



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 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
September 7, 2021
10:00AM

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from August 3, 2021 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Terra Promessa - Variance (Alternate Key: 1289785)

Application submitted by James P. Senatore (owner) for proposed development consisting of 18.78 +/- acres currently zoned R-3A (Multi-Family High Density Residential - maximum of 4 dwelling units/acre as utilities are not available). Applicant seeking to develop 11 individual lots with well and septic. The subject site is generally located north of Lewis Road on the west side of CR 468. During August 3rd 2021 TRC meeting, applicant advised 'variance' required and should precede Preliminary Plan application. Chapter 157, Section 157.080(a)(1)(F) states cul-de-sac streets shall not exceed 600' in length. The proposed cul-de-sac is 861'.

MEMBERS' COMMENTS:

ADJOURNMENT:



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FRUITLAND PARK, FL 34731

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Lake County Economic Development

MINUTES

TECHNICAL REVIEW COMMITTEE

August 3, 2021

10:00AM

-
- I. MEETING START TIME:** 10:05 AM
 - II. MEMBERS PRESENT:** All TRC members present except Building Official, Fire Chief, Fire Inspector, City of Leesburg, Lake County School Board, Lake County Public Works and Lake County Economic Development. Present also on behalf of the applicant were Mark Batievsky (Director of Retail Operations-Fluent), Rebeca Gilling (Designer, Fluent), Bob Porter (General Contractor, Fluent) and Tim Bauer (Engineer, Progressive Development Group).
 - III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from June 1, 2021 and July 6, 2021 included for review/comment.
 - IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. Fluent – Minor Site Plan Preliminary Subdivision Plan (Alternate Key: 1740657)

Application submitted by Mark Batievsky on behalf of Fruitland Outparcel LLC. The subject property consists of 1.01 acres, located on US Hwy 27/441 north of the intersection of S. Dixie Avenue and US Hwy 27/441 (Alt Key 1740657). The request is for minor site plan approval to allow a change of use of the existing 4,026 SF building from retail sales to medical office/clinic. The previous use was a Mattress Firm store. The proposed is a Fluent Cannabis Care facility (medical office/clinic).

The proposed improvements include internal renovation to the building, installation of grass parking spaces, installation of additional landscaping, a new wall mounted sign and refacing of existing free-

standing signs. The project site takes access from both US 27/441 and S. Dixie Avenue, both access points have free standing signs approved for the previous mattress store.

After City Manager requested self- introduction of all in attendance, LPG Rankin reviewed the applicant's 8/2/2021 response submittal pertaining to city planner's issues/concerns and stated that all appeared to be satisfactorily addressed. Halff Tobias requested clarification on whether pavers or true grass pavers would be used for the required two (2) additional parking spaces. Fluent confirmed grasscrete or geo webbing grass pavers would be used for true grass parking.

Questions ensued regarding hours of operation which were stated by Tim Bauer to be: Monday – Thursday, 9 am to 8pm; Friday & Saturday, 9am – 8:30pm and Sunday, 9am to 7pm. Chief Luce inquired whether a security plan was in place [during normal business operating hours and/or after hours]. Tim Bauer stated there were 25 cameras on property in all areas except the restrooms; an offsite security monitoring system during operating hours and six (6) silent alarms for staff emergencies are being utilized. Employees are encouraged to call 911 as part of staff training. There will be 'no' onsite security officers. Fluent transitioned one year ago from onsite security officers and current security approach is thereby consistent with all other facilities across the state.

PWD Dicus explained the sewer pump system on property is owned by the City of Fruitland Park; if any damage occurs, responsibility for repair/replacement would fall on the applicant. Code Enforcement Officer Davis asked about external building maintenance and cleanup of the property. Per Bauer, they will perform a major cleanup and obtain maintenance agreement for ongoing maintenance services (anticipated to be twice a month).

Halff Tobias further inquired whether applicant was aware when the last cleanup/cleanout of underground stormwater system occurred, as property has been vacant for 2 years; system requires regular maintenance. Applicant states that last cleanup on property is unknow. Check-in with landlord may be required. Anticipates applying for a SJRWMD exemption. Halff Tobias stated he would like to see plan regarding how will this will be handled going forward and requested stipulation that before CO is issued, the aforementioned cleanup must occur.

No comment from City Attorney.

MEMBERS' COMMENTS: No additional comments.

