



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

TRC COFP Members: City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer - Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	TRC Members: City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development
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AGENDA
TECHNICAL REVIEW COMMITTEE
JUNE 7, 2022
10:00AM

- I. **MEETING START TIME:**
- II. **MEMBERS PRESENT:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from April 5, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Timbertop Lane: Planned Development/ (PUD Amendment) and Comp Plan Amendment (Alternate Key: 1287715)

A Planned Development, Preliminary Plan, Comp Plan Amendment and Rezoning application was submitted by Tara Tedrow of Lowndes Law on behalf of the owner, Stephanie Bailey Bouis and Patricia Bouis Thompson. The proposed development consists of approximately 24.52 ± acres of commercial uses and 44.03 ± acres of a total of 486 units representing 288 garden apartments and 198 townhomes. The proposed maximum height is 4 stories (approximately 60'). The existing PUD, known as Live Oak Center, allowed for 120 units (townhomes/apartments – 10 acres), 300,000 (30 acres) SF of commercial, and 200,000 (20 acres) SF of office with a maximum building height of 45 feet. The current

future land use designation is Mixed Community; development proposing future land use designation of General Mixed Use.

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

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. The subject site's existing future land use is Multi-Family High Density (maximum of 15 units/acre). The applicant is seeking a rezoning to Residential PUD for a 128 unit apartment complex. The proposed gross density is 3.2 units/acre. The apartment layout consists of 30 buildings some of which are 2-story with units ranging from 2 units to 7 units per building. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The recreation amenities provided include a dog park, trails, 20' x 20' pavilion with 4 picnic tables and 2 grills, and lake overlook sitting area with 2 grills. It is the applicant's intent to also utilize the recreational amenities at Spring Lake Cove apartments which includes playground equipment. In addition, the applicant is seeking Preliminary Plan approval for the rezoning process. The applicant is also requesting a variable buffer width adjacent to the cul-de-sac located within the southwestern property boundary from 25' to 10' and to allow a 10' buffer adjacent to a small portion of the stormwater pond.

A PUD MDA amendment has concurrently been submitted to city attorney for review/comments and subsequent submittal for city approval. The applicant is requesting both multi-family and single family use options for a . The multi-family option is part of the request for 128 apartments; the single family residence option is requested to be added to the MDA amendment to allow for 95 single family homes (with typical 65' lots). Due to shifts in the housing market, the owner/applicant wishes to amend the language in the Master Development Agreement to allow greater flexibility with permitted uses to include the aforementioned.

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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FRUITLAND PARK, FL 34731

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MEETING NOTES
TECHNICAL REVIEW COMMITTEE
APRIL 5, 2022
10:00AM

- I. MEETING START TIME: 10:00AM**
- II. MEMBERS PRESENT:** All members present except Police Chief, Building Official, Code Enforcement, Fire Chief/Inspector; City of Leesburg Utilities and Lake County School Board/Public Works Department and Lake County Economic Development. Also present were Angel Rivera, via teleconference, applicant for Myrtle Lake Breezes and Crystal Lake Vista; Jimmy Crawford, Tara Tedrow on behalf of Lake Saunders.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 1, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

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

Introduction of application provided by LPG Michael Rankin of the proposed 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. Per 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. City attorney is in concurrence that 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.

No recognized issue with moving forward with the aforementioned request. Application to be scheduled for P&Z on April 21, 2022 at 6:00 pm. Staff to send follow-up email to applicant to confirm same.

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

Introduction of application provided by LPG Michael Rankin Annexation for 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). Staff/LPG recommends approval.

Per PWD Dicus, water is available however, sewer is not available. Halff's Hugo Cabrera stated that clarification of road width of 24' should be provided. Per discussion with applicant, City of Fruitland Park will require a 24' road with and will need modification on the applicable submittal documentation.

Application will follow same timeline as the aforementioned application with P&Z to be scheduled on April 21, 2022 at 6:00pm.

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

CDD Dwayne Williams introduced 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 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' 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.

CDD Williams stated that alignment with county and MPO suggested for internal road network for the northern part of the city's boundaries. Staff/LPG recommends approval. City attorney has provided MDA amendment. Hugo Cabrera requested that Halff be excused from discussion/recommendations as they are the engineering representative for this development.

Jimmy Crawford requested procedure clarification on whether this action entails a PUD or MDA amendment. With such substantial changes, city attorney stated that this would involve both PUD and MDA amendment. Further discussion ensued regarding school concurrency and water/sewer hookup.

Application will be scheduled for P&Z on April 21, 2022.

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:



TARA L. TEDROW

tara.tedrow@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: (407) 418-6361 | F: 407-843-4444
MAIN NUMBER: 407-843-4600



April 22, 2022

VIA FEDERAL EXPRESS

City of Fruitland Park Planning Department
c/o Sharon Williams
506 West Berckman Street
Fruitland Park, FL 34731

VIA EMAIL sherie@lpgurp.com

LPG Urban & Regional Planners, Inc.
c/o Sherie Lindh
1162 Camp Avenue
Mount Dora, FL 32757

Re: Resubmittal to City of Fruitland and LPG Urban & Regional Planners, Inc./Large Scale Comp Plan Amendment and Rezoning/ Parcel ID 05-19-24-0003-000-02000 (the "Subject Property")

To Whom it May Concern:

Enclosed is a revised application package including a revised plan and support documents for a Large Scale Comprehensive Plan Amendment and Rezoning application in response to comments dated February 2, 2022, for development of the above referenced Subject Property. Attachments are as follows:

1. Staff report response letter
2. Revised application
3. Updated traffic memo
4. Redline of the DA
5. Revised narrative justification statement
6. Updated concept plans
7. Florida Master Site File sign off



We appreciate your review documentation and processing of this request. If you have any questions, comments or need additional information, please feel free to contact us at your earliest convenience.

Sincerely,



Tara L. Tedrow

TLT/lak
Enclosures



TARA L. TEDROW

tara.tedrow@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: (407) 418-6361 | F: 407-843-4444
MAIN NUMBER: 407-843-4600



April 22, 2022

VIA FEDERAL EXPRESS
City of Fruitland Park Planning Department
c/o Sharon Williams
506 West Berckman Street
Fruitland Park, FL 34731

VIA EMAIL sherie@lpgurp.com
LPG Urban & Regional Planners, Inc.
c/o Sherie Lindh
1162 Camp Avenue
Mount Dora, FL 32757

Re: Response to City of Fruitland Park Staff Report by LPG Urban & Regional Planners, Inc./Large Scale Comp Plan Amendment and Rezoning/ Parcel ID 05-19-24-0003-000-02000 (the "Subject Property")

To Whom it May Concern:

This letter shall serve as a response to the following staff comments dated February 2, 2022, provided with regards to the application for development of the above referenced Subject Property.

COMMENT: The application indicates that there is no existing future land use on the subject site; however, that is in error. The site is designated as Mixed Community (6 units/acre) on the adopted future land use map. Please revise application.

RESPONSE: A revised application indicating the correct requested FLU designation is included with this resubmittal.

COMMENT: Please provide the Florida Master Site File Sign Off

RESPONSE: Attached.

COMMENT: The traffic impact analysis submitted does address the proposed rezoning; however, the unit count within the analysis indicates 786 multi-family units whereas the plan submitted indicates 288 multi-family units and 198 townhomes for a total of 486 units. No analysis was submitted to address the proposed comprehensive plan amendment which is an amendment from Mixed Community (6 units/acre) to General Mixed Use (12 units/acre). Please revise the traffic analysis to be consistent with the conceptual plan and submit traffic impact analysis addressing the proposed amendment.



RESPONSE: A revised narrative justification statement and traffic analysis (dated April 4, 2022), as requested, are included with this resubmittal.

COMMENT: Please provide a strike through and red-lined format of the proposed revisions to the Amended Master Development Agreement. Also, please clarify the type of residential uses you are seeking. The plan submitted indicates multi-family and townhome units; however, the MDA includes single family detached and duplex units. If it is the applicant's intent to allow for single family detached and duplex units, a conceptual plan as Option B must also be submitted.

RESPONSE: A redline of the DA is included with this resubmittal and indicates the total number of residential unit types being requested.

COMMENT: The submitted MDA indicates a maximum height of 70 feet; however, the plan submitted indicates 4 stories. Please be advised that heights above 35' may require proportionate fair share mitigation for fire apparatus.

RESPONSE: A redline of the DA is included with this resubmittal and indicates the total number of residential unit types being requested.

Conceptual Plan

COMMENT: The application submitted indicates preliminary plan review; however, the plan submitted does not meet the minimum requirements of Chapter 154, Section 154.030,10,G,ii.

RESPONSE: The plan has been updated to meet the minimum requirement of Chapter 154, Section 154.030,10,G,ii.

COMMENT: If it is the applicant's intent to submit a conceptual plan which is the minimum requirement for a PUD, the plan needs to meet the minimum requirements of Chapter 154, Section 154.030,10,G,i. The plan submitted does not meet these criteria.

RESPONSE: The plan has been updated to meet the minimum requirement of Chapter 154, Section 154.030,10,G,i and ii.

COMMENT: Please be advised that a minimum 25' buffer will be required along CR 466A pursuant to Chapter 154, Section 154.070. Please refer to Chapter 164, Section 164.030(b) regarding typical buffer standards to adjacent properties. The plan does not clearly indicate the buffer areas, or widths, or proposed landscaping within such buffers.

RESPONSE: A minimum 25' buffer along CR 466A has been added and all buffers along adjacent properties have been updated per Chapter 164, Section 164.030(b).

COMMENT: The proposed development plan submitted does not designate the wetland areas as indicated in the environmental assessment, required upland buffer adjacent to the wetland or minimum setback from the wetland pursuant to Chapter 165.

RESPONSE: The wetland area has been indicated on the plans and a 25' buffer has been added.

COMMENT: Review of available mapping online indicates that a portion of the site is within the 100-year floodplain pursuant to FEMA 2012 Flood Map. The development plan submitted does not designate the 100-year flood line and appears to indicate that development is proposed within the floodplain.

RESPONSE: The 100-year line per FEMA maps has been added to the plan.

COMMENT: Please be advised that the development must meet the transportation and parking standards within Chapter 162 including bicycle parking. If any variances are requested from these standards it must be noted within the application.

RESPONSE: A note has been added that the plan will meet the standards within Chapter 162.

COMMENT: The project at build out is anticipated to have a population of 1,176 residents (2.42 pph x 486 units). Chapter 154 requires a minimum of 25% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan shows clubhouses; however, other recreational amenities (i.e. playground, grills, picnic tables, etc.) are not provided nor how the 25% of common open space is provided.

RESPONSE: Per Section 154.030, 11,A,ii Mixed Use PUD the minimum Parks & Open Space is 20%.

Comprehensive Plan Amendment

COMMENT: The applicant submitted justification for the proposed amendment; however, an analysis of the existing land use of Mixed Community (6 units/acre) compared to the proposed land use of General Mixed Use (12 units/acre) will need to be conducted. Any proposed amendment has to compare the maximum development potential of the existing land use and proposed future land use as it relates to public facilities (i.e. roads, water, sewer, solid waste, schools). The submittal is lacking this data.

RESPONSE: A revised narrative justification statement is included with this resubmittal.

Environmental Assessment

COMMENT: The assessment indicates the presence of wetlands, potential presence of gopher tortoises and the site is within the sand skink consultation area. Prior to development, a relocation permit will need to be secured and a sand skink survey or exemption will need to be secured. Should sand skinks occupy the site and habitat set aside is not an option, mitigation will be required.

RESPONSE: Noted.

Recommendation

COMMENT: Please revise application, plan and support documents as outlined above.

RESPONSE: All requested information and supporting documents have been included with this resubmittal.

