



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

TRC COFP Members:

City Manager, Chairman
Police Chief, Vice Chair
Attorney
Building Official
CDD
Code Enforcement Officer
Engineer BESH/Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

AGENDA

TECHNICAL REVIEW COMMITTEE

JUNE 1, 2021

10:00AM

I. MEETING START TIME:

II. MEMBERS PRESENT:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting notes from April 6, 2021 included for review/comment.

IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. Countryside Baptist Church – Annexation (Alternate Key: 1287499)

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Owners are seeking to annex approximately 0.973 ± acres currently being utilized by the church for grass overflow parking; site also has an existing single-family residence. The subject site is generally located north of Register Road and east of US Hwy 27/441.

B. Countryside Baptist Church – Small Scale Comprehensive Plan Amendment (Alternate Key: 1287499)

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application for the proposed SSCPA is to amend the property generally located at 2811 Register Road, north of Register Road and east of US Hwy 27/441 from the future land use designation of Lake County Urban Medium Density to Single Family Medium Density on the City of Fruitland Park’s Comprehensive Plan.

Describing .742 +/- acres Institutional and .231 acres SF Medium Density with associated zoning of PFD and R-2, respectively. Staff recommends approval for SSCPA.

C. Countryside Baptist Church – Rezoning (Alternate Key: 1287499)

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application to rezone 0.973 ± acres of property generally located at 2811 Register Road from Lake County R-1 zoning to the City of Fruitland Park designation of R-2. A portion of the site is proposed for the purpose of grassed overflow parking associated with the church; the remainder R-2 for the existing single-family residence.

LDR Chapter 154, Section 154.030(d)(11)(A)(vi) allows for houses of worship; Section 154.030(d)(11)(B) states that the approved use shall front on an arterial or collector roadway. Both parcels have frontage on Register Road which is a local roadway and serves as a local collector.

The proposed rezoning for the single-family residence is consistent with density; however, the lot size of 10,028 SF would be consistent with provision of central water and sewer. The existing residence utilizes well and septic and per State Health regulations the required minimum lot size is 21,780 SF or 1/2 acre. Should the site connect to central water, the City’s LDRs require a lot size of 12,500 SF; State Health regulations require a minimum lot size of 10,890 SF. The proposed lot size will need to be revised. Staff will support a variance to the lot size of a minimum lot size of 10,890 SF with connection to central water. Central sewer is not available unless applicant desires to extend a force main from the intersection of US Hwy 27/441 to the property. The lot does meet frontage requirements of the City’s LDRs.

The applicant should file a Unity of Title to adjoin the proposed PFD parcel to the parent church property.

D. Countryside Baptist Church – Variance (Alternate Key: 1287499)

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. The existing SF residence built in 1962 maintains a front setback of 13.8’ from the property line; the City’s LDRs require a front setback of 30’. The applicant is requesting a variance to 13.8’. The existing front setback within Lake County is considered a grandfathered non-conforming structure. A variance would be necessary in order to make the existing home conforming and allow for financing.

Conditions of the variance may require if the existing structure is demolished, any new structure would need to comply with the front setback of 30’. Staff also recommends an additional variance to lot size is also required from 12,500 SF to 10,890 SF.

E. Countryside Baptist Church – Minor Lot Split (Alternate Key: 1287499)

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Applicant is requesting a lot split to create two (2) parcels; Parcel 1 to be identified as vacant land for church grass overflow parking; Parcel 2 to be identified as location of single-family residence.

Applicant should file a Unity of Title to adjoin Parcel 1 to the parent church property.

F. Crystal Lake Vista - Annexation (Alternate Key: 1288606)

Application applied on behalf of Crystal Lake Land Holdings, LLC, by Mr. Angel Rivera, P.E. “Applicant”, A&B Engineering Consultants. Applicant is requesting annexation of approximately 24.83 ± acres of land generally located north of Myrtle Lake Avenue and west of CR 468. The subject property is currently zoned Lake County R3 and is proposing City of Fruitland Park R2 zoning to allow development of a single-family residential subdivision with city services.

G. Crystal Lake Vista – Large Scale Comprehensive Plan Amendment (Alternate Key: 1288606)

Application applied on behalf of Crystal Lake Land Holdings, LLC, by Mr. Angel Rivera, P.E. “Applicant”, A&B Engineering Consultants. Applicant is requesting a LSCPA to amend the future land use designation to single-family medium density of approximately 24.83 ± acres of land generally located north of Myrtle Lake Avenue and west of CR 468.

H. Crystal Lake Vista – Rezoning (Alternate Key: 1288606)

Application applied on behalf of Crystal Lake Land Holdings, LLC, by Mr. Angel Rivera, P.E. “Applicant”, A&B Engineering Consultants. Applicant is requesting rezoning of approximately 24.83 ± acres of land generally located north of Myrtle Lake Avenue and west of CR 468 from Lake County R3 zoning to City of Fruitland Park R2, Single-Family Medium Density, within the city limits of Fruitland Park. Minimum lot size of 12,500 SF is required with central water and septic tank.

MEMBERS’ COMMENTS:

ADJOURNMENT:



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

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

TRC COFP Members:

City Manager Gary La Venia, Chairman
Police Chief Eric Luce, Vice Chair
Attorney
Building Official
CDD Tracy Kelley
Code Enforcement Officer
Engineer BESH/Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

AGENDA NOTES
TECHNICAL REVIEW COMMITTEE
APRIL 6, 2021
10:00AM

- I. MEETING START TIME: 10:00AM**
- II. MEMBERS PRESENT:** Members present via google meet and in-person with the exception of Police Chief, Building Official, Fire Chief and Fire Inspector.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from February 2, 2021 included for review/comment. No comments.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

**A. New Life Presbyterian Church - 115 S Villa Avenue & 212 E LaVista Street
(Alternate Keys: 1639492 & 1248744)**

Re-zoning applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:

115 S. Villa Avenue, Fruitland Park, is currently zoned PFD (Public Facilities District). Applicant is seeking rezoning to RP (Residential Professional) whereas the property is under contract to sell as a single-family residential home.

212 E. LaVista Street, Fruitland Park, is currently zoned RP (Residential Professional). Applicant is seeking rezoning to PFD (Public Facilities District). Upon pre-application meeting the church became aware the property was not zoned PFD or the same as other church owned property. Applicant requesting rezoning to be consistent with other properties owned by New Life Presbyterian Church. The property is presently used for storage and parking with proposed future use unchanged.

CDD Kelley gave introductory overview of the re-zoning development applications submitted by the applicant for properties located at 115 S. Villa Avenue and 212 E. LaVista Street, Fruitland Park.

City Manager inquired if the city had vested ownership in an easement between the two properties and whether rezoning applications would be affected (if there is indeed an easement that abuts the property). CDD Kelley responded that a title search would have to be conducted and referred to City Attorney. City Attorney responded that an easement would not affect the church's rezoning application; adding her only comment in this regard was whether the church would be submitting an application to address the future land use designation. The aforementioned would be necessary in order to be consistent with the proposed zoning.

CDD Kelley stated it was suggested to the applicant to consider comments from TRC to address future rezoning on the application in case other concerns needed to be addressed. LPG Beliveau stated that his comment echoed those of City Attorney in LPG's staff report. CDD Kelley will have the applications submitted per City Attorney.

Mr. Justin Richey, applicant, addressed the committee and thanked them for their help with the rezoning process.

B. 7-Eleven (Alternate Key: 2748770)

A Major Site Plan application submitted by William "Bill" Lloyd (441 Lake Ella, LLC) on behalf of Fruitland Lake Ella, LLC. Parcel currently zoned General Commercial (C-2). Applicant proposing development of a 4,650 sf 7-Eleven convenience store with associated car wash, gas pumps and canopy, parking and stormwater management at the intersection of Eagle's Nest Road and US HWY 27/441 and Fruitland Park.

CDD Kelley introduced the application and requested that LPG Beliveau elaborate further on the development application (applicants present: Bob Brett/RTM Development, Gary Murray/Woolpert, and others). LPG Beliveau inquired whether TRC comments were received; applicants confirmed received TRC comments/report.

LPG Beliveau stated there were a number of specific items that were not addressed on the site plan application that required clarification. Gary Murray of Woolpert stated they were in the process of addressing the issues and hoped to resubmit within the week. There is information they are still in the process of gathering (such as information pertaining to cross access easements; as well as additional platting issues).

BESH Brett Tobias, stated that there was a lengthy list of comments and would not go through each line by line. Per BESH, however, there was a question of property ownership whereas the applicant noted construction on land not yet owned by the applicant or Lake County.

Bob Brett of RTM Development stated all parcels are currently under contract and a pre-application meeting was conducted with Lake County and FDOT. Plans have been submitted to FDOT and they are working with a consultant on the signalization redesign. CDD Kelley requested that whatever information is submitted to Lake County and FDOT be shared with the City of Fruitland Park.

The applicant inquired about the process for a lot split. BESH Tobias recommended clarification be provided with exhibits of the various parcels to be acquired for review first; then the city can move forward as necessary based on evaluation before addressing lot split (i.e., ownership, what is being dedicated and to whom and what is the anticipated end goal). CDD Kelley clarified the development application was submitted with only one property record card referenced; parcel identified by alternate key # 2748770.

Applicant had a question/comment in response to TRC comment applicable to sprinklers and meters. Applicant stated typically stores do not have sprinklers; BESH clarified the actual type/model of meters would then be required. Questions ensued by applicant regarding force main and responsibility of maintenance. PWD Dicus stated the city's force main would be maintained by the city, up to the applicant's property line.

PWD Dicus further stated 'City of Ocala' should be removed from all of the applicant's referenced information/drawings presented to the City of Fruitland Park for consideration. Details relating to the car wash ensued and applicant stated the architect is working on finalizing stormwater report (note; per applicant, not yet subject to water mgt district as they would like to ascertain the city's comments 1st). BESH requested the applicant make sure storm water calculations are still in compliance with SJWMD criteria.

Gary Murray of Woolpert added a traffic study was submitted via email; however, he was informed that a partial submittal would not be accepted. BESH Tobias stated he believed comment regarding the traffic study came from Lake County Public Works, Seth Lynch, and the applicant would need to verify with Lake County.

Applicant inquired about 15' rear land buffer request listed in LPG's staff report. LPG Beliveau responded documentation and justification would be required as to why applicant would have to place stormwater pond within the buffer area; additionally, how are they compensating for the impact of vegetation; and finally, what will be proposed in lieu of it in order to determine if the encroachment is warranted. If a waiver would be proposed and can be justified, it would go before City Commission for validation. Conversation also ensued regarding loading area limitation.

**C. Reserve at Spring Lake Cove – PUD Rezoning, Major Site Plan and ROW Vacate
(Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550,
3801592, 3823815, 3823816, and 3839947)**

PUD Rezoning, Major Site Plan, and ROW Vacate application submitted by applicant Paul Missigman and David Stokes of Madden, Moorehead & Stokes, LLC on behalf of The Reserve at Spring Lake Cove, LLC. Existing zoning is R1 (Single-Family Low Density Residential), R3 (Multi-Family High Density Residential) and PUD (Planned Unit Development). Applicant desires rezoning all parcels to PUD. Applicant plans to develop 128 multi-family units on property.

The referenced parcels consist of both vacant land and structures to be removed. Applicant also submitted development application for ROW Vacate to address vacating driveways per City Attorney.

CDD Kelley gave general overview of the development application and the type of submittals received by the City.

BESH stated the ROW Vacate was currently being reviewed by staff. David Stokes, applicant on behalf of the development (who attended virtually), stated the SJWMD 25/96 permit was approved wherein the storm event was modeled. BESH Tobias states his inquiry pertaining to the elevations were obtained and calculated and still not adequately addressed via his follow-up correspondence of March 24, 2021. Per Mr. Stokes there was a follow-up submittal of March 18th that was forwarded to the city. To date, the city has not received any submittal dated March 18, 2021.

City Attorney stated there were documents referenced that were not provided; the easement utilities were not received and was missing from the second submittal. Mr. Stokes will inquire about the missing documents. CDD Kelley relayed specific information applicable to the listed/referenced missing utility easements on the Letter of Transmittal.

David Stokes inquired regarding the development process hereafter and was informed of the following: Per BESH, last comment was informal and stated felt no need for another TRC; City Attorney stated TRC was not necessary and will address any issues in writing; Per LPG, if comments on last review was addressed in full, it would not be necessary to come back to TRC.

TRC Committee requested city input regarding the development process/next steps, however, Google Meet audio connection lost with the city at approximately 11:10AM. With no further comments/recommendations, the meeting ended at 11:13AM.

MEMBERS' COMMENTS: None

ADJOURNMENT: 11:13AM



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: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor
 Address: 2805 Register Rd, Fruitland Park, FL 34731
 Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate
 Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748
 Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Church House Register Rd
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731

Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24

Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441

Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)

Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking

The property is proposed to be used for: Overflow Church Parking

Do you currently have City Utilities? No

Application Type:

- | | | | |
|--|--|---|--|
| <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We would like to annex this property into the City of Fruitland Park.

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.

Printed Name: Jim Richardson

Signature:  Date: 5/2/2021

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/. 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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Jim Richardson

_____, who being by me 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 the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires to annex 2811 Register Rd into the City of Fruitland Park to allow _____
Rezone the annexed parcel
and split the parcel into two parcels

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 22 day of April, 20 21,
by Jim Richardson who is personally known to me or has produced
_____ as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida
Commission No HH 105606
My Commission Expires Apr. 9, 2025

Ann Brisendine
Signature
Ann Brisendine
Printed Name



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared John W. Stricklen - Pastor

_____, 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 attached page of this application.

2) That he/she desires to annex 2811 Register Rd into the City of Fruitland Park to allow _____

Rezone the annexed parcel

and split the parcel into two parcels

3) That he/she has appointed Jim Richardson - ERA Grizzard Real Estate to act as agent on 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 on his/her behalf.

