



AND LESS

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 87°33'40" West along the North line of the Northwest 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 88°02'26" West, 1326.45 feet to a point on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West along the South line of the Northwest 1/4 of the Northwest 1/4 a distance of 309.29 feet; thence North 80°02'26" East, 1326.72 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°50'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 400 feet thereof for right-of-way of Lake Ella Road. LESS: Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 89°30'40" West along the North line of the Northwest 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 88°02'26" West, 1326.45 feet to a point on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West along the South line of the Northwest 1/4 of the Northwest 1/4 a distance of 169.39 feet; thence North 80°02'26" East, 1326.67 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°50'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 a distance of 169.39 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

TOGETHER WITH

PARCEL 7:

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Public Records of Lake County, Florida.

PARCEL 8:

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

The quality of this image is equivalent to the quality of the original document.

ALL OF THE ABOVE DESCRIBED PROPERTIES ARE LOCATED IN LAKE COUNTY, FLORIDA:

The quality of this image is equivalent to the quality of the original document.





Legal description for Lake Saunders Groves Land, LLP



E 240 FT OF N ½ OF SW ¼ OF NW ¼, W 550 FT OF N 1/2 OF SE ¼ OF NW ¼

AND

NE ¼ OF NW ¼ --LESS BEG AT NE COR OF NW ¼, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE ¼ OF NW 1/4 , N 89-54-10 E ALONG SAID S LINE OF NE ¼ OF NW ¼ TO SE COR OF NE ¼ OF NW 1/4 , N ALONG SAID E LINE OF NE ¼ OF NW ¼ TO POB AND LESS N 40 FT FOR RD R/W

AND

N 511 FT OF NW ¼ OF SE ¼ W OF RR

AND

E 66 FT OF N 210 FT OF SE ¼ OF NW ¼, W 160 FT OF N 210 FT OF SW ¼ of NE ¼

AND

BEG AT NE COR OF NE ¼ OF NW ¼, RUN S 89-58-40 W ALONG SAID N LINE OF NW ¼ A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE ¼ OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE ¼ OF NW ¼ OF NW ¼, N ALONG SAID E LINE OF NE ¼ OF NW ¼ TO POB—LESS N 40 FT FOR RD R/W

AND

BEG AT NE COR OF NE ¼ OF SW 1/4 , RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB

AND

BEG 550 FT E OF NW COR OF SE ¼ OF NW ¼, RUN 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW ¼ OF NE ¼, W TO SW COR OF SE ¼ OF NW 1/4 , N TO NW COR OF S ½ OF SE ¼ OF NW ¼, E 550 FT, N TO POB

AND

S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE ¼ OF SW ¼

ORB 2054, PGS 1186-1190





liability or responsibility which may result from the failure of the Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the persons named herein as "Grantor" have executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.



Signed, sealed and delivered in the presence of:

[Signature]  
Name: \_\_\_\_\_

[Signature]  
**LINDA C. POWELL, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992**

[Signature]  
Name: Dennis A. Kurtz

[Signature]  
Name: \_\_\_\_\_

[Signature]  
**JAY M. WILSON, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992**

[Signature]  
Name: Dennis A. Kurtz

[Signature]  
Name: \_\_\_\_\_

[Signature]  
**DENNIS J. CASEY, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992**

[Signature]  
Name: Dennis A. Kurtz





STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2001, by **LINDA C. POWELL**, as Co-Trustee of the Robert J. Hester, III Revocable Trust, dated as of the 25th Day of September, 1992. She (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:

Print Name: Lauren Y. Detzel  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC - STATE OF FLORIDA  
LAUREN Y. DETZEL  
COMMISSION # CC755862  
EXPIRES 02/2002  
BONDED THRU ASA 1-888-NOTARY1

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2001, by **JAY M. WILSON**, as Co-Trustee of the Robert J. Hester, III Revocable Trust, dated as of the 25th Day of September, 1992. He (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:

Print Name: Lauren Y. Detzel  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC - STATE OF FLORIDA  
LAUREN Y. DETZEL  
COMMISSION # CC755862  
EXPIRES 02/2002  
BONDED THRU ASA 1-888-NOTARY1

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2001, by **DENNIS J. CASEY**, as Co-Trustee of the Robert J. Hester, III Revocable Trust, dated as of the 25th Day of September, 1992. He (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:

Print Name: Lauren Y. Detzel  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC - STATE OF FLORIDA  
LAUREN Y. DETZEL  
COMMISSION # CC755862  
EXPIRES 02/2002  
BONDED THRU ASA 1-888-NOTARY1



EXHIBIT "A"  
Legal Description

PARCEL 1:

The NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; the East  $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; LESS the West 120 feet of the South 230 feet; the North 25 feet of the West 205 feet of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; the North 512 feet of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; and the West 205 feet of the South 118 feet of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 29, Township 18 South, Range 24 East.

PARCEL 2:

The East 66 feet of the North 210 feet of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; and the West 160 feet of the North 210 feet of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33 Township 18 South, Range 24 East.

PARCEL 3:

- Begin at the Northwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 18 South, Range 24 East, run thence East 1254 feet, thence South 210 feet, thence East 226 feet, thence North 210 feet, thence East to the westerly right of way of the railroad, thence Southerly along said railroad right of way to the South line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , thence West to the Southwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , thence North 1320 feet to the point of beginning, LESS the West 550 feet of the North  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 18 South, Range 24 East.

PARCEL 4:

- Begin at the Northeast corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 18 South, Range 24 East, run thence South 900.5 feet, thence West 209.83 feet, thence South 209.83 feet, thence West 400.12 feet, thence North 1092.88 feet, thence East 610 feet to the point of beginning.

PARCEL 5:

The North 511 feet of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 33, Township 18 South, Range 24 East, lying West of the Railroad.

LESS a strip of land of Equal Width 40.0 feet wide off of the entire North side of the following described parcel 6:

PARCEL 6:

The Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

LESS

Parcel 6: The Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89° 58' 40" W along the North line of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  a distance of 300.35 feet to the point of beginning; run S 00° 02' 26" W 1326.45 feet to a point on the South line of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of said Section 33; thence S 89° 58' 10" W along the South line of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  a distance of 169.28 feet; thence N 00° 02' 26" E 1326.67 feet to a point on the North line of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of said Section 33; thence N 89° 58' 40" E along the North line of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

ALL OF THE ABOVE DESCRIBED PROPERTIES ARE LOCATED IN LAKE COUNTY, FLORIDA.

The quality of this image is equivalent to the quality of the original document.



EXHIBIT "A"  
Legal Description (Continued)



AND LESS

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, St. Lake County, Florida, and run South 87°58'40" West along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 60°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 267.38 feet; thence North 00°02'26" East, 1326.72 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°58'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 209.29 feet to the Point of Beginning. LESS the North 400 feet thereof for right-of-way of Lake Ella Road. LESS Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run South 89°58'40" West along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run South 60°02'26" West, 1326.45 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence South 89°54'10" West along the South line of the Northeast 1/4 of the Northwest 1/4 a distance of 169.38 feet; thence North 00°02'26" East, 1326.67 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 33; thence North 89°58'40" East along the North line of the Northeast 1/4 of the Northwest 1/4 a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

TOGETHER WITH

PARCEL 7:

The South 209.88 feet of the West 157.5 feet of the East 682.5 feet of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Public Records of Lake County, Florida.

PARCEL 8:

The East 240 feet of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 and the West 550 feet of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

ALL OF THE ABOVE DESCRIBED PROPERTIES ARE LOCATED IN LAKE COUNTY, FLORIDA:

The quality of this image is equivalent to the quality of the original document.

# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1284805
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000200000801
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	VIA MARCIA FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	Submit Property Name
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW 1/4   ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		10	AC	\$0.00	\$57,000.00
2	WETLAND (9600)	0	0		2	AC	\$0.00	\$90.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">2054 / 1186</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">2054 / 1191</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">2054 / 1195</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">965 / 1293</a>	4/1/1988	Warranty Deed	Qualified	Vacant	\$48,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)



## Values and Estimated Ad Valorem Taxes <sup>Ⓜ</sup>

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$57,090	\$57,090	\$57,090	5.11800	\$292.19
LAKE COUNTY MSTU AMBULANCE	\$57,090	\$57,090	\$57,090	0.46290	\$26.43
SCHOOL BOARD STATE	\$57,090	\$57,090	\$57,090	4.35500	\$248.63
SCHOOL BOARD LOCAL	\$57,090	\$57,090	\$57,090	2.24800	\$128.34
CITY OF FRUITLAND PARK	\$57,090	\$57,090	\$57,090	3.98630	\$227.58
ST JOHNS RIVER FL WATER MGMT DIST	\$57,090	\$57,090	\$57,090	0.27240	\$15.55
LAKE COUNTY VOTED DEBT SERVICE	\$57,090	\$57,090	\$57,090	0.15240	\$8.70
LAKE COUNTY WATER AUTHORITY	\$57,090	\$57,090	\$57,090	0.25540	\$14.58
NORTH LAKE HOSPITAL DIST	\$57,090	\$57,090	\$57,090	1.00000	\$57.09
				<b>Total:</b>	<b>Total:</b>
				17.8504	\$1,019.09



## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) <sup>Ⓜ</sup>	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).



# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1284511
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000200000802
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	2406 LAKE ELLA RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S   89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26   W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E   ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF   NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB &   LESS N 40 FT FOR RD R/W--   ORB 2054 PGS 1186 1191 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		17.09	AC	\$0.00	\$153,810.00
2	WETLAND (9600)	0	0		4	AC	\$0.00	\$180.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2054 / 1186	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00

2054 / 1195 9/5/2001 Quit Claim Deed Multi-Parcel Vacant \$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)



## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$153,990	\$129,896	\$129,896	5.11800	\$664.81
LAKE COUNTY MSTU AMBULANCE	\$153,990	\$129,896	\$129,896	0.46290	\$60.13
SCHOOL BOARD STATE	\$153,990	\$153,990	\$153,990	4.35500	\$670.63
SCHOOL BOARD LOCAL	\$153,990	\$153,990	\$153,990	2.24800	\$346.17
CITY OF FRUITLAND PARK	\$153,990	\$129,896	\$129,896	3.98630	\$517.80
ST JOHNS RIVER FL WATER MGMT DIST	\$153,990	\$129,896	\$129,896	0.27240	\$35.38
LAKE COUNTY VOTED DEBT SERVICE	\$153,990	\$129,896	\$129,896	0.15240	\$19.80
LAKE COUNTY WATER AUTHORITY	\$153,990	\$129,896	\$129,896	0.25540	\$33.18
NORTH LAKE HOSPITAL DIST	\$153,990	\$129,896	\$129,896	1.00000	\$129.90
			<b>Total:</b>	<b>17.8504</b>	<b>Total:</b> <b>\$2,477.80</b>

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$270.99**

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1284503
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000400004600
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	US HWY 27/441 FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	N 511 FT OF NW 1/4 OF SE 1/4 W OF RR   ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		11.5	AC	\$0.00	\$115,000.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.



Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$115,000	\$115,000	\$115,000	5.11800	\$588.57
LAKE COUNTY MSTU AMBULANCE	\$115,000	\$115,000	\$115,000	0.46290	\$53.23
SCHOOL BOARD STATE	\$115,000	\$115,000	\$115,000	4.35500	\$500.83
SCHOOL BOARD LOCAL	\$115,000	\$115,000	\$115,000	2.24800	\$258.52
CITY OF FRUITLAND PARK	\$115,000	\$115,000	\$115,000	3.98630	\$458.42
ST JOHNS RIVER FL WATER MGMT DIST	\$115,000	\$115,000	\$115,000	0.27240	\$31.33
LAKE COUNTY VOTED DEBT SERVICE	\$115,000	\$115,000	\$115,000	0.15240	\$17.53
LAKE COUNTY WATER AUTHORITY	\$115,000	\$115,000	\$115,000	0.25540	\$29.37
NORTH LAKE HOSPITAL DIST	\$115,000	\$115,000	\$115,000	1.00000	\$115.00
				<b>Total:</b>	<b>Total:</b>
				17.8504	\$2,052.80



## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

**Exemption Savings**

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

**Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)**

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

**Assessment Reduction Savings**

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

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# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1284490
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000100000700
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	LAKE ELLA RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210   FT OF SW 1/4 OF NE 1/4   ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.08	AC	\$0.00	\$14,472.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">2054 / 1186</a>	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
<a href="#">2054 / 1191</a>	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
<a href="#">2054 / 1195</a>	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$14,472	\$14,472	\$14,472	5.11800	\$74.07
LAKE COUNTY MSTU AMBULANCE	\$14,472	\$14,472	\$14,472	0.46290	\$6.70
SCHOOL BOARD STATE	\$14,472	\$14,472	\$14,472	4.35500	\$63.03
SCHOOL BOARD LOCAL	\$14,472	\$14,472	\$14,472	2.24800	\$32.53
CITY OF FRUITLAND PARK	\$14,472	\$14,472	\$14,472	3.98630	\$57.69
ST JOHNS RIVER FL WATER MGMT DIST	\$14,472	\$14,472	\$14,472	0.27240	\$3.94
LAKE COUNTY VOTED DEBT SERVICE	\$14,472	\$14,472	\$14,472	0.15240	\$2.21
LAKE COUNTY WATER AUTHORITY	\$14,472	\$14,472	\$14,472	0.25540	\$3.70
NORTH LAKE HOSPITAL DIST	\$14,472	\$14,472	\$14,472	1.00000	\$14.47
				<b>Total:</b>	<b>Total:</b>
				17.8504	\$258.34



## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓜ	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>





Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

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# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	3883988
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000200010200
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	LAKE ELLA RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	BEG AT NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG   SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W   1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG   SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E   LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W--   ORB 2054 PGS 1186 1191 1195		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		8.93	AC	\$0.00	\$50,901.00
2	WETLAND (9600)	0	0		2.3	AC	\$0.00	\$104.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

There is no sales history information to display.  
[Click here to search for mortgages, liens, and other legal documents.](#)



## Values and Estimated Ad Valorem Taxes <sup>Ⓢ</sup>

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.



Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$51,005	\$51,005	\$51,005	5.11800	\$261.04
LAKE COUNTY MSTU AMBULANCE	\$51,005	\$51,005	\$51,005	0.46290	\$23.61
SCHOOL BOARD STATE	\$51,005	\$51,005	\$51,005	4.35500	\$222.13
SCHOOL BOARD LOCAL	\$51,005	\$51,005	\$51,005	2.24800	\$114.66
CITY OF FRUITLAND PARK	\$51,005	\$51,005	\$51,005	3.98630	\$203.32
ST JOHNS RIVER FL WATER MGMT DIST	\$51,005	\$51,005	\$51,005	0.27240	\$13.89
LAKE COUNTY VOTED DEBT SERVICE	\$51,005	\$51,005	\$51,005	0.15240	\$7.77
LAKE COUNTY WATER AUTHORITY	\$51,005	\$51,005	\$51,005	0.25540	\$13.03
NORTH LAKE HOSPITAL DIST	\$51,005	\$51,005	\$51,005	1.00000	\$51.01
				<b>Total:</b> 17.8504	<b>Total:</b> \$910.46

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) <sup>Ⓢ</sup>	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

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# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1771625
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000300002600
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	SPRING LAKE RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	BEG AT NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88   FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB   ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		14.4	AC	\$0.00	\$129,600.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">2054 / 1186</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">2054 / 1191</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">2054 / 1195</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change.  
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.



Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$129,600	\$109,249	\$109,249	5.11800	\$559.14
LAKE COUNTY MSTU AMBULANCE	\$129,600	\$109,249	\$109,249	0.46290	\$50.57
SCHOOL BOARD STATE	\$129,600	\$129,600	\$129,600	4.35500	\$564.41
SCHOOL BOARD LOCAL	\$129,600	\$129,600	\$129,600	2.24800	\$291.34
CITY OF FRUITLAND PARK	\$129,600	\$109,249	\$109,249	3.98630	\$435.50
ST JOHNS RIVER FL WATER MGMT DIST	\$129,600	\$109,249	\$109,249	0.27240	\$29.76
LAKE COUNTY VOTED DEBT SERVICE	\$129,600	\$109,249	\$109,249	0.15240	\$16.65
LAKE COUNTY WATER AUTHORITY	\$129,600	\$109,249	\$109,249	0.25540	\$27.90
NORTH LAKE HOSPITAL DIST	\$129,600	\$109,249	\$109,249	1.00000	\$109.25
				<b>Total:</b>	<b>Total:</b>
				17.8504	\$2,084.52

### Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ✓	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>





First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings ⓘ

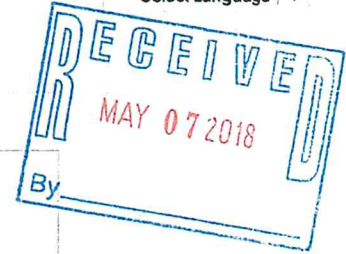
The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$228.90**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

## PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1771617
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000200000800
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	US HWY 27/441 FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S   210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE   OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO   NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB   ORB 2054 PGS 1186, 1191, 1195		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			



## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		39	AC	\$0.00	\$351,000.00
2	WETLAND (9600)	0	0		15	AC	\$0.00	\$675.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2054 / 1186	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00



[Click here to search for mortgages, liens, and other legal documents.](#)



## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
ST JOHNS RIVER FL WATER MGMT DIST	\$351,675	\$296,779	\$296,779	0.27240	\$80.84
LAKE COUNTY VOTED DEBT SERVICE	\$351,675	\$296,779	\$296,779	0.15240	\$45.23
LAKE COUNTY WATER AUTHORITY	\$351,675	\$296,779	\$296,779	0.25540	\$75.80
NORTH LAKE HOSPITAL DIST	\$351,675	\$296,779	\$296,779	1.00000	\$296.78
LAKE COUNTY BCC GENERAL FUND	\$351,675	\$296,779	\$296,779	5.11800	\$1,518.91
LAKE COUNTY MSTU AMBULANCE	\$351,675	\$296,779	\$296,779	0.46290	\$137.38
SCHOOL BOARD STATE	\$351,675	\$351,675	\$351,675	4.35500	\$1,531.54
SCHOOL BOARD LOCAL	\$351,675	\$351,675	\$351,675	2.24800	\$790.57
CITY OF FRUITLAND PARK	\$351,675	\$296,779	\$296,779	3.98630	\$1,183.05
				<b>Total:</b> 17.8504	<b>Total:</b> \$5,660.10

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓞ	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>

Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



### Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
✓ Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

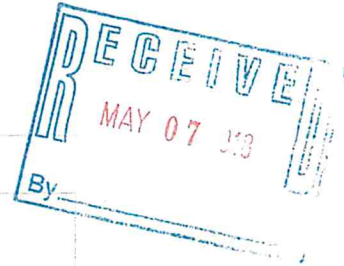
### Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$617.44**

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).



# PROPERTY RECORD CARD



## General Information

<b>Owner Name:</b>	LAKE SAUNDERS GROVES LAND LLP	<b>Alternate Key:</b>	1284821
<b>Mailing Address:</b>	565 GATLIN AVE ORLANDO, FL 32806 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	33-18-24-000300002900
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	SPRING LAKE RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	<a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4   ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	157	209		1	LT	\$0.00	\$16,000.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">2054 / 1186</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">2054 / 1191</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">2054 / 1195</a>	9/5/2001	Quit Claim Deed Multi-Parcel		Vacant	\$1.00
<a href="#">1364 / 1186</a>	5/1/1995	Warranty Deed	Qualified	Vacant	\$16,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$16,000	\$16,000	\$16,000	5.11800	\$81.89
LAKE COUNTY MSTU AMBULANCE	\$16,000	\$16,000	\$16,000	0.46290	\$7.41
SCHOOL BOARD STATE	\$16,000	\$16,000	\$16,000	4.35500	\$69.68
SCHOOL BOARD LOCAL	\$16,000	\$16,000	\$16,000	2.24800	\$35.97
CITY OF FRUITLAND PARK	\$16,000	\$16,000	\$16,000	3.98630	\$63.78
ST JOHNS RIVER FL WATER MGMT DIST	\$16,000	\$16,000	\$16,000	0.27240	\$4.36
LAKE COUNTY VOTED DEBT SERVICE	\$16,000	\$16,000	\$16,000	0.15240	\$2.44
LAKE COUNTY WATER AUTHORITY	\$16,000	\$16,000	\$16,000	0.25540	\$4.09
NORTH LAKE HOSPITAL DIST	\$16,000	\$16,000	\$16,000	1.00000	\$16.00
				<b>Total:</b>	<b>Total:</b>
				17.8504	\$285.62



## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) Ⓢ	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only- exemption amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a>	<a href="#">View the Law</a>



### Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

### Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a>	<a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a>	<a href="#">View the Law</a>

### Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).





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

**REZONING**

**Owner:** Lake Saunders Groves LLP

**Applicant:** Jimmy Crawford, Esq.

**General Location:** West of US 27/441 and south of Lake Ella Road and north of Spring Lake Road

**Number of Acres:** 135.6 ± acres

**Existing Zoning:** PUD

**Existing Land Use:** Multi-Family High Density and Single Family Medium Density

**Date:** May 11, 2018

**Description of Project**

The owners are seeking an extension of the PUD Master Agreement; however, the agreement has expired. The previous approval allowed for a maximum of 542 units consisting of single family (158 units), condominiums and/or townhomes (144 units), and multi-family (240 units). Phase V also allowed for an assisted living facility. Overall gross density was capped at 4.01 units/acre.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	County Agriculture	County Urban Medium - Residential
<b>South</b>	County Agriculture	County Urban Medium - Residential
<b>East</b>	C-2	Commercial High Intensity (Phillips Buick Pontiac)
<b>West</b>	R-3 and County Agriculture	City Multi-family Low Density and County Urban Medium - Residential

**Assessment**

The existing master agreement has expired. The applicant will need to follow the guidelines for a PUD rezoning which also applies to a PUD amendment. Please submit a full size conceptual plan, environmental assessment, preliminary school analysis, and traffic impact analysis. Please be advised that some conditions within the existing agreement may not be applicable today.

The City's comprehensive plan has been updated, revised and adopted since the approval of the former master agreement. Gated communities can only be provided on private road systems.

### Recommendation

Please submit a conceptual plan meeting the criteria as established in Chapter 154, Chapter 154.030,10,G. Please also submit an environmental assessment, preliminary school analysis, and traffic impact analysis. Please see the following FLU policies:

---

Policy 1-1.4: **Single-Family Medium Density.** Development within this category shall be limited to single-family detached dwelling units and the density shall not exceed 4 dwelling units/acre. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 15,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-1.7: **Multiple-Family High Density.** Development in this land use category shall be limited to single-family detached, single-family attached, two-family (duplex), multi-family homes, and mobile homes. However, mobile homes shall only be permitted in mobile home parks subdivisions. Density shall not exceed 15 dwelling units/acre; however, density shall be limited to 4 dwelling units/acre unless a centralized sanitary sewer system is provided. Small scale commercial uses may be permitted adjacent to major highways provided they are intended to provide for the daily needs of residents within the development and the adjoining residential area. Such businesses will generally not exceed 20,000 sq. ft. in size and will require Planned Unit Development (PUD) zoning.

Policy 1-2.2: **New Development.** New development areas shall be developed with neighborhoods that create a sense of place and incorporate the following features:

- 1) Supported by mixed use developments which incorporate schools, parks and open spaces and civic spaces.
- 2) Transition of densities between low, medium and, multiple family categories.
- 3) Protection of neighborhood cohesiveness and stability of residential characteristics.



- 4) Developed with an orderly transportation network that includes new collector roads and a recreational trail system.
  - 5) Provision for facilities to support the development of a public transit system.
  - 6) The enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails.
  - 7) The identification and reservation of land, or provision of appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:
    - a. Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
    - b. Water and wastewater treatment facility sites.
    - c. Community and neighborhood parks.
    - d. School sites.
    - e. Police, EMS and fire station sites.
    - f. Other facilities used to deliver public service.
-



VIA EMAIL [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

May 15, 2018

Tracy Kelley  
Director  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

**RE: LAKE SAUNDERS GROVES, SITE PLAN REVIEW**

Dear Ms. Kelley,

I have reviewed the documents attached in your email dated May 10, 2018, for the above referenced site plan. Since this is a PUD renewal review, the comments are offered in an advisory capacity, to be implemented at the City's discretion.

1. The PUD was signed in 2006, and has therefore expired. BESH defers to LPG, the city planner as to whether an expired PUD can be extended, or if the process must start from the beginning.
2. It is stated that all utilities will be turned over to the City of Fruitland Park once completed. The plan shows some multi-family style units, which often time utilize private right-of-way so that non-standard roadway sections can be used. We would recommend that the city only take ownership of utilities within public rights-of-way designed to city standards.
3. There is a 6 acre site mentioned for future wastewater expansion. Currently, this site is not in the City's master plan. The city may want to negotiate a new use for this proposed donation, or discuss if the city still desires to take possession of the 6 acres in question.
4. The City Manager, Mayor and City Attorney should be updated to reflect current city staff and officials.

Should you have any questions, please feel free to contact our office.

Sincerely,

Brett J. Tobias, P.E.  
[btobias@besandh.com](mailto:btobias@besandh.com)  
BJT:am

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**  
902 North Sinclair Avenue ♦ Tavares, Florida 32778  
Phone: 352.343.8481 ♦ Fax: 352.343.8495  
E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)  
*Good...Better...**BESH!***



**From:** Jeff Gerling  
**To:** [Tracy Kelley](#)  
**Subject:** Lake Saunders Grove  
**Date:** Thursday, May 10, 2018 2:42:14 PM

---

Please see my comments below.

ISR is represented as Building Coverage on page 13 of the file. I recommend that this be consistent with the storm water calculations, whatever number that ends up being.

Section 12 on page 15 incorrectly references section 15, when it should reference section 13.

No further comments.

---

**From:** Tracy Kelley <[tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)>  
**Sent:** Thursday, May 10, 2018 9:06 AM  
**To:** Amy Malone <[amalone@besandh.com](mailto:amalone@besandh.com)>; 'Beliveau, Greg' <[gregb@lpgurp.com](mailto:gregb@lpgurp.com)>; Brett Tobias <[btobias@besandh.com](mailto:btobias@besandh.com)>; Dale Bogle <[dbogle@fruitlandpark.org](mailto:dbogle@fruitlandpark.org)>; Donald Gilpin <[dgilpin@fruitlandpark.org](mailto:dgilpin@fruitlandpark.org)>; Duane Booth <[duanebooth@besandh.com](mailto:duanebooth@besandh.com)>; floridawright1 <[blueskiesps@gmail.com](mailto:blueskiesps@gmail.com)>; Gary La Venia <[glavenia@fruitlandpark.org](mailto:glavenia@fruitlandpark.org)>; Jeff Gerling <[jeff@alpha-florida.com](mailto:jeff@alpha-florida.com)>; Karen A. McKillips <[kmckillips@fruitlandpark.org](mailto:kmckillips@fruitlandpark.org)>; Lori Davis <[ldavis@fruitlandpark.org](mailto:ldavis@fruitlandpark.org)>; Michael A. Fewless <[mfewless@fruitlandpark.org](mailto:mfewless@fruitlandpark.org)>; [sherie@lpgurp.com](mailto:sherie@lpgurp.com); [SLynch@lakecountyfl.gov](mailto:SLynch@lakecountyfl.gov)  
**Cc:** Esther Coulson <[ecoulson@fruitlandpark.org](mailto:ecoulson@fruitlandpark.org)>  
**Subject:** New Application Submittal

Board Members:

Please review the attached Planned Development application as it will be included on June's agenda for TRC.

Respectfully -

**Tracy Kelley** | Community Development Director  
PH: 352-360-6727 | Fax: 352-360-6652 | [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

Community Development Department | City of Fruitland Park  
506 W Berckman Street | Fruitland Park, FL 34731 | [fruitlandpark.org](http://fruitlandpark.org)

VIA BOX

May 1, 2018

City of Fruitland Park  
Att: Ms. Tracy Kelley  
506 W. Berckman Street  
Fruitland Park, FL 34731  
352-360-3727

RE: VILLAGE PARK CAMPUS OF FIRST BAPTIST CHURCH LEESBURG – VARIANCE REQUEST  
(FBA #160644.0000)

Dear Ms. Kelley:

By this letter the applicant is requesting a variance from Section 162.060 – a.3.C.ii - the 2 foot grass overhang requirement for the 163 vehicle parking spaces that adjoin sidewalk. The design provides 18 foot parking space with a 7 foot raised sidewalk adjacent to parking space to allow overhang from vehicles and provide accessible pedestrian route on backside of sidewalk. The 2 foot grass strip alternative will cause a maintenance issue with pedestrian use overtime.