Very truly yours,

Tara L. Tedrow

TLT/lak



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: Stephanie Bailey Bouis and Patricia Bouis Thompson
Address: 31217 Overbrook Street, Mount Plymouth, FL 32776
Phone: _____ **Email:** _____
Applicant Name: Tara Tedrow
Address: 215 N. Eola Drive, Orlando, FL 32801
Phone: 407-418-6361 **Email:** Tara.Tedrow@lowndes-law.com
Engineer Name: Kimley Horn
Address: 189 South Orange Avenue, Suite 1000, Orlando, FL 32801
Phone: 407-427-1610 **Email:** Brent.Lenzen@kimley-horn.com

Property and Project Information:

PROJECT NAME*: Timbertop Lane
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.
Property Address: The parcel has not been assigned an address but is located on Timbertop Lane.
Parcel Number(s): 05-19-24-0003-000-02000 **Section:** _____ **Township:** _____ **Range:** _____
Area of Property: Timbertop Lane **Nearest Intersection:** Timbertop Lane and Miller Blvd.
Existing Zoning: PUD **Existing Future Land Use Designation:** Community Mixed Use
Proposed Zoning: MUPUD **Proposed Future Land Use Designation:** General Mixed Use
ing: Vacate land
The property is presently used for: _____
The property is proposed to be used for: 24.52 acres of commercial/retail use, 288 garden apartments and
Do you currently have City Utilities? Yes _____ 198 townhomes

Application Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Annexation | <input checked="" 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 justification statement.

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: Tara L. Tedrow

Signature:

Date: 4/12/22

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

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment** **Environmental Constraints Map** **Requested FLU Map**

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

PROPERTY RECORD CARD

General Information

Name:	BOUIS STEPHANIE B &	Alternate Key:	1287715
Mailing Address:	31217 OVERBROOK ST MOUNT PLYMOUTH, FL 32776 Update Mailing Address	Parcel Number: ⓘ	05-19-24-0003-000-02000
		Millage Group and City:	000F Fruitland Park
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TIMBERTOP LN FRUITLAND PARK FL, 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	NW 1/4 OF SW 1/4, W 1/2 OF NE 1/4 OF SW 1/4, NE 1/4 OF NE 1/4 OF SW 1/4 ORB 4341 PG 2278		
<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	AG / PASTURE - IMPROVED HAY AVERAGE (6300)	0	0		62.000	Acre	\$350.00	\$403,000.00
2	WETLAND (9600)	0	0		4.000	Acre	\$0.00	\$180.00

[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
4341 / 2278	06/2013	Warranty Deed	Unqualified	Vacant	\$100.00
1675 / 400	12/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
1594 / 1455	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
1594 / 1451	03/1998	Quit Claim Deed	Unqualified	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.

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	\$403,180	\$21,880	\$21,880	5.0529	\$110.56
SCHOOL BOARD STATE	\$403,180	\$21,880	\$21,880	3.5940	\$78.64
SCHOOL BOARD LOCAL	\$403,180	\$21,880	\$21,880	2.9980	\$65.60
LAKE COUNTY WATER AUTHORITY	\$403,180	\$21,880	\$21,880	0.3229	\$7.07
NORTH LAKE HOSPITAL DIST	\$403,180	\$21,880	\$21,880	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$403,180	\$21,880	\$21,880	0.2189	\$4.79
CITY OF FRUITLAND PARK	\$403,180	\$21,880	\$21,880	3.9134	\$85.63
LAKE COUNTY MSTU AMBULANCE	\$403,180	\$21,880	\$21,880	0.4629	\$10.13
LAKE COUNTY VOTED DEBT SERVICE	\$403,180	\$21,880	\$21,880	0.0918	\$2.01
LAKE COUNTY MSTU FIRE	\$403,180	\$21,880	\$21,880	0.5138	\$11.24
				Total: 17.1686	Total: \$375.67

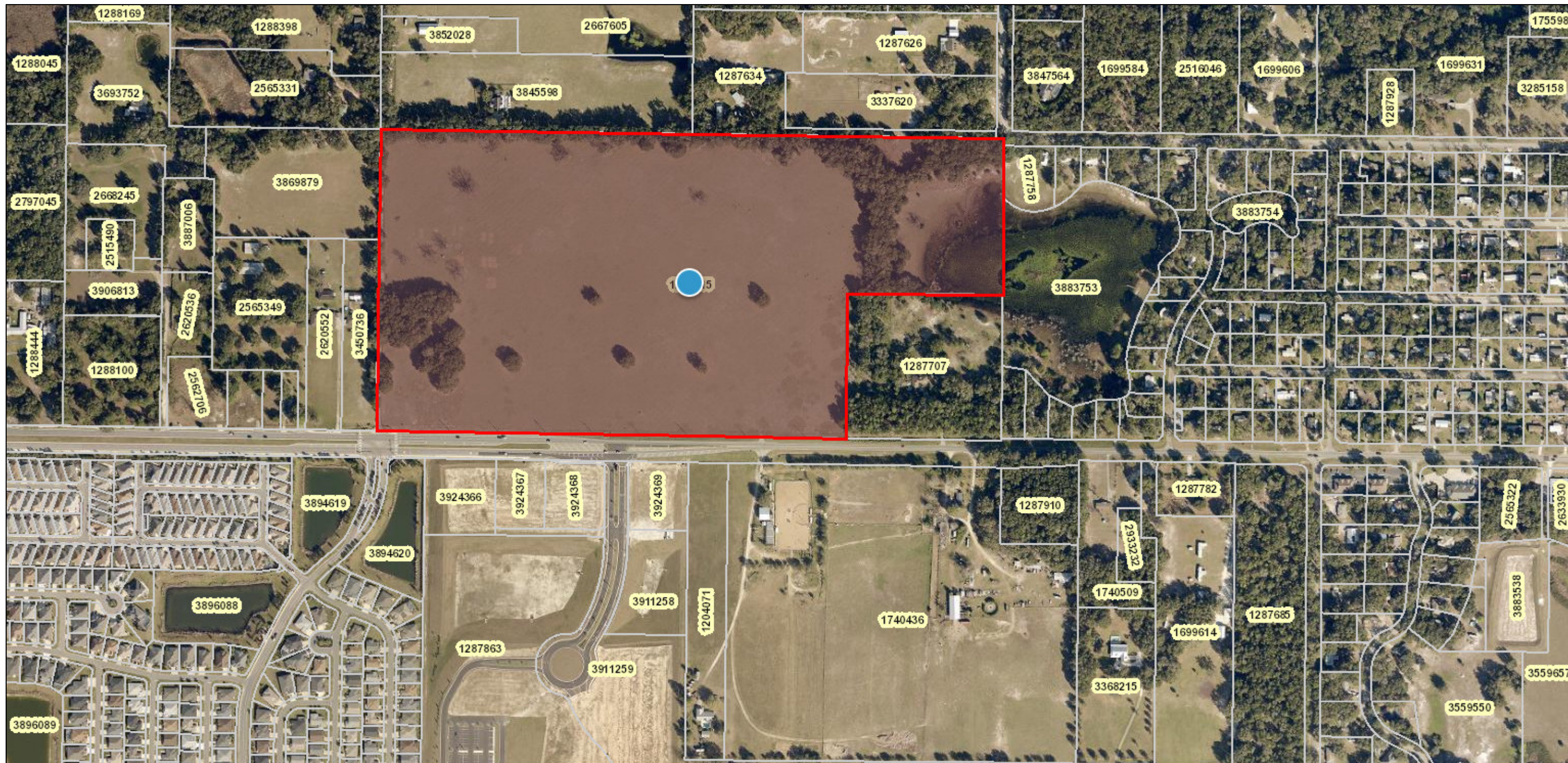
Exemptions Information

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](#).

Timbertop Lane



April 20, 2022

pointLayer



Override 1

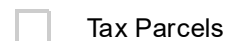
Surrounding Counties

polygonLayer



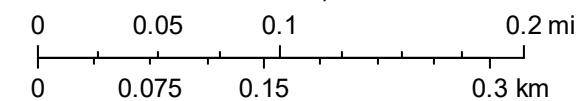
Override 1

Tax Parcels Alternate Key



Tax Parcels

1:5,000



Lake County Property Appraiser
Lake BCC

PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with VHB/Vanasse Hangen Brustlin, Inc., a corporation authorized to operate as a Professional Engineering business by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have approved the Timbertop Property Traffic Assessment Memorandum in Fruitland Park, Florida, dated April 4, 2021.

PROJECT: Timbertop Property - Intram

LOCATION: Fruitland Park, Florida

CLIENT: Intram Investments, Inc.

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.

SIGNATURE: 

NAME: Joedel A Zaballero

P.E.

NUMBER: 55517

DATE: April 4, 2022



To: City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34731

Date: April 4, 2022

Project #: 63887.00

From: Joedel Zaballero, PE, PTOE

Re: Timbertop Property - Intram
Rezoning Application – Traffic Assessment

This analysis was prepared in support of the proposed comprehensive plan amendment and rezoning applications associated with one parcel totaling approximately 70+/- acres. The currently approved zoning designation for the property is Planned Development (PD) which allows for up to 300,000 square feet of retail, 200,000 square feet of office and 120 Multifamily dwelling units (low-rise). The proposed zoning designation for the subject parcel is PD comprising of a maximum of 300,000 square feet of retail, 50,000 square feet office and 288 multifamily dwelling units (mid-rise) and 198 townhomes. The subject parcel is generally located on the north side of CR 466A and east of Timbertop Lane in Fruitland Park, Florida. **Figure 1** shows the project location. Future Access is proposed along CR 466 as well as Timbertop Lane.

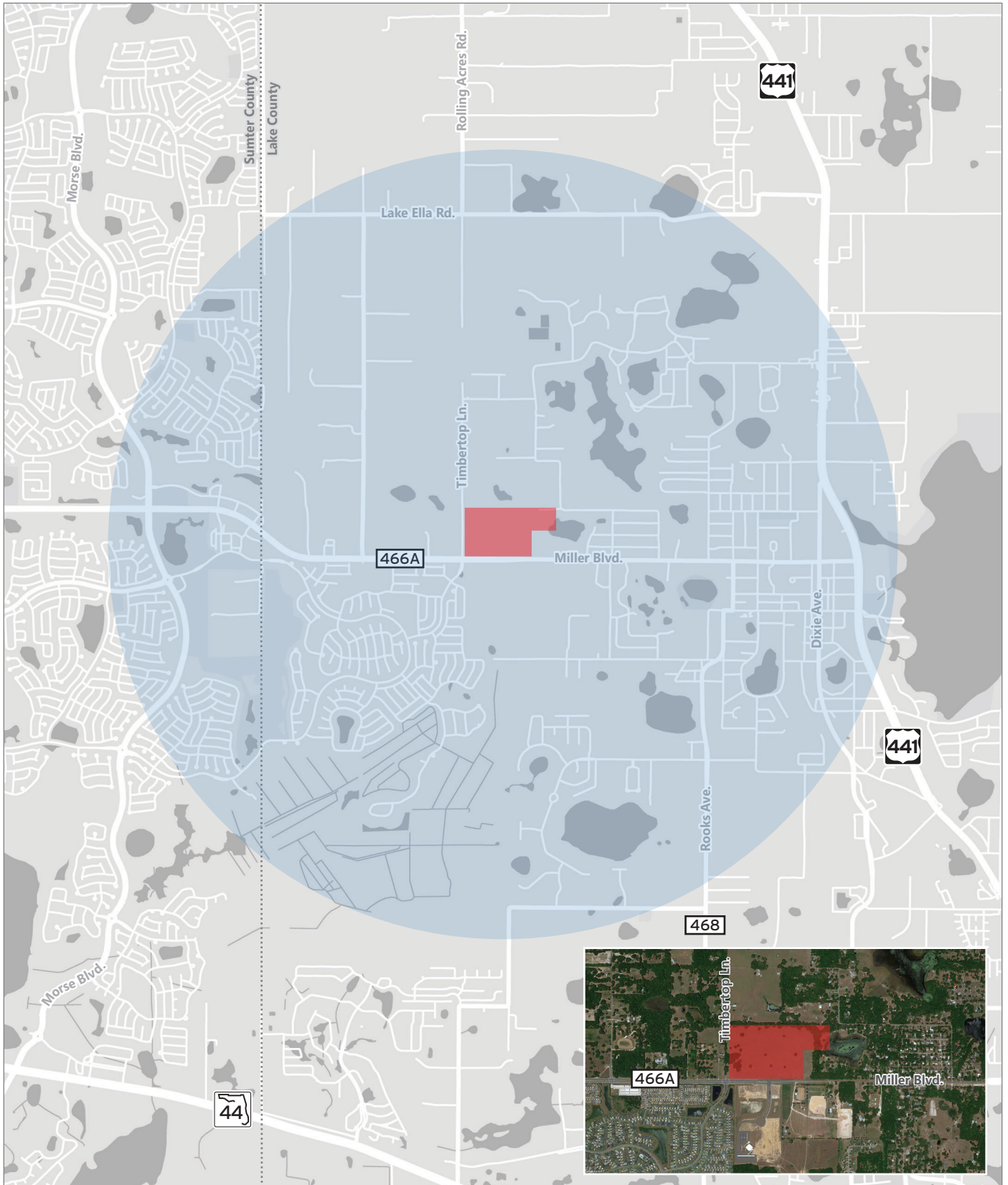
The following traffic analysis is in support of the proposed zoning designation of the subject parcel.