John W. Stricklen
Affiant (Owner's Signature)

State of Florida

County of Lake

The Foregoing instrument was acknowledged before me this 22 day of April, 20 21,

by John W. Stricklen who is personally known to me or has produced FL Drivers License as identification and who did or did not take an oath

(Notary Seal)

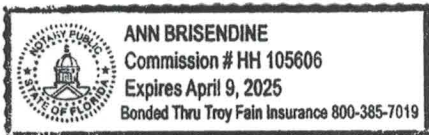
Notary Public - State of Florida

Commission No #105606

My Commission Expires Apr 9, 2025

Ann Brisendine
Signature

Ann Brisendine
Printed Name



2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED

DOCUMENT# N98000003114

**Mar 15, 2021
Secretary of State
0217385674CC**

Entity Name: COUNTRYSIDE BAPTIST CHURCH MINISTRIES,
INCORPORATED

Current Principal Place of Business:

2805 REGISTER ROAD
FRUITLAND PARK, FL 34731

Current Mailing Address:

2805 REGISTER ROAD
FRUITLAND PARK, FL 34731 US

FEI Number: 59-3507931

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STRICKLEN, JOHN W
2805 REGISTER RD
FRUITLAND PARK, FL 34731 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PASTOR
Name STRICKLEN, JOHN W
Address P.O. BOX 636
City-State-Zip: FRUITLAND PARK FL 34731

Title DEACON
Name CLARK, EDDIE
Address 2461 S. U.S.HWY 27/441
City-State-Zip: FRUITLAND PARK FL 34731

Title DEACON
Name WALDON, DOT
Address 36 TREVINO DR.
City-State-Zip: LADY LAKE FL 32159

Title DEACON
Name SMITH, ROBERT
Address 30921 CHEROKEE AVE.
City-State-Zip: LEESBURG FL 34748

Title TREASURER
Name CLARK, EDDIE RAY
Address 29420 DAVID CT.
City-State-Zip: TAVARES FL 32778

Title SECRETARY
Name STRICKLEN, JUDY
Address P.O. BOX 636
City-State-Zip: FRUITLAND PARK FL 34731

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOHN W. STRICKLEN

PASTOR

03/15/2021

Electronic Signature of Signing Officer/Director Detail

Date

Legal Descriptions

Parcel 1 (Vacant Land)

The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida. Less and except the South 119 feet of the East 92 feet; less right of way to the South.

Parcel 2 (House)

The South 119 feet of the East 92 feet of the following described parcel; The North 239.67 Feet of the West 177 feet of the East 531 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 19 South, Range 24 East, Lake County, Florida less right of way to the South.

Prepared by and Return to:
Ann Gibbs
Liberty Title Mt. Dora
3800 Lake Center Loop, Ste B5
Mount Dora, Florida 32757

File Number: 34028
Sales Price: \$



General Warranty Deed

Made this May 28, 2014 A.D. By **Bertha A. Perry, AKA Bertha Lee Perry, an unmarried woman**, whose post office address is: 2811 Register Rd., Fruitland Park, Fl. 34731, hereinafter called the grantor, to **Countryside Bapstist Church Ministries, Inc., a Florida Corporation**, whose post office address is: 2805 Register Rd., Fruitland Park, Fl. 34731, hereinafter called the grantee:

(Whenever used herein the term "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, Florida, viz:

The North 239.67 feet of the West 177 feet of the East 531 feet of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 19 South, Range 24 East, Lake County, Florida LESS Right of Way to the South.

Parcel ID Number: **0419240001-000-00701**

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature
Witness Printed Name **Ann Gibbs**

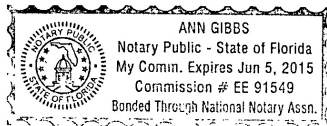
Bertha A. Perry, AKA Bertha Lee Perry by Rodney Wofford, her attorney in fact
Address: 2811 Register Rd., Fruitland Park, Fl. 34731

Witness Signature
Witness Printed Name **TOM CRIZMAN**

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this May 28, 2014, by Rodney Wofford, attorney in fact for Bertha A. Perry, AKA Bertha Lee Perry, an unmarried woman, who is/are personally known to me or who has produced a valid drivers license as identification.

(Seal)



Notary Public
Print Name: **Ann Gibbs**
My Commission Expires: _____

PROPERTY RECORD CARD

General Information

Name:	COUNTRYSIDE BAPTIST CHURCH MINISTRIES INC	Alternate Key:	1287499
Mailing Address:	2805 REGISTER RD FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	04-19-24-0001-000-00701
		Millage Group and City:	0001 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	2811 REGISTER RD FRUITLAND PARK FL 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	N 239.67 FT OF W 177 FT OF E 531 FT OF NE 1/4 OF NE 1/4 ORB 4483 PG 1971		
<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	SINGLE FAMILY (0100)	88	114		88	FF	\$0.00	\$6,151.00
2	MANUFACTURED HOME (0230)	177	126		177	FF	\$0.00	\$11,202.00
3	VACANT RESIDENTIAL (0000)	88	114		88	FF	\$0.00	\$5,988.00

[Click here for Zoning Info](#) [FEMA Flood Map](#)

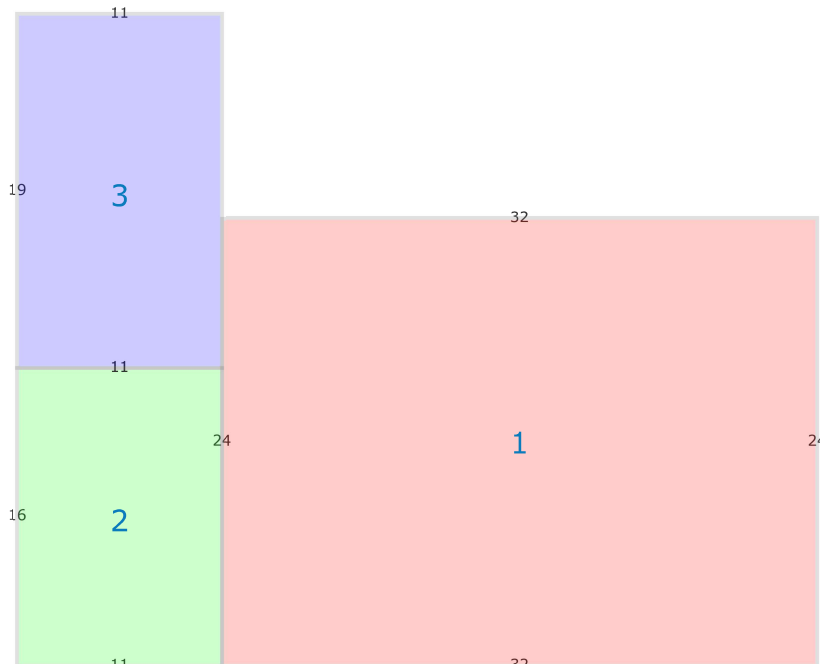
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$27,718.00						
Summary								
Year Built: 1962	Total Living Area: 944	Central A/C: Yes	Attached Garage: No					
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
Incorrect Bedroom, Bath, or other information?								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	768	N	0%	0%	<input type="checkbox"/>
2	FINISHED LIVING AREA (FLA)	Block (002)	1	176	N	0%	0%	<input type="checkbox"/>

3 UTILITY / STORAGE Block 1 209 N 0% 0%
 FINISHED BLOCK (SBF) (002)

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	CARPORT/POLE SHED - UNFINISHED (UCP)	190	SF	2010	\$416.00

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
4483 / 1971	5/28/2014	Warranty Deed	Unqualified	Improved	\$58,000.00
1395 / 458	9/1/1995	Quit Claim Deed	Unqualified	Improved	\$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified.

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	\$51,475	\$51,475	\$51,475	5.03270	\$259.06
LAKE COUNTY MSTU AMBULANCE	\$51,475	\$51,475	\$51,475	0.46290	\$23.83
LAKE COUNTY MSTU FIRE	\$51,475	\$51,475	\$51,475	0.47040	\$24.21
SCHOOL BOARD STATE	\$51,475	\$51,475	\$51,475	3.70100	\$190.51
SCHOOL BOARD LOCAL	\$51,475	\$51,475	\$51,475	2.99800	\$154.32
LAKE COUNTY MSTU STORMWATER	\$51,475	\$51,475	\$51,475	0.49570	\$25.52
ST JOHNS RIVER FL WATER MGMT DIST	\$51,475	\$51,475	\$51,475	0.22870	\$11.77

AERIAL



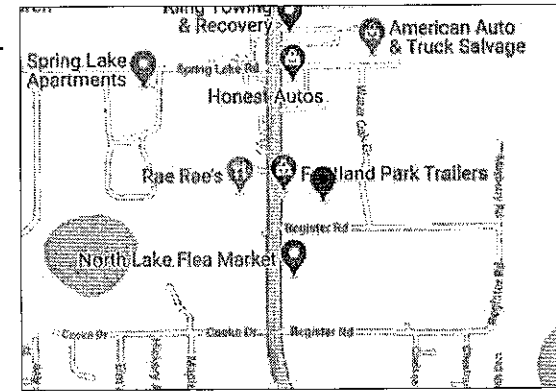
LEGAL DESCRIPTION

THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

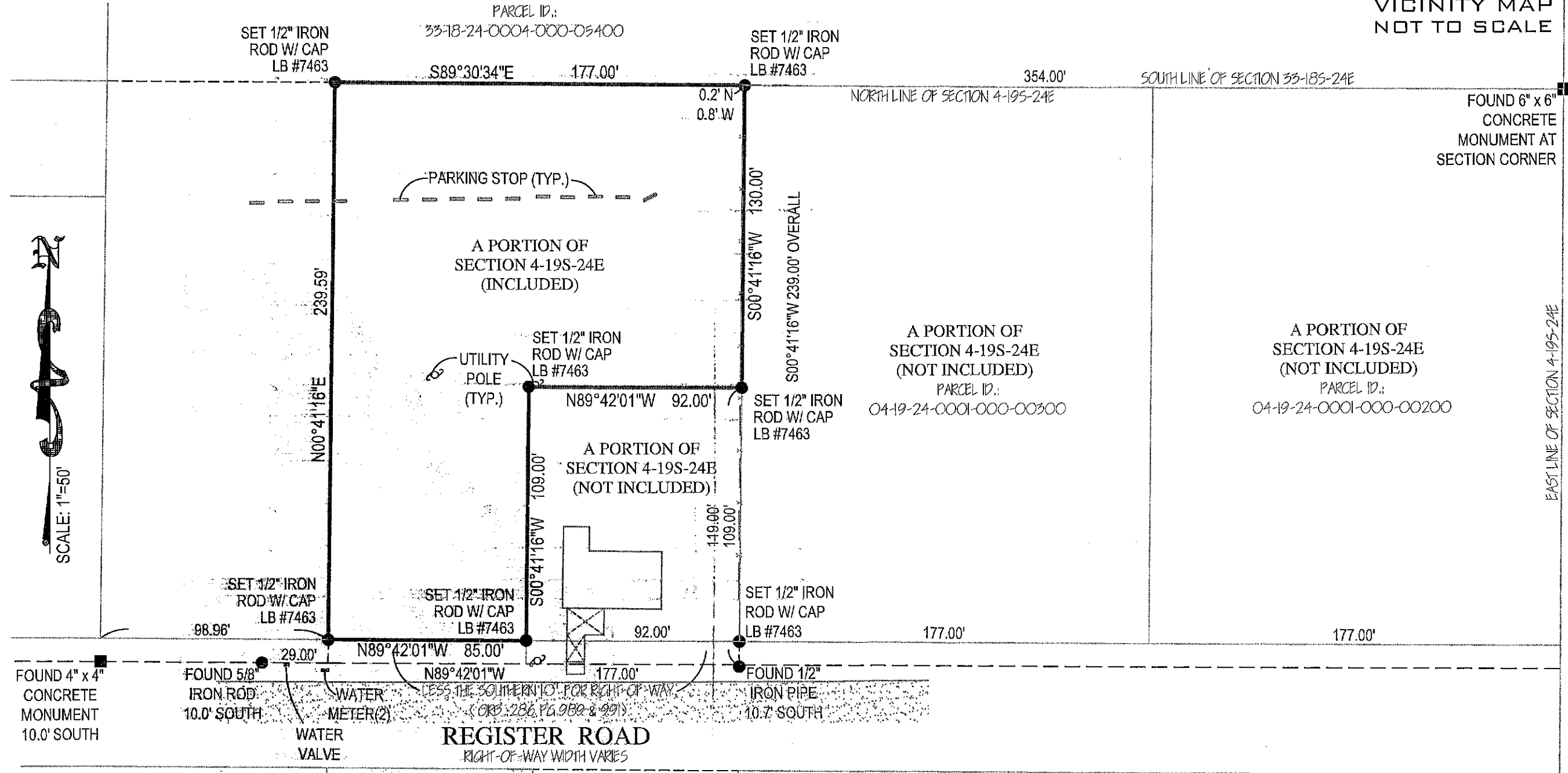
LESS AND EXCEPT THE SOUTH 119 FEET OF THE EAST 92 FEET; LESS RIGHT OF WAY TO THE SOUTH.