Should you have any questions, please feel free to contact our office.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.

*Jeffrey A. Head*

Jeffrey A. Head, P.E.

JAH/tr





VIA BOX

May 1, 2018

City of Fruitland Park  
Att: Ms. Tracy Kelley  
506 W. Berckman Street  
Fruitland Park, FL 34731  
352-360-3727

RE: VILLAGE PARK CAMPUS OF FIRST BAPTIST CHURCH LEESBURG – SITE PLAN SUBMITTAL RAI #1  
(FBA #160644.0000)

Dear Ms. Kelley:

Attached please find the following responses to comments received from Booth, Ern, Straughan, & Hiott, Inc. and other Consultants dated March 13, 2018, in regards to the above-referenced project:

**BESH:**

1. **Modify the pond elevation on the adjacent property to match the datum for the Church plan (sheets 4 & 5).**

Response: The elevations associated with Existing Pond PR-5 (Sheets 04 and 05) on the adjacent property to the west of the site have been revised to show them both on The Villages Datum (as previously submitted) as well as the datum for the Village Park Campus Plans.

2. **On sheet 6, there is a row of 7 parking spaces labeled as 8. Please update the parking calculation as needed.**

Response: Sheet 6 has been revised to revise the parking space label from 8 to 7 in the northern section of the Phase 2 parking lot.

3. **On sheet 6, the project area is listed as 205+ acres. While it is understood that the entire PUD area is indeed 205+ acres, please provide a project acreage and percent impervious for the area of work proposed within this submittal.**

Response: Site Data Item No. 15 on Sheet 6 has been revised to provide the various cover type areas and percentages for only the work proposed within this submittal (Phase 1 and 2 combined = 16.97± acres).



4. City code requires 0.05 bicycle parking spaces per required parking space. The applicant can request bicycle parking deferral, but shall note the number of spaces deferred and the location on the development plan and an obligation to provide the bicycle parking spaces when its need has been determined by the city.

Response: The site requires a total of 638 parking spaces (see comment No. 6 below). At 0.05 bicycle spaces per required parking space, the site will require 32 bicycle spaces (638 spaces x 0.05 bicycle spaces per required parking space). The applicant is requesting deferral of the bicycle parking space requirement. The location of the deferred bicycle parking spaces has been added to the plans (6' wide x 64' long total) for 32 spaces. Item No. 16 has been added to the Site Data column on Sheet 6 to summarize the bicycle parking requirements, request deferral, and indicate that the spaces will be installed in the future if determined necessary by the City.

5. The minimum parking space size is 10ft. wide by 20ft. long. The city does have a provision for reduced length to 18ft. spaces, however this provision is to encourage reduced paving areas and requires a 2ft. grass overhang. While many of the spaces along the perimeter of the project meet the grass overhang requirement, many of the internal spaces marked as 18' do not.

Response: The plan currently proposes a total of 708 parking spaces. A total of 361 spaces are proposed to be 10' wide x 18' long. There are 163 spaces shown at 10' x 18' long that adjoin to proposed sidewalk. The remaining 198 spaces shown at 10' x 18' long adjoin grass areas around the perimeter of the parking areas and comply with the reduced paving area in the code.

The applicant is requesting a variance from the 2 foot grass overhang requirement for the 163 spaces that adjoin sidewalk. See letter attached.

6. The parking requirement references only the number of seats in the Sanctuary. The plans also include a Multi-Purpose building, and Administration building and an education building. In the PUD, Ancillary Uses are listed as 3 spaces per 1000 square feet. The City does allow for the reduction of Joint use spaces if the developer can provide data that the hours of maximum demand for the parking at the respective uses do not overlap.

Response: Item No. 5 of the Site Data Column (Parking Data) has been updated to include the three proposed ancillary uses. The three ancillary uses, Multi-Purpose (10,000 s.f.), Administration (10,000 s.f.) and Education Building (25,832 s.f.) equal a total of 45,832 s.f. Per the PUD, these uses require 3 parking spaces per 1,000 s.f. which is 138 spaces (45,832 s.f./1,000 x 3 spaces/1,000 s.f.). The site therefore requires 500 spaces for the Church use and 138 spaces for the ancillary uses = 633 spaces total. The plan continues to provide 708 spaces.

Item No. 5 has also been updated to provide required and provided parking for Phase 1 only, which includes a 300 seat sanctuary within the proposed multi-use building.

7. Show the required landscape buffer line one the plans.





Response: The PUD requires a 25' wide Landscape Buffer along the western boundary of the site. The plans have been revised to show this western boundary buffer line on Sheet 06 and 07. The remaining perimeter buffer lines have been added to Sheet 05 of the plan set.

**8. Please submit Stormcad or pipe conveyance calculations.**

Response: StormCAD pipe sizing calculations have been prepared for the proposed pipe network and were inadvertently left out of the previously submitted Stormwater/Drainage Report. The calculations are included in this submittal.

**9. The width of the roadways exiting the roundabout may not be sufficient for Fire Department Access. This comment is deferred to the Fire Chief.**

Response: Acknowledged.

**10. The plans show a Lift station, Force main, Gravity Sewer along the proposed entry road as "existing" or "by others." To date, it is our understanding that none of these facilities are existing. Will these be submitted with a separate set of plans? The church plans cannot be approved without provisions for these facilities to be in place.**

Response: Plans associated with the Lift Station, Force Main and Gravity sewer listed as "existing" and/or "by others" on this plan set are being prepared by others and will be submitted for review by the City of Fruitland Park. It is understood that the Village Park Campus Plans for the Church cannot be approved until these facilities are approved.

**11. Will the internal utilities and Lift station be private or public? Please add note to the plans.**

Response: Item No. 17 has been added to the Site Data column on Sheet 6 which indicates the internal utilities and Lift Station are to be private.

**12. Provide Lift Station calculations.**

Response: As noted in Response No. 10 above, the Lift Station calculations are being prepared by others and will be submitted for review and approval.

**13. The entry road is not currently constructed. Will this be submitted under a separate set of plans? The church plans cannot be approved without provisions to access the site.**

Response: Plans associated with the entry road are being prepared by others and will be submitted for review by the City of Fruitland Park. It is understood that the Village Park Campus Plans for the Church cannot be approved until these facilities are approved.

**14. Defer to public works director as to the location of the existing 16" water main as shown on the plans.**



Response: Farner Barley & Associates was involved with this design and construction of the existing 16" water main. We have discussed and confirmed the location of the existing water main with Mr. Dale Bogle.

**LPG COMMENTS:**

1. Please submit tree survey, proposed tree removal and tree replacement. Please submit landscaping plans and identify buffers on the site plan. Please submit signage plan. The proposed buildings will need to comply with the non-residential design standards outlined in Chapter 154, Section 154.050 which address building façade, materials, colors and submittal of samples. Please submit exterior lighting plan. Please be advised that the maximum heights are limited to 35'. The maximum height of 95' applies to accessory decorative structures such as steeples and spires. The entry road is currently not constructed and the proposed access is from this roadway. Final approval of the site plan cannot occur until roadway plans have been submitted and approved. LPGURP staff also concurs with the comments prepared by BESH.

Please revise the plans as outlined above and submit the following: tree survey, tree removal and replacement plan, landscaping plans, lighting plan, signage plan, and sample materials and color.

Response: Tree removal requirements were accounted for in the Mass Grade Plan approval. Landscape Plans are attached for the Phase 1 and Phase 2 and provide the required mitigation for the proposed tree removal.

**PUBLIC WORKS:**

1. Leesburg Baptist is a private endeavor, the City of Fruitland Park will be supplying water by the way of Master Meter.

Response: Acknowledged.

2. Please verify the 250 ft hose lay requirement is being met for all proposed buildings.

Response: Verified

**Master Meter Request**

3. The Master Meter will need to be enclosed to protect from natural elements.

Response: City provided detail, has been added to plans

**BLUE SKIES:**

1. I see The Villages if Fruitland Park Unit 28 off Burns Drive, between Lot 16 and 17 the dark area. Is this a walk through or a secondary drive out exit for the subdivision?

Response: The dark area shown outside the western boundary of the site between Lots 16 & 17 within the Villages of Fruitland Park (Plan Sheets 4 and 5) is an easement that was left to this site





to allow golf cart access from the Villages to only the Church Property. This connection will not be constructed at this time.

2. **Will the church use the same back-flow preventer for their sprinkler system?**

Response: The fire sprinkler design will be provided with the building permit plan submittal.

3. **Where will the Fire Department Connection be located.**

Response: The proposed fire department connection location has been added to Sheet 12 of the plan set.

4. **If the fire sprinkler system is all going to be permitted separately then I will await the underground plan for that permit and approve.**

Response: The fire sprinkler system will be provided with building permit plan submittal.

5. **Administrator 1.66 (100 Sq/Ft per person)**  
**Circulation 1.05 (100 Sq/Ft per person)**  
**Receiving 1.41 (100 Sq/Ft per person)**  
**Restrooms/Storage 6.12 100 Sq/Ft per person)**  
**Study/Elect 4 (100 Sq/Ft per person)**  
**Rough total equals 282 Occupant Load**

**This number does not require a Fire Sprinkler system but you are investing a large amount in this building and a Fire Sprinkler System may save the building from being destroyed by fire. Also, your Insurance Company may lower your premium if you have a sprinkler system.**

Response: Acknowledged

Should you have any questions, please feel free to contact our office.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.

*Jeffrey A. Head*

Jeffrey A. Head, P.E.

JAH/tr  
Enclosures



VIA BOX

March 9, 2018

City of Fruitland Park  
Att: Ms. Tracy Kelley  
506 W. Berckman Street  
Fruitland Park, FL 34731  
352-360-3727

RE: VILLAGE PARK CAMPUS OF FIRST BAPTIST LEESBURG - SITE PLAN SUBMITTAL  
(FBA #160644.0000)

Dear Ms. Kelley:

Attached please find the following pdf files with regards to the above-referenced project submittal:

1. Development Application w/attachments.
2. Site Plan.
3. Stormwater Management Data book.
4. SHA-1 Form for digital signatures.
5. Legal in word format.

Please contact us with the required permit fee and any meetings that we will need to attend. Should you have any questions, please feel free to contact our office.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.  
*Jeffrey A. Head*  
Jeffrey A. Head, P.E.

JAH/tr  
Enclosures

cc: Mr. Art Ayris, First Baptist Church of Leesburg (w/encl.)







**City of Fruitland Park, Florida**  
**Community Development Department**  
 506 W. Berckman St., Fruitland Park, Florida 34731  
 Tel: (352) 360-6727 Fax: (352) 360-6652  
 www.fruitlandpark.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

## Development Application

Contact Information:

Owner Name: First Baptist Church of Leesburg, Inc., Art A. Ayris, Executive Pastor  
 Address: 220 North 13th Street, Leesburg, FL 32748  
 Phone: 352-787-1005 Email: aaayris@fbcleesburg.org

Applicant Name: First Baptist Church of Leesburg, Inc., Art A. Ayris, Executive Pastor  
 Address: 220 North 13th Street, Leesburg, FL 32748  
 Phone: 352-787-1005 Email: aaayris@fbcleesburg.org

Engineer Name: Farner Barley & Associates, Inc., Jeffrey A. Head, P.E.  
 Address: 4450 NE 83rd Road, Wildwood, FL 34785  
 Phone: 352-748-3126 Email: jhead@farnerbarley.com

Property and Project Information:

**PROJECT NAME\*:** Village Park Campus of First Baptist Leesburg  
\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: To be determined (Pine Ridge Dairy Road, Fruitland Park)

Parcel Number(s): 05-19-24-00030000 Section: 05 Township: 19 Range: 24

Area of Property: 17+/- acres Nearest Intersection: 466A/ Drake Drive

Existing Zoning: R-2; R-3A; CZ Existing Future Land Use Designation: PUD

Proposed Zoning: PUD Proposed Future Land Use Designation: PUD

The property is presently used for: Ag

The property is proposed to be used for: Church campus

Do you currently have City Utilities? Yes

Application Type:

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Comp Plan Amendment   | <input type="checkbox"/> Rezoning               | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance             | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat          |
| <input type="checkbox"/> Minor Lot Split      | <input type="checkbox"/> Preliminary Plan      | <input type="checkbox"/> Construction Plan      | <input type="checkbox"/> ROW/Plat Vacate     |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan       | <input type="checkbox"/> Replat of Subdivision  |  |

Please describe your request in detail: Site plan for Phases 1 & 2 for First Baptist Church with associated parking and storm water management system.

**Required Data, Documents, Forms & Fees**

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature:  Date: 3-7-18

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

## Development Application Checklist

### The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd)     Current Deed     Aerial Photo  
 Property Appraiser Information     Electronic Copy of Application     Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through [www.lakecountyfl.gov/maps/](http://www.lakecountyfl.gov/maps/). Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

### Other Required Analyses and Maps:

#### Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment     Environmental Constraints Map     Requested FLU Map

#### Large Scale Comprehensive Plan Amendment Applications:

Maps:     Environmental Constraints     Soils     Requested FLUM Designation     Requested Zoning Map Designation

Analyses:     Environmental Assessment     Utility Availability Analysis     Urban Sprawl Analysis     School Impact Analysis  
 Traffic Impact Analysis     Consistency with the Comp Plan     Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:     Requested Zoning Map     Justification for Rezoning

#### Planned Development Applications:

Maps/Plans:     Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G     Environmental Constraints

Analyses:     Environmental Assessment     Traffic Impact Analysis     Preliminary Concurrency Analysis

Variance Applications:     Justification for Variance

#### Special Exception Use Applications:

- Site Sketch     Justification for Special Exception Use  
 List of Special Requirements as Described in LDRs, Chapter 155

#### Conditional Use Permit Applications:

- Site Plan as Described in LDRs, Chapter 155     Proposed List of Conditions and Safeguards  
 Written Statement as Described in LDRs, Chapter 155

#### Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

#### Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

#### Site Plan Applications:

- As Described in LDRs, Chapter 160



This Document Prepared By/ RETURN TO:  
Steven M. Roy, Esq./mam  
McLin Burnsed  
PO Box 1299  
The Villages, FL 32158-1299

Parcel Identification No. \_\_\_\_\_



**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, executed this 20 day of August, 2014, by **THE VILLAGES OF LAKE-SUMTER, INC.**, a Florida corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162 ("Grantor"), to **FIRST BAPTIST CHURCH OF LEESBURG, INC.**, a Florida not for profit corporation, whose address is 220 North 13<sup>th</sup> Street, Leesburg, Florida 34748 ("Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of **TEN AND NO/100**--- (\$10.00)---Dollars, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, as set forth in the attached *Exhibit "A"*.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee forever.

**THIS QUIT CLAIM DEED** is subject to the rights granted to the Grantor in that Grant of Easement recorded in Official Records Book 4421, Page 1577, Instrument #2013141406, Public Records of Lake County, Florida, which rights are retained by Grantor.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

**WITNESSES:**

*Sam Warthun*  
Print Name Sam Warthun  
*William S. Bailey*  
Print Name William S. Bailey

**THE VILLAGES OF LAKE-SUMTER, INC.**

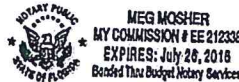
By: *Martin L. Dzuro*  
Martin L. Dzuro, Vice President

**STATE OF FLORIDA  
COUNTY OF SUMTER**

The foregoing instrument was acknowledged before me this 20 day of August, 2014, by Martin L. Dzuro, as Vice President, of and on behalf of The Villages of Lake-Sumter, Inc., who did not take an oath, and who is personally known to me.

*Meg Mosher*  
NOTARY PUBLIC, STATE OF FLORIDA

Print Name Meg Mosher  
Commission # \_\_\_\_\_  
Commission Expires \_\_\_\_\_



# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT "A"  
SHEET 1 OF 1

C-466A

SOUTHERLY LINE  
ORB 4271, PG 1960

20.00'  
230.00'

### LEGAL DESCRIPTION

THE EAST 20.00 FEET OF THE WEST 230.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING SOUTH OF THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1960, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD C-466A.

AND  
THE NORTH 595.00 FEET OF THE EAST 20.00 FEET OF THE WEST 230.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST. ALL IN LAKE COUNTY, FLORIDA.  
CONTAINING 0.86 ACRES±.

6 5

7 8

20.00'  
230.00'

595.00'

SOUTH LINE OF THE NORTH  
595' OF THE NW 1/4

LEGEND	
LB	LICENSED BUSINESS
POB	POINT OF BEGINNING



6/11/14  
DATE

*William S. Barley*  
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3815

### GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**FERNER  
BARLEY  
AND ASSOCIATES, INC.**

4450 NE 83RD ROAD • BLOOMING, FL 34785 • (352) 744-3155

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4709

S:\SURVEY\NEWSURV\LAKE\VILLAGES OF FRUITLAND\PARI\REMOVE A ROAD.dwg, BDH



RETURN

THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:

Marybeth L. Pullum  
Pullum & Pullum, P.A.  
1330 Citizens Blvd., Suite 701  
Leesburg, FL 34748

Property Appraisers Parcel I.D. Number(s):

Note to recorder: Minimum documentary stamps are paid in connection with this deed as this deed represents a conveyance by Grantor made to disclaim an interest arising out of a typographical error in the legal description of a previously recorded deed.

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made the 13<sup>th</sup> day of January A.D.2014 by THE VILLAGES OF LAKE-SUMTER, , INC., a Florida corporation whose address is 1020 Lake Sumter Landing, The Villages, FL 32162, hereinafter called the grantor, to FIRST BAPTIST CHURCH OF LEESBURG, INC., a Florida not for profit corporation, whose mailing address is 220 North 13th Street, Leesburg, FL 32748-4962 hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Lake County, State of Florida, described as follows:

The East 30.00 feet of the West 230.00 feet of the Northwest ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24, East, Lake County, Florida

AND

LESS The North 595.00 feet of the East 30.00 feet of the West 230.00 feet of the Northwest ¼ of the Northwest ¼ of Section 8, Township 19 South, Range 24 East.

THE PURPOSE OF THIS DEED IS TO EVIDENCE THE DISCLAIMER OF ANY INTEREST IN THE ABOVE SUBJECT PROPERTY BY GRANTOR ARISING FROM AN ERROR IN THE LEGAL DESCRIPTION OF THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 4421, PAGE 1575, AND CORRECTED BY THAT CERTAIN CORRECTIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 4432, PAGE 1 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Signature of Witness #1)

Steven M. Roy  
(Printed Name of Witness #1)

[Signature]  
(Signature of Witness #2)

Laurie B. Mark  
(Printed Name of Witness #2)

THE VILLAGES OF LAKE-SUMTER, INC.  
[Signature]  
By: Gary Moyer  
As its: Vice President



STATE OF FLORIDA  
COUNTY OF Sumter

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Gary Moyer, as the Vice President of The Villages of Lake-Sumter, Inc., a Florida corporation, pursuant to authority duly vested in him, who (check one)  is personally known to me/  produced \_\_\_\_\_ as proof of identity.

Witness my hand and official seal in the County and State last aforesaid this 13<sup>th</sup> day of January, A.D., 2014.



[Signature]  
NOTARY PUBLIC





THIS INSTRUMENT PREPARED BY:  
RETURN TO:  
Marybeth L. Pullum, Attorney at law  
PULLUM & PULLUM, P A  
1330 Citizens Blvd., Suite 701  
Leesburg, FL 34748  
352-728-3060

Property Appraiser Parcel I D Number(s)  
1287855, 1288363, 1288479, 1288487, 2786353,  
1288703, 1383340, 1772028

Note to Recorder: Minimum documentary stamps are paid in connection with this deed as this deed represents a conveyance of unencumbered real property to a shareholder in conjunction with a corporate liquidation.

### WARRANTY DEED

THIS WARRANTY DEED is made and executed to be effective as of the 23rd day of December, A.D. 2013, by **PINE RIDGE DAIRY, INC.**, a Florida corporation, whose mailing address is c/o Pullum & Pullum, P.A., 1330 Citizens Blvd., Suite 701, Leesburg, FL 34748, hereinafter called the grantor, to **JOHN D. CHANDLER AND CHARLES L. ROESEL AS PERSONAL REPRESENTATIVES OF THE ESTATE OF BERNICE W. JEFFCOAT**, whose mailing address is c/o Pullum & Pullum, P.A., 1330 Citizens Blvd., Suite 701, Leesburg, FL 34748, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other legal entities.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Lake County, Florida, viz:

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, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, S00°47'54"W, 1,184.03 FEET TO 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 EAST LINE AND ALONG SAID NORTH LINE, S89°40'49"E, 611.54 FEET; THENCE DEPARTING SAID NORTH LINE, 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  
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; 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; THENCE DEPARTING SAID EAST LINE  
AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, N89°14'18"W, 1,122.82  
FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID SOUTHWEST  
1/4 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTHERLY  
RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°56'55"W, 1,271.51 FEET  
TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**

THE EAST 30.00 FEET OF THE WEST 230.00 FEET OF THE SOUTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24  
EAST, LYING SOUTH OF COUNTY ROAD C-466A, IN LAKE COUNTY,  
FLORIDA.



**AND ALSO LESS AND EXCEPT:**

THE NORTH 595.00 FEET OF THE EAST 30.00 FEET OF THE WEST 230.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

**AND ALSO LESS AND EXCEPT:** ANY PORTION THEREOF LYING IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY FLORIDA

Subject to all easements, rights of way and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

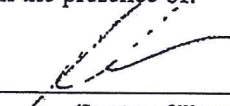
TO HAVE AND TO HOLD, the same in fee simple forever.

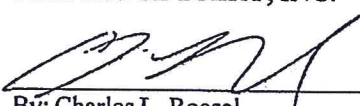
AND the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that the grantor is duly authorized, appointed, qualified, and acting in the capacity described in the deed; that the premises are free from encumbrances made by grantors except taxes accruing subsequent to December 31, 2013, and, that grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed on the day and year first above written.

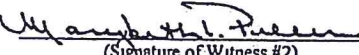
Signed, sealed and delivered  
in the presence of:

PINE RIDGE DAIRY, INC.

  
\_\_\_\_\_  
(Signature of Witness #1)

  
\_\_\_\_\_  
By: Charles L. Roessel  
As its President

Steve Pullum  
\_\_\_\_\_  
(Print Name of Witness #1)

  
\_\_\_\_\_  
(Signature of Witness #2)

Mambeth Pullum  
\_\_\_\_\_  
(Print Name of Witness #2)

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this, the 23<sup>rd</sup> day of December A.D., 2013, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Charles L. Roesel, who executed the foregoing instrument as the President of Pine Ridge Dairy, Inc., a Florida corporation, who acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation, and who (check one)  is personally known to me\  produced the following as proof of identity:

\_\_\_\_\_

  
\_\_\_\_\_  
Notary Public, State of Florida

M \11784BWD prd doc







THIS INSTRUMENT PREPARED BY:  
RETURN TO:  
Marybeth L. Pullum, Attorney at law  
PULLUM & PULLUM, P.A.  
1330 Citizens Blvd., Suite 701  
Leesburg, FL 34748  
352-728-3060

Property Appraiser Parcel I D Number(s)  
1287855, 1288363, 1288479, 1288487, 2786353,  
1288703, 1383340, 1772028

Minimum documentary stamps are paid in connection with this deed as this deed represents a conveyance of unencumbered real property or by a trustee which is not pursuant to a sale and is therefore exempt under 12B-4.104 Administrative Code.

**WARRANTY DEED**

THIS WARRANTY DEED is made and executed to be effective as of the 23rd day of December, A.D. 2013, by **JOHN CHANDLER, FRANK GOLDEN AND CHARLES ROESEL INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEES OF THE BERNICE W. JEFFCOAT REVOCABLE LIVING TRUST, UTA, DATED JULY 9, 1985, AS AMENDED**, whose mailing address is c/o Pullum & Pullum, P.A., 1330 Citizens Blvd., Suite 701, Leesburg, FL 34748, hereinafter called the grantor, to **JOHN D. CHANDLER AND CHARLES L. ROESEL AS PERSONAL REPRESENTATIVES OF THE ESTATE OF BERNICE W. JEFFCOAT**, whose mailing address is c/o Pullum & Pullum, P.A., 1330 Citizens Blvd., Suite 701, Leesburg, FL 34748, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other legal entities)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Lake County, Florida, viz:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 160 FEET THEREOF AS THE SAME IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4415, PAGE 1806, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

Subject to all easements, rights of way and restrictions of record.

The property herein conveyed does not constitute the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that the grantor is duly authorized, appointed, qualified, and acting in the capacity described in the deed; that the premises are free from encumbrances made by grantors except taxes accruing subsequent to December 31, 2013; and, that grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

The Bernice W. Jeffcoat Revocable Living Trust, UTA dated July 9, 1985 As Amended

Marybeth L. Pullum  
(Signature of Witness #1)

John Chandler  
By: John Chandler as Successor Co-Trustee

Marybeth L. Pullum  
(Print Name of Witness #1)

Ann Pullum  
(Signature of Witness #2)

John Chandler  
John Chandler, Individually

Anne Pullum  
(Print Name of Witness #2)

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on the 26<sup>th</sup> day of December, A.D. 2013, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John Chandler, individually and as Successor Co-Trustee of the above named Trust, who acknowledged before me that he executed the foregoing instrument as the act and deed of the Trust for the uses and purposes herein mentioned, and who (check one)  is personally known to me \  produced the following as proof of identity: \_\_\_\_\_, and who did take an oath.

Marybeth L. Pullum  
Notary Public State of Florida





Signed, sealed and delivered  
in the presence of.

The Bernice W. Jeffcoat Revocable  
Living Trust,  
UTA dated July 9, 1985  
As Amended

(Signature of Witness #1)

Shahna Brown

(Print Name of Witness #1)

(Signature of Witness #2)

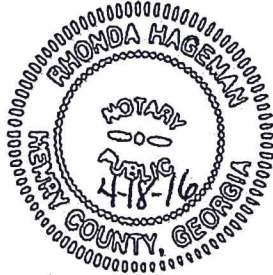
Carolyn Crockett

(Print Name of Witness #2)

  
By: Frank Golden as Successor Co-Trustee  
Frank Golden

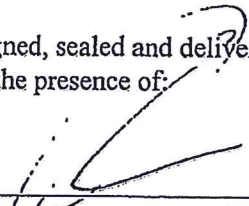
STATE OF Georgia  
COUNTY OF LAKE Henry

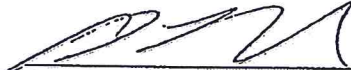
I HEREBY CERTIFY that on the 24<sup>th</sup> day of December, A.D. 2013, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Frank Golden individually and as Successor Co-Trustee of the above named Trust, who acknowledged before me that he executed the foregoing instrument as the act and deed of the Trust for the uses and purposes herein mentioned, and who: (check one)  is personally known to me\  produced the following as proof of identity: \_\_\_\_\_, and who did take an oath.

  
Notary Public State of Georgia

Signed, sealed and delivered  
in the presence of:

The Bernice W. Jeffcoat Revocable  
Living Trust, UTA dated July 9, 1985  
As Amended

  
\_\_\_\_\_  
(Signature of Witness #1)  
Steve Pullen  
\_\_\_\_\_  
(Print Name of Witness #1)

  
\_\_\_\_\_  
By: Charles Roesel,  
As Successor Co-Trustee

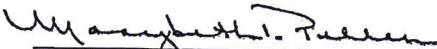
  
\_\_\_\_\_  
(Signature of Witness #2)

  
\_\_\_\_\_  
Charles Roesel

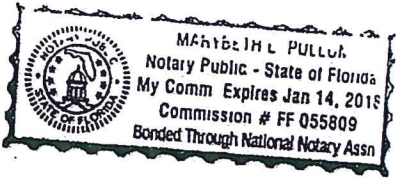
Marybeth L. Pullen  
\_\_\_\_\_  
(Print Name of Witness #2)

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on the 23<sup>rd</sup> day of December, A.D. 2013, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Charles Roesel individually and as Successor Co-Trustee of the above named Trust, who acknowledged before me that he executed the foregoing instrument as the act and deed of the Trust for the uses and purposes herein mentioned. Said person: (check one)  is personally known to me \ \_\_\_ produced the following as proof of identity: \_\_\_\_\_, and who did take an oath.