ADJOURNMENT: 10:23AM



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

Sta Use Only

Case No.: _____

Fee Paid: _____

Receipt No.: _____

Development Application

Contact Information:

Owner Name: James P. Senatore
 Address: 1317 Sumter Street, Leesburg Florida 34748
 Phone: 352-787-1121 Email: senatoreinc@gmail.com

Applicant Name: James P. Senatore
 Address: 1317 Sumter Street, Leesburg Florida 34748
 Phone: 352-787-1121 Email: senatoreinc@gmail.com

Engineer Name: Richard A. Campanale, P.E.
 Address: 127 Slade Drive, Longwood Florida 32750
 Phone: 407-898-8942 Email: rcampanalepe@gmail.com



Property and Project Information:

PROJECT NAME*: Terra Promessa Preserve Subdivision Project
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 33811 County Road 468. Leesburg Florida 34748

Parcel Number(s): 16-19-24-0002-000-01000 Section: 16 Township: 19 Range: 24

Area of Property: 18.78 acres Nearest Intersection: CR 468 and Centennial Blvd.

Existing Zoning: R-3A High Density/Neighborhood Commercial Existing Future Land Use Designation: MFHD

Proposed Zoning: R-3A Proposed Future Land Use Designation: _____

The property is presently used for: Single Family Residential

The property is proposed to be used for: Phase 1 - Single Family Residential; Phase 2 - Two Tracts for Future Development

Do you currently have City Utilities? No City or County Utilities On-site

Application Type:

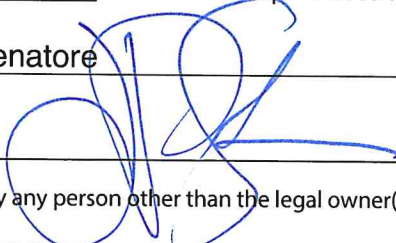
- | | | | |
|----------------------------------------------|------------------------------------------------------|-------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <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 checked="" 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: Preliminary Plan for Phase 1 - Single-Family Residential; Phase 2 - Two Tracts for Future Development.
 The variance pertains to the Code requirement of 600-foot "maximum" roadway length. The proposed roadway length is approximately 861-feet.

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: James P. Senatore

Signature:  Date: 8/23/21

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:

- | | | |
|-------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Legal Description (Word file req'd) | <input checked="" type="checkbox"/> Current Deed | <input checked="" type="checkbox"/> Aerial Photo |
| <input checked="" type="checkbox"/> Property Appraiser Information | <input checked="" type="checkbox"/> Electronic Copy of Application | <input checked="" type="checkbox"/> 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 JAMES SENATORE
_____, 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 FRUITLAND PARK to allow _____
VARIANCE TO ROAD CORPUS -

3) That he/she has appointed GENE 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.

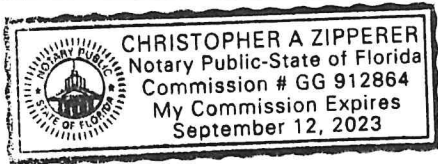
Affiant (Owner's Signature)

State of Florida

County of LAKE

The Foregoing instrument was acknowledged before me this 23 day of AUG, 20 21,
by JAMES SENATORE 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 66-912864
My Commission Expires 9.12.23

Signature
Chris Zipperer
Printed Name

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared JAMES SENATORE

_____, 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.

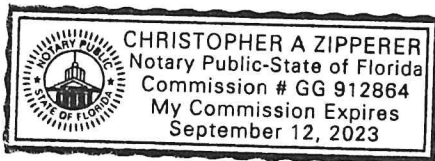
3) That he/she desires FRUITLAND PARK to allow A VARIANCE TO ROAD LENGTH FROM 1000'

Affiant (Applicant's Signature)

State of Florida
County of LAKE

The Foregoing instrument was acknowledged before me this 23 day of AUG, 20 21,
by JAMES SENATORE 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 66-912864
My Commission Expires 9.12.23

Chris Zipperer
Signature
Chris Zipperer
Printed Name

PROPERTY RECORD CARD

General Information

Name:	468 LLC	Alternate Key:	1289785
Mailing Address: 117 N 7TH ST LEESBURG, FL 34748 Update Mailing Address		Parcel Number: ⓘ	16-19-24-0002-000-01000
		Millage Group and City:	000F (FRUITLAND PARK)
		2019 Total Certified Millage Rate:	17.9898
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: 33811 COUNTY ROAD 468 LEESBURG FL 34748 Update Property Location ⓘ		Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	S 627 FT OF NW 1/4 OF NW 1/4 ORB 2835 PG 2409		
<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

