



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Sharon Williams, Assistant to the Director Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
APRIL 21, 2022
6:00 PM

- I. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. ROLL CALL:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from March 17, 2022 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. Lake Myrtle Breezes Amendment to Annexation Agreement (Alternate Key: 3845274)

Annexation Agreement Amendment submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Eric Coe (Developer). The annexation agreement was approved on June 10, 2004. The annexation amendment is requested to remove the sidewalk requirements both within the Lake Myrtle Breezes subdivision and along Myrtle Lake Road from the subdivision entrance to the corner of County Road 468. The amendment would require a sidewalk to be constructed along the subdivision frontage within Tract A (identified by the above referenced alternate key). Tract A is approximately 658.7 linear feet and has been dedicated to the City of Fruitland park for right-of-way purposes. This subdivision does not contain recreational facilities and no pedestrian connectivity areas are located nearby. Interconnectivity requirements between adjacent subdivisions and vacant parcels was not adopted until 9/13/2007 (Ordinance 2007-028). Since this subdivision was approved prior to the aforementioned, interconnectivity does not apply.

Staff recommends approval of the Amendment to Annexation Agreement to allow the construction of a sidewalk along the subdivision frontage within Tract A. The aforementioned would be allowed in lieu of sidewalk construction within the interior ROW of the subdivision.

B. Crystal Lake Vista - Annexation, Comp Plan Amendment & PUD Application (Alternate Key: 1288606)

Annexation, Large Scale Comprehensive Plan Amendment (LSCPA) and Planned Unit Development applications submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The applicant is requesting annexation to receive city services and develop a proposed single family residential subdivision. The proposed future land use is a decrease in density and the proposed rezoning to PUD is consistent with the city's LDRs and Comprehensive Plan.

The subject property is currently zoned R-3 in Lake County and the proposed city zoning is PUD (Minimum lot size of 8,000 sf with central water and central sewer). The proposed zoning is compatible with the adjacent lands provided that the concept plan is amended to include a 25' landscaping buffer along the project boundary. A skink study or exemption letter will be needed prior to development. Additionally a 24' minimum road width (vice a proposed 20' width) will be required.

Staff recommends approval of the annexation, small scale comprehensive plan amendment and planned unit development with the aforementioned requirements.

C. Lake Saunders Groves PUD Amendment (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, and 3883988)

PUD amendment request submitted by Jimmy Crawford, Esq on behalf of Lake Saunders Groves Land, LLP. The applicant is requesting an amendment to the existing PUD (Ordinance 2006-013) and associated Development Agreement to reduce the density from 542 units to 420 units; eliminate the potential for multi-family apartments; allow 50' and 60' lots; allow 20' to 22' townhome lots; reduce phasing from five (5) to two (2); remove language regarding potential road connection to US 441; allow for a pioneer agreement for utility extensions, and allow temporary irrigation wells until City reuse is available.

The project at buildout is anticipated to generate a population of 1,016 residents. The previously approved minimum lots were 60' with a minimum lot size of 8,500 SF. The applicant is proposing a minimum lot size of 6,000 SF (50' X 120'). The applicant is also requesting that in lieu of a 40% maximum building coverage for the single-family lots than an impervious surface ratio of 65% apply. The plan proposes 112 – 50' lots; 118 – 60' lots and 190 townhomes.

Staff recommends approval of the PUD amendment and recommends continued coordination with the city and Lake County Public Works regarding proposed roadways.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



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Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Fred Collins Walter Birriel	Others: Dwayne Williams, Community Development Director Sharon Williams, Assistant to the Director Emily Church, Office Assistant
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MEETING MINUTES
PLANNING & ZONING BOARD
MARCH 17, 2022
6:00PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Lead by Emily Church
- II. **ROLL CALL:** Carlisle Burch requested to be excused, all other Board Members were present; present also were staff (CDD Dwayne Williams, LPG Michael Rankin, and Office Assistant Emily Church). City Attorney requested to be excused.
- III. **MINUTES FROM PREVIOUS MEETING:** Meeting notes from February 17, 2022 included for review/comment. Motion by Board members Dicus and Second by Board member Collins. Approved 5-0.
- IV. **OLD BUSINESS:** None

NEW BUSINESS:

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

Application submitted application 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. The property is adjacent to the city limits and is therefore eligible for annexation.

As a condition of annexation, a “Utility Agreement” was executed to ensure Fruitland Park utility services will be provided to the parcel. An existing fire hydrant is located on private property and not readily accessible to protect the residential parcel. Therefore, it is necessary for the owner to install a fire hydrant as well as extend the city’s existing

water main to the easternmost boundary of the residential parcel and connect the church parcel and the residential parcel to the city's water utility system.

Staff recommends annexation approval.

LPG Rankin provided an overview of the development application and introduced Jim Richardson of ERA Grizzard Real Estate on behalf of Countryside Baptist Church, 1300 Citizens Boulevard, Leesburg, FL.

Board Member Birriel asked if they were purchasing a piece of the house lot. Mr. Richardson stated that the church already owns the parcel and the house is unoccupied. The church wants to sell the house and keep a portion of the land for their grass overflow parking; however, Lake County will not allow them to split the lot so they are seeking annexation into Fruitland Park to split the lot.

Board Member Dicus asked if the Church is to provide utilities before any of this happens. Mr. Richardson stated the Church provides utilities once the property has been sold. Mr. Williams stated that the Utility Agreement in place is that the church would provide the water line once the house has been sold or a tenant begins living there. Board Member Dicus asked if the next person on the property would be the one to put in the waterline. Mr. Richardson responded that the Church bears the obligation for putting in the waterline, it's just easier for the Church to do this with the proceeds of the sale of the house.

Board Member Dicus asked about the sewer for the property. Mr. Richardson explained that they are not connected, nor would they be required, to connect to the sewer as it was just the one house as the closest hookup was too far. The house will be using its existing septic. Mr. Williams explained that a hydrant is being put in place per the Utility Agreement as well. The water line is coming in to support the hydrant as the Fire Department had concerns as a hydrant wasn't in proximity to the property. Mr. Richardson stated that there was a hydrant on the Church property but that it was too far for the house.

Board Member Dicus stated the lot size would be smaller. Mr. Williams explained that a lot split would be happening administratively after it has been accepted at the Commissioner's hearing. To avoid a non-conforming lot the Church is asking for a variance on the lot size and setbacks. Board Member Dicus asked if there was room on the property to allow for a new septic if the current one should fail. Mr. Williams explained that there is a lot of room in the rear of the house for another septic should it be required in the future.

Board Member Goldberg thought Lake County wouldn't allow septic if it was in Fruitland Park. Mr. Williams explained that this is correct, however, the property is too far from a current sewer line. Mr. Goldberg asked if the septic is non-repairable if at that point they must connect to city sewer. Mr. Williams explained we are working with Lake County on this and offered to provide Mr. Goldberg clarification when it becomes available. Mr. Richardson asked how far away is too far from the sewer line. Mr. Hiott of Halff Engineering explained it's based on linear footage of 300 feet.

LPG Rankin recommended approval. Motion to Annex approval made by Board Member Birriel and seconded by Board Member Dicus. Approved 4-0.

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

Application submitted 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 (approximately 0.287 ± acres of property, where the home is located); AND from Lake County Urban Medium to Institutional (approximately 0.686 ± acres of property, where grass overflow parking is located) on the Future Land Use Map of the City of Fruitland Park’s Comprehensive Plan. The amendment is considered a reduction in density and intensity and considered to have a de minimis effect on public facilities.

Staff recommends small-scale comprehensive plan amendment approval.

LPG Rankin provided an overview of the development application. Board Member Birriel makes a motion to approve the small-scale comprehensive plan amendment for Countryside Baptist Church and seconded by Board Member Collins. Approved 4-0. Mr. Williams asked if they could amend their motion to include the Lake County Urban Medium Density to Institutional for the Parking. Board Member Collins withdrew and Board Member Birriel made a motion to amend to include the future land use designation from Lake County Urban Medium Density to Single-Family Medium Density and Institutional on the City of Fruitland Park Comprehensive Plan. Seconded by Board Member Collins. Approved 4-0.

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

Application submitted on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application to rezone 0.973 ± total acres of property generally located at 2811 Register Road. A portion of the site (approximately 0.686 ± acres) currently used for grassed overflow parking associated with the church will be rezoned from R-7 to PFD - Public Facilities District. A second portion of the site (approximately 0.287 ± acres) where an existing single-family residence is located, will be rezoned from Lake County R-1 to R-2 (Single Family Low Density).

Staff recommends rezoning approval.

LPG Rankin provided an overview of the development application. Board Member Birriel made the motion to approve the rezoning as presented. Seconded by Board Member Collins. Approved 4-0.

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

Application submitted 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 15' from the property line; the City's LDRs require a front setback of 20'. Additionally, the R-2 zoning designation requires a minimum lot size of 20,000 sq. ft. and a minimum living area of 1,200 sq. ft.

The applicant is requesting a variance to allow for a 15' front setback for the house, a minimum lot size of 12,501.72 ± sq. ft. and a minimum living area of 944 sq. ft. 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 that if the existing structure is demolished, any new structure would need to comply with the front setback of 20 feet.

Staff recommends approval of variance.

LPG Rankin provided an overview of the development application. Board Member Dicus made the motion to approve the variance with the condition that any new structure would need to comply with the front setback of 20 feet. Board Member Collins seconded the motion. Approved 4-0.

E. Park Square Homes (Arbor Park) – Preliminary Plan (Alternate Key: 1289866, 1289874, 1289904, 1430411, 1639808, 1699959, 1772435, 3540468, 3691334, 3900702)

Application submitted on behalf of Park Square Homes by Suresh Gupta and Hiott Engineering (Chuck Hiott). Applicant is requesting approval of Preliminary Plan to construct a total of 163 Single Family Homes on approximately 177.7± acres. The proposed development is expected to be constructed in phases. Phase 1 will encompass approximately 38.7% ± or 68.77 ± acres.

Staff recommends approval of preliminary plan.

LPG Rankin provided an overview of the development application and highlights the eagerness of the developer to begin construction by May 1st. Chuck Hiott of Half Engineering was present on behalf of Park Square Homes, 902 N Sinclair Ave, Tavares, FL. Discussions for Phase 2 of this project are expected not far in the future.

Board Chairman Goldberg asked how many homes would be in the first phase. Mr. Hiott explained that there would be 163 homes in the first phase. Mr. Goldberg asked how many homes it would have at complete build-out. Mr. Hiott stated that the present plans are 512 homes. Mr. Hiott stated that he believes it was originally approved for 725 and so they have downsized their project and allowed more green space and amenities. Board Chairman Goldberg is happy to see anything started there to clean up the area. Board Member Dicus asked when they begin their phasing on the eastern side of the parcel will the only point of access be on Martin Luther King Rd. Mr. Hiott responded yes, they plan to build the road out to 468 during phase two of the project which is a PUD Condition.

Board Member Collins asked if the platting would include all the acreage. Mr. Hiott explained that it would.

Board Member Birriel expressed concern about the sewer impact of 163 more homes. LPG Ranking explained that Fruitland Park has a loan to extend the force main and Board Member Birriel's concern was satisfied.

Board Member Birriel was concerned about the impact of water usage. LPG Ranking explained that there is a big domestic water main nearby so the water impact is not a concern.

Board Member Collins made a motion to approve the preliminary plan and was seconded by Board Member Birriel. Approved 4-0.

BOARD MEMBERS' COMMENTS: None

PUBLIC COMMENTS: None

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: Meeting adjourned at 6:27 P.M.



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: Eric Coe
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
 Phone: 352-408-3319 Email: drerichcoe@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*: Lake Myrtle Breezes Subdivision
 *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 int. Myrtle Breezes Ct (see Recorded Plat in Exhibits C & D)

Parcel Number(s): BK00056 PG0095-96 Lake County Plat Section: 08 Township: 19 Range 24

Area of Property: lots 1 to 32 Nearest Intersection: Myrtle Breezes Ct

Existing Zoning: R-2, Residential Single Family Existing Future Land Use Designation: R-2

Proposed Zoning: _____ Proposed Future Land Use Designation: _____

The property is presently used for: Single Family Subdivision

The property is proposed to be used for: _____

Do you currently have City Utilities? watermain in the development

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 an amendment to the Annexation Agreement, approved on June 10, 2004. Amendment is to eliminate segments of the required sidewalks (see justification letter 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: February 28, 2022

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 Coe

_____, 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

to request an Annexation Agreement Amendment of Lake Myrtle Breezes subdivision

3) That he/she has appointed Angel L Rivera, PE 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 Coe

Affiant (Owner's Signature)

State of Florida

County of Hillsborough

The Foregoing instrument was acknowledged before me this 28 day of Feb, 20 22

by ERIC COE who is personally known to me or has produced FLIC. as identification and who did or did not take an oath



Angel L Rivera
Notary Public
State of Florida
Comm# HH026862
Expires 8/2/2024

Notary Public - State of Florida

Commission No HH026862
My Commission Expires 8/2/24

Signature

Printed Name

Bonnie Elizabeth Rivera
Bonnie Elizabeth Rivera

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

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

_____, 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 request an Annexation Agreement Amendment to allow the construction of the sidewalk on Tract A of the Lake Myrtle Breezes Subdivision, and no other sidewalks due to the site terrain

[Signature]
Affiant (Applicant's Signature)

State of Florida

County of Hillsborough

The Foregoing instrument was acknowledged before me this 2 day of March, 20 22, by Angel L. Rivera Meléndez who is personally known to me or has produced FL Lic as identification and who did or did not take an oath

(Notary Seal)



Bonnie Eitzalde Rivera
Notary Public
State of Florida
Comm# HH026862
Expires 8/2/2024

Notary Public - State of Florida

Commission No HH026862

My Commission Expires 8/2/24

[Signature]
Signature

Bonnie - Eitzalde Rivera

Printed Name

PROPERTY RECORD CARD

General Information

Name:	PUBLIC DEDICATION CITY	Alternate Key:	3845274
Mailing Address:	506 W BERCKMAN ST FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number: ⓘ	08-19-24-1200-00A-00000
		Millage Group and City:	000F FRUITLAND PARK
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	MYRTLE BREEZES CT FRUITLAND PARK Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE MYRTLE BREEZES PB 56 PG 95-96 TRACT A		
<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	RESIDENTIAL COMMON ELEMENTS/AREA (0900)	0	0		1.000	Lot	\$0.00	\$1,000.00

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

Miscellaneous Improvements

There is no improvement information to display.

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 WORKING 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	\$0	\$0	\$0	5.0529	\$0.00
SCHOOL BOARD STATE	\$0	\$0	\$0	3.5940	\$0.00
SCHOOL BOARD LOCAL	\$0	\$0	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$0	\$0	\$0	0.3229	\$0.00
NORTH LAKE HOSPITAL DIST	\$0	\$0	\$0	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$0	\$0	\$0	0.2189	\$0.00
CITY OF FRUITLAND PARK	\$0	\$0	\$0	3.9134	\$0.00
LAKE COUNTY MSTU	\$0	\$0	\$0	0.4629	\$0.00

AMBULANCE					
LAKE COUNTY VOTED DEBT SERVICE	\$0	\$0	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$0	\$0	\$0	0.5138	\$0.00
				Total: 17.1686	Total: \$0.00

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

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](#).

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Property data last updated on October 4, 2021.

Site Notice

Legal Description

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN N.89°46'47"W. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 329.45 FEET, TO A POINT ON THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MYRTLE LAKE AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING CONTINUE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1307.95 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.89°32'20"W. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 657.73 FEET TO A POINT ON THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.0°33'21"E. ALONG THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1305.18 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE; THENCE S.89°46'47"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE A DISTANCE OF 658.89 FEET TO THE POINT OF BEGINNING.

Prepared By and Return To:
Judith A. Reiker
Fidelity National Title Insurance Company
2244 State Road #44
New Smyrna Beach, FL 32168

File No. 05-015-2603128

Property Appraiser's Parcel I.D.(folio) Number(s)

08-19-24-0004-000-02701
08-19-24-0004-000-02702
08-19-24-0004-000-04400

CFN 2005199461
Bk 03038 Pgs 2447 - 2448 (2pgs)
DATE: 12/19/2005 11:55:26 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 14,700.00

WARRANTY DEED

THIS WARRANTY DEED dated December 19, 2005, by Eric H. Coe, a married man, hereinafter called the grantor, to SWK Ventures, Inc., a Florida Corporation whose post office address is 1155 Delaney , Orlando, Florida 32806, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Lake County, Florida, viz:

Lot(s) 1 through 32, Lake Myrtle Breezes, according to the plat thereof, recorded in Plat Book 56, Page(s) 95 and 96, of the Public Records of Lake County, Florida.

Subject to easements, restrictions, reservations, and limitations of record, if any.

Subject to a Mortgage to Citizens First Bank in the amount of \$1,000,000.00, dated June 25, 2004 and recorded in Official Records Book 2612, Page 1634, Lake County, Florida and modified by a Mortgage Modification Agreement dated June 25, 2004 recorded in Official Records Book 2815 Page 950, Lake County, Florida.

Subject to Assignment of Lease dated June 25, 2004 recorded in Official Records Book 2612 Page 1647, Lake County, Florida.

The property being conveyed is not the homestead nor is it contiguous to the homestead of the Grantor; he resides elsewhere.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2005.



IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

(Witness Signature)

[Handwritten Signature]

Eric H. Coe

JUDITH A. REIKER
(Print Name of Witness)

301 NORTH BAKER ST. STE. 212

[Handwritten Signature]
(Witness Signature)

MT. DORA FL. 32757
(Address and Phone Number)

SUZANNE ADIE
(Print Name of Witness)

STATE of FLORIDA

COUNTY of LAKE

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared ERIC H. COE

to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of December, 2005.

[Handwritten Signature]
Notary Signature



Judith A. Reiker
Commission # DD119704
Expires May 21, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

My commission expires: _____

Printed Notary Name



March 1st, 2022

Community Development Department, City of Fruitland Park
Attn. Mr. Dwayne Williams, Director
506 W Berckman Street
Fruitland Park, FL 34731

**RE: Request for Annexation Agreement Amendment
Lake Myrtle Breezes Subdivision
Fruitland Park, FL**

Dear Mr. Williams,

We hereby request an amendment to the Annexation Agreement approved on June 10, 2004. The amendment shall be to indicate that a sidewalk to be constructed on Tract A (Alt Key 3845274), see Exhibit D, a subdivision common element tract, currently a vacant tract, will be the only required sidewalk. The sidewalk construction will meet City standards.

Justification:

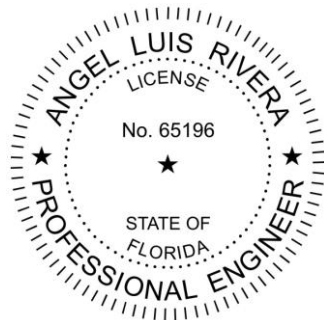
1. The other required sidewalks were not constructed due to the steep slopes found on the existing and proposed terrain.
2. There are no recreational facilities in the subdivision, thus no pedestrian access is required.
3. No other amendments are needed.
4. There is no existing pedestrian connectivity in the area.
5. The granting of the amendment is consistent with the overall intent of the LDR.

We hope that you find our request acceptable so we can conclude the construction of a project that was deeply impacted by the recession.

Prepared by,

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

Angel L. Rivera, PE
President

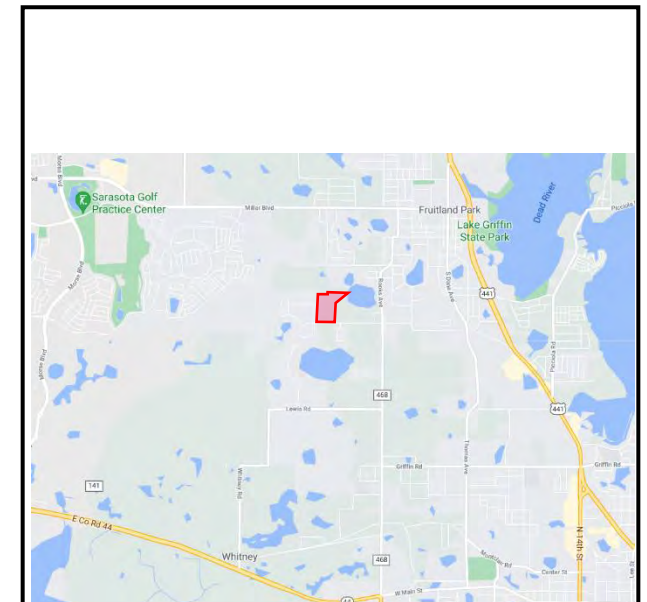


Lake Myrtle Breezes, Tract A (Alt Key 3845274)
Fruitland Park, FL



Sheet Title:
Exhibit A
(Aerial Photo)

Lake Myrtle Breezes, Tract A (Alt Key 3845274)
Fruitland Park, FL



Sheet Title:
Exhibit B
(Location Map)

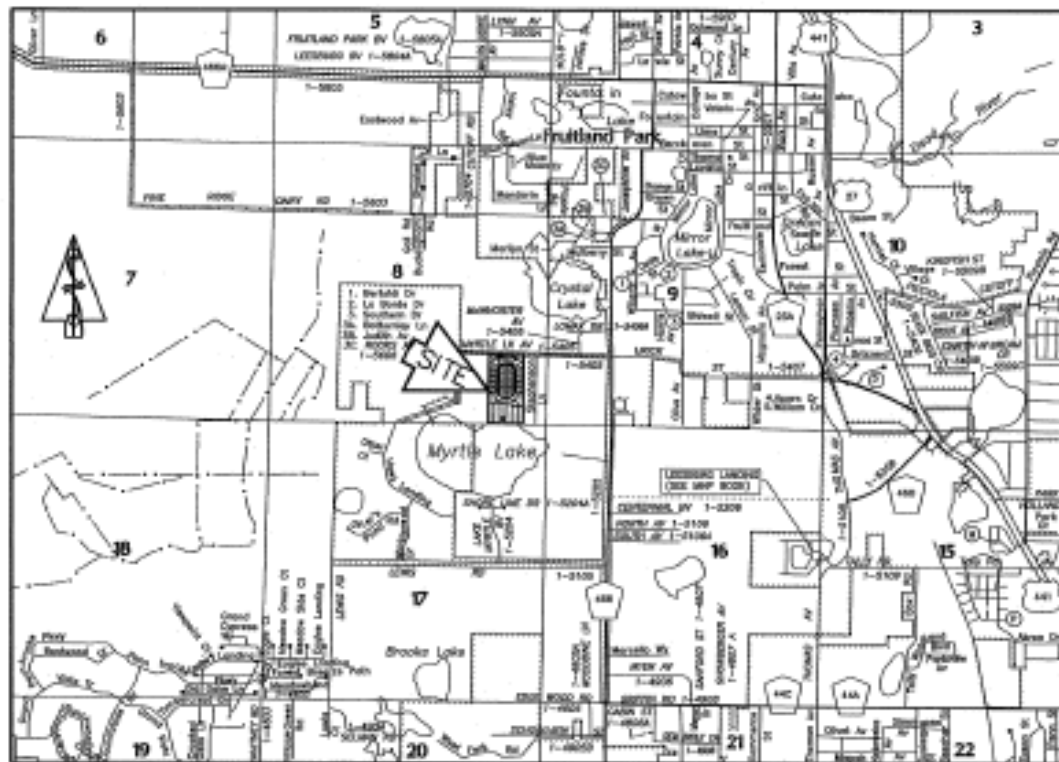
Lake Myrtle Breezes, Tract A (Alt Key 3845274)
Fruitland Park, FL

Record Plat Of
Lake Myrtle Breezes

A Subdivision In The City Of Fruitland Park
Section 8, Township 19 South, Range 24 East
Lake County, Florida

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN N.89°46'47"W. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 329.45 FEET, TO A POINT ON THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MYRTLE LAKE AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING CONTINUE S.0°36'22"W. ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1307.95 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.89°32'20"W. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 657.73 FEET TO A POINT ON THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.0°33'21"E. ALONG THE WEST LINE OF THE EAST 2/3 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1305.18 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE; THENCE S.89°46'47"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE A DISTANCE OF 658.89 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE 1" = 2000'

PLAT BOOK _____
PAGE _____

Dedication For
Lake Myrtle Breezes

KNOW ALL MEN BY THESE PRESENTS, that Eric H. Cox, being the owner in fee simple of the lands described and platted herein as Lake Myrtle Breezes, being in the City of Fruitland Park, Lake County, Florida, has caused said lands to be surveyed and platted as shown herein and does hereby dedicate said lands and plot for the uses and purposes herein expressed, and hereby dedicates as follows: All streets, rights-of-way and Tract 'A' (additional right-of-way for Myrtle Lake Avenue) shown on this plat are hereby dedicated in perpetuity to the City of Fruitland Park for the use and benefit of the public for proper uses. The utility easements shown are dedicated in perpetuity to the City of Fruitland Park for the construction, installation, maintenance and operation of utilities by any utility provider, including cable television services, in compliance with such ordinances and regulations as may be adopted from time to time by the City Commission of Fruitland Park. Front yard utility easements are subject to the right of each lot to have a driveway for ingress/egress as approved by the City. The drainage easements and stormwater management tracts or easements as shown are dedicated in perpetuity for construction and maintenance of drainage facilities and shall be the perpetual maintenance obligation of the individual lot owner.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law, on July 20, 2005.
Signed, Sealed and delivered in our presence on witnesses:

WITNESSES: GRANTOR:
Signed Wanda J. Dids
Printed Wanda J. Dids
Signed Eric H. Cox
Printed ERIC H. COX
by STEVEN N. KNAPP
Attorney in Fact for
ERIC H. COX, Owner

STATE OF FLORIDA
COUNTY OF LAKE
The foregoing Dedication was acknowledged before me this 20 day of July, 2005, by Steven N. Knapp, Attorney in Fact, on behalf of Eric H. Cox, Owner.