Trip Generation

A comparative trip generation analysis was prepared to determine if the land use zoning will result in an increase or decrease in external trips using the transportation network. The trip generation of the current and the proposed zoning designations was calculated using information published in the ITE Trip Generation Manual, 10th Edition, as summarized in **Table 1**. In addition, the mixed-use nature of the land uses both in the current and proposed PD is anticipated to allow for internal capture and passerby capture opportunities. Daily internal capture for each phase was calculated for each phase year based on the ITE Trip Generation Handbook, Figure 7.3. PM peak hour internal capture was calculated based on the NCHRP 684 Internal Trip Capture Estimation Tool developed by the Texas A&M Transportation Institute (Version 2013.1) and calculations are provided in **Attachment A**. Pass by trips were limited to 10% of existing traffic volumes.

As shown in Table 1, the proposed PD land uses will result in a decrease of approximately -281 daily trips and -77 pm peak hour trips when compared to the current PD zoning. **Table 1** also indicates an increase of 35 trips in PM peak hour for trips entering the site and a decrease of -112 trips exiting.

The following capacity analysis is for roadways within a two-mile radius of the property.





-  Project Location
-  2 Mile Radius



Figure 1
Location Map
Timbertop Property

Table 1 - Trip Generation Comparison

Zoning	ITE Code	Land Use	Size	Daily Trips		PM Peak Hr Trips					
				method used	Daily Trips	method used	Total	% In	Enter	Exit	
PD (Current)	710	General Office	200,000 SF	equation	2,078	equation	220	16%	35	185	
	820	Shopping Center	300,000 SF	equation	12,690	equation	1,225	48%	588	637	
	220	Multi-Family (Low Rise)	120 DUs	equation	866	equation	69	63%	43	26	
	Total Trips					15,634		1,514		666	848
	Internal Capture (9.03% / 10.8%)					1,454		164		81	83
	Pass By Trips (limited to 10% of 2030 background traffic)					1,578		138		69	69
Total New External Trips					12,602		1,212		516	696	
PD (Proposed)	710	General Office	50,000 SF	equation	542	equation	59	16%	9	50	
	820	Shopping Center	300,000 SF	equation	12,690	equation	1,225	48%	588	637	
	220	Multi-Family (Low Rise)	198 DUs	equation	1,456	equation	108	63%	68	40	
	221	Multi-Family (Mid-Rise)	288 DUs	equation	1,568	rate	127	61%	77	50	
	Total Trips					16,256		1,519		742	777
	Internal Capture 14.5% / 19.5%					2,357		246		122	124
Pass By Trips (limited to 10% of 2030 background traffic)					1,578		138		69	69	
Total New External Trips					12,320		1,135		551	584	
Net New External Trips					-281		-77		35	-112	

Source: Institute of Transportation (ITE) Trip Generation Manual, 10th Edition
 NCHRP Report 684
 ITE Trip Generation Handbook, 3rd Edition

Existing Roadway Capacity Analysis – Year 2019

Table 2 presents the existing conditions analysis for PM peak hour directional traffic. The traffic count data and roadway characteristics were obtained from the Lake County Congestion Management Process (CMP) Database (Year 2019). The existing conditions analysis shows that all roadways are operating within the acceptable Level of Service (LOS).

Table 2 – Existing PM Peak Conditions Analysis - 2019

Roadway Segment		CMP	No. of	Urban /	Speed	2019	2019 Peak Hour Directional								
							2019 Volume	LOS	LOS	Available Capacity		Meets Standard?			
Station	Segment	Source	Lanes	Rural	Limit	AADT	NB/ EB	SB/ WB	Std	Capacity	NB/ EB	SB/ WB	NB/ EB	SB/ WB	
CR 25A															
116	US 27/US 441 to CR 466A	Lake Co	2LU	Urban	30	7,541	361	346	D	530	169	184	Yes	Yes	
189	CR 466A to US 27/US 441	Lake Co	2LU	Urban	30	4,780	194	255	D	530	336	275	Yes	Yes	
CR 446A															
49	Morse Blvd to Lake Co Line	Sumter Co	4LD	Urban	45	19,532	845	920	D	1,900	1,055	980	Yes	Yes	
11	Sumter Co Line to Timbertop Ln	Lake Co	4LD	Urban	45	13,377	513	618	D	1,500	987	882	Yes	Yes	
11	Timbertop Ln to CR 468/Rose Ave	Lake Co	2LU	Urban	45	13,377	513	618	D	620	107	2	Yes	Yes	
171	CR 468/Rose Ave to US 27	Lake Co	4LD	Urban	35	6,474	271	264	D	1,470	1,199	1,206	Yes	Yes	
CR 468															
10	CR 466A to Pine Ridge Dairy Rd	Lake Co	2LU	Urban	35	3,637	126	162	D	530	404	368	Yes	Yes	
12	Pine Ridge Dairy Rd to Griffin Rd	Lake Co	2LU	Urban	35	6,169	276	291	D	680	404	389	Yes	Yes	
Lake Ella Rd															
187	Sumter Co Line to Micro Racetrack Rd	Lake Co	2LU	Urban	35	10,360	100	41	D	530	430	489	Yes	Yes	
186	Micro Racetrack Rd to Rolling Acres Rd	Lake Co	2LU	Urban	35	10,360	99	34	D	530	431	496	Yes	Yes	
186	Rolling Acres Rd to US 27	Lake Co	2LU	Urban	45	16,820	99	34	D	840	741	806	Yes	Yes	
Micro Racetrack Rd															
188	Lake Ella Rd to CR 466A	Lake Co	2LU	Urban	35	9,401	362	460	D	1,190	828	730	Yes	Yes	
Rolling Acres Rd															
201	CR 466 to Lake Ella Rd	Lake Co	2LU	Urban	45	7,929	320	384	D	1,070	750	686	Yes	Yes	
US 27/SR 25															
110430	Lake Ella Rd to CR 466A/Miller Blvd	Lake Co	6LD	Urban	55	31,000	1,278	1,512	D	3,020	1,742	1,508	Yes	Yes	
110431	CR 466A/Miller Blvd to CR 460/MLK Blvd	Lake Co	6LD	Urban	45	38,500	1,662	1,616	D	3,020	1,358	1,404	Yes	Yes	
110109	CR 460/MLK Blvd to CR 466A/Lee Rd	Lake Co	6LD	Urban	45	50,250	2,061	1,932	D	3,020	959	1,088	Yes	Yes	
110109	CR 466A/Lee Rd to CR 44A/Griffin Rd	Lake Co	6LD	Urban	45	50,250	2,061	1,932	D	3,020	959	1,088	Yes	Yes	

Source: 2019 Lake County and Sumter County Annual Traffic Counts
 2019 Lake County and Sumter County Congestion Management Program (CMP)
 VHB, Inc.

Planned and Programmed Improvements

Programmed improvements are those with funding commitments within the next five years. According to the Florida Department of Transportation Adopted 2022-2026 Work Program, CR 466A from east of Timbertop Lane to Poinsettia Boulevard is funded for construction to widen from two to four-lanes in Fiscal Year 2023 (included in **Attachment C**). This improvement will be assumed as a four-lane roadway in the future roadway conditions analyses.

Growth Projections for Lake County

Although the BEBR Lake County medium population projections from 2019 to 2045 is 1.83%, a minimum growth rate of 2.0% was applied to the existing roadway segment volumes to project traffic volume in the short term (2026) and long term (2030) Fruitland Park horizon years. Table 3 provide a summary of the BEBR data annual growth calculations

Table 3 – BEBR Growth Calculations

Population	Projection Year						Annual Growth
	2020	2025	2030	2035	2040	2045	
Low	347,800	376,000	399,700	417,200	429,500	438,400	1.04%
Medium	366,600	410,900	450,300	482,700	510,300	534,800	1.83%
High	384,400	440,400	496,700	546,800	593,400	638,000	2.64%

Source: BEBR Florida Population Estimates, Volume 53, Bulletin 186, January 2020

Notes: Lake 2019 Population = 357,247

Five-Year Analysis, Year 2026

To estimate Year 2026 background roadway volumes for the analysis area, a conservative 2% annual growth was used to forecast 2026 volumes. The Central Florida Regional Planning Model (CFRPM) travel demand model was used to determine the project traffic distribution including the proposed development program. The project trips for each segment were calculated based on the model distributions. The distribution of the project trips along the segments within the analysis area for Year 2026 is provided in **Table 4**. Trip distribution from the CFRPM Model output can be found in **Attachment D**.

Table 4 summarizes the roadway analysis completed for the five-year conditions for the PM peak hour period. The five-year analysis shows all roadway segments are projected to operate at an acceptable LOS.

Long Term Analysis, Year 2030

Table 5 summarizes the roadway analysis completed for long-term (Year 2030) conditions utilizing the project trip distribution from the five-year analysis. Year 2030 background volumes for the roadways within the study area of influence were obtained using 2% Annual Growth Rate. Under the 2030 condition analysis, all roadway segments are projected to operate at an acceptable LOS.

Table 4 – PM Peak Five-Year Conditions Analysis, Year 2026

Roadway Segment	No. of Lanes	LOS Std	PHPD Capacity	2026 Background Trips								Project Trips				2026 Total Trips							
				2019 PHPD Volumes		Annual Growth Rate	PHPD Volume		Available Capacity		Meets Standard without proj?		Distrib-ution	Trips			Total trips		Total Available Capacity		Meets Standard with Project?		
				NB/ EB	SB/ WB		NB/ EB	SB/ WB	NB/ EB	SB/ WB	NB/ EB	SB/ WB		NB/ EB	SB/ WB	NB/ EB	SB/ WB	NB/ EB	SB/ WB	NB/ EB	SB/ WB		
CR 25A																							
US 27/US 441 to CR 466A	2LU	D	530	361	346	2.0%	412	394	118	136	Yes	Yes	3.3%	OUT	0	1	412	396	118	134	Yes	Yes	
CR 466A to US 27/US 441	2LU	D	530	194	255	2.0%	221	291	309	239	Yes	Yes	1.3%	IN	0	0	222	291	308	239	Yes	Yes	
CR 446A																							
Morse Blvd to Lake Co Line	4LD	D	1,900	845	920	2.0%	963	1,049	937	851	Yes	Yes	40.9%	IN	14	0	978	1,049	922	851	Yes	Yes	
Sumter Co Line to Timbertop Ln	4LD	D	1,500	513	618	2.0%	585	705	915	795	Yes	Yes	56.6%	IN	20	0	605	705	895	795	Yes	Yes	
Timbertop Ln to CR 468/Rose Ave	4LD	D	1,500	513	618	2.0%	585	705	915	795	Yes	Yes	36.0%	OUT	0	13	585	717	915	783	Yes	Yes	
CR 468/Rose Ave to US 27	4LD	D	1,470	271	264	2.0%	309	301	1,161	1,169	Yes	Yes	23.5%	OUT	0	8	309	309	1,161	1,161	Yes	Yes	
CR 468																							
CR 466A to Pine Ridge Dairy Rd	2LU	D	530	126	162	2.0%	144	185	386	345	Yes	Yes	9.0%	IN	3	0	147	185	383	345	Yes	Yes	
Pine Ridge Dairy Rd to Griffin Rd	2LU	D	680	276	291	2.0%	315	332	365	348	Yes	Yes	7.9%	IN	3	0	317	332	363	348	Yes	Yes	
Lake Ella Rd																							
Sumter Co Line to Micro Racetrack Rd	2LU	D	530	100	41	2.0%	114	47	416	483	Yes	Yes	6.0%	IN	2	0	116	47	414	483	Yes	Yes	
Micro Racetrack Rd to Rolling Acres Rd	2LU	D	530	99	34	2.0%	113	39	417	491	Yes	Yes	7.6%	OUT	0	3	113	41	417	489	Yes	Yes	
Rolling Acres Rd to US 27	2LU	D	840	99	34	2.0%	113	39	727	801	Yes	Yes	0.0%	OUT	0	0	113	39	727	801	Yes	Yes	
Micro Racetrack Rd																							
Lake Ella Rd to CR 466A	2LU	D	1,190	362	460	2.0%	413	524	777	666	Yes	Yes	13.6%	OUT	0	5	413	529	777	661	Yes	Yes	
Rolling Acres Rd																							
CR 466 to Lake Ella Rd	2LU	D	1,070	320	384	2.0%	365	438	705	632	Yes	Yes	7.6%	OUT	0	3	365	440	705	630	Yes	Yes	
US 27/SR 25																							
Lake Ella Rd to CR 466A/Miller Blvd	6LD	D	3,020	1,278	1,512	2.0%	1,457	1,724	1,563	1,296	Yes	Yes	7.9%	OUT	0	3	1,457	1,726	1,563	1,294	Yes	Yes	
CR 466A/Miller Blvd to CR 460/MLK Blvd	6LD	D	3,020	1,662	1,616	2.0%	1,895	1,842	1,125	1,178	Yes	Yes	14.2%	IN	5	0	1,900	1,842	1,120	1,178	Yes	Yes	
CR 460/MLK Blvd to CR 466A/Lee Rd	6LD	D	3,020	2,061	1,932	2.0%	2,350	2,202	670	818	Yes	Yes	12.2%	IN	4	0	2,354	2,202	666	818	Yes	Yes	

