



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

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|---|--|
| TRC COFP Members: City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney Building Official Community Development Director 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
FEBRUARY 1, 2022
10:00AM

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from October 5, 2021 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. 7-Eleven (Alternate Key: 2748770)

Major Site Plan and minor lot split applications were submitted by William “Bill” Lloyd of 441 Lake Ella, LLC on behalf of Fruitland Lake Ella, LLC. Parcel is currently zoned General Commercial (C-2) and is located west of US Highway 27/441 & Eagle Nest Road. Subject property is part of a larger tract of land (± 5.49 acres). A lot split will be processed simultaneously with the site plan. Due to changes in the original site plan submission (previously approved on 10/28/2021; see Resolution 2021-045), a new site plan was necessary. The **new** site plan submission includes: (1) drainage changes, (2) retention pond changes, (3) changes to property boundaries; only a portion of the property will be sold for

development, as well as (4) ingress/egress changes. The proposed plan is to construct a 4,650 SF convenience store (including gas pumps) with associated 980 SF car wash.

MEMBERS' COMMENTS:

ADJOURNMENT:



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FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
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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

MEETING NOTES
TECHNICAL REVIEW COMMITTEE
October 5, 2021
10:00AM

- I. **MEETING START TIME: 10:00AM**
- II. **MEMBERS PRESENT:** All members present except Fire Chief, Fire Inspector; Lake County Economic Development; City of Leesburg Utilities; Building Official. Also present were Scott Sumner of Beeline Development on Behalf of Bill Bryan Chrysler; Helen LaValley and Kelly Randall on behalf of Lake County Schools and Chuck Hiott of Halff Associates on behalf of Park Square Homes.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from September 7, 2021 included for review/comment.
- IV. **OLD BUSINESS: NONE**

NEW BUSINESS:

A. Bill Bryan Chrysler - Minor Site Plan (Alternate Key: 1740673)

Application submitted by F. Williams Bryan II, registered agent for FWB Investments, Ltd (owner), for proposed shop expansion consisting of approximately 4,980 sf along the eastern property boundary. A portion of the building is proposed over existing asphalt. The total proposed impervious area of the entire site including the proposed expansion is 55.90% which is less than the maximum allowed of 70%.

Business has limited space due to the automotive maintenance/repair demand of business. Turning radiuses & drainage questions answered. No issues from TRC. There will be no bathrooms installed.

Next step will be minor site plan approval via issuance of a 'notice of site plan' approval. After receipt of the aforementioned recorded document, applicant to apply for permitting.

B. School Board of Lake County – Rezoning (Alternate Key: 1639743)

Application submitted by the School Board of Lake County (Diane S. Kornegay, Lake County Schools Superintendent) to re-zone approximately 19 acres from R-1, Single Family Low Density Residential to PFD, Public Facilities District. The School Board is seeking to construct and replace an elementary school and accessory uses on areas located on the northeast corner of the intersection of Urick Street and Olive Avenue.

Kelly Randall, Supervisor of Growth Planning for Lake County Schools was present to discuss the elementary school replacement project and answer any questions. The School Board's current timeline involves working through the re-zoning approval process to allow a new school to be built in Fruitland Park; no details at this time as an architect has not been hired (anticipated Spring 2022). Thereafter, civil, structural and utility engineers will be hired for the design process.

Questions regarding utilities, school entrance, transportation and traffic cannot be addressed until the engineers are hired. Anticipates Fall 2022 before a construction manager onboard.

Construction planned in early 2023 with opening in the Fall of 2024. School Board to come back to the city in 2022 with a detailed site plan and courtesy design review. Various design aspects and accessibility were discussed for the School Board's consideration. Next step will be Planning and Zoning, followed by City Commission.

C. Park Square Homes – Preliminary Plan (Alternate Keys: 1289866, 1289874, 1289904, 1430411, 1639808, 1699959, 17722435, 3540468, 3691334, 3900702)

Application submitted by Suresh Gupta of Park Square Homes, on behalf of owner, Rufus M. Holloway Jr. for proposed development of an 163 lot subdivision. Phase I of the proposed project will develop 68.77 acres of 177.7 total [approximate] acres. Property currently zoned Mixed Use PUD and presently used for agriculture. The property is located near Thomas Avenue and Urick Street.

Chuck Hiott, Halff Associates, discussed application and TRC comments (outlined in Development Review letter dated 9/30/2021) on behalf of applicant. Each phase of the project should meet percentages of lot sizes identified in the MDA (as stand-alone) per city attorney; consequently, 10% (60' wide lots), 10% (70' wide lots) and 80% (50' wide lots). Aforementioned percentages currently not met in Phase I. Chuck Hiott stated percentages would be met overall upon complete buildout of subdivision. Further research and discussion to ensue before final decision pertaining to meeting percentages in phases versus overall.

Hiott further stated landscaping and tree preservation plans, as well as traffic analysis report are complete and will be forwarded with next submittal. Environmental assessment will also be addressed. Additionally, entrance to lift station will be increased in accordance with public work's request.

Other TRC comments were also presented by Hiott for discussion; to include school concurrency application submission to Lake County Schools.

City attorney stressed that application would need to meet all outstanding issues before moving forward for PSP approval.

MEMBERS' COMMENTS:

ADJOURNMENT: MEETING ADJOURNED AT 10:42

RESOLUTION 2021-045

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A SEVEN-ELEVEN; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fruitland Park Ella, LLC and R.K.M. Development Corp. has filed an application for Major Site Plan Approval to allow for construction of a new Seven-Eleven building on real property located at xxxx US Hwy 27/441, Fruitland Park; and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

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

Section 1. Granting of Major Site Plan Approval.