He [X] is personally known to me, or [] has produced _____ as identification.
Signed Linda C. Brown
Printed Linda C. Brown
My commission expires 10/22/08 (SEAL/STAMP)

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor does hereby certify that _____ has completed the survey of the lands as shown in _____ and that said plat is a correct presentation of the lands thereon. I have also submitted that permanent reference monument _____ P.C.P. will be set as shown herein as required by the Florida Statutes, Station and Substation and Plating Check _____
Signed _____
George W. Farmer, Jr., P.S.M. Registrar
Holt, Farmer & Associates, Florida Registered Surveyors
2007 W. Butler Street, Leesburg, Florida 34740

STATEMENT OF REVIEWER
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat in conformity with Chapter 177, Florida Statutes, and find that said plat conforms with the technical requirements of that chapter; provided, however, that my review does not include field verification of any of the coordinates, bearings or measurements shown on this plat.
Signed _____
Florida Registered Surveyor & Mapper, Registration Number _____
City of Fruitland Park; Fruitland Park, Florida

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION
THIS IS TO CERTIFY, that on 09/08/05 the foregoing plat was approved by the City Commission of Fruitland Park, Florida. The dedication of the street, utility easements and Tract A are accepted for municipal purposes of said city.
Signed _____
Printed _____
City Clerk
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
Signed _____
City Attorney

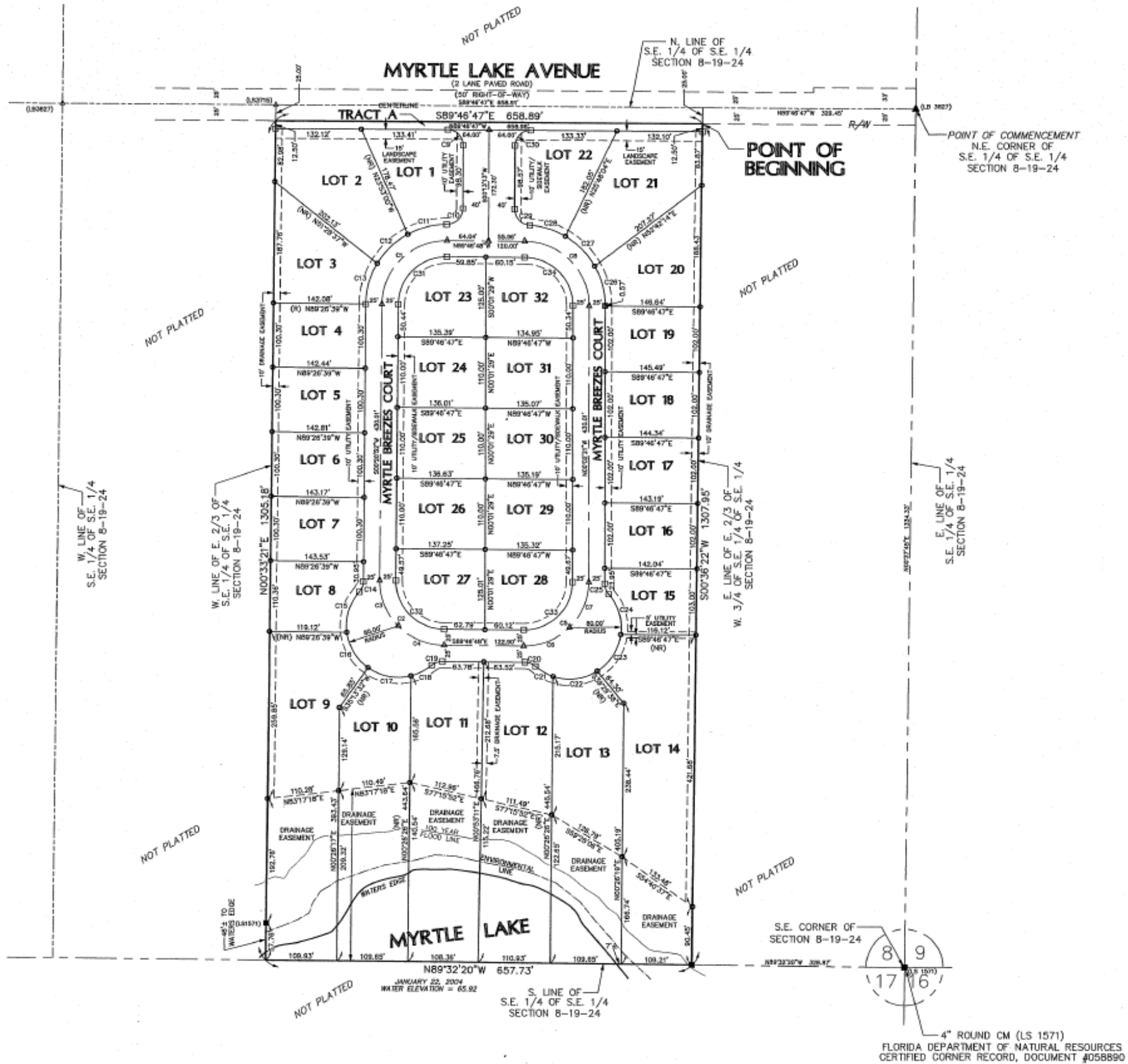
CERTIFICATE OF APPROVAL OF MUNICIPAL PLANNING AND ZONING BOARD
Examined and Approved _____
Date 09/24/05



Sheet Title:
Exhibit C
(Recorded Plat, Page # 1)

Lake Myrtle Breezes, Tract A (Alt Key 3845274)

Fruitland Park, FL



Sheet Title:
Exhibit D
 (Recorded Plat, Page # 2)



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



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

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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: PUD Proposed Future Land Use Designation: Single Family Medium Density (Residential PUD)

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. We are requesting a PUD District to allow a 65ft min. width lot and 8,000sf min. lot area. 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: October 8, 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
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Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
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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

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(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

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Case No.:	_____
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Development Application

Contact Information:

Owner Name: Crystal Lake Land Holdings LLC
 Address: 114 Sleepy Hollow Rd, Leesburg FL 34748
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Applicant Name: A&B Engineering Consultants, PA (Angel L Rivera, PE)
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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 type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Planned Development
<input type="checkbox"/> Variance	<input type="checkbox"/> Special Exception Use	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Final Plat
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Please describe your request in detail: We request a Residential PUD due to annexation. PUD will include a 65ft min lot width, and 8,000sf min lot area. See supplemental document 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: October 8, 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.

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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.

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(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 Coe

_____, 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 annexation, rezoning & comp plan amendment to allow for sale of property

located on Myrtle Lake Ave (Alt key 1288606)

3) That he/she has appointed Angel L Rivera, PE 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.

[Signature]
Affiant (Owner's Signature)

State of Florida
County of LAKE

The Foregoing instrument was acknowledged before me this 14 day of JULY, 20 21,
by ERIC COE 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 GG 155610
My Commission Expires Oct 29, 2021

[Signature]
Signature
TIMOTHY J. KIRTON
Printed Name



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.

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 known _____
_____ 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

Legal Description (from Property Appraiser)

Alt Key 1288606

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

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

Detail by Entity Name

Florida Limited Liability Company
CRYSTAL LAKE LAND HOLDINGS, LLC

Filing Information

Document Number L18000102240
FEI/EIN Number APPLIED FOR
Date Filed 04/23/2018
State FL
Status ACTIVE

Principal Address

114 SLEEPY HOLLOW ROAD
LEESBURG, FL 34748

Mailing Address

114 SLEEPY HOLLOW ROAD
LEESBURG, FL 34748

Registered Agent Name & Address

SHIN, TAE
201 E. PINE ST.
SUITE 320
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

COE, ERIC
114 SLEEPY HOLLOW ROAD
LEESBURG, FL 34748

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	02/06/2020
2021	01/25/2021

Document Images

[01/25/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

[02/06/2020 -- ANNUAL REPORT](#) [View image in PDF format](#)

[04/26/2019 -- ANNUAL REPORT](#) [View image in PDF format](#)

[04/23/2018 -- Florida Limited Liability](#) [View image in PDF format](#)



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2020 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0819240004-000-02700		1288606	0001

CRYSTAL LAKE LAND HOLDINGS LLC
114 SLEEPY HOLLOW RD
LEESBURG, FL 34748

MYRTLE LAKE AVE

FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC
8-19-24 RUN S89-20-05 W 988.35 FT, N
0-59-55 E 25 FT TO N R/W LINE OF MYRTLE
LAKE AVE FOR POB, RUN N 8
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	434,910	0	434,910	5.0327	2,188.77	
AMBULANCE MSTU	434,910	0	434,910	0.4629	201.32	
STORMWATER ROADS PARKS	434,910	0	434,910	0.4957	215.58	
ENVIRON LAND PURCHASE	434,910	0	434,910	0.1100	47.84	
FIRE MSTU	434,910	0	434,910	0.4704	204.58	
PUBLIC SCHOOLS						
BY STATE LAW	434,910	0	434,910	3.7010	1,609.60	
BY LOCAL BOARD	434,910	0	434,910	2.9980	1,303.86	
ST JOHNS WATER MGMT	434,910	0	434,910	0.2287	99.46	
LAKE CO WATER AUTH	434,910	0	434,910	0.3368	146.48	
N LAKE CNTY HOSP	434,910	0	434,910	0.8950	389.24	
TOTAL:				14.7312	\$6,406.73	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 FIRE VACANT LAND		59.00
NON-AD VALOREM ASSESSMENTS:		\$59.00

COMBINED TAXES AND ASSESSMENTS: \$6,465.73

If Received By	May 28, 2021			
Please Pay	\$0.00			

Paid 05/24/2021 Receipt # 2020-00455999 \$6,691.70

DAVID W. JORDAN

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

LAKE COUNTY TAX COLLECTOR

2020 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR • PO BOX 327 • TAVARES, FL 32778-0327 • 352-343-9602

If Received By	May 28, 2021			
Please Pay	\$0.00			

MYRTLE LAKE AVE

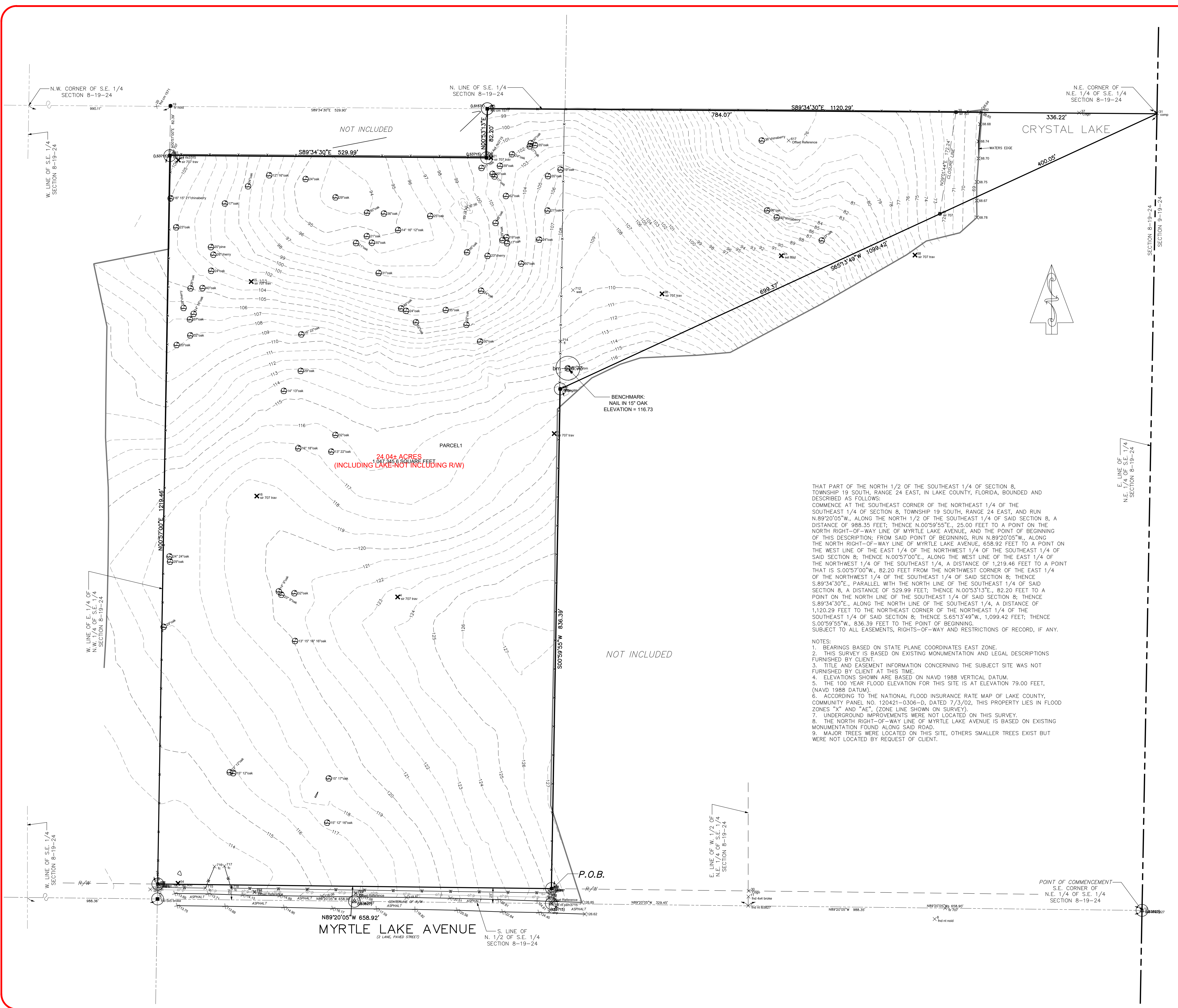
CRYSTAL LAKE LAND HOLDINGS LLC
114 SLEEPY HOLLOW RD
LEESBURG, FL 34748

FROM SE COR OF NE 1/4 OF SE 1/4 OF SEC
8-19-24 RUN S89-20-05 W 988.35 FT, N
0-59-55 E 25 FT TO N R/W LINE OF MYRTLE
LAKE AVE FOR POB, RUN N 8
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0819240004-000-02700		1288606	0001

Paid 05/24/2021 Receipt # 2020-00455999 \$6,691.70





GENERAL LEGEND

■	FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)	BM	BENCH MARK
●	FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)	C/B	CONCRETE BLOCK
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	CM	CONCRETE MONUMENT
△	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	FP	FOUND
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	IP	IRON PIPE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	IR	IRON ROD/PIN
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	LS	REGISTERED LAND SURVEYOR NUMBER
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	LB	LICENSED BUSINESS NUMBER
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	ME	MEASURED
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	ME	MEASURED BEARING OR DISTANCE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	R/W	RIGHT-OF-WAY
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	PRM	PERMANENT REFERENCE MONUMENT
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	PCP	PERMANENT CONTROL POINT
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	PT	POINT OF TANGENCY
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	PC	POINT OF CURVATURE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	PL	PLAT
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	N/D	NAIL AND DISK
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	POB	POINT OF BEGINNING
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	FB	FLAT BOOK
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	PK	PLATE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	ORB	OFFICIAL RECORDS BOOK
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	REL	RELIEF
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	SP	SPOT ELEVATION
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	SMH	STORM SEWER MAN HOLE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	BM	BENCH MARK LOCATION (WHEN APPROPRIATE)
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	W	WIRE FENCE LINE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	W	CHAIN LINK FENCE LINE
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	W	WATER METER (G = DOUBLE)
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	W	WATER METER (G = DOUBLE)
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	W	MISPLACED END SECTION

REVISION	NO.	BY	DATE

SCALE 1" = 60'
 DATE 04/14/24
 DRAWN BY [Signature]

I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Licensed Geomatics Technicians, Chapter 461, Florida Statutes, pursuant to Section 472.002, Florida Statutes.

George W. Farmer, Jr.
 Professional Surveyor & Mapper, P.S., S.M. No. 616, State of Florida
 License No. 120421-0306-D, Dated 7/3/02

Signature Date: [Signature] [Date]

NOTE: (1) This drawing is being created to the site of the work and (2) Reproductions of this station not valid unless embossed with the surveyor's seal and verification limited to person or persons named herein.

BOUNDARY/TOPO SURVEY

SECTION 8-19-24

DR. ERIC COE
 c/o Walling Engineering
 Leesburg, Florida 34748

FARMER AND ASSOCIATES
 SURVEYORS • PLANNERS
 C.P.S. CONTROL SURVEYS
 2007 W. BUTLER STREET, LEESBURG, FLORIDA 34748
 PHONE: (352) 782-5115 FAX: (352) 784-0787
 • SERVING FLORIDA SINCE 1962 •
 EMAIL: tallfamer@aol.com

PROJECT NUMBER: 04-0041
 DRAWING FILE NUMBER: 40341S01
 SHEET 1

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 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 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AND RUN N.89°20'05"W., ALONG THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 988.35 FEET; THENCE N.00°59'55"E., 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 N.89°20'05"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE, 658.92 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E., PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 529.99 FEET; THENCE N.00°57'00"E., ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1,219.46 FEET TO A POINT THAT IS S.00°57'00"W., 82.20 FEET FROM THE NORTHWEST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E., PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 529.99 FEET; THENCE N.00°53'13"E., 82.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E., ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,120.29 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.65°13'49"W., 1,099.42 FEET; THENCE S.00°59'55"W., 836.39 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:
 1. BEARINGS BASED ON STATE PLANE COORDINATES EAST ZONE.
 2. THIS SURVEY IS BASED ON EXISTING MONUMENTATION AND LEGAL DESCRIPTIONS FURNISHED BY CLIENT.
 3. TITLE AND EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT AT THIS TIME.
 4. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 VERTICAL DATUM.
 5. THE 100 YEAR FLOOD ELEVATION FOR THIS SITE IS AT ELEVATION 79.00 FEET, (NAVD 1988 DATUM).
 6. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, COMMUNITY PANEL NO. 120421-0306-D, DATED 7/3/02, THIS PROPERTY LIES IN FLOOD ZONES "X" AND "AE". (ZONE LINE SHOWN ON SURVEY).
 7. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.
 8. THE NORTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE IS BASED ON EXISTING MONUMENTATION FOUND ALONG SAID ROAD.
 9. MAJOR TREES WERE LOCATED ON THIS SITE, OTHERS SMALLER TREES EXIST BUT WERE NOT LOCATED BY REQUEST OF CLIENT.

ORDINANCE 2022-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION TO SINGLE FAMILY MEDIUM DENSITY OF 24.04 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE AND WEST OF CR 468; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from A&B Engineering Consultants, P.A. and Angel L. Rivera, P.E. as applicant, on behalf of Crystal Lake Land Holdings, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Single Family Medium Density" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1: The following described property consisting of approximately 24.043 ± acres generally located north of Myrtle Lake Avenue and west of CR 468 as described and depicted as set forth on **Exhibit "A"** shall be assigned a land use designation of Single Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as **Exhibit "B"** and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4. Severability

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

Section 5. Scrivener’s Errors.

Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. Conflicts.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

Vice-Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading _____
(SEAL)

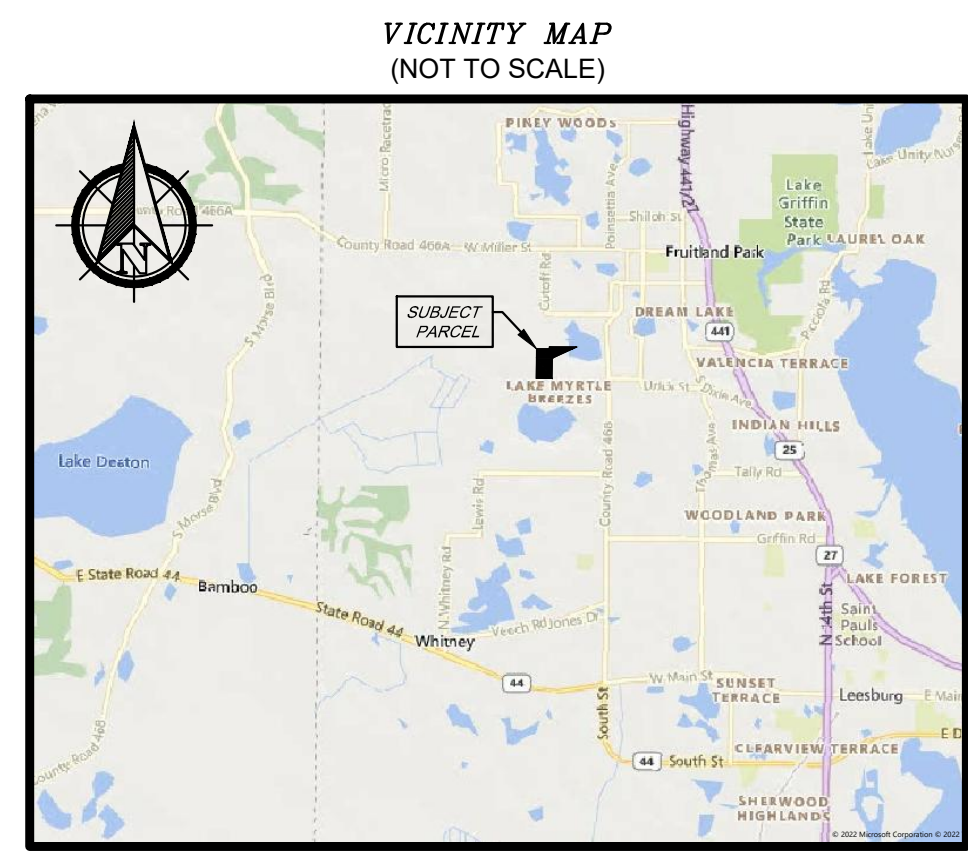
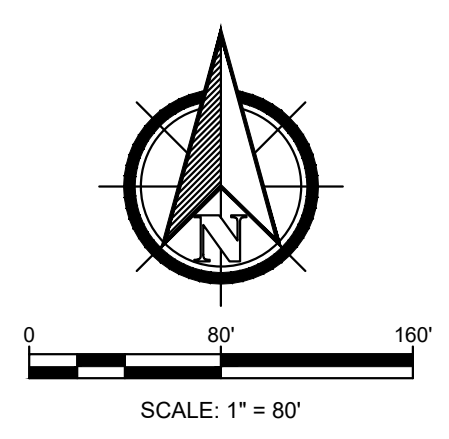
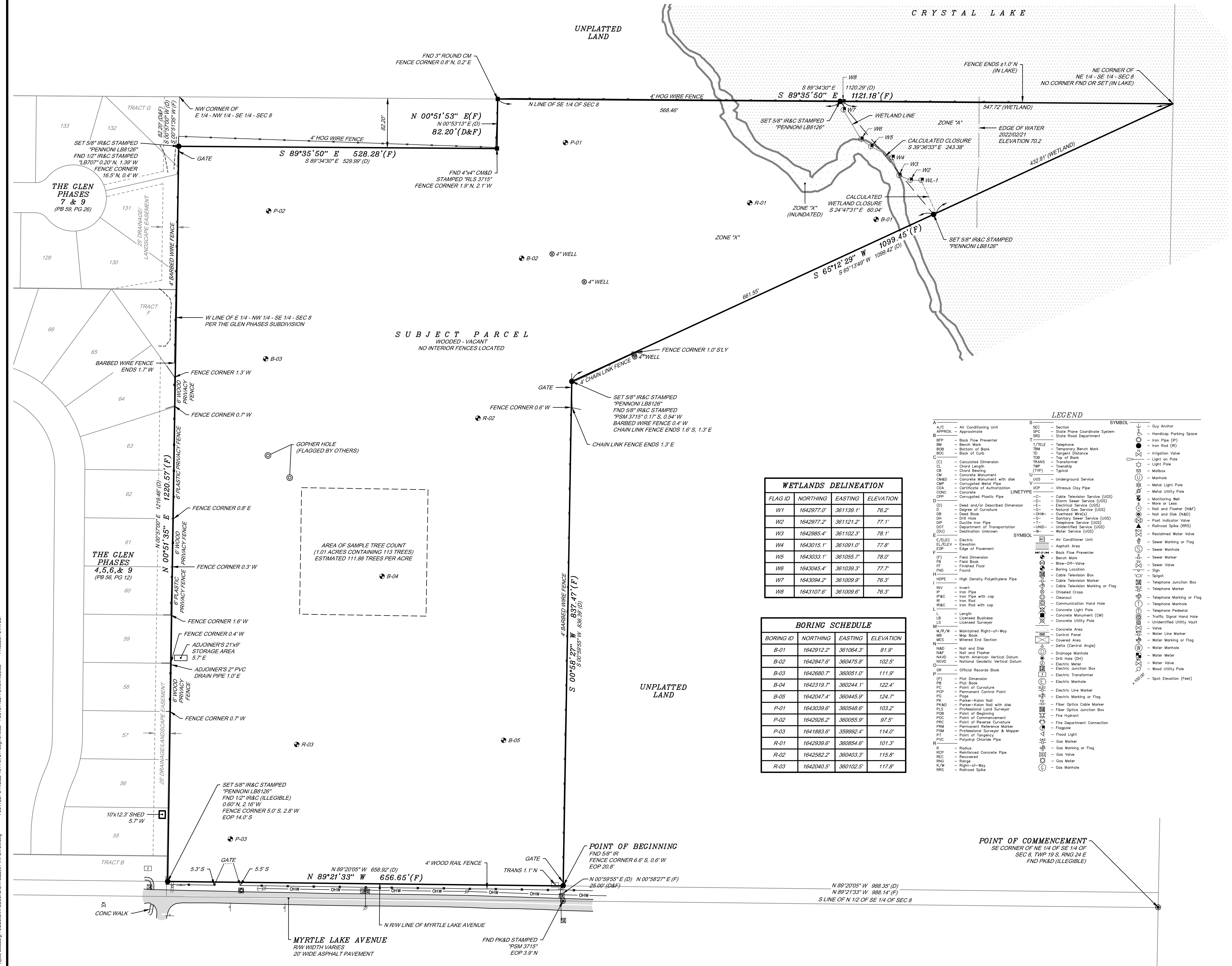
EXHIBIT A

EXHIBIT B

DESCRIPTION: (PROVIDED - OR 5152, PG 1900)

That part of the North 1/2 of the Southeast 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 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, and run North 89°20'05" West along the North 1/2 of the Southeast 1/4 of said Section 8, a distance of 988.35 feet; thence North 00°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°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 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence North 00°57'00" East along the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 1,219.46 feet to a point that is South 00°57'00" West 82.20 feet from the Northwest corner of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence South 89°34'30" East parallel with the North line of the Southeast 1/4 of said Section 8 a distance of 529.99 feet; thence North 00°53'13" East 82.20 feet to a point on the North line of the Southeast 1/4 of Said Section 8; thence South 89°34'30" East along the North line of the Southeast 1/4 a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 65°13'49" West, 1,099.42 feet; thence South 00°59'55" West 836.39 feet to the Point of Beginning.



WETLANDS DELINEATION			
FLAG ID	NORTHING	EASTING	ELEVATION
W1	1642977.0'	361139.1'	76.2'
W2	1642977.2'	361121.2'	77.1'
W3	1642985.4'	361102.3'	78.1'
W4	1643015.1'	361091.0'	77.8'
W5	1643033.1'	361055.7'	78.0'
W6	1643045.4'	361039.3'	77.7'
W7	1643094.2'	361009.9'	76.3'
W8	1643107.6'	361009.6'	76.3'

BORING SCHEDULE			
BORING ID	NORTHING	EASTING	ELEVATION
B-01	1642912.2'	361064.3'	81.9'
B-02	1642847.6'	360475.8'	102.5'
B-03	1642890.7'	360051.0'	111.9'
B-04	1642319.7'	360244.1'	122.4'
B-05	1642047.4'	360445.9'	124.7'
P-01	1643039.6'	360548.6'	103.2'
P-02	1642926.2'	360055.9'	97.5'
P-03	1641883.6'	359992.4'	114.0'
R-01	1642839.6'	360854.6'	101.3'
R-02	1642582.2'	360403.3'	115.8'
R-03	1642040.5'	360102.5'	117.8'

LEGEND

A/C - Air Conditioning Unit	S - Section	SYMBOL - Guy Anchor
APPROX - Approximate	SPC - State Plane Coordinate System	- Handicap Parking Space
B - Back	SRD - State Road Department	- Iron Pipe (IP)
BFP - Back Flow Preventer	T - Telephone	- Iron Rod (IR)
BM - Bench Mark	TBM - Temporary Bench Mark	- Irrigation Valve
BSB - Bottom of Book	TD - Target Distance	- Light on Pole
BOC - Back of Curb	TR - Target	- Light Pole
(C) - Calculated Dimension	TRANS - Transformer	- Mailbox
CL - Chord Length	TWP - Township	- Manhole
CM - Concrete Monument	(TYP) - Typical	- Metal Light Pole
CMB - Concrete Monument with disk	U - Underground Service	- Metal Utility Pole
CMF - Concrete Monument with flag	UOS - Underground Service	- More or Less
COA - Certificate of Authorization	V - Veneer	- Nail and Washer (N&W)
CONC - Concrete	VOP - Veneer Clay Pipe	- Nail and Disk (N&D)
CONC - Concrete	VP - Veneer Clay Pipe	- East Indicator Valve
COP - Corrugated Plastic Pipe	VSP - Veneer Clay Pipe	- Railroad Spike (RRS)
(D) - Dead end or Described Dimension	W - Wetland	- Reclaimed Water Valve
DE - Degree of Curvature	W - Wetland	- Sewer Marking or Flag
DE - Dead End	W - Wetland	- Sewer Marker
DE - Dead End	W - Wetland	- Sewer Valve
DE - Dead End	W - Wetland	- Sign
DE - Dead End	W - Wetland	- Signpost
DE - Dead End	W - Wetland	- Telephone Junction Box
DE - Dead End	W - Wetland	- Telephone Marking or Flag
DE - Dead End	W - Wetland	- Telephone Pedestal
DE - Dead End	W - Wetland	- Telephone Marking or Flag
DE - Dead End	W - Wetland	- Telephone Pedestal
DE - Dead End	W - Wetland	- Traffic Signal Hand Hole
DE - Dead End	W - Wetland	- Unidentified Utility Valve
DE - Dead End	W - Wetland	- Valve
DE - Dead End	W - Wetland	- Water Line Marker
DE - Dead End	W - Wetland	- Water Marking or Flag
DE - Dead End	W - Wetland	- Water Manhole
DE - Dead End	W - Wetland	- Water Meter
DE - Dead End	W - Wetland	- Water Valve
DE - Dead End	W - Wetland	- Wood Utility Pole
DE - Dead End	W - Wetland	- Spot Elevation (Feet)

- SURVEY NOTES:**
- This survey was performed without the benefit of an abstract or title opinion. Therefore, it is subject to easements, restrictions, right-of-ways, and encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.
 - Horizontal coordinates and bearings are in US Survey Feet and are based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, East Zone, the north line of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, being South 89°36'26" East.
 - Subject parcel containing 24.02 acres, more or less; 22.84 upland acres, more or less; 1.18 wetland acres, more or less.
 - Elevations based on City of Leesburg, Engineering Department, Land Boundary Information System, Benchmarks no. "95-35", elevation 76.588 feet, and no. "95-37", elevation 135.849 feet, North American Vertical Datum 1988 (NAVD 88).
 - No sanitary or storm sewer structures were observed on or near subject parcel.
 - The property shown herein lies in Zones "A", "X", and "Y" (Inundated) as shown on Flood Insurance Rate Map No. 120690306E, Community Panel Number 120421 0306 E effective December 18, 2012, in Lake County, Florida, as prepared by the Federal Emergency Management Agency.
 - The above statement is for information only, and the undersigned assumes no liability for the correctness of the information in the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.
 - Only the edge of the water as of the date of this survey is depicted. No attempt has been made to establish and/or locate the Ordinary High Water (OHW) line.
 - Wetland flags shown hereon were delineated by others and were relied upon to be complete and correct.
 - Underground utilities shown hereon were delineated by others using Ground Penetrating Radar (GPR) and conventional electromagnetic (EM) locators. The location of the utilities was delineated on the ground surface and the location of the delineations was surveyed by Pennoni. The undersigned does not certify to the accuracy or completeness of the underground locations shown hereon.
 - Underground improvements, if any, have not been located.

DESCRIPTION: (PROVIDED - OR 5152, PG 1900)

That part of the North 1/2 of the Southeast 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 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, and run North 89°20'05" West along the North 1/2 of the Southeast 1/4 of said Section 8, a distance of 988.35 feet; thence North 00°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°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 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence North 00°57'00" East along the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8, a distance of 1,219.46 feet to a point that is South 00°57'00" West 82.20 feet from the Northwest corner of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence South 89°34'30" East parallel with the North line of the Southeast 1/4 of said Section 8 a distance of 529.99 feet; thence North 00°53'13" East 82.20 feet to a point on the North line of the Southeast 1/4 of said Section 8; thence South 89°34'30" East along the North line of the Southeast 1/4 of said Section 8, a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 65°13'49" West, 1,099.42 feet; thence South 00°59'55" West 836.39 feet to the Point of Beginning.

**FRUITLAND PARK PROJECT
LEESBURG, FLORIDA**

BOUNDARY & TOPOGRAPHIC SURVEY

DR. ERIC COE, LANDOWNER

NO.	REVISIONS	DATE	BY

PROJECT: CRYSL22001
DATE: 2022-03-07
DRAWING SCALE: 1" = 80'
DRAWN BY: LJM
APPROVED BY: RFD

V-0501
SHEET 1 OF 3

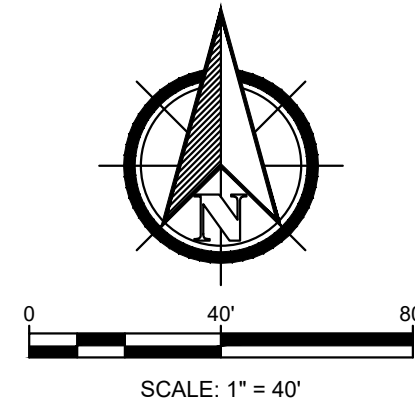
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ROBERT F. DUBOIS, P.E.
Florida License No. LS293
PENNONI ASSOCIATES INC.
Florida License No. LB8126
Date of Survey: March 1, 2022

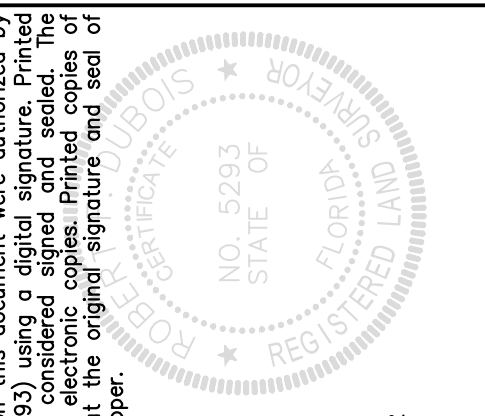
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PLOTTED: 3/14/2022 1:31 PM BY: Hugh J. Miller PLOTTED BY: PENNONI ASSOCIATES INC.
PROJECT STATUS: —

MATCHLINE A - SEE SHEET 3

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA



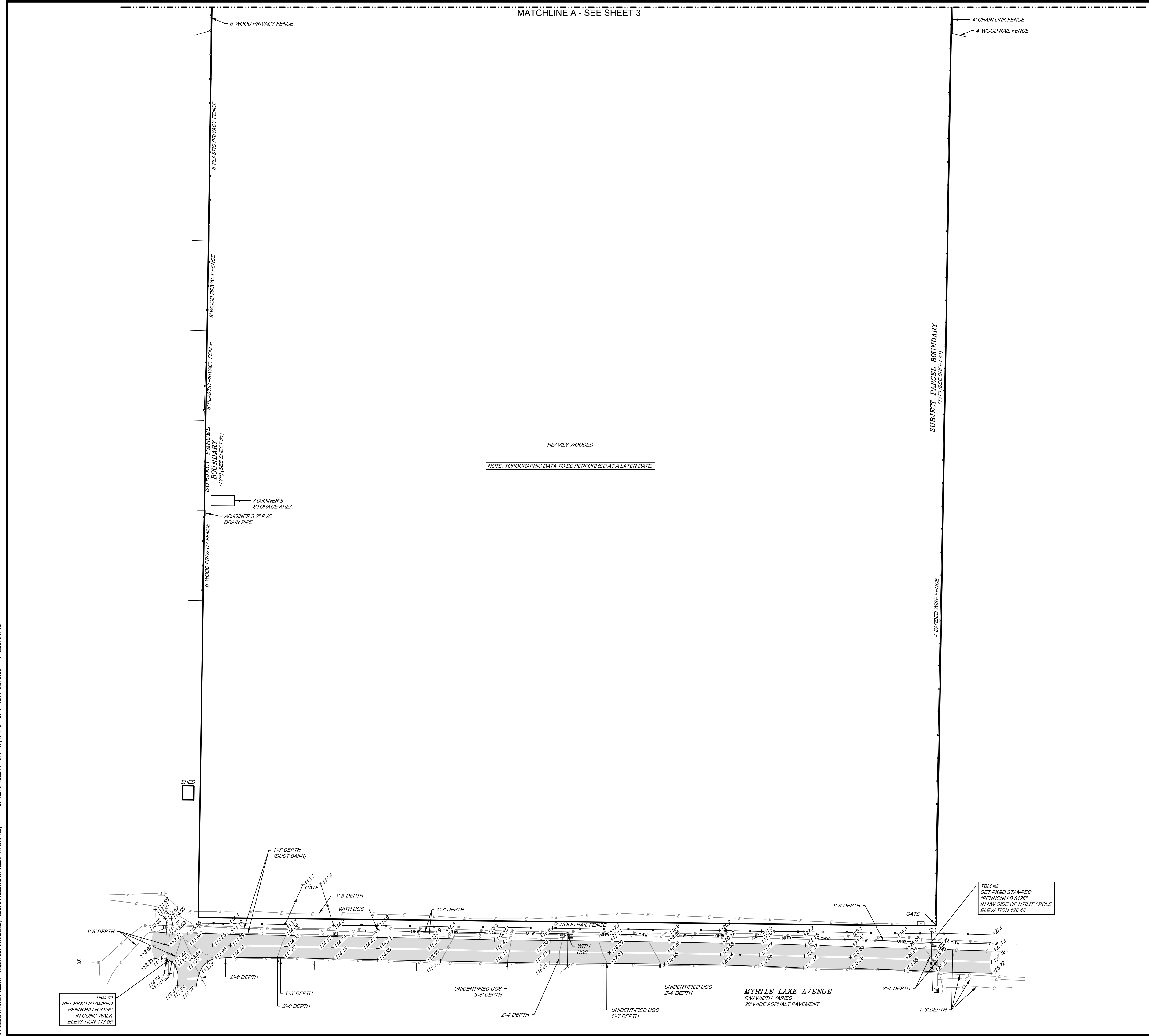
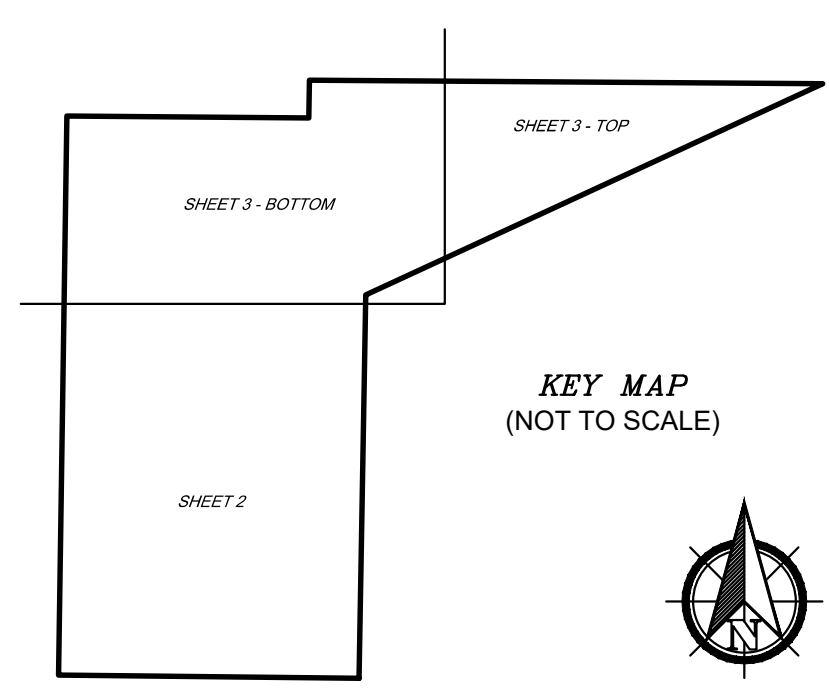
PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33980
T 863.324.1172 F 863.294.6185
COA #00007819



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FRUITLAND PARK PROJECT
LEESBURG, FLORIDA
BOUNDARY & TOPOGRAPHIC SURVEY
DR. ERIC COE, LANDOWNER

LEGEND table with columns for SYMBOL, LINE TYPE, and various survey symbols and abbreviations.

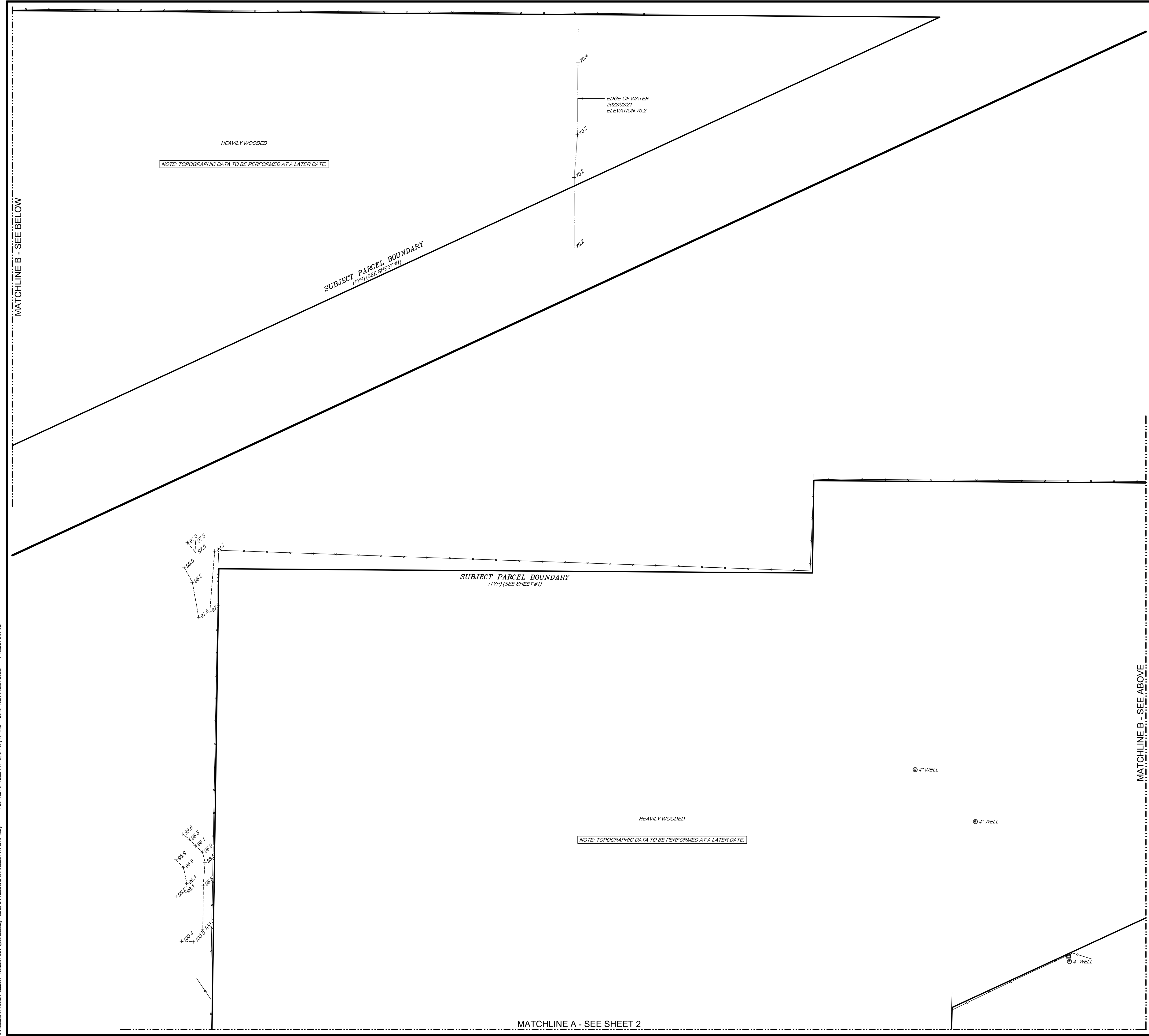
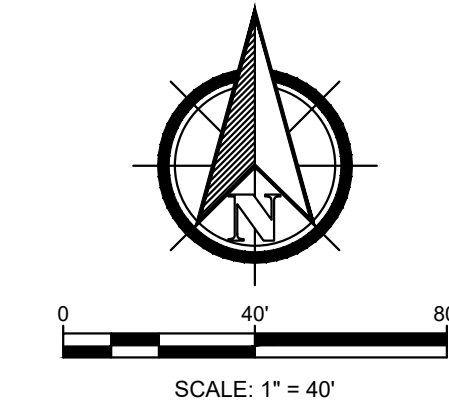


NOTE: TOPOGRAPHIC DATA TO BE PERFORMED AT A LATER DATE.