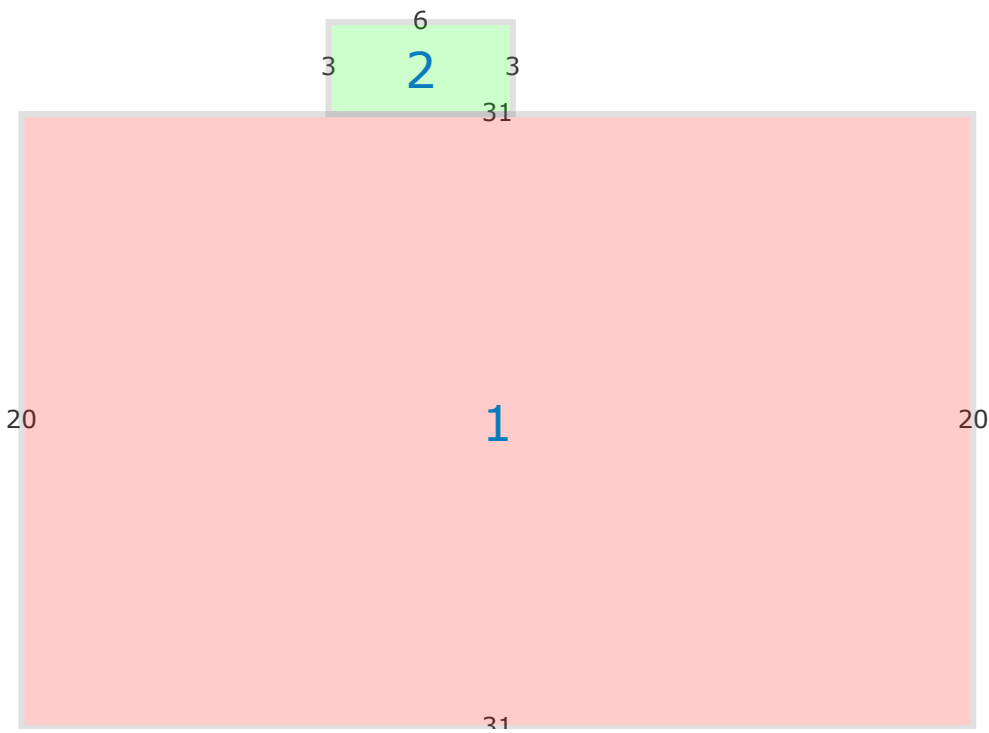
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		19	AC	\$0.00	\$194,750.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$8,639.00						
Summary								
Year Built: 1953	Total Living Area: 620 ⓘ	Central A/C: No	Attached Garage: No					
Bedrooms: 1	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	620	N	0%	0%	<input type="checkbox"/>
2	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	18	N	0%	0%	<input type="checkbox"/>
View Larger / Print / Save								



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
3357 / 1236	1/10/2007	Warranty Deed	Unqualified	Improved	\$0.00
3357 / 1237	12/21/2006	Warranty Deed	Unqualified	Improved	\$0.00
2954 / 2209	8/27/2005	Warranty Deed	Unqualified	Improved	\$0.00
2916 / 254	5/23/2005	Warranty Deed	Unqualified	Improved	\$0.00
2835 / 2409	5/17/2005	Warranty Deed	Qualified	Improved	\$368,600.00
2916 / 255	5/15/2005	Warranty Deed	Unqualified	Improved	\$0.00
2916 / 251	5/9/2005	Warranty Deed	Unqualified	Improved	\$0.00
2916 / 250	5/6/2005	Warranty Deed	Unqualified	Improved	\$0.00
2534 / 103	3/23/2004	Warranty Deed	Qualified	Improved	\$200,000.00
1676 / 2193	12/30/1998	Personal Rep Deed	Unqualified	Improved	\$0.00
1111 / 1199	5/1/1991	Misc Deed/Document	Unqualified	Improved	\$0.00
643 / 1222	1/1/1977	Misc Deed/Document	Qualified	Improved	\$70,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 CERTIFIED VALUES.

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	\$203,389	\$203,389	\$203,389	5.03270	\$1,023.60
LAKE COUNTY MSTU AMBULANCE	\$203,389	\$203,389	\$203,389	0.46290	\$94.15
SCHOOL BOARD STATE	\$203,389	\$203,389	\$203,389	3.70100	\$752.74
SCHOOL BOARD LOCAL	\$203,389	\$203,389	\$203,389	2.99800	\$609.76
CITY OF FRUITLAND PARK	\$203,389	\$203,389	\$203,389	3.91340	\$795.94
ST JOHNS RIVER FL WATER MGMT DIST	\$203,389	\$203,389	\$203,389	0.22870	\$46.52
LAKE COUNTY VOTED DEBT SERVICE	\$203,389	\$203,389	\$203,389	0.11000	\$22.37
LAKE COUNTY WATER AUTHORITY	\$203,389	\$203,389	\$203,389	0.35570	\$72.35
NORTH LAKE HOSPITAL DIST	\$203,389	\$203,389	\$203,389	1.00000	\$203.39
				Total: 17.8024	Total: \$3,620.82

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
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ



Prepared by and return to:

Richard P. Newman/slw

Attorney at Law

McLin & Burnsed P.A.