LEGEND

- | | | | |
|----------|----------------------------------|---------------------|------------------------------|
| A/C | AIR CONDITIONER | P.R.M. | PERMANENT REFERENCE MONUMENT |
| B.F.P. | BACKFLOW PREVENTER | PG. | PAGE |
| C.B.S. | CONCRETE BLOCK STRUCTURE | P.B. | PLAT BOOK |
| EL. | ELEVATION | PK | PARKER KYLON NAIL |
| F.F. | FINISHED FLOOR | R | RADIUS |
| I.D. | IDENTIFICATION | CL | CENTERLINE |
| L | LENGTH | AND | NUMBER |
| L.B. | LICENSED BUSINESS | Δ | DELTA OR CENTRAL ANGLE |
| M | MEASURED | CONCRETE | |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM | CHAIN LINK FENCE | |
| N.G.V.D. | NATIONAL GEODETIC VERTICAL DATUM | WOOD FENCE | |
| O.R.B. | OFFICIAL RECORDS BOOK | MISCELLANEOUS FENCE | |
| P | PLAT | | |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER | | |



VIGINITY MAP
NOT TO SCALE



SPECIFIC PURPOSE SURVEY "PROPOSED LOT SPLIT" OF
XXX REGISTER ROAD
FRUITLAND PARK, FL 34731
 PREPARED FOR
JIM RICHARDSON

Project	C-20007	Sheet	
Date	10-12-2020		
Scale	1"=50'		1 OF 1

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

- NOTES:**
- LEGAL DESCRIPTION CREATED BY THIS OFFICE FOR PURPOSE OF LOT SPLIT.
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF S89°30'34"E.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120421
 PANEL: 12069C0307
 SUFFIX: E
 BASE FLOOD ELEVATION: NAVD88
 FIRM DATE: 12/18/2012
 FIRM EFFECT./REV DATE: 12/18/2012
 DATE OF FIELD WORK: 10/12/2020
 DATE OF MAP: 03/30/2021

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

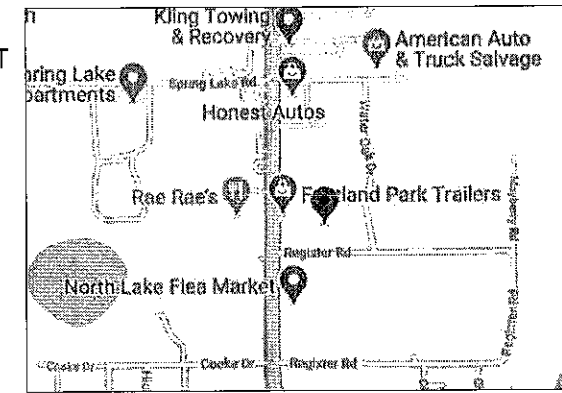
(SIGNED) *Kenneth J. Osborne*
KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

LEGAL DESCRIPTION

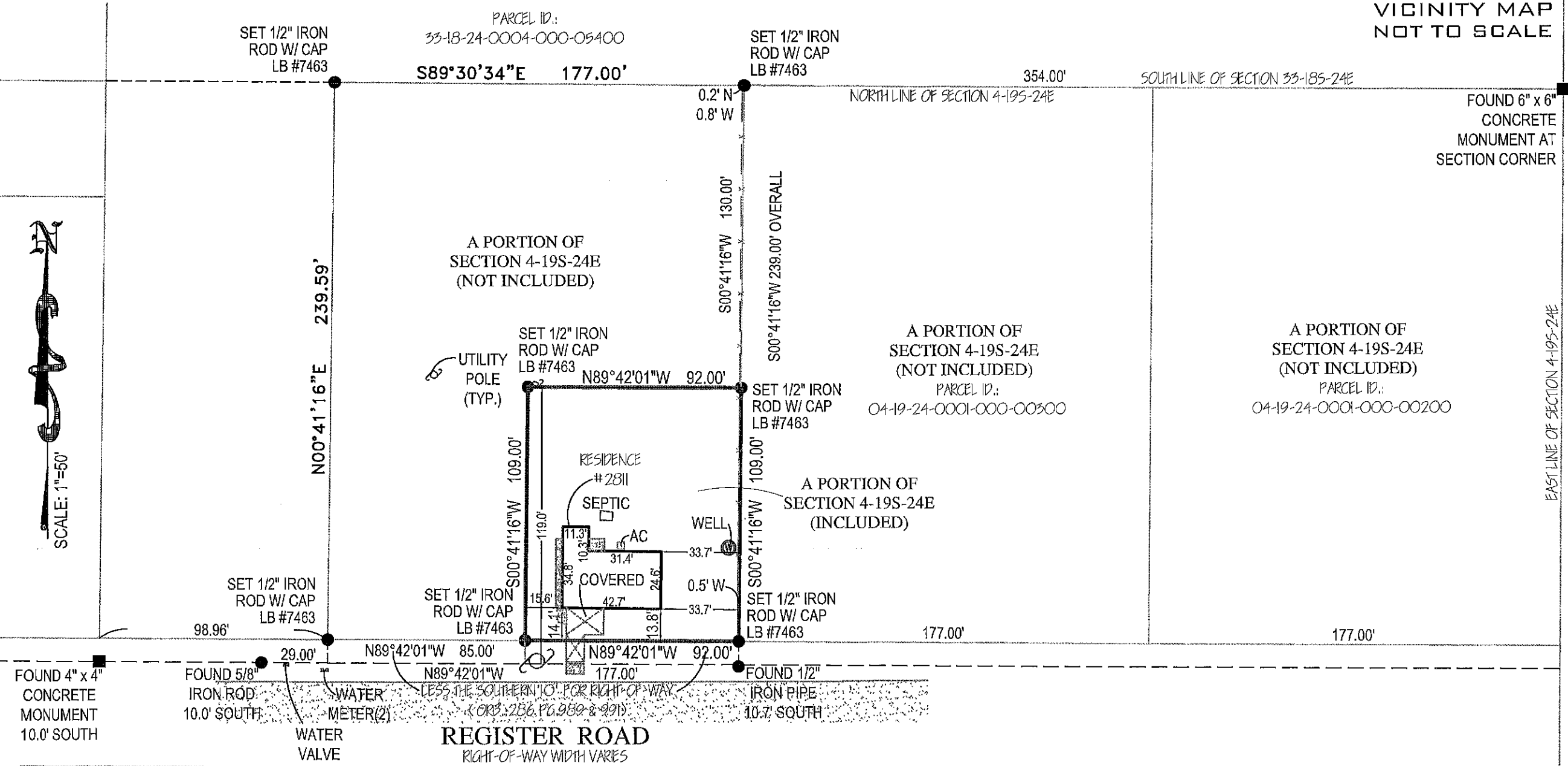
THE SOUTH 119 FEET OF THE EAST 92 FEET OF THE FOLLOWING DESCRIBED PARCEL;
 THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS RIGHT OF WAY TO THE SOUTH.

LEGEND

A/C	AIR CONDITIONER	P.R.M.	PERMANENT REFERENCE MONUMENT
B.F.P.	BACKFLOW PREVENTER	PG.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	P.B.	PLAT BOOK
EL.	ELEVATION	PK	PARKER KYLON NAIL
F.F.	FINISHED FLOOR	R	RADIUS
I.D.	IDENTIFICATION	C	CENTERLINE
L	LENGTH	&	AND
L.B.	LICENSED BUSINESS	#	NUMBER
M	MEASURED	Δ	DELTA OR CENTRAL ANGLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	CONCRETE	CONCRETE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	CHAIN LINK FENCE	CHAIN LINK FENCE
O.R.B.	OFFICIAL RECORDS BOOK	WOOD FENCE	WOOD FENCE
P	PLAT	MISCELLANEOUS FENCE	MISCELLANEOUS FENCE
PSM	PROFESSIONAL SURVEYOR AND MAPPER		



VICINITY MAP
NOT TO SCALE



SPECIFIC PURPOSE SURVEY "PROPOSED LOT SPLIT" OF
2811 REGISTER ROAD
FRUITLAND PARK, FL 34731
 PREPARED FOR
JIM RICHARDSON

Project	C-20007	Sheet	
Date	10-12-2020		1 OF 1
Scale	1"=50'		

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

PHONE: 561.640.4800 FAX: 561.640.0576
 LB. 7463

- NOTES:**
- LEGAL DESCRIPTION CREATED BY THIS OFFICE FOR PURPOSE OF LOT SPLIT.
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF S89°42'01"E.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120421
 PANEL: 12069C0307
 SUFFIX: E
 BASE FLOOD ELEVATION: NAVD88
 FIRM DATE: 12/18/2012
 FIRM EFFECT./REV DATE: 12/18/2012
 DATE OF FIELD WORK: 10/12/2020
 DATE OF MAP: 03/30/2021

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



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: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor
 Address: 2805 Register Rd, Fruitland Park, FL 34731
 Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate
 Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748
 Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Church House Register Rd

*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731

Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24

Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441

Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)

Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking

The property is proposed to be used for: Overflow Church Parking

Do you currently have City Utilities? No

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 checked="" 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: This property is being annexed into the City of Fruitland Park and we would like to split the parcel in to two parcels.

Property is being annexed into the City of Fruitland Park. Application is requested to create two parcels within the City limits of Fruitland Park. Minimum State Regulations require 10,890 SF.

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.

Printed Name: Jim Richardson

Signature: Date: 5/3/2021

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/. 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



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: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor
 Address: 2805 Register Rd, Fruitland Park, FL 34731
 Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate
 Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748
 Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Church House Register Rd

*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731

Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24

Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441

Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)

Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking

The property is proposed to be used for: Overflow Church Parking

Do you currently have City Utilities? No

Application Type:

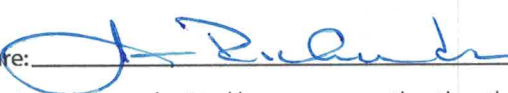
- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We would like to amend the Comp Plan to include this parcel.
urch.

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.

Printed Name: Jim Richardson

Signature:  Date: 5/3/2021

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/. 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

JUSTIFICATION FOR COMP PLAN AMENDMENT

Parcel is being annexed into the City of Fruitland Park and the Comp Plan needs to be amended to reflect the new parcel(s).



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: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor
 Address: 2805 Register Rd, Fruitland Park, FL 34731
 Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate
 Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748
 Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Church House Register Rd
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731
 Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24
 Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441
 Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)
 Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking
 The property is proposed to be used for: Overflow Church Parking
 Do you currently have City Utilities? No

Application Type:


- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: This property is being annexed into the City of Fruitland Park and we are requesting that the parcels be zoned R-1

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.

Printed Name: Jim Richardson

Signature:  Date: 5/3/2021

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/. 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:

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

JUSTIFICATION FOR REZONING

Parcel is being annexed into the City of Fruitland Park and needs a City of Fruitland Park zoning designation.



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: Countryside Baptist Church Ministries, Incorporated John W. Stricklen - Pastor
 Address: 2805 Register Rd, Fruitland Park, FL 34731
 Phone: 352-223-3616 Email: jonasem2002@aol.com

Applicant Name: Jim Richardson - ERA Grizzard Real Estate
 Address: 1300 Citizens Blvd, Suite 300, Leesburg, FL 34748
 Phone: 352-874-7606 Email: jrichardson@eragrizzard.com

Engineer Name: _____
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Church House Register Rd
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 2811 Register Rd, Fruitland Park, FL 34731
 Parcel Number(s): 04-19-24-0001-000-00701 Section: 04 Township: 19 Range 24
 Area of Property: .973 Acres Nearest Intersection: North Dixie Ave and US HWY 27/441
 Existing Zoning: Half is R-7 and half is R-1 (Lake County) Existing Future Land Use Designation: R-1 (Lake County)
 Proposed Zoning: R-1 Proposed Future Land Use Designation: R-1

The property is presently used for: Overflow Church Parking
 The property is proposed to be used for: Overflow Church Parking
 Do you currently have City Utilities? No

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 type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Replat of Subdivision	

Please describe your request in detail: This property is being annexed into the City of Fruitland Park and does not meet the 30' setback for the front of the property.
The existing front setback within Lake County is considered grandfathered non-conforming. A variance is required to allow for a 13.8' front setback allowing the existing home to be conforming and also allow for financing.

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.

Printed Name: Jim Richardson

Signature: Date: 5/3/2021

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/. 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

JUSTIFICATION FOR VARIANCE

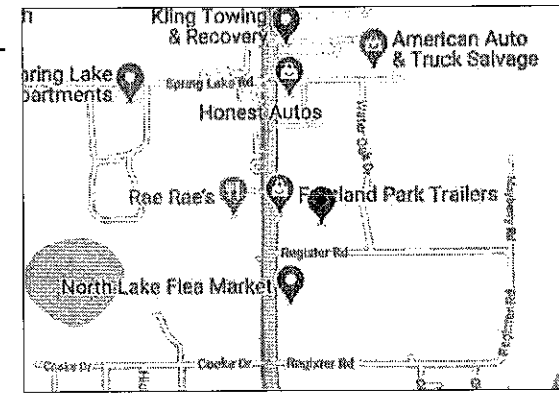
Parcel is being annexed into the City of Fruitland Park and does not meet the 30' setback in the front of the home from the property line, so a variance is required.

LEGAL DESCRIPTION

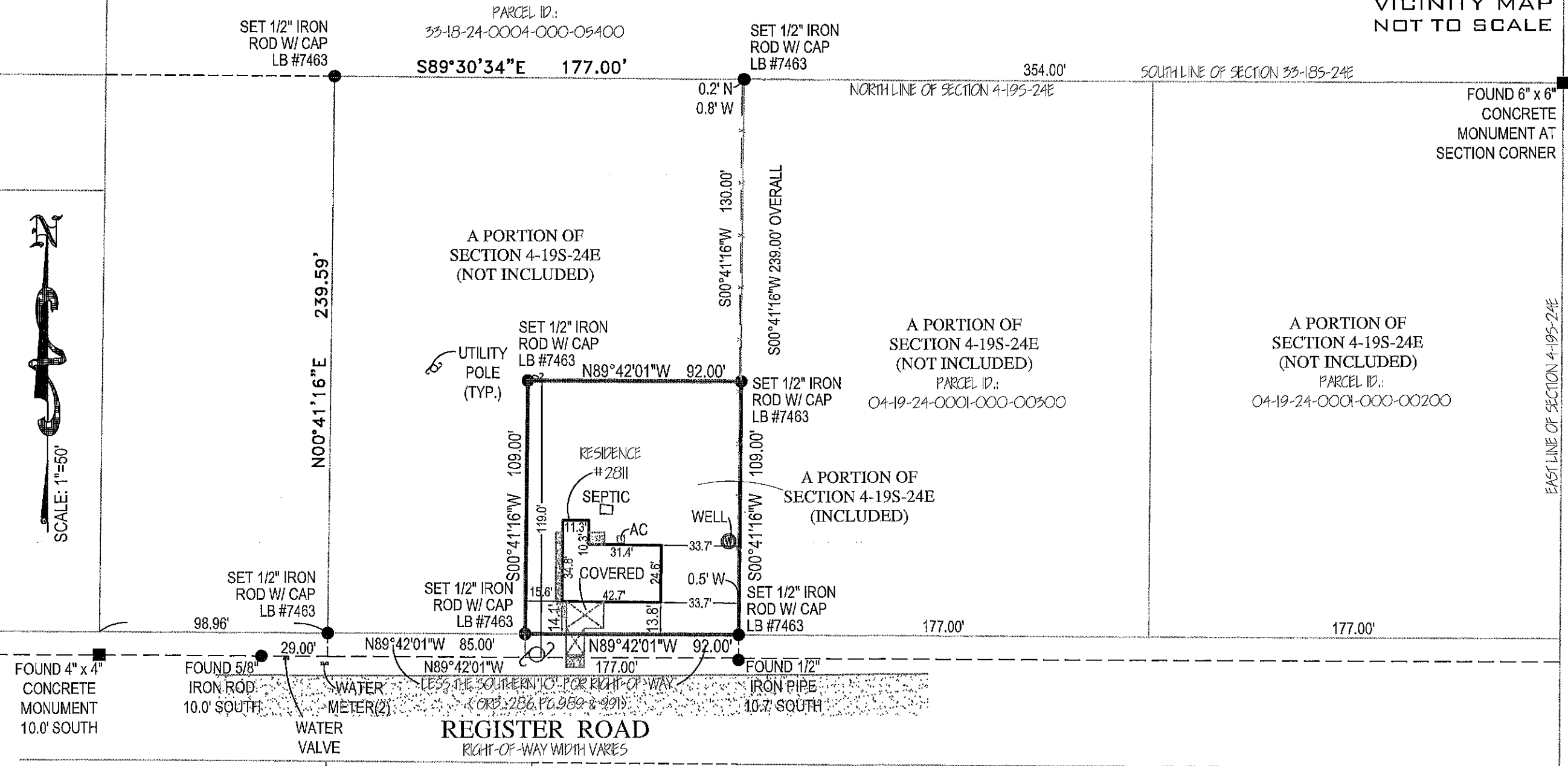
THE SOUTH 119 FEET OF THE EAST 92 FEET OF THE FOLLOWING DESCRIBED PARCEL;
 THE NORTH 239.67 FEET OF THE WEST 177 FEET OF THE EAST 531 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS RIGHT OF WAY TO THE SOUTH.