  
\_\_\_\_\_  
Notary Public State of Florida

M\11784B\WD\JEFFCOAT.doc







**THIS INSTRUMENT PREPARED BY:**

**RETURN TO:**

Marybeth L Pullum, Attorney at law  
PULLUM & PULLUM, P A  
1330 Citizens Blvd., Suite 701  
Leesburg, FL 34748  
352-728-3060

Property Appraiser Parcel I D Number(s)  
1287855, 1288363, 1288479, 1288487, 2786353,  
1288703, 1383340, 1772028

Note to recorder (testate): Minimum documentary stamps are paid in connection with this deed as this deed represents a deed of unencumbered property given by a personal representative in accordance with the terms of a will which is not pursuant to a sale and is therefore exempt under 12B4.104(4) Administrative Code.

**PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED**

THIS PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED is made and executed to be effective as of the 23rd day of December, A.D. 2013, by **JOHN D. CHANDLER AND CHARLES L. ROESEL AS PERSONAL REPRESENTATIVES OF THE ESTATE OF BERNICE W. JEFFCOAT**, whose mailing address is c/o Pullum & Pullum, P.A., 1330 Citizens Blvd., Suite 701, Leesburg, FL 34748, hereinafter called the grantor, to **FIRST BAPTIST CHURCH OF LEESBURG, INC.**, a Florida not for profit corporation, whose mailing address is 220 North 13th Street, Leesburg, FL 32748-4962, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other legal entities)

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Lake County, Florida, viz:

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, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE, S00°47'54"W, 1,184.03 FEET TO 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 EAST LINE AND ALONG SAID NORTH LINE, S89°40'49"E, 611.54 FEET; THENCE DEPARTING SAID NORTH LINE, 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  
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; 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; THENCE DEPARTING SAID EAST LINE  
AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, N89°14'18"W, 1,122.82  
FEET TO THE EAST LINE OF THE WEST 200.00 FEET OF SAID SOUTHWEST  
1/4 OF THE SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTHERLY  
RIGHT-OF-WAY AND ALONG SAID EAST LINE, S00°56'55"W, 1,271.51 FEET  
TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**

THE EAST 30.00 FEET OF THE WEST 230.00 FEET OF THE SOUTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24  
EAST, LYING SOUTH OF COUNTY ROAD C-466A, IN LAKE COUNTY,  
FLORIDA.



**AND ALSO LESS AND EXCEPT:**

THE NORTH 595.00 FEET OF THE EAST 30.00 FEET OF THE WEST 230.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

**This Deed is executed pursuant to authority vested in the personal representative under the Last Will and Testament of Bernice W. Jeffcoat, deceased.**

Subject to all easements, rights of way and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that the grantor is duly authorized, appointed, qualified, and acting in the capacity described in the deed; that grantor hereby warrants the title to said land for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

THE ESTATE OF BERNICE W. JEFFCOAT

Margbeth L. Pullum  
(Signature of Witness #1)

John D. Chandler  
By John D. Chandler  
As Personal Representative

Margbeth L. Pullum  
(Print Name of Witness #1)

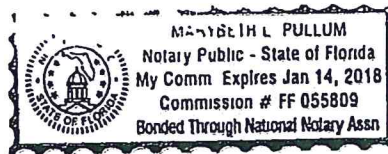
Anne Pullum  
(Signature of Witness #2)

Anne Pullum  
(Print Name of Witness #2)

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this, the 26<sup>th</sup> day of December A.D., 2013, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John D. Chandler, who executed the foregoing instrument as the Personal Representative of the Estate of Bernice W. Jeffcoat, who acknowledged before me that he executed the foregoing instrument in such capacity for the purposes herein stated, and who (check one)  is personally known to me \ \_\_\_ produced the following as proof of identity: \_\_\_\_\_.


Marybeth L. Pullum  
Notary Public, State of Florida

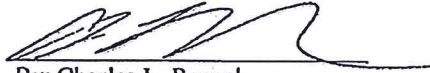




Signed, sealed and delivered  
in the presence of:

THE ESTATE OF BERNICE W. JEFFCOAT

  
\_\_\_\_\_  
(Signature of Witness #1)

  
\_\_\_\_\_  
By: Charles L. Roesel  
As Personal Representative

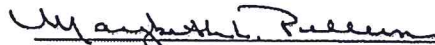
Steve Pullum  
\_\_\_\_\_  
(Print Name of Witness #1)

  
\_\_\_\_\_  
(Signature of Witness #2)

Marybeth L. Pullum  
\_\_\_\_\_  
(Print Name of Witness #2)

STATE OF FLORIDA  
COUNTY OF LAKE

I HEREBY CERTIFY that on this, the 23<sup>rd</sup> day of December A.D., 2013, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Charles L. Roesel, who executed the foregoing instrument as the Personal Representative of the Estate of Bernice W. Jeffcoat, who acknowledged before me that he executed the foregoing instrument in such capacity for the purposes herein stated, and who (check one)  is personally known to me \ \_\_\_ produced the following as proof of identity: \_\_\_\_\_.

  
\_\_\_\_\_  
Notary Public, State of Florida

M \ 11784BPR Distrib deed doc



# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	FIRST BAPTIST CHURCH OF LEESBURG INC	<b>Alternate Key:</b>	1287863
<b>Mailing Address:</b>	220 N 13TH ST LEESBURG, FL 34748- 4962 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	05-19-24- 000300002200
		<b>Millage Group and City:</b>	000F (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	18.1385
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> 🗺
<b>Property Location:</b>	PINE RIDGE DAIRY RD FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a> 🗺	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> 🗺
		<b>School Locator:</b>	<a href="#">School and Bus Map</a> 🗺
<b>Property Description:</b>	FROM NW COR OF SEC 8-19-24 RUN S 89-39-50 E 200 FT FOR POB,   RUN S 0-47-54 W 1184.03 FT TO N LINE OF S 160 FT OF NW 1/4   OF NW 1/4 OF SAID SEC 8, S 89-40-49 E 611.54 FT, S 0-46-30 W   425.68 FT, S 31-15-56 W 733.08 FT, S 0-47-54 W 35.45 FT, S   43-54-50 E 75.41 FT, S 49-19-38 E 80.87 FT, S 45-31-17 E   45.42 FT, S 57-57-35 E 31.06 FT, S 27-16-42 E 46.23 FT, S   36-0-06 E 62.89 FT, S 26-28-20 E 49.91 FT, S 32-28-21 E   80.27 FT, S 29-57-55 E 60.93 FT, S 75-47-10 E 99.18 FT, S   07-22-59 E 55.03 FT, S 04-58-53 E 28.31 FT, S 03-51-23 E   57.52 FT, S 03-23-32 W 15.26 FT, S 75-48-45 W 38.64 FT, S   12-05-0 W 92.40 FT, S 24-08-42 W 41.93 FT, S 11-20-47 W   21.80 FT, S 0-21-45 W 90.73 FT, S 40-46-06 W 53.01 FT, S   53-05-55 W 104.34 FT, S 49-53-36 W 70.59 FT, S 48-18-47 W   37.84 FT, S 61-43-23 W 48.54 FT, S 62-49-12 W 50.56 FT, S   59-14-26 W 52.64 FT, S 70-58-32 W 38.87 FT, S 35-38-27 W   2364.05 FT TO S LINE OF SE 1/4 OF SEC 7-19-24, S 89-06-25 E   914.79 FT TO SW COR OF SW 1/4 OF SEC 8, CONT S 89-14-24 E   1330.47 FT TO E LINE OF W 1/4 OF SEC 8, N 0-42-44 E 2636.42   FT, N 0-46-31 E 1343.41 FT TO SW COR OF NE 1/4 OF NW 1/4 OF   SEC 8, S 89-40-49 E 1331.19 FT TO SE COR OF NE 1/4 OF NW   1/4, N 0-44-42 E 1343.27 FT TO NE COR OF NE 1/4 OF NW 1/4, N   89-39-42 W 1330.49 FT TO SE COR OF SW 1/4 OF SW 1/4 OF SEC   5-19-24, N 0-34-38 E 1263.10 FT TO S'LY R/W LINE OF CR   466-A, N 89-14-18 W ALONG SAID S'LY R/W LINE 1122.82 FT TO E   LINE OF W 200 FT OF SW 1/4 OF SW 1/4 OF SEC 5, S 0-56-55 W   1271.51 FT TO POB--LESS E 10 FT OF W 210 FT OF SW 1/4 OF SW   1/4 LYING S OF CR 466-A OF SEC 4 & LESS N 595 FT OF E 10 FT   OF W 210 FT OF NW 1/4 OF NW 1/4 OF SEC 8, ALL BEING IN SECS		



5, 7, & 8-19-24 |  
ORB 4425 PG 1713 |

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MUCK SOIL ROW CROPLAND (5200)	0	0	ROW CROP	112.34	AC	\$78,638.00	\$247,148.00
2	WETLAND (9600)	0	0		92.6	AC	\$4,167.00	\$4,167.00

## Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>4520 / 685</u>	8/20/2014	Quit Claim Deed	Unqualified	Vacant	\$100.00
<u>4432 / 3</u>	1/13/2014	Quit Claim Deed	Unqualified	Vacant	\$100.00
<u>4425 / 1700</u>	12/23/2013	Warranty Deed	Unqualified	Vacant	\$100.00
<u>4425 / 1706</u>	12/23/2013	Warranty Deed	Unqualified	Vacant	\$100.00
<u>4425 / 1713</u>	12/23/2013	Personal Rep Deed	Unqualified	Vacant	\$100.00

[Click here to search for mortgages, liens, and other legal documents.](#)

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Property data last updated on 11 June 2017.  
Site Notice

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5 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 S00°47'54"W, 208.71 FEET; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID VILLAGES OF FRUITLAND PARK UNIT NO. 28 RUN S89°07'28"E, 1121.27 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST LINE RUN N00°46'30"E, 569.42 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE 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 47.09 ACRES, MORE OR LESS.



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

**SITE PLAN**

**Owner:** First Baptist Church of Leesburg, Inc.

**Applicant:** Jeff Head, P.E., Farner, Barley & Associates, Inc.

**Project Name:** Village Park Campus of First Baptist Church Leesburg

**General Location:** South of CR 466A and west of Pine Ridge Dairy Road

**Number of Acres:** 205.76 ± acres

**Existing Zoning:** Mixed Use Planned Unit Development (PUD)

**Existing Land Use:** Mixed Community

**Date:** May 11, 2018

**Description of Project**

The owners are seeking site plan approval for the 1500 seat house of worship, administrative building, multi-purpose building and educational building with associated drives, parking, and stormwater facilities. The project will be developed in 2 phases.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	PUD	Mixed Community
<b>South</b>	County Agriculture and RP	County Rural
<b>East</b>	C-2, R-1 and County Ag	Commercial, SFLD, SFMD
<b>West</b>	PUD (The Villages)	Villages DRI

**Assessment**

The proposed buildings will need to comply with the non-residential design standards outlined in Chapter 154, Section 154.050 which address building façade, materials, colors and submittal of samples.

**Recommendation**

Please submit items to show compliance with the nonresidential design standards as these cannot be postponed until building permit submittal. Upon review of these items, planning staff should be able to recommend approval of the site plan subject to the entry road being constructed.



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

**VARIANCE**

**Owner:** First Baptist Church of Leesburg, Inc.

**Applicant:** Jeff Head, P.E., Farner, Barley & Associates, Inc.

**Project Name:** Village Park Campus of First Baptist Church Leesburg

**General Location:** South of CR 466A and west of Pine Ridge Dairy Road

**Number of Acres:** 205.76 ± acres

**Existing Zoning:** Mixed Use Planned Unit Development (PUD)

**Existing Land Use:** Mixed Community

**Date:** May 8, 2018

**Description of Project**

The owners are seeking site plan approval for the 1500 seat house of worship, administrative building, multi-purpose building and educational building with associated drives, parking, and stormwater facilities. The project will be developed in 2 phases. They are seeking a variance from Section 162.060-a.3.C.ii for a reduction in length of standard parking spaces (10 x 20 standard spaces to 10' x 18').

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	PUD	Mixed Community
<b>South</b>	County Agriculture and RP	County Rural
<b>East</b>	C-2, R-1 and County Ag	Commercial, SFLD, SFMD
<b>West</b>	PUD (The Villages)	Villages DRI

**Assessment**

Chapter 162, Section 162.060-a.3.C.ii allows for a reduction of the width and length of parking spaces provided the applicant preserve significant trees or vegetation or increase landscaped areas. The applicant is not preserving any significant trees or vegetation nor increasing landscaped areas.

Chapter 162, Section 162.040 – d).3 allows for a reduction of parking spaces for two or more uses jointly providing off-street parking when their respective hours of need of maximum parking do not normally overlap. Chapter 162, Section 162.060 - D allows for 50% of the required parking to be grassed for institutional uses with weekly or less frequent peak demand. Has the applicant considered these options prior to submitting for the variance?

Chapter 168, Section 168.010 (f) identifies the review criteria in regards to variances as follows:

- 1) **Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved, and which are not applicable to other lands, structures or buildings in the same zoning district;**
- 2) **Special conditions and circumstances are not the result of actions of the applicant;**
- 3) **Literal interpretation and enforcement of the Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Development Code, and would work unnecessary and undue hardship on the applicant;**
- 4) **The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;**
- 5) **Granting of the variance request will not confer on the applicant any special privilege that is denied by the Development Code to other lands, buildings or structures in the same zoning district; and**
- 6) **The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.**

The applicant needs to address the above criteria of Chapter 168.

### **Recommendation**

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Please address the other potential options available to provide reduced and/or grassed parking. If those options are not viable, please provide responses to the criteria of Chapter 168.



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

**SITE PLAN**

**Owner:** First Baptist Church of Leesburg, Inc.

**Applicant:** Jeff Head, P.E., Farner, Barley & Associates, Inc.

**Project Name:** Village Park Campus of First Baptist Church Leesburg

**General Location:** South of CR 466A and west of Pine Ridge Dairy Road

**Number of Acres:** 205.76 ± acres

**Existing Zoning:** Mixed Use Planned Unit Development (PUD)

**Existing Land Use:** Mixed Community

**Date:** March 13, 2018

**Description of Project**

The owners are seeking site plan approval for the 1500 seat house of worship, administrative building, multi-purpose building and educational building with associated drives, parking, and stormwater facilities. The project will be developed in 2 phases.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	PUD	Mixed Community
<b>South</b>	County Agriculture and RP	County Rural
<b>East</b>	C-2, R-1 and County Ag	Commercial, SFLD, SFMD
<b>West</b>	PUD (The Villages)	Villages DRI

**Assessment**

Please submit tree survey, proposed tree removal and tree replacement. Please submit landscaping plans and identify buffers on the site plan. Please submit signage plan. The proposed buildings will need to comply with the non-residential design standards outlined in Chapter 154, Section 154.050 which address building façade, materials, colors and submittal of samples. Please submit exterior lighting plan. Please be advised that the maximum heights are

limited to 35'. The maximum height of 95' applies to accessory decorative structures such as steeples and spires.

The entry road is currently not constructed and the proposed access is from this roadway. Final approval of the site plan cannot occur until roadway plans have been submitted and approved.

LPGURP staff also concurs with the comments prepared by BESH.

**Recommendation**

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Please revise the plans as outlined above and submit the following: tree survey, tree removal and replacement plan, landscaping plans, lighting plan, signage plan, and sample materials and color.





VIA EMAIL [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

May 11, 2018

Tracy Kelley  
Administrative Assistant  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

**RE: VILLAGE PARK CAMPUS OF FIRST BAPTIST CHURCH LEESBURG, SITE PLAN REVIEW**

Dear Ms. Kelley,

I have reviewed the documents attached in your email dated May 1, 2018, for the above referenced site plan. Below are my comments.

1. In the responses to the initial comments provided by this office, the applicant has stated that plans showing the Lift Station, Gravity Sewer, Force main and Entry roadway are being prepared and will be submitted to the city for review and approval. It was further acknowledged that the plans for the Village Park Campus of First Baptist Church Leesburg could not be approved until such plans were submitted and approved by the city. As such, this comment will remain outstanding until such time as those plans are submitted, reviewed, and approved by the City.
2. The applicant is requesting a variance to allow 18' long parking spaces adjacent to internal sidewalk areas. In an email to the applicant's engineer, Mr. Jeff Head, sent on April 25, 2018, it was stated that in the area west of the sanctuary where the row of handicap spaces is flush with the sidewalk, wheel stops would be required for pedestrian safety, and would be required to be installed in such a way as to maximize the length of the 18' space. The resubmitted plan continues to show the 18' spaces, but did not add wheel stops in this location. Since a variance has been requested, it is recommended to wait until such time as the variance is approved or denied to further comment on this issue, as it is unclear what plan revisions may be necessary prior to the variance decision. Once the variance has been approved or denied, revised drawings can be resubmitted reflecting the appropriate changes.

Should you have any questions, please feel free to contact our office.

Sincerely,

Brett J. Tobias, P.E.  
[btobias@besandh.com](mailto:btobias@besandh.com)

BJT:am

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**  
902 North Sinclair Avenue ♦ Tavares, Florida 32778  
Phone: 352.343.8481 ♦ Fax: 352.343.8495  
E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)  
*Good...Better...**BESH!***



VIA EMAIL [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

March 13, 2018

Tracy Kelley  
Administrative Assistant  
Community Development Department  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

**RE: VILLAGE PARK CAMPUS OF FIRST BAPTIST CHURCH LEESBURG  
MAJOR SITE PLAN**

Dear Ms. Kelley,

I have reviewed the documents attached in your email dated March 12, 2018, for the above referenced major site plan.

1. Modify the pond elevation on the adjacent property to match the datum for the Church plans (sheets 4 & 5).
2. On sheet 6, there is a row of 7 parking spaces labeled as 8. Please update the parking calculation as needed.
3. On sheet 6, the project area is listed as 205+ acres. While it is understood that the entire PUD area is indeed 205+ acres, please provide a project acreage and percent impervious for the area of work proposed within this submittal.
4. City code requires 0.05 bicycle parking spaces per required parking space. The applicant can request bicycle parking deferral, but shall note the number of spaces deferred and the location on the development plan and an obligation to provide the bicycle parking spaces when its need has been determined by the city.
5. The minimum parking space size is 10ft. wide by 20ft. long. The city does have a provision for reduced length to 18ft. spaces, however this provision is to encourage reduced paving areas and requires a 2ft. grass overhang. While many of the spaces along the perimeter of the project meet the grass overhang requirement, many of the internal spaces marked as 18' do not.
6. The parking requirement references only the number of seats in the Sanctuary. The plans also include a Multi-Purpose building, and Administration building and an education building. In the PUD, Ancillary Uses are listed as 3 spaces per 1000 square feet. The City does allow for the reduction of Joint use spaces if the developer can provide data that the hours of maximum demand for the parking at the respective uses do not overlap.
7. Show the required landscape buffer line on the plans.
8. Please submit Stormcad or pipe conveyance calculations.
9. The width of the roadways exiting the roundabout may not be sufficient for Fire Department Access. This comment is deferred to the Fire Chief.
10. The plans show a Lift station, Force main, Gravity Sewer along the proposed entry road as "existing" or "by others." To date, it is our understanding that none of these facilities

**ENGINEERS ♦ SURVEYORS ♦ LAND PLANNERS**

902 North Sinclair Avenue ♦ Tavares, Florida 32778

Phone: 352.343.8481 ♦ Fax: 352.343.8495

E-Mail: [Info@besandh.com](mailto:Info@besandh.com) ♦ [www.besandh.com](http://www.besandh.com)

Good...Better...*BESH!*



are existing. Will these be submitted with a separate set of plans? The church plans cannot be approved without provisions for these facilities to be in place.

11. Will the internal utilities and Lift station be private or public? Please add note to the plans.
12. Provide Lift Station calculations.
13. The entry road is not currently constructed. Will this be submitted under a separate set of plans? The church plans cannot be approved without provisions to access the site.
14. Defer to public works director as to the location of the existing 16" water main as shown on the plans.

Should you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Tobias', with a stylized flourish at the end.

Brett J. Tobias, P.E.

[btobias@besandh.com](mailto:btobias@besandh.com)

BJT:am

**From:** Lynch, Seth  
**To:** [Tracy Kelley](#)  
**Cc:** [White, William](#)  
**Subject:** RE: First Baptist Campus RAI  
**Date:** Friday, May 11, 2018 3:41:34 PM

---

Tracy,

Lake County Public Works has the following comments.

1. The church site plan does not include the entrance road and additional offsite road improvements on CR 466A will be required.
  - a. A left turn lane will need to be striped or restriped within the existing gore on CR 466A.
  - b. A right turn lane can be provided within the gore/taper until the four lane section of CR 466A is completed in the future.
  - c. The pavement on CR 466A will need to be extend from west to east past the entrance and meet the grades of the CR 466A Phase 3B plans. The sidewalk and curb will need to be extend as well.
  - d. The sidewalk on CR 466A will need to extend to the east side of the overall developments frontage on CR 466A.
  - e. The existing residential driveway should be removed that is west of the proposed entrance as this new boulevard entrance would serve as the access.
2. A Commercial Driveway Connection permit will be required for the road connection to CR 466A.
3. Utilities for the site are unknown as to where they will connect to. If work is proposed within the CR 466A or Pine Ridge Dairy right-of-ways then Right-of-Way Utilization Permits will be required.
4. Cross access easement should be provided if the developments future phases will be divided up to provide connection to the internal road and meet Lake County access management ordinance.
5. The traffic study will need to provide a signal warrant analysis for the intersection of CR 466A and proposed boulevard entrance.
6. The overall development is proposing future improvements to Pine Ridge Dairy Road, a county maintained clay road. This road currently serves as primary access for parcels of land not within the development and as the emergency access for the Villages. Further discussions will be required with both the developer and the city prior to further development into the southern and eastern area past the church property

Thanks,  
Seth

**SETH LYNCH**  
*Engineer III*  
*Department of Public Works*  
*Engineering Division*

-----





**A (Mailing)** PO Box 7800, Tavares, FL 32778  
**A (Office)** 350 N. Sinclair Ave., Tavares, FL 32778  
**P** 352-253-9052 | [www.lakecountvfl.gov](http://www.lakecountvfl.gov)

*NOTE: Florida has a very broad public records law.  
Your email communications may be subject to public disclosure.*

---

**From:** Tracy Kelley [mailto:tkelley@fruitlandpark.org]  
**Sent:** Thursday, May 03, 2018 8:10 AM  
**To:** Amy Malone <amalone@besandh.com>; 'Beliveau, Greg' <gregb@lpgurp.com>; Dale Bogle <dbogle@fruitlandpark.org>; Donald Gilpin <dgilpin@fruitlandpark.org>; Duane Booth <duanebooth@besandh.com>; floridawright1 <blueskiesps@gmail.com>; Gary La Venia <glavenia@fruitlandpark.org>; Jeff Gerling <jeff@alpha-florida.com>; Karen A. McKillips <kmckillips@fruitlandpark.org>; Lori Davis <ldavis@fruitlandpark.org>; Michael A. Fewless <mfewless@fruitlandpark.org>; sherie@lpgurp.com; Lynch, Seth <SLynch@lakecountyfl.gov>  
**Cc:** Esther Coulson <ecoulson@fruitlandpark.org>; Kelly Turner <kturner@fruitlandpark.org>  
**Subject:** FW: First Baptist Campus RAI

Board Members:

Please be advised of the recent RAI#1 submittal on behalf of FBC – Village Park Site Plan; the files are available by accessing the link below as provided by FBA and is scheduled for formal TRC 6/5/2018.

I will send an Agenda closer to date and add any other applications if received.

Thank you.

**Tracy Kelley** | Community Development Director  
PH: 352-360-6727 | Fax: 352-360-6652 | [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

Community Development Department | City of Fruitland Park  
506 W Berckman Street | Fruitland Park, FL 34731 | [fruitlandpark.org](http://fruitlandpark.org)

---

**From:** Tracy Rayborn [mailto:trayborn@farnerbarley.com]  
**Sent:** Tuesday, May 01, 2018 5:56 PM  
**To:** Tracy Kelley <[tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)>  
**Cc:** Jeff Head <[jhead@farnerbarley.com](mailto:jhead@farnerbarley.com)>; [aaayris@fbcleesburg.org](mailto:aaayris@fbcleesburg.org)

**Subject:** First Baptist Campus RAI

Tracy

I uploaded the RAI response to the BOX:

<https://farnerbarleyandassociates.box.com/s/c84190jo207w7p3laof6woxbti7olw4w>

Please call should you have any questions. Thank you

Tracy Rayborn

Assistant to Jeffrey A. Head, P.E.

& Christopher A. Potts, P.E.

4450 NE 83rd Road

Wildwood, FL 34785

Ph: 352-748-3126

Fax: 352-748-0823



**BLUE SKIES**  
**Professional Services, LLC**  
*Specializing in Planning, Training and Exercise Design and Management*

March 15, 2018

Community Development Department  
City of Fruitland Park  
506 W Berekman Street  
Fruitland Park, FL 34731

Several questions on FBC site :

I see The Villages if Fruitland Park Unit 28 off Burns Drive, between Lot 16 and 17 the dark area. Is this a walk through or a secondary drive out exit for the subdivision?

Will the church use the same back-flow preventer for their sprinkler system?

Where will the Fire Department Connection be located.

If the fire sprinkler system is all going to be permitted separately then I will await the underground plan for that permit and approve.

Sincerely,

James J. Wright, President  
Blue Skies Professional Services

(352) 551-8876  
blueskiesps@gmail.com



Public Works Department  
506 W. Berckman St.  
Fruitland Park FL 34731

Tel. (352) 360-6795  
[dbogle@fruitlandpark.org](mailto:dbogle@fruitlandpark.org)

[trayborn@farnerbarley.com](mailto:trayborn@farnerbarley.com)

March 19, 2018

Jeff Head, PE  
Vice President  
Farner Barley and Associates, Inc.  
4450 NE 83<sup>rd</sup> Road  
Wildwood, FL 34748

Ref: Site Plan Submittal  
Village Park Campus of First Baptist Leesburg

Mr. Head:

As the Public Works Director for the City of Fruitland Park, I have reviewed the submitted Site Plan application with the following comments:

- Leesburg Baptist is a private endeavor, the City of Fruitland Park will be supplying water by the way of Master Meter
- Please verify the 250 ft hose lay requirement is being met for all proposed buildings

Master Meter Request

- The Master Meter will need to be enclosed to protect from natural elements

Should you have any questions, please do not hesitate to contact my office.