Table with columns for NO., REVISIONS, DATE, and BY. Includes project information: PROJECT CRYSL22001, DATE 2022-03-07, DRAWING SCALE 1" = 40', DRAWN BY LJM, APPROVED BY RFD, and V-0502 SHEET 2 OF 3.

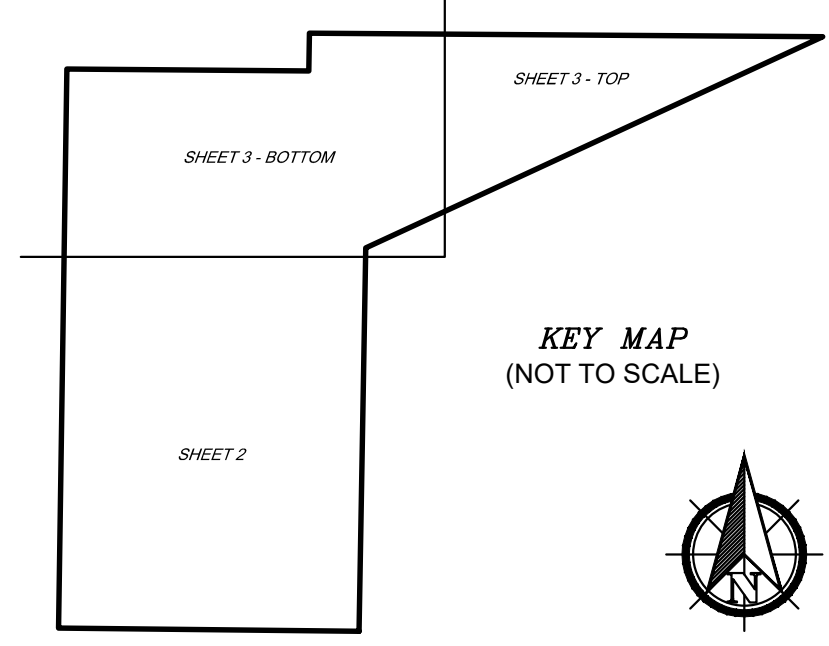
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BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA



LEGEND

A/C APPROX. - Air Conditioning Unit	S - Section	SYMBOL - Guy Anchor
B - Back Flow Preventer	SPC - State Plane Coordinate System	SYMBOL - Handicap Parking Space
BM - Bench Mark	SRD - State Road Department	SYMBOL - Iron Pipe (IP)
BOB - Bottom of Bank	T/TELE - Telephone	SYMBOL - Iron Rod (IR)
BOC - Base of Cut	TM - Temporary Bench Mark	SYMBOL - Irrigation Valve
C - Calculated Dimension	TS - Target Station	SYMBOL - Light on Pole
CL - Chord Length	TR - Transformer	SYMBOL - Light Pole
CB - Chord Bearing	TRNS - Transformer	SYMBOL - Manhole
CM - Concrete Monument	U - Typical	SYMBOL - Metal Light Pole
CM&D - Concrete Monument with disk	UCS - Underground Service	SYMBOL - Metal Utility Pole
CMF - Corrugated Metal Pipe	VCP - Vitreous Clay Pipe	SYMBOL - Monitoring Well
COA - Certificate of Authorization	W - Water Service (UGS)	SYMBOL - More or Less
CONC - Concrete	LN/TYP - Linetype	SYMBOL - Nail and Washer (N&W)
CPP - Corrugated Plastic Pipe	C - Cable Television Service (UGS)	SYMBOL - Nail and Disk (N&D)
D - Dead and/or Described Dimension	E - Electrical Service (UGS)	SYMBOL - Nail Indicator Valve
D - Degree of Curvature	N - Natural Gas Service (UGS)	SYMBOL - Railroad Spike (RRS)
DB - Dead Book	OHW - Overhead Wires	SYMBOL - Reclaimed Water Valve
DH - Drill Hole	SC - Sanitary Sewer Service (UGS)	SYMBOL - Sewer Marking or Flag
DI - Ductile Iron Pipe	TS - Telephone Service (UGS)	SYMBOL - Sewer Manhole
DOT - Department of Transportation	UNID - Unidentified Service (UGS)	SYMBOL - Sewer Valve
(DU) - Destination Unknown	W - Water Service (UGS)	SYMBOL - Sign
E - Elevation	SYMBOL - Air Conditioner Unit	SYMBOL - Sight
E/RECC - Electric	SYMBOL - Asphalt Area	SYMBOL - Telephone Junction Box
E/LEVEL - Elevation	SYMBOL - Back Flow Preventer	SYMBOL - Telephone Marker
F - Edge of Pavement	SYMBOL - Bench Mark	SYMBOL - Telephone Marking or Flag
F - Field Dimension	SYMBOL - Blow-off Valve	SYMBOL - Telephone Manhole
FF - Finished Floor	SYMBOL - Boring Location	SYMBOL - Telephone Pedestal
FND - Foul	SYMBOL - Cable Television Box	SYMBOL - Traffic Signal Hand Hole
H - High Density Polyethylene Pipe	SYMBOL - Cable Television Marking or Flag	SYMBOL - Valve
HDPE - High Density Polyethylene Pipe	SYMBOL - Cable Television Marking or Flag	SYMBOL - Water Line Marker
INV - Invert	SYMBOL - Chased Dues	SYMBOL - Water Manhole
IP - Iron Pipe	SYMBOL - Cleanout	SYMBOL - Water Meter
IPAC - Iron Pipe with cap	SYMBOL - Communication Hand Hole	SYMBOL - Water Valve
IP - Iron Rod	SYMBOL - Concrete Light Pole	SYMBOL - Wood Utility Pole
IRAC - Iron Rod with cap	SYMBOL - Concrete Monument (CM)	SYMBOL - Spot Elevation (Feet)
L - Length	SYMBOL - Concrete Utility Pole	
LB - Licensed Business	SYMBOL - Concrete Area	
LS - Licensed Surveyor	SYMBOL - Control Point	
M - Manned Right-of-Way	SYMBOL - Covered Area	
MB - Man Book	SYMBOL - Delta (Central Angle)	
MES - Mitered End Section	SYMBOL - Drainage Manhole	
N&D - Nail and Disk	SYMBOL - Electric Meter	
N&W - Nail and Washer	SYMBOL - Electric Junction Box	
NAV - North American Vertical Datum	SYMBOL - Electric Transformer	
NVD - National Geodetic Vertical Datum	SYMBOL - Electric Manhole	
OR - Official Records Book	SYMBOL - Electric Line Marker	
P - Plat Dimension	SYMBOL - Electric Marking or Flag	
PI - Plat Book	SYMBOL - Fiber Optics Cable Marker	
PC - Point of Curvature	SYMBOL - Fiber Optics Junction Box	
PCP - Permanent Control Point	SYMBOL - Fire Hydrant	
PG - Page	SYMBOL - Fire Department Connection	
PK - Pole-Kalon Notch	SYMBOL - Flood Light	
PK&D - Pole-Kalon Notch with disk	SYMBOL - Gas Marker	
PLS - Professional Land Surveyor	SYMBOL - Gas Marking or Flag	
POB - Point of Beginning	SYMBOL - Gas Valve	
POC - Point of Commencement	SYMBOL - Gas Meter	
PRC - Point of Reverse Curvature	SYMBOL - Gas Manhole	
PRM - Permanent Reference Marker		
PSM - Professional Surveyor & Mapper		
PT - Point of Tangency		
PVC - Polyvinyl Chloride Pipe		
R - Radius		
RCP - Reinforced Concrete Pipe		
REC - Recovered		
RNG - Range		
R/W - Right-of-Way		
RRS - Railroad Spike		



PENNONI ASSOCIATES INC.
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COA #00007819

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ROBERT F. DUBOIS, P.S.M.
FLORIDA LICENSE NO. 5293
PENNONI ASSOCIATES INC.
FLORIDA LICENSE NO. LB8126
Date of Survey: March 1, 2022

FRUITLAND PARK PROJECT
LEESBURG, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

DR. ERIC COE, LANDOWNER

NO.	REVISIONS	DATE	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER. SMALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: **CRYSL22001**
DATE: 2022-03-07
DRAWING SCALE: 1" = 40'
DRAWN BY: LJM
APPROVED BY: RFD

V-0503
SHEET 3 OF 3

U:\Accounting\CRYSL22001 - Fruitland Park Project - Leeburg, FL\SSD\CRS\22001-WB\NCS\Jung PLOTTED: 3/14/2022 1:31 PM BY: Hugh J. Miller PLOTSTYLE: Pennon NCS.dwg PROJECT STATUS: ---

Fruitland Crystal Lake
MINOR TRAFFIC IMPACT STUDY
Lake County, Florida

Prepared By:



Elizabeth Rodriguez & Associates

December 2021

1.0 INTRODUCTION

The Fruitland Crystal Lake Project is a proposed residential development. As is shown on the **Site Plan (Appendix A)** and **Location Map** on the following page, Fruitland Crystal Lake is located on the north side of Myrtle Lake Avenue, and just west of Crystal Lake in Lake County, Florida.





LOCATION MAP



2.0 TRIP GENERATION

Table 1 below, depicts the estimated trips using the ITE “Trip Generation” Manual, 10th Edition. More detailed trip generation information is included in **Appendix A** of this report.

TABLE 1: Trip Generation

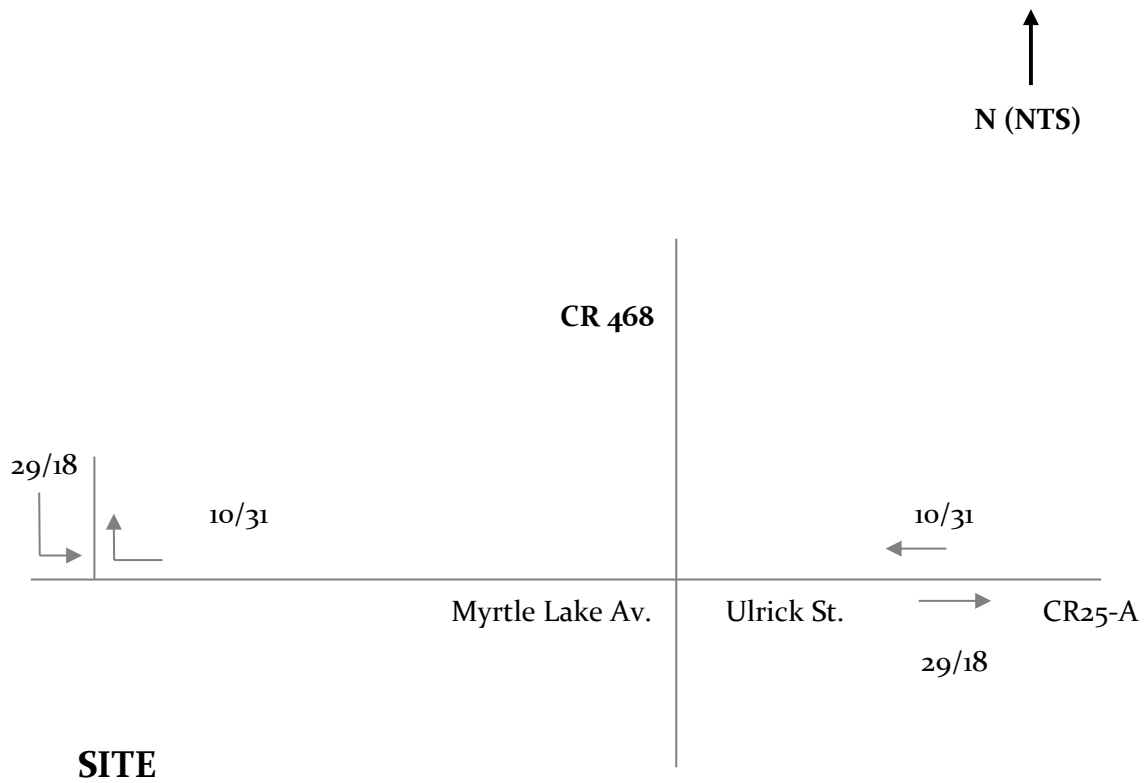
ITE Code	Land Use Type	Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family Detached Housing	49	463	10	29	31	18
	SUBTOTAL	49	463	10	29	31	18



3.0 TRIP DISTRIBUTION/ASSIGNMENT

Myrtle Lake Avenue does not appear to be a concurrency-regulated facility. The first regulated roadway appears to be CR25-A, which is included in the LOS analysis that follows. Project traffic is all shown distributed/assigned to/from the east. Project traffic could travel to/from the west/south via Lewis Road, but that would be a much more circuitous route. ***In addition, 100% of project traffic is assumed to cross CR 468 and travel of CR25-A, so as to create a “worst case” analysis.***





AM/PM PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT



4.0 LOS ANALYSIS

Table 2, below, depicts the LOS analysis for the impacted link of CR25-A.

TABLE 2: PM Peak Hour Link LOS

Link	Proj Traf	LOS D MSFR*	Background Traffic**	LOS	Total Traffic	LOS
CR25-A west of US 27	49	1197	158	C or better	207	C or better

*QLOS Manual excerpt included in Appendices. MSFR 1,330 less 10% for non-state road = 1,197/

** FDOT Traffic Count Database (Appendices) 1750 AADT*.09(K) = 158 vph.



5.0 ACCESS MANAGEMENT/DRIVEWAY ANALYSIS

As the project traffic diagram in **Section 3.0** of this report illustrate, the PM peak hour has the higher number of inbound left turning vehicles, and thus, will be used as the worst case for the remainder of this section.

There are estimated to be 31 inbound right turns into the project driveway on Myrtle Lake Avenue. As the turn lane warrant nomographs in the **Appendices** illustrate, turn lane lanes are not warranted at the proposed project driveway.



6.0 CONCLUSIONS

This is a minor traffic study for the proposed Fruitland Crystal Lake Project located on the north side of Myrtle Lake Avenue, and just west of Crystal Lake in Lake County, Florida.

Concurrency-regulated roadways operate at acceptable levels of service with and without project traffic.

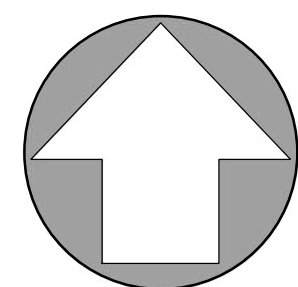
No turn lanes are needed at the driveway due to low project and background traffic volumes.



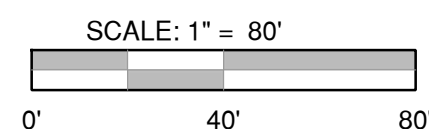
APPENDICES

Site Plan
Detailed Trip Generation Information
QLOS Excerpt
FDOT Traffic Count
Access Management Nomograph





NORTH



ZONING = AGRICULTURAL (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = R-1 (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = SINGLE FAMILY RESIDENTIAL (FRUITLAND PARK)
FLU = SINGLE FAMILY MEDIUM DENSITY, 4 DU/AC (FRUITLAND PARK)

ZONING = R-3 (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)



ZONING = AGRICULTURAL (LAKE COUNTY)
FLU = URBAN MEDIUM DENSITY (LAKE COUNTY)

ZONING = SINGLE FAMILY RESIDENTIAL (FRUITLAND PARK)
FLU = SINGLE FAMILY MEDIUM DENSITY, 4 DU/AC (FRUITLAND PARK)

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 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 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AND RUN N.89°20'05"W, ALONG THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 988.35 FEET; THENCE N.00°59'55"E, 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 N.89°20'05"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF MYRTLE LAKE AVENUE, 658.92 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°57'00"E, ALONG THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1,219.46 FEET TO A POINT THAT IS S.00°57'00"W, 82.20 FEET FROM THE NORTHWEST CORNER OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 529.99 FEET; THENCE N.00°53'13"E, 82.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°34'30"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1,120.29 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE S.65°13'49"W, 1,099.42 FEET; THENCE S.00°59'55"W, 836.39 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

PROPERTY BOUNDARY	---
FEMA FLOOD ZONE	---
WETLAND LIMIT	---
WETLAND BUFFER	---
EDGE OF WATER	---

SITE DATA

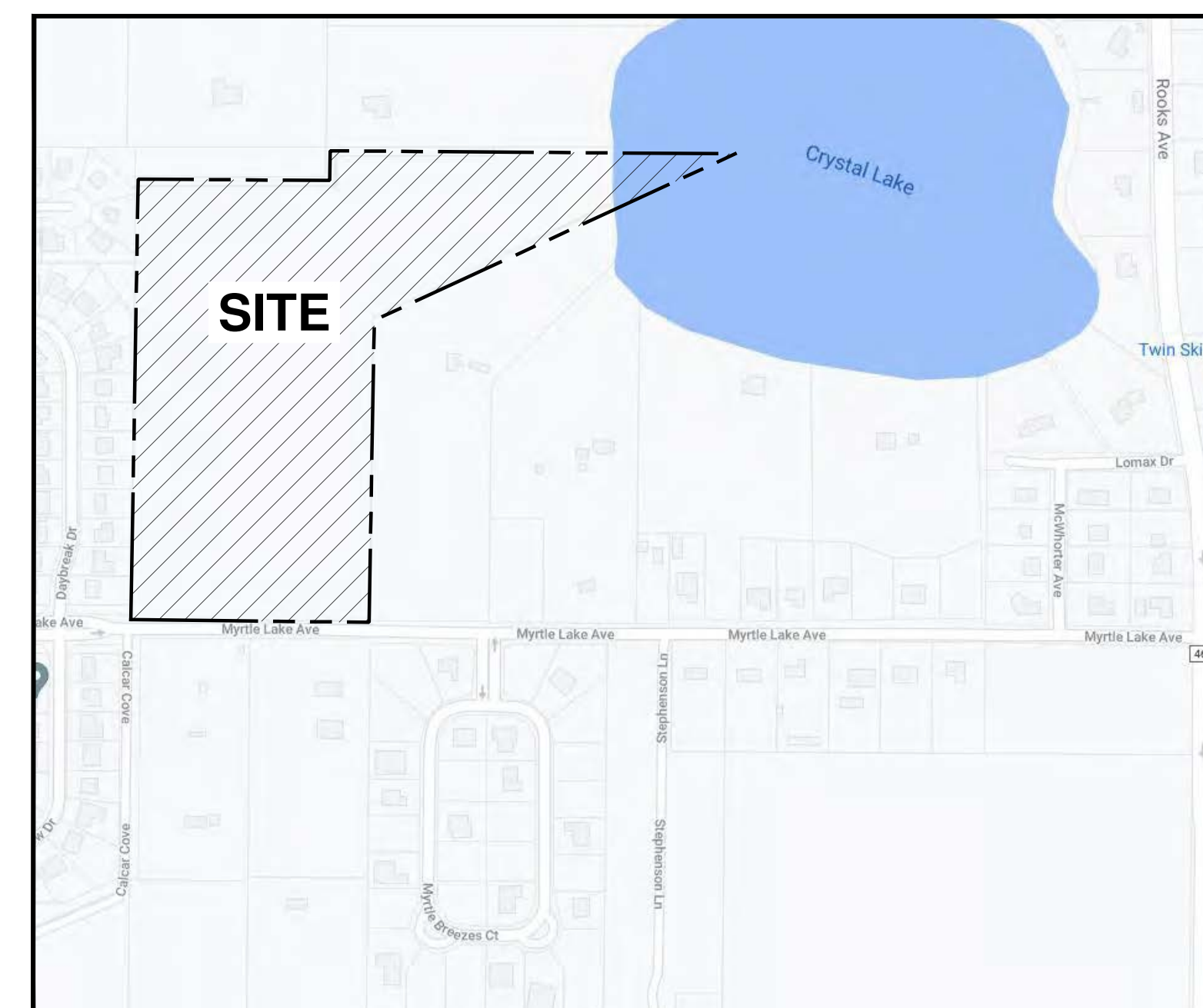
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SECTION / TWS / RNG	08 / 19 / 24
ALT KEY	1288606
PROPERTY ID	08-19-24-0004-000-02700
EXISTING ZONING (LAKE COUNTY)	R-3
PROPOSED ZONING (FRUITLAND PARK)	R-2, SF MEDIUM DENSITY
EXISTING FLU (LAKE COUNTY)	URBAN MEDIUM DENSITY
PROPOSED FLU (FRUITLAND PARK)	R-2, SF MEDIUM DENSITY

PROPOSED PROJECT

49 LOTS
 MAX. RES. DENSITY ALLOWED: 4 DU/AC (PROVIDED 2.04 DU/AC)
 MIN. LIV. AREA / DU: 1,200SF
 MIN. LOT WIDTH: 80'
 MIN. LOT AREA: 12,500 SF
 SETBACKS (MINIMUM):
 FRONT = 30FT
 SIDE = 10FT
 REAR = 20FT

NOTES:

1. THIS BOUNDARY IS BASED ON INFORMATION FURNISHED BY CLIENT.
2. TITLE AND EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT.
3. BEARINGS BASED ON STATE PLANE COORDINATES EAST ZONE.
4. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 VERTICAL DATUM.
5. THIS PROPERTY LIES IN FLOOD ZONES "X" AND "AE" PER FEMA'S FIRM MAP 12069C0306E, EFFECTIVE 12/18/2012.
6. SHORELINE SETBACK SHALL BE 35FT FROM O.H.W.L., WITH A 25FT BUFFER.



VICINITY MAP
SCALE: NTS

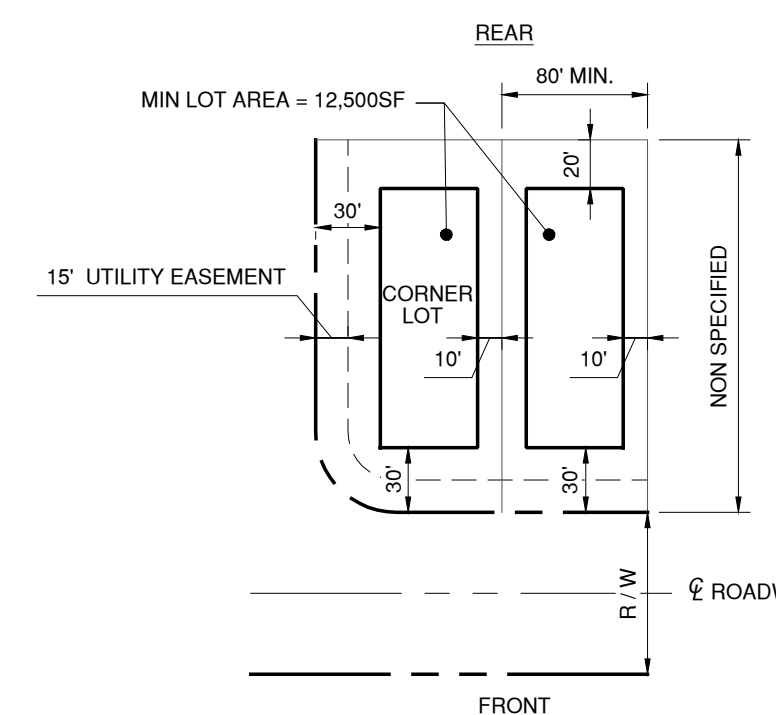
LEGAL DESCRIPTION

LEGEND

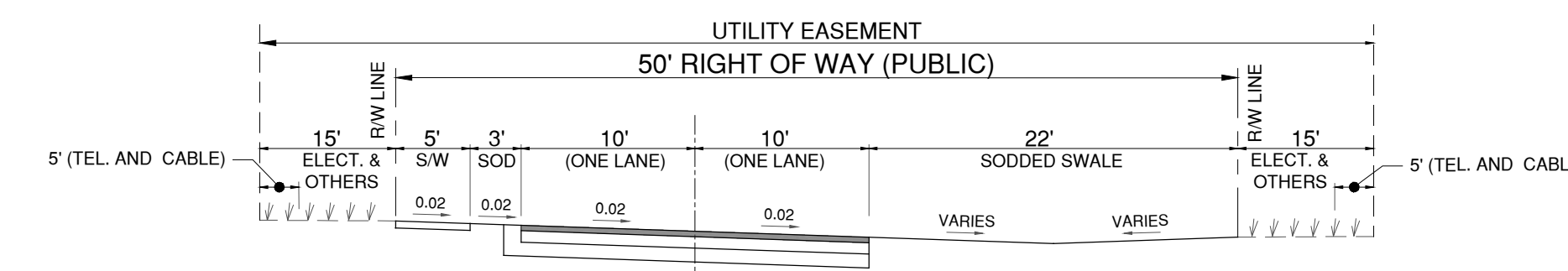
SITE DATA

PROPOSED PROJECT

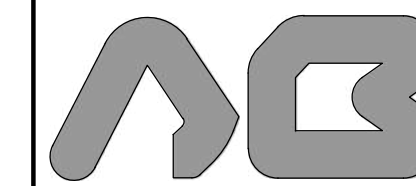
NOTES:



TYPICAL SINGLE FAMILY LOT DETAIL
NTS



TYPICAL STREET SECTION
NTS



A&B Engineering Consultants, P.A.