LEGEND

A/C	AIR CONDITIONER	P.R.M.	PERMANENT REFERENCE MONUMENT
B.F.P.	BACKFLOW PREVENTER	PG.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	P.B.	PLAT BOOK
EL.	ELEVATION	PK	PARKER KYLON NAIL
F.F.	FINISHED FLOOR	R	RADIUS
I.D.	IDENTIFICATION	C	CENTERLINE
L	LENGTH	&#	AND
L.B.	LICENSED BUSINESS	N	NUMBER
M	MEASURED	Δ	DELTA OR CENTRAL ANGLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	CONCRETE	CONCRETE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	CHAIN LINK FENCE	CHAIN LINK FENCE
O.R.B.	OFFICIAL RECORDS BOOK	WOOD FENCE	WOOD FENCE
P	PLAT	MISCELLANEOUS FENCE	MISCELLANEOUS FENCE
PSM	PROFESSIONAL SURVEYOR AND MAPPER		



VICINITY MAP
NOT TO SCALE



SPECIFIC PURPOSE SURVEY "PROPOSED LOT SPLIT" OF
 2811 REGISTER ROAD
 FRUITLAND PARK, FL 34731
 PREPARED FOR
 JIM RICHARDSON

Project	C-20007	Sheet	
Date	10-12-2020	Scale	1"=50'
		1 OF 1	

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net

COMPASS SURVEYING

PHONE: 561.640.4800 FAX: 561.640.0576
 LB. 7463

- NOTES:**
- LEGAL DESCRIPTION CREATED BY THIS OFFICE FOR PURPOSE OF LOT SPLIT.
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERN BOUNDARY LINE, HAVING A BEARING OF S89°42'01"E.

FLOOD ZONE: X
 COMMUNITY NUMBER: 120421
 PANEL: 12069C0307
 SUFFIX: E
 BASE FLOOD ELEVATION: NAVD88
 FIRM DATE: 12/18/2012
 FIRM EFFECT./REV DATE: 12/18/2012
 DATE OF FIELD WORK: 10/12/2020
 DATE OF MAP: 03/30/2021

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



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

Development Application

Contact Information:

Owner Name: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: dreichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

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

Property Address: Myrtle Lake Ave, Fruitland Park
 Parcel Number(s): 08-19-24-0004-000-02700 Section: 08 Township: 19 Range: 24
 Area of Property: 24.83ac (per Property Appraiser) Nearest Intersection: Myrtle Breezes Ct
 Existing Zoning: R-3 (Lake County) Existing Future Land Use Designation: Urban Medium Density (Lake Co)
 Proposed Zoning: R-2, SF Medium Density Proposed Future Land Use Designation: SFMD, Single Family Medium Density
 The property is presently used for: vacant land
 The property is proposed to be used for: single family homes
 Do you currently have City Utilities? water main in front of property (Myrtle Lake Ave)

Application Type:

- | | | | |
|--|--|---|--|
| <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We request to be annexed to the City. See supplemental document prepared for more details.

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.

Printed Name: Angel L Rivera

Signature:  Date: May 13, 2021

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/. 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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Eric Coy

_____, 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 attached page of this application.
- 2) That he/she desires _____ to allow A&B Engineering Consultants PA to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of their _____ property located on Myrtle Lake Ave (Alt key 1288606)
- 3) That he/she has appointed Angel L Rivera to act as agent on 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 on his/her behalf.

Eric Coy
Affiant (Owner's Signature)

State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 8 day of May, 2021 by Eric Coy who is personally known to me or has produced _____ as identification and who did or did not take an oath (Notary Seal)

Notary Public - State of Florida
Commission No GG092121
My Commission Expires MAY 14, 2021

Richard J. Fritch
Signature
Richard J Fritch
Printed Name



APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Angel L. Rivera

_____ who being by me 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 the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires _____ to allow Ivan Urdaneta, PE to participate and/or represent the applicant in any meetings, and/or hearings, related to the annexation, rezoning and comp plan amendment.

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Hillsborough

The Foregoing instrument was acknowledged before me this 10th day of May, 2021
by Angel Rivera who is personally known to me or has furnished _____ as identification and who did or did not take an oath.

(Notary Seal)



Notary Public - State of Florida
Commission No GG-943076
My Commission Expires 1-19-2024

[Signature]
Signature
to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of
Printed Name Erika Pinars

PREPARED BY / RETURN TO:
TAE SHIN, ESQ.
SHIN LAW FIRM, P.A.
201 East Pine Street, Suite 320
Orlando, FL 32801

Parcel I.D. Numbers: 08-19-24-000400002700
08-19-24-000400006100

Minimum Documentary Stamp Tax Paid: \$.70

WARRANTY DEED

THIS WARRANTY DEED made this 28th day of June, 2018, by and between **ERIC H. COE**, a single person whose address is 114 Sleepy Hollow Road, Leesburg, Florida 34748, hereinafter called the grantor, and **CRYSTAL LAKE LAND HOLDINGS, LLC**, a Florida limited liability company, hereinafter called the grantee:

(Wherever 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)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of \$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 situated in Lake County, Florida, as more particularly described in Exhibit "A" attached hereto (the "Property").

Subject to all easements, rights of way and restrictions of record.

The Property is not now and has never been the homestead or contiguous to the homestead of any 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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey


said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever.

IN WITNESS WHEREOF, the grantor has hercunto set their hands and seals the day and year first above written.

Signed, Scaled and Delivered
in our Presence:


Printed Name: Richard J. Fritch
Witness


Eric H. Coe


Printed Name: Stephen Coe
Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3rd day of July, 2018,
by Eric H. Coe.

(SEAL)


Signature of Notary Public

Richard J. Fritch
Name of Notary Public
(Typed, Printed or Stamped)

Personally Known OR Produced Identification _____
Type of Identification Produced: _____

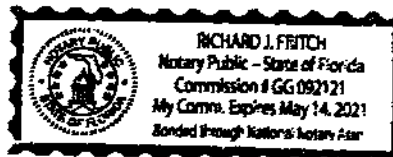


EXHIBIT "A"

That part of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 19 South, Range 24 East, and run North $89^{\circ}20'05''$ West along the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 8, a distance of 988.35 feet; thence North $00^{\circ}59'55''$ East 25.00 feet to a point on the North right-of-way line of Myrtle Lake Avenue and the Point of Beginning of this description; from said Point of Beginning run North $89^{\circ}20'05''$ West along the North right-of-way line of Myrtle Lake Avenue 658.92 feet to a point on the West line of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8; thence North $00^{\circ}57'00''$ East along the West line of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 1,219.46 feet to a point that is South $00^{\circ}57'00''$ West 82.20 feet from the Northwest corner of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8; thence South $89^{\circ}34'30''$ East parallel with the North line of the Southeast $\frac{1}{4}$ of said Section 8 a distance of 529.99 feet; thence North $00^{\circ}53'13''$ East 82.20 feet to a point on the North line of the Southeast $\frac{1}{4}$ of Said Section 8; thence South $89^{\circ}34'30''$ East along the North line of the Southeast $\frac{1}{4}$ a distance of 1,120.29 feet to the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8; thence South $65^{\circ}13'49''$ West 1,099.42 feet; thence South $00^{\circ}59'55''$ West 836.39 feet to the Point of Beginning.

PROPERTY RECORD CARD

General Information

Name:	CRYSTAL LAKE LAND HOLDINGS LLC	Alternate Key:	1288606
Mailing Address:	114 SLEEPY HOLLOW RD LEESBURG, FL 34748-9226 Update Mailing Address	Parcel Number: ⓘ	08-19-24-0004-000-02700
		Millage Group and City:	0001 (UNINCORPORATED)
		2020 Total Certified Millage Rate:	14.7312
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	MYRTLE LAKE AVE FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC 8-19-24 RUN S 89-20-05 W 988.35 FT, N 0-59-55 E 25 FT TO N R/W LINE OF MYRTLE LAKE AVE FOR POB, RUN N 89-20-05 W 658.92 FT TO A PT ON W LINE OF E 1/4 OF NW 1/4 OF SE 1/4, N 0-57-0 E 1219.46 FT TO A POINT 82.20 FT S OF NW COR OF E 1/4 OF NW 1/4 OF SE 1/4, S 89-34-30 E 529.99 FT, N 0-53-13 E 82.20 FT TO N LINE OF SE 1/4, S 89-34-30 E 1120.29 FT TO NE COR OF SE 1/4, S 65-13-49 W 1099.42 FT, S 0-59-55 W 836.39 FT TO POB ORB 5152 PG 1900		
<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	TIMBER S I 70 (5400)	0	0	TIMBER	24.16	AC		\$8,456.00	\$314,080.00
3	WETLAND (9600)	0	0		0.67	AC		\$30.00	\$30.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

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
5152 / 1900	6/28/2018	Warranty Deed	Multi-Parcel	Vacant	\$100.00
2612 / 1626	6/15/2004	Trustees Deed	Multi-Parcel	Vacant	\$420,000.00
1111 / 335	6/1/1991	Quit Claim Deed	Unqualified	Vacant	\$0.00
1111 / 338	6/1/1991	Warranty Deed	Qualified	Vacant	\$30,900.00
1111 / 341	6/1/1991	Quit Claim Deed	Unqualified	Vacant	\$0.00

1111 / 344	6/1/1991	Warranty Deed	Qualified	Vacant	\$123,400.00
1111 / 347	6/1/1991	Quit Claim Deed	Unqualified	Vacant	\$0.00

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

Values and Estimated Ad Valorem Taxes


Values shown below are 2021 WORKING VALUES that are subject to change until certified.

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	\$314,110	\$8,486	\$8,486	5.03270	\$42.71
LAKE COUNTY MSTU AMBULANCE	\$314,110	\$8,486	\$8,486	0.46290	\$3.93
LAKE COUNTY MSTU FIRE	\$314,110	\$8,486	\$8,486	0.47040	\$3.99
SCHOOL BOARD STATE	\$314,110	\$8,486	\$8,486	3.70100	\$31.41
SCHOOL BOARD LOCAL	\$314,110	\$8,486	\$8,486	2.99800	\$25.44
LAKE COUNTY MSTU STORMWATER	\$314,110	\$8,486	\$8,486	0.49570	\$4.21
ST JOHNS RIVER FL WATER MGMT DIST	\$314,110	\$8,486	\$8,486	0.22870	\$1.94
LAKE COUNTY VOTED DEBT SERVICE	\$314,110	\$8,486	\$8,486	0.11000	\$0.93
LAKE COUNTY WATER AUTHORITY	\$314,110	\$8,486	\$8,486	0.33680	\$2.86
NORTH LAKE HOSPITAL DIST	\$314,110	\$8,486	\$8,486	0.89500	\$7.59
				Total:	Total:
				14.7312	\$125.01

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law



Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL

Annexation, Rezoning and Comprehensive Plan Amendment Application Supplemental Data

May 2021

Prepared by,



A handwritten signature in blue ink, appearing to be 'AR'.

Angel L. Rivera, PE
President

I. Property Description

Crystal Lake Holdings LLC owns 24.83ac (per Property Appraiser) located on Myrtle Lake Ave, adjacent (east) to The Glen Subdivision, in Fruitland Park, Lake County Florida. The property is currently zoned R-3 by Lake County, and it has an Urban Medium Density future land use (by Lake Co).

II. Purpose

It is the owner's intention to annex the property to the City of Fruitland Park. This will also require a City of Fruitland Park rezoning and a large scale comprehensive plan amendment. Once the property is entitled the owner plans to sell the property to a developer, who can continue with the engineering and permitting process.

III. Annexation

The property along the west boundary has been annexed to the City, thus allowing our property to be annexed. Annexing our property will allow the City to annex in the future the properties adjacent to the north and the east boundaries, expanding the City limits and tax base.

IV. Rezoning

The property currently has a R-3 zoning district by Lake County, and has several adjoining properties with R-1, R-2 & R-3 zoning. The rezoning is required once the property is annexed so the district can be established in the City of Fruitland Park zoning map. The proposed zoning is R-2 Residential Single Family Home - Medium Density, with a maximum density of 4 dwelling units per acre, typical of the area.

Justification: The rezoning is required once the property is annexed. The proposed zoning is similar to the existing zoning district established by Lake County. Also, the proposed zoning is similar, and compatible, to the zoning & FLU of the surrounding properties per both, Lake County and City of Fruitland Park maps.

V. Large Scale Comprehensive Plan Amendment

Florida Statutes 163.3184 governs the adoption of comprehensive plan and plan amendments. A small scale amendment is required for properties equal or less than 10 acres (FS163.3187), thus our property requires a large scale plan amendment. The proposed FLU for our property is SFMD, Single Family Medium Density. The following are the analyses required by the City to support the comp plan amendment request.

VI. Environmental Assessment

The property is currently vacant, and it doesn't show signs of prior constructions, clearings or alterations. The vegetation is mostly trees and brushes, with the exemption of an existing wetland on the northeast corner, described further below. This environmental assessment covers the following:

Soils: An exhibit has been prepared showing the soils classified by the USDA Soil Conservation Service. Our property encompasses approximately 25+/- acres and has 4 primary types of soils. The Soil Conservation Service has classified most of the soils as sand type. The Hydrologic Soil Group for these soils is mostly type "A", with good soil absorption. A full geotechnical study will be performed for the engineering design at a future stage.

Wetlands: U.S. Fish & Wildlife Service keeps the National Wetlands Inventory which shows presence of wetland in a small portion of the site's northeast corner (see exhibit). A 25ft buffer will be maintained along the wetland limit. At this moment, there's no development proposed within the wetland area or its buffer. A full wetland delineation will be performed for the engineering design at a future stage.