The application filed by Fruitland Park Ella, LLC and R.K.M. Development Corp. (hereafter referred to as "Applicant"), to allow for construction of a new Seven-Eleven building on real property located at xxxx US Hwy 27/441, Fruitland Park is hereby GRANTED, with conditions, for the following described property:

Alt. Key Numbers: 274770

Parcel Id. Numbers: 33-18-24-0001-000-00400

LEGAL DESCRIPTION: See attached Exhibit A.

Section 2. Conditions of Approval.

- (1) Prior to the issuance of a building permit, the Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:
 - (a) Applicant must obtain a driveway permit from FDOT for connection of the Property to US Hwy 27/441.
 - (b) Applicant must dedicate and convey by right-of-way deed to Lake County right-of-way for Lake Ella Road. Applicant must prepare and provide to Lake County the legal description and sketch of description of the right-of-way as determined by Lake County, along with a copy of the Property boundary survey and title report.

- (c) Applicant must cooperate with FDOT and Lake County for the traffic signal modification at the intersection of US Hwy 27/441 and Lake Ella Road, and execute any required agreements relating to same.
- (2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.
- (3) The Site Plan is attached hereto and incorporated herein.
- (4) Upon compliance with the conditions set forth above, the City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida.

Section 3. Effective Date.

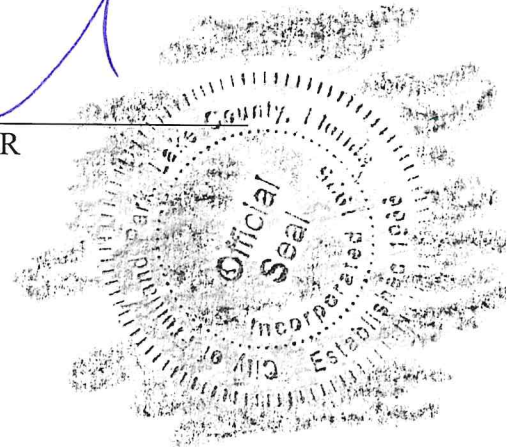
This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this 28th day of October 2021.

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND
PARK, FLORIDA


CHRIS CHESHIRE, MAYOR

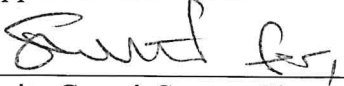


ATTEST:


ESTHER COULSON, CITY CLERK, MMC

| | | | | | | | | |
|-----------------------|--------------|--------|---------------|-------|---------------|--------------|---------------|----------|
| Mayor Cheshire | <u> / </u> | (Yes), | <u> </u> | (No), | <u> </u> | (Abstained), | <u> </u> | (Absent) |
| Vice Chairman Gunter | <u> / </u> | (Yes), | <u> </u> | (No), | <u> </u> | (Abstained), | <u> </u> | (Absent) |
| Commissioner Bell | <u> / </u> | (Yes), | <u> </u> | (No), | <u> </u> | (Abstained), | <u> </u> | (Absent) |
| Commissioner DeGrave | <u> / </u> | (Yes), | <u> </u> | (No), | <u> </u> | (Abstained), | <u> </u> | (Absent) |
| Commissioner Mobilian | <u> / </u> | (Yes), | <u> </u> | (No), | <u> </u> | (Abstained), | <u> </u> | (Absent) |

Approved as to form:


Anita Geraci-Carver, City Attorney

Legal Description:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LYING WEST OF THE HIGHWAY, LESS AND EXCEPT RAILROAD RIGHT-OF-WAY.

TOGETHER WITH THAT PORTION OF THE LANDS DESCRIBED IN THAT FINAL JUDGEMENT QUIETING TITLE RECORDED IN OFFICIAL RECORDS BOOK 3578, PAGE 2451 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF THE HIGHWAY.

Record and return to
City of Fruitland Park
506 W Berckman St
Fruitland Park, FL 34731

NOTICE OF A MAJOR SITE PLAN APPROVAL

TO: Fruitland Lake Ella, LLC
133602 SW 128 Street
Miami FL 33186

and

R.K.M. Development Corp.
147 Second Avenue South, Suite 400,
St. Petersburg, FL 33701

You are hereby notified that a major site plan approval has been given by the City of Fruitland Park Commission at its October 28, 2021 regular meeting with conditions to be completed as outlined below in the adopted Resolution 2021-045, to allow for construction of a new Seven-Eleven building on real property located west of U.S. Highway 441/27 and Eagles Nest Road in Fruitland Park, more particularly described:

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LYING WEST OF THE HIGHWAY, LESS AND EXCEPT RAILROAD RIGHT-OF-WAY.

TOGETHER WITH THAT PORTION OF THE LANDS DESCRIBED IN THAT FINAL JUDGEMENT QUIETING TITLE RECORDED IN OFFICIAL RECORDS BOOK 3578, PAGE 2451 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF THE HIGHWAY.

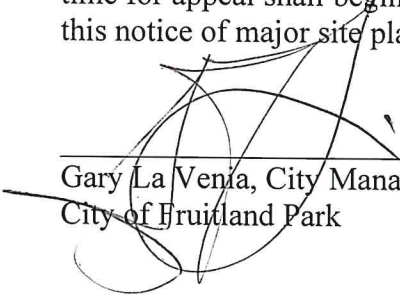
Conditions of Approval.

- (1) Prior to the issuance of a building permit, the applicant shall resolve, to the satisfaction of the city manager or designee, the following matters:
 - (a) Applicant must obtain a driveway permit from the State of Florida Department of Transportation (FDOT) for connection of the property to US Hwy 27/441.
 - (b) Applicant must dedicate and convey by right-of-way (ROW) deed to Lake County ROW for Lake Ella Road. Applicant must prepare and provide to the county the legal description and sketch of description of the ROW as determined by the county, along with a copy of the property boundary survey and title report.