Civil Engineering
Land Planning
Inspections

Certificate of
Authorization:
No. 27637

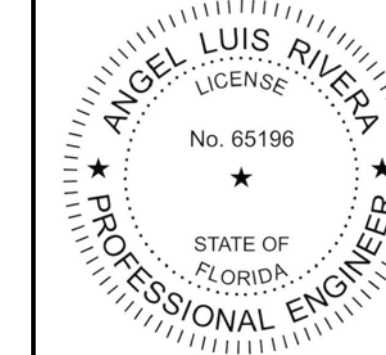
14164 Stilton St
Tampa, FL 33626

Toll free : 844-426-6354
luis@anbocompanies.com
www.anbocompanies.com

ELECTRONIC SIGNATURE:

Angel L. Rivera, State of Florida,
Professional Engineer, License No.
65196. This item has been
electronically signed and sealed by
Angel L. Rivera on the date indicated
here using a SHA authentication code.
Printed copies of this document are
not considered signed and sealed and
the SHA authentication code must be
verified on any electronic copies.

SEAL:



DATE
ANGEL L. RIVERA, P.E.
LIC. NO. 65196

PROJECT:

CRYSTAL LAKE VISTA
Myrtle Lake Ave
Fruitland Park, FL

REVISIONS

NO. ISSUED DATE

SCALE:

1"=80'

DATE:

MAY 2021

SHEET TITLE:

CONCEPTUAL
SITE PLAN

DWG NO.:

C-1.0

SHEET: 1 OF 1

FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 11 LAKE

SITE =====	SITE TYPE =====	DESCRIPTION =====	DIRECTION 1 =====	DIRECTION 2 =====	AADT TWO-WAY =====	"K" FCTR =====	"D" FCTR =====	"T" FCTR =====
8034		SR-19 & SR-48, 400 FT E OF SUMTER CO/L - OFF SYS	E 1500	W 1500	3000 C	9.5	54.1F	6.8F
8035		SR-19 & SR-48, 750 FT E OF US-27 - HPMS '15	E 4500	W 4200	8700 C	9.0	54.1F	22.1A
8036		AVENIDA CENTRAL 100' W OF OAK MEADOWS LANE - OFF	E 5500	W 6100	11600 C	9.0	54.1F	3.6A
8037		RIO GRANDE AVE, 100' S OF CORTEZ AVE - OFF SYSTE	N 2600E	S 2600E	5200 S	9.0	54.1F	6.8F
8038		DEL MAR DR, 300' S OF AVENIDA CENTRAL - OFF SYST	N 3900E	S 4100E	8000 S	9.0	54.1F	6.8F
8039		CR-448, 500 FT E OF CR-561 - HPMS '16	E 5300	W 4600	9900 C	9.0	54.1F	23.6A
8040		MICR RACETRACK RD, 300' N OF MILLER BLVD/CR46 -	N 4300	S 4400	8700 C	9.0	54.1F	6.8F
8041		MONT CLAIR RD,/CENTER ST, 800' W OF 14TH ST - OF	E 2100E	W 1700E	3800 F	9.0	54.1F	6.8F
8042		PERKINS ST, 300' S OF US 441 - OFF SYSTEM	N 1500E	S 1500E	3000 S	9.0	54.1F	6.8F
8043		CR-455, 350 FT N OF CR-561A - OFF SYSTEM	N 950	S 950	1900 C	9.5	54.1F	6.8F
8044		CANAL ST, 400' S OF US 441 - OFF SYSTEM	N 1900	S 1500	3400 C	9.0	54.1F	6.8F
8045		MAIN ST, 100 FT E OF PULSIFER AVE - OFF SYSTEM	E 2900	W 3200	6100 C	9.0	54.1F	6.8F
8046		DIXIE AVE/CR-25A, 300 FT N OF US-27/441 - OFF SY	N 950E	S 800E	1750 T	9.0	54.1F	6.8F
8047		DIXIE AVE/CR-25A, 1100 FT S OF PALM ST - OFF SYS	N 2400E	S 2100E	4500 F	9.0	54.1F	6.8F
8048		DORA AVE / KURT ST, 250 FT N OF ALFRED ST - OFF	N 2000E	S 2600E	4600 S	9.0	54.1F	6.8F
8049		LAKESHORE DR, 0.2 MI N OF CR-561 - OFF SYSTEM HP	N 1500E	S 1500E	3000 S	9.0	54.1F	6.8F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED

"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011

AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN

"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

08-MAR-2021 11:19:58

PAGE -15-

622UPD

5_11_CAADT.TXT

Single-Family Detached Housing (210)

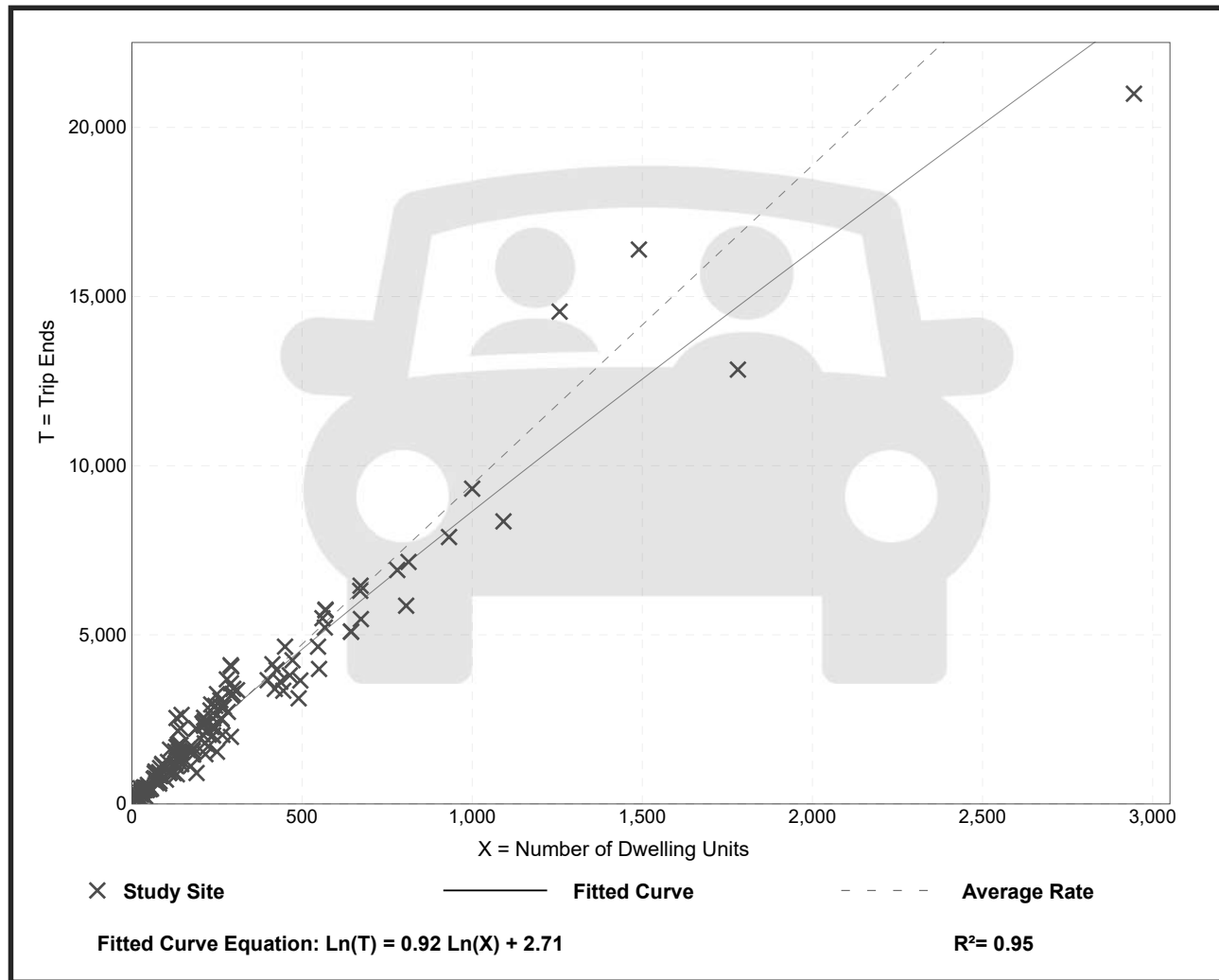
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 159
 Avg. Num. of Dwelling Units: 264
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

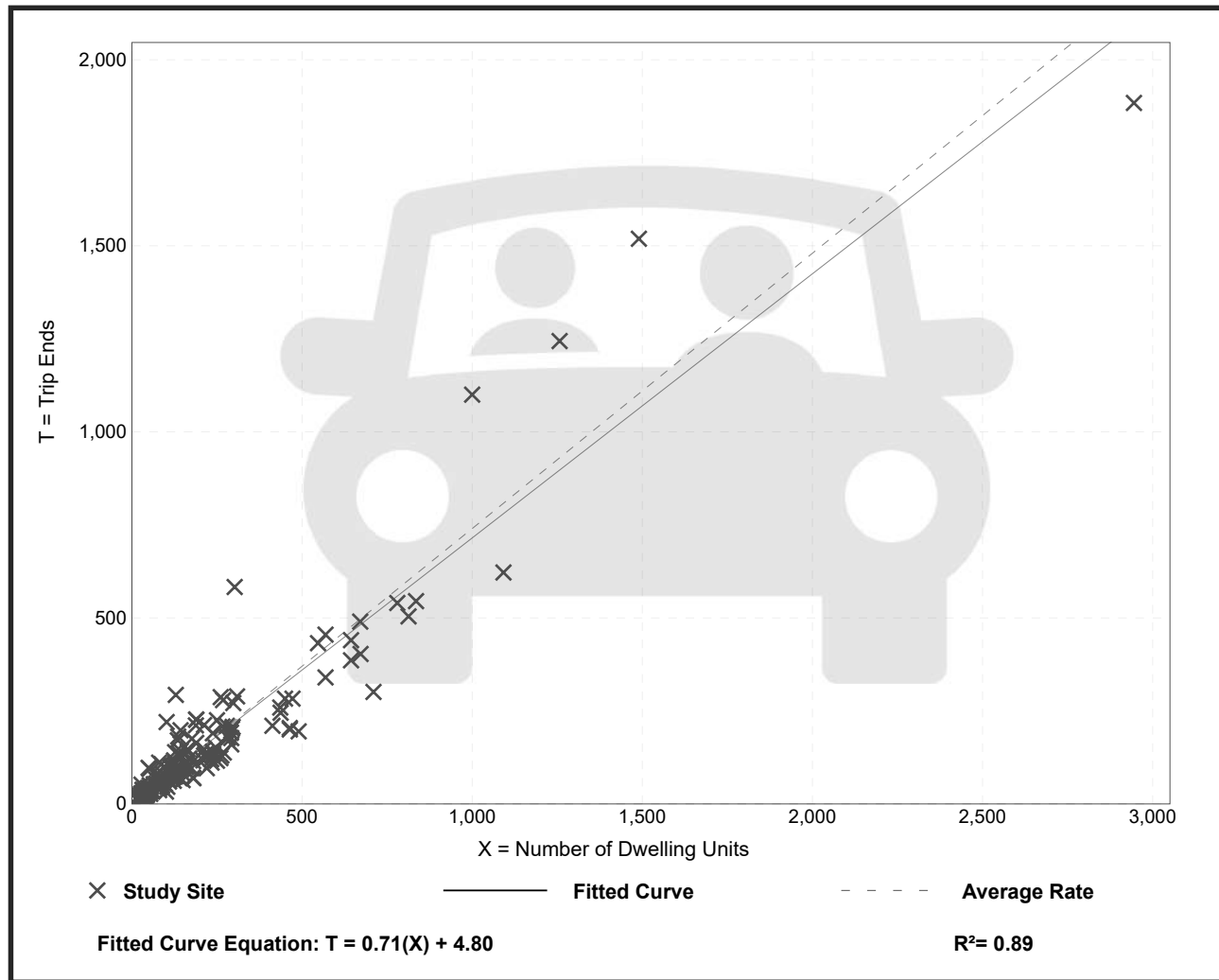
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

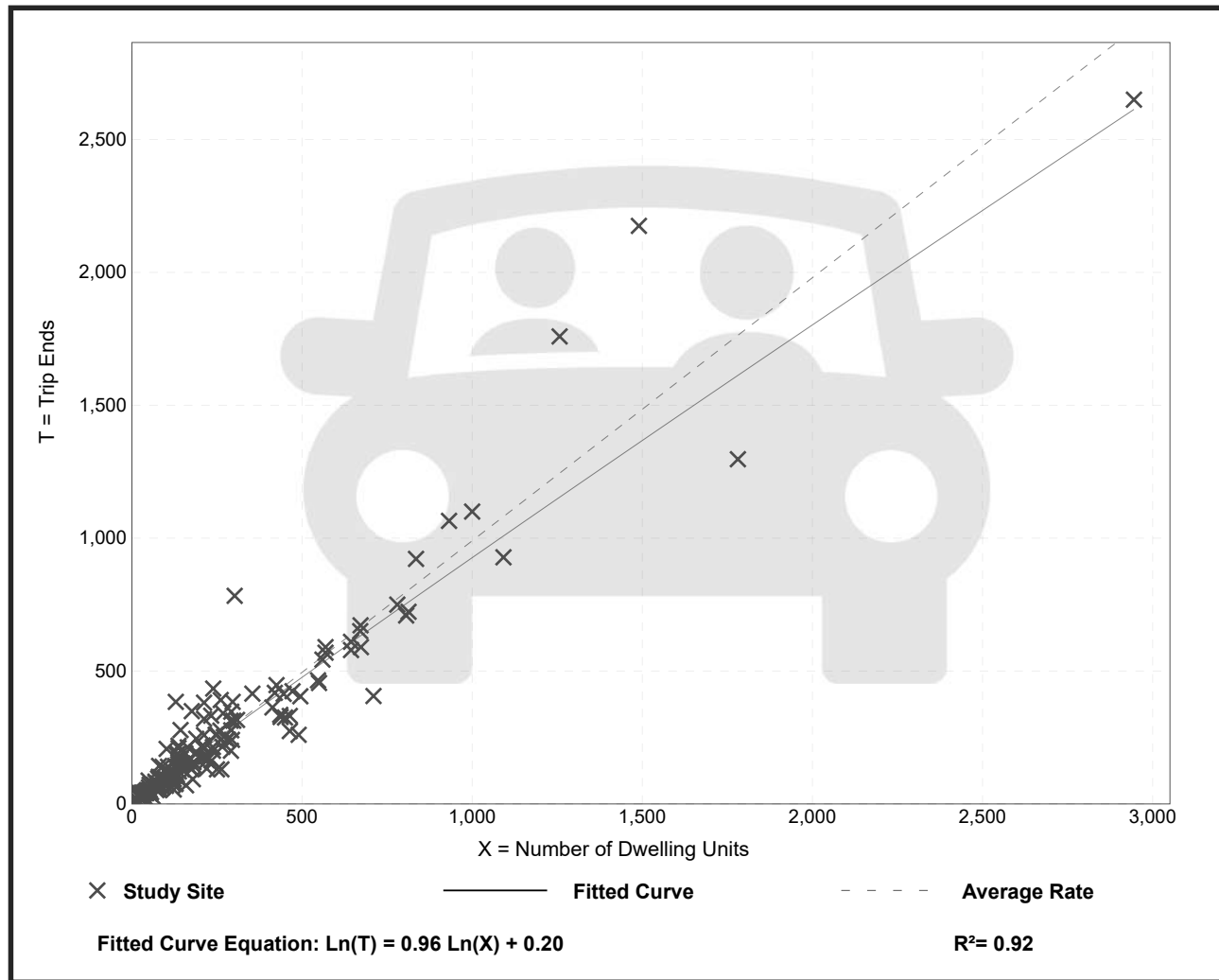
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

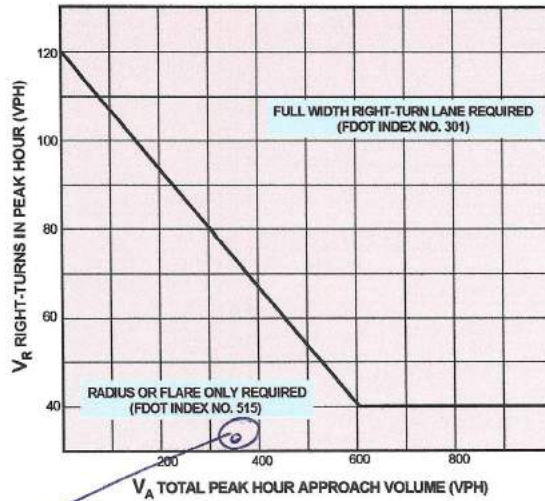
TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,510	1,600	**	4	4,050	5,640	6,800	7,420	
4	Divided	*	3,420	3,580	**	6	5,960	8,310	10,220	11,150	
6	Divided	*	5,250	5,390	**	8	7,840	10,960	13,620	14,850	
8	Divided	*	7,090	7,210	**	10	9,800	13,510	17,040	18,580	
						12	11,600	16,350	20,930	23,200	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	660	1,330	1,410	4	4,130	5,640	7,070	7,690	
4	Divided	*	1,310	2,920	3,040	6	6,200	8,450	10,510	11,530	
6	Divided	*	2,090	4,500	4,590	8	8,270	11,270	13,960	15,380	
8	Divided	*	2,880	6,060	6,130	10	10,350	14,110	17,310	19,220	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 1,800					
						Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	1,050	1,620	2,180	2,930
2	Undivided	No	No	-20%		4	Divided	3,270	4,730	5,960	6,780
Multi	Undivided	Yes	No	-5%		6	Divided	4,910	7,090	8,950	10,180
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						Uninterrupted Flow Highway Adjustments					
						Lanes	Median	Exclusive left lanes	Adjustment factors		
						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Shoulder/Bicycle						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
Lane Coverage	B	C	D	E		* Cannot be achieved using table input value defaults.					
0-49%	*	260	680	1,770		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
50-84%	190	600	1,770	>1,770		<i>Source:</i> Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
85-100%	830	1,700	>1,770	**							
PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	250	850							
50-84%	*	150	780	1,420							
85-100%	340	960	1,560	>1,770							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

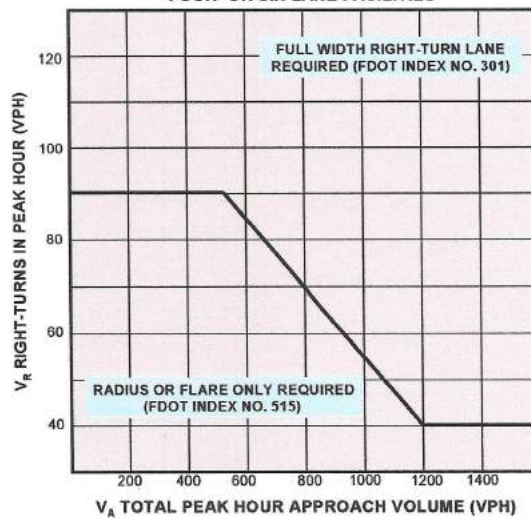
GRAPH 1A. RIGHT-TURN LANE WARRANTS – TWO-LANE FACILITIES



No right turn lane

NOTE: For posted speeds at or under forty-five (45) mph, peak hour right turns greater than forty (40) VPH, and total peak hour approach less than 300 VPH, adjust right turn volumes. Adjust peak hour right turns = peak hour right turns—twenty (20).

GRAPH 1B. RIGHT-TURN LANE WARRANTS FOUR- OR SIX-LANE FACILITIES



NOTE: For application on high speed highways.

Graphs 1A & 1B Source: National Cooperative Highway Research Program, Report No. 279.

ORDINANCE 2022-011

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 24.83 ± ACRES OF LAND GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE AND WEST OF CR 468; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by A&B Engineering Consultants, P.A. and Angel L. Rivera, P.E., as Applicant, on behalf of Crystal Lake Land Holdings, LLC, Owner, requesting that approximately 24.83 ± acres of real property generally located north of Myrtle Lake Avenue and west of CR 468 (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, the Planning and Zoning Board considered this ordinance at a public meeting; and

WHEREAS, the Property is contiguous to the City limits and is reasonably compact; and

WHEREAS, the City Commission has determined that the area proposed for annexation meets the requirements of §171.044, Florida Statutes; and

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1. The recitals set forth above are hereby adopted as legislative findings of the City Commission of the City of Fruitland Park.

Section 2. The following described property consisting of approximately 24.83 acres of land generally located north of Myrtle Lake Avenue and west of CR 468, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See attached Exhibit A.

Parcel Alternate Key No. 1288606

Section 3. Upon this Ordinance becoming effective, the property annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Fruitland Park, and shall be entitled to the same privileges and benefits as other parts of the City of Fruitland Park upon the effective date of the annexation. Except that the property annexed in this Ordinance is subject to the Land Use Plan

of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan.

Section 4. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department of State of Florida within seven (7) days after its passage on second and final reading. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area. F.S. 171.091, Florida Statutes.

Section 5. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 8. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

(SEAL)

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Esther Coulson, CMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

Vice-Mayor Gunter	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Mobilian	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Bell	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

Passed First Reading _____

Passed Second Reading _____

EXHIBIT A
Legal Description

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 $89^{\circ}0'05''$ 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 $89^{\circ}0'00''$ 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.

ORDINANCE 2022-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 24.83 +/- ACRES OF PROPERTY FROM LAKE COUNTY R-3 TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE AND EAST OF MYRTLE LAKE VIEW DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from A & B Engineering Consultants, PA as applicant, on behalf of Crystal Lake Land Holdings, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County R-3 to City Planned Unit Development (PUD) within the City limits of Fruitland Park; and

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

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

WHEREAS, the City Commission reviewed said petition, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

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

Section 1: The following described property consisting of approximately 24.83 ± acres generally located north of Myrtle Lake Avenue and east of Myrtle Lake View Drive as described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations.