Source: 2019 Lake County and Sumter County Annual Traffic Counts
2019 Lake County and Sumter County Congestion Management Program (CMP)
VHB, Inc.

Table 5 – PM Peak Long Term Conditions Analysis, Year 2030

Roadway Segment	No. of Lanes	LOS Std	PHPD Capacity	2030 Background Trips								Project Trips						2030 Total Trips					
				2019 PHPD Volumes		Annual Growth Rate	PHPD Volume		Available Capacity		Meets Standard without proj?		Distrib- ution	Trips			Total trips		Total Available Capacity		Meets Standard with Project?		
				NB/ EB	SB/ WB		NB/ EB	SB/ WB	NB/ EB	SB/ WB	NB/ EB	SB/ WB		NB/ EB	SB/ WB	NB/ EB	SB/ WB	NB/ EB	SB/ WB	NB/ EB	SB/ WB		
CR 25A																							
US 27/US 441 to CR 466A	2LU	D	530	361	346	2.0%	440	422	90	108	Yes	Yes	3.3%	OUT	0	1	440	423	90	107	Yes	Yes	
CR 466A to US 27/US 441	2LU	D	530	194	255	2.0%	237	311	293	219	Yes	Yes	1.3%	IN	0	0	237	311	293	219	Yes	Yes	
CR 446A																							
Morse Blvd to Lake Co Line	4LD	D	1,900	845	920	2.0%	1,031	1,122	869	778	Yes	Yes	40.9%	IN	14	0	1,045	1,122	855	778	Yes	Yes	
Sumter Co Line to Timbertop Ln	4LD	D	1,500	513	618	2.0%	626	754	874	746	Yes	Yes	56.6%	IN	20	0	646	754	854	746	Yes	Yes	
Timbertop Ln to CR 468/Rose Ave	4LD	D	1,500	513	618	2.0%	626	754	874	746	Yes	Yes	36.0%	OUT	0	13	626	767	874	733	Yes	Yes	
CR 468/Rose Ave to US 27	4LD	D	1,470	271	264	2.0%	331	322	1,139	1,148	Yes	Yes	23.5%	OUT	0	8	331	330	1,139	1,140	Yes	Yes	
CR 468																							
CR 466A to Pine Ridge Dairy Rd	2LU	D	530	126	162	2.0%	154	198	376	332	Yes	Yes	9.0%	IN	3	0	157	198	373	332	Yes	Yes	
Pine Ridge Dairy Rd to Griffin Rd	2LU	D	680	276	291	2.0%	337	355	343	325	Yes	Yes	7.9%	IN	3	0	339	355	341	325	Yes	Yes	
Lake Ella Rd																							
Sumter Co Line to Micro Racetrack Rd	2LU	D	530	100	41	2.0%	122	50	408	480	Yes	Yes	6.0%	IN	2	0	124	50	406	480	Yes	Yes	
Micro Racetrack Rd to Rolling Acres Rd	2LU	D	530	99	34	2.0%	121	41	409	489	Yes	Yes	7.6%	OUT	0	3	121	44	409	486	Yes	Yes	
Rolling Acres Rd to US 27	2LU	D	840	99	34	2.0%	121	41	719	799	Yes	Yes	0.0%	OUT	0	0	121	41	719	799	Yes	Yes	
Micro Racetrack Rd																							
Lake Ella Rd to CR 466A	2LU	D	1,190	362	460	2.0%	442	561	748	629	Yes	Yes	13.6%	OUT	0	5	442	566	748	624	Yes	Yes	
Rolling Acres Rd																							
CR 466 to Lake Ella Rd	2LU	D	1,070	320	384	2.0%	390	468	680	602	Yes	Yes	7.6%	OUT	0	3	390	471	680	599	Yes	Yes	
US 27/SR 25																							
Lake Ella Rd to CR 466A/Miller Blvd	6LD	D	3,020	1,278	1,512	2.0%	1,559	1,845	1,461	1,175	Yes	Yes	7.9%	OUT	0	3	1,559	1,847	1,461	1,173	Yes	Yes	
CR 466A/Miller Blvd to CR 460/MLK Blvd	6LD	D	3,020	1,662	1,616	2.0%	2,028	1,972	992	1,048	Yes	Yes	14.2%	IN	5	0	2,033	1,972	987	1,048	Yes	Yes	
CR 460/MLK Blvd to CR 466A/Lee Rd	6LD	D	3,020	2,061	1,932	2.0%	2,514	2,357	506	663	Yes	Yes	12.2%	IN	4	0	2,519	2,357	501	663	Yes	Yes	

Source: 2019 Lake County and Sumter County Annual Traffic Counts
 2019 Lake County and Sumter County Congestion Management Program (CMP)
 VHB, Inc.

Conclusions and Recommendations

It is evident from the above analysis that the proposed PD zoning will result in a decrease of -281 daily trips and -77 pm peak hour trips when compared to the current PD zoning. In addition, a minor increase of +35 trips in PM peak hour for trips entering the site and a decrease of -112 trips exiting is anticipated with the proposed PD.

The existing (2019) roadway capacity analysis which includes roadways within a two-mile radius of the subject property shows that all roadways are operating at an acceptable LOS.

The future conditions analysis includes the four-lane widening of CR 466A from east of Timbertop Lane to Poinsettia Boulevard which is funded in the 2022-2027 FDOT’s Five-Year Work Program. Both the Five-Year (Year 2026) and Long Term (Year 2030) PM peak hour directional conditions analysis shows that all studied roadways within a two-mile radius of the site will continue to operate at an acceptable LOS.

Based on the analysis, the proposed CPA/PD zoning is projected to have minor traffic impacts on the roadway network and that all studied roadways will operate at an acceptable LOS with or without the proposed PD rezoning; therefore, no mitigation is warranted with the proposed CPA and Rezoning application.

It should be noted that the project will be required to undergo further analysis through the transportation concurrency process as further development approval is pursued for the proposed development program. Below is a summary of the trip potential for the conceptual development program for the site which is less than the proposed PD land use maximum development potential, and lower than the potential trip generation from the adopted PD land use maximum.

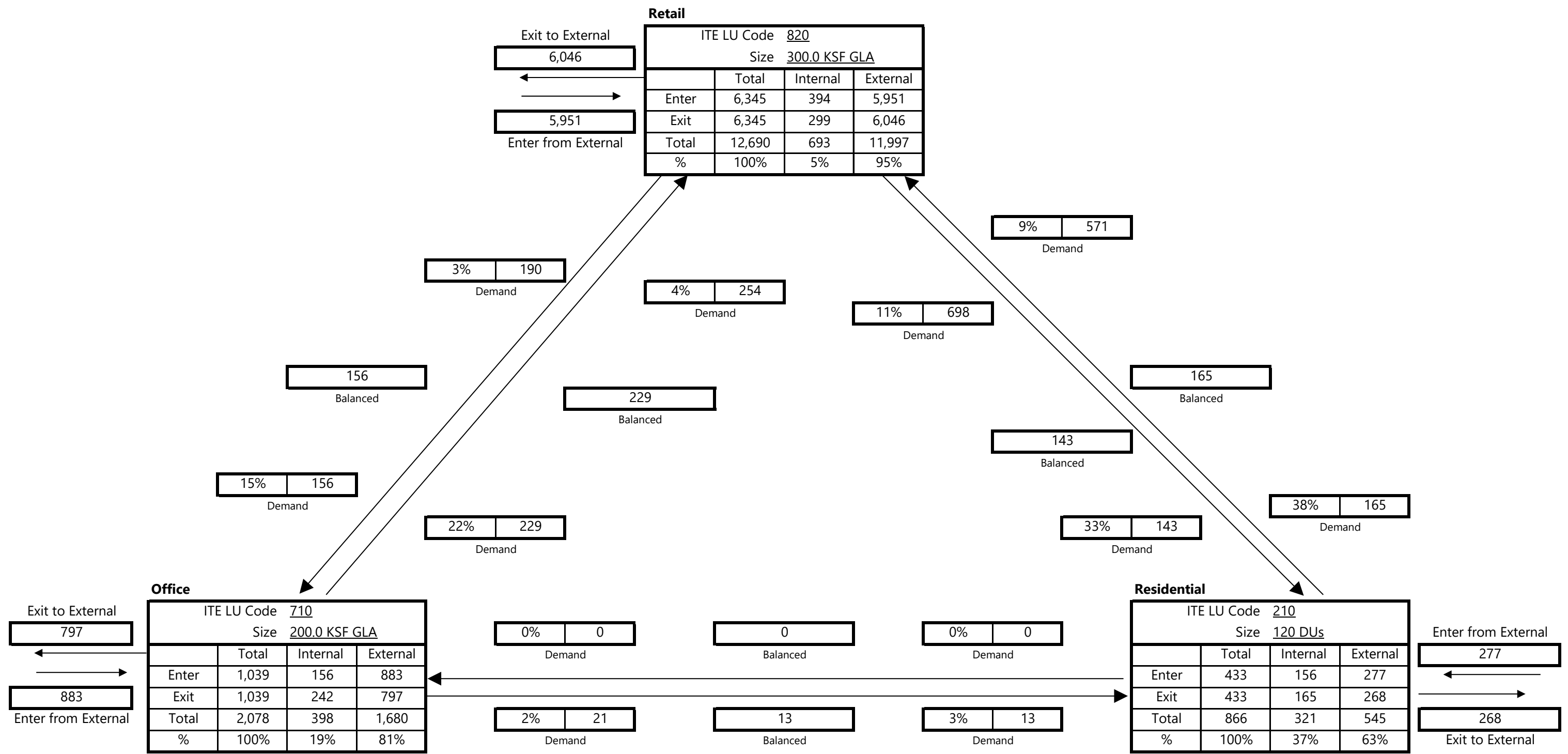
Table 6 – Trip Potential Comparison

Development Scenarios	Daily Trips	PM Peak Hour Trips		
		Total	Enter	Exit
PD (Adopted)	12,602	1,212	516	696
Concept	9,047	651	356	295
Net New External Trips	-3,555	-561	-160	-401
PD (Proposed)	12,320	1,135	551	584
Concept	9,047	651	356	295
Net New External Trips	-3,274	-484	-195	-289

A copy of the trip generation calculation for the conceptual development program is provided in **Attachment E**. The daily trip generation based on the conceptual plan in comparison to the adopted estimate shows a reduction of approximately -3,274 daily trips and -484 PM Peak hour trips.