Endangered Species: A research of the Florida Fish and Wildlife Conservation Commission (FFWCC) GIS records shows no bald eagles on site, or within a 2,000ft radius. Also, the U.S. Fish and Wildlife Service doesn't show our property, nor the surrounding properties, to be considered critical habitat areas considered essential for the conservation of a listed species. Wildlife surveys will be prepared for the engineering design at a future stage, if required.

Flood: FEMA's Firm Map 12069C0306E, effective 12/18/2012 show a small portion of the northeast corner of the property in a flood zone "AE", with a flood elevation of 78.9ft. The vast majority of the property lies within zone "X" (outside of flooding). A drainage study will be prepared for the engineering design at a future stage.

VII. **Utility Availability Analysis**

The department of Public Works of the City of Fruitland Park was contacted to inquire about the existing utilities and services available. The following is a summary of the findings:

Sanitary Sewer: There is no public sanitary sewer within 1,000ft from our property, thus individual septic tanks are proposed for any future lots. The site sandy soils will allow for proper wastewater percolation. Lots will be a minimum 12,500sf per the City's Land Development Code (LDC). The Florida Building Code and the City of Fruitland Park LDC will be used to design the septic tanks at a future stage.

Potable Water: According to the Department of Public Works there's an existing 10" diameter water main in front of the property, along Myrtle Lake Ave, which can provide adequate service. An annual average consumption of 325 gallons per day is estimated per dwelling unit (per City LDC).

Stormwater Drainage: The property is bordered on the northeast by Crystal Lake which would receive most of the runoff. Any future projects will have to meet local regulations which don't allow for increase in runoff discharge, thus detention ponds will have to be built.

VIII. **Urban Sprawl**

This property is located in Central Florida which has one of the highest growth rates in the nation. The proposed zoning district is for medium density, which discourages low density housing and maximizes land use. Based on the zoning and future land use maps of both, Lake County and City of Fruitland Park, our property, and the surrounding ones, have been designated for residential development and future growth, thus the area can't be considered rural. Our property is

surrounded by existing developments similar to our proposed use. A future subdivision on this site will represent more of an infill development connecting undeveloped pockets of land, and shouldn't be considered an isolated development. By following the established zoning and comp plan maps our property is protecting agricultural and environmental sensitive lands.

Due to our site's location, and existing surrounding developments, our project will be serviced by existing public services and facilities, promoting the efficiency of economies of scale, while at the same time minimizing the need to create future microsystems. The existing utilities and roadways allow for our site to be developed, thus not requiring the City to create infrastructure. Fire, Police and EMS services are already available within a few miles from our site. Adding paying users to the existing systems only improves the overall economics, and allows for possible decrease in costs by scale. The annexation of our property will increase the City's tax base, which in turn will allow to improve existing public services and facilities. Our site continues, and promotes the annexation pattern, which is greatly beneficial to the City.

The development of our property and other surrounding will promote accessibility and connectivity between the existing & future developments, improving the sense of community.

IX. School Impact Analysis

We contacted the Growth Planning Department of the Lake County School Board and they determined that our property would be assigned to:

- Fruitland Park Elementary
- Carver Middle School
- Leesburg High School

According to the Lake County School Board, as of 2021, all of these schools have enough capacity to receive the students generated by a residential development in our property. A School Concurrency Capacity Reservation will be submitted to the School Board at a future stage to reserve the seats for the generated students.

X. Traffic Impact Analysis

Our property is fronted by Myrtle Lake Ave (2 lane road), which currently services The Glenn Subdivision (to our west), as well as other surrounding developments, and has adequate pavement width to handle the additional trips generated by a new single family subdivision in our property. Myrtle Lake Ave intersects to the east CR-468, which has an annual adjusted daily traffic of 7,600 (according to FDOT online database). The Transportation Element of Lake County's 2030 Comprehensive Plan doesn't show a necessary increase in lanes for CR-468, due to the adopted level of service by the County. According to the City's LDC, single family units generate 10.06 daily trips / D.U. A full traffic report will be prepared for the engineering design at a future stage.

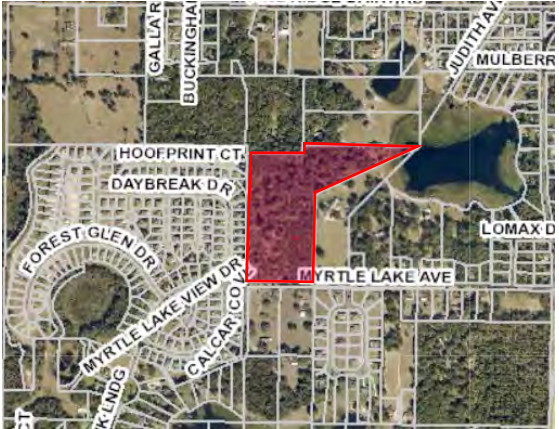
XI. Consistency with the Comp Plan

Currently, the City's comp plan proposes most of the land surrounding our property to be residential, with densities similar to the one proposed by us. Lake County comp plan, also shows most of the land surrounding our property to be residential with densities similar to the one proposed by us. Our request meets the goals, objectives and policies of the City of Fruitland Park Comprehensive Plan by maintaining the land use patterns. Our property is being planned for residential quality and neighborhood cohesiveness, matching the existing subdivision adjacent to the west (Objective 1-1). Our proposal discourages urban sprawls. It's location make the property ideal for development infill, as it's clearly shown by the zoning and FLU maps (Objective 1-2). Our proposal also promotes environmental protection as it's maintaining untouched the area near Crystal Lake. The development footprint will not impact the existing flood zone, wetland, nor wetland buffer. The proposed ponds are located to maintain the existing runoff patterns (Objective 1-6).

XII. Florida Master Site File Sign-off

The Department of State, Division of Historical Resources, issued a letter dated May 7, 2021 which states that *"the Florida Master Site File lists no cultural resources recorded for the designated property"*. Also, the City's comprehensive plan, Map 1-8, doesn't show any historical findings within our property, nor nearby.

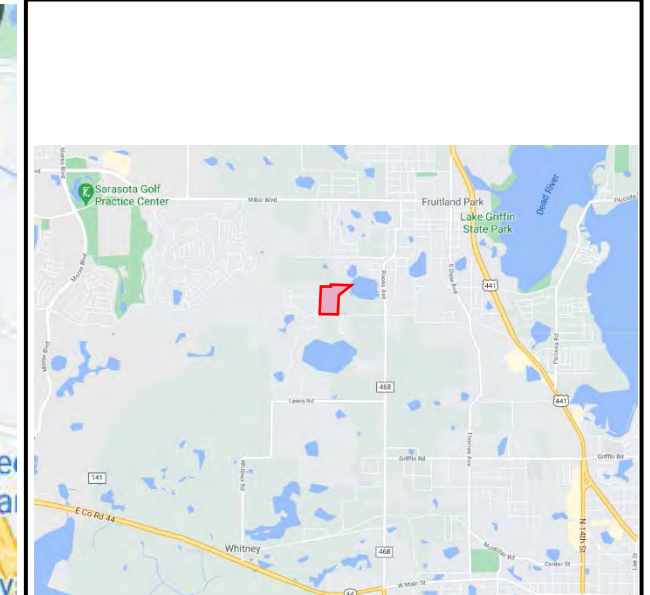
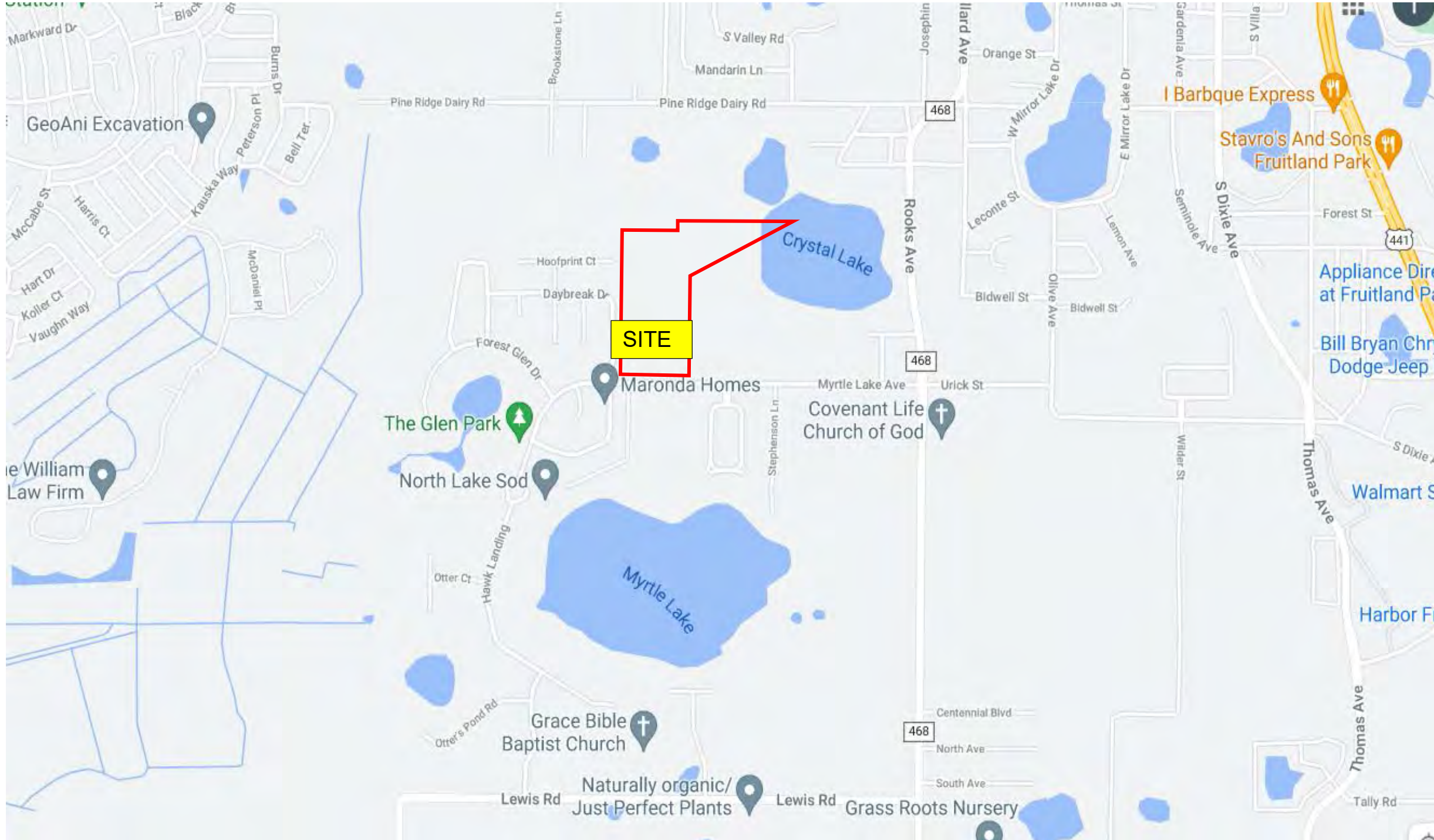
Alt Key 1288606
Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:
Exhibit A
(Aerial Photo)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:

Exhibit B
(Location Map)



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

Development Application

Contact Information:

Owner Name: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: dreichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

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

Property Address: Myrtle Lake Ave, Fruitland Park

Parcel Number(s): 08-19-24-0004-000-02700 Section: 08 Township: 19 Range: 24

Area of Property: 24.83ac (per Property Appraiser) Nearest Intersection: Myrtle Breezes Ct

Existing Zoning: R-3 (Lake County) Existing Future Land Use Designation: Urban Medium Density (Lake Co)

Proposed Zoning: R-2, SF Medium Density Proposed Future Land Use Designation: SFMD, Single Family Medium Density

The property is presently used for: vacant land

The property is proposed to be used for: single family homes

Do you currently have City Utilities? water main in front of property (Myrtle Lake Ave)

Application Type:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Annexation | <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We request a comp plan amendment due to annexation. See supplemental document prepared for more details.

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.

Printed Name: Angel L Rivera

Signature:  Date: May 13, 2021

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/. 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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Eric Coy

_____, 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 attached page of this application.
- 2) That he/she desires _____ to allow A&B Engineering Consultants PA to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of their _____ property located on Myrtle Lake Ave (Alt key 1288606)

- 3) That he/she has appointed Angel L Rivera to act as agent on 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 on his/her behalf.

Eric Coy
Affiant (Owner's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 8 day of May, 2021 by Eric Coy who is personally known to me or has produced _____ as identification and who did or did not take an oath (Notary Seal)

Notary Public - State of Florida
Commission No GG092121
My Commission Expires MAY 14, 2021

Richard J. Fritch
Signature
Richard J Fritch
Printed Name



APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Angel L. Rivera

_____ , who being by me first duly sworn on oath deposes and says:

- 1) That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires _____ to allow Ivan Urdaneta, PE to participate and/or represent the applicant in any meetings, and/or hearings, related to the annexation, rezoning and comp plan amendment.

[Signature]
Affiant (Applicant's Signature)

State of Florida
County of Hillsborough

The Foregoing instrument was acknowledged before me this 10th day of May, 2021
by Angel Rivera who is personally known to me or has furnished _____ as identification and who did or did not take an oath.