Regards,

Dale Bogle, Director  
Public Works Department  
City of Fruitland Park



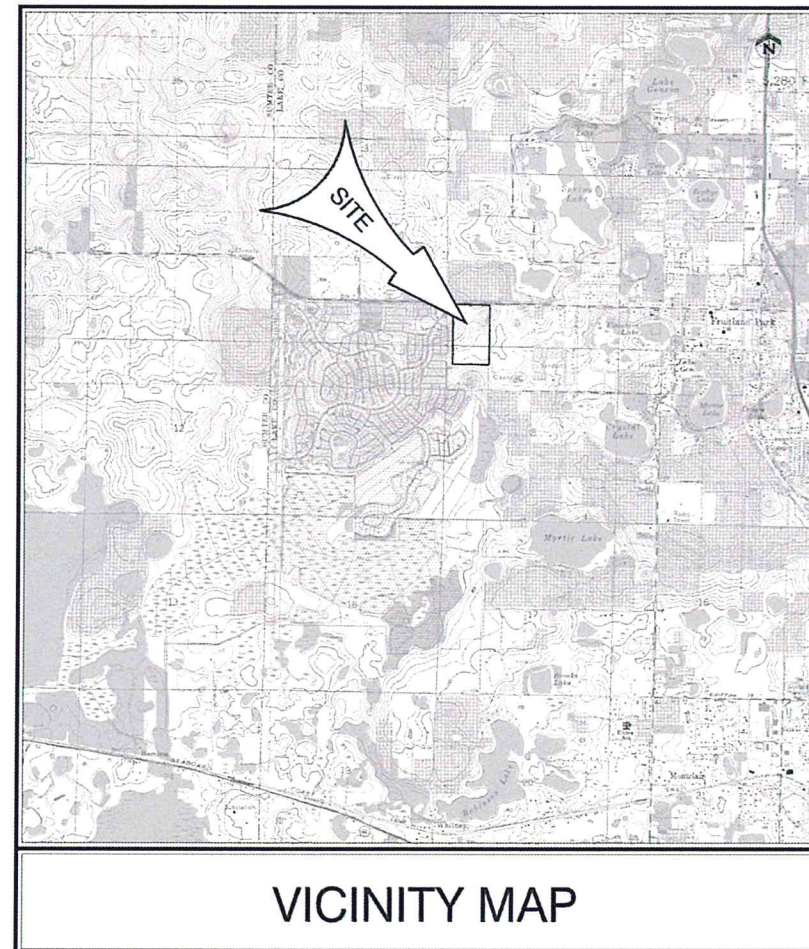
DATE	ISSUE	BY
4/20/18	PER CITY OF FRUITLAND PARK COMMENTS	BRP

# ENGINEERING PLANS OF VILLAGE PARK CAMPUS OF FIRST BAPTIST LEESBURG

## 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 585.00 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°39'56"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, 585.01 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 1906, 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, 15.25 FEET; THENCE S75°48'45"W, 98.64 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, 80.73 FEET; THENCE S40°48'06"W, 53.01 FEET; THENCE S33°05'35"W, 104.34 FEET; THENCE S49°43'36"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 1906; 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, 2,638.42 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°34'39"E, 1,283.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 468-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.



VICINITY MAP  
SECTION 5 & 8; TOWNSHIP 19 SOUTH; RANGE 24 EAST  
LAKE COUNTY, FLORIDA

## Sheet List Table

- 01 COVER SHEET
- 02 BOUNDARY SURVEY
- 03 AERIAL PHOTOGRAPH
- 04 PRE-DEVELOPMENT CONDITIONS
- 05 POST DEVELOPMENT CONDITIONS
- 06 SITE PLAN (1)
- 07 SITE PLAN (2)
- 08 GRADING AND DRAINAGE PLAN (1)
- 09 GRADING AND DRAINAGE PLAN (2)
- 10 YARD AND ROOF DRAINAGE PLAN
- 11 UTILITY PLAN (1)
- 12 UTILITY PLAN (2)
- 13 SITE DETAILS
- 14 STORM DRAINAGE DETAILS
- 15 WATER DETAILS (1)
- 16 WATER DETAILS (2)
- 17 SANITARY SEWER DETAILS
- 18 DUMPSTER PAD AND ENCLOSURE DETAIL
- EC-1 EROSION CONTROL PLAN

Jeffrey A. Head, State of Florida, Professional Engineer, License No. 58058. This item has been electronically signed and sealed by Jeffrey A. Head, P.E. on May 1, 2018 using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

OWNER/DEVELOPER:  
FIRST BAPTIST CHURCH OF LEESBURG, INC.  
220 NORTH 13th STREET  
LEESBURG, FLORIDA 34748  
ART A. AYRIS, EXECUTIVE PASTOR  
(352) 787-1005

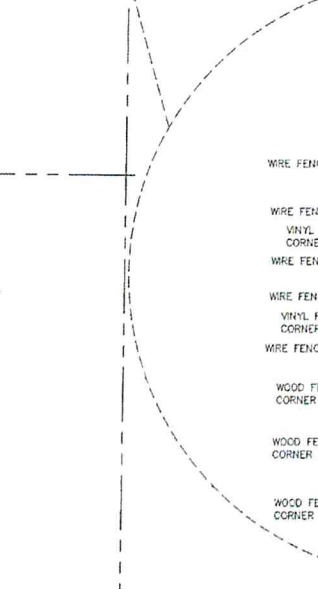
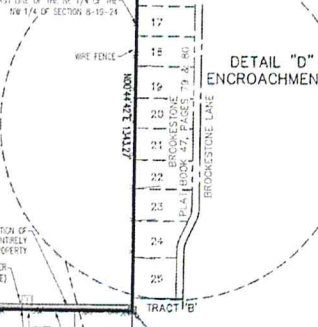
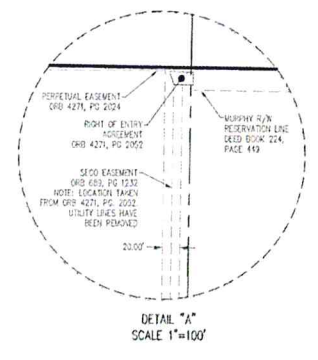
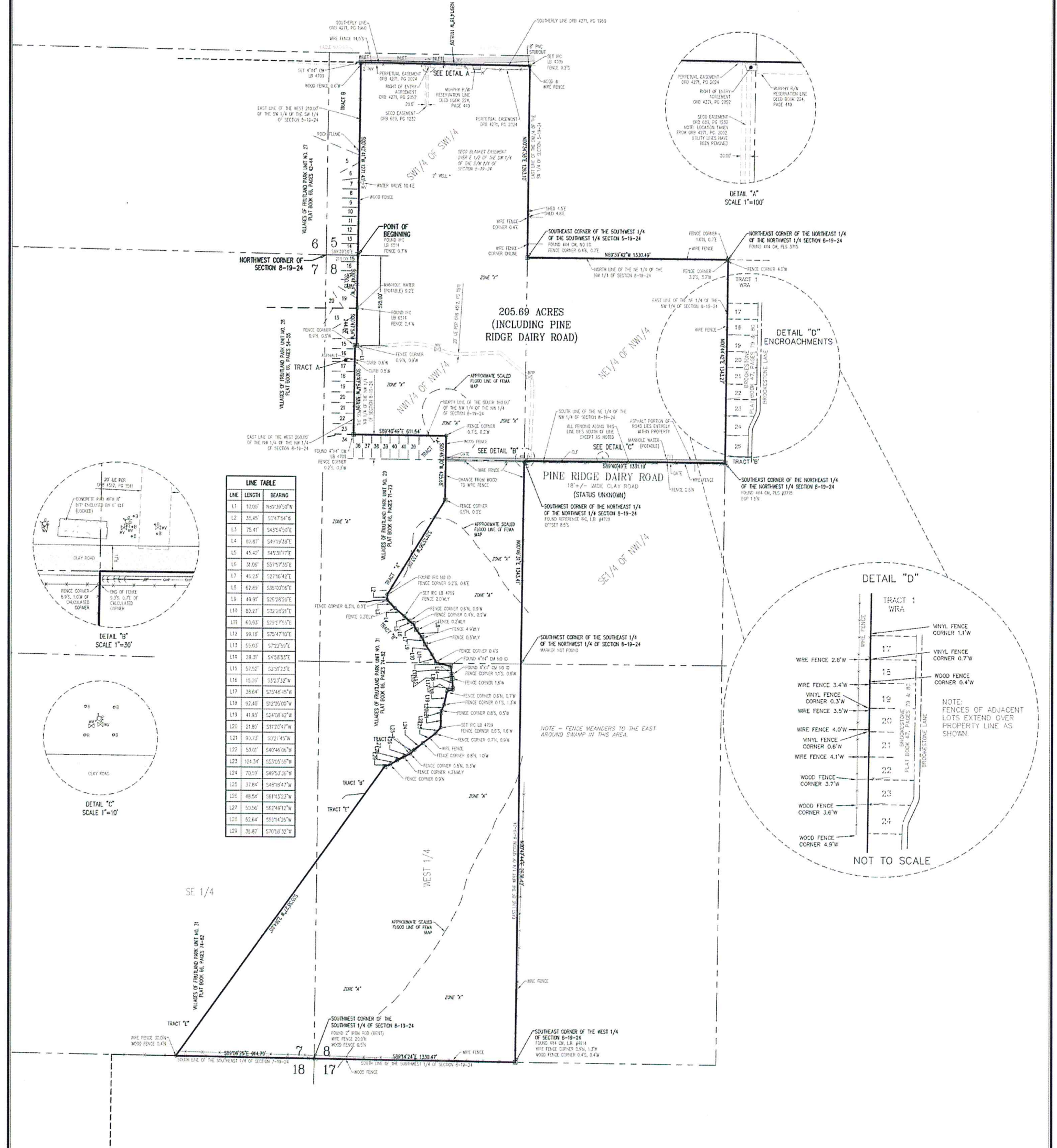
ENGINEER:  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
JEFFREY A. HEAD, P.E.  
(352) 748-3126

PLANS ARE BASED ON HORIZONTAL NAD 1983 DATUM,  
STATE PLAN COORDINATE SYSTEM, FLORIDA EAST ZONE,  
US SURVEY FOOT; VERTICAL NAVD 1988 DATUM, US SURVEY FOOT



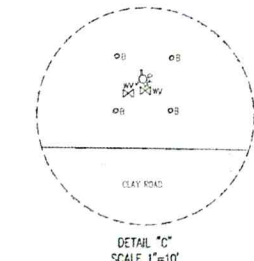
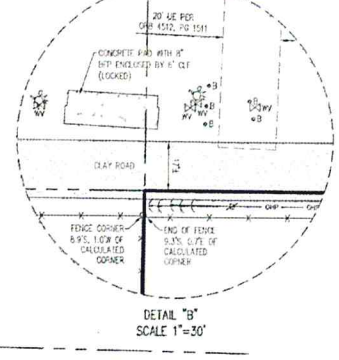


**COUNTY ROAD 466-A**  
(FORMERLY STATE ROAD 466-A)



**LINE TABLE**

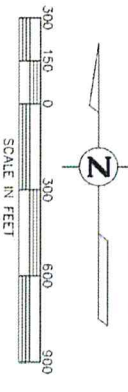
LINE	LENGTH	BEARING
L1	32.00'	N89°39'30"W
L2	35.45'	S74°54'54"W
L3	75.41'	S43°54'50"E
L4	80.87'	S84°19'38"E
L5	45.42'	S45°31'17"E
L6	38.00'	S57°57'35"E
L7	48.23'	S27°16'42"E
L8	62.63'	S30°10'38"E
L9	49.91'	S25°28'20"E
L10	80.27'	S32°26'21"E
L11	65.93'	S37°15'51"E
L12	99.18'	S75°47'10"E
L13	55.03'	S72°59'01"E
L14	38.31'	S45°05'52"E
L15	50.52'	S37°12'27"E
L16	15.20'	S32°12'27"E
L17	38.64'	S75°46'45"W
L18	92.40'	S12°05'00"W
L19	41.93'	S24°08'42"W
L20	21.80'	S11°27'47"W
L21	92.12'	S22°45'37"W
L22	53.01'	S40°46'09"W
L23	104.34'	S53°03'58"W
L24	70.19'	S49°53'30"W
L25	37.84'	S48°18'47"W
L26	48.54'	S81°43'23"W
L27	50.56'	S62°49'12"W
L28	52.64'	S57°14'26"W
L29	35.87'	S70°38'32"W



**LEGEND**

- ⊠ INDICATES 4" x 4" CONCRETE MONUMENT FOUND, (LB # 4709) UNLESS OTHERWISE NOTED.
- ⊡ INDICATES P.C. NAIL AND PERMANENT CONTROL POINT (P.C.P.) FOUND, UNLESS OTHERWISE NOTED.
- ⊙ INDICATES 1/2" REBAR AND CAP FOUND, (LB # 4705) UNLESS OTHERWISE NOTED.
- ⊕ INDICATES CONCRETE MONUMENT.
- I.D. INDICATES IDENTIFICATION.
- CLF INDICATES CHAIN LINK FENCE.
- LB INDICATES LINE BEARINGS IN LINE TABLE.
- BIC INDICATES 1/2" IRON ROD & CAP.
- E INDICATES CENTERLINE.
- P.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER.
- P.L.S. INDICATES PROFESSIONAL LAND SURVEYOR.
- LB INDICATES LICENSED BUSINESS.
- G.R.B. INDICATES OFFICIAL RECORD BOOK.
- R/W INDICATES RIGHT-OF-WAY.
- OHP INDICATES OVERHEAD UTILITY LINE.
- AC INDICATES AIR CONDITIONER.
- ⊕ INDICATES CONCRETE POWER POLE.
- ⊕ INDICATES GUY ANCHOR.
- ⊕ INDICATES BOLLARD.
- ⊕ INDICATES ELECTRICAL RISER.
- ⊕ INDICATES TELEPHONE RISER.
- ⊕ INDICATES WATER METER.
- ⊕ INDICATES FIRE HYDRANT.
- ⊕ INDICATES CABLE TV RISER.
- ⊕ INDICATES WATER VALVE.
- ⊕ INDICATES BACK FLOW PREVENTER.
- ⊕ INDICATES SIGN.

- NOTES:**
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING S89°14'24"E, AN ASSUMED MERIDIAN.
  - THE LEGAL DESCRIPTION WAS PROVIDED BY OTHERS.
  - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
  - UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
  - LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND FLOOD ZONE "A" (WITH NO BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C 0306E, 12069C 306E AND 12069C 0308E EFFECTIVE DATE: SEPTEMBER 18, 2012.
  - THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN RULE 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
  - ACCORDING TO THE LAKE COUNTY RIGHT-OF-WAY DEPARTMENT THERE IS NO DEEDED NOR DEDICATED RIGHT-OF-WAY FOR PINE RIDGE DAIRY ROAD, RIGHT-OF-WAY (IF ANY) IS BY MAINTENANCE.
  - THE EASEMENT IN OFFICIAL RECORDS BOOK 4272, PAGE 1895 BENEFITS THE SURVEYED LANDS.



**SHEET 1 OF 1**

**BOUNDARY SURVEY**

CLIENT: LEESBURG FIRST BAPTIST CHURCH  
JOB NO. 160644.0000  
DATE: 5/22/17  
DRAWN BY: JH CHECKED BY: KMJ  
ACAD FILE: VILLAGE PARK BND.DWG  
REVISIONS: \_\_\_\_\_

DATE: \_\_\_\_\_

KAYE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5912

**FARNER BARLEY AND ASSOCIATES, INC.**  
4452 N.E. 83rd Road - Wildwood, FL 34785 - (352) 748-3128

▲ ENGINEERS  
▲ SURVEYORS  
▲ PLANNERS  
LB 4709

**VILLAGE PARK CAMPUS OF FIRST BAPTIST LEESBURG**

**BOUNDARY SURVEY**

**FARNER BARLEY AND ASSOCIATES, INC.**  
Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3128

DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_ BY: \_\_\_\_\_

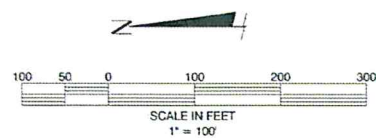
DATE: 5/28/17  
DRAWN BY: BPP  
CHECK BY: JHJ  
FILE NAME: VILLAGE PARK BND.DWG  
JOB NO. 160644.0000

SHT. 02 OF 18









EXISTING POND PR-5  
 T.O.B. = 71.0 (T.V. DATUM) 73.55 NAVD 88  
 TOP OF LINER = 67.00 (T.V. DATUM) 69.55 NAVD 88  
 BOTTOM ELEV. = 54.00 (T.V. DATUM) 56.55 NAVD 88

THE VILLAGES OF LAKE-SUMTER, INC.  
 S.W.F.W.M.D. PERMIT #4323491.312

VILLAGES OF FRUITLAND PARK  
 UNIT 27

VILLAGES OF FRUITLAND PARK  
 UNIT 28

Jeffrey A. Head, State of Florida, Professional Engineer, License No. 58058.  
 This item has been electronically signed and sealed by Jeffrey A. Head, P.E.  
 on May 1, 2018 using a SHA-1 authentication code.  
 Printed copies of this document are not considered signed and sealed and the  
 SHA-1 authentication code must be verified on any electronic copies.

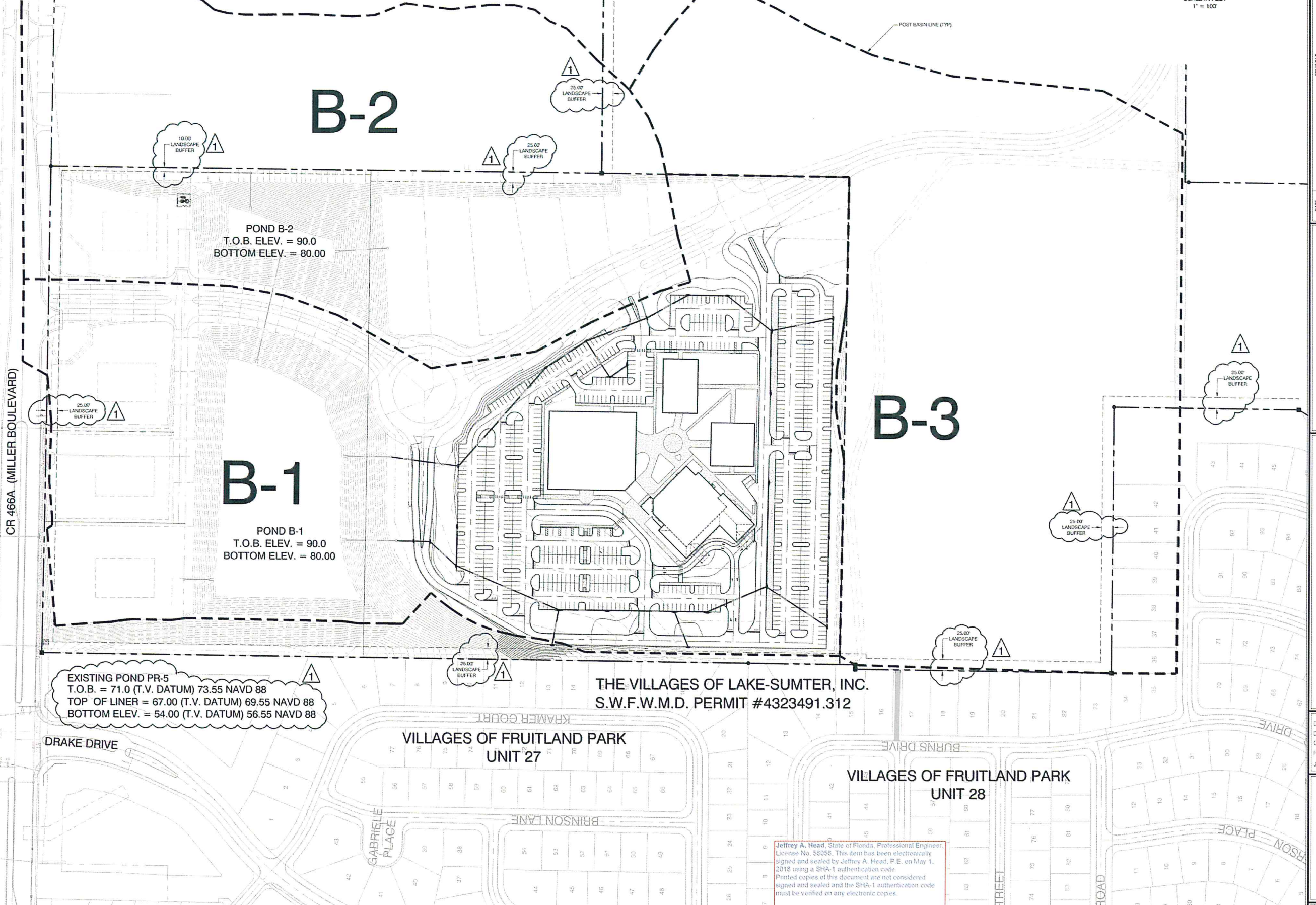
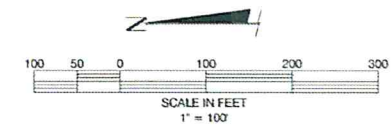
DATE	BY	REVISIONS
4/25/18	BRP	REVISED PER CITY OF FRUITLAND PARK COMMENTS

**FARNER & BARLEY**  
 AND ASSOCIATES, INC.  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 84th Road • Wilkes, Florida 34785 • (352) 748-3126

VILLAGE PARK CAMPUS  
 OF FIRST BAPTIST LEESBURG  
**PRE-DEVELOPMENT CONDITIONS**

DATE: 4/25/18  
 DRAWN BY: BRP  
 CHKD BY: JAH  
 FILE NAME: 0041p\_pre-plot  
 JOB NO.: 160644.0000





EXISTING POND PR-5  
 T.O.B. = 71.0 (T.V. DATUM) 73.55 NAVD 88  
 TOP OF LINER = 67.00 (T.V. DATUM) 69.55 NAVD 88  
 BOTTOM ELEV. = 54.00 (T.V. DATUM) 56.55 NAVD 88

THE VILLAGES OF LAKE-SUMTER, INC.  
 S.W.F.W.M.D. PERMIT #4323491.312

VILLAGES OF FRUITLAND PARK  
 UNIT 27

VILLAGES OF FRUITLAND PARK  
 UNIT 28

Jeffrey A. Head, State of Florida, Professional Engineer,  
 License No. 58255. This item has been electronically  
 signed and sealed by Jeffrey A. Head, P.E. on May 1,  
 2018 using a SHA-1 authentication code.  
 Printed copies of this document are not considered  
 signed and sealed and the SHA-1 authentication code  
 must be verified on any electronic copies.

DATE	4/25/18
DRAWN BY	BRP
CHKD BY	JAH
FILE NAME	001_Village Park 18-0509
JOB NO.	1606-14-0000

REVISIONS

4/25/18 REVISION PER CITY OF FRUITLAND PARK COMMENTS

BY BRP

**FARNEY & BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS AND PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 23rd Road • Ft. Lauderdale, Florida 33325 • (352) 748-3726

VILLAGE PARK CAMPUS  
 OF FIRST BAPTIST LEESBURG

**POST DEVELOPMENT CONDITIONS**

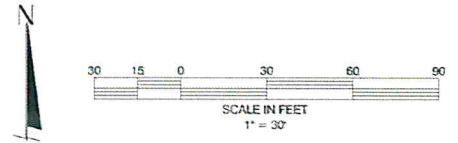
DATE	4/25/18
DRAWN BY	BRP
CHKD BY	JAH
FILE NAME	001_Village Park 18-0509
JOB NO.	1606-14-0000



- LIGHT KEY**
- SHOEBOX LIGHT: MCGRAW-EDISON DOUBLE/SINGLE GALLEON LED, GLEON AF-08 LED E-173 BK, 184P LED, 800MA DRIVER, 3000K, T2 DISTRIBUTION: 29" MOUNTING HT, ROUND, BLACK, TAPE RED, MEDIUM DUTY, STRESSCRETE POLE
  - ADD HOUSE SIDE SHIELD TO SPECIFIC FIXTURES INDICATED ON THE PLAN (GLEON AF-08 LED E-173 BK HSS)
  - SHOEBOX LIGHT: MCGRAW-EDISON SINGLE AND QUAD GALLEON LED, GLEON AF-01 LED E-173 BK, 184P LED, 800MA DRIVER, 3000K, T2 DISTRIBUTION: 12" MOUNTING HT, ROUND, BLACK, TAPE RED, LIGHT DUTY, STRESSCRETE POLE

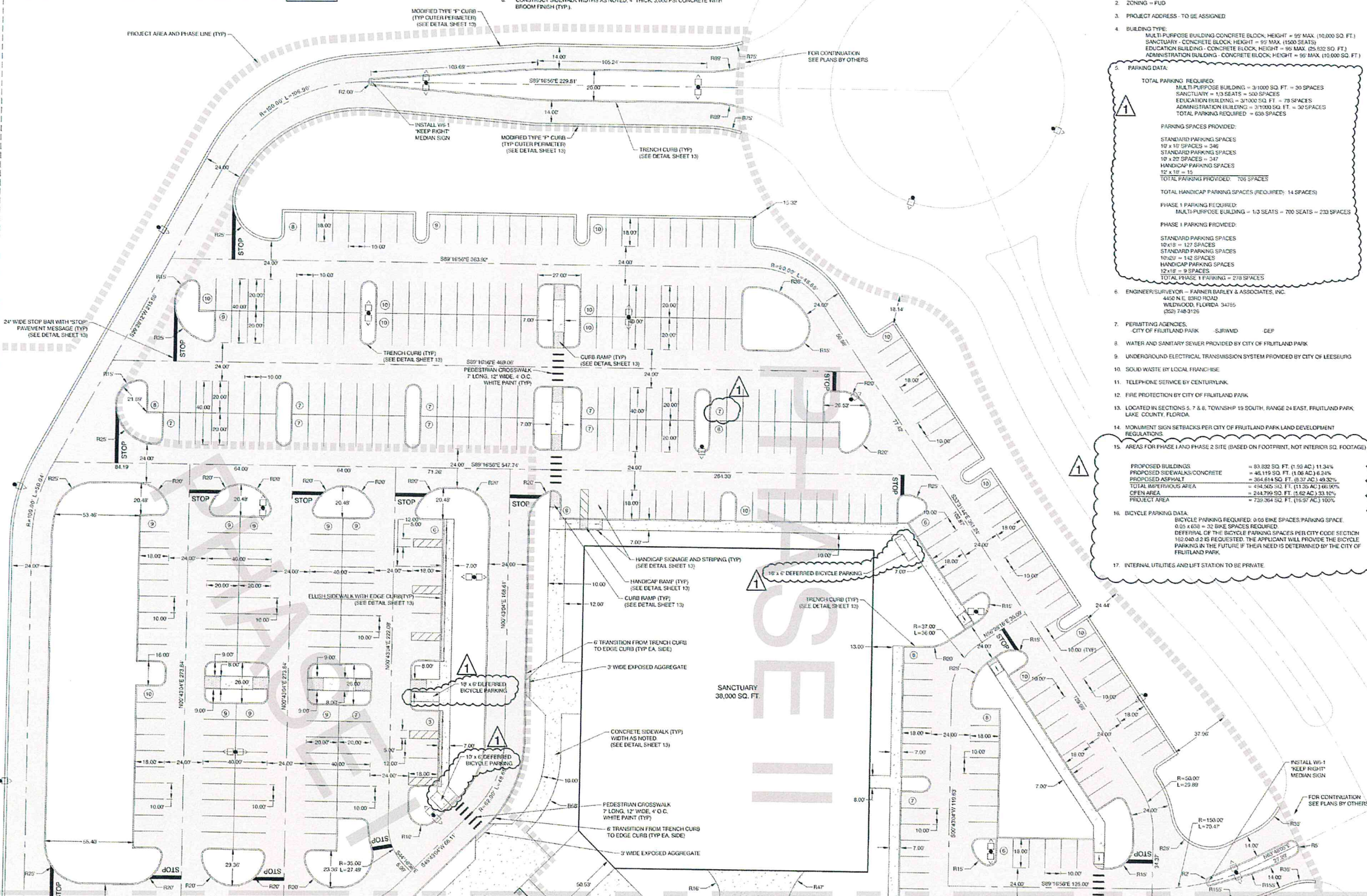
- BUILDING SETBACKS**
- 20 FT FRONT
  - 5 FT SIDES
  - 20 FT REAR
- NOTICE TO CONTRACTOR**
- BEFORE DIGGING IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.

- NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
  - ALL PAVEMENT ARE 5' UNLESS INDICATED OTHERWISE.
  - ALL DIMENSIONS SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
  - ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD FREE PAINT.
  - REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
  - ALL HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SIDE SIDEWALKS ARE NOT TO EXCEED A 2.0% MAXIMUM CROSS SLOPE WITH A MAXIMUM RUN SLOPE OF 5% NOT TO EXCEED 12:1 WITHOUT THE ADDITION OF HANDICAP HANDRAIL SYSTEM ALONG THE WALK PATH IN AREA OF MAX SLOPE (GREATER THAN 2% BUT LESS THAN 12:1). IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.0% CROSS SLOPE) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNER.
  - CONSTRUCT SIDEWALK WIDTHS AS NOTED, 4" THICK, 3,000 PSI CONCRETE WITH BROOM FINISH (TYP).