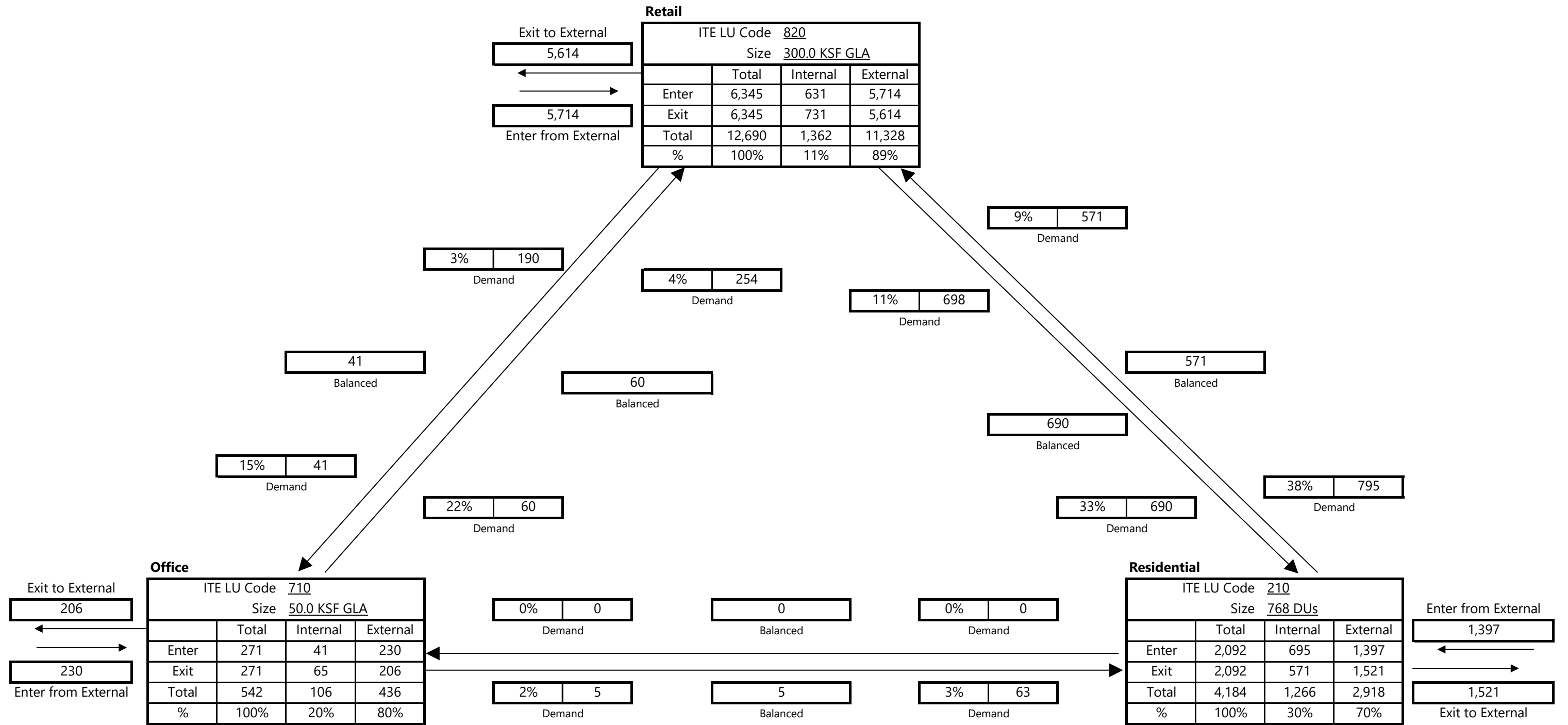
- Attachments:
- Attachment A: Internal Capture Calculations
 - Attachment B: Lake and Sumter Counties CMPs
 - Attachment C: Planned and Programmed Improvements
 - Attachment D: CFRPM Model – Trip Distribution
 - Attachment E: Trip Generation - Concept Development Program

Attachment A: Internal Capture Summary - Daily (Current PD)



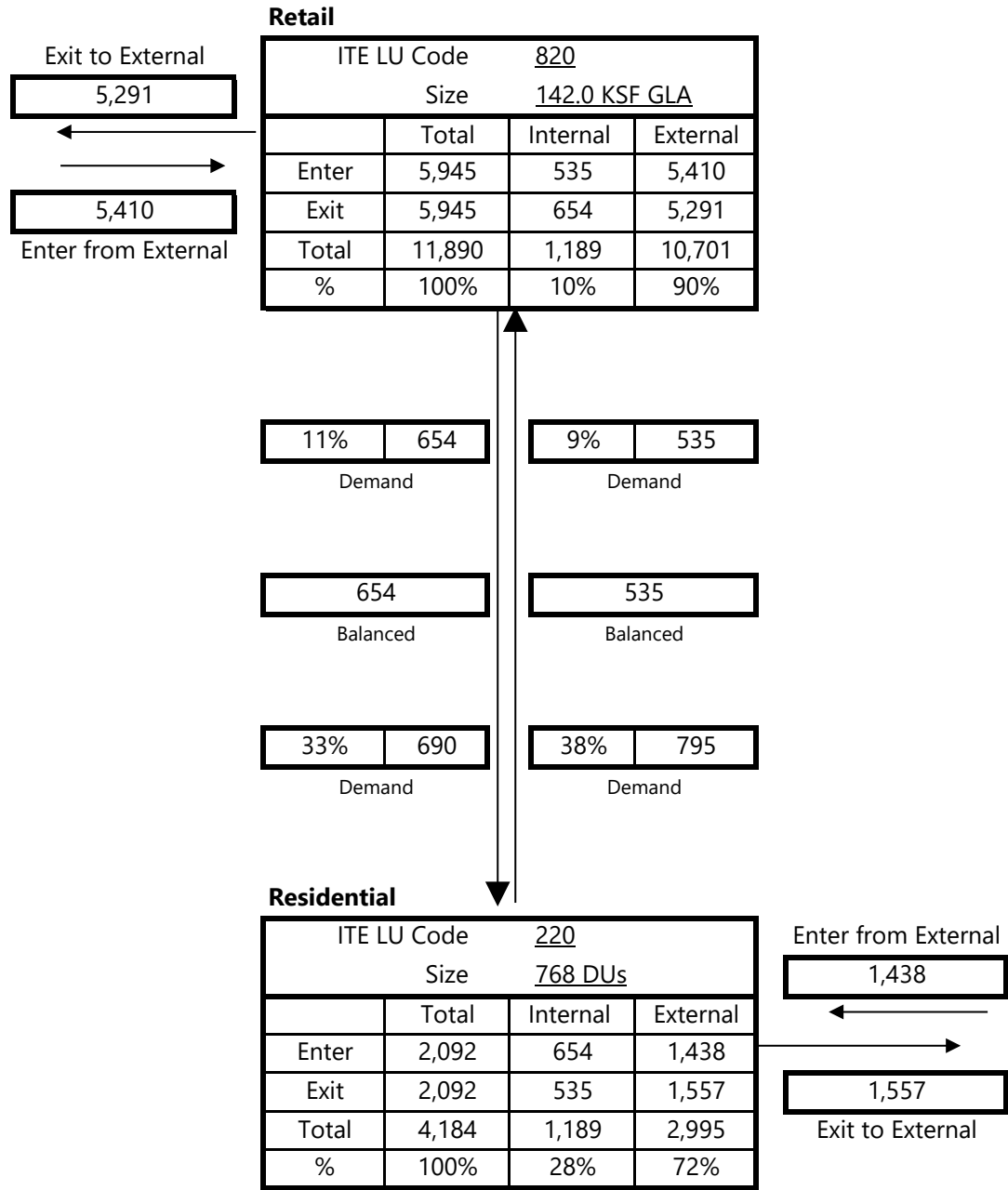
Source: VHB, Inc.
 ITE Trip Generation Handbook, Figure 7.3

Attachment A: Internal Capture Summary - Daily (Proposed PD)



Source: VHB, Inc.
 ITE Trip Generation Handbook, Figure 7.3

Attachment A: Internal Capture Summary - Daily - Concept Plan



Source: VHB
ITE Trip Generation Handbook, Figure 7.3

October 8, 2021

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Timbertop Property-Intram	Organization:	VHB
Project Location:	Fruitland Park, FL	Performed By:	JZ
Scenario Description:	Adopted PD Zoning	Date:	8/9/2021
Analysis Year:	2025	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	200	KSF	220	35	185
Retail	820	300	KSF	1,225	588	637
Restaurant				0		
Cinema/Entertainment				0		
Residential	220	120	DU	69	43	26
Hotel				0		
All Other Land Uses ²				0		
				1,514	666	848

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant	1.00	0%	0%	1.00	0%	0%
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0		0	
Retail					0	
Restaurant					0	
Cinema/Entertainment					0	
Residential		0	0			
Hotel					0	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		37	0	0	2	0
Retail	11		0	0	20	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	11	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,514	666	848
Internal Capture Percentage	11%	12%	10%
External Vehicle-Trips ⁵	1,350	584	766
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	34%	21%
Retail	8%	5%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	51%	46%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Timbertop Property-Intram
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	35	35	1.00	185	185
Retail	1.00	588	588	1.00	637	637
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	43	43	1.00	26	26
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		37	7	0	4	0
Retail	13		185	25	166	32
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	11	5	0		1
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		47	0	0	2	0
Retail	11		0	0	20	0
Restaurant	11	294		0	7	0
Cinema/Entertainment	2	24	0		2	0
Residential	20	59	0	0		0
Hotel	0	12	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	12	23	35	23	0	0
Retail	48	540	588	540	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	22	21	43	21	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	39	146	185	146	0	0
Retail	31	606	637	606	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	12	14	26	14	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

Attachment A: Internal Capture Calculations - PM Peak (Proposed PD)

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Timbertop Property-Intram	Organization:	VHB
Project Location:	Fruitland Park, FL	Performed By:	JZ
Scenario Description:	Proposed PD Zoning	Date:	10/7/2021
Analysis Year:	Build Out	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office	710	50	KSF	59	9	50
Retail	820	300	KSF	1,225	588	637
Restaurant				0		
Cinema/Entertainment				0		
Residential	221	768	DU	338	206	132
Hotel				0		
All Other Land Uses ²				0		
				1,622	803	819

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant	1.00	0%	0%	1.00	0%	0%
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0		0	
Retail					0	
Restaurant					0	
Cinema/Entertainment					0	
Residential		0	0			
Hotel					0	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		10	0	0	1	0
Retail	3		0	0	95	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	55	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,622	803	819
Internal Capture Percentage	21%	21%	21%
External Vehicle-Trips ⁵	1,284	634	650
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	89%	22%
Retail	11%	15%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	47%	45%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Attachment A: Internal Capture Calculations - PM Peak (Proposed PD)

Project Name:	Timbertop Property-Intram
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	9	9	1.00	50	50
Retail	1.00	588	588	1.00	637	637
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	206	206	1.00	132	132
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		10	2	0	1	0
Retail	13		185	25	166	32
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	55	28	0		4
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		47	0	0	8	0
Retail	3		0	0	95	0
Restaurant	3	294		0	33	0
Cinema/Entertainment	1	24	0		8	0
Residential	5	59	0	0		0
Hotel	0	12	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	8	1	9	1	0	0
Retail	65	523	588	523	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	96	110	206	110	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	11	39	50	39	0	0
Retail	98	539	637	539	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	60	72	132	72	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

Attachment A: Internal Capture Calculations - PM Peak (Concept)

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Timbertop Property-Intram	Organization:	VHB
Project Location:	Fruitland Park, FL	Performed By:	JZ
Scenario Description:	Concept	Date:	10/7/2021
Analysis Year:	Build Out	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820	143	KSF	1,012	508	504
Restaurant				0		
Cinema/Entertainment				0		
Residential	221	768	DU	338	206	132
Hotel				0		
All Other Land Uses ²				0		
				1,350	714	636

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant	1.00	0%	0%	1.00	0%	0%
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0		0	
Retail					0	
Restaurant					0	
Cinema/Entertainment					0	
Residential		0	0			
Hotel					0	

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	95	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	51	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,350	714	636
Internal Capture Percentage	22%	20%	23%
External Vehicle-Trips ⁵	1,058	568	490
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	19%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	46%	39%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in *ITE Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Attachment A: Internal Capture Calculations - PM Peak (Concept)