(Notary Seal)



Notary Public - State of Florida
Commission No GG-943076
My Commission Expires 1-19-2024

[Signature]
Signature

to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of

Printed Name Erika Pinars

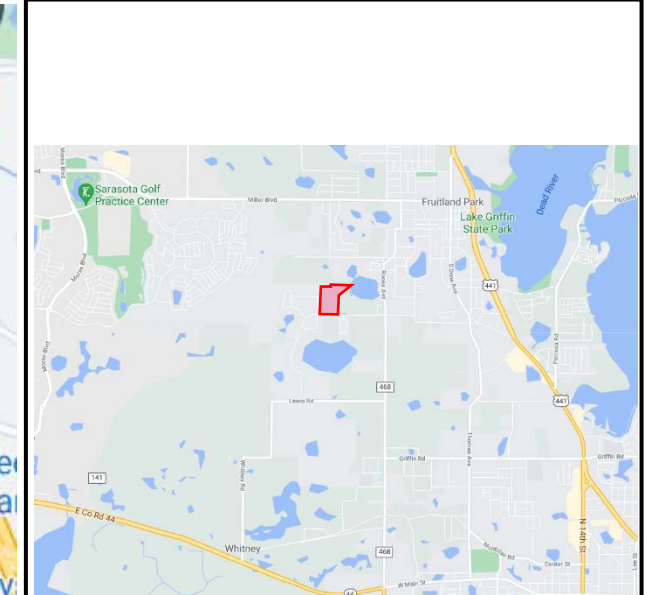
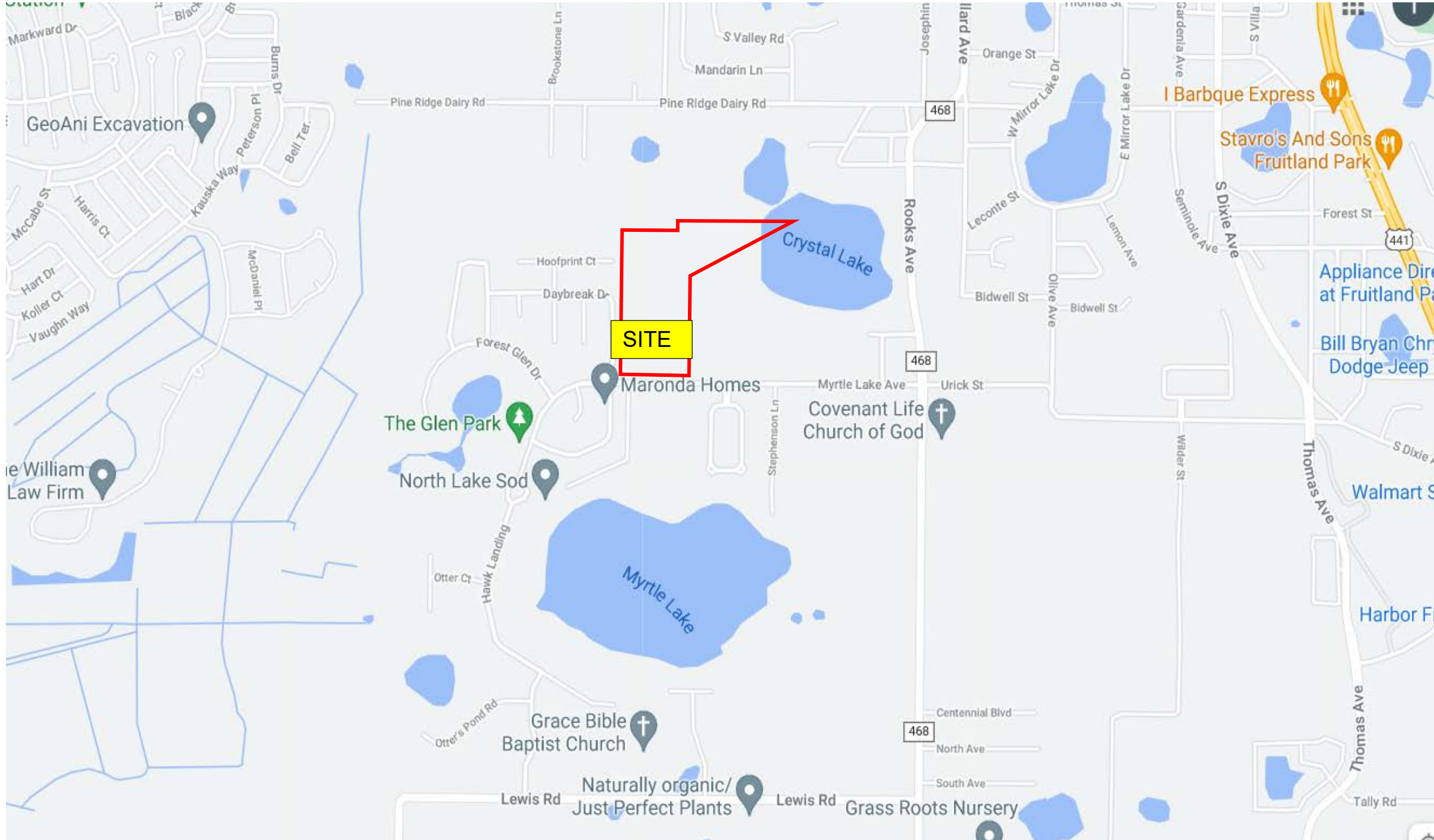
Alt Key 1288606
Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:
Exhibit A
(Aerial Photo)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL

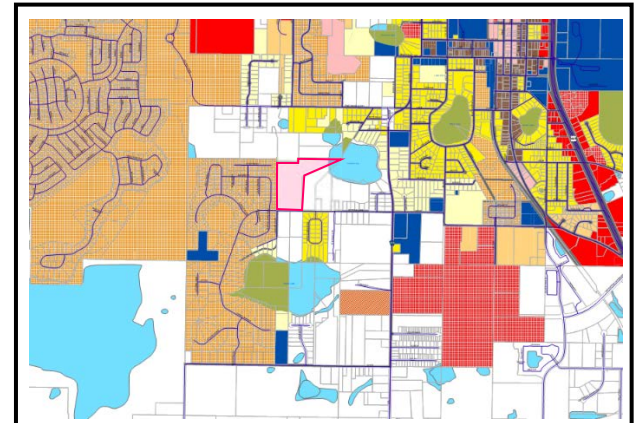
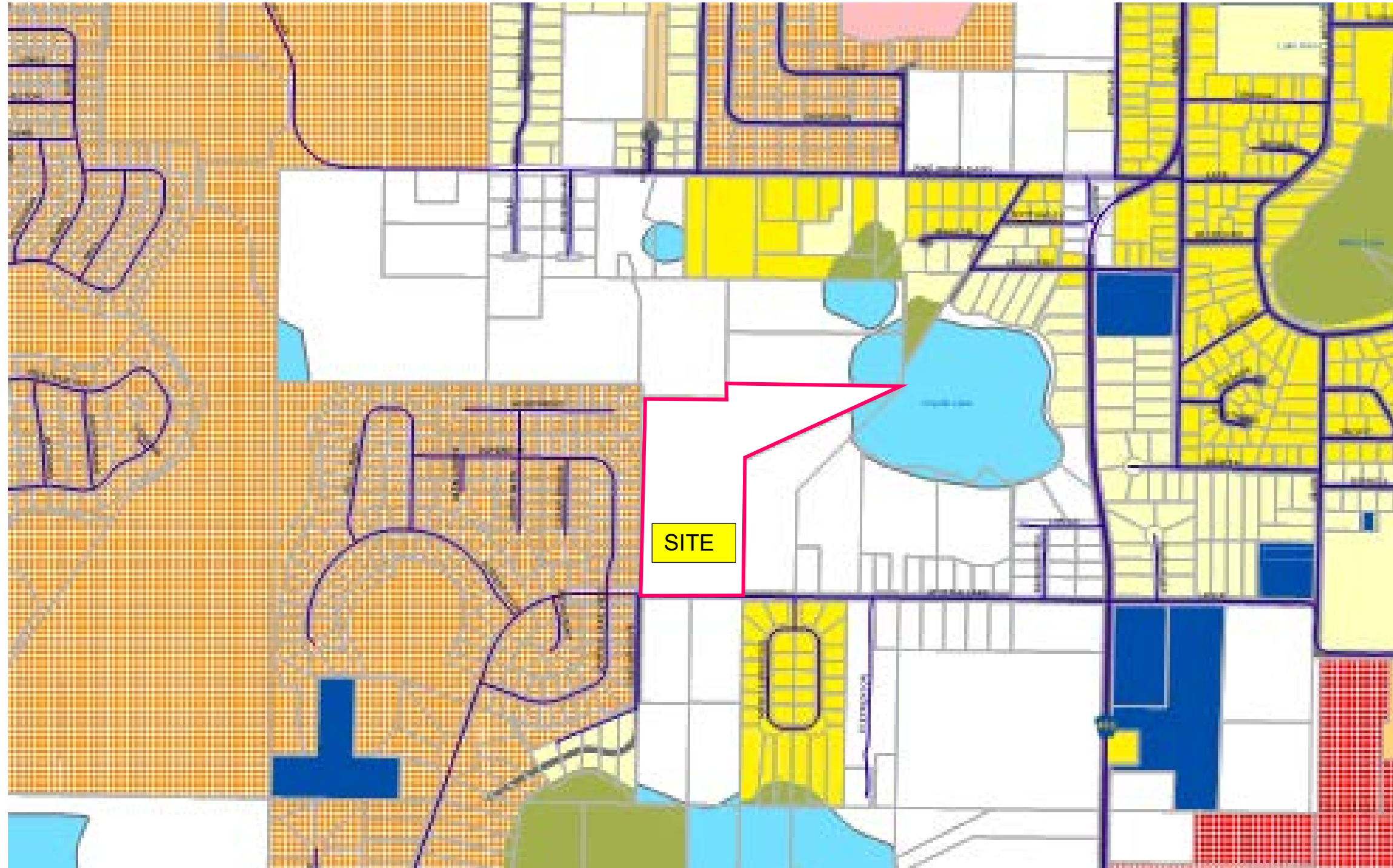


Sheet Title:

Exhibit B
(Location Map)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

- R-1, Residential Single Family Home - Low Density
- R-2, Residential Single Family Home - Medium Density
- R-2A, Medium Density Residential
- R-3, Multi-Family Residential - High Density
- R-3A, High Density Residential/Neighborhood Commercial
- RP, Residential Professional
- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way



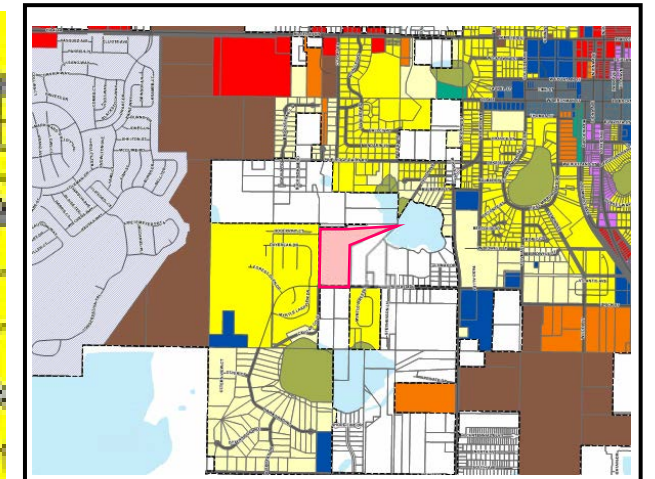
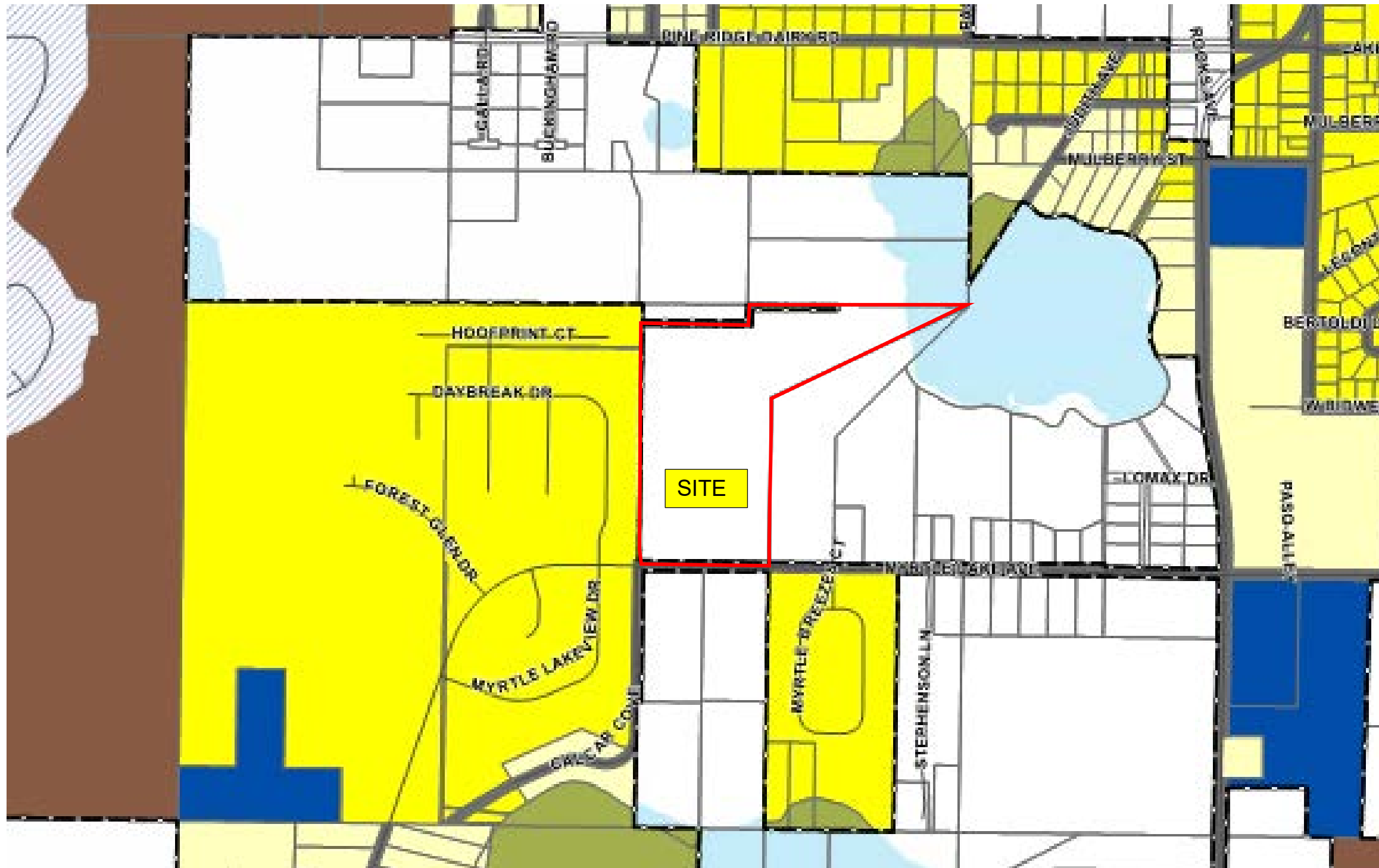
Sheet Title:

Exhibit C

(Requested Zoning Map Designation)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