26736 U.S. Highway 27 Suite 202

Leesburg, FL 34748

352-787-1241

File Number: 200981

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 28th day of May, 2021 between 468, L.L.C., a Florida limited liability company whose post office address is 117 N. 7th St. , Leesburg, FL 34748, grantor, and James P. Senatore whose post office address is 1317 Sumter St. , Leesburg, FL 34748, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE NORTH 693 FEET THEREOF, AND LESS THE RIGHT OF WAY FOR STATE ROAD NO. S-468.

Parcel Identification Number: 1619240002-000-01000

Subject to easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose the same.

This property is subject to a Mortgage and Security Agreement dated May 17, 2005 given by 468, L.L.C., a Florida limited liability company ("Mortgagor"), and William D. Barbieux and Alfred C. Haliday, Jr., as Trustees of the William M. and Marian R. Haywood Charitable Trust ("Mortgagee") recorded in Official Records Book 2835, Page 2411 et seq, covering the property described therein ("the Property"), given to secure a Promissory Note ("the Note") given by Mortgagor, as Borrower, in favor of Mortgagee, as Lender, dated May 17, 2005, in the original principal sum of NINE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$925,000.00), modified by: Mortgage Modification and Extension Agreement dated May 17, 2008, recorded in Official Records Book 3690, Page 1883 et seq.; and, further modified by Mortgage Modification and Extension Agreement dated effective May 17, 2010, recorded in Official Records Book 3919, Page 2086 et seq.; and, further modified by Mortgage Modification and Extension Agreement dated effective May 17, 2012, recorded in Official Records Book 4278, Page 2082 et seq.; and, further modified by Mortgage Modification and Extension Agreement dated effective May 17, 2016, recorded in Official Records Book 4882 , Page 240 et seq.; and, further modified by Mortgage Modification and Extension Agreement dated effective May 17, 2018, recorded in Official Records Book 5153, Page 608 et seq., all references to the Public Records of Lake County, Florida ("the Mortgage"), having a current principal balance of \$280,769.56 WHICH SUM GRANTEE EXPRESSLY ASSUMES AND AGREES TO PAY.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

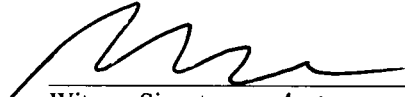
****See Next Page for Signature(s)****

Page 2


Parcel Identification Number: 1619240002-000-01000

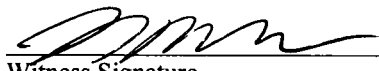
File No.# 200981

Signed, sealed and delivered in our presence:


 Witness Signature
 Witness Name: Michael D. Peterson

468, LLC, a Florida limited liability company


By: 
 John D. O'Kelley, Member


 Witness Signature
 Witness Name: Richard P. Newman

State of Florida
County of Lake


The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of May, 2021 by John D. O'Kelley, Member of 468, LLC, a Florida limited liability company, who is personally known or has produced _____ as identification.

[Notary Seal]


 Notary Public

Printed Name: Richard P. Newman

My Commission Expires:

 **RICHARD P. NEWMAN**
 Commission # GG 175828
 Expires March 11, 2022
 Bonded Thru Budget Notary Services

Richard A. Campanale, P.E.

Civil Design and Permitting Services

127 Slade Drive
Longwood, Florida 32750
407-878-8942
rcampanalepe@gmail.com

Development Application Document
City of Fruitland Park
Lake County, Florida

Proposed Name: Terra Promessa Preserve Subdivision Project
Location: 33811 CR 468, Leesburg Florida 34748
Date: 8/23/2021

General Description:

The proposed subdivision is located on CR 468 with Alt.Key ID #1289785. The property is approximately 18.78 acres of single family residential wooded property with two depressional areas in the rear of the property. The property is currently zoned R-3A (High Density Residential/Neighborhood Commercial) with future landuse MFHD (Multi-Family High Density). The proposed preliminary presents Phase 1 – Single Family Residential (11 Lots) and Phase 2 – Two Tracts for Future Development.

Legal Description:

Northwest ¼ of the Northwest ¼ of Section 16, Township 19 South, Range 24 East, Lake County, Florida, Less the North 693 Feet Thereof, and Less the Right-of-Way for State Road No. S-468. Subject to All Easements, Rights – of - Way and Restrictions of Record, If Any.

Location / Aerial / FEMA / Zoning / FLU Maps:

Attached for the File.