Project Name:	Timbertop Property-Intram
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	508	508	1.00	504	504
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	206	206	1.00	132	132
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	10		146	20	131	25
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	55	28	0		4
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		41	0	0	8	0
Retail	0		0	0	95	0
Restaurant	0	254		0	33	0
Cinema/Entertainment	0	20	0		8	0
Residential	0	51	0	0		0
Hotel	0	10	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	51	457	508	457	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	95	111	206	111	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	95	409	504	409	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	51	81	132	81	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

Attachment C - Planned and Programmed Improvements

Office of Work Program and Budget

Updated: 7/27/2021 12:27 AM

Five Year Work Program

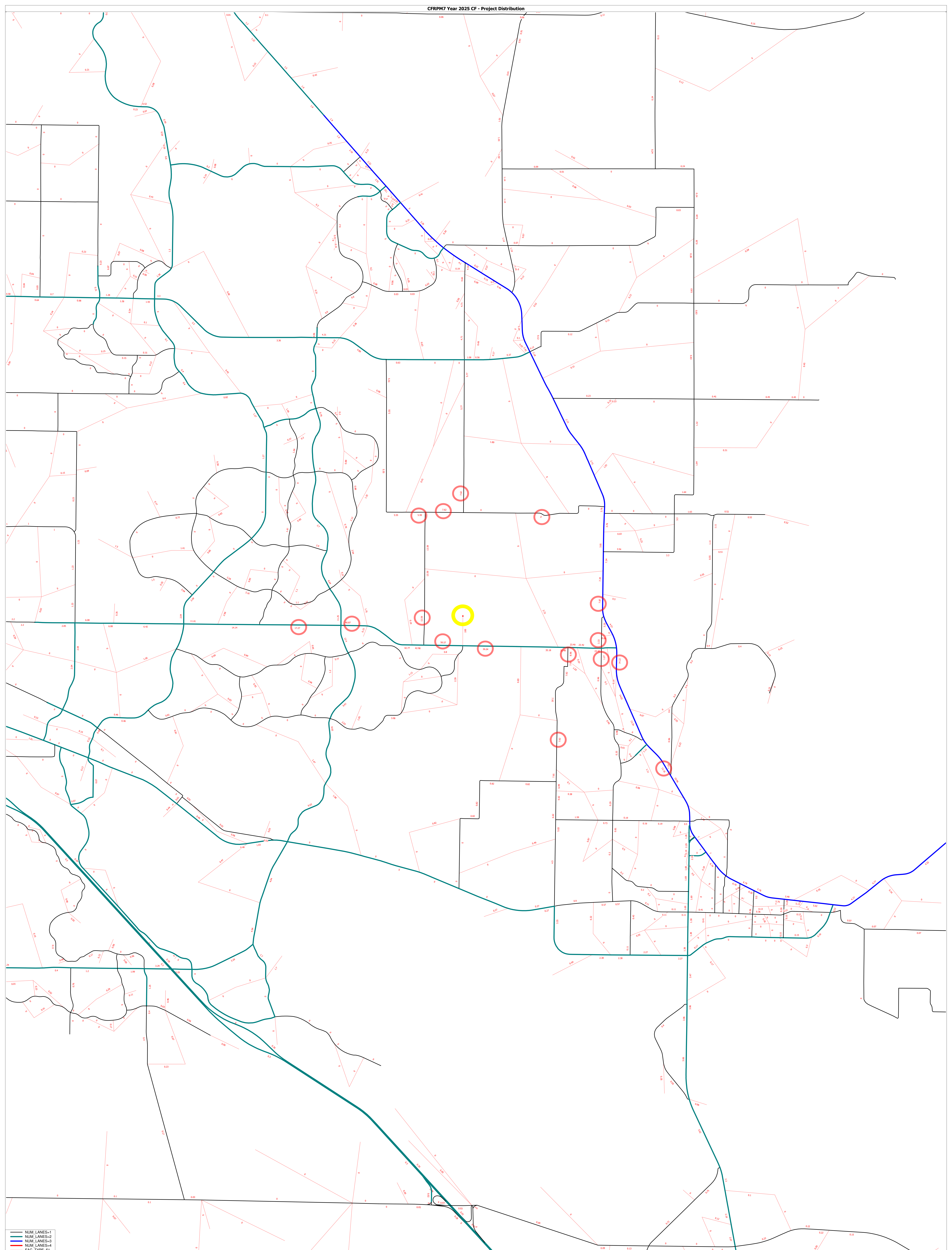
Selection Criteria	
District 05	2022-2026 AD
Lake County	Category:Highways
Phase:Construction	Item Number:430253-6

[Display current records in a Report Style](#)
[Display current records in an Excel Document](#)

Project Summary					
Transportation System: NON-INTRASTATE OFF STATE HIWAYDistrict 05 - Lake County					
Description: CR-466A FROM EAST OF TIMBERTOP LN TO POINSETTIA BLVD					
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities					
Item Number: 430253-6 View Map of Item					
Length: 1.059					
Project Detail					
Fiscal Year:	2022	2023	2024	2025	2026
Highways/Construction					
Amount:		\$7,223,122			

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

[View Contact Information for Office of Work Program and Budget](#)



NUM_LANES=1
NUM_LANES=2
NUM_LANES=3
NUM_LANES=4
FAC_TYPE=51

Attachment E: Trip Generation - Concept Development Program

Development Scenarios	ITE Code	Land Use	Size	Units	Daily Trips		PM Peak Hr Trips		
					Daily Trips	Total	% In	Enter	Exit
Concept	820	Shopping Center	94,000	SF	5,764	519	48%	249	270
	820	Shopping Center	33,000	SF	2,829	239	48%	115	124
	932	High Turnover Sit-Down Restaurant	7,000	SF	785	68	62%	42	26
	934	High Turnover Sit-Down Restaurant	5,600	SF	628	55	62%	34	21
	934	Fast Food with Drive Thru	4,000	SF	1,884	131	52%	68	63
	221	Multi-Family (Mid-Rise)	768	DU	4,184	338	61%	206	132
	Total Trips					16,074	1,350		714
Internal Capture 14.79% / 21.7%)					2,377	293		146	147
Pass By Trips (limited to 10% of 2030 background traffic)					1,578	138		69	69
Total New External Trips					12,119	919		499	420

Source: *Institute of Transportation (ITE) Trip Generation Manual, 10th Edition*
NCHRP Report 684
ITE Trip Generation Handbook, 3rd Edition

FRUITLAND PARK COMPREHENSIVE PLAN AND ZONING JUSTIFICATION STATEMENT

The Applicant has submitted for a large-scale Comprehensive Plan Future Land Use amendment from Community Mixed Use (6 units/acre) to General Mixed Use (12 units/acre) and a companion rezoning from Planned Unit Development (PUD) to Mixed Use Planned Unit Development (MUPUD). Per Table 154.030.01, MUPUD is a compatible zoning designation with the requested Future Land Use designation of General Mixed Use.

Table 154.030.01

FUTURE LAND USE DESIGNATION	Maximum Density	Maximum Intensity	ZONING CATEGORIES
SF Low Density	2 units/acre	N/A	R-2, PUD, PFD
SF Medium Density	4 units/acre	Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20	R-2, R-4, PUD, PFD
MF Low Density	8 units/acre	Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20	R-2, R-4, R-8, PUD, PFD
MF Medium Density	10 units/acre	Commercial uses within PUD, max. size 15,000 sq. ft. & max. FAR 0.20	R-2, R-4, R-8, R-10, PUD, PFD
MF High Density	15 units/acre	Commercial uses within PUD, max. size 20,000 sq. ft. & max. FAR 0.20	R-2, R-4, R-8, R-10, R-15, PUD, PFD
Central Business District Mixed Use	10 units/acre (Residential at 2 nd or 3 rd floor only)	ISR .80 FAR 1.0	CBD, PUD
Transitional	4 units/acre	FAR .20	RP, R-2, R-4, PUD, PFD
Mixed Community	6 units/acre	ISR .80 FAR .70	Mixed Use PUD
General Mixed Use	12 units/acre	ISR .80 FAR .70	Mixed Use PUD
Neighborhood Commercial	4 units/acre if developed as PUD	ISR .70 FAR .50	C-1, RP, PUD, PFD
Commercial – High Intensity	N/A	ISR .70 FAR .50	C-1, C-2, RP, PUD, PFD
Industrial	N/A	ISR .75 FAR .50	I, PUD
Institutional	N/A	ISR .70 FAR .30	PFD, PUD
Recreation	N/A	ISR .30 FAR .30	PFD, GB
Open Space	1 unit/acre	ISR .35	PFD, GB

The City and FRANK STEPHAN BOUIS, TRUSTEE OF THE FRANK STEPHAN BOUIS FAMILY TRUST DATED OCTOBER 16, 2008 had previously entered into the Like Oak Center Master Development Agreement on January 27, 2010 (the “Original Agreement”) regarding the annexation, rezoning and future land use designation for Parcel ID 05-19-24-0003-000-02000 (the “Subject Property”), which Original Agreement needs to be updated to reflect the satisfaction of certain obligations therein and changing market conditions and demands in the area.

COMPREHENSIVE PLAN ANALYSIS

The Subject Property is comprised of approximately 68.55 acres and currently has a future land use designation of Community Mixed Use and therefore a Comprehensive Plan Future Land Use map amendment with a compatible rezoning is required for any development of the Subject Property. The requested General Mixed Use Future Land Use designation permits up to 12 dwelling units/acre and is a compatible and consistent with the surrounding development pattern. Under the City's Comprehensive Plan 2035 ("Comp Plan"), the City has "anticipated that additional housing needs will be accommodated primarily within mixed use developments." In June 2020, the City ranked highest in the Central Florida area for population growth rates since 2010, up 159.9%, from 4,129 to 10,730 residents. As shown in the Comp Plan, the City's projected population for 2025 has already been surpassed and this growth rate is expected to have a continued upward trajectory and therefore additional housing, retail and job opportunities are critical to the City's long-term economic growth and sustainability.

Table 3-2: Population Projections

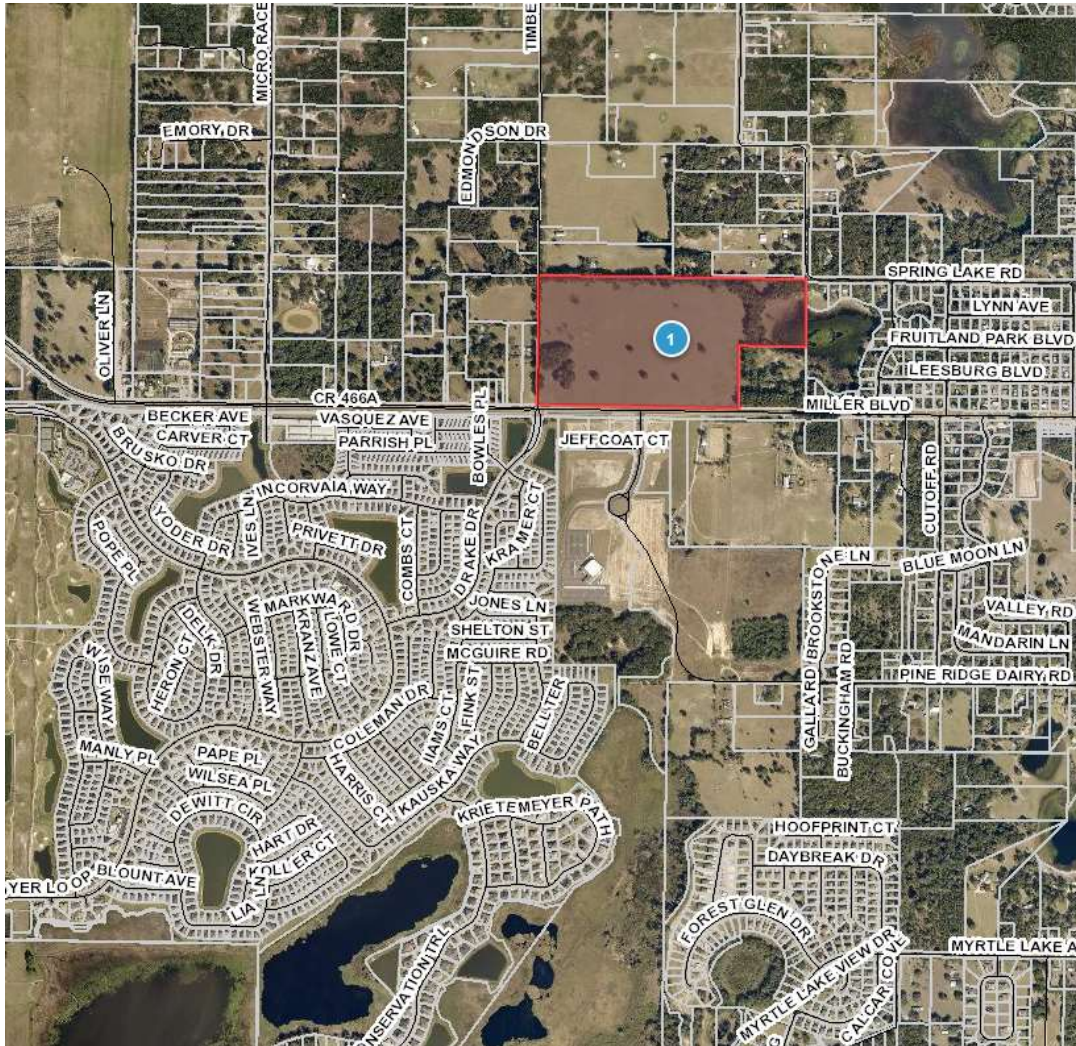
Year	Population	Growth Rate
1980	2,259	
1990	2,754	18%
2000	3,186	16%
2010	4,078*	28%
2015	4,214	.03%
2020	9,075**	115%
2025	10,237	13%
2030	11,399	12%
2035	13,133	15%