- (c) Applicant must cooperate with FDOT and the county for the traffic signal modification at the intersection of US Hwy 27/441 and Lake Ella Road and execute any required agreements relating to same.
- (2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.
- (3) The Site Plan is attached hereto and incorporated herein.
The above-referenced property may not be subdivided or split without the express written approval of the City of Fruitland Park Commission.
- (4) Upon compliance with the conditions set forth above, the city manager is authorized to issue and record a notice of site plan approval in the public records of Lake County, Florida.
- (5) This conditioned approval may also be revoked by the city manager, at any time, if the above conditions are not followed and met by the applicant.

APPELLATE RIGHTS

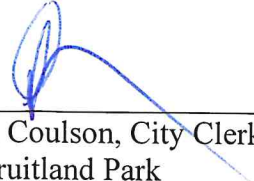
In accordance with s.163.3215, *Florida Statutes*, you are hereby advised that you have thirty (30) days to appeal the decision of the city manager to the Circuit Court in Lake County, Florida. The time for appeal shall begin from the date the city manager renders its written decision by signing this notice of major site plan approval.



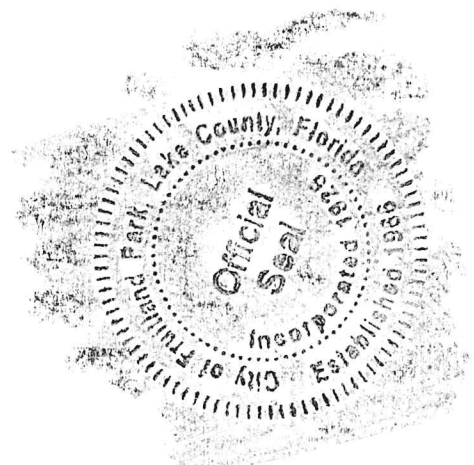
Gary La Vena, City Manager
City of Fruitland Park

Dated: November 9, 2021

Attest:

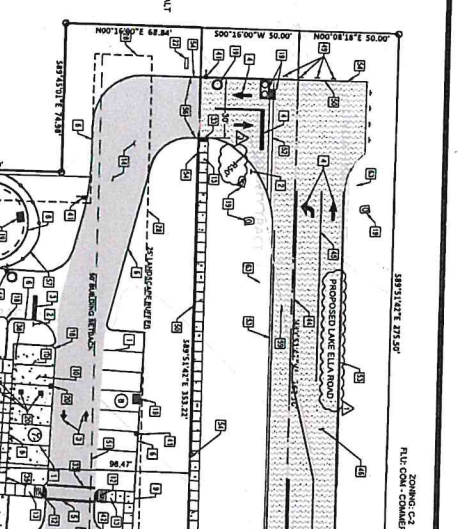


Esther B. Coulson, City Clerk
City of Fruitland Park



| LINE DESCRIPTION | QUANTITY | UNIT |
|----------------------|----------|------|
| CI CURVED DRAIN | 1.6127 | LF |
| 1.0" DIA. S.S. DRAIN | 4.9134 | LF |
| 3.0" DIA. S.S. DRAIN | 0.0000 | LF |
| 6.0" DIA. S.S. DRAIN | 0.0000 | LF |
| TOTAL | 6.5261 | LF |

| ITEM | DESCRIPTION | QUANTITY | UNIT |
|------|---------------------------------------|----------|------|
| 1 | CONCRETE | 10.5 | CY |
| 2 | PORTLAND CEMENT PORTLAND DUST ASPHALT | 20.0 | SF |
| 3 | PORTLAND CEMENT PORTLAND DUST ASPHALT | 10.0 | SF |



SITE DATA TABLE

TRAVEL # 3:11:40-10:00:00

ZONING DISTRICT: (C2) GENERAL COMMERCIAL

FUTURE LAND USE: (C2) GENERAL COMMERCIAL

ADJACENT ZONING: (C2) GENERAL COMMERCIAL

ADJACENT USES: (C2) GENERAL COMMERCIAL

ADJACENT PROPERTY: (C2) GENERAL COMMERCIAL

ADJACENT OWNER: (C2) GENERAL COMMERCIAL

ADJACENT ADDRESS: (C2) GENERAL COMMERCIAL

AGREES

| PROPOSED | AGREES | EXISTING | DIFFERENCE |
|-------------|-----------|----------|------------|
| 7700 SQ FT | 11,371 AC | 5,705 | 5,666 |
| 8,800 SQ FT | 5,012 AC | 4,512 | 490 |
| 6,518 SQ FT | 1,138 AC | 5,143 | -3,605 |
| 6,518 SQ FT | 5,269 AC | 4,276 | 1,043 |

AGREES

| PROPOSED | AGREES | EXISTING | DIFFERENCE |
|--------------|--------------|--------------|------------|
| 16,000 SQ FT | 16,000 SQ FT | 16,000 SQ FT | 0 |
| 16,000 SQ FT | 16,000 SQ FT | 16,000 SQ FT | 0 |

PARKING CALCULATIONS:

PROPOSED 24 SPACES WITH 60 MIN. WAIT SPACE = 24 SPACES
 EXISTING 24 SPACES
 TOTAL 48 SPACES

PARKING SPACES:

PROPOSED 24 SPACES
 EXISTING 24 SPACES
 TOTAL 48 SPACES

GENERAL INFORMATION

NUMBER OF BUILDING STORIES: 2

PROJECT NAME: 7-ELEVEN STORE #221,056

PROJECT ADDRESS: 411 HWY 441 AT LAKE ELLA, FRUITLAND PARK, FL 34711

PREPARED BY: KRM DEVELOPMENT CORP.

DATE: 02/01/21

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE INTERNATIONAL BUILDING CODE.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE.

NOTES:

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2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE.