Section 2: That the City Manager, or designee, is hereby directed to have amended, altered, and implemented the official zoning maps of the City of Fruitland Park, Florida to include said designation consistent with this Ordinance.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 5. Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This Ordinance shall become effective immediately upon passage by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

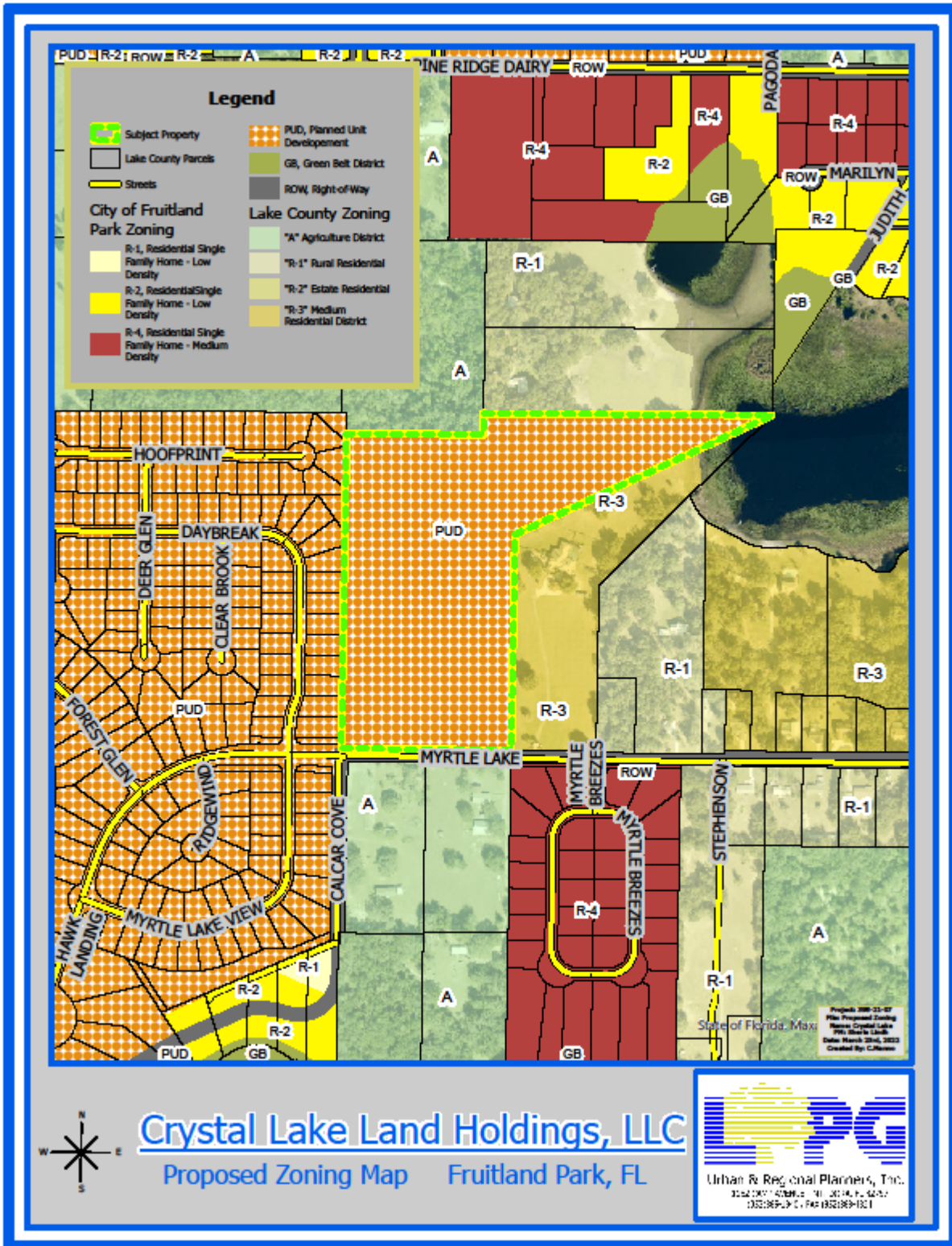
Passed First Reading _____
Passed Second Reading _____
(SEAL)

“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 $89^{\circ}0'05''$ 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 $89^{\circ}0'00''$ 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.

“EXHIBIT B”



ORDINANCE 2022-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN MEDIUM RESIDENTIAL TO CITY SINGLE FAMILY MEDIUM DENSITY OF 24.83 +/- ACRES OF PROPERTY GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE AND EAST OF MYRTLE LAKE VIEW DRIVE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from A & B Engineering Consultants, PA as applicant, on behalf of Crystal Lake Land Holdings, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Single Family Medium Density" under the Comprehensive Plan for the City of Fruitland Park; and

WHEREAS, the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

WHEREAS, the Planning and Zoning Commission of the City of Fruitland Park and the Local Planning Agency for the City of Fruitland Park have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Commission of the City of Fruitland Park.

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

Section 1: The following described property consisting of approximately 24.83 ± acres generally located north of Myrtle Lake Avenue and east of Myrtle Lake View Drive as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Single Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

Section 2: A copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Fruitland Park as a matter of permanent record of the City, matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

Section 3. Direction to the City Manager.

Upon the Effective Date of this ordinance, the City Manager is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 4: Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6: Scrivener’s Errors.

Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8: This Ordinance shall become effective 31 days after its adoption by the City Commission. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

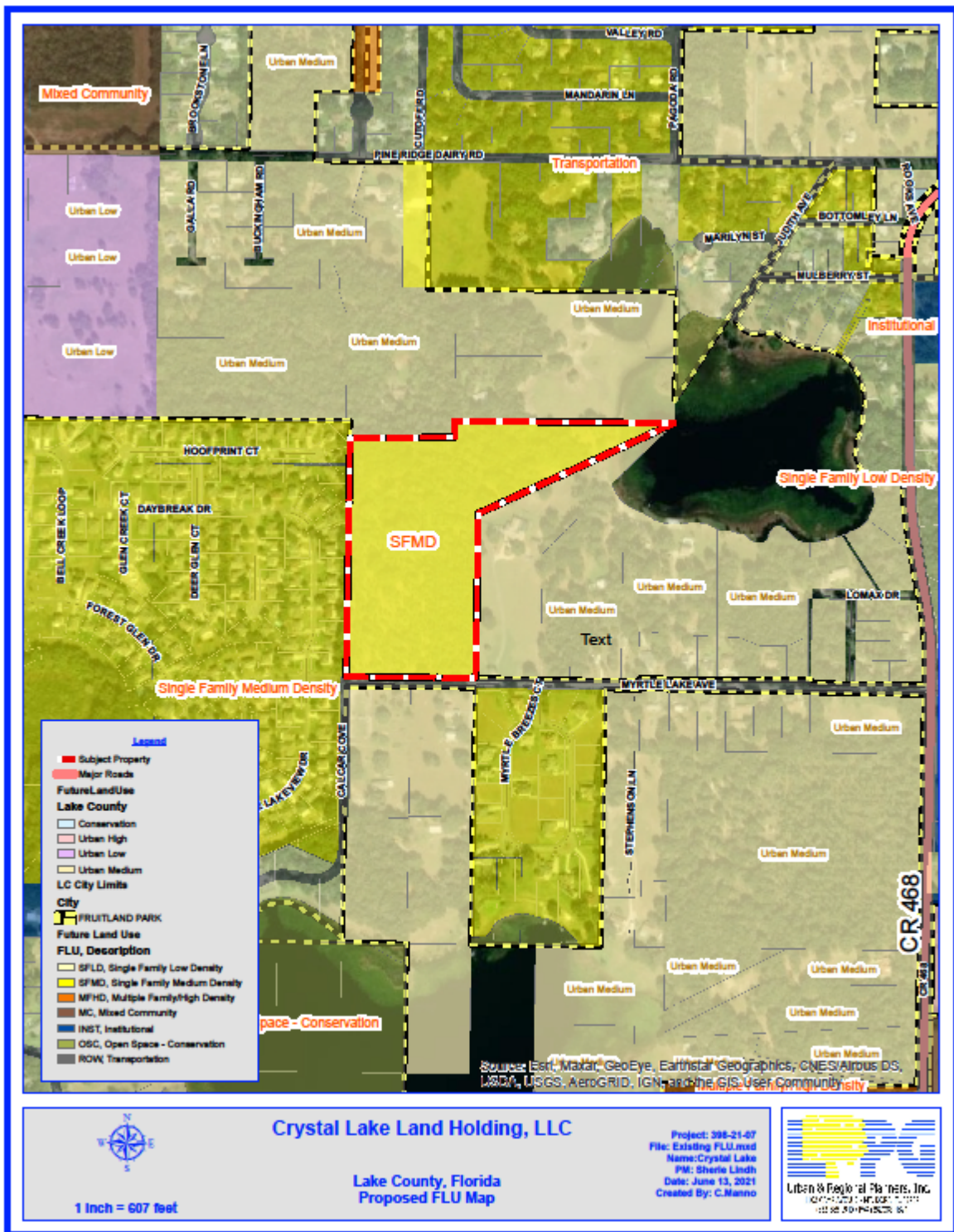
Passed First Reading _____
Passed Second Reading _____
(SEAL)

“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 $89^{\circ}0'05''$ 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 $89^{\circ}0'00''$ 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.

EXHIBIT B



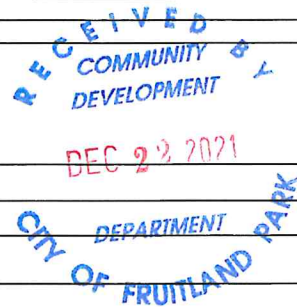


City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

Staff Use Only

Case No.: _____
 Fee Paid: _____
 Receipt No.: _____

Development Application



Contact Information:

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

Applicant Name: Jimmy D. Crawford, Esq.
 Address: 702 W. Montrose Street, Clermont, Florida 34711
 Phone: 352-432-8644 Email: jcrawford@cmhlawyers.com

Engineer Name: Chuck Hiott, P.E.
 Address: 902 North Sinclair Ave, Tavares, FL 32778
 Phone: 352-557-9230 Email: chiott@half.com

Property and Project Information:

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

Property Address: Spring Lake R./US Highway 27, Fruitland Park, FL 34731

Parcel Number(s): See attached Section: 33 Township: 18 Range: 24

Area of Property: 135 acres approximate Nearest Intersection: US Hwy 27/Spring Lake Road

Existing Zoning: PUD Existing Future Land Use Designation: Urban

Proposed Zoning: PUD (amended) Proposed Future Land Use Designation: Urban

The property is presently used for: Vacant/Agriculture

The property is proposed to be used for: Residential

Do you currently have City Utilities? Available, not connected.

Application Type:

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

Please describe your request in detail: Please see attached supporting materials and Statement in Support

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: Jimmy D. Crawford, Esq.

Signature:

Date: 12-22-2021

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

APPLICANT AFFIDAVIT



STATE OF FLORIDA
COUNTY OF LAKE

Before me the undersigned authority, personally appeared Jimmy D. Crawford, Esq.

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 PUD Amendment to allow Residential Use

[Handwritten signature of Jimmy D. Crawford]
Affiant (Applicant's Signature)

State of Florida
County of Lake

The Foregoing instrument was acknowledged before me this 22nd day of Dec., 20 21, by Jimmy Crawford 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 055408
My Commission Expires 10/23/24

[Handwritten signature of Andrea Denise Harbin]
Signature
Andrea Denise Harbin
Printed Name



ANDREA DENISE HARBIN
Commission # HH 055408
Expires October 23, 2024
Bonded Thru Budget Notary Services

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE



Before me the undersigned authority, personally appeared Linda C. Powell, as Managing Partner of Lake Saunders Groves Land, LLP, 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 Amend the current PUD ordinance to allow revisions to the

- 3) That he/she has appointed Jimmy D. Crawford, Esq. 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.

[Handwritten Signature]
Affiant (Owner's Signature)

State of Florida

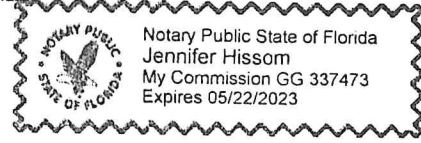
County of Orange

The Foregoing instrument was acknowledged before me this 16th day of December 20 21 by Linda C. Powell FC DL who is personally known to me or has produced as identification and who did or did not take an oath



Notary Public - State of Florida
Commission No GG 337473
My Commission Expires 05/22/2023

[Handwritten Signature]
Signature
Jennifer Hissom
Printed Name





**STATEMENT IN SUPPORT
LAKE SAUNDERS GROVES LAND, LLP
CITY OF FRUITLAND PARK, FLORIDA**

ORDINANCE NO 2018-043 AND DEVELOPMENT AGREEMENT

Lake Saunders Groves Land, LLP (“Owner”) is applying to amend Ordinance 2018-043 and the associated Development Agreement in order to:

1. Reduce the allowed density from 542 units to 420 units (reducing the allowed daily traffic by approximately 1000 trips per day);
2. Eliminate the potential for multi-family apartment rentals;
3. Allow 50’ and 60’ single-family residential lots to meet current market demands;
4. Allow 20’ and 22’ Townhome lots to meet current market demands;
5. Extend the construction times;
6. Reduce phasing from five phases to two phases;
7. Remove outdated language regarding annexation and property transfer to City (already completed);
8. Remove language regarding potential road connection to US 441 (required for multi-family development being deleted);
9. Allow for a Pioneer Agreement for utility extensions (if applicable);
10. Allow temporary irrigation wells, until City Reuse is available, if allowed by the SJRWMD; and
11. Update notification information.

This request is being made because the Property is under contract with a developer who wishes to begin construction quickly and to tailor the community to the demands of the current housing market. See for example; <http://groveland-fl.gov/522/Missing-Middle-Housing>; https://actionlab.strongtowns.org/hc/en-us/articles/360058268431-Missing-Middle-Housing-Top-Content?gclid=EAlaIqobChMI2beqhfj9AIVBaGzCh3howuBEAMYASAAEgJU0_D_BwE.

The requested Amendment furthers the Goals, Objectives and Policies within Chapter 1 (Future Land Use) and Chapter 3 (Housing) and Chapter 4 (Public Facilities – by reducing traffic currently authorized and previous deeding of land and easements to the City for utility plant and main construction) of the Fruitland Park Comprehensive Plan and is consistent with all elements of the Comprehensive Plan and Land Development Regulations.

Please let us know if we can supply any additional information at this time.

**LEGAL DESCRIPTION FOR LAKE SAUNDERS GROVES LAND,LLP, PUD AMENDMENT
DECEMBER 20, 2021**

Alternate Key Code – 1284490

E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210 FT OF SW 1/4 OF NE ¼ -- ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284503

N 511 FT OF NW 1/4 OF SE 1/4 W OF RR --ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284511

NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB & LESS N 40 FT FOR RD R/W-- ORB 2054 PGS 1186 1191 1195

Alternate Key Code – 1284805

E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW ¼ -- ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284821

S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4 ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771617

BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771625

BEG AT NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 3883988

BEG AT NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W-- ORB 2054 PGS 1186 1191 1195

CFN 2002003719
BK 02054 Pgs 1186 - 1190; (5pgs)
DATE: 01/10/2002 10:18:35 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 21.00
TRUST FUND 3.00
DEED DOC 0.70

Recording \$24.00
Index A 1.00
Rec Stamps .70
35.70 Re:

6

This Instrument Prepared By:
Derek A. Kurtz, Esq.
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

TAX PARCEL ID NOS.: 33-18-24-0003-000-02900; 33-18-24-0002-000-00801; 33-18-24-0001-000-00700; 33-18-24-0002-000-00802; 33-18-24-0002-000-00800; 33-18-24-0003-000-02600; 33-18-24-0004-000-04600; 29-18-24-0004-000-02500

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made the 5th day of September, 2001, by **LINDA C. POWELL, JAY M. WILSON AND DENNIS J. CASEY, AS CO-TRUSTEES OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992**, whose post office address is 565 Gatlin Avenue, Orlando, Florida 32806 (collectively, the "Grantor"), to **LAKE SAUNDERS GROVES LAND, LLP**, a Florida limited liability partnership, whose post office address is 565 Gatlin Avenue, Orlando, Florida 32806 (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 trustees, partnerships and corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of Grantor's family resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantor

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

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

Signed, sealed and delivered in the presence of:

Steve C Lee
Name: _____

Linda C Powell
LINDA C. POWELL, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992

Derek A Kurke
Name: Derek A. Kurke

Steve C Lee
Name: _____

Jay M Wilson
JAY M. WILSON, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992

Derek A Kurke
Name: Derek A. Kurke


Steve C Lee
Name: _____

Dennis J Casey
DENNIS J. CASEY, AS CO-TRUSTEE OF THE ROBERT J. HESTER, III REVOCABLE TRUST, DATED AS OF THE 25TH DAY OF SEPTEMBER, 1992

Derek A Kurke
Name: Derek A. Kurke

STATE OF FLORIDA
COUNTY OF ORANGE


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


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

NOTARY PUBLIC - STATE OF FLORIDA
LAUREN Y. DETZEL
COMMISSION # CC755862
EXPIRES 8/2/2002
BONDED THRU ASA 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF ORANGE


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


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

NOTARY PUBLIC - STATE OF FLORIDA
LAUREN Y. DETZEL
COMMISSION # CC755862
EXPIRES 8/2/2002
BONDED THRU ASA 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF ORANGE

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


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

NOTARY PUBLIC - STATE OF FLORIDA
LAUREN Y. DETZEL
COMMISSION # CC755862
EXPIRES 8/2/2002

EXHIBIT "A"
Legal Description

PARCEL 1:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; LESS the West 120 feet of the South 230 feet; the North 25 feet of the West 205 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the North 542 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the West 205 feet of the South 118 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 18 South, Range 24 East.

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4:

- Begin at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, run thence South 900.5 feet, thence West 209.83 feet, thence South 209.83 feet, thence West 400.12 feet, thence North 1092.83 feet, thence East 610 feet to the point of beginning.

PARCEL 5:

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

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

PARCEL 6:

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

LESS

PARCEL 6: Commence at the Northeast corner of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89° 58' 40" W. along the North line of the N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run

EXHIBIT "A"
Legal Description (Continued)

AND LESS

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

TOGETHER WITH

PARCEL 7:

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

PARCEL 8:

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

Alternate Key Code – 1284490

E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210 FT OF SW 1/4 OF NE 1/4
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284503

N 511 FT OF NW 1/4 OF SE 1/4 W OF RR
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284511

NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB & LESS N 40 FT FOR RD R/W--
ORB 2054 PGS 1186 1191 1195

Alternate Key Code – 1284805

E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW 1/4
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1284821

S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771617

BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 1771625

BEG AT NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB
ORB 2054 PGS 1186, 1191, 1195

Alternate Key Code – 3883988

BEG AT NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W--
ORB 2054 PGS 1186 1191 1195

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284490
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0001-000-00700
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	LAKE ELLA 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:	E 66 FT OF N 210 FT OF SE 1/4 OF NW 1/4, W 160 FT OF N 210 FT OF SW 1/4 OF NE 1/4 ORB 2054 PGS 1186, 1191, 1195		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

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

[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
2054 / 1186	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1191	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
2054 / 1195	9/5/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 WORKING VALUES that are subject to change until certified.
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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284503
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-04600
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 27/441 FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	N 511 FT OF NW 1/4 OF SE 1/4 W OF RR ORB 2054 PGS 1186, 1191, 1195		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

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

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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

Values and Estimated Ad Valorem Taxes ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	\$115,000	\$115,000	\$115,000	5.05290	\$581.08

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284511
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-00802
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	2406 LAKE ELLA 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:	NE 1/4 OF NW 1/4--LESS BEG AT NE COR OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE A DIST OF 589.64 FT, S 0-02-26 W 1326.72 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE OF NE 1/4 OF NW 1/4 TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB & LESS N 40 FT FOR RD R/W-- ORB 2054 PGS 1186 1191 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

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

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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

Values and Estimated Ad Valorem Taxes ⓘ

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284805
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-00801
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	VIA MARCIA FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	E 240 FT OF N 1/2 OF SW 1/4 OF NW 1/4, W 550 FT OF N 1/2 OF SE 1/4 OF NW 1/4 ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

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

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Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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Values and Estimated Ad Valorem Taxes ⓘ

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PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1284821
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0003-000-02900
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	SPRING LAKE 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:	S 209.88 FT OF W 157.5 FT OF E 682.5 FT OF NE 1/4 OF SW 1/4 ORB 2054 PGS 1186, 1191, 1195		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$16,000.00

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Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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Values and Estimated Ad Valorem Taxes ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1771617
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0002-000-00800
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	US HWY 27/441 FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	BEG 550 FT E OF NW COR OF SE 1/4 OF NW 1/4, RUN E 704 FT, S 210 FT, E 226 FT, N 210 FT, E TO RR, S'LY ALONG RR TO S LINE OF SW 1/4 OF NE 1/4, W TO SW COR OF SE 1/4 OF NW 1/4, N TO NW COR OF S 1/2 OF SE 1/4 OF NW 1/4, E 550 FT, N TO POB ORB 2054 PGS 1186, 1191, 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

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

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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

Values and Estimated Ad Valorem Taxes ⓘ

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PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	1771625
Mailing Address:	565 GATLIN AVE ORLANDO, FL 32806 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0003-000-02600
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	SPRING LAKE 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:	BEG AT NE COR OF NE 1/4 OF SW 1/4, RUN S 900.5 FT, W 209.88 FT, S 209.88 FT, W 400.12 FT, N 1092.88 FT, E 610 FT TO POB ORB 2054 PGS 1186, 1191, 1195		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

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

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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

Values and Estimated Ad Valorem Taxes ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes

PROPERTY RECORD CARD

General Information

Name:	LAKE SAUNDERS GROVES LAND LLP	Alternate Key:	3883988
Mailing Address: Update Mailing Address	565 GATLIN AVE ORLANDO, FL 32806	Parcel Number: ⓘ	33-18-24-0002-000-10200
		Millage Group and City:	000F (FRUITLAND PARK)
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: Update Property Location ⓘ	LAKE ELLA RD FRUITLAND PARK FL 34731	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	BEG AT NE COR OF NE 1/4 OF NW 1/4, RUN S 89-58-40 W ALONG SAID N LINE OF NW 1/4 A DIST OF 380.35 FT, S 0-02-26 W 1326.45 FT TO S LINE OF NE 1/4 OF NW 1/4, N 89-54-10 E ALONG SAID S LINE TO SE COR OF NE 1/4 OF NW 1/4, N ALONG SAID E LINE OF NE 1/4 OF NW 1/4 TO POB--LESS N 40 FT FOR RD R/W--ORB 2054 PGS 1186 1191 1195		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

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

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

Miscellaneous Improvements

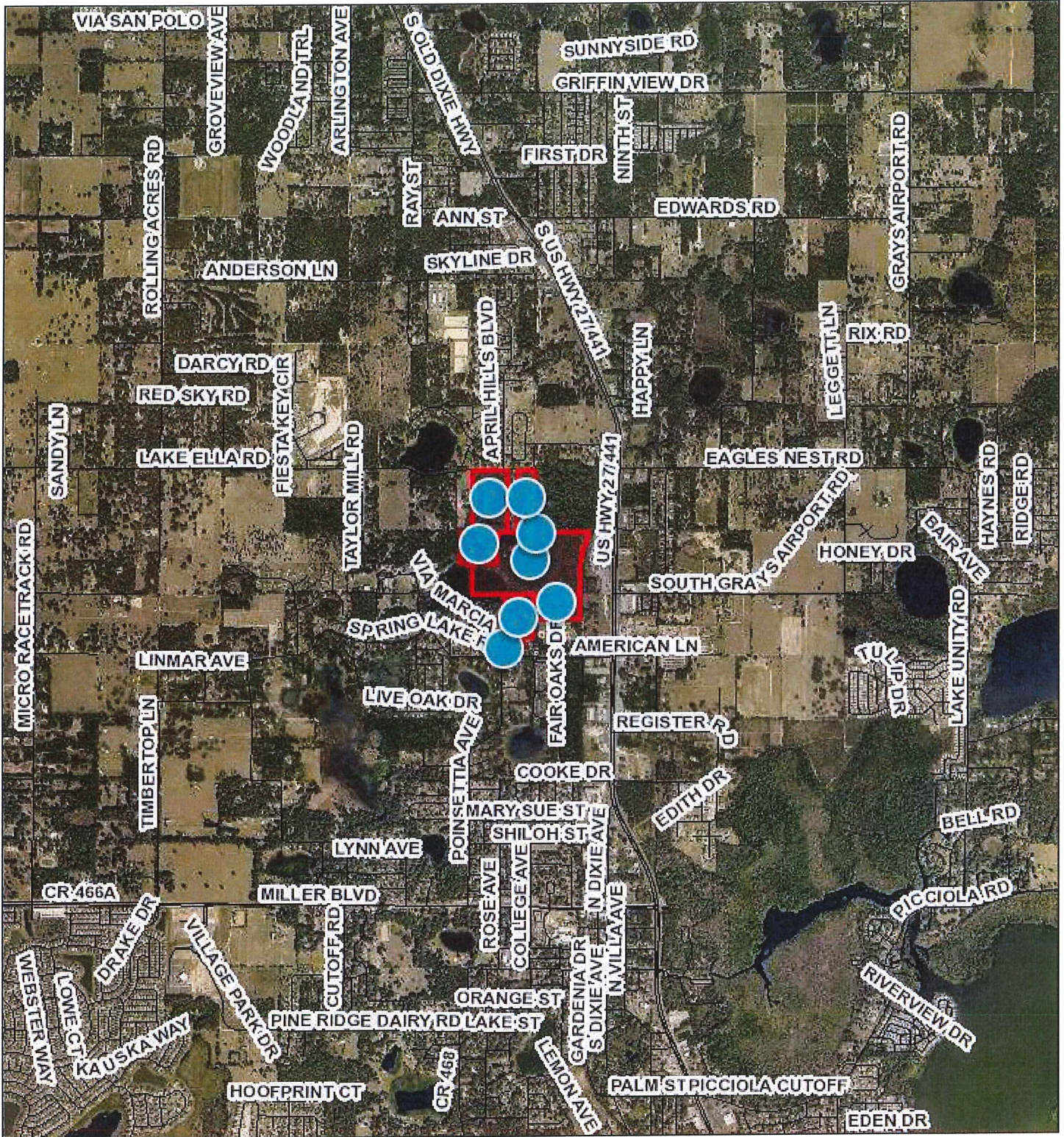
There is no improvement information to display.