The Future Land Use Element of the Comp Plan provides that the City has the following goals which are satisfied by this request:

- To encourage a mix and location of land uses designed to increase accessibility of Fruitland Park's residents to services, recreation, jobs and housing.
- To encourage the co-location of jobs with housing and expand residents' ability to work in close proximity to their homes.
- To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.

This Subject Property offers the perfect opportunity for "mixed use communities that will provide employment, recreation, and public facilities not only for residents who reside in those communities, but also for existing and future residents who live in nearby residential neighborhoods." As "it is the City's goal to be a full service medium sized city," the Comp Plan recognizes that "it is necessary to provide a full range of uses to serve and support the residential population, including employment centers [and] retail" uses. The City further acknowledges in their Comp Plan that "it is anticipated that a significant portion of the additional commercial acreage needs will be incorporated in mixed use land use categories." The requested General Mixed Use designation therefore fits into the City's vision and goals for growth, and additional policies which are met through this request are also included on Exhibit A.

As shown below, the area surrounding the Subject Property is developed with significant single family homes, which if that development trend continues, will contribute to urban sprawl. The City's Comp Plan underscores the importance of urban design and compact, mixed-use development, since urban sprawl "consumes more land, is costlier in terms of the provision of infrastructure and services, increases traffic congestion, and results in greater social isolation than more compact and integrated forms of development." Thus, the requested MUPUD zoning and its proposed concept plan will help to minimize urban sprawl and segregated multiple-use development by providing a mix of uses on a well-traveled roadway corridor in a growing area of the City.



ZONING PLAN ANALYSIS

Per Section 154.030(d)(10) of Chapter 154 of the City's Land Development Code, the PUD district is established to implement comprehensive plan policies for encouraging affordable housing by allowing a variety of housing types with a broad range of housing costs and to encourage innovative development concepts.

Per code, the Mixed Use PUD located within the General Mixed Use land use category shall accommodate a use mix consistent with at least two of the three of the following table and shall not exceed a density of 12 units per acre:

Use	Minimum	Maximum
Residential	15%	65%
Commercial	5%	30%
Institutional	5%	25%
Parks & Open Space	20%	
FAR		.70
ISR		.80

The concept plan submitted with this project satisfies such allowable densities and intensities. As required under code, the project satisfies the following principles:

- 1) The creation of an attractive and high quality environment that is compatible with the scale and character of the surrounding community.
- 2) The development of commercial, residential and mixed use areas that is safe, comfortable and attractive to pedestrians.
- 3) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- 4) The maximization of shared parking.
- 5) To develop a network of parks, walkways, public art, and cultural facilities that encourage a sense of place and the overall health and well being of the community.
- 6) To encourage a mix of housing types and styles that provides people with affordable housing choices that can accommodate changes in lifestyle.
- 7) Encourage alternative forms of transportation.

The proposed project will create a true live-work-play community that reduces dependence on automobiles to access commercial/retail/medical uses, provides for safe interconnectivity between uses on site and will enhance the property values in the area.

Because the project satisfies the City's applicable Comp Plan and code policies and will provide an opportunity for enhanced retail and residential opportunities for the City, we respectfully request approval of the requests.

Exhibit A

Comp Plan Goals & Policies

**CHAPTER 1
FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: The City shall ensure that comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City enhance the quality of life for its citizens, promote economic vitality, and accommodate population and development growth in an environmentally acceptable manner.

OBJECTIVE 1-1: Planning for residential quality and neighborhood cohesiveness. The city shall designate and promote sufficient area on the 2035 Future Land Use Map for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities, to support demands necessitated by existing and future housing development and associated population.

Policy 1-1.1: Adequate Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. The City shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

Policy 1-1.10: General Mixed Use. The purpose of the General Mixed Use designation is to encourage flexible and creative site design newly developing areas which are suitable for urban development and are under unified control for master planning. The General Mixed Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows hotel, institutional and recreational land uses. All development designated General Mixed Use shall be rezoned to a Planned Unit Development (PUD). The following uses will be permitted within this future land use designation:

- 1) Residential, including single and attached family units and units above commercial
- 2) Commercial, including neighborhood retail sales and service and local offices.
- 3) Institutional uses.

The Neighborhood Mixed Use future land use designation shall accommodate a land use mix consistent with at least two of the three of the following table:

Policy 1-3.1: **Planned Unit Development.** Planned unit development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 1-3.2: **Development Principles.** Within mixed use developments, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

- 1) The inclusion of a mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses.
- 2) The creation of an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
- 3) The development of commercial, residential and mixed-use areas that is safe, comfortable and attractive to pedestrians.
- 4) The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
- 5) The maximization of shared parking.
- 6) The provision of roadway and pedestrian connections to residential areas.
- 7) The provision of social and community facilities to serve the new development and to enhance existing service levels in the area.
- 8) The provision of a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
- 9) The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
- 10) The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
- 11) The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.

OBJECTIVE 1.4: **Planning for commercial activities.** The City shall continue to allocate sufficient land area to accommodate commercial activities that provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Fruitland Park.

Policy 2-1.7: **On-Site Transportation Improvements.** The following standards shall apply to new development in order to ensure safe and convenient on-site traffic flow that provides for the circulation and parking needs of both motorized and non-motorized transportation: requiring developments to comply with applicable State and County access management requirements; requiring development to provide adequate vehicle parking and loading areas, if applicable, based on the type of land use approved; requiring the provision of bicycle storage facilities for commercial, industrial, institutional/public facility land uses; and requiring on-site trafficways to be built to widths adequate to accommodate the amount and type of traffic to be generated by the type of land use approved.

Policy 2-2.7: **Encourage Trip-Capturing Development.** The City shall encourage the development of mixed use, self-contained projects and development patterns that promote shorter trip lengths and generate fewer vehicle miles traveled.

CHAPTER 3 HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 3: **Allocate sufficient land area to accommodate the diverse needs of existing and future populations, create opportunities for the private housing delivery system to meet all housing needs, and protect the character of residential neighborhoods by assuring the availability of supporting infrastructure and by precluding the encroachment of incompatible land uses.**

Policy 3-1.2: **Promote a Diversity of Housing Types.** The City's Future Land Use Map shall designate acreage to allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

Korn, Lauren

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Friday, April 22, 2022 10:32 AM
To: Korn, Lauren
Subject: RE: Fruitland Park - Master Site File Sign Off
Attachments: Template_102.pdf

CAUTION: THIS IS AN EXTERNAL EMAIL

Completed; no cultural resources detected

From: Korn, Lauren <Lauren.Korn@lowndes-law.com>
Sent: Friday, April 22, 2022 9:58 AM
To: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Cc: Smith, Kathryn <Kathryn.Smith@lowndes-law.com>; Tedrow, Tara <Tara.Tedrow@lowndes-law.com>
Subject: Fruitland Park - Master Site File Sign Off

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good Morning,

We are requesting a Florida Master Site File sign off for property located on Timbertop Lane (address unassigned), Fruitland Park with parcel ID #05-19-24-0003-000-02000. The City of Fruitland Park has requested this sign off for a development application that we are submitting.

Attached are the property card and aerial map for your reference. Please let us know if you have any questions or need additional information for processing our request at your earliest convenience.

We appreciate your assistance.

Sincerely,

Lauren A. Korn

Paralegal

D: 407.418.6240 | P: 407.843.4600 | Ext: 1240

[Email](#) | [Website](#)



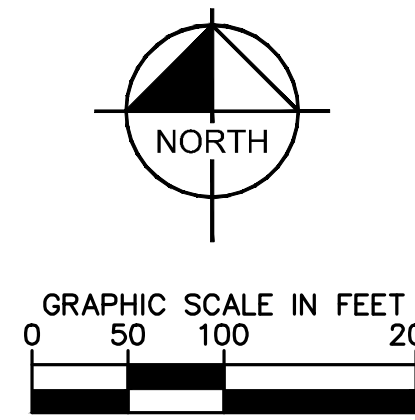
LOCAL ROOTS. BROAD REACH. SM



subject property

MILLER PARK PD

Fruitland Park, Florida
 Parcel ID: 051924000300002000
 APRIL 21, 2022

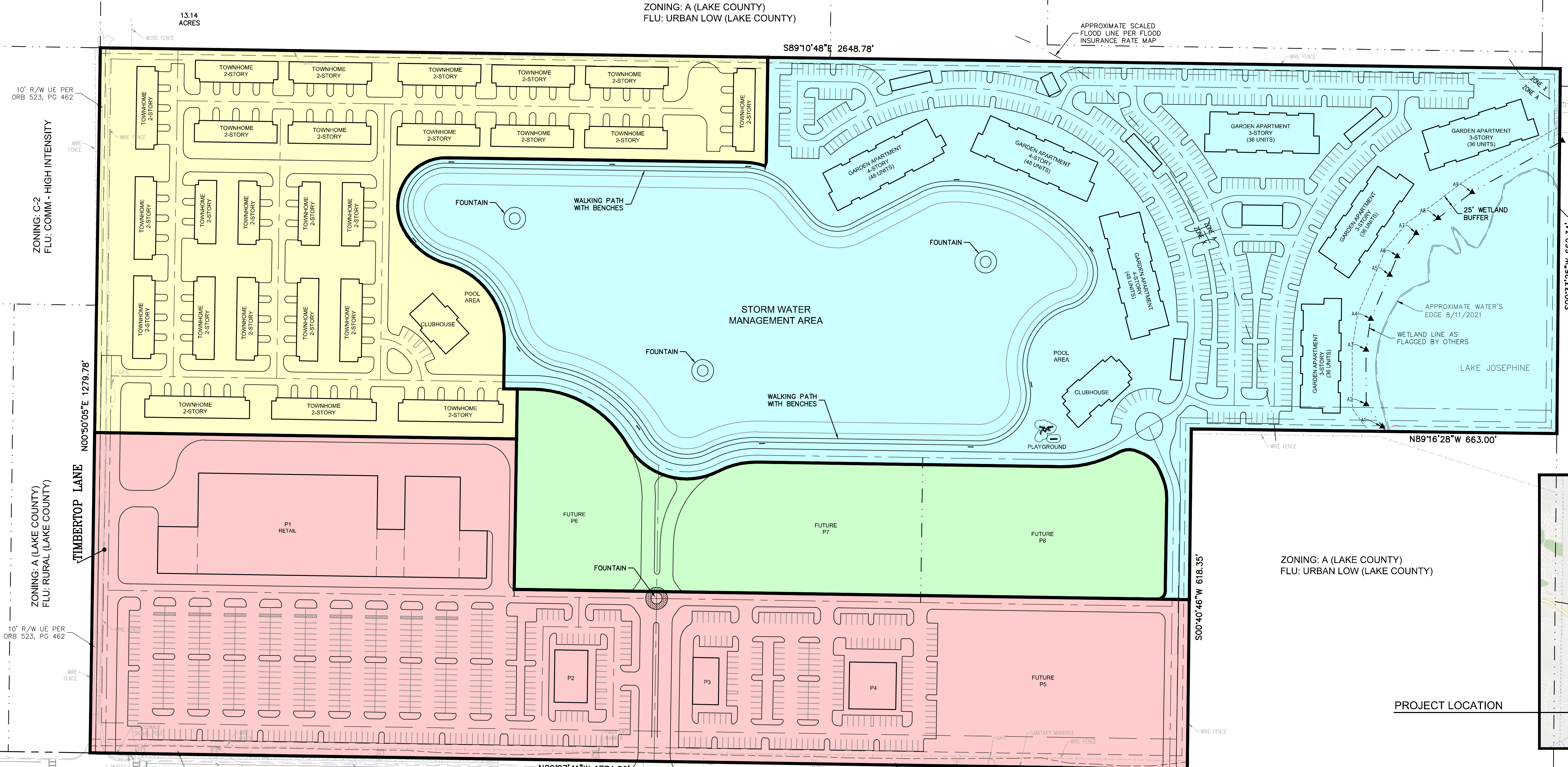


ZONING: A (LAKE COUNTY)
 FLU: URBAN LOW (LAKE COUNTY)