Property Appraiser Information:

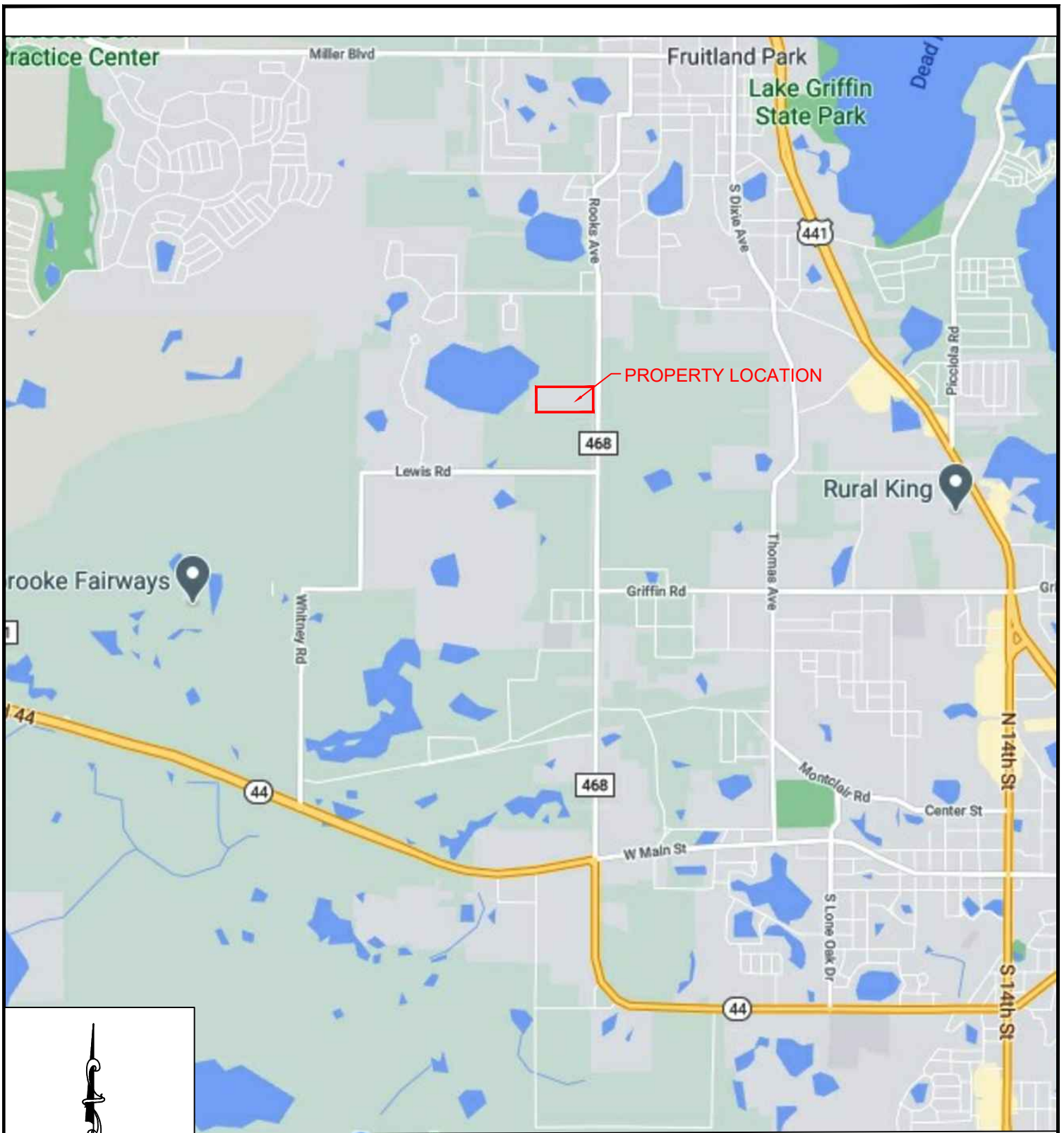
Attached for the File.

Current Deed:

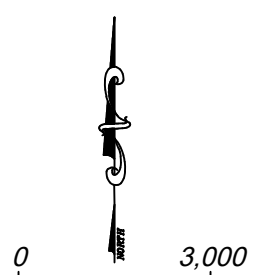
Attached for the File.

Plans:

Preliminary Subdivision Plan is provided for TRC review.



PROPERTY LOCATION



GRAPHIC SCALE

LOCATION MAP

SECTION 16 TOWNSHIP 19 SOUTH, RANGE 24 EAST

RICHARD A. CAMPANALE, P.E. LICENSE #54745 127 SLADE DRIVE LONGWOOD, FL 32750 407-878-8942	PROJECT: TERRA PROMESSA SUBDIVISION	
	APPLICANT: JAMES SENATORE – SENATORE INC.	
	COUNTY: LAKE COUNTY	EXHIBIT: 1