- 1. SIDE OF PAVEMENT (TYP)
- 2. END OF PROPOSED GRANTY WALL, SEE SHEET C4.0
- 3. TYPE 'C' CURB & GUTTER, FOOT INDEX 520-01, DETAIL D1.2
- 4. VERTICAL CURB TYPICAL, DETAIL D1.1
- 5. PROPOSED 4" TALL CHAIN LINK FENCE AROUND POND.
- 6. 34 SHP WHITE, 7 FOOT INDEX 71-001
- 7. FOOT SIGN STAKE THROUGH FOOT DESIGN MANUAL, 712
- 8. RIGID PAVEMENT MARKING SYMBOLS.
- 9. TYPE 'C' CURB, SEE SHEET C4.0
- 10. SIGN TO BE INSTALLED PER FOOT INDEX 709-02, DETAIL D1.7
- 11. ROOF OF PAVED SHOULDER

- 1. 4" WHITE THERMOPLASTIC STRIPING
- 2. 2" TYPICAL TYPICAL FOOT - DETAIL: 11-01.8
- 3. TYPICAL THERMOPLASTIC STRIPING MARKING - DETAIL: FOOT INDEX 71-001 D1.4
- 4. CONCRETE CURB & SIDEWALK (TYP) - DETAIL: 51-01.9
- 5. NOT TO EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE
- 6. PROPOSED CURB AND SIDEWALK PER TRANSITION SMOOTH CONNECTION LOCATION AND AREA, SEE SHEET C4.0 AND SCHEDULE 71-001
- 7. TYPE 'C' CURB (TYP) - DETAIL: FOOT INDEX 520-01 D1.2
- 8. PROPOSED CURB AND SIDEWALK PER TRANSITION SMOOTH CONNECTION LOCATION AND AREA, SEE SHEET C4.0 AND SCHEDULE 71-001
- 9. MONOLITHIC CURB & SIDEWALK (TYP) - DETAIL: 51-01.9
- 10. CONCRETE SIDEWALK (TYP) - DETAIL: 51-01.9
- 11. CONCRETE SIDEWALK (TYP) - DETAIL: 51-01.9
- 12. HANDICAP ACCESSIBLE PARKING SPACE & SIGNAGE
- 13. HANDICAP ACCESSIBLE PARKING SPACE & SIGNAGE
- 14. HANDICAP ACCESSIBLE PARKING SPACE & SIGNAGE
- 15. HANDICAP ACCESSIBLE PARKING SPACE & SIGNAGE
- 16. CONCRETE SIDEWALK (TYP) - DETAIL: 51-01.9
- 17. 5' X 5' LANDSCAPE LIGHT
- 18. HEAVY DUTY ASPHALT PAVEMENT (TYP) DETAIL: 10-01.8
- 19. STANDING DUTY ASPHALT PAVEMENT (TYP) DETAIL: 10-01.8
- 20. DAMAGED ASPHALT REPAIR - DETAIL: 51-01.8
- 21. WATER CONNECTOR VALVE - SEE SHEET C4.0 UTILITY PLAN
- 22. CONCRETE CURB (TYP) - DETAIL: 51-01.9
- 23. STORM DRAINAGE STRUCTURE (TYP) - SEE SHEET C4.0 UTILITY PLAN
- 24. SANITARY SEWER CLEANOUT (TYP) - SEE SHEET C4.0 UTILITY PLAN
- 25. PROPOSED FIRE FRONT
- 26. PROPOSED SIDEWALK
- 27. FENCED STAIRS/COY (PAVED LANE)
- 28. UNDERGROUND FUEL STORAGE TANK (2 X 20,000 GALLON CAPACITY)
- 29. FUELING STATION (TYP)
- 30. FUELING STATION (TYP)
- 31. AIR COMPRESSOR AND WATER STATION
- 32. CARWASH RETRACTION LINE (TYP)
- 33. TRASH RECEPTOR (PLACES)
- 34. ICE MACHINES
- 35. COMPRESSED GAS STORAGE CAB
- 36. DEFLECTIVE WINDING FOOT INDEX 220-02, DETAIL: 41-01.9
- 37. GROUND MOUNTED TRANSFORMER
- 38. 6" PIPE BOLLARD WITH PLASTIC COVER (TYP) DETAIL: 31-01.8
- 39. CARWASH WATER SYSTEM ACCESS COVER
- 40. AVIANO (SEE ARCHITECTURAL PLANS)
- 41. WHEELSTOP (TYP) - DETAIL: 51-01.2 (FOOT INDEX 220-01)
- 42. HOSE REEL
- 43. ROUTE SIGNAGE OR CHAINS THROUGH SIDEWALK
- 44. SITE LIGHTING POLE (TYP) - SEE PHOTOGRAPHIC PLANS
- 45. 1" X 2" LANDING ZONE
- 46. BUREAU (OR) PROPOSED INVERTED U, DETAIL: 31-01.1
- 47. YELLOW TRAFFIC PAVEMENT MARKING LINE - DETAIL: FOOT INDEX 71-001 D1.8
- 48. YELLOW TRAFFIC PAVEMENT MARKING LINE - DETAIL: FOOT INDEX 71-001 D1.7
- 49. PROPOSED CAR STALLING AT CARWASH ENTRANCE
- 50. PRIVATE TRAVEL SIGN - DETAIL: 12-01.2
- 51. STREET TERMINATION SIGNAGE - DETAIL: FOOT INDEX 700-09 D1.8
- 52. 40x110 (16) PROPOSED GRANTY WALL, FOOT INDEX 40-01.1
- 53. 40x110 (16) PROPOSED GRANTY WALL, FOOT INDEX 40-01.1
- 54. BUILDING STAKE (TYP)
- 55. VALVE (DETAILS: INDEX 220-01, DETAIL: D1.2)

| NO. | DATE | REVISION/ISSUE |
|-----|----------|---------------------------------|
| 1 | 05/11/21 | CITY OF FRUITLAND PARK COMMENTS |
| 2 | 06/30/21 | FOOT COMMENTS |
| 3 | 06/30/21 | CITY OF FRUITLAND PARK RAI #1 |

7-ELEVEN

STORE # 42100

411 HWY 441 AT LAKE ELLA

FRUITLAND PARK, FL 34711

COMMON BANK

KRM DEVELOPMENT CORP.