**SITE DATA**

- TOTAL AREA = 205,76 AC. (8,922,956 SQ. FT.)  
PROJECT AREA = PHASE 1 = 7.40 AC. (322,246 SQ. FT.)  
PHASE 2 = 9.57 AC. (417,118 SQ. FT.)
- ZONING = FUD
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING TYPE:  
MULTI-PURPOSE BUILDING - CONCRETE BLOCK, HEIGHT = 95' MAX. (10,000 SQ. FT.)  
SANCTUARY - CONCRETE BLOCK, HEIGHT = 95' MAX. (1,000 SEATS)  
EDUCATION BUILDING - CONCRETE BLOCK, HEIGHT = 95' MAX. (25,832 SQ. FT.)  
ADMINISTRATION BUILDING - CONCRETE BLOCK, HEIGHT = 95' MAX. (10,000 SQ. FT.)
- PARKING DATA:  
TOTAL PARKING REQUIRED:  
MULTI-PURPOSE BUILDING = 3,100 SQ. FT. = 30 SPACES  
SANCTUARY = 1/3 SEATS = 500 SPACES  
EDUCATION BUILDING = 31,000 SQ. FT. = 78 SPACES  
ADMINISTRATION BUILDING = 31,000 SQ. FT. = 20 SPACES  
TOTAL PARKING REQUIRED = 638 SPACES  
PARKING SPACES PROVIDED:  
STANDARD PARKING SPACES  
10' x 18' SPACES = 346  
STANDARD PARKING SPACES  
10' x 20' SPACES = 347  
HANDICAP PARKING SPACES  
12' x 18' = 15  
TOTAL PARKING PROVIDED = 708 SPACES  
TOTAL HANDICAP PARKING SPACES (REQUIRED) = 14 SPACES  
PHASE 1 PARKING REQUIRED:  
MULTI-PURPOSE BUILDING = 1/3 SEATS = 700 SEATS = 233 SPACES  
PHASE 1 PARKING PROVIDED:  
STANDARD PARKING SPACES  
10' x 18' = 127 SPACES  
STANDARD PARKING SPACES  
10' x 20' = 143 SPACES  
HANDICAP PARKING SPACES  
12' x 18' = 9 SPACES  
TOTAL PHASE 1 PARKING = 279 SPACES
- ENGINEER/SURVEYOR - FARNER BARLEY & ASSOCIATES, INC.  
4450 N.E. 83RD ROAD  
WILMINGTON, FLORIDA 34765  
(852) 748-3126
- PERMITTING AGENCIES:  
CITY OF FRUITLAND PARK SURVMD DEF
- WATER AND SANITARY SEWER PROVIDED BY CITY OF FRUITLAND PARK
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY CITY OF LEESBURG
- SOLID WASTE BY LOCAL FRANCHISE
- TELEPHONE SERVICE BY CENTURYLINK
- FIRE PROTECTION BY CITY OF FRUITLAND PARK
- LOCATED IN SECTIONS 5, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, FRUITLAND PARK, LAKE COUNTY, FLORIDA
- MONUMENT SIGN SETBACKS PER CITY OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS
- AREAS FOR PHASE 1 AND PHASE 2 SITE (BASED ON FOOTPRINT, NOT INTERIOR SQ. FOOTAGE)  
PROPOSED BUILDINGS = 63,832 SQ. FT. (1.59 AC) 11.34%  
PROPOSED SIDEWALKS/CONCRETE = 48,119 SQ. FT. (1.08 AC) 8.34%  
PROPOSED ASPHALT = 364,814 SQ. FT. (8.37 AC) 49.32%  
TOTAL IMPERVIOUS AREA = 494,565 SQ. FT. (11.35 AC) 66.96%  
OPEN AREA = 244,799 SQ. FT. (5.62 AC) 33.10%  
PROJECT AREA = 739,364 SQ. FT. (16.97 AC) 100%
- BICYCLE PARKING DATA:  
BICYCLE PARKING REQUIRED: 0.05 BIKE SPACES/PARKING SPACE  
0.05 x 638 = 32 BIKE SPACES REQUIRED.  
DEFERRAL OF THE BICYCLE PARKING SPACES PER CITY CODE SECTION 155.040.0.2 IS REQUESTED. THE APPLICANT WILL PROVIDE THE BICYCLE PARKING IN THE FUTURE IF THEIR NEED IS DETERMINED BY THE CITY OF FRUITLAND PARK
- INTERNAL UTILITIES AND LIFT STATION TO BE PRIVATE



MATCHLINE SEE SHEET 07 FOR CONTINUATION

REVISIONS

NO.	DATE	REVISION
1	4/25/18	REVISED PER CITY OF FRUITLAND PARK COMMENTS

DATE: 4/27/18  
DRAWN BY: BRP  
CHKD BY: JAH  
FILE NAME: 005\_vb\_tbc.ssh  
JOB NO.: 160844.0000

**FARNER BARLEY AND ASSOCIATES, INC.**  
ENGINEERS SURVEYORS AND PLANNERS  
Certificate of Authorization Number: 4709  
4450 N.E. 83rd Road • Wilmette, Florida 34765 • (852) 748-3126

**VILLAGE PARK CAMPUS OF FIRST BAPTIST LEESBURG**

**SITE PLAN (1)**

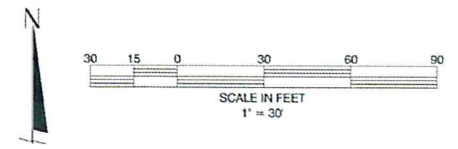
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SHT. 06 OF 18









EXISTING POND B-1  
T.O.B. ELEV. = 50.00  
BOTTOM ELEV. = 50.00

**LEGEND**

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED PAVEMENT ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED YARD DRAIN
- RRPC-D# DRAINAGE STRUCTURE NUMBER (PROPOSED)

- DRAINAGE PIPING:  
(S.D.) STORM DRAIN PIPE  
(R.D.) ROOF DRAIN PIPE  
(Y.D.) YARD DRAIN PIPE  
SHALL BE F.D.O.T. APPROVED

- NOTES:
- ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THIS SURVEY WAS BASED ON NGS STATION 2 426 (WITH AN ELEVATION OF 80.26) NAVD 88.
  - ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE. IF DURING FINAL BUILDING CERTIFICATION ANY OF THESE AREAS ARE FOUND EXCEEDING ACCESSIBILITY LIMITS (MAXIMUM 2.00%) FOR CERTIFICATE OF OCCUPANCY IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO REMOVE AND REPLACE ALL AREAS FOUND TO BE UNACCEPTABLE BY INSPECTOR. THIS WORK SHALL BE COMPLETED WITH NO ADDITIONAL COST TO OWNER AND/OR DESIGNERS.

PHASING NOTE:  
STORM SYSTEM FROM FBC-D19 TO FBC-D31 TO BE CONSTRUCTED WITH PHASE 2

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REVISIONS	DATE

ENGINEERS  
SURVEYORS  
PLANNERS

**FARLEY BARLEY**  
AND ASSOCIATES, INC.

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VILLAGE PARK CAMPUS  
OF FIRST BAPTIST LEEBSBURG

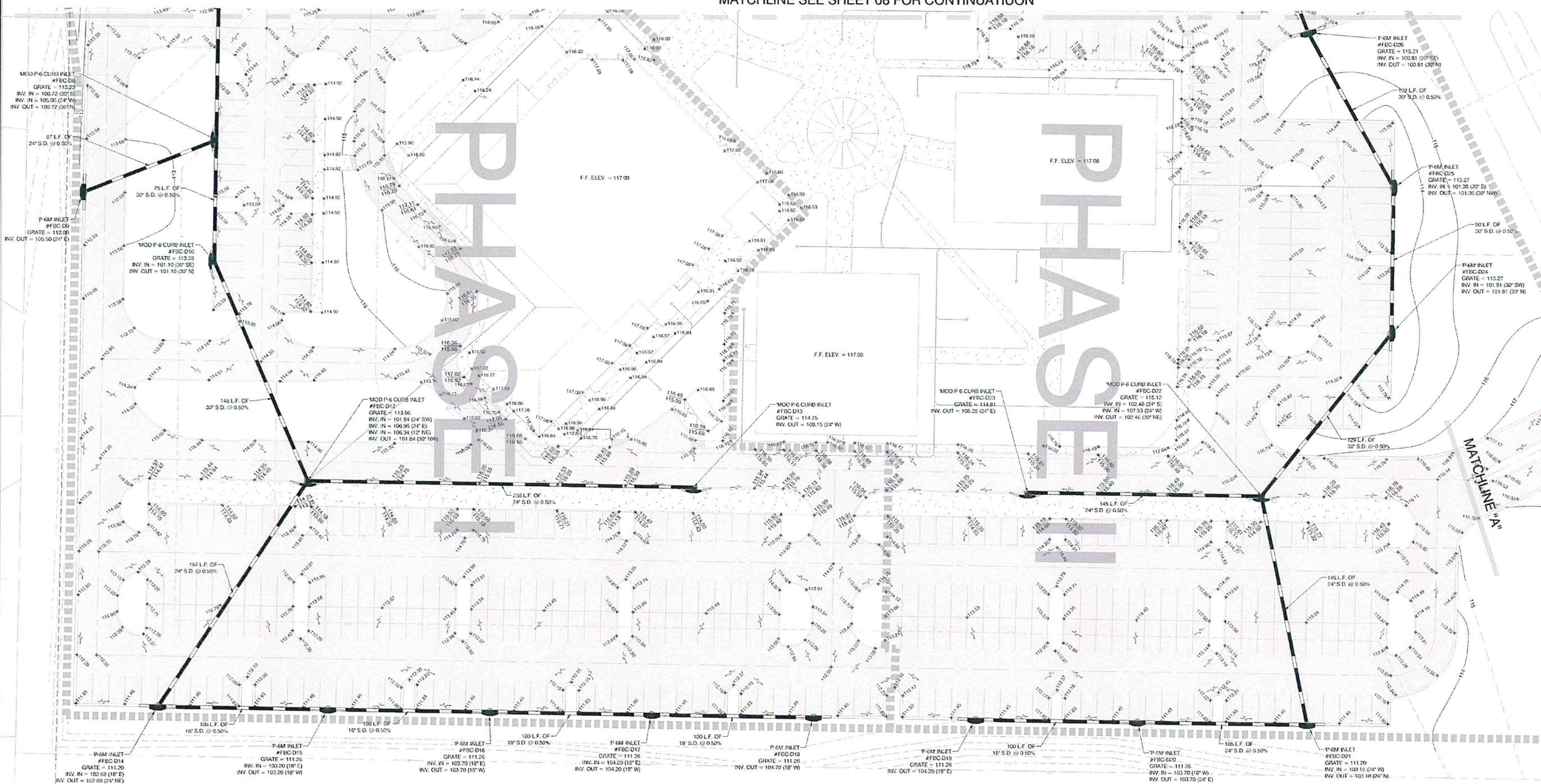
**GRADING AND DRAINAGE PLAN (1)**

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DRAWN BY	BRP
CHKD BY	JAH
FILE NAME	038_up_drain.dwg
JOB NO.	1606-14-0000

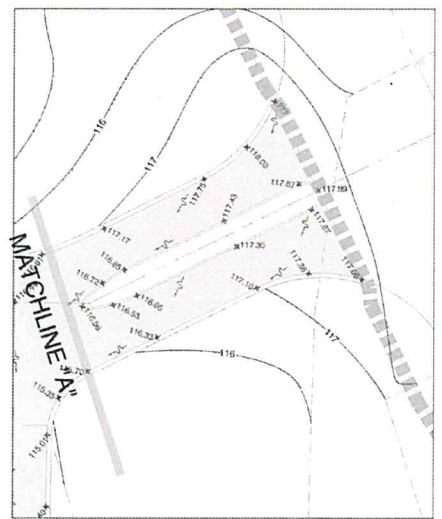
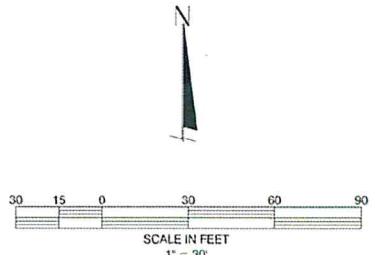
MATCHLINE SEE SHEET 09 FOR CONTINUATION



MATCHLINE SEE SHEET 08 FOR CONTINUATION



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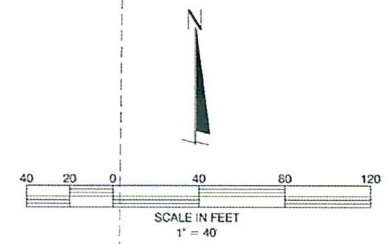
BY	
REVISIONS	
DATE	

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 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 47709  
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**VILLAGE PARK CAMPUS OF FIRST BAPTIST LEEBSBURG GRADING AND DRAINAGE PLAN (2)**

DATE: 4/30/18  
 DRAWN BY: BRP  
 CHKD BY: JAH  
 FILE NAME: 003 vp\_fc\_02.dwg  
 JOB NO.: 160644-0000

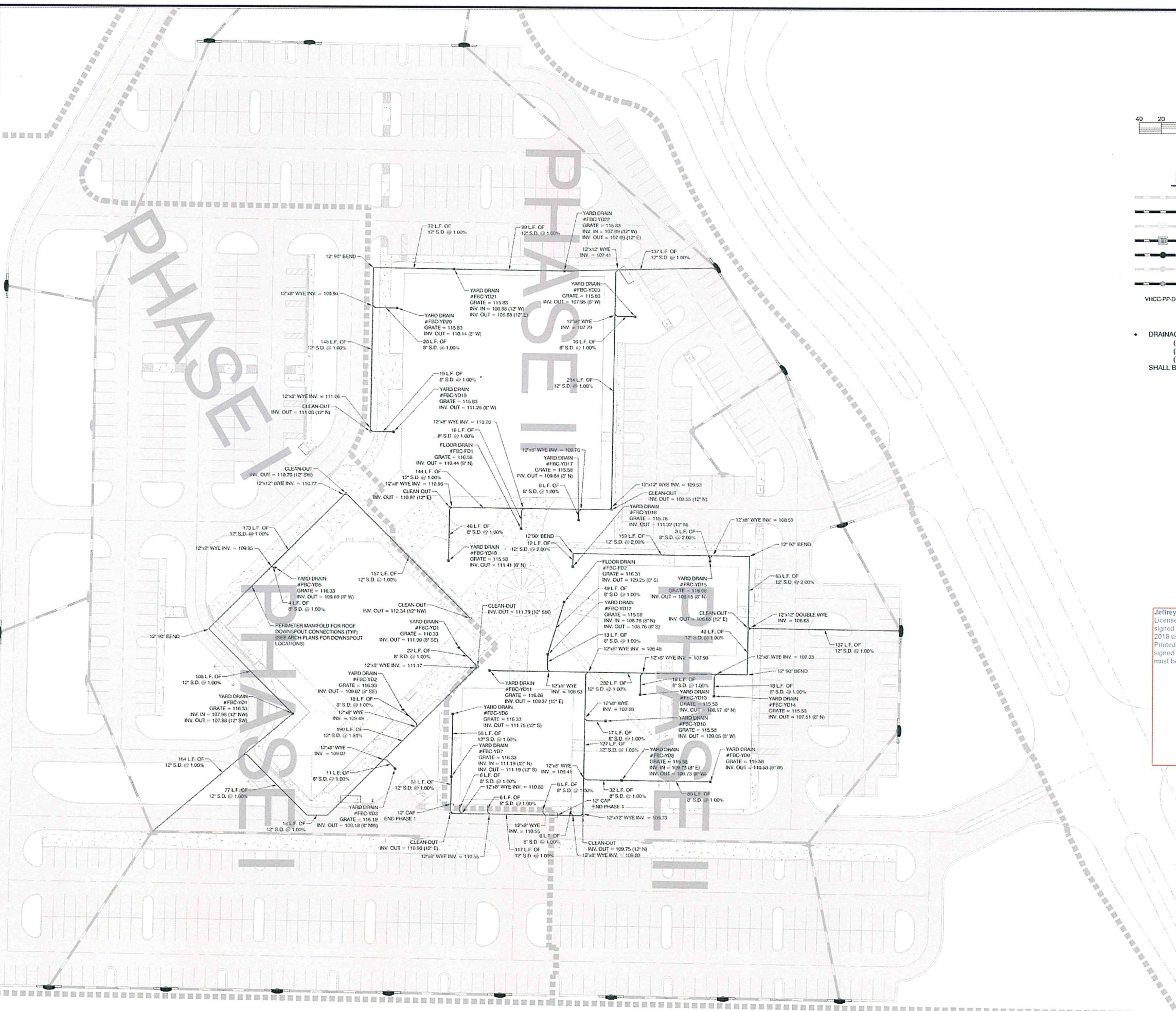




**LEGEND**

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED YARD DRAIN
- STRUCTURE NUMBER (PROPOSED)

- DRAINAGE PIPING:  
 (S.D.) STORM DRAIN PIPE  
 (R.D.) ROOF DRAIN PIPE  
 (Y.D.) YARD DRAIN PIPE  
 SHALL BE F.D.O.T. APPROVED



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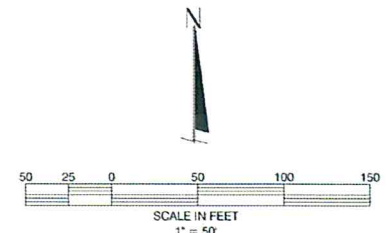
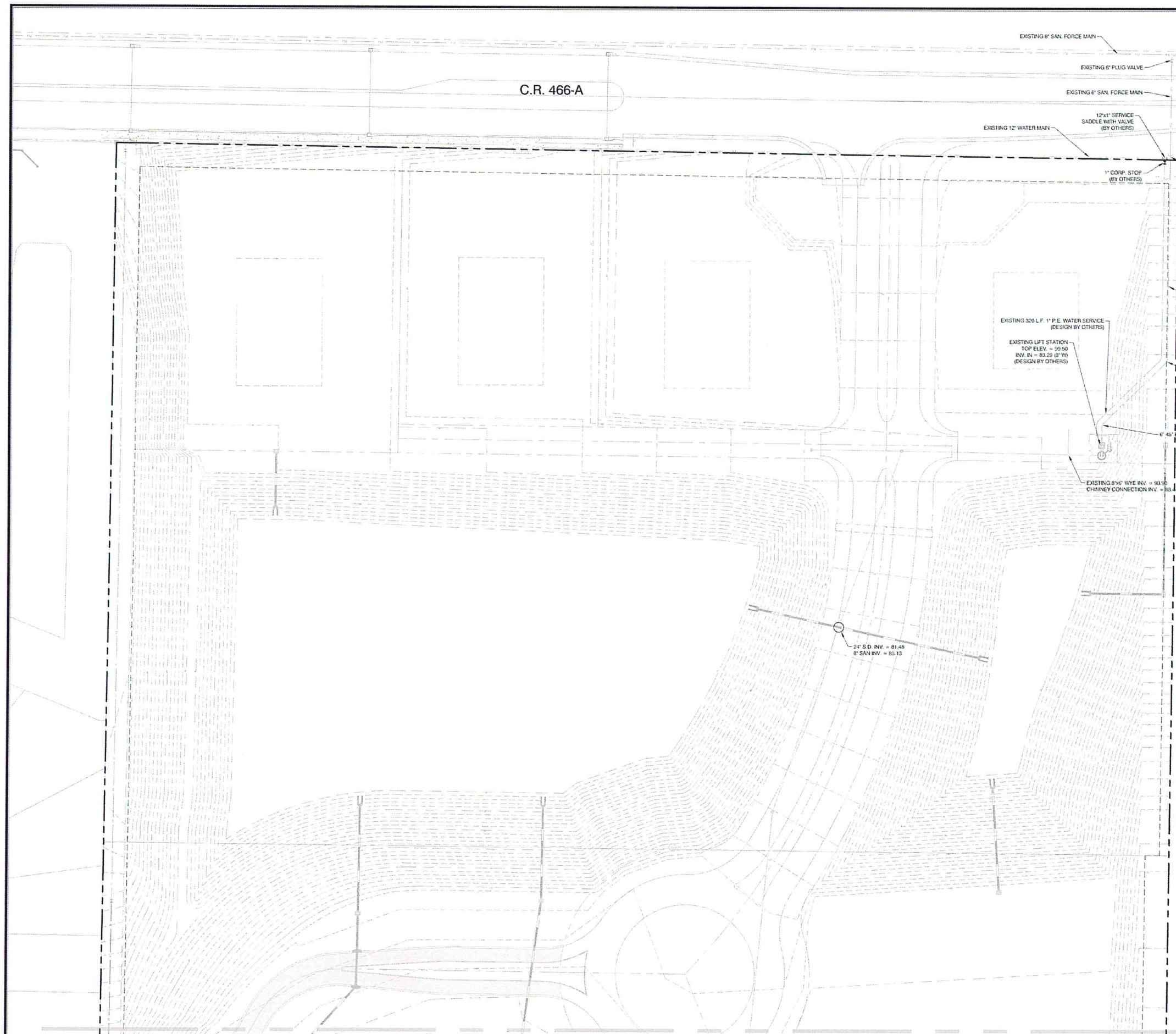
BY	
DATE	
REVISIONS	

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 AND ASSOCIATES, INC.  
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 4459 N.E. 33rd Road • Wilkes, Florida 34785 • (352) 748-3126

**VILLAGE PARK CAMPUS  
 OF FIRST BAPTIST LEESBURG  
 YARD AND ROOF DRAINAGE PLAN**

DATE	10/27/17
DRAWN BY	BRP
CHKD BY	JAM
FILE NAME	010 vpl.dwg
JOB NO.	160844.0000





**LEGEND**

- EXISTING WATER MAIN
- - - PROPOSED WATER MAIN
- - - EXISTING IRRIGATION MAIN
- - - PROPOSED IRRIGATION MAIN
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- SAMPLE POINT

**CLEARANCE REQUIREMENTS  
POTABLE WATER/ SANITARY, STORM SEWER,  
RECLAIMED WATER AND NON-POTABLE IRRIGATION  
PIPING**

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(c) - (f), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

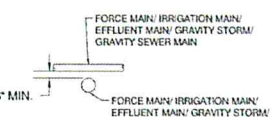
1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY, OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

**NOTE:**  
IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONSTRUCT ALL WATER SERVICES, WATER AND FIRE MAINS, AND SANITARY SEWER TRUNKS AND LATERAL SERVICES AS SHOWN ON THESE PLANS TO WITHIN 5 FT OF THE EXTERIOR WALL OF THE BUILDING STRUCTURES AS SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONNECT PROPOSED FIRE MAINS AND WATER MAINS TO BACK FLOW PREVENTER LOCATED INSIDE THE PROPOSED BUILDING. THE SITE CONTRACTOR WILL COORDINATE WITH ARCHITECT AND CIVIL ENGINEER TO VERIFY LOCATION AND SIZE OF BUILDING CONNECTIONS OF PROPOSED WATER, FIRE AND SANITARY SERVICES.



**POTABLE & STORM SEWER MAIN CROSSING**

**NOTE:**  
CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS



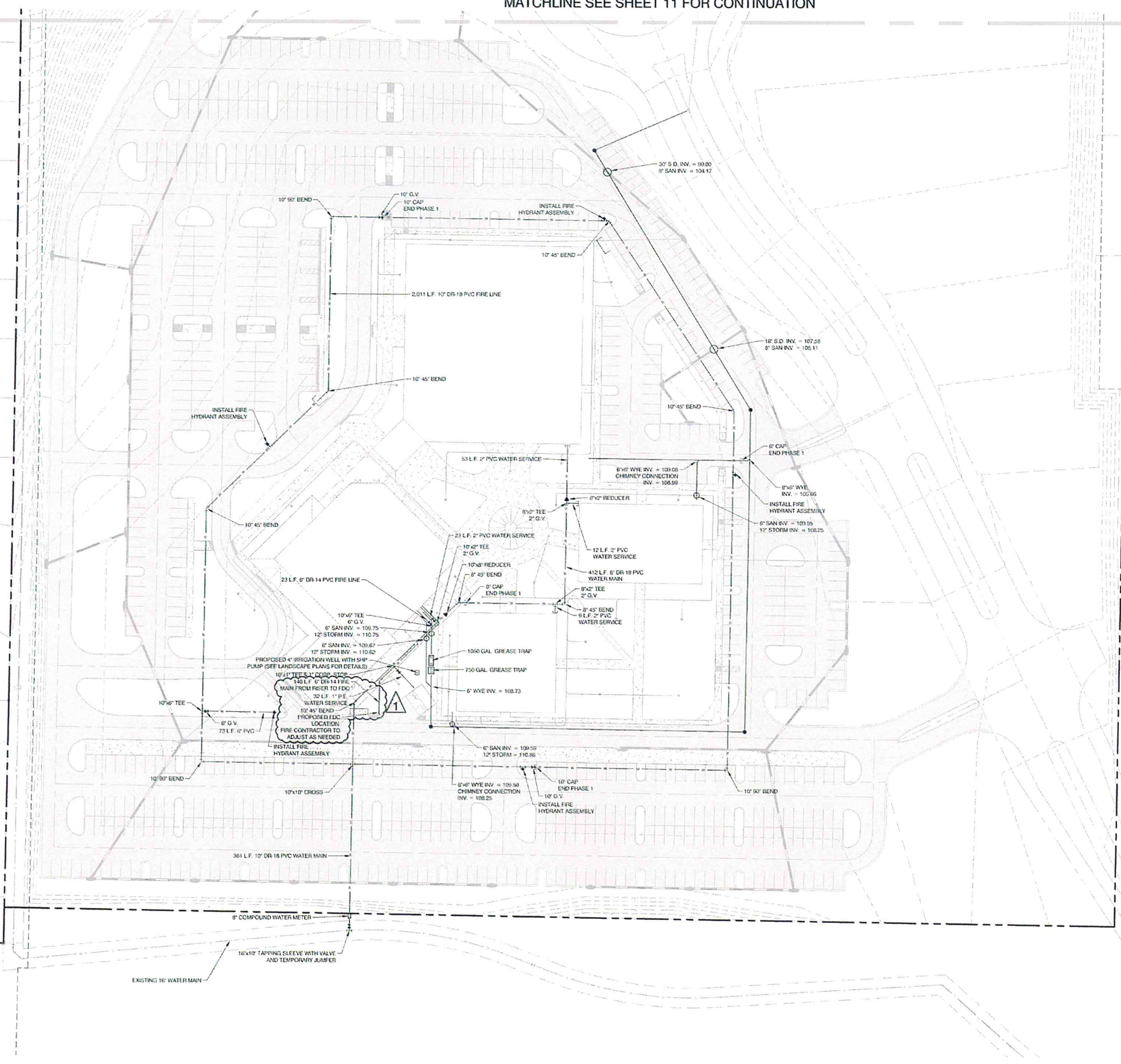
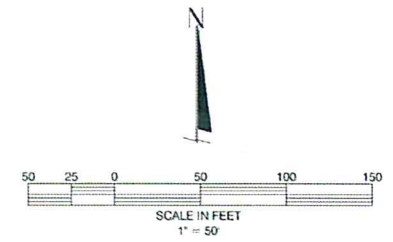
**NON-POTABLE PRESSURE MAIN CROSSING DETAIL**

MATCHLINE SEE SHEET 12 FOR CONTINUATION

REVISIONS DATE	BY
<p><b>FARNER BARLEY AND ASSOCIATES, INC.</b> ENGINEERS SURVEYORS PLANNERS</p> <p>Certificate of Authorization Number: 4709 4450 N.E. 23rd Road • Wilfredo, Florida 34785 • (352) 748-3126</p>	
<p><b>VILLAGE PARK CAMPUS OF FIRST BAPTIST LEESBURG</b></p> <p><b>UTILITY PLAN (1)</b></p>	
DATE: 4/30/18 DRAWN BY: BRP CHKD BY: JAH FILE NAME: 011 vp fbc up JOB NO.: 160644.0000	
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SHT. 11 OF 18	



MATCHLINE SEE SHEET 11 FOR CONTINUATION



- PHASING NOTES:**
1. CONSTRUCT SANITARY SEWER SYSTEM WITH PHASE 1 TO TEMPORARY CAP.
  2. CONSTRUCT WATER SYSTEM WITH PHASE 1 TO TEMPORARY CAPS AS SHOWN. CONSTRUCT REMAINDER WITH PHASE 2.