September 8, 2020

CITY OF FRUITLAND PARK
TERRA PROMESSA - SUBDIVISION PROJECT
AERIAL MAP

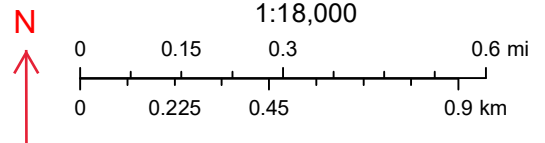









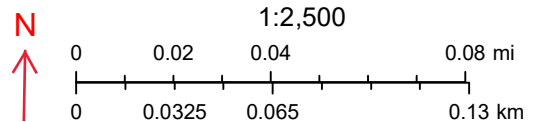


EXHIBIT 2



September 8, 2020

- | | | | |
|-------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | County Boundary |  | Property Name |
|  | Street Names |  | Tax Parcels Alternate Key |
|  | Local Streets |  | Tax Parcels |
|  | Subdivision Lot Numbers |  | Surrounding Counties |
|  | Address Locations | | |

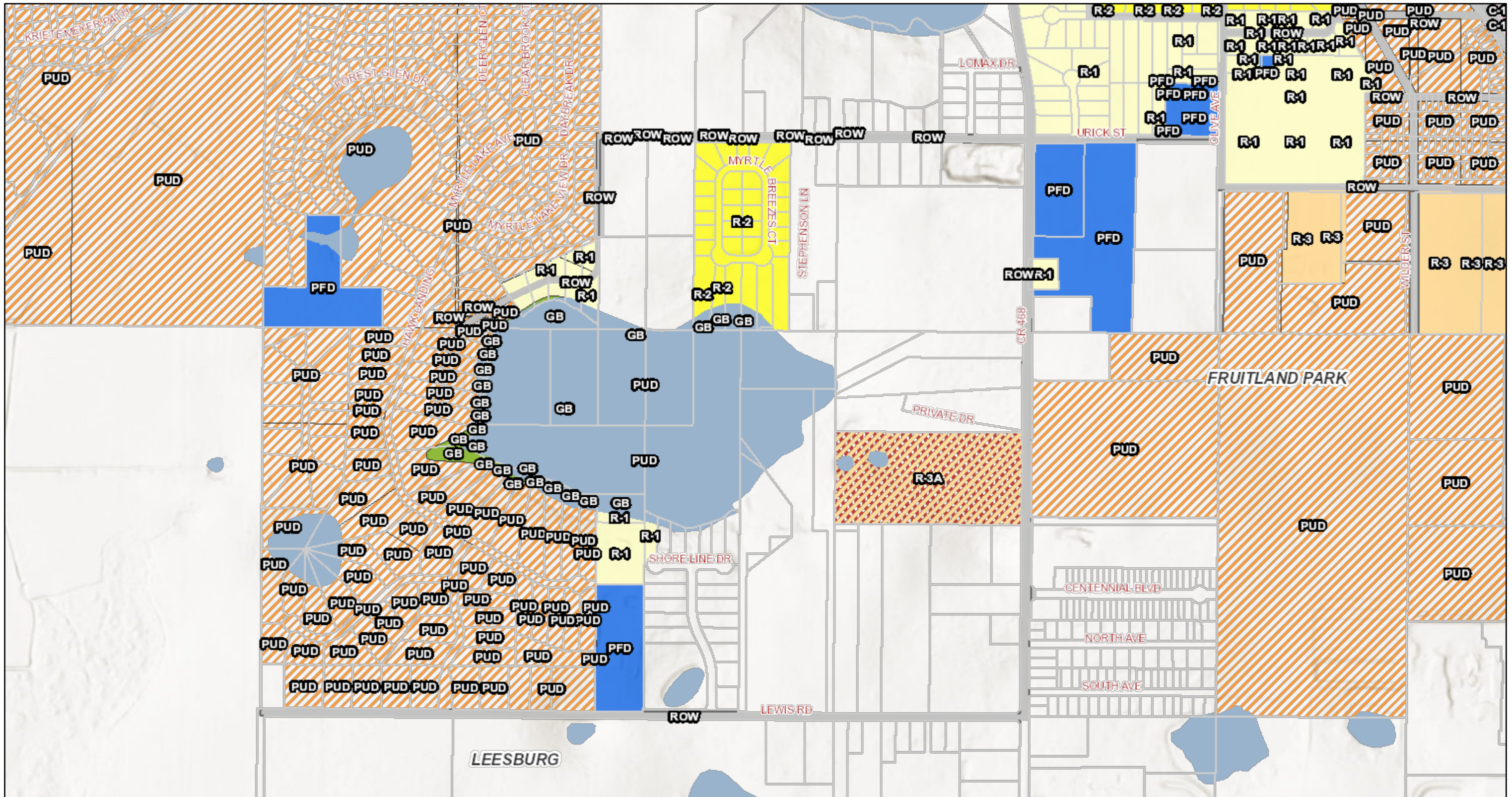


Lake BCC

EXHIBIT 3

TERRA PROMESSA SUBDIVISION PROJECT

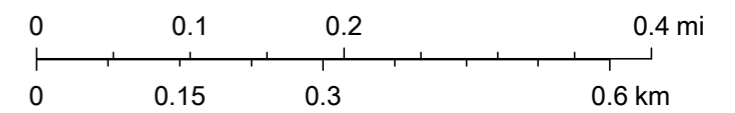
City View



September 9, 2020

CITY OF FRUITLAND PARK
TERRA PROMESSA SUBDIVISION
CURRENT ZONING MAP

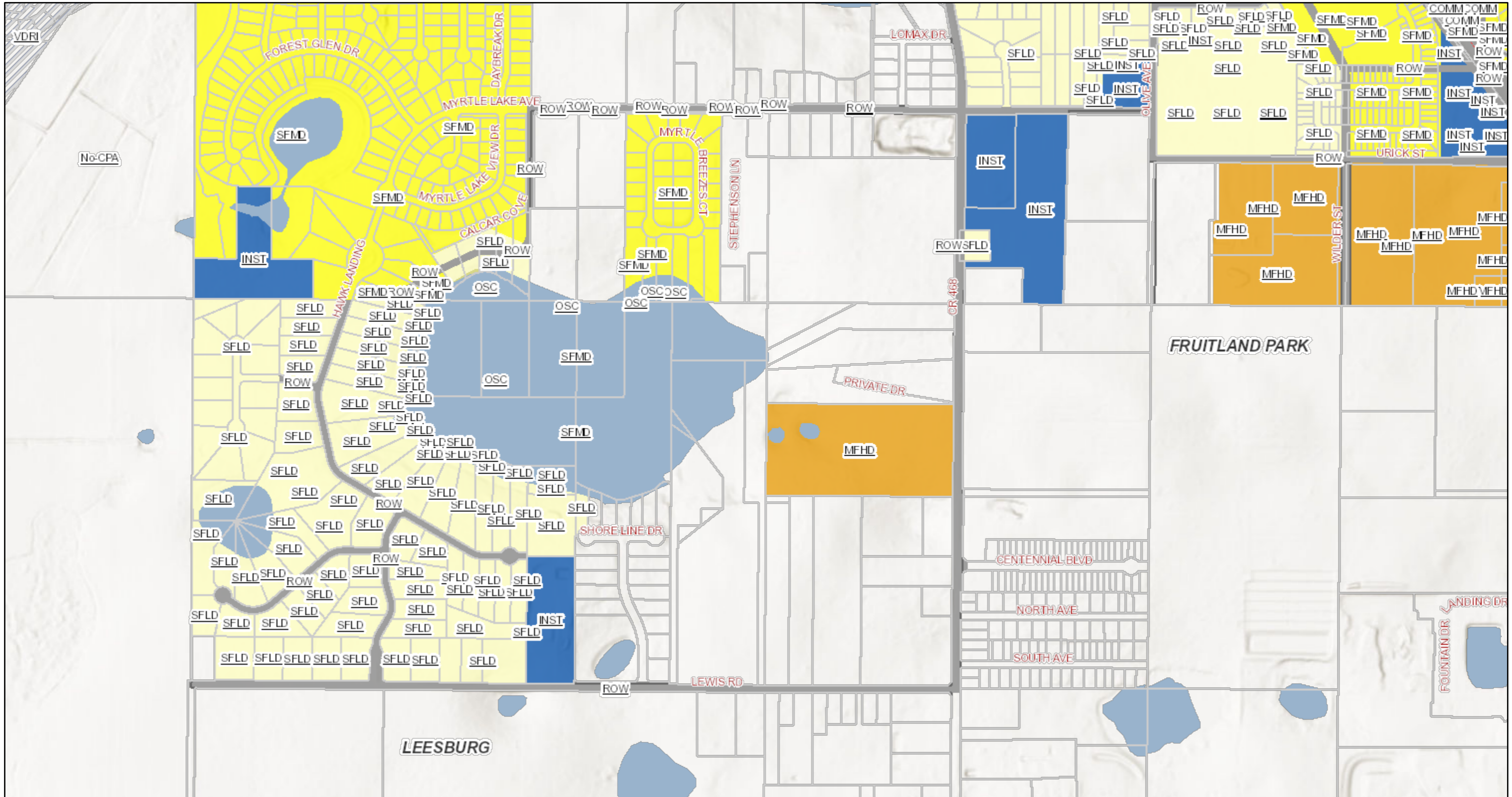
1:9,028



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Various municipalities

EXHIBIT 4

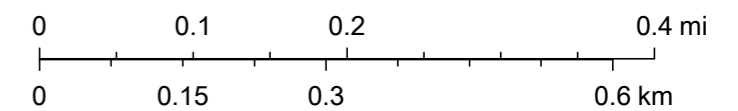
City View



September 9, 2020

CITY OF FRUITLAND PARK
TERRA PROMESSA SUBDIVISION
FUTURE LAND USE MAP