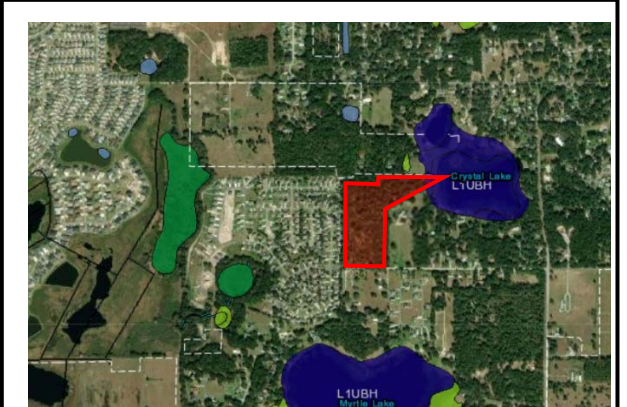
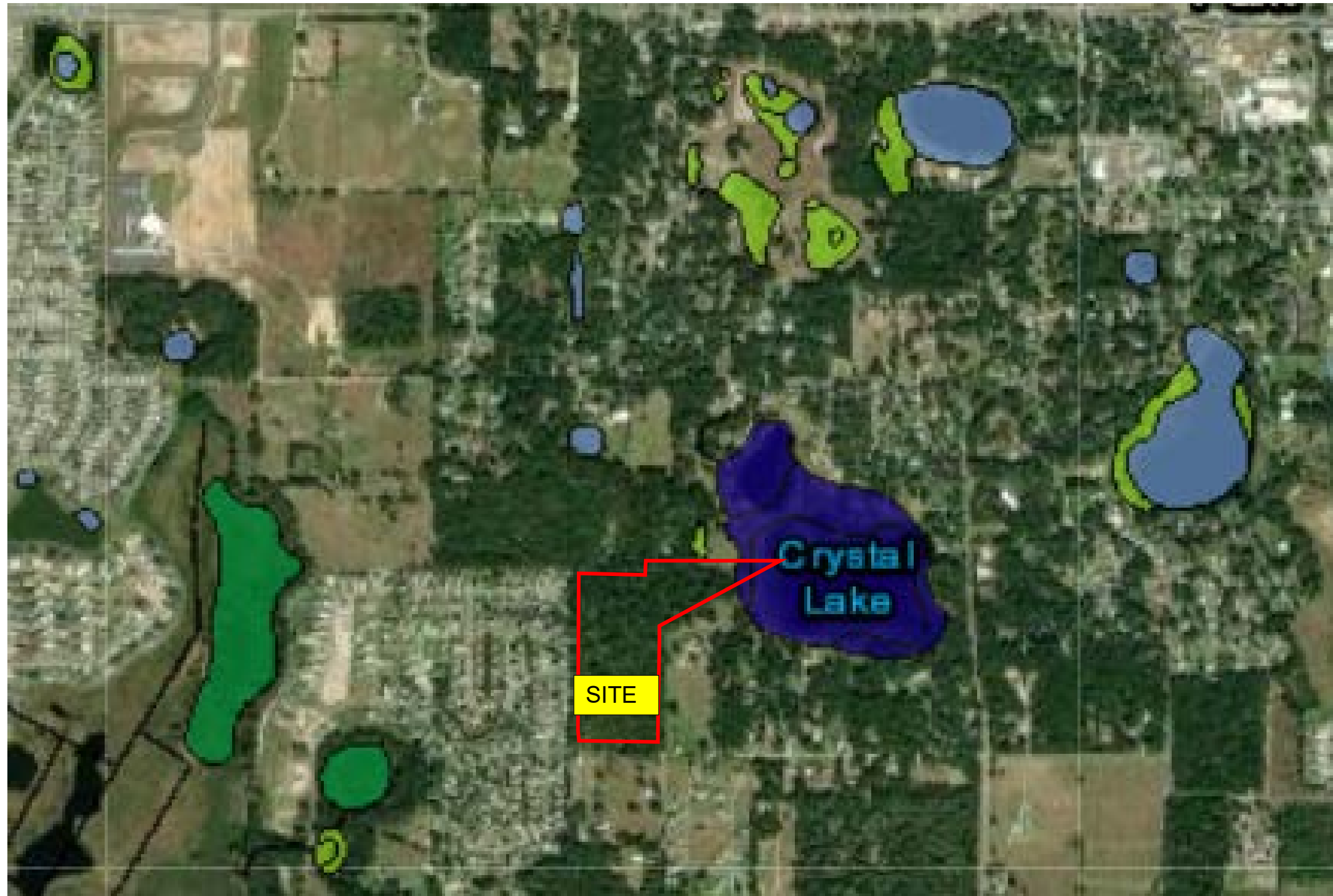
Minor Roads	COMM, Commercial
County Boundary	MC, Mixed Community
Tax Parcels	IND, Industrial
Lakes	INST, Institutional
Fruitland Park Future Land Use	REC, Recreational
FLU, Description	OSC, Open Space - Conservation
CBDMU, Central Business District Mixed Use	OSU, Open Space - Utilitarian
T, Transitional	ROW, Transportation
SFLD, Single Family Low Density	VDR1, The Villages of Fruitland Park DRI
SFMD, Single Family Medium Density	
MFLD, Multiple Family Low Density	
MFHD, Multiple Family/High Density	



Sheet Title:
Exhibit D
(Requested FLUM Designation)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Other
	Riverine

Riparian	
	Forested/Shrub
	Herbaceous



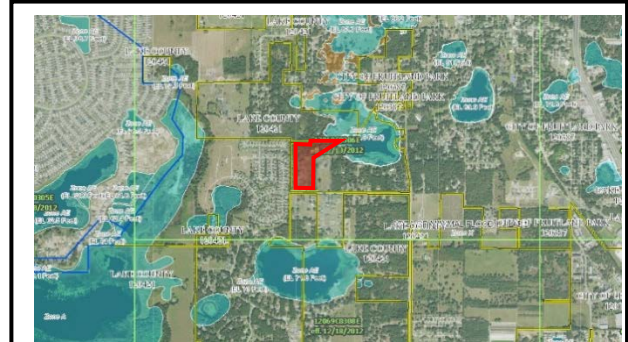
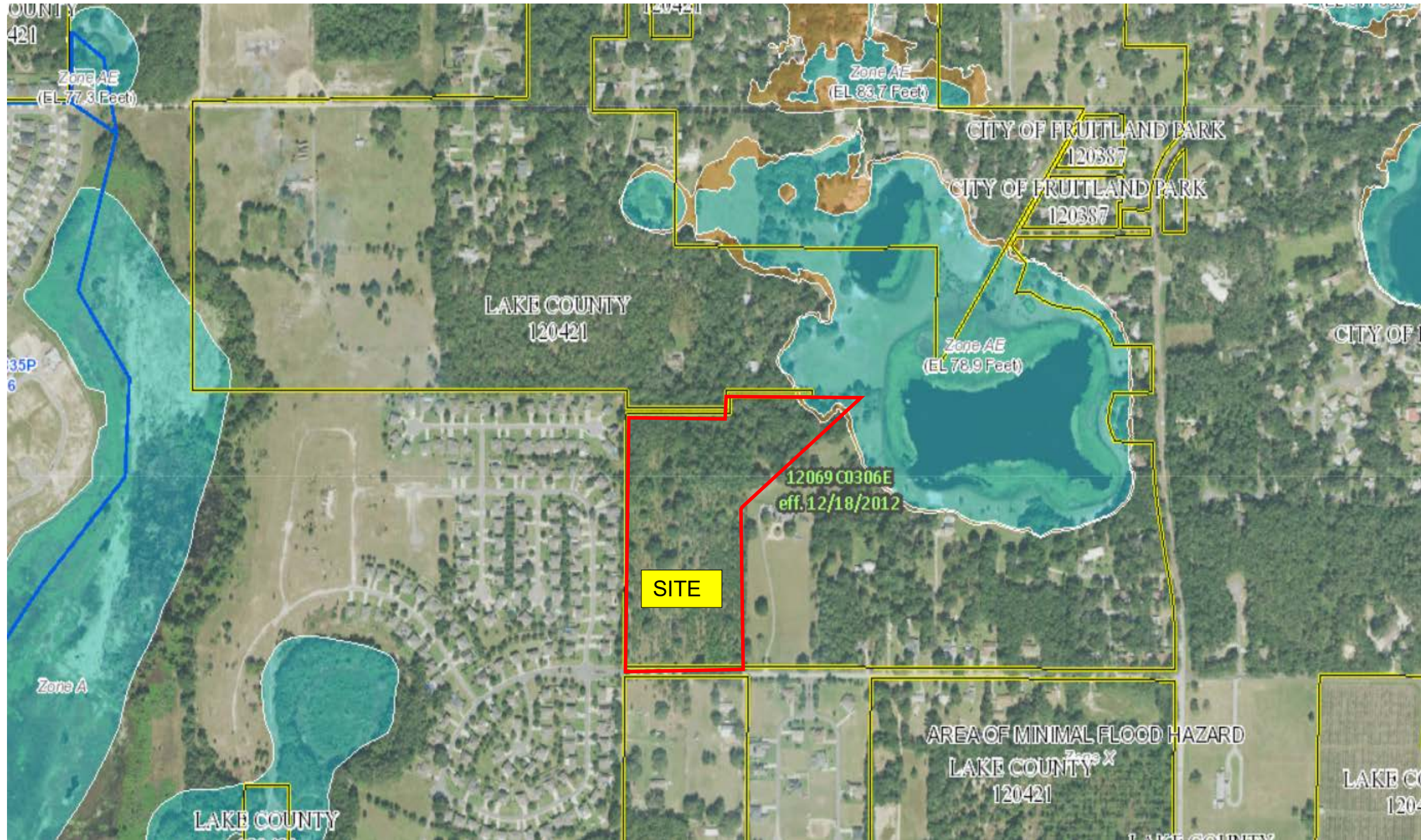
Sheet Title:

Exhibit E

(Environmental Constrains, Wetland Map)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

Effective FIRM Panels

- GeoIndex
- No Digital Data Available
- Digital Data Available
- Unmapped

NFHL

- River Mile Markers
- Profile Baselines

Political Jurisdictions

- Submittal Information

Coastal Barrier Resources System Area (US FWS)

- CBRS Prohibitions
- Otherwise Protected Area
- System Unit



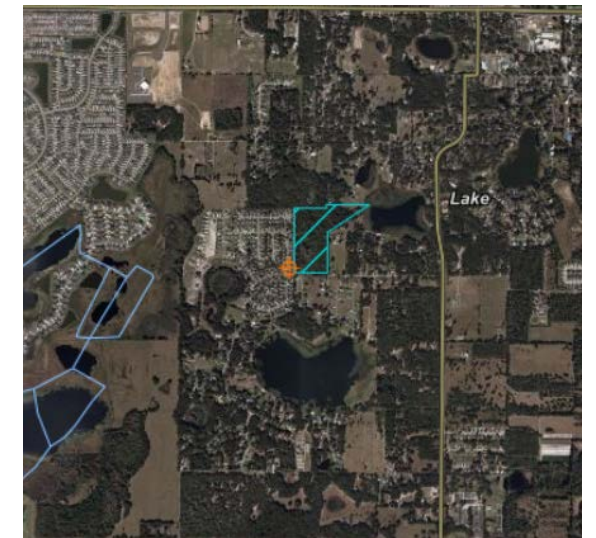
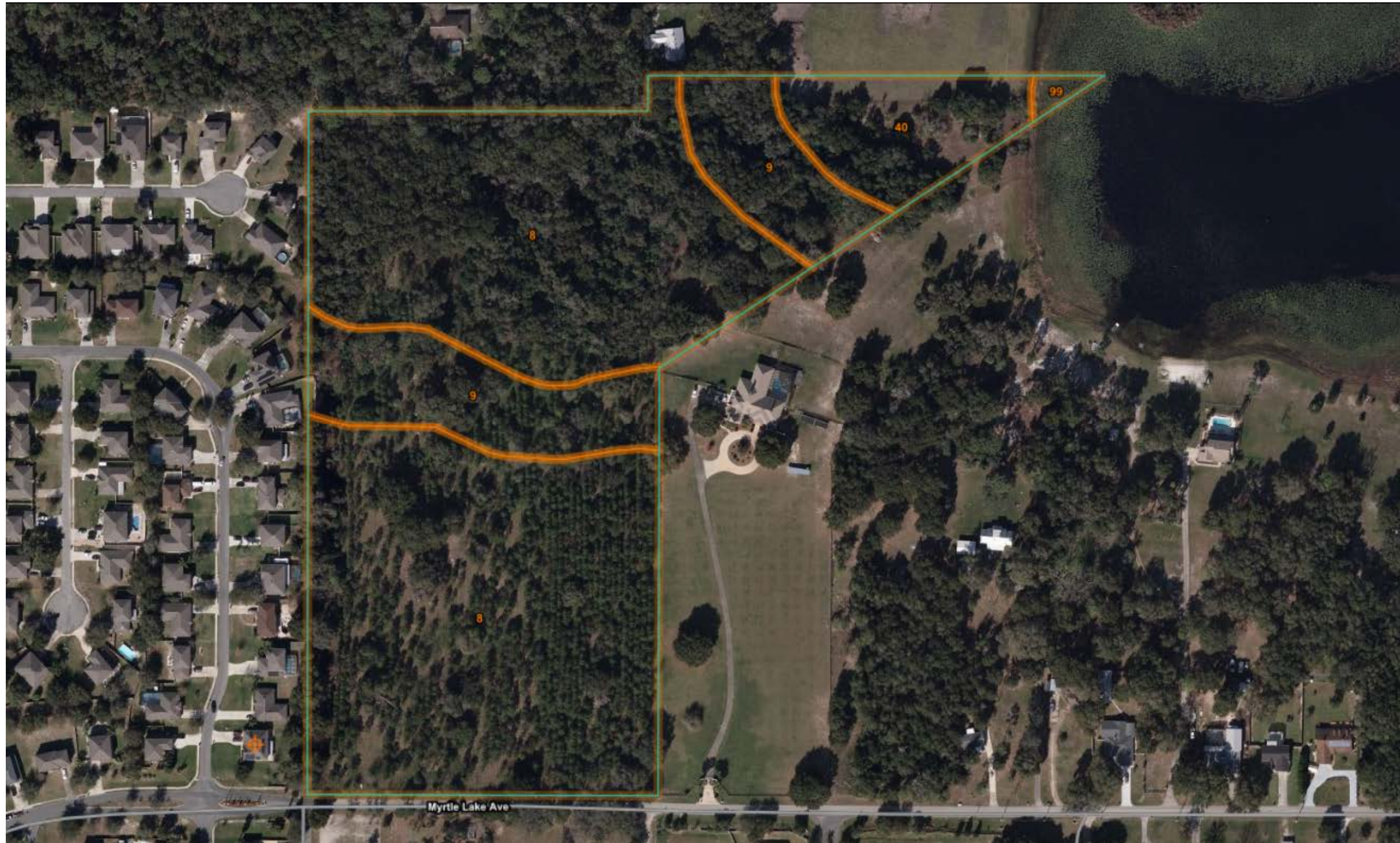
Sheet Title:

Exhibit F

(Environmental Constrains, Flooding)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

Map unit symbol	Map unit name
8	Candler sand, 0 to 5 percent slopes
9	Candler sand, 5 to 12 percent slopes
40	Placid and Myakka sands, depressional
99	Water



Sheet Title:

Exhibit G
(Soils)



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

Development Application

Contact Information:

Owner Name: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: dreichcoe@aol.com

Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Engineer Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
 Address: 14164 Stilton ST, Tampa FL 33626
 Phone: 727-698-9513 Email: luis@anbcompanies.com

Property and Project Information:

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

Property Address: Myrtle Lake Ave, Fruitland Park
 Parcel Number(s): 08-19-24-0004-000-02700 Section: 08 Township: 19 Range 24
 Area of Property: 24.83ac (per Property Appraiser) Nearest Intersection: Myrtle Breezes Ct
 Existing Zoning: R-3 (Lake County) Existing Future Land Use Designation: Urban Medium Density (Lake Co)
 Proposed Zoning: R-2, SF Medium Density Proposed Future Land Use Designation: SFMD, Single Family Medium Density
 The property is presently used for: vacant land
 The property is proposed to be used for: single family homes
 Do you currently have City Utilities? water main in front of property (Myrtle Lake Ave)

Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input checked="" 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 type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: We request a rezoning due to annexation. See supplemental document prepared for more details.