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DATE	4/30/18
DRAWN BY	BRP
CHKD BY	JAH
FILE NAME	011 v0_rcc up
JOB NO.	160644.0000

REVISIONS

NO.	DESCRIPTION

BY: BRP

REUSED PER CITY OF FRUITLAND PARK COMMENTS

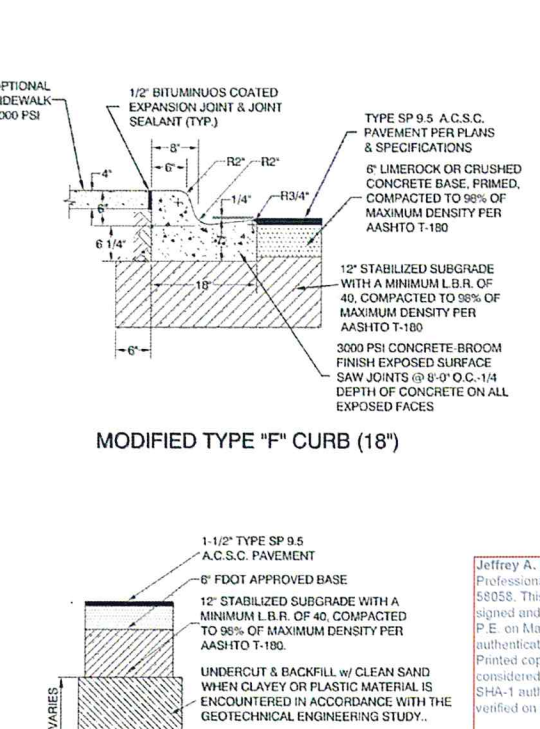
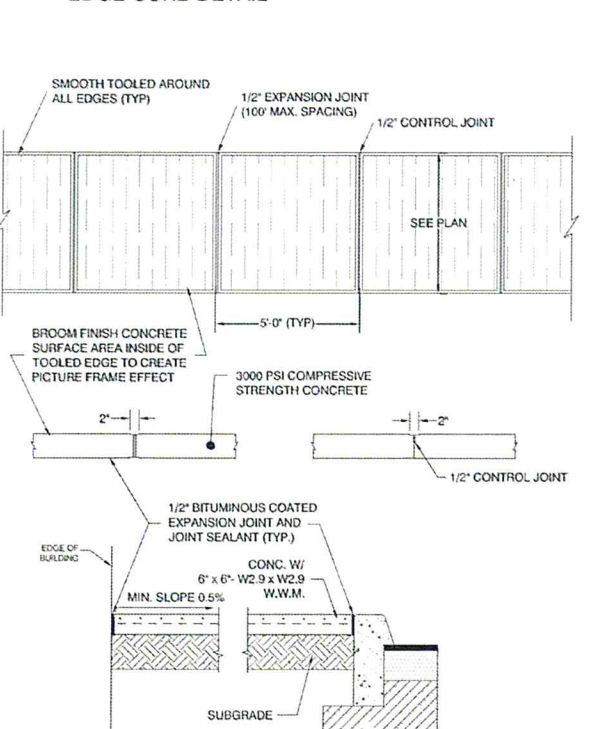
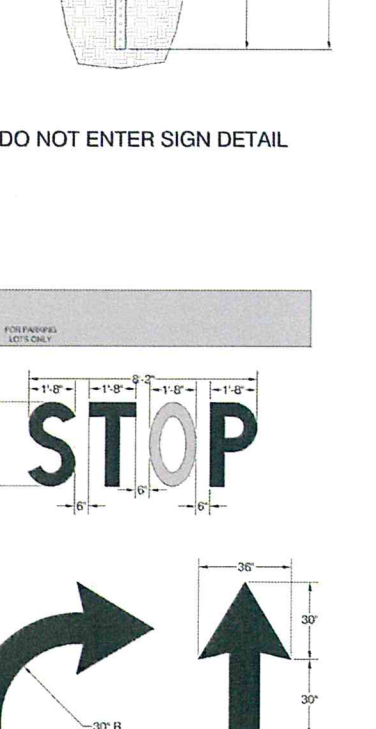
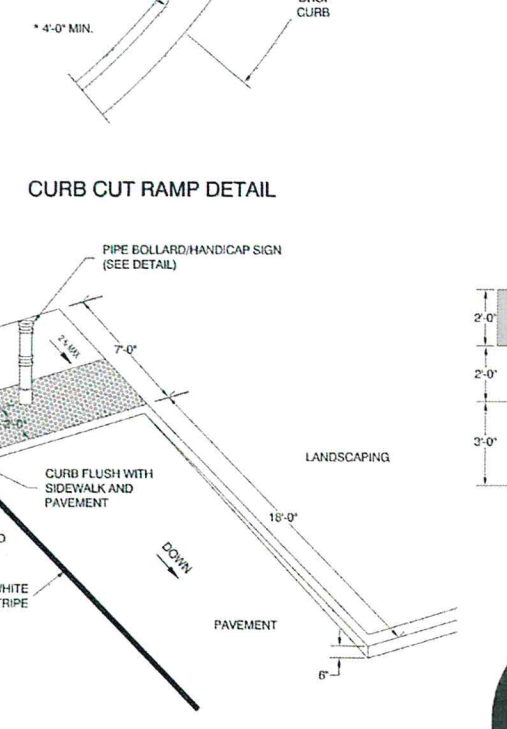
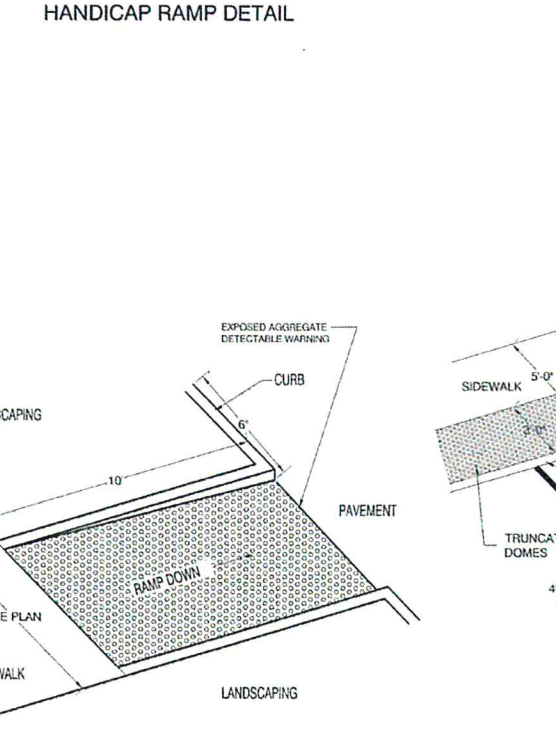
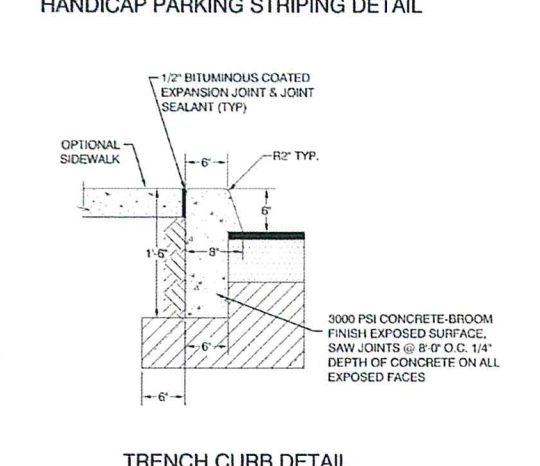
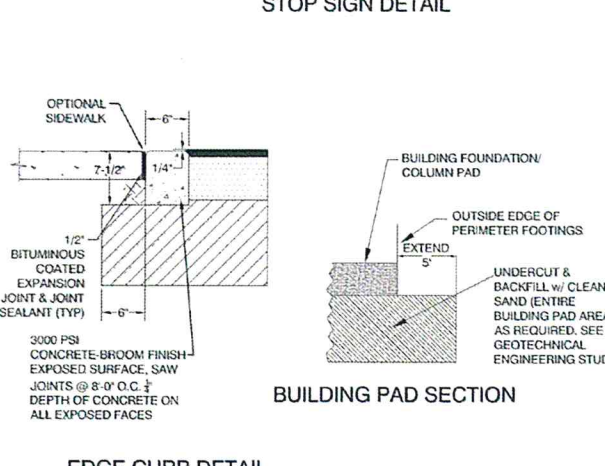
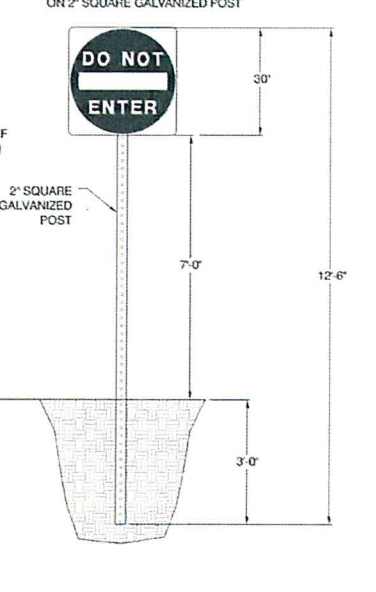
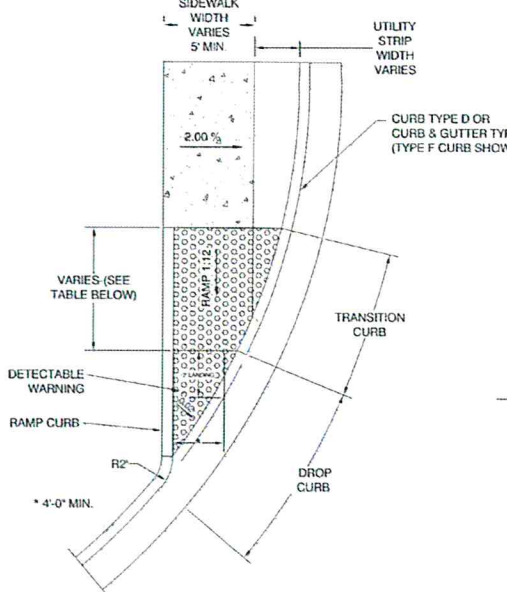
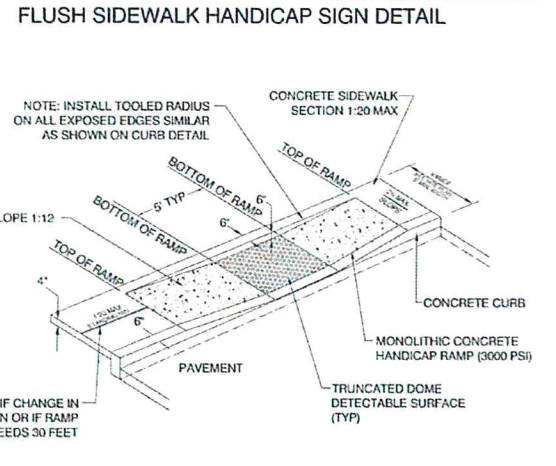
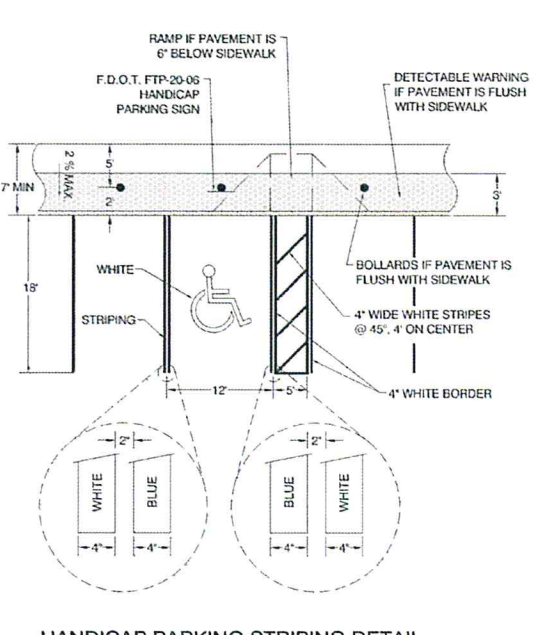
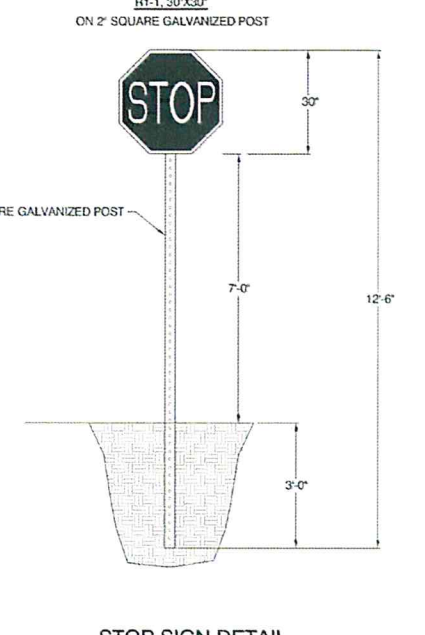
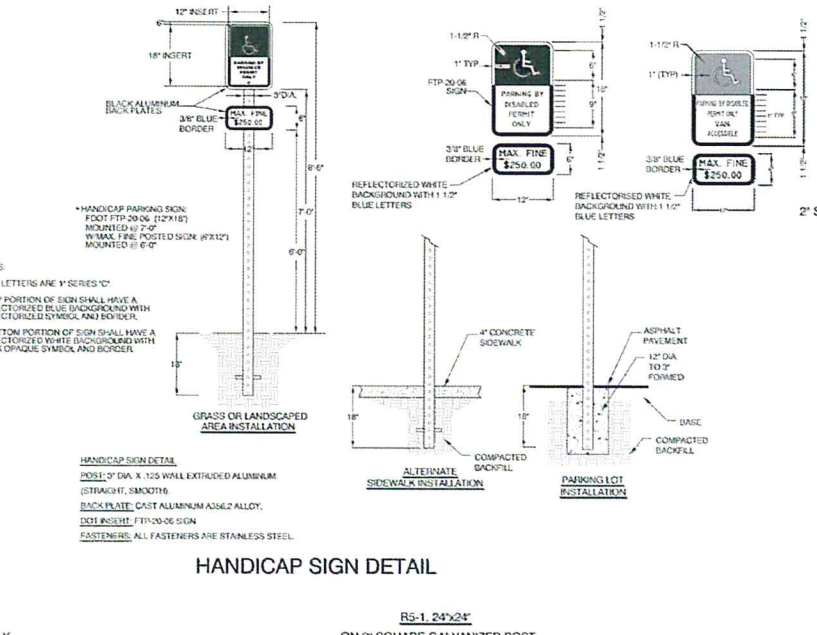
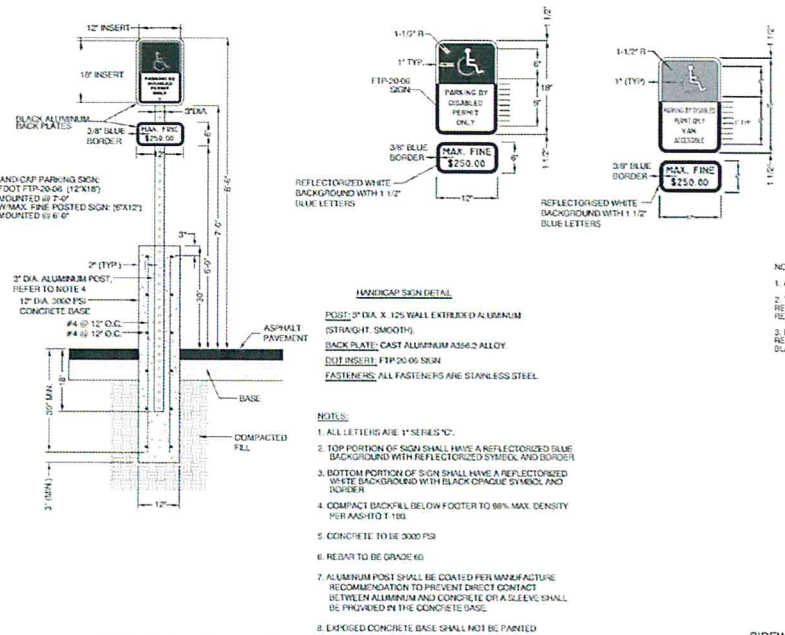
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 Certificate of Authorization Number: 4709  
 4450 N.E. 28th Road • Ft. Lauderdale, Florida 33325 • (352) 748-3726

VILLAGE PARK CAMPUS  
 OF FIRST BAPTIST LEESBURG

UTILITY PLAN (2)

SHT. 12 OF 18





CURB RETURN AT SIDEWALK RAMP DETAIL

FLUSH PAVEMENT AT SIDEWALK DETAIL

PAVEMENT MARKING DETAIL

TYPICAL CONCRETE SIDEWALK DETAIL

PARKING LOT PAVEMENT SECTION

DATE	
REVISIONS	

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 4450 N.E. 83rd Road • Broward, Florida 33425 • (352) 748-3126

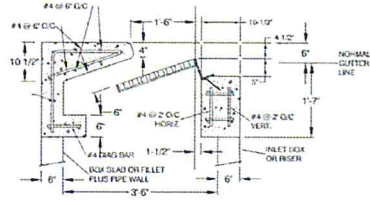
**VILLAGE PARK CAMPUS OF FIRST BAPTIST LEEBSBURG**

**SITE DETAILS**

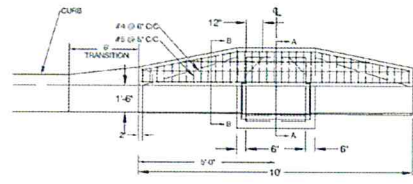
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DRAWN BY	BRP
CHKD BY	JAH
FILE NAME	013_vp_fbc.dwg
JOB NO.	160644.0000

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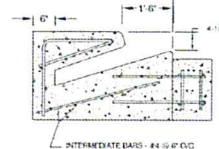




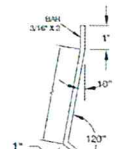
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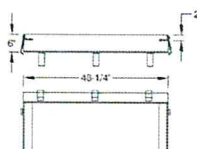
TOP VIEW



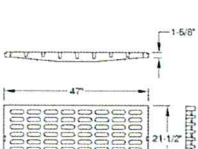
SECTION B-B



ANCHOR DETAIL



STEEL ANGLE FRAME



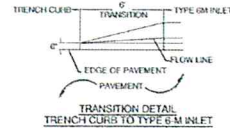
CAST IRON COVER

ALL STRUCTURAL SPECIFICATIONS SHALL MEET OR EXCEED F.D.O.T. INDEX NO. 211

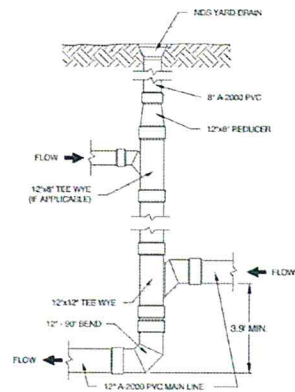
**GENERAL NOTES**

1. THE FINISH GRADE AND SLOPE OF THE PAVEMENT SHALL CONFORM WITH THE FINISHED CROSS SLOPE AND GRADE OF THE PROPOSED SIDEWALK AND/OR PARKWAY.
2. WHEN UNITS ARE TO BE CONSTRUCTED ON A CURB, REFER TO THE PLANS TO DETERMINE THE PAVED AREA. WHERE NECESSARY, MODIFY THE PAVEMENT DETAILS ACCORDINGLY. WELD STEEL WHEN NECESSARY.
3. ALL REINFORCING STEEL SHALL HAVE 1-1/2" MINIMUM COVER UNLESS OTHERWISE SHOWN. RELET TOPS SHALL BE CAST IN PLACE ON PRECAST CONCRETE.
4. PRECASTING OF THIS PAVEMENT SHALL BE PERMITTED. PRECAST UNITS SHALL CONFORM TO THE REQUIREMENTS OF THE CONCRETE MANUAL.
5. CONCRETE MIXTURES SHALL MEET THE REQUIREMENTS OF A.S.T.M. C 475. 4,000 P.S.I. SHALL BE USED UNLESS OTHERWISE SHOWN. STRENGTH TESTING PROCEDURES FOR THE INSPECTION OF PRECAST CONCRETE PRODUCTS SHALL BE IN ACCORDANCE WITH THE CONCRETE MANUAL.
6. THE CURB INLET SHALL BE CONSTRUCTED WITH REINFORCING STEEL AS SHOWN. WHEN THROATS ARE TO BE USED IN CONNECTION WITH CURB INLET, THROATS SHALL BE CONSTRUCTED WITH REINFORCING STEEL AS SHOWN WITH RECTANGULAR RELET COALS.
7. FOR INLET BOXES SEE DETAIL 207.
8. THESE INLET TOPS ARE DESIGNED FOR USE WITH STANDARD CURB AND GUTTER TYPE. LOCATE OUTSIDE OF PEDESTRIAN CROSSWALK WHERE PRACTICAL.
9. ALL STEEL USED FOR THE GRATING FRAME SHALL MEET THE REQUIREMENTS OF A.S.T.M. A 36.
10. CAST IRON COVERS SHALL BE USED. IRON COVERS SHALL BE CLASS NO. 30 CASTINGS IN ACCORDANCE WITH A.S.T.M. A 48.
11. CURB INLET FRAME AND GRATE SHALL BE US. FOUNDRY # 5180 OR EQUAL.
12. COVERS ARE TO BE GROUDED IN ACCORDANCE WITH THE GROUNDING DETAIL AS SHOWN ON SHEET 14.

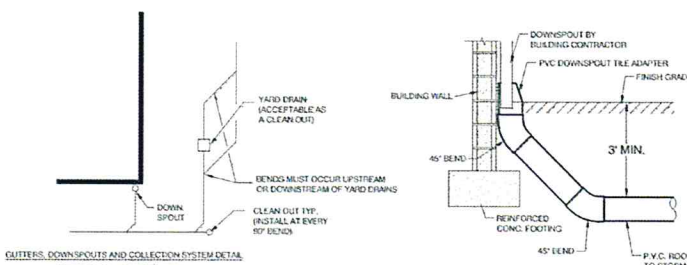
**"P-6M CURB INLET TOP DETAIL**  
NOT TO SCALE



**TRANSITION DETAIL**  
TRENCH CURB TO TYPE 6-M INLET  
NOT TO SCALE



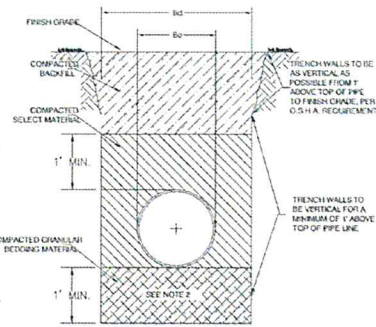
**RISER WITH YARD DRAIN DETAIL**  
NOT TO SCALE



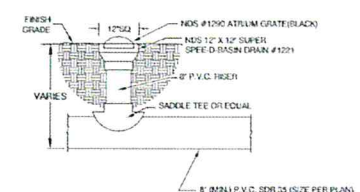
**ROOF DRAIN DOWNSPOUT CONNECTION DETAIL**  
NOT TO SCALE

**NOTES FOR BEDDING AND TRENCHING**

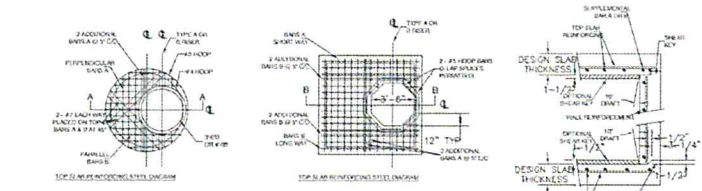
1. DIMENSION D<sub>1</sub> = PIPE O.D.  
DIMENSION D<sub>2</sub> = TRENCH WIDTH AT TOP OF PIPE  
MAXIMUM D<sub>2</sub> = D<sub>1</sub> + 2"
2. DEPTH FOR BEDDING FOR LONG, STABLE MATERIAL SHALL BE AS DESIGNATED TO REACH SUITABLE FOUNDATION. FOR ROCK OR OTHER NON-CUSHIONED MATERIAL, DEPTH SHALL BE 12" BELOW BOTTOM OF UTILITY.
3. ALL BACKFILL AND SELECT MATERIAL UNDER ALL ROADWAYS, DRIVES (INCLUDING DRIVE DRIVES), AND PARKING AREAS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY (AS SHOWN TO 1-1/2" FROM TOP OF PIPE TO TOP OF BACKFILL - 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (AS SHOWN TO 1-1/2")



**BEDDING AND TRENCHING DETAIL**  
NOT TO SCALE



**COMMERCIAL YARD DRAIN DETAIL**  
NOT TO SCALE



1. SLAB REINFORCEMENT IS APPROPRIATE FOR TOP, INTERMEDIATE, AND BOTTOM SLABS.
2. WALL DEPTH IS MEASURED TO THE TOP OF THE BOTTOM SLAB FOR BOXES AND TO THE TOP OF THE INTERMEDIATE SLAB FOR RISERS.
3. WALL HEIGHT IS THE DISTANCE BETWEEN THE TOP OF THE LOWER SLAB TO BOTTOM OF UPPER SLAB.
4. SLAB AND WALL REINFORCEMENT SHALL BE AS SHOWN IN FLORIDA D.O.T. INDEX NO. 203.
5. FOR SUPPLEMENTAL DETAILS REFER TO FLORIDA D.O.T. INDEX NO. 203.

**TYPE "J" AND TYPE "P" INLET BOTTOM DETAIL**  
NOT TO SCALE

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BY	
REVISIONS	
DATE	

ENGINEERS SURVEYORS PLANNERS  
**FARNER BARLEY AND ASSOCIATES, INC.**  
 Certificate of Authorization Number: 4799  
 4450 N.E. 23rd Road • Wilton, Florida 34785 • (352) 745-3126

VILLAGE PARK CAMPUS OF FIRST BAPTIST LEESBURG  
**STORM DRAINAGE DETAILS**

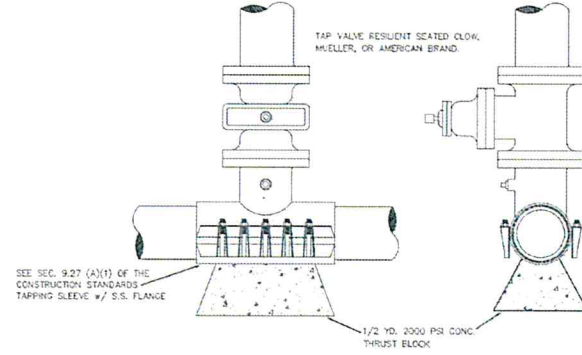
DATE: 10/27/17  
 DRAWN BY: BRP  
 CHKD BY: JAH  
 FILE NAME: 013\_vb\_tbc.dwg  
 JOB NO.: 160644.0000



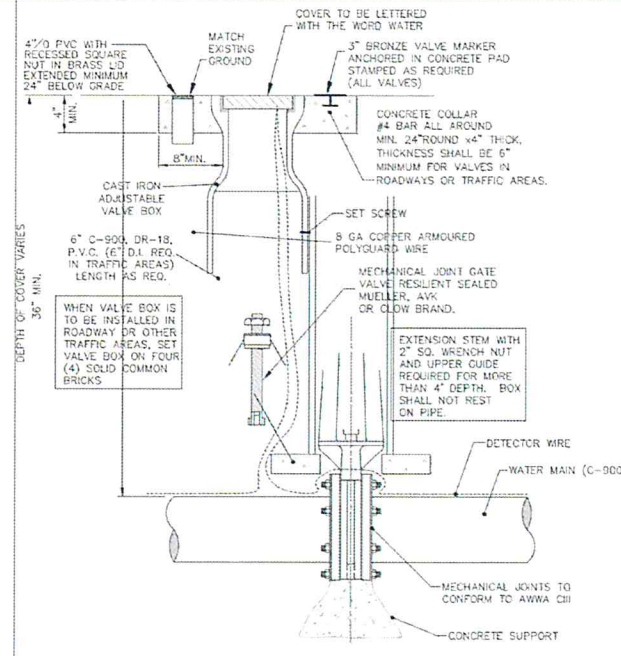
**GENERAL WATER NOTES**

1. WATER SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND CHAPTER 62-555 FLORIDA ADMINISTRATIVE CODE.
2. ALL PIPING SHALL BEAR THE "NSF" SEAL FOR POTABLE WATER.
3. WATER MAINS SHALL BE PVC CONFORMING TO AWWA C-900, DR 18 FOR PIPE SIZES 4"-12". PIPES 14" OR LARGER SHALL BE AWWA C-505, DR 18. ALL COUPLINGS, COMPOUNDS, SOLVENTS, LUBRICANTS AND PIPE PREPARATION, FOR LAYING, SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURERS LATEST RECOMMENDATIONS.
4. DEPTH OF WATER LINES TO BE MINIMUM 36" BELOW FINISHED GRADE.
5. WATER MAINS TO BE LOCATED 5' FROM BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. ALL PIPING CLEARANCES SHALL BE IN ACCORDANCE WITH CHAPTER 62-555.314, F.A.C., AND APPROVED BY THE CITY.
7. ALL WATER MAINS UNDER PAVEMENT SHALL BE DUCTILE IRON AND SHALL EXTEND 5' BEYOND THE BACK OF CURB OR DIRECTIONAL BORES, WHICH SHALL BE SCR-11 HDPE.
8. ALL SLEEVES UNDER PAVEMENT SHALL EXTEND 5' BEYOND THE BACK OF CURB.