Values and Estimated Ad Valorem Taxes ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$51,005	\$51,005	\$51,005	5.05290	\$257.72
LAKE COUNTY MSTU AMBULANCE	\$51,005	\$51,005	\$51,005	0.46290	\$23.61
LAKE COUNTY MSTU FIRE	\$51,005	\$51,005	\$51,005	0.51380	\$26.21
SCHOOL BOARD STATE	\$51,005	\$51,005	\$51,005	3.59400	\$183.31

Lake Saunders Grove LLP Location Map

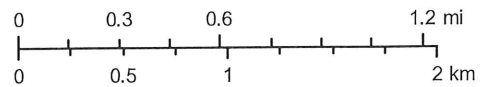


December 20, 2021

1:36,000

pointLayer

Street Names



Override 1

Local Streets

polygonLayer

County Boundary

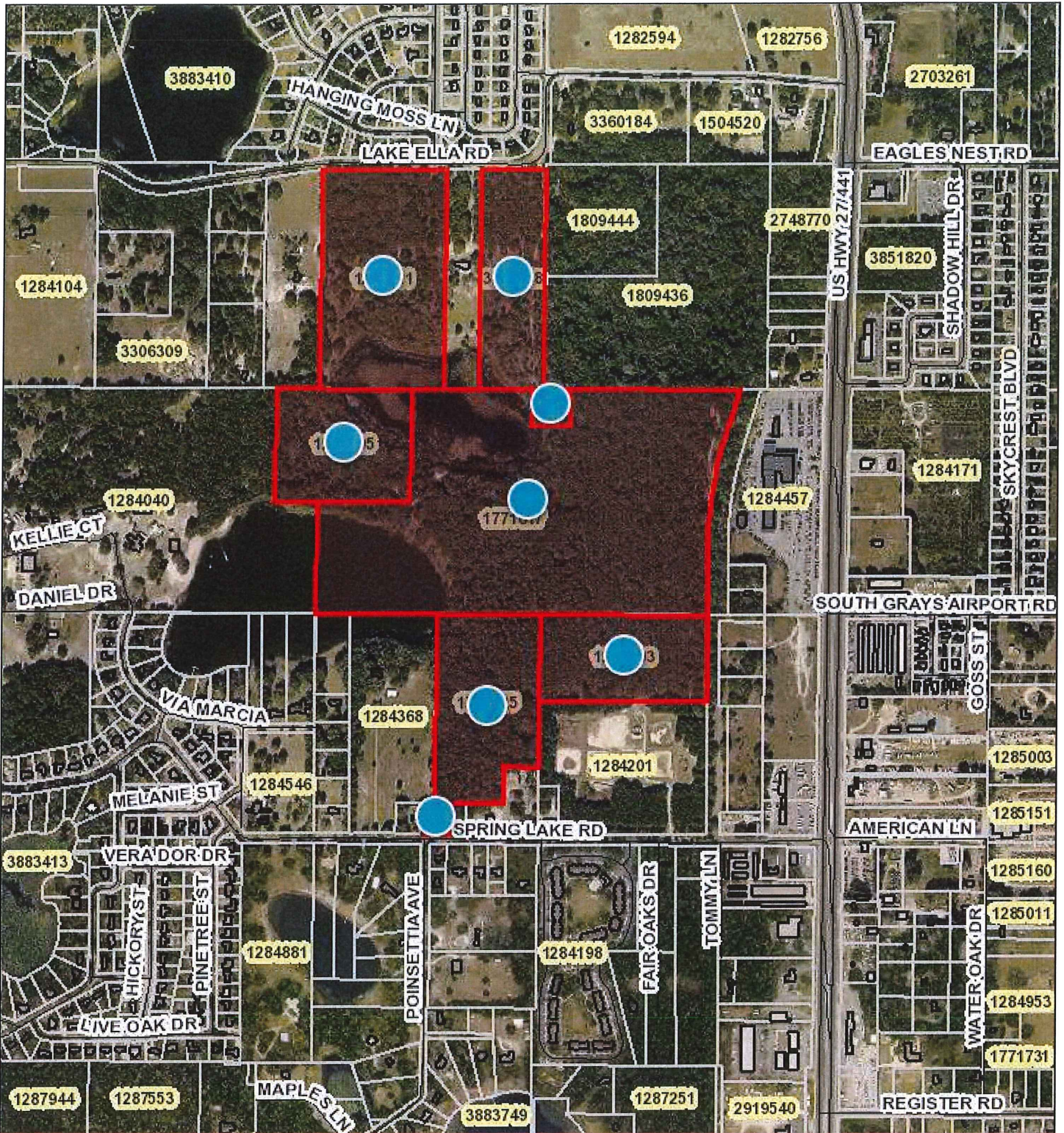
Override 1

Surrounding Counties

Highways

Lake County Property Appraiser
Lake BCC

Lake Saunders Grove LLP



December 20, 2021

1:10,000

pointLayer

Override 1

polygonLayer

Override 1

Street Names

Local Streets

Building Footprints

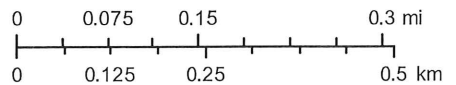
Property Name

Tax Parcels Alternate Key

Tax Parcels

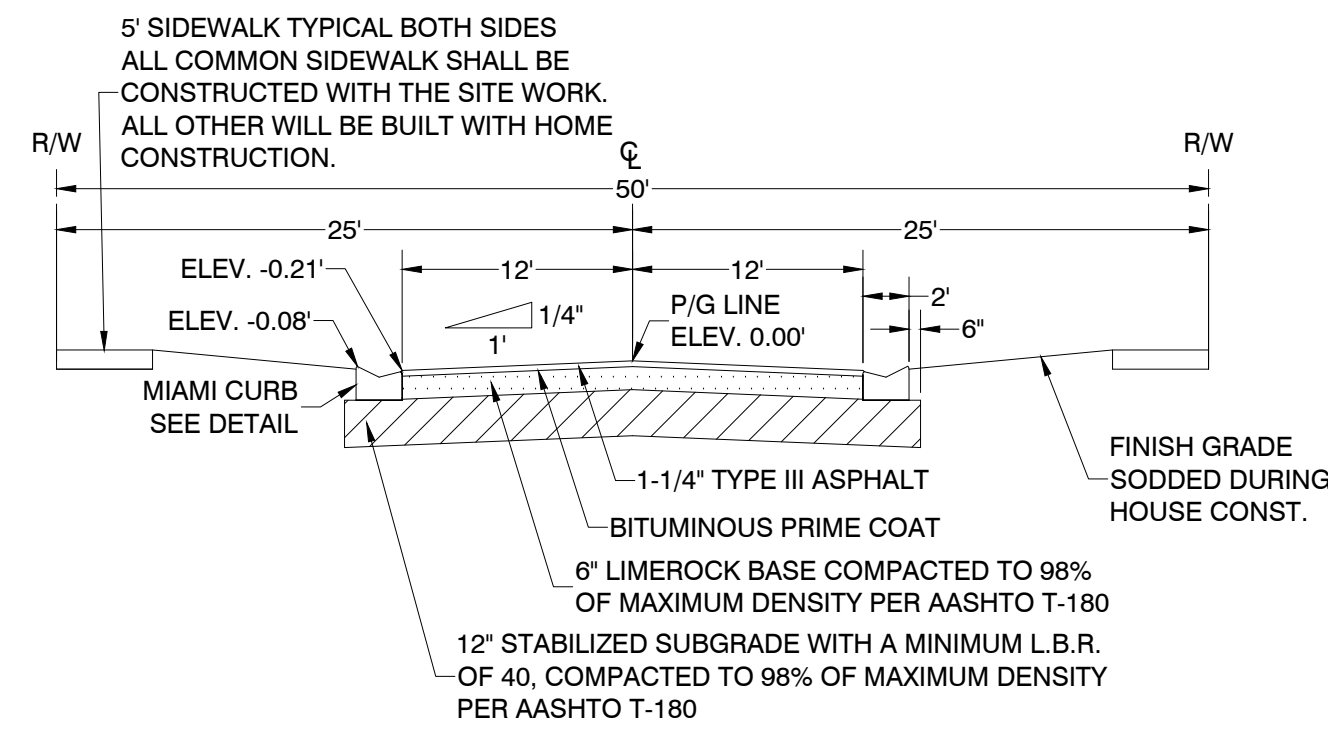
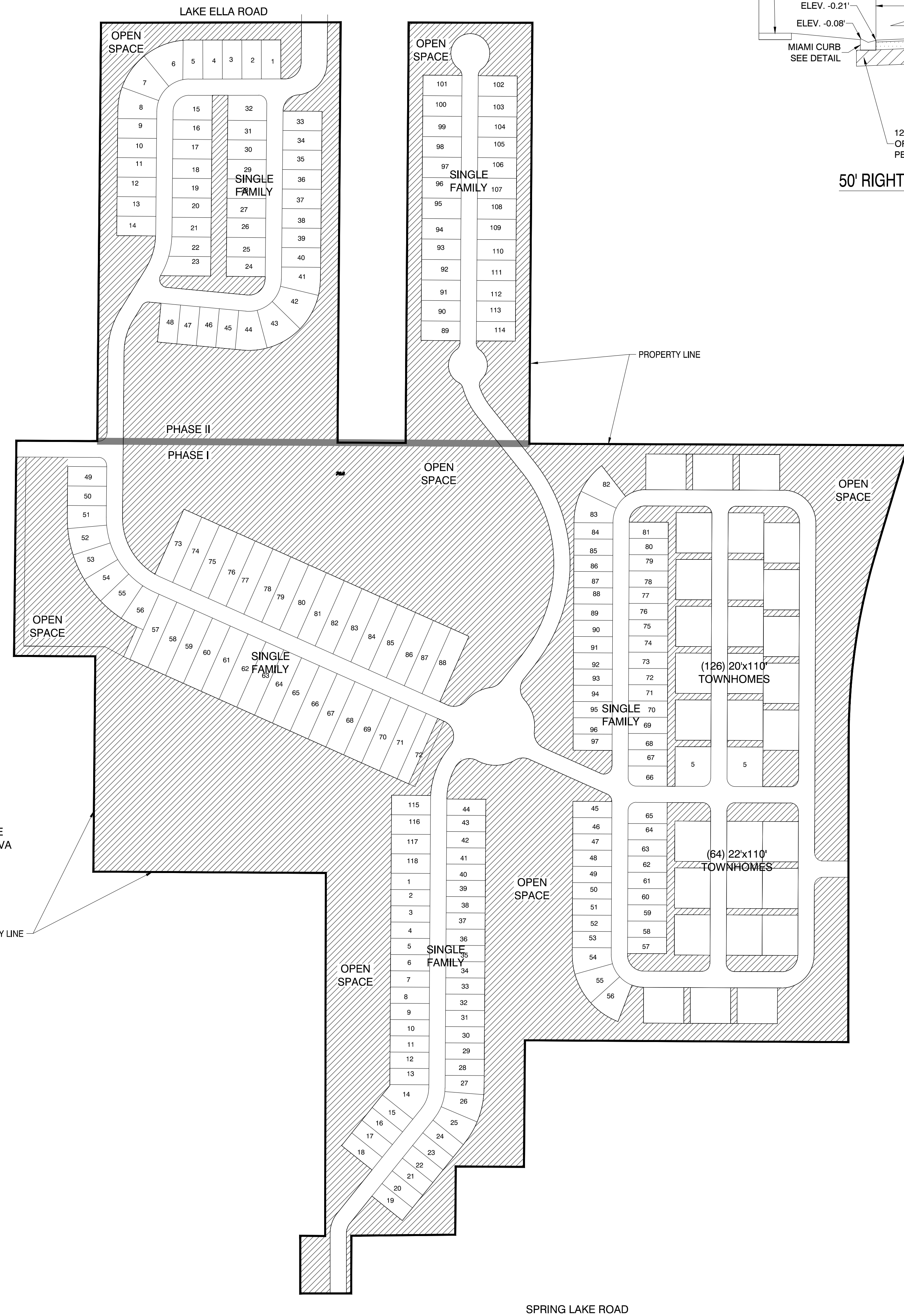
County Boundary

Surrounding Counties



Lake County Property Appraiser
Lake BCC

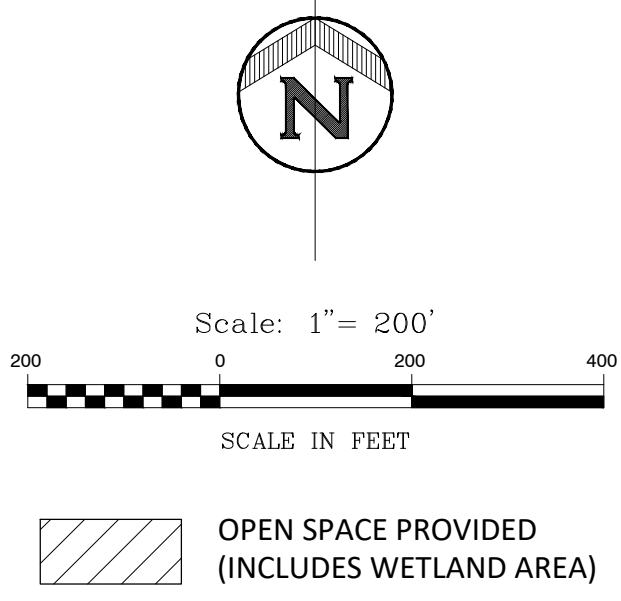
LAKE ELLA



50' RIGHT-OF-WAY W/ MIAMI CURB
NO SCALE

NOTES:

1. WATER, SEWER & FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF FRUITLAND PARK.
2. STORMWATER WILL BE PERMITTED WITH SJRWMD AND WILL BE OWNED AND MAINTAINED BY THE HOA.
3. AMENITIES ARE NOT YET DETERMINED. THEY CAN CONSIST OF, BUT ARE NOT LIMITED TO, TOT LOT, POCKET PARKS, DOG PARK & PASSIVE RECREATION.
4. ALL PARKING REQUIREMENTS WILL BE PER THE MOST CURRENT CITY OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS.



LAND USE

OWNER
LAKE SAUNDERS GROVES LAND LLP
C/O GRACE LINDBLOM
1412 COLONIAL DRIVE
ORLANDO, FL 32804

ACREAGE 135.7 AC (5,911,095 SF)
ALT KEY 1284490/1284503/1284511/1284805/1284821/1771617/1771625/3883988
EXISTING ZONING PLANNED UNIT DEVELOPMENT (PUD)
EXISTING LAND USE MULTIPLE - FAMILY HIGH DENSITY (MFHD)
PROPOSED ZONING RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)
BUILDING HEIGHT 35' MAX.
TOTAL UNITS 420
156 SINGLE FAMILY DWELLING UNIT (PHASE I) ((112) 50' LOTS & (44) 60' LOTS)
190 TOWNHOMES (PHASE I)
74 SINGLE FAMILY DWELLING UNITS (PHASE II)((0) 50' LOTS & (74) 60' LOTS)

DENSITY 3.11 UNITS PER ACRE
OPEN SPACE REQUIRED 135 AC * 0.25 = 33.75 AC
OPEN SPACE PROVIDED 65.4 AC (48.5%) (INCLUDING WETLANDS)
FLOOD ZONE ZONE A & ZONE X PER FEMA MAP # 12069C0170E, EFFECTIVE 12/18/2012

ZONING NORTH: PUD (PLANNED UNIT DEVELOPMENT), A (AGRICULTURE)
SOUTH: PFD (PUBLIC FACILITIES DISTRICT), A (AGRICULTURE)
EAST: C-2 (GENERAL COMMERCIAL)
WEST: PUD (PLANNED UNIT DEVELOPMENT), A (AGRICULTURE)

FUTURE LAND USE NORTH: MC (MIXED COMMUNITY), URBAN MEDIUM DENSITY
SOUTH: INST (INSTITUTIONAL), URBAN MEDIUM DENSITY
EAST: COMM (COMMERCIAL HIGH INTENSITY), IND (INDUSTRIAL)
WEST: MFLD (MULTIPLE-FAMILY LOW DENSITY), SFMD (SINGLE FAMILY MEDIUM DENSITY)
URBAN MEDIUM DENSITY

SINGLE FAMILY DWELLING UNIT:

BUILDING SETBACKS FRONT 25'
SIDE 5'
REAR 15'
MINIMUM LIVING AREA 1,200 SF
MINIMUM LOT WIDTH 50'
MINIMUM LOT AREA 6,000 SF
MAX. IMPERVIOUS SURFACE RATIO (LOTS) 65%
MIN. OPEN SPACE (TOTAL DEVELOPMENT) 25%

TOWNHOMES:

BUILDING SETBACKS FRONT 20'
SIDE 10' (BETWEEN BUILDING PADS)
SIDE 12.5' (BUILDING TO STREET)
SIDE 0' (BETWEEN UNITS)
REAR 15' (5' FOR PATIO, POOL & SCREEN STRUCTURES)
WETLANDS 35' FROM ORDINARY HIGH WATER LEVEL

WETLANDS:

WETLANDS SHALL HAVE A 25' NON DISTURBED UPLAND BUFFER.
MINIMUM LIVING AREA 600 SF
MINIMUM LOT WIDTH 20'
MINIMUM LOT AREA 2,000 SF
MAX. IMPERVIOUS SURFACE RATIO (LOTS) 75%
MIN. OPEN SPACE (TOTAL DEVELOPMENT) 25%
MAX. NUMBER OF ATTACHED UNITS 8

LANDSCAPE BUFFERS

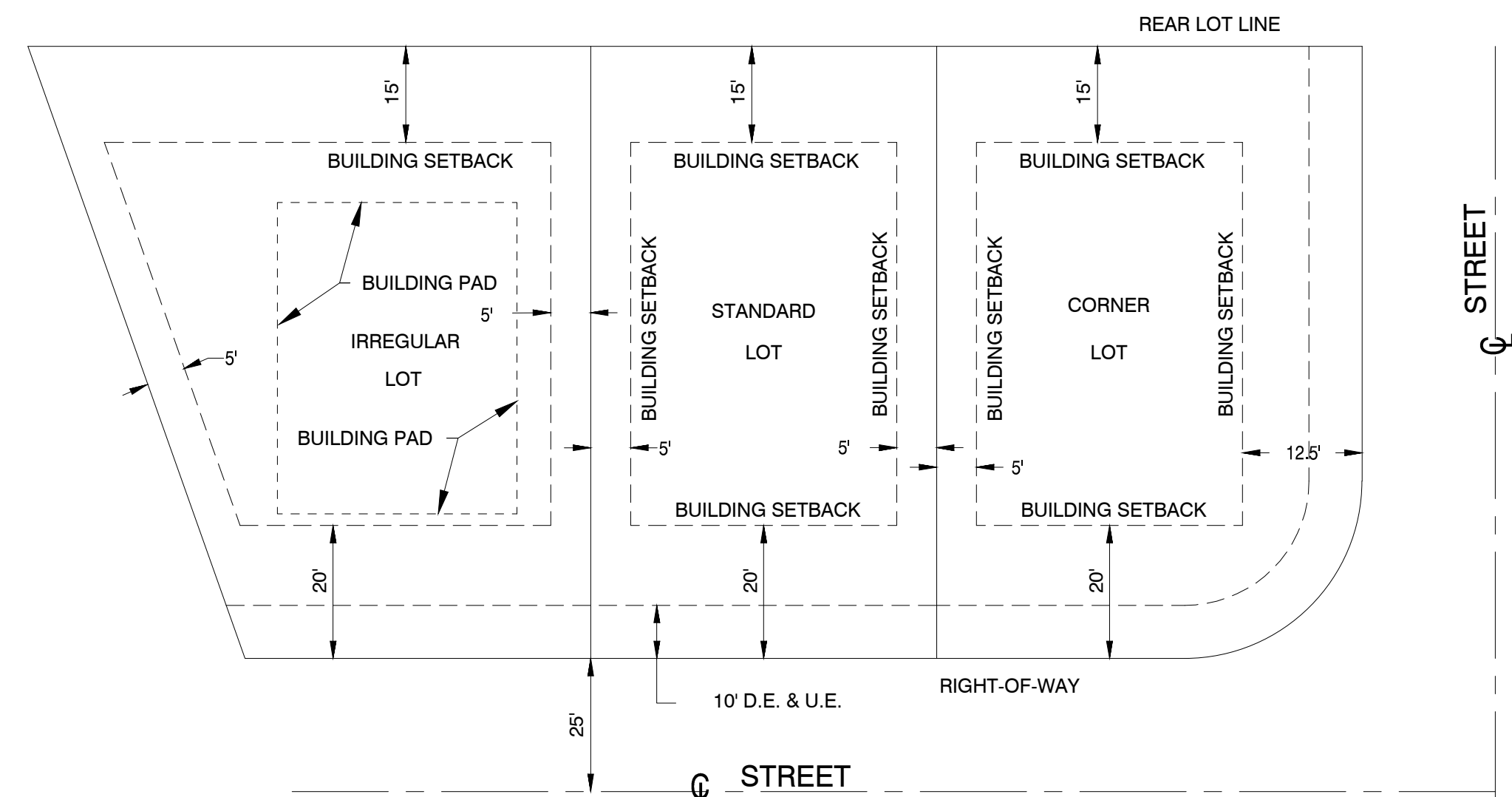
25' (HEDGE, 2 CANOPY & 3 UNDERSTORY TREES EVERY 100')

WATER

CITY OF FRUITLAND PARK

SEWER

CITY OF FRUITLAND PARK



TYPICAL LOT (SINGLE FAMILY)

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

LAKE SAUNDERS GROVES
FRUITLAND PARK, FL

PUD
PLAN



DATE:	FEBRUARY 2022
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	046173.011
FILE NAME:	LK SAUNDERS PUD

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

PUD AMENDMENT

Owner: Lake Saunders Groves Land, LLP

Applicant: Jimmy Crawford, Esq.