147 2ND AVE. SOUTH

SUITE 400

ST. PETERSBURG, FL 33701

PHONE: (800) 966-7563



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: Fruitland Lake Ella LLC
 Address: 13362 SW 128 Street, Miami, FL 33186
 Phone: 305-255-3333 Email: _____
 Applicant Name: William Lloyd, 441 Lake Ella LLC
 Address: 147 Second Ave S, Ste 400, St. Petersburg 33701
 Phone: 727-895-2150 Email: _____
 Engineer Name: Jeremy Anderson
 Address: 1209 Edgewater Drive Suite 100, Orlando, FL 32804
 Phone: 407-951-5915 Email: janderson@commonoakengineering.com

Property and Project Information:

PROJECT NAME*: 7-Eleven Fruitland Park
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.
 Property Address: West of the intersection of US Hwy 441 and Eagles Nest Road
 Parcel Number(s): 33-18-24-0001-000-00400 Section: _____ Township: _____ Range _____
 Area of Property: 2.62 Nearest Intersection: US Hwy 441 & Eagles Nest Road
 Existing Zoning: C-2 Existing Future Land Use Designation: General Commercial
 Proposed Zoning: C-2 Proposed Future Land Use Designation: Mixed Community
 The property is presently used for: Vacant
 The property is proposed to be used for: 4,650 sf 7-Eleven with 7 MPDs and 980 car wash
 Do you currently have City Utilities? Yes

Application Type:

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

Please describe your request in detail: We are submitting for major site plan review due to the expansion of the property in order to enlarge the stormwater pond and remove the underground stormwater system

Required Data, Documents, Forms & Fees

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

Printed Name: William Lloyd

Signature:  Date: 1/3/22

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



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: Fruitland Lake Ella, LLC
 Address: 13362 SW 128 Street, Miami, FL 33186
 Phone: 305-255-3333 Email: _____

Applicant Name: William Lloyd of 441 Lake Ella, LLC
 Address: 147 Second Ave S Suite 400, St Petersburg 33701
 Phone: 727-895-2150 Email: wcl@rkmddev.com

Engineer Name: Jeremy Anderson
 Address: 1209 Edgewater Drive, Suite 100, Orlando, FL 32804
 Phone: 407-951-5915 Email: janderson@commonoakengineering.com

Property and Project Information:

PROJECT NAME*: 7-Eleven Fruitland Park
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: West of intersection of US HWY 441 and Eagles Nest Road

Parcel Number(s): 33-18-24-0001-000-00400 Section: _____ Township: _____ Range _____

Area of Property: 2.62 acres Nearest Intersection: US Hwy 441 & Eagles Nest Road

Existing Zoning: C-2 Existing Future Land Use Designation: General Commercial

Proposed Zoning: C-2 Proposed Future Land Use Designation: Mixed Community

The property is presently used for: Vacant

The property is proposed to be used for: 4,650 sf 7-Eleven with 7 MPDs and 980 sf car wash

Do you currently have City Utilities? Yes

Application Type:

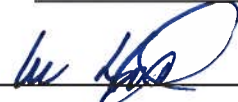
- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input 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: _____

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: William Lloyd

Signature:  Date: 1/3/22

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

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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 Levy A Wong as managing member of

Fruitland Lake Ella, LLC, who being by me first duly sworn on oath deposes and says:

- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires approval to allow Major Site Plan and
Minor Lot Split

- 3) That he/she has appointed William Lloyd, 441 Lake Ella, LLC 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 Miami Dade

The Foregoing instrument was acknowledged before me this 7 day of JANUARY, 2022

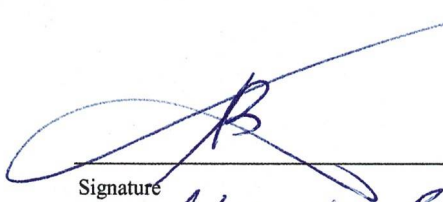
by Levy Wong who is personally known to me or has produced FL DRIVER LICENSE as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida

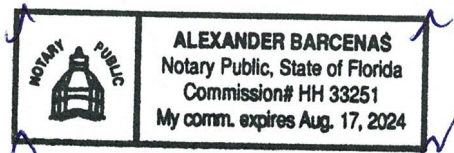
Commission No 4433251

My Commission Expires 8/17/24



 Signature
Alexander Barcenas

 Printed Name



APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared William Lloyd of 441 Lake Ella, LLC

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

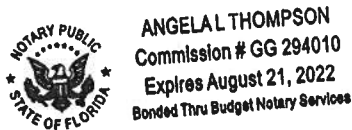
- 1) That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further 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 Jeremy Anderson, Morgan Hampton and Carol McCorkle of Common Oak Engineering to allow to act as the agent for the major site plan and minor lot split

William Lloyd, Member
Affiant (Applicant's Signature)

State of Florida
County of Pinellas

The Foregoing instrument was acknowledged before me this 3rd day of January, 20 22,
by William C Lloyd 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 _____
My Commission Expires _____

[Signature]
Signature

Printed Name

Legal Description

We are proposing to split two lots, Fruitland Lake Ella LLC Alt Key 2748770 and Linda Hyatt Alt Key 1282896, into three lots.