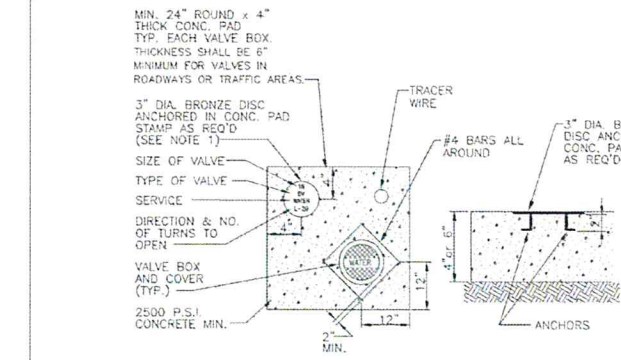
• NOTE: MARK ALL POINTS WHERE WATER SERVICES CROSS CURB WITH A "W" MARK IN CONCRETE.



**WET TAP SLEEVE & TAP VALVE**  
NOT TO SCALE



**GATE VALVE & BOX**  
NOT TO SCALE



NOTES:  
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES

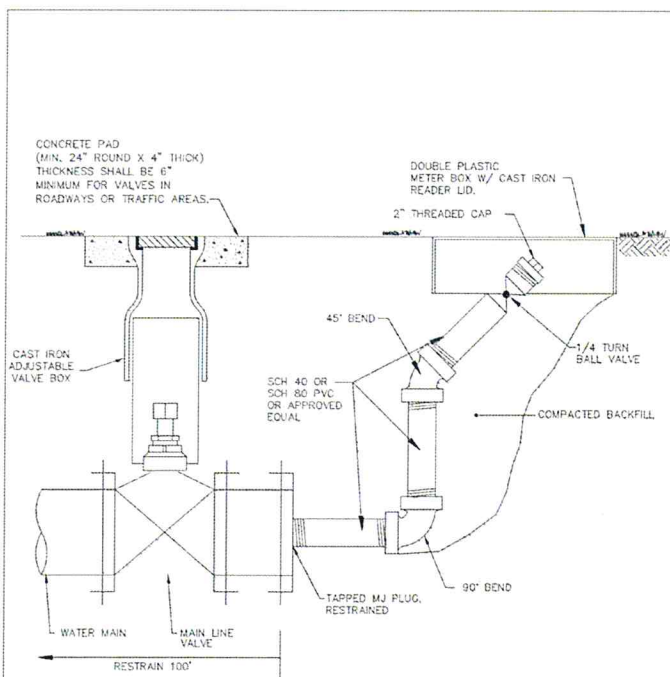
**VALVE COLLAR**  
NOT TO SCALE

City of Fruitland Park Standard Details  
May 2009  
Detail W-1

City of Fruitland Park Standard Details  
May 2009  
Detail W-2

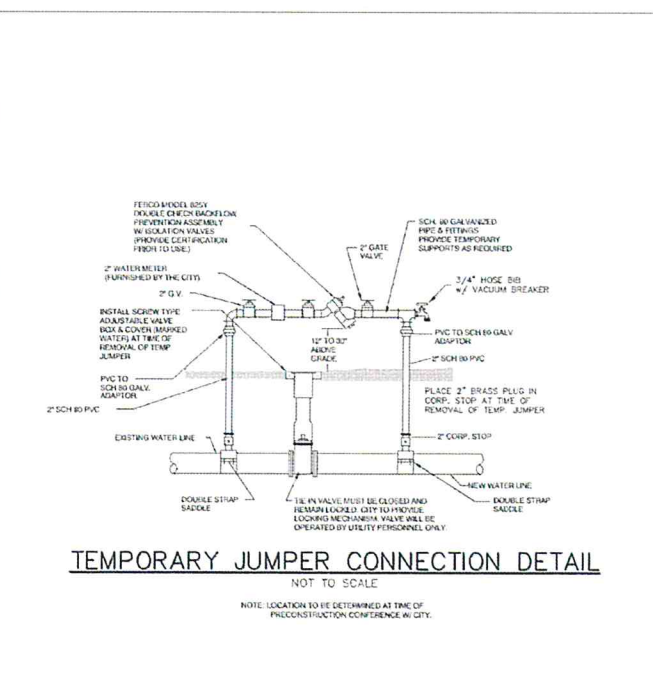
City of Fruitland Park Standard Details  
May 2009  
Detail W-3

City of Fruitland Park Standard Details  
May 2009  
Detail W-5



**BLOWOFF DETAIL**  
NOT TO SCALE

City of Fruitland Park Standard Details  
May 2009  
Detail W-6



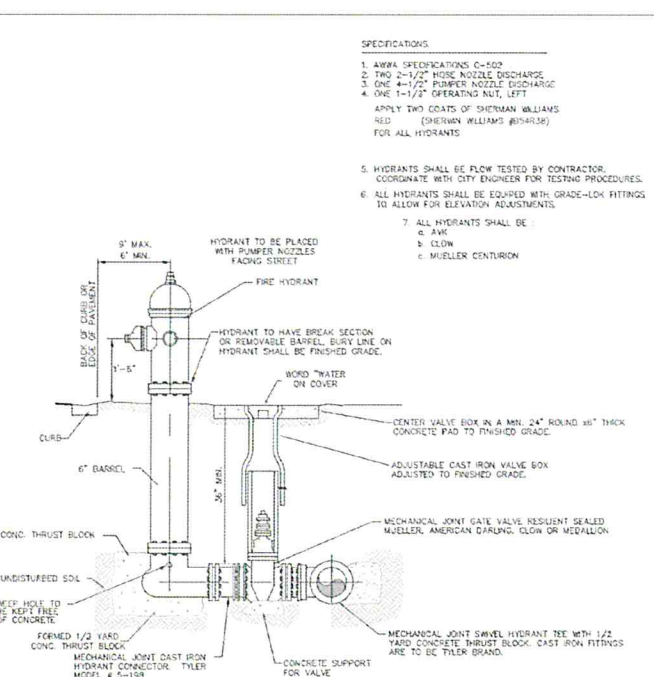
**TEMPORARY JUMPER CONNECTION DETAIL**  
NOT TO SCALE

City of Fruitland Park Standard Details  
May 2009  
Detail W-7

**TEMPORARY JUMPER CONNECTION NOTES**

1. A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.
2. THE DETAILS TO BE USED FOR FILLING ANY WATER MAIN OF ANY SIZE FROM EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS UP TO 8" DIAMETER (2.5 FPS MINIMUM VELOCITY) AND FOR FILLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND OTHER PERTINENT AGENCIES HAS BEEN RECEIVED. THE JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THROTTLE BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED, PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C851, 1992 EDITION. THIS TAPPING SLEEVE AND THE EXTENSION OF THE MAIN TO BE TAPPED SHALL BE DISINFECTED BY SPRAYING OR SWABING PER SECTION 8 OF AWWA C861-92.
3. FLUSHING OF 10" DIAMETER AND LARGER WATER MAINS MAY BE DONE THROUGH THE TE-IN VALVE, IN THE PRESENCE OF THE UTILITY DEPARTMENT THE UTILITY DEPARTMENT WILL BE NOTIFIED IN WRITING 48 HOURS PRIOR TO THE FLUSHING OF SAID MAINS.  
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:  
A. THE TE-IN VALVES SHALL BE OPERATED AND PRESSURE TESTED IN THE PRESENCE OF THE UTILITY COMPANY AND ENGINEER TO VERIFY WATER TIGHTNESS PRIOR TO THE TE-IN VALVES WHICH ARE NOT WATER TIGHT SHALL BE REPLACED OR A NEW VALVE INSTALLED IMMEDIATELY ADJACENT TO THE LEAKING VALVE.  
B. THE TEMPORARY JUMPER CONNECTION SHALL BE CONSTRUCTED AS DETAILED. THE JUMPER CONNECTION SHALL BE USED TO FILL THE NEW WATER MAIN AND FOR PROVIDING WATER FOR BACTERIOLOGICAL SAMPLING OF THE NEW MAIN AS REQUIRED BY THE FDEP PERMIT.  
- FLUSHING SHALL NOT BE ATTEMPTED DURING PEAK DEMAND HOURS OF THE EXISTING WATER MAIN.  
- ALL DOWNSTREAM VALVES IN THE NEW SYSTEM MUST BE OPEN PRIOR TO OPENING THE TE-IN VALVE.  
- PROVIDE FOR AND MONITOR THE PRESSURE AT THE TE-IN POINT, THE PRESSURE IN THE EXISTING MAIN MUST NOT DROP BELOW 35 PSI.  
- TE-IN VALVE SHALL BE OPENED A FEW TURNS ONLY, ENSURING A PRESSURE DROP ACROSS THE VALVE IS ALWAYS GREATER THAN 10 PSI.  
C. THE TE-IN VALVE SHALL BE LOCKED CLOSED BY THE CITY UNTIL FLUSHING BEGINS.  
D. THE TE-IN VALVE SHALL BE OPENED ONLY A FEW TURNS FOR FLUSHING OF THE NEW MAIN. THE PROCEDURE SHALL BE DIRECTED BY THE CITY AND OBSERVED BY THE ENGINEER.  
E. AFTER FLUSHING, THE TE-IN VALVE SHALL BE CLOSED AND LOCKED IN THE CLOSED POSITION BY THE CITY.  
4. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION DEMONSTRATING THAT THE RPZ BACKFLOW PREVENTION DEVICE HAS BEEN TESTED WITHIN ONE YEAR AT THE TIME OF INSTALLATION AND IS IN GOOD WORKING ORDER AT THE TIME OF INSTALLATION. THE TEST SHALL BE PERFORMED BY A QUALIFIED BACKFLOW PREVENTION TECHNICIAN.  
5. EXCEPT AS REQUIRED TO FLUSH LINES OF GREATER THAN 8" IN DIAMETER, THE TE-IN VALVE SHALL REMAIN CLOSED AND SHALL BE LOCKED IN THE CLOSED POSITION BY THE CITY. THE TE-IN VALVE SHALL REMAIN LOCKED CLOSED UNTIL THE NEW SYSTEM HAS BEEN CLEARED FOR USE BY FDEP AND ALL OTHER PERTINENT AGENCIES.  
6. UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND ALL OTHER PERTINENT AGENCIES, THE CONTRACTOR SHALL REMOVE THE JUMPER CONNECTION. THE CORPORATION STOPS ARE TO BE CLOSED AND FLUSHED WITH 2" BRASS PLUGS.  
7. ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION AND ASSOCIATED BACKFLOW PREVENTION DEVICE FITTINGS, VALVE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

City of Fruitland Park Standard Details  
May 2009  
Detail W-8



**FIRE HYDRANT WITH VALVE**  
NOT TO SCALE (STANDARD FIRE HYDRANT ASSEMBLY)

City of Fruitland Park Standard Details  
May 2009  
Detail W-11

REVISIONS  
DATE

**FARNER & BARLEY AND ASSOCIATES, INC.**  
ENGINEERS SURVEYORS PLANNERS  
Certificate of Authorization Number: 47709  
4450 N.E. 83rd Road • Dadeville, Florida 32785 • (352) 743-3126

VILLAGE PARK CAMPUS OF FIRST BAPTIST LEEBSBURG  
**WATER DETAILS (1)**

DATE: 10/27/17  
DRAWN BY: BRP  
CHKD BY: JAH  
FILE NAME: 013.vp\_drc.dwg  
JOB NO.: 160644.000

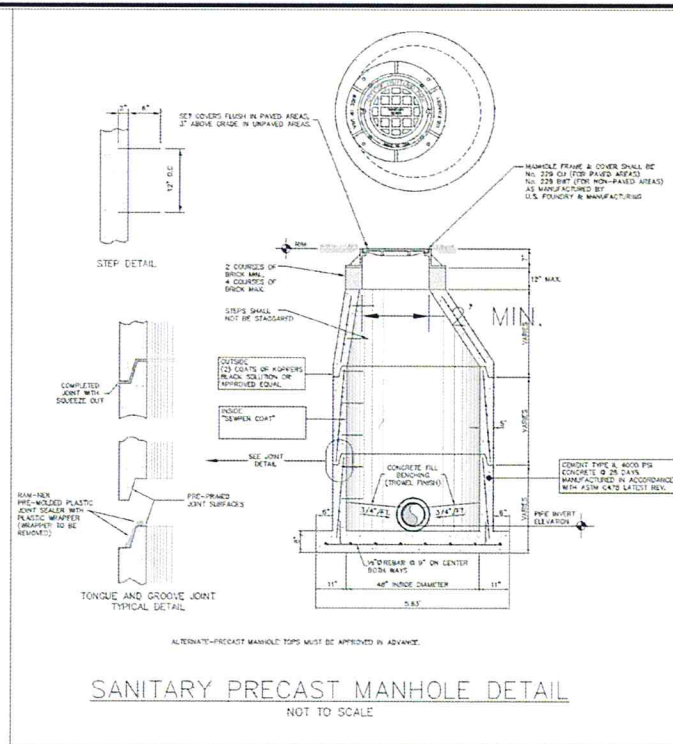
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SHT\_15 OF 18

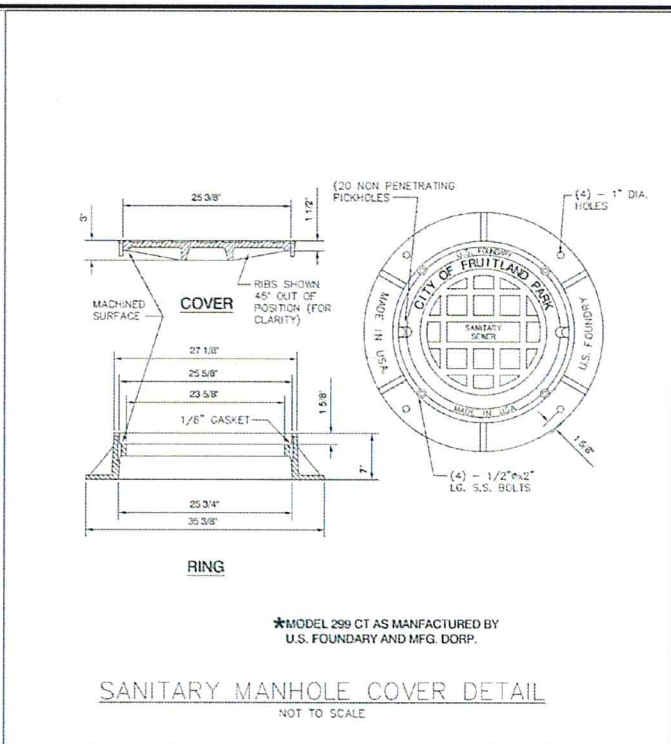




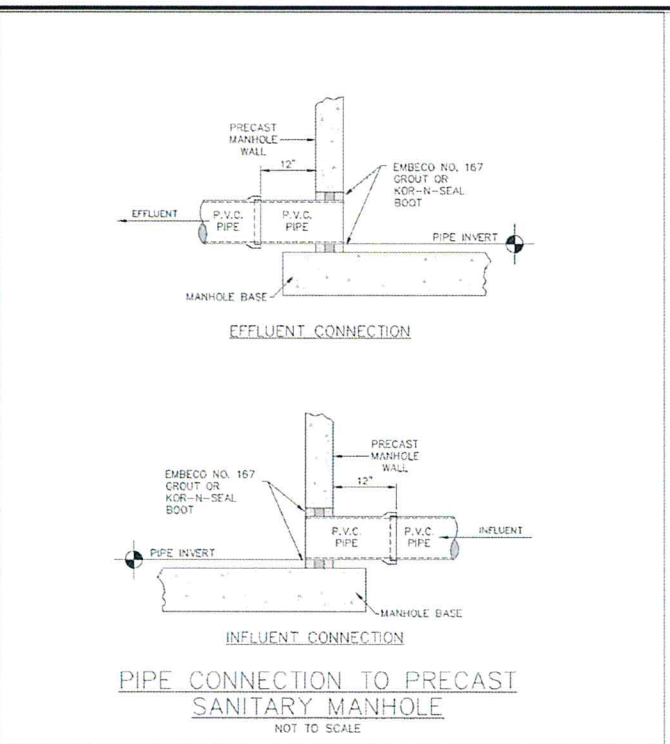




City of Fruitland Park Standard Details  
May 2009  
Detail S-1



City of Fruitland Park Standard Details  
May 2009  
Detail S-1a



City of Fruitland Park Standard Details  
May 2009  
Detail S-2

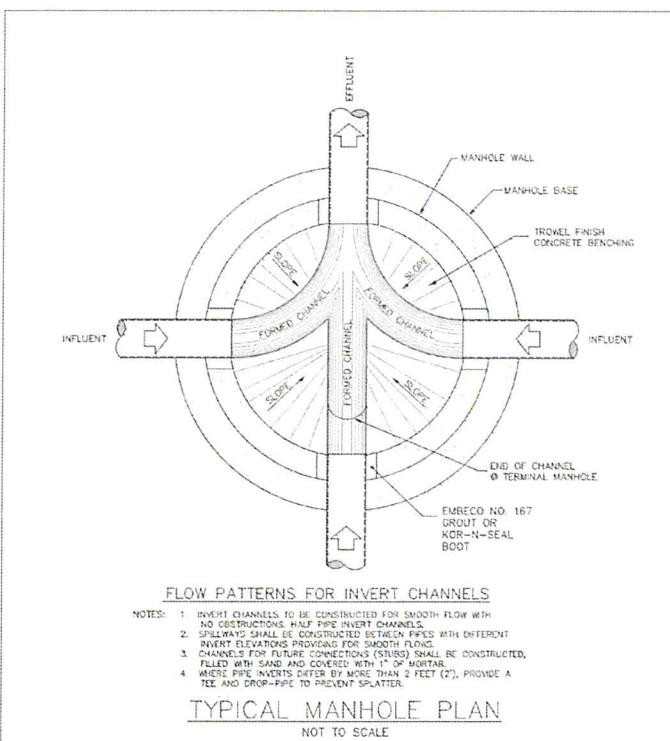
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REVISIONS

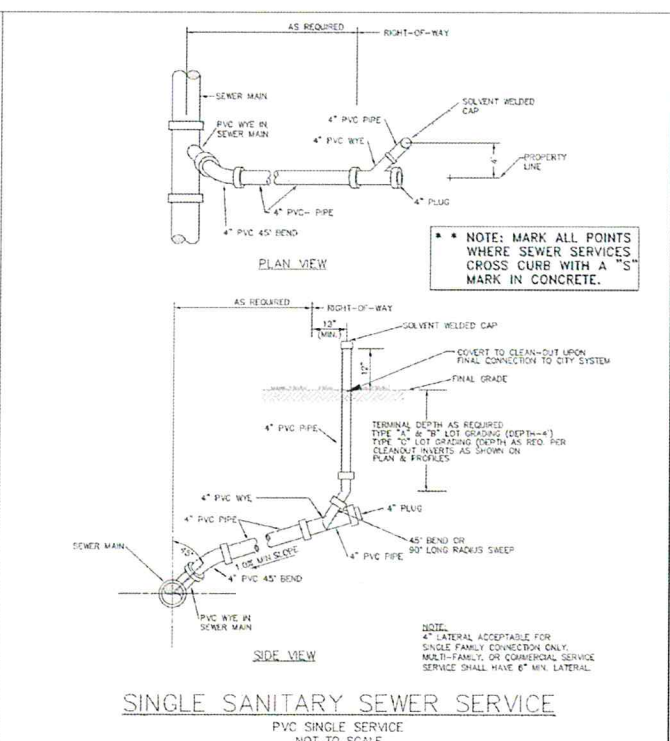
DATE

BY

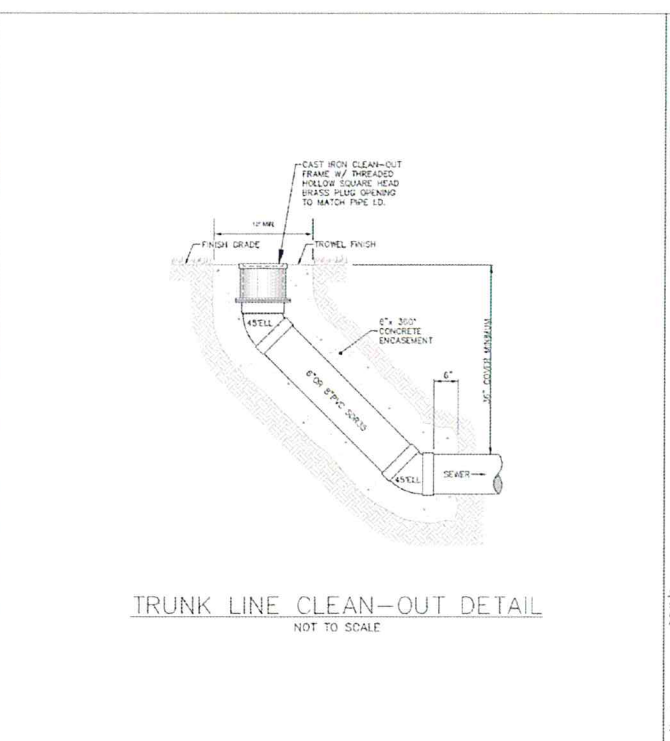
ENGINEERS SURVEYORS AND PLANNERS  
**FARNER BARLEY AND ASSOCIATES, INC.**  
Certificate of Authorization Number: 4709  
4459 N.E. 83rd Road • Winter, Florida 32750 • (352) 745-1126



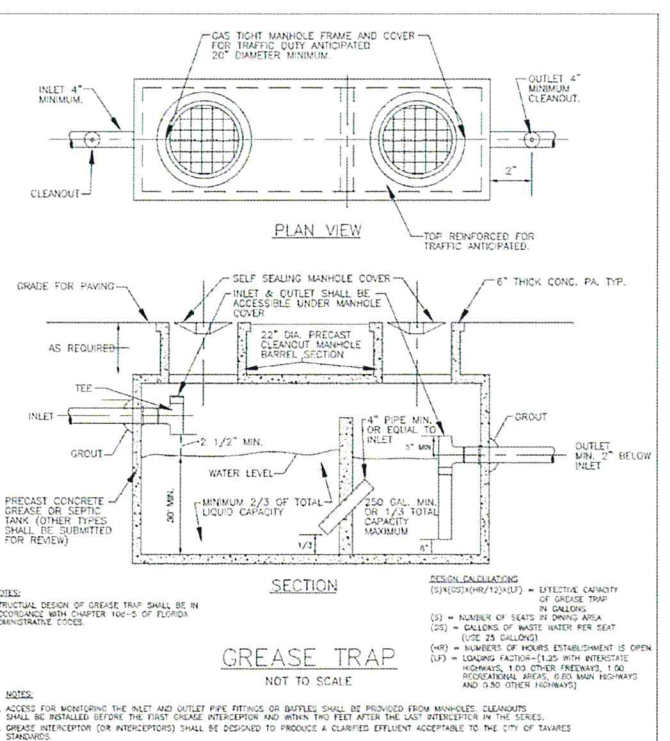
City of Fruitland Park Standard Details  
May 2009  
Detail S-3



City of Fruitland Park Standard Details  
May 2009  
Detail S-5



City of Fruitland Park Standard Details  
May 2009  
Detail S-8



City of Fruitland Park Standard Details  
May 2009  
Detail S-15

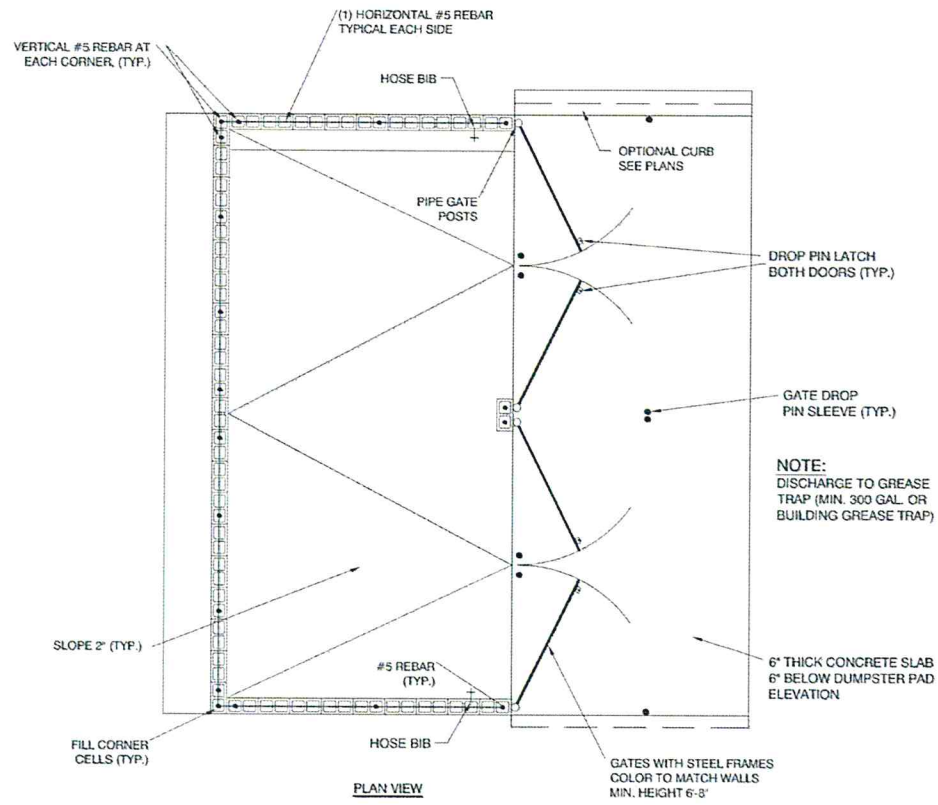
VILLAGE PARK CAMPUS OF FIRST BAPTIST LEEBSBURG

**SANITARY SEWER DETAILS**

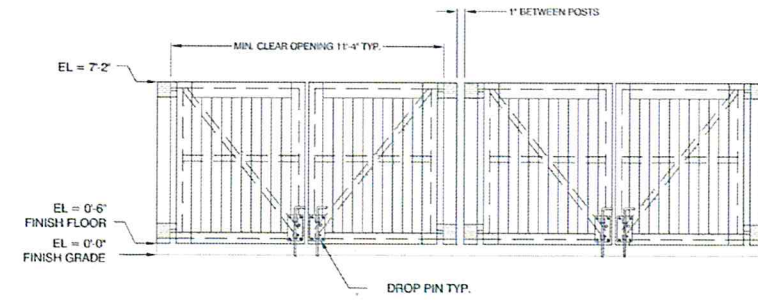
DATE: 10/27/17  
DRAWN BY: BRP  
CHKD BY: JAH  
FILE NAME: 013\_vp\_tbc.dwg  
JOB NO.: 160644.0000