General Location: South of Lake Ella Road and west of US 27/441

Number of Acres: 135 ± acres

Existing Zoning: PUD

Proposed Zoning: PUD

Existing Land Use: Multi-Family High Density (15 units/acre)

Date: March 31,2022

Description of Project

The applicant is requesting an amendment to the existing PUD (Ordinance 2018-043) and associated Development Agreement to reduce the density from 542 units to 420 units, eliminate the potential for multi-family apartments, allow 50’ and 60’ SF lots, allow 20’ to 22’ townhome lots, reduce phasing from 5 to 2, remove language regarding potential road connection to US 441, allow for a pioneer agreement for utility extensions, and allow temporary irrigation wells until City reuse is available. The previously approved minimum lots were 60’ with a minimum lot size of 8,500 SF. The applicant is proposing a minimum lot size of 6,000 SF (50’ x 120’). The applicant is also requesting that in lieu of a 40% maximum building coverage for the single-family lots that an impervious surface ratio of 65% apply. The plan offers 25’ perimeter buffers. The plan proposes 112 – 50’ lots, 118 – 60’ lots and 190 townhomes with an overall density of 3.11 units/acre.

	Surrounding Zoning	Surrounding Land Use
North	Lady Lake	
South	County Ag	Urban Medium Density
East	PUD, C-2, PFD	Mixed Community, Commercial, Industrial & Institutional
West	PUD	MF High Density

Assessment

The applicant has addressed all outstanding planning issues. The concept plan meets the minimum requirements of Chapter 154. The project at buildout is anticipated to generate a population of 1,016 residents and the concept plan indicates amenities are to be provided. The proposed amendment is a reduction of density and the proposed density (3.11 units/acre) is well below the maximum permitted by the future land use designation of MF high density (15 units/acre).

Recommendation

Staff recommends approval of the amendment and recommends continued coordination with the City of Fruitland Park and Lake County Public Works regarding proposed roadways.

ORDINANCE 2006-013A

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING ORDINANCE 2006-13 TO ADOPT A FIRST AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT RELATING TO REAL PROPERTY CURRENTLY ZONED PLANNED UNIT DEVELOPMENT CONSISTING OF APPROXIMATELY 135.7 ± ACRES OF PROPERTY LOCATED BETWEEN LAKE ELLA ROAD AND SOUTH TO SPRING LAKE ROAD, FRUITLAND PARK, FLORIDA; AMENDING THE CONCEPTUAL SITE PLAN; DECREASING THE DENSITY AND NUMBER OF RESIDENTIAL UNITS; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been submitted by Lake Saunders Groves Land, LLP, a Florida limited liability partnership, as applicant/owner requesting an amendment to the Master Development Agreement adopted by Ordinance 2006-13A; and

WHEREAS, the property has a future land use designation of Single-Family Medium Density and Multiple Family High Density Residential as shown on the City of Fruitland Park Comprehensive Plan Future Land Use Map; and

WHEREAS, the adopted zoning of Planned Unit Development is consistent with the future land use designation; and

WHEREAS, the application bears the signature of all applicable parties; and

WHEREAS, the required notice has been properly published and provided as required by the City's Land Development Code and Florida Statutes; and

WHEREAS, the City Commission reviewed said application, the recommendations of the Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fruitland Park, Florida, as follows:

Section 1. The following described property consisting of approximately 135.7 ± acres of land located between Lake Ella Road and south to Spring Lake Road, Fruitland Park, zoned Planned Unit Development shall hereafter be developed according to the First Amended and Restated Master Development Agreement attached hereto as **Exhibit A**, which includes, but is not limited to, the Lake Saunders Grove Land Concept Plan prepared by HALFF Inc. dated February 2022 and architectural design standards. The property is more particularly described as:

LEGAL DESCRIPTION: See Exhibit B.

Parcel Alternate Key Nos. 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625 and 3883988 and depicted in Exhibit C.

Section 2. That as more particularly set forth in the First Amended and Restated Master Development Agreement, density is reduced from 4.01 units per acre to 3.11 units per acre, and the maximum density is reduced from a maximum of 542 units to a maximum of 420 units.

Section 3. That the zoning classification currently assigned remains and is consistent with the Comprehensive Plan of the City of Fruitland Park, Florida.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6. That all ordinances or parts of ordinances in conflict herewith are hereby repealed. Ordinance 2006-13 and Resolution No. 2018-043 remain in full force and effect except as amended in this ordinance.

Section 7. This Ordinance shall become effective in accordance with law.

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2022.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk
(SEAL)

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor Gunter	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____

Passed Second Reading _____

EXHIBIT A TO ORDINANCE
First Amended and Restated Master Development Agreement

[See Attached]

First Amended and Restated Master Development Agreement

THIS FIRST AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT (“Agreement”) entered into and made as of the _____ day of _____ 20___, between the CITY OF FRUITLAD PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the “City”), and Lake Saunders Groves Land LLP, a Florida limited liability partnership, (hereinafter referred to as the “Owner/Developer”).

RECITALS

1. The Owner/Developer previously annexed into the City of Fruitland Park approximately 135.7 acres of property currently located in unincorporated Lake County, Florida, described on Exhibit “A” attached to and incorporated in this Agreement (hereinafter referred to as the “Property”).
2. The Property is currently zoned “Planned Unit Development” and governed by City Ordinance 2006-13, recorded at Official Records Book 3291, Pages 1582-1601, Public Records of Lake County, Florida, and City Resolution No. 2018-043, recorded at Official Records Book 5183, Pages 1447-1474, Public Records of Lake County Florida.
3. Owner/Developer wishes to amend the Master Development Agreement attached as Exhibit “A” to Ordinance 2006-13 and Resolution 2018-043.
4. Owner/Developer represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
5. The City of Fruitland Park has determined that amendment to the existing Master Development Agreement presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
6. Owner/Developer will fund and has funded certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City limits and the City’s Chapter 180, Florida Statutes, utility district, and Owner/Developer has requested and City desires to provide water and sewer as well as other municipal services to the Property.

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

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part of thereof.

Section 2. Land Use/Development. Development of the Property (the “Project”) shall be substantially consistent with the “Lake Saunders Grove Land, LLP Concept Plan” prepared by HALFF, Inc., dated February 2022 and attached as Exhibit “B” (the “Plan”). All development shall be consistent with City’s “PUD” (Planned Unit Development/Residential) zoning district and, subject to City approval after public hearing, City’s Single Family Medium Density Residential land use category for the portion of the Property generally lying westward of the 12.82 acre lake as depicted on the Plan, and Multiple Family High Density Residential for the portion of the Property generally lying eastward of the 12.82 lake as depicted on the Plan. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 3. Density. Overall gross density for the Property shall not exceed 3.11 units per acre. Gross acreage is approximately 135 acres, and the maximum density shall not exceed 420 units. However, the density on the eastern portion of the Property shall be greater to allow for a transition from commercial and industrial areas to the east to the single-family areas to the west.

Section 4. Phasing. Owner/Developer may develop the Property in two (2) separate phases and shall not proceed to sell lots or homes in subsequent phases until the infrastructure of the previous phase is 75% completed. However, both phases may be graded, and infrastructure constructed, simultaneously if Owner/Developer so chooses and all City code provisions are followed.

The Phases are more specifically set forth below and are demarcated accordingly on the Plan.

- A. Phase I: Single Family Dwelling Units
Number of units: 156
Phase I: Condominiums or Townhomes
Number of units 190
- B. Phase II: Single Family Dwelling Units
Number of units: 74

Section 5. Development Standards. City and Owner/Developer agree that the unit mix for development of the Property shall be substantially as follows:

- A. Single Family Dwelling Unit
 - i. Minimum Building Setbacks
 - a. Front: 20 feet
 - b. Front-Garage: 25 feet
 - c. Side: 5 feet
 - d. Rear: 15 feet
 - ii. Minimum Living Area: 1,200 SF
 - iii. Minimum Lot Width: 50 feet
 - iv. Minimum Lot Area: 6,000 SF
 - v. Maximum Impervious Surface Ratio (Lots): 65%
 - vi. Minimum Open Space (Total Development): 25%

B. Townhomes and Condominiums

- i. Minimum Building Setbacks
 - a. Front: 20 feet
 - b. Front-Garage: 25 feet
 - c. Side: 10 feet (between building pads)
 - d. Side: 12.5 feet (building to street)
 - e. Side: 0 feet (between units)
 - f. Rear: 15 feet, except 5' for patio, pool and screen structures

- ii. Minimum Living Area: 600 SF
- iii. Minimum Lot Width: 20 feet
- iv. Minimum Lot Area: 2,000 SF
- v. Maximum Impervious Surface Ratio (Lots): 75%
- vi. Minimum Open Space (Total Development): 25%
- vii. Maximum Number of Attached Units 8

C. Building Heights.

The maximum building heights within the Property is 35 feet.

D. Open Space: A minimum of 25% Open Space shall be provided within the Property.

Section 6. Residential Design Standards. Design Standards shall be as follows:

- a. **Architectural features** - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim

- b. Building Materials - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:

- 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
- 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).
- 3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

Section 7. Homeowners Association. Owner/Developer shall establish a homeowner’s association, which shall be responsible for maintenance of common areas and infrastructure within the Property, including, but not limited to, parks and recreation areas, stormwater retention, open space areas, and common areas, unless some or all of those responsibilities are undertaken by a Community Development District pursuant to Section 8 below. Owner/Developer agrees to, at Owner/Developer’s expense, provide landscaping and improvements to the park and recreation areas located within the Property as agreed to by City at side plan approval. Owner/Developer shall record declarations satisfactory to City setting forth these requirements and detailing assessments in conjunction with the platting of the Property.

Section 8. Community Development District. Owner/Developer may establish a Community Development District (“CDD”) pursuant to and consistent with Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures as allowed by Section 190.12, F.S.

Section 9. Pedestrian and Bicycle Trails. Owner/Developer agrees to construct sidewalks to City standards on at least one side of a portion of the right of way within the Property. Additionally, Owner/Developer agrees to dedicate a 15-foot pedestrian and bicycle trail along the entire eastern boundary of the Property and to maintain, or require the homeowner to maintain, this area until and unless another entity suitable to City accepts maintenance responsibility. In this regard, if requested by City, Owner/Developer agrees to deed said property to City or some other entity in conjunction with the use of that area as a pedestrian/bicycle trail. City agrees that this area shall be counted in determining setbacks for the Property and as Open Space, provided that no improvements are constructed within the area that would conflict with the intended use as a pedestrian or bicycle trail. The pathways shall be separated from any and all roadway in a manner sufficient to ensure the maximum level of safety for those using such pathways. Further, the pathways, shall be located within the area so as not to interfere or obstruct the installation and maintenance of utilities and shall be addition to any other City of Fruitland Park Land Development Regulations requirements.

Section 10. Road Improvements. Owner/Developer shall be responsible for updating the previous traffic study at the time of submittal of the Phase I Preliminary Site Plan and subsequently designing and

constructing all transportation improvements based on such study. The City shall, under no circumstances, be financially responsible for the study and/or improvements.

Owner/Developer agrees to design and construct the Project with the future ability to connect to a street which may be constructed from U.S. 27/441 at the southern boundary of the existing automobile dealership west to the Project (“Street B”), and to provide a local road access from Street B westward through the Project, connecting to the property to the west of the Project.

Section 11. Lighting. Owner/Developer shall submit a site lighting plan in conjunction with the final site plan submittal for the Property for City approval. All exterior lighting shall be arranged to reflect light away from single-family residences and townhomes to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. The poles and streetlights within the Property shall be installed by Owner/Developer and thereafter maintained by the HOA.

Section 12. Water, Wastewater, and Reuse Water. Owner/Developer and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater services (hereafter, “Utilities”) exclusively through purchase from City when available. Owner/Developer covenants and warrants to City that it will not engage in the business of providing such Utilities to the property or within City’s F.S. Chapter 180 utility district. No private well will be allowed within the Property. Owner/Developer shall construct, at Owner/Developer’s expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City’s current point of connection. Owner/Developer shall also construct, at Owner/Developer’s expense, “dry” utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction. If any such improvements are oversized at the City’s request, the City shall either provide cash or impact fee credits to reimburse Owner/Developer for the materials directly related to such oversizing. If any utility improvements serve to provide any other property with connection ability which would not exist otherwise, the City and Owner/Developer will enter into a Pioneer Agreement with the Owner/Developer to provide for a pro-rata share reimbursement payment by such other property owner upon connection to the utility facilities, to the City or Owner/Developer.

Section 13. Impact Fees. Owner/Developer shall be required to pay impact fees as established by City from time to time, subject to any applicable credits.

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

Section 14. Landscaping/Buffers. Owner/Developer has reviewed the City’s Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner/Developer shall

install landscaping as depicted on a landscaping site plan submitted to the City for review and approval prior to such installation.

Owner/Developer shall, at its sole expense, install underground irrigation system on all common areas of the Property, as well as exercise and other measures reasonably necessary to ensure that long-term maintenance of the landscaping.

If reuse water is not available at the time of construction of any phase, Owner/Developer may install a temporary irrigation well, in compliance and with all applicable permits from the St. Johns River Water Management District (“District”). Such temporary irrigation well shall be abandoned upon availability of reuse water from the City, in compliance with all City and District regulations.

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

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

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

Section 15. Stormwater Management. Owner/Developer agrees to provide at Developer’s expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John’s River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 16. Concurrency. A complete concurrency study conforming to the City of Fruitland Park Land Development Regulations will be required prior to any preliminary plat approvals or construction plan approvals. The Owner/Developer shall ensure that all traffic concurrency areas conducted reflect all approved development in the area. Further, Owner/Developer shall be subject to any ordinance relating to Proportionate Share Mitigation.

Section 17. Final Site Plan Approval. After the approved Conceptual Site and Developer’s Agreement Plan is recorded, and prior to issuance of any permits for construction, including clearing and landfill, a preliminary plat, construction plans, and a Final Site Plan for the development shall be prepared and submitted for review and approval in the manner required by the City’s Land Development Code, as amended.

Section 18. Environmental Considerations. The Owner/Developer agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 19. Solid Waste Disposal Facilities. Owner/Developer shall provide for the townhomes and/or condominiums solid waste disposal facilities that are adequately constructed, maintained, and screened to provide safe and non-disruptive refuse collection and disposal operations. Owner/Developer agrees that collection and transportation of solid waste within the Property shall not require any vehicles to back into any street or alley.

Section 20. Signage. Owner/Developer shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land and Development Regulations.

Section 21. Title Opinion. Owner/Developer shall provide to City, in advance of the City's execution of this Agreement, a title opinion of any attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner/Developer and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 22. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended as well as regulations of county, state, local and federal agencies. All improvements and infrastructures shall be constructed to City standards.

Section 23. Due Diligence. The City and Owner/Developer further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner/Developer from time to time in accordance with the City's applicable policies for the provision of said services.

Section 24. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law or as set forth in section 163.3243, Florida Statutes.

Section 25. Governing Law. This Agreement shall be constructed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 26. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforced by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner/Developer to successive owners. Owners/Developer shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner/Developer consents to the placements of a claim of lien on the property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 27. Waiver, Remedies. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power privilege hereunder,

not will any single or partial exercise or any right, power or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power or privilege hereunder.

Section 28. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 29. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	Mr. Gary La Venia, City Manager City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 - Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 - Telephone Scott A. Gerken, Esquire City Attorney 4850 N. Highway 19A Mount Dora, Florida 32757 352-357-0330 - Telephone 352-357-2474 – Facsimile
As to Owner/Developer:	Lake Saunders Grove Land LLP c/o Grace Lindblom 1412 Colonial Drive Orlando, Florida 32804
Copy to:	Jimmy D. Crawford Crawford, Modica & Holt Chartered Attorneys at Law 702 W. Montrose Street Clermont, Florida 34711

Section 28. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements, or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner/Developer from complying with the law governing said permitting requirements, conditions, terms, or restrictions.

Section 30. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner/Developer. Construction of the Project shall substantially commence on or before August 23, 2026. In the event the conditions of the Master Development Agreement have not been substantially constructed during the required time period, the Term of Agreement may be extended by mutual agreement of the City and the Owner provided the extension request is filed 90 days prior to the expiration date. Failure to file a timely extension request, the PUD shall be null and void.

Section 31. Amendments. Amendments to the provisions of this Agreement shall be made by the parties only in writing and by formal amendment.

Section 32. Severability. If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

IN WITNESS WHEREOF, the Owner/Developer and the City have executed this Agreement as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

_____	By: _____
Witness Signature	Signature
_____	_____
Print Name	Print Name
_____	_____
Witness Signature	Signature
_____	_____
Print Name	Print Name

STATE OF FLORIDA
COUNTY OF _____

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

Notary Public, State of Florida
Printed Name _____
Commission No _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF _____

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

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

ACCEPTED BY THE CITY OF FRUITLAND PARK

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

By: _____

Date: _____

City Attorney

Attest: _____

City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

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

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

Exhibit "A"

To First Amended and Restated Master Development Agreement

Legal Description

Parcel 33-18-24-0003-000-02900 (Alt Key 1284490):

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

Parcel 33-18-24-0002-000-00801 (Alt Key 1284503):

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

Parcel 33-18-24-0001-000-00700 (Alt Key 1284511):

The NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 169.28 feet; then N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Parcel 33-18-24-0002-000-00802 (Alt Key 1284805):

The East 240 feet of the N 1/2 of the SW 1/4 of the NW 1/4 and the West 550 feet of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 33-18-24-0002-000-00800 (Alt Key 1284821):

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

Parcel 33-18-24-0003-000-02600 (Alt Key 1771617):

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

Parcel 33-18-24-0004-000-04600 (Alt Key 1771625):

Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet, thence West 209.88 feet, thence South 209.88 feet, then West 400.12 feet, thence North 1092.88 feet, thence East 610 feet to the point of beginning.

Parcel 33-18-24-0002-000-10200 (Alt Key 3883988):

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 169.28 feet; then N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Exhibit "B"

To First Amended and Restated Master Development Agreement Plan

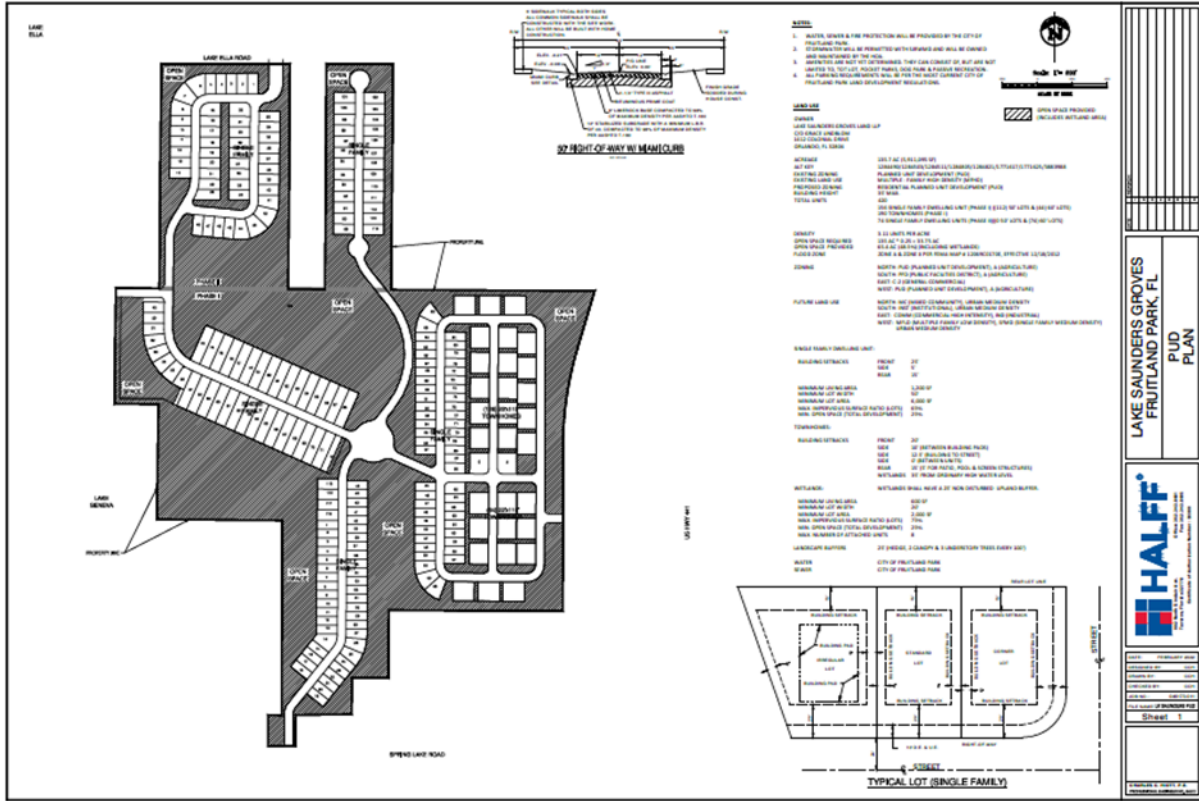


EXHIBIT "B" TO ORDINANCE
Legal Description

Parcel 33-18-24-0003-000-02900 (Alt Key 1284490):

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

Parcel 33-18-24-0002-000-00801 (Alt Key 1284503):

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

Parcel 33-18-24-0001-000-00700 (Alt Key 1284511):

The NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, LESS: commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 169.28 feet; then N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

Parcel 33-18-24-0002-000-00802 (Alt Key 1284805):

The East 240 feet of the N 1/2 of the SW 1/4 of the NW 1/4 and the West 550 feet of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida.

Parcel 33-18-24-0002-000-00800 (Alt Key 1284821):

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

Parcel 33-18-24-0003-000-02600 (Alt Key 1771617):

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

Parcel 33-18-24-0004-000-04600 (Alt Key 1771625):

Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run thence South 900.5 feet, thence West 209.88 feet, thence South 209.88 feet, then West 400.12 feet, thence North 1092.88 feet, thence East 610 feet to the point of beginning.

Parcel 33-18-24-0002-000-10200 (Alt Key 3883988):

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 33, Township 18 South, Range 24 East, in Lake County, Florida, and run S 89°58'40" W, along the North line of the NE 1/4 of the NW 1/4, a distance of 380.35 feet to the Point of Beginning of this description; from said Point of Beginning, run S 00°02'26" W, 1326.45 feet to a point on the South line of the NE 1/4 of the NW 1/4 of said Section 33; thence S 89°54'10" W, along the South line of the NE 1/4 of the NW 1/4 a distance of 169.28 feet; then N 00°02'26" E, 1326.67 feet, to a point on the North line of the NE 1/4 of the NW 1/4 of said Section 33; thence N 89°58'40" E, along the North line of the NE 1/4 of the NW 1/4 a distance of 169.29 feet to the Point of Beginning. LESS the North 40 feet thereof for right-of-way of Lake Ella Road.

EXHIBIT "C" TO ORDINANCE
Map