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.

Printed Name: Angel L Rivera

Signature:  Date: May 13, 2021

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/. 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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Eric Coy

_____, 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 attached page of this application.
- 2) That he/she desires _____ to allow A&B Engineering Consultants PA to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of their _____ property located on Myrtle Lake Ave (Alt key 1288606)
- 3) That he/she has appointed Angel L Rivera to act as agent on 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 on his/her behalf.

Eric Coy
Affiant (Owner's Signature)

State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 8 day of May, 2021 by Eric Coy who is personally known to me or has produced _____ as identification and who did or did not take an oath (Notary Seal)

Notary Public - State of Florida
Commission No GG092121
My Commission Expires MAY 14, 2021

Richard J. Fritch
Signature
Richard J Fritch
Printed Name



APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Angel L. Rivera

_____ , who being by me 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 the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires _____ to allow Ivan Urdaneta, PE to participate and/or represent the applicant in any meetings, and/or hearings, related to the annexation, rezoning and comp plan amendment.

AR
Affiant (Applicant's Signature)

State of Florida
County of Hillsborough

The Foregoing instrument was acknowledged before me this 10th day of May, 2021
by Angel Rivera who is personally known to me or has furnished _____ as identification and who did or did not take an oath.

(Notary Seal)



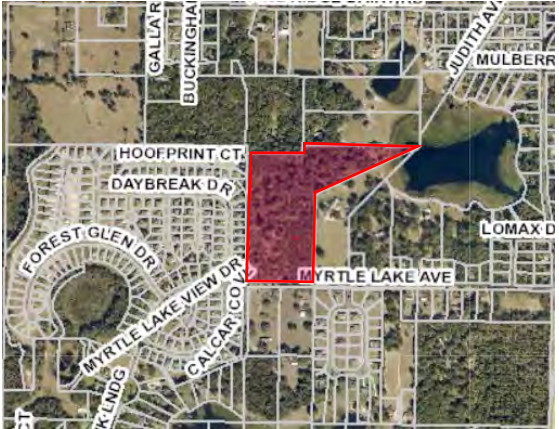
Notary Public - State of Florida
Commission No GG-943076
My Commission Expires 1-19-2024

Erika Pinars
Signature

to prepare and handle all of the permitting required for the annexation, rezoning and comp plan amendment of

Printed Name Erika Pinars

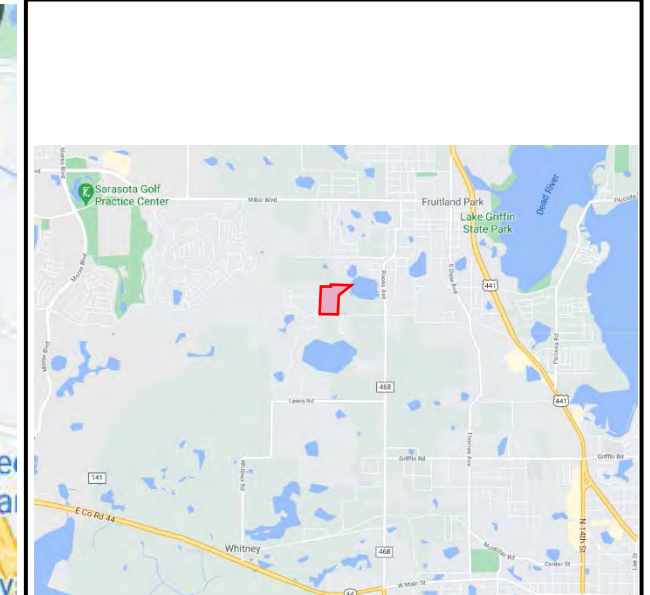
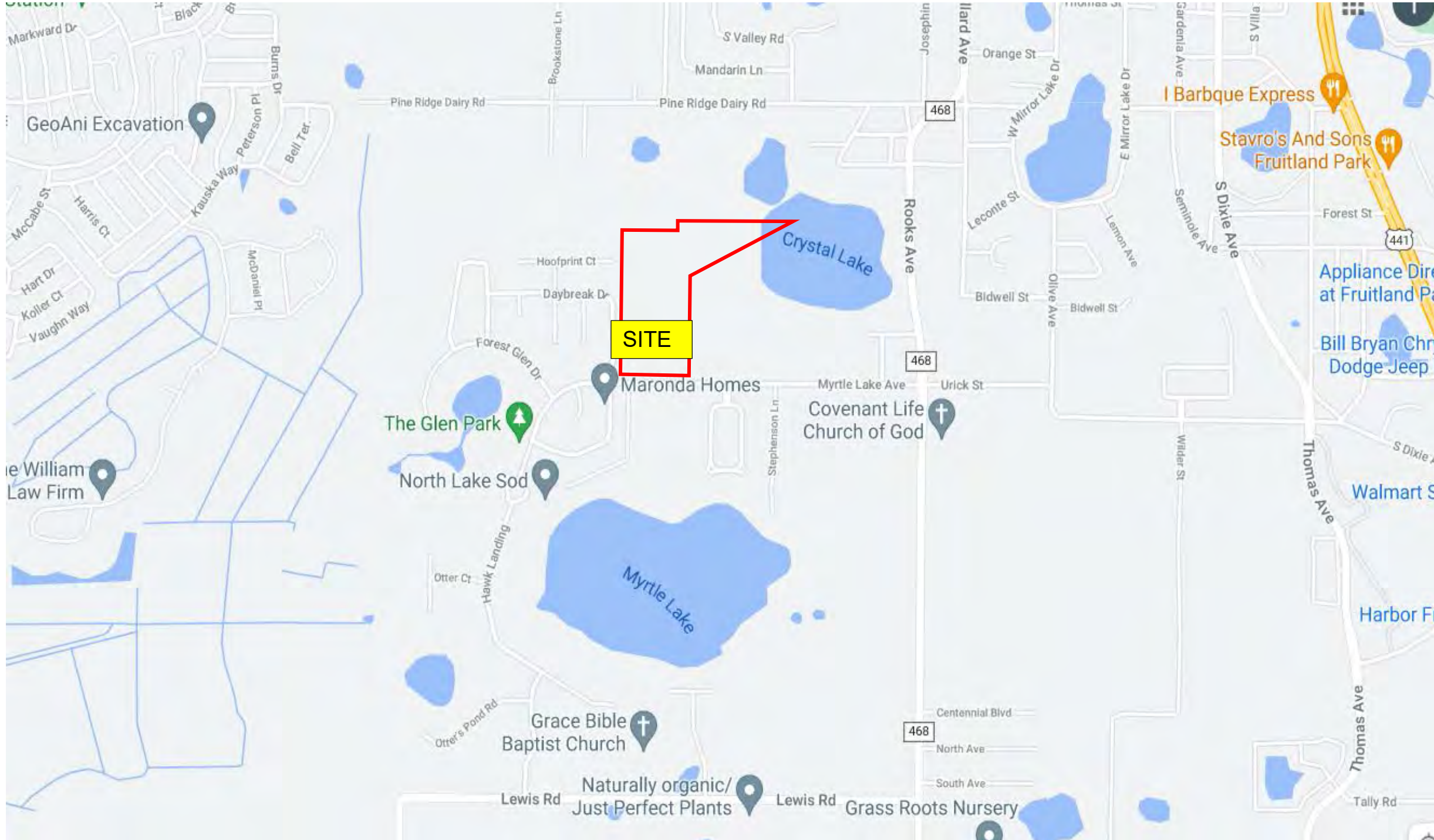
Alt Key 1288606
Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:
Exhibit A
(Aerial Photo)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL

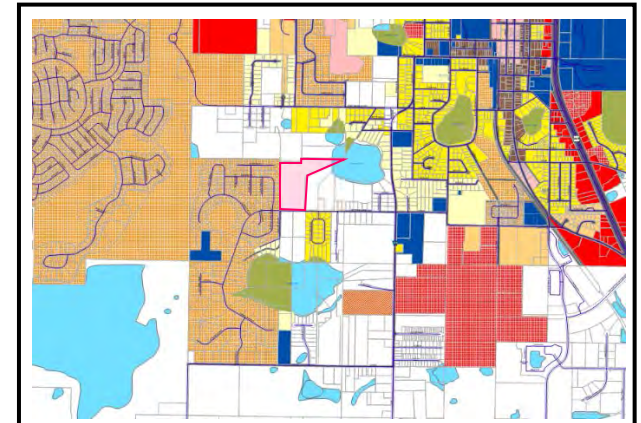
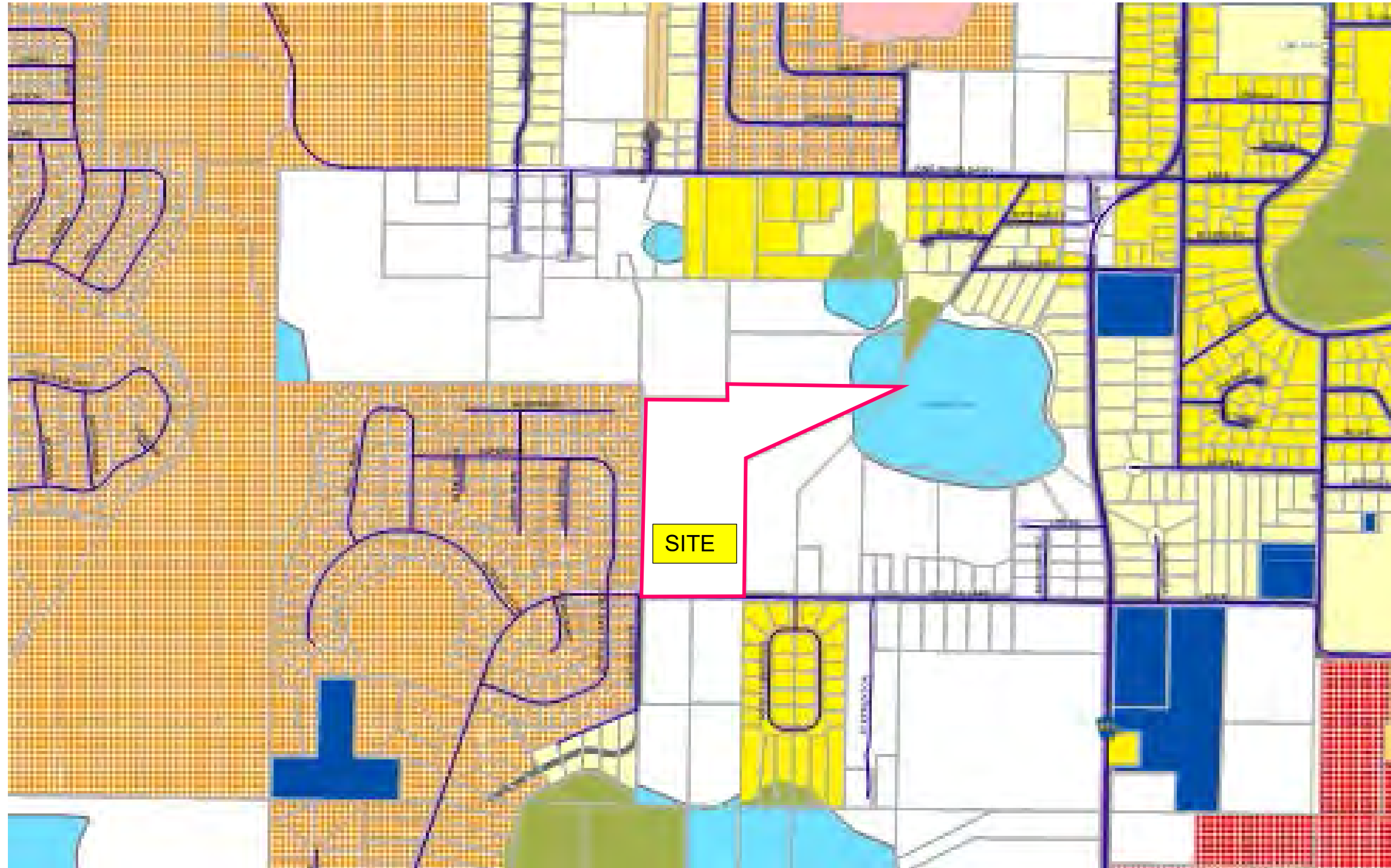


Sheet Title:

Exhibit B
(Location Map)

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Legend:

- R-1, Residential Single Family Home - Low Density
- R-2, Residential Single Family Home - Medium Density
- R-2A, Medium Density Residential
- R-3, Multi-Family Residential - High Density
- R-3A, High Density Residential/Neighborhood Commercial
- RP, Residential Professional
- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way



Sheet Title:

Exhibit C

(Requested Zoning Map Designation)