SHT. 17 OF 18

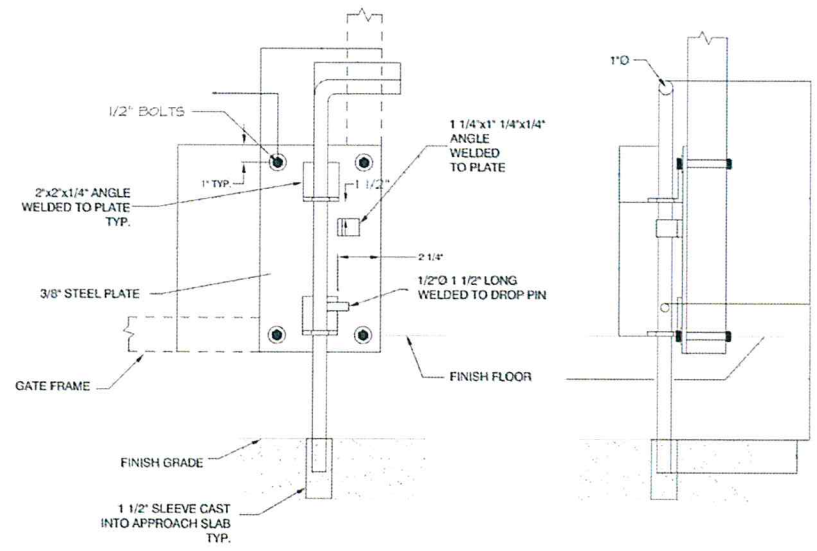




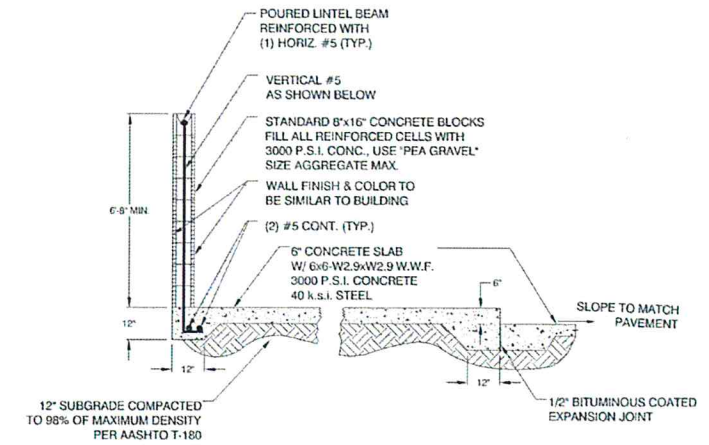
DUMPSTER ENCLOSURE DETAIL



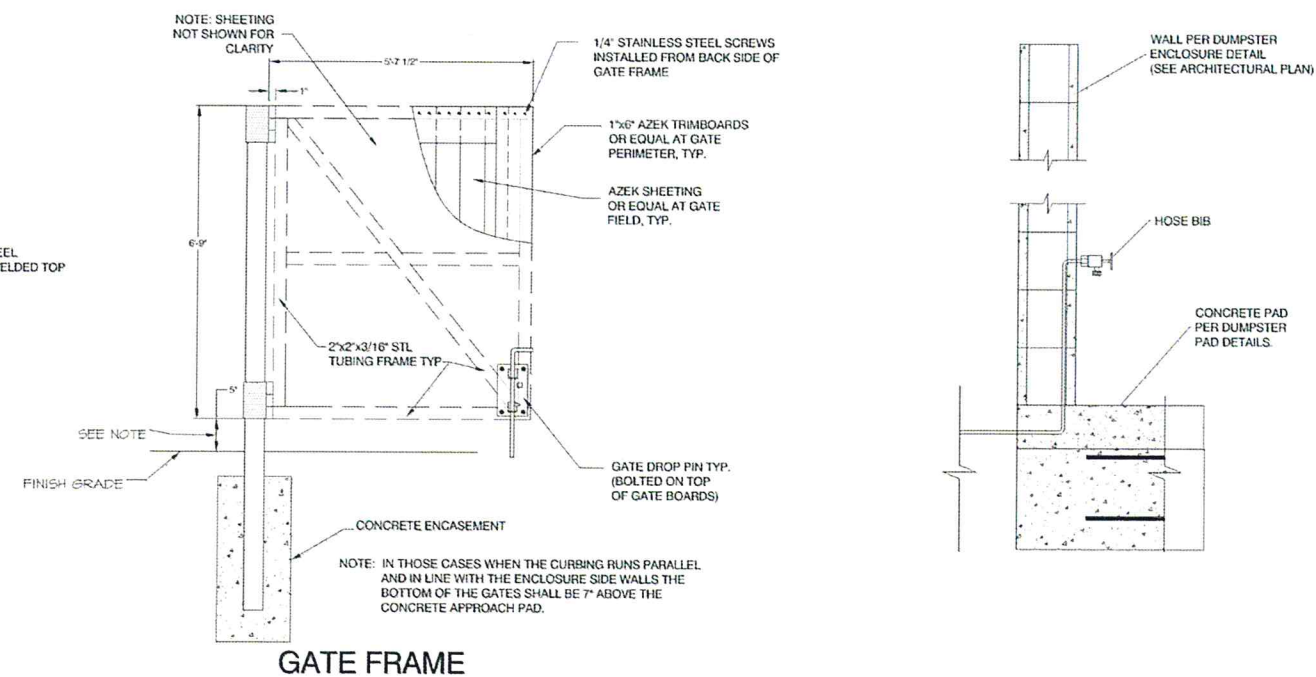
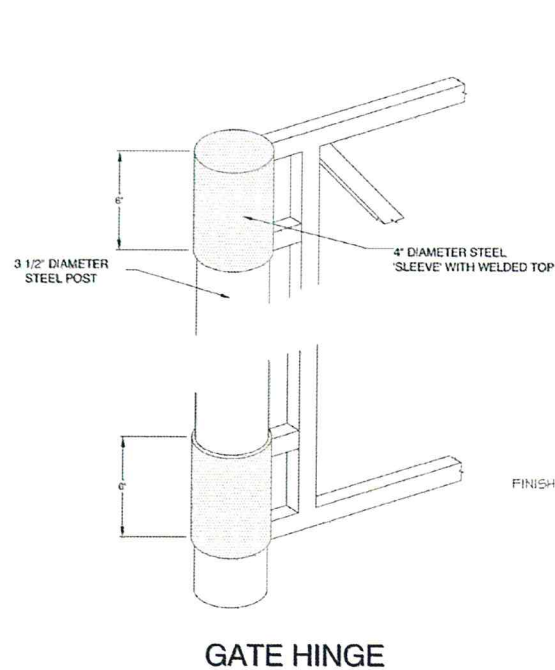
DOUBLE ENCLOSURE GATE



GATE DROP PIN



WALL & PAD SECTION



GATE FRAME

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REVISIONS	BY	DATE

**FARNEY & BARLEY**  
 ENGINEERS SURVEYORS AND PLANNERS  
 AND ASSOCIATES, INC.  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wilfredo, Florida 34785 • (352) 748-3126

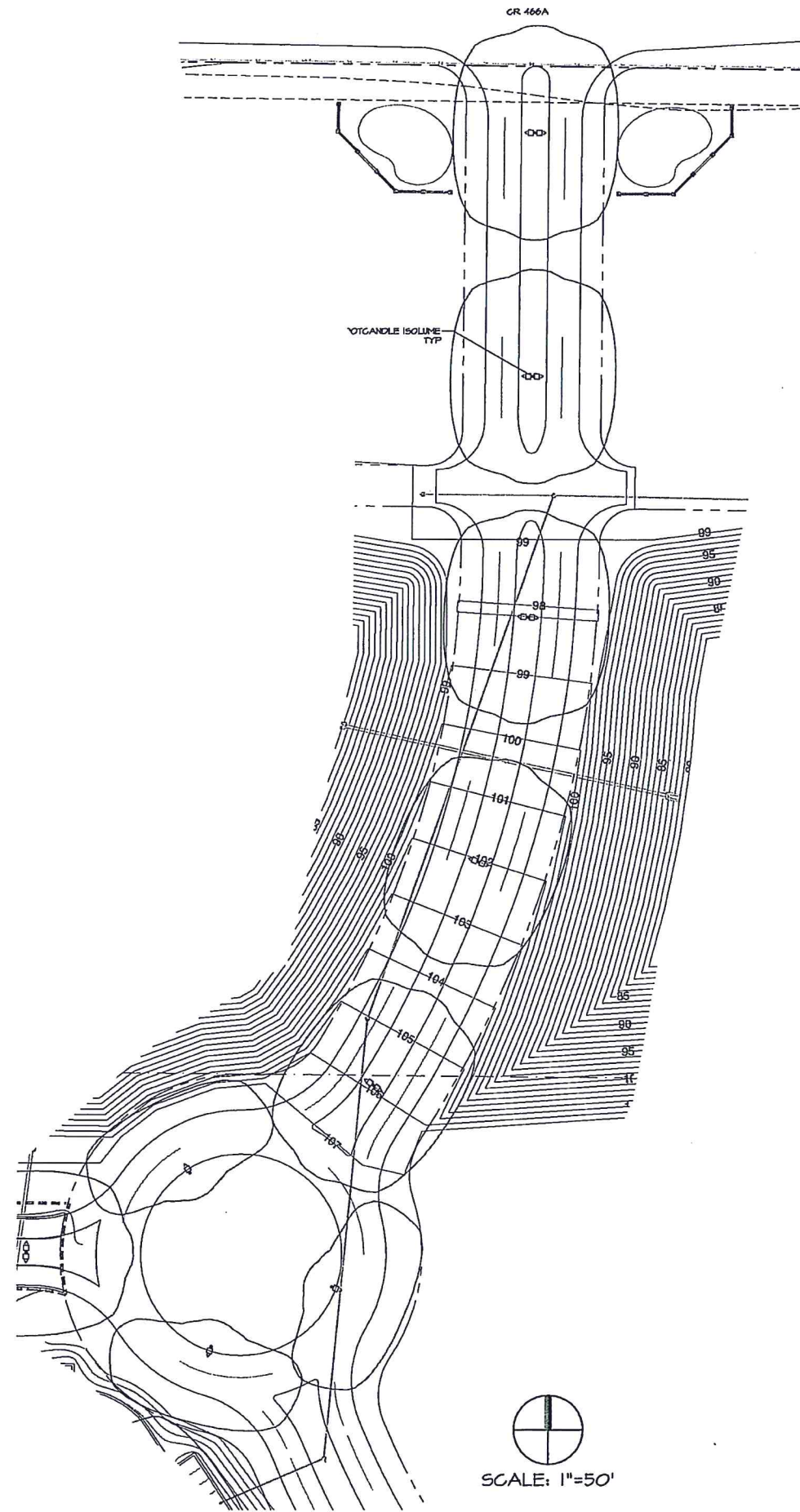
VILLAGE PARK CAMPUS  
 OF FIRST BAPTIST LEESBURG  
**DUMPSTER PAD AND  
 ENCLOSURE DETAIL**

DATE	10/27/17
DRAWN BY	BRP
CHKD BY	JAH
FILE NAME	013 vp_fbc dtls
JOB NO.	160644.0000









**KEY**

- ⊙ SHOBBOX LIGHT, MCGRAW-EDISON DOUBLE/SINGLE GALLEON LED, GLEON-AF-08-LED-EI-T3-BK, 8-BAR LED, 1000mA DRIVER, 3000K, T3 DISTRIBUTION, 24' MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.
- ⊙ ADD HOUSE SIDE SHIELD TO SPECIFIC FIXTURES INDICATED ON THE PLAN (GLEON-AF-08-LED-EI-T3-BK-152)
- ⊙ SHOBBOX LIGHT, MCGRAW-EDISON SINGLE AND QUAD GALLEON LED, GLEON-AF-01-LED-EI-T2-BK, 1-BAR LED, 600mA DRIVER, 3000K, T2 DISTRIBUTION, 12' MOUNTING HT, ROUND, BLACK, TAPERED, LIGHT DUTY, STRESSCRETE POLE

**Notes:**

1. This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
2. Changes to the plan or specifications may cause light levels to drop below acceptable levels.
3. Fixtures and Arms shall be oriented as shown on plan.
4. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.

REVISIONS	DATE



MICHAEL PAPE & ASSOCIATES, P.A.  
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
 2551 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351-3500

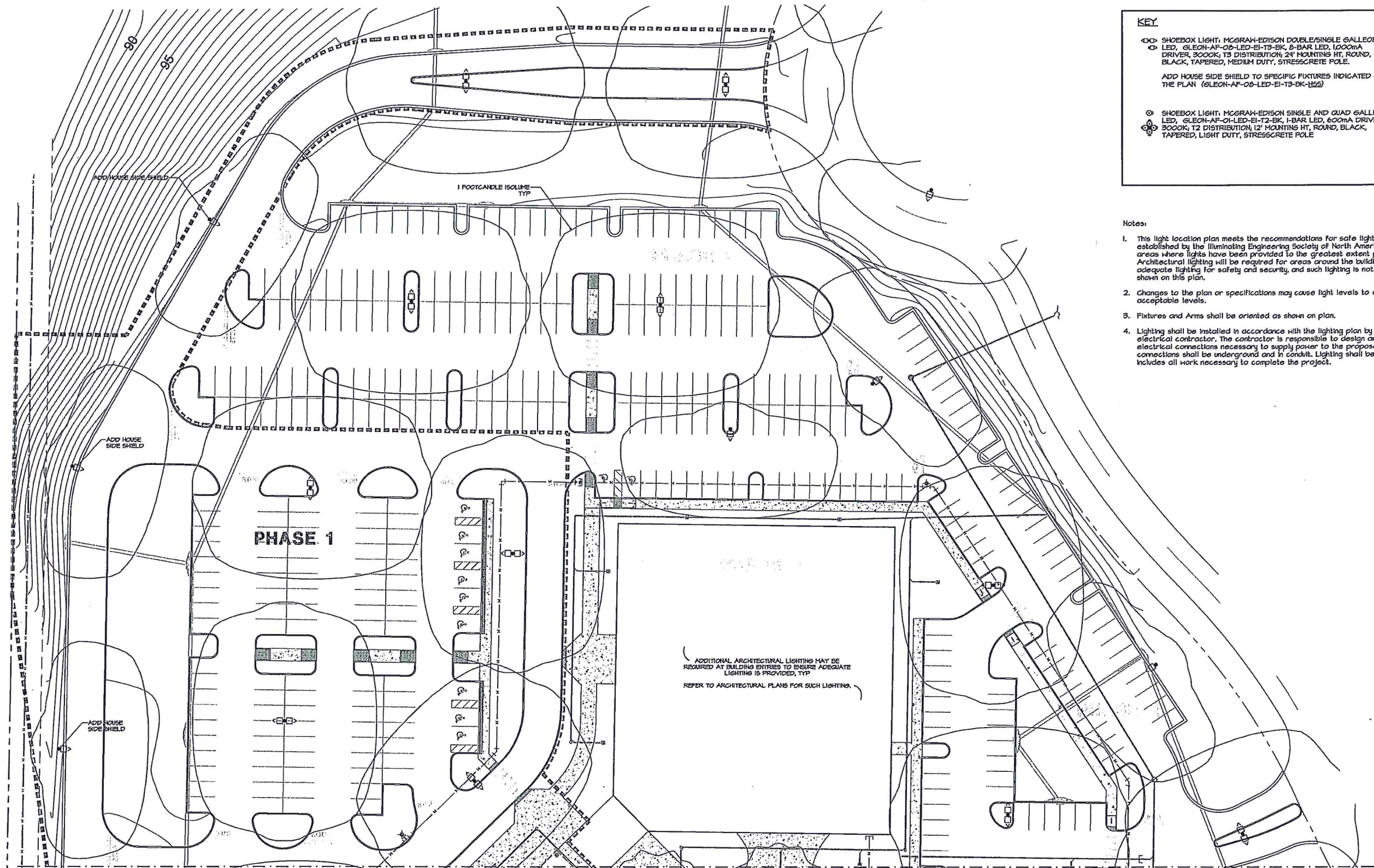
VILLAGE PARK CAMPUS, ENTRY ROAD  
 FRUITLAND PARK, FLORIDA  
 SITE LIGHTING LAYOUT PLAN

DATE 04/26/18  
 JOB NO. 1234  
 DWS. NO. 1234  
 DWN. BY SS  
 CHKD. BY SS

SHEET 1 OF 3

LTG-1





**KEY**

○ SHOEBOX LIGHT, MCGRAW-EDISON DOUBLE/SINGLE GALLEON LED, GLEON-AF-08-LED-EI-T3-BK, 8-BAR LED, 1000MA DRIVER, 3000K, T3 DISTRIBUTION, 23" MOUNTING HT, ROUND, BLACK, TAPERED, MEDIUM DUTY, STRESSCRETE POLE.  
 ○ ADD HOUSE SIDE SHIELD TO SPECIFIC FIXTURES INDICATED ON THE PLAN (GLEON-AF-08-LED-EI-T3-BK-155)

○ SHOEBOX LIGHT, MCGRAW-EDISON SINGLE AND QUAD GALLEON LED, GLEON-AF-01-LED-EI-T2-BK, 1-BAR LED, 600MA DRIVER, 3000K, T2 DISTRIBUTION, 12" MOUNTING HT, ROUND, BLACK, TAPERED, LIGHT DUTY, STRESSCRETE POLE

- Notes:**
1. This light location plan meets the recommendations for safe lighting levels established by the Illuminating Engineering Society of North America in the general areas where lights have been provided to the greatest extent possible. Architectural lighting will be required for areas around the building to maintain adequate lighting for safety and security, and such lighting is not addressed or shown on this plan.
  2. Changes to the plan or specifications may cause light levels to drop below acceptable levels.
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  4. Lighting shall be installed in accordance with the lighting plan by a licensed electrical contractor. The contractor is responsible to design and install the electrical connections necessary to supply power to the proposed lights. All connections shall be underground and in conduit. Lighting shall be bid as lump sum and includes all work necessary to complete the project.

ADDITIONAL ARCHITECTURAL LIGHTING MAY BE REQUIRED AT BUILDING ENTRIES TO ENSURE ADEQUATE LIGHTING IS PROVIDED, TYP  
 REFER TO ARCHITECTURAL PLANS FOR SUCH LIGHTING.

MATCHLINE - SEE SHEET LTG-3

REVISIONS	DATE

M.P.A.  
 MICHAELE P. PAPE & ASSOCIATES, P.A.  
 LAND-PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
 2651 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (852) 351-3500



VILLAGE PARK CAMPUS  
 FIRST BAPTIST OF LEEBURG  
 FRUITLAND PARK, FLORIDA  
 SITE LIGHTING LAYOUT PLAN

DATE 04/26/18  
 JOB NO. 1234  
 DWG. NO. 1234  
 DWN. BY SS  
 CHKD. BY SS

SHEET 2 OF 3



SCALE: 1"=30'

LTG-2





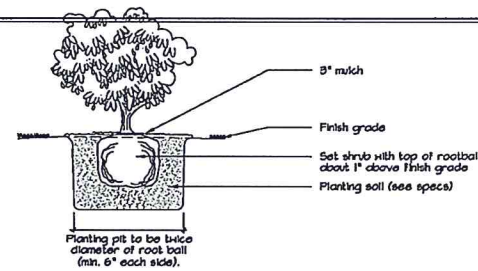




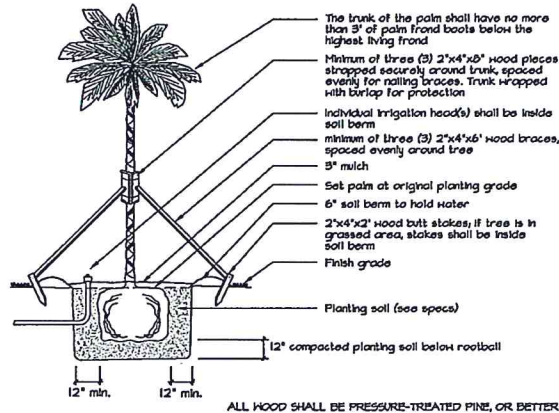




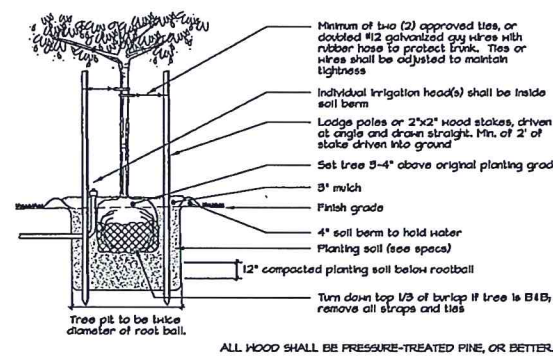




**SHRUB INSTALLATION DETAIL**

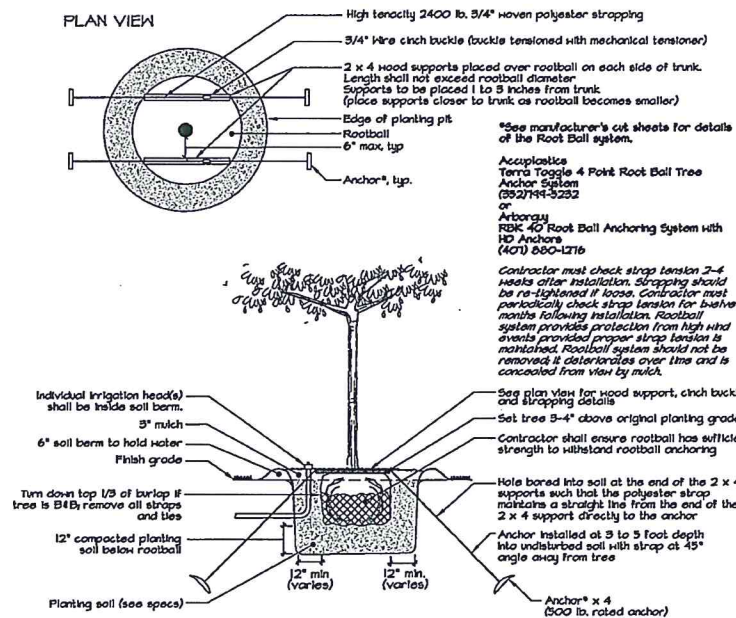


**PALM INSTALLATION DETAIL**

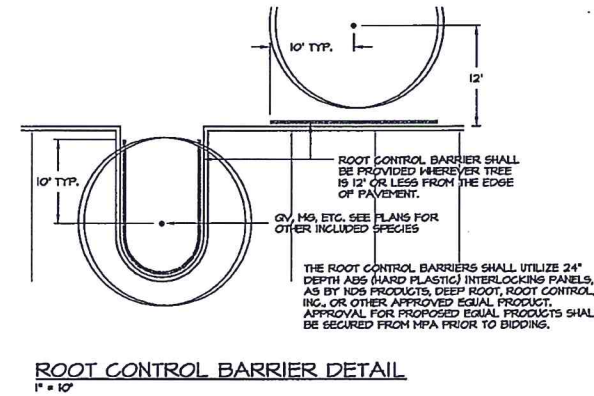


**TREE INSTALLATION DETAIL**

FOR MULTI-TRUNK TREES, TREES LESS THAN 8\"/>



**TREE INSTALLATION DETAIL**  
FOR 8-4\"/>



**ROOT CONTROL BARRIER DETAIL**

**IRRIGATION NOTES (REFER TO THE DETAILED SPECIFICATIONS)**

- The Irrigation Contract shall generally include the following work:
  - All equipment, materials, and labor to provide a complete and properly operating irrigation system meeting the performance specifications and the requirements of the landscape plan.
  - Documentation and shipment of actual water supply performance prior to commencing installation.
  - Separation of zones covering areas for independent operation where applicable.
  - Adjustment of pipe, head or valve locations or depths to allow for landscaping.
  - Adjustment of nozzle pattern or relocation of heads to minimize over/under on pavement or structures and to provide satisfactory coverage to all plant material.
  - Programming of and labeling of controller(s) and submittal of separate zone schedule and Controller Operations Manual to the Landscape Architect.
  - Submittal of two Owner's Manuals with contents as described in the specifications.
  - Submittal of as-built plans illustrating dimensioned locations of all major components and any changes to the bid plan.
  - Provision of a written guarantee.
- The Irrigation Contractor shall be responsible for:
  - Observing and reporting any conditions which would affect the performance of the system.
  - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
  - Providing competent supervision of the work at all times.
  - Reporting and repairing any damage caused by his work or actions.
  - Maintaining the jobsite in a clean, professional, and workmanlike manner.
  - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of head locations if required.
  - Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
  - Following all administrative and technical requirements of the bid documents.
- Michael Pope & Associates, P.A. is responsible for insuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

**LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)**

- The Landscape Contract shall generally include the following work:
  - Finish grading 4\"/>
  - Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
  - Supplying of plant material of the specified type, size, and quality.
  - Proper location, layout, and orientation of trees and planting beds.
  - Proper amendment of the soil used for planting, preparation of bed areas, staking of planting pits, and correct planting procedures.
  - Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
  - Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
  - Observing and following any special requirements beyond the specifications as noted on the plans.
- The Landscape Contractor shall be responsible for:
  - Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
  - Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
  - Providing competent supervision of the work at all times.
  - Reporting and repairing any damage caused by his work or actions.
  - Maintaining the jobsite in a clean, professional, and workmanlike manner.
  - Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
  - Coordination with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system - to achieve proper results, including adjustments to plant locations if required.
  - Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
  - Following all administrative and technical requirements of the bid documents.
- Michael Pope & Associates, P.A. is responsible for insuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

**PLANT SCHEDULE**

Note: Plant quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. All sizes given are minimum unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
BUL	134	Bulbine frutescens 'Halimark'	#1 full 18\"/>	
CM	14	Crape Myrtle, lavender Lagerstroemia indica 'Misskoge'	#15, 6-1/2\"/>	
LEG	241	Emerald Goddess Liriodendron muscari 'Emerald Goddess'	#1 full 5-7 ppp mly 18\"/>	
M6	21	Southern Magnolia Magnolia grandiflora	Cont./B&B, 12-14\"/>	
PG	14	Plumbago Plumbago capensis	#3, 18\"/>	
PE	25	Slash Pine Pinus elliotii	#30 mly 12\"/>	
QV	64	Live Oak Quercus virginiana	#69 mly 12\"/>	
SP	39	Sabal Palm Sabal palmetto	B&B, hurricane cut, No more than 4\"/>	
VO	215	Sweet Viburnum Viburnum odoratissimum	#3 mly 30\"/>	
VS	703	Sandbar Viburnum Viburnum suspensum	#3 mly 30\"/>	
YH	22	Yaupon Holly Ilex vomitoria	#15 mly 6\"/>	
SOD		Argentine Bahia Paspalum notatum 'Argentine'		
MULCH		Pine Straw	3\"/>	

REVISIONS

DATE

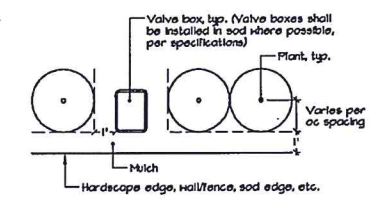
REGISTERED LANDSCAPE ARCHITECT  
MICHAEL POPE & ASSOCIATES, P.A.  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
2351 S.E. 17TH STREET • OCALA, FLORIDA 34471 • (352) 351-3500

VILLAGE PARK CAMPUS  
FIRST BAPTIST OF LEEBSBURG  
FRUITLAND PARK, FLORIDA  
LANDSCAPE PLAN

DATE 04/21/18  
JOB NO. 1234  
DWS NO. 1234  
DWN BY SS  
CHKD BY SS

SHEET 3 OF 3

L-3



As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1\"/>

**CONTRACTORS:**

You are advised to confirm with Michael Pope & Associates that this is the final plan prior to bidding and construction.