1:9,028



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Various municipalities

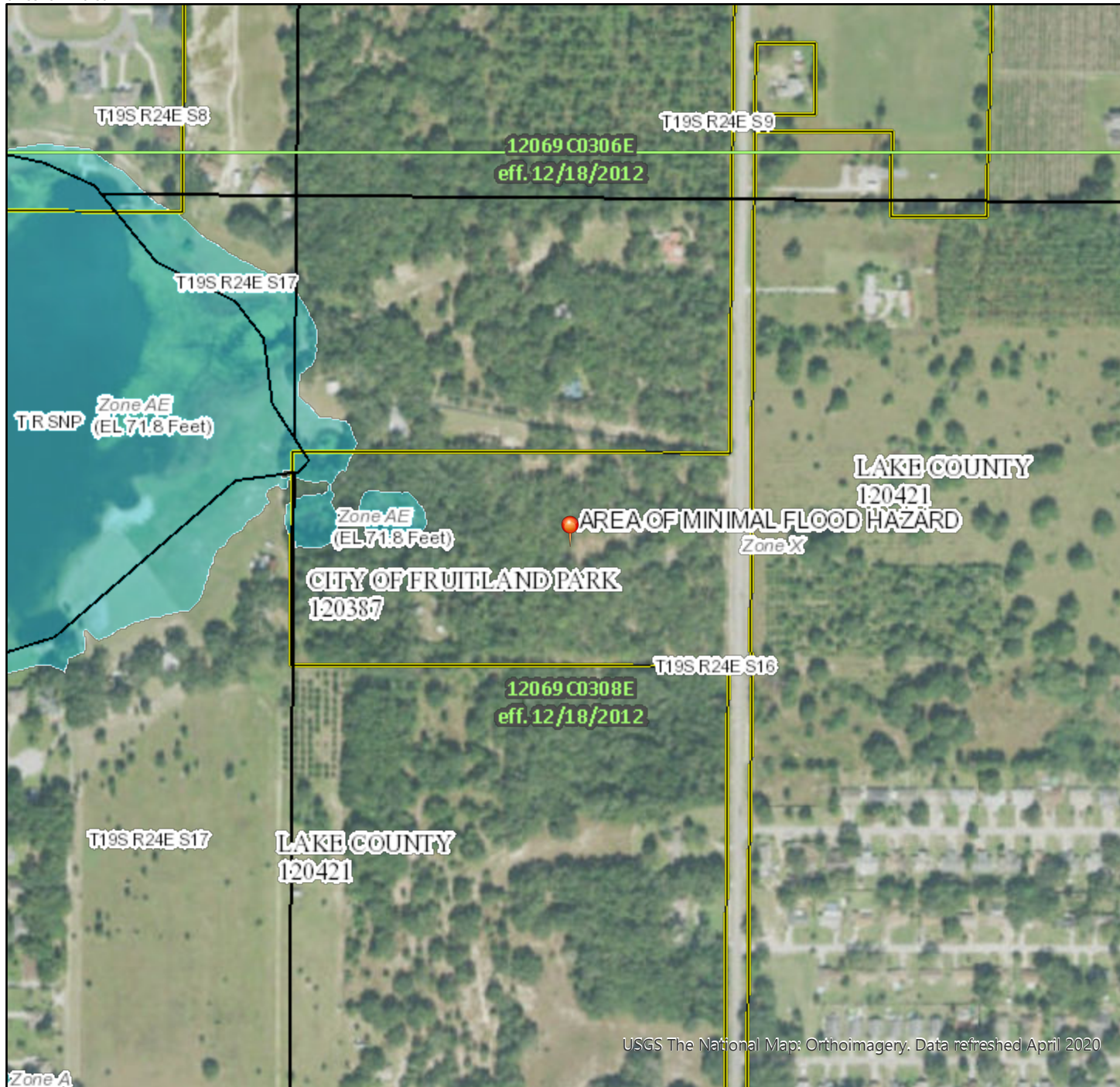
EXHIBIT 5

National Flood Hazard Layer FIRMette



**TERRA PROMESSA
SUBDIVISION**

81°55'23"W 28°50'42"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



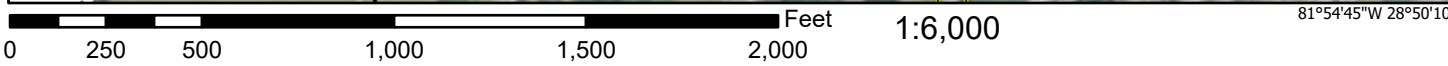
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/3/2020 at 2:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 6



USGS The National Map: Orthoimagery. Data refreshed April 2020