1. The first lot we are creating is for the subject 7-Eleven development. It will be created from the parent tract with Alt Key 2748770. The legal description for the proposed 7-Eleven Site is:

7-ELEVEN SITE – A PORTION OF ALT KEY 2748770

A portion of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 33, township 18, range 24 east, Lake County, Florida, being more particularly described as follows:

Commence at the north $\frac{1}{4}$ corner of said section 33; run thence S89° 51'42" E along the north line of the NE $\frac{1}{4}$ of said section 33, a distance of 1327.14 feet to the west line of the N/W $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section 33; thence S00°16'00"W, along said west line, a distance of 50.00 feet for a point of beginning; thence S89°51'42"E a distance of 353.22 feet; thence S44°44'13"E a distance of 28.23 feet to the west right-of-way line of U.S. Highway 27/441 as shown on Florida Department of Transportation right-of-way map, F.P. NO. 238395-4, section 10040; thence S02°14'34"W, along said west right-of-way line, a distance of 354.23 feet; thence N89°51'34"W a distance of 285.97' feet; thence N00°16'00"E a distance of 305.00 feet; thence N89°45'01"W a distance of 75.00 feet to said west line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 33; thence N00°16'00"E, along said west line, a distance of 68.84 feet to the point of beginning.

2. The second lot we are proposing is comprised of two separate parcels with two separate Alt Keys. This second lot is for the proposed Lake Ella Roadway Extension and will be dedicated to Lake County. The legal description for the proposed Lake County Tract is:

LAKE COUNTY TRACT – A PORTION OF ALT KEY 1282896 & 2748770

A portion of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of section 33, township 18 south, range 24 east, and a portion of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of section 28, township 18 south, range 24 east, Lake County, Florida, being more particularly described as follows:

Commence at the north $\frac{1}{4}$ corner of said section 33; run thence S89° 51' 42" E along the north line of the NE $\frac{1}{4}$ of said section 33, a distance of 1327.14 feet to a point on the west line of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of said section 28 for a point of beginning; thence N00° 08'18" E along said west line a distance of 50.00 feet; thence S89° 51'42" E a distance of 275.50 feet to a non-tangent point on a curve concave northwesterly having a radius of 1892.20 feet, a chord bearing of S15° 08'17"W and a chord distance of 51.76 feet; thence run southwesterly along the arc of said curve through a central angle of 01° 34'03" a distance of 51.77 feet to a point on the north line of the

northwest ¼ of the northeast ¼ of the northeast ¼ of said section 33; thence S89° 51'42"E along said north line a distance of 113.50 feet to the west right of way line of US highway 27/441 as shown on Florida Department of Transportation right of way map, F.P. 238395-4, section 11040; thence S02° 14'34"W along said west right-of-way line a distance of 70.06 feet; thence N44° 44'13"W a distance of 28.23 feet; thence N89° 51'42"W a distance of 353.22 feet to the west line of the NW ¼ of the NE ¼ of the NE ¼ of said section 33; thence N00° 16'00" E along said west line a distance of 50.00 feet to the point of beginning.

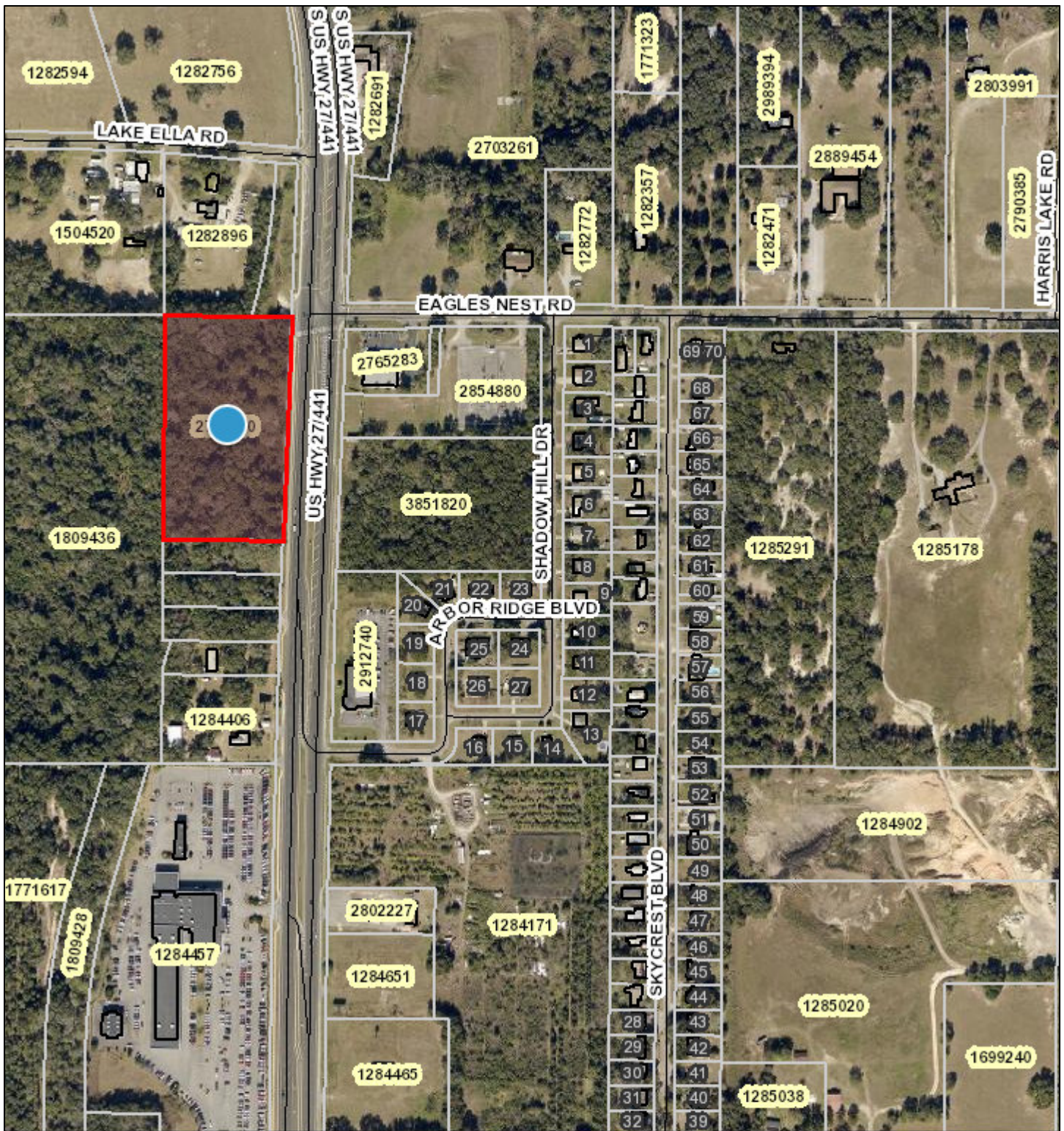
3. The third lot is the total Fruitland Lake Ella LLC Alt Key 2748770 minus the proposed Fruitland Lake Ella LLC Tract.

FRUITLAND LAKE ELLA LLC TRACT – A PORTION OF ALT KEY 2748770

A portion of the northwest ¼ of the northeast ¼ of the northeast ¼ of section 33, township 18, south, range 24 east, Lake County, Florida, being more particularly described as follows:

Commence at the north ¼ corner of said section 33; run thence S89° 51'42"E along the north line of the NE ¼ of said section 33, a distance of 1327.14 feet for a point of beginning; thence continue S89° 51'42" E along the north line of the northwest ¼ of the northeast ¼ of the northeast ¼ of said section 33 a distance of 375.60 feet to the west right-of-way line of US Highway 27/441 as shown on Florida Department of Transportation right of way map F.P. No. 238395-4, section 11040; thence S02° 14'34"W along said west right-of-way line a distance of 424.28 feet; thence N89° 51'34"W a distance of 285.97 feet; thence N00° 16'00"E a distance of 305.00 feet; thence N89° 45'01"W a distance of 75.00 feet to the west line of the NW ¼ of the NE ¼ of the NE ¼ of the NE ¼ of said section 33; thence N00° 16'00" E along said west line a distance of 118.84 feet to the point of beginning.

Location map



December 14, 2021

1:5,000

pointLayer

Override 1

polygonLayer

Override 1

Street Names

Local Streets

Subdivision Lot Numbers

Building Footprints

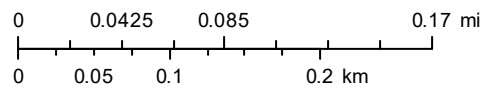
Property Name

Tax Parcels Alternate Key

Tax Parcels

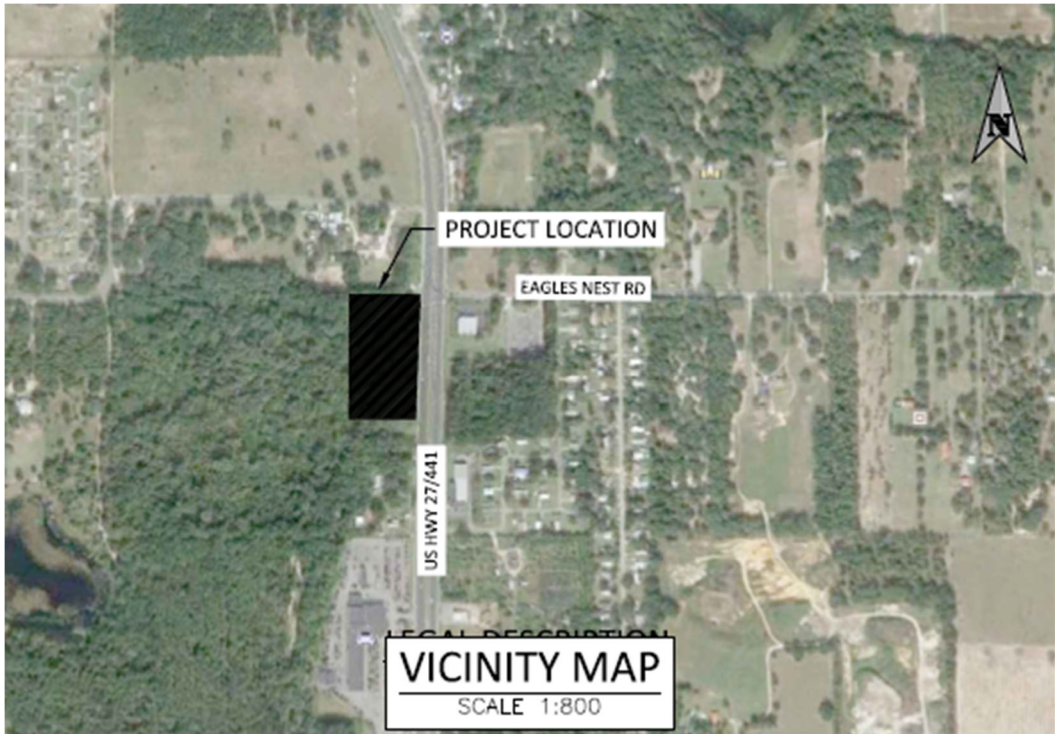
County Boundary

Surrounding Counties



Lake County Property Appraiser
Lake BCC

Aerial Photo of Project Location



| | | | | | |
|--------------------------------------|----------|---------|---------|--------------------------|-----------------------|
| SCHOOL BOARD STATE | \$71,370 | \$1,922 | \$1,922 | 3.70100 | \$7.11 |
| SCHOOL BOARD LOCAL | \$71,370 | \$1,922 | \$1,922 | 2.99800 | \$5.76 |
| CITY OF FRUITLAND PARK | \$71,370 | \$1,922 | \$1,922 | 3.91340 | \$7.52 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$71,370 | \$1,922 | \$1,922 | 0.22870 | \$0.44 |
| LAKE COUNTY VOTED DEBT SERVICE | \$71,370 | \$1,922 | \$1,922 | 0.11000 | \$0.21 |
| LAKE COUNTY WATER AUTHORITY | \$71,370 | \$1,922 | \$1,922 | 0.33680 | \$0.65 |
| NORTH LAKE HOSPITAL DIST | \$71,370 | \$1,922 | \$1,922 | 0.89500 | \$1.72 |
| | | | | Total: 18.1489 | Total: \$34.87 |

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 ⓘ

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

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

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

| | |
|--|---|
| Save Our Homes Assessment Limitation (3% assessed value cap) | Learn More View the Law |
| Save Our Homes Assessment Transfer (Portability) | Learn More View the Law |

Non-Homestead Assessment Limitation (10% assessed value cap)

[Learn More](#) [View the Law](#)

Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

✓ Agricultural Classification

[Learn More](#) [View the Law](#)

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$1,260.40**

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2021.

[Site Notice](#)



**DEVELOPMENT REVIEW LETTER
7-ELEVEN MAJOR SITE PLAN (REVISED)
MAJOR SITE PLAN APPLICATION
January 21, 2022**

Property Owner(s): Fruitland Lake Ella, LLC (Levy Wong, Managing Partner)
Engineer/Agent: Jeremy Anderson, (Engineer); Bill Lloyd (Agent)
Phone: 727-895-2150 (Agent)
Email: wcl@rkmdev.com
Mailing Address: 147 2nd Ave South, Suite 400
St. Petersburg, FL 33701

Project Name: 7-Eleven Major Site Plan (REVISED)
Parcel ID: 33-18-24-0001-000-00400
Alt Key: 2748770
Project Address: Vacant Land
US Hwy 27/441
Fruitland Park, FL 34731

Mr. Lloyd:

Contained herein are the comments following informal TRC review. The referenced project is tentatively scheduled before Technical Review Committee (TRC) on February 1, 2022 at 10:00AM.

Development Review:

The *initial application fees* are as follows:

| | |
|-------------------------------------|-----------------|
| Development Application Fees (City) | \$250.00 PAID |
| LPG (Land Planner) | \$750.00 PAID |
| BESH (Engineer) | \$1,600.00 PAID |

Per City Ordinance 2008-023 these are the applicable fees as of date; however, there may be additional fees associated with the application(s) that will be passed to the applicant(s), including Contractual Services.

City Attorney Review:

Please find my comments below:

1. The Boundary Survey is not signed and sealed.
2. Please provide sketch of description reflecting parent parcel, and lot(s) being created from parent parcel. If lot(s) are being unified, please provide sketch of description for unity of title. Boundary Survey designating the various parcels does not clearly depict and description sufficiently to allow the split(s) and unity be processed.
3. No other comments.

City Land Planner Review:

See attached staff report.

City Building Review:

No comments at this time.

City Engineer (Half) Review:

No comments at this time.

City Code Enforcement Review:

No comments at this time.

City Fire Review:

1. Development review completed. Evaluated changes in the plans. No comments.
Any Errors or omissions in these plans/specs shall be made to conform to the Florida Fire LifeSafety Code.

City Police Review:

No law enforcement comments received at time of review.

City Public Works Department Review:

No comments at this time.

City of Leesburg Utilities Review:

This location is not in Leesburg Electric Territory.

Lake County Public Schools Review:

The school district does not have comments for the 7-Eleven site plan changes.

Lake County Public Works Review (as previously provided – see Resolution 2021-045):

1. We are reviewing the plan and sketches provided. Additional items for the ROW dedication may be required.
2. FDOT permitting will be required.
3. Approval of the signal plan from both FDOT and Lake County is required prior to commencement of construction.

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

SITE PLAN

Owner: Fruitland Lake Ella LLC

Applicant: Bill Lloyd of 441 Lake Ella, LLC

General Location: West of US Highway 27/441 & Eagle Nest Road

Number of Acres: 2.62 ± acres

Existing Zoning: C-2

Existing Land Use: Mixed Community (MC)

Date: January 21, 2022

Description of Project

The subject property is part of a larger tract of land (5.49 acres) and a lot split will need to be processed simultaneously with the site plan which application has been submitted. The proposed plan is to construct a 4,650 SF 7-11 with associated 980 SF car wash, gas pumps and canopy, parking and stormwater management.

| | Surrounding Zoning | Surrounding Land Use |
|--------------|---------------------------|-----------------------------|
| North | C-2 | Commercial – High Intensity |
| South | C-2 | Mixed Community |
| East | C-2 | Lake County Urban Medium |
| West | PUD | Mixed Community |

Assessment

The revised site plan increases the size of the parcel by approximately 0.30 ± acres to accommodate the stormwater management system. The eastern and western boundary has increased by approximately 50'. Please revise Sheet C3.0 to include property dimensions.

Please revise Sheet C4.0 to include the adjacent zoning to the western property boundary (FLU Mixed Community (MC), Zoning Planned Unit Development (PUD). Please note Sheets C4.1, C4.2, C5.0, C7.1 and C7.2 denote the wrong adjacent zoning to the western property boundary. MC denotes Mixed Community and not Mixed Commercial. Please revise sheets.

Review of the revised landscaping and tree removal meet Chapter 164.

It is our understanding that there are no changes to the previously approved architectural plans. The previous plans submitted met Chapter 154, Section 154.070.

Recommendation

Please revise the sheets as indicated above. Applicant acknowledges that a separate sign permit will be required.