S89°10'48"E 2648.78'

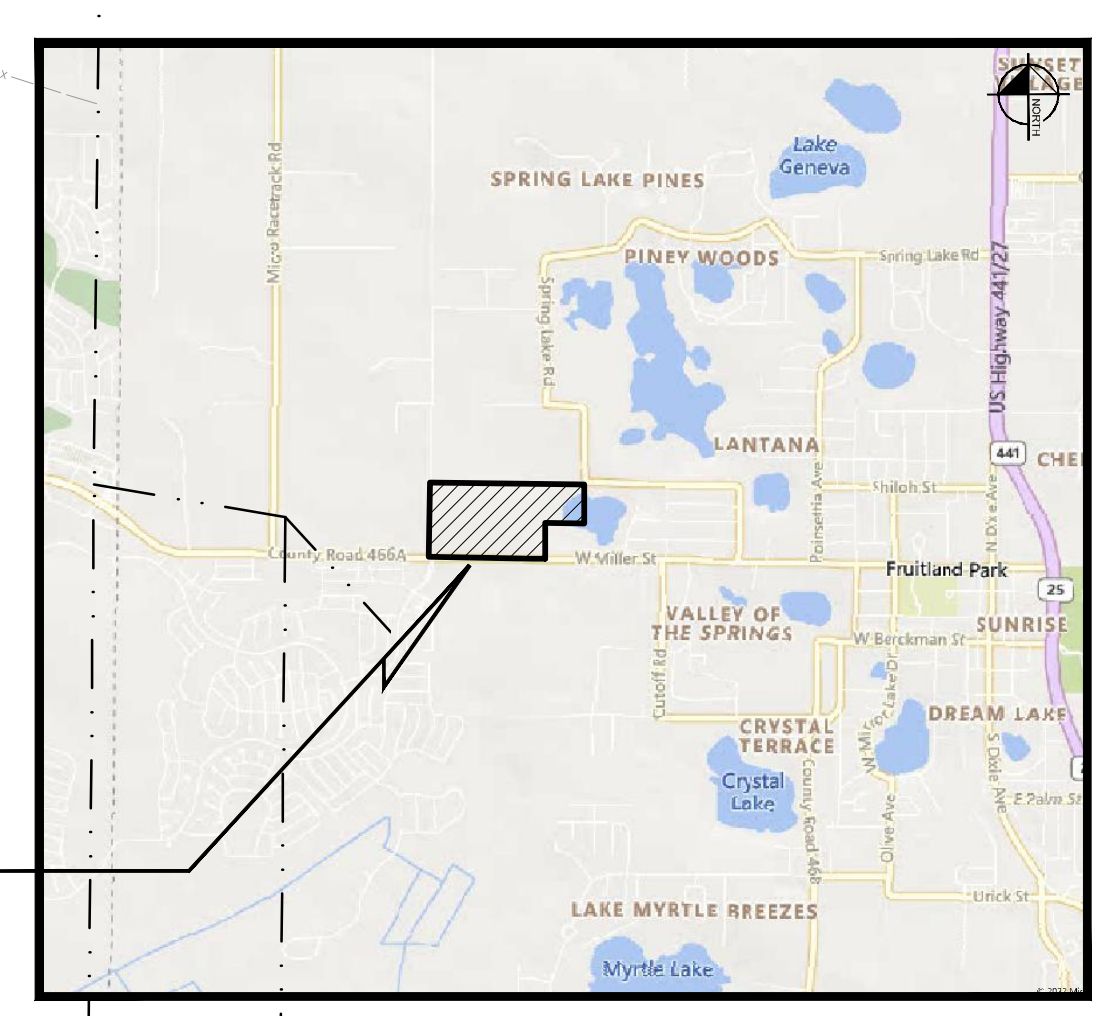
APPROXIMATE SCALED
 FLOOD LINE PER FLOOD
 INSURANCE RATE MAP

APPROXIMATE
 FLOOD LINE PER
 INSURANCE R.F.



LEGEND

Commercial (18.88 Acres)	COMMERCIAL (18.88 ACRES)
Institutional (6.88 Acres)	INSTITUTIONAL (6.88 ACRES)
Garden Apartments (29.65 Acres)	GARDEN APARTMENTS (29.65 ACRES)
Townhomes (13.14 Acres)	TOWNHOMES (13.14 ACRES)



PROJECT LOCATION

LEGAL DESCRIPTION:
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE
 NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE
 NORTHEAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 19
 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT OF WAY
 OF STATE ROAD NO. S-466-A.
 FOR A TOTAL AREA OF 68.55 ACRES MORE OR LESS.

SITE DATA:
 TOTAL SITE AREA: 68.55 ACRES
 WETLAND/LAKE AREA: 3.22 ACRES
 TOTAL DEVELOPABLE AREA: 68.33 ACRES
 ZONING: MUPUD
 FUTURE LAND USE: MIXED USE
 MAXIMUM ISE: 0.80
 MINIMUM OPEN SPACE/
 PARKS AND RECREATION: 20%

SERVICES
 WATER/SEWER: CITY OF FRUITLAND PARK
 FIRE: CITY OF FRUITLAND PARK
 NATURAL GAS: SECO

SETBACKS	BUILDING	LANDSCAPE*
NORTH:	20 FT	10 FT
SOUTH (CR 466A):	50 FT	25 FT
EAST:	20 FT	10 FT
WEST:	20 FT	10 FT

*INTERNAL (BETWEEN USES) LANDSCAPE BUFFERS WILL BE 10 FEET.

PARKING:
 ALL PARKING INCLUDING BICYCLE PARKING WILL BE IN ACCORDANCE WITH
 THE LAND DEVELOPMENT CODE UNLESS A VARIANCE IS GRANTED.

COMMERCIAL (P1 - P5)
 TOTAL AREA: 18.88 ACRES (27.5%)
 MAXIMUM FAR: 0.75
 MAXIMUM BUILDING HEIGHT: 35 FEET

INSTITUTIONAL (P6 - P8)
 TOTAL AREA: 6.88 ACRES (10.1%)
 MAXIMUM FAR: 0.75
 MAXIMUM BUILDING HEIGHT: 35 FEET

MULTI-FAMILY RESIDENTIAL
 TOTAL AREA: 42.79 ACRES (62.4%)
 MINIMUM LIVING AREA: 600 SF
 MAXIMUM BUILDING HEIGHT: 45 FEET
 MAXIMUM DENSITY: 12 UNITS/ACRE

(24) 4-STORY TOWNHOMES: 198 UNITS
 (3) 4-STORY BUILDINGS (48 UNITS): 144 UNITS
 (4) 3-STORY BUILDINGS (36 UNITS): 144 UNITS
 TOTAL UNITS: 486

486 UNITS / 42.79 AC. 11.43 UNITS/ACRE

PROJECTED PHASING
 THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES:
 PHASE 1: GARDEN APARTMENTS AND STORM WATER MANAGEMENT AREA
 PHASE 2: COMMERCIAL (P1-P4)
 PHASE 3: TOWNHOMES
 P5 - P8 WILL BE DEVELOPED IN THE FUTURE.

GENERAL NOTES:
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DUE TO
 ENGINEERING AND OTHER INFLUENCES.

PROJECT TEAM

OWNER/DEVELOPER:
 INTRAM INVESTMENTS, INC.
 5555 S. KIRKMAN RD., SUITE 201
 ORLANDO, FL 32819
 CONTACT: KELLY FROELICH
 PHONE: (407) 701-5205
 EMAIL: kfroelich@intram.com

SURVEYOR
 CLYMER FARNER BARLEY
 4450 NE 83RD ROAD
 WILDWOOD, FL 34785
 CONTACT: KAYE JAMESON, PSM
 PHONE: (352) 748-3126

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 189 S. ORANGE AVE., SUITE 1000
 ORLANDO, FL 32801
 CONTACT: BRENT LENZEN, P.E.
 PHONE: (407) 898-1511
 EMAIL: brent.lenzen@kimley-horn.com

LEGAL COUNSEL:
 LOWNDES LAW
 215 N. EOLA DRIVE
 ORLANDO, FLORIDA 32801
 CONTACT: TARA TEDROW
 PHONE: (407) 418-6361

Kimley»Horn

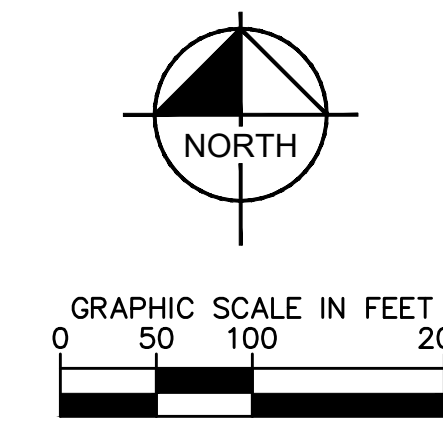
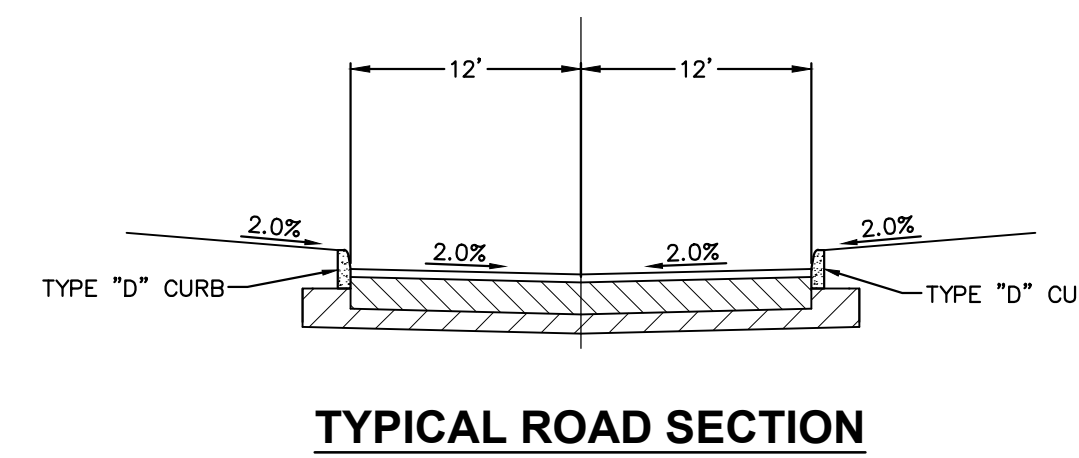
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 189 S. ORANGE AVE., SUITE 1000, ORLANDO, FL 32801
 PHONE: 407-898-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

Plotted By: Lenzen, Brent. Sheet: Set: 001. Date: 04/21/2022. 07:15:53am. K:\ORL\Civil\049119010-Fruitland Park Mixed Use\CADD\PD\PlanSheets\PD1.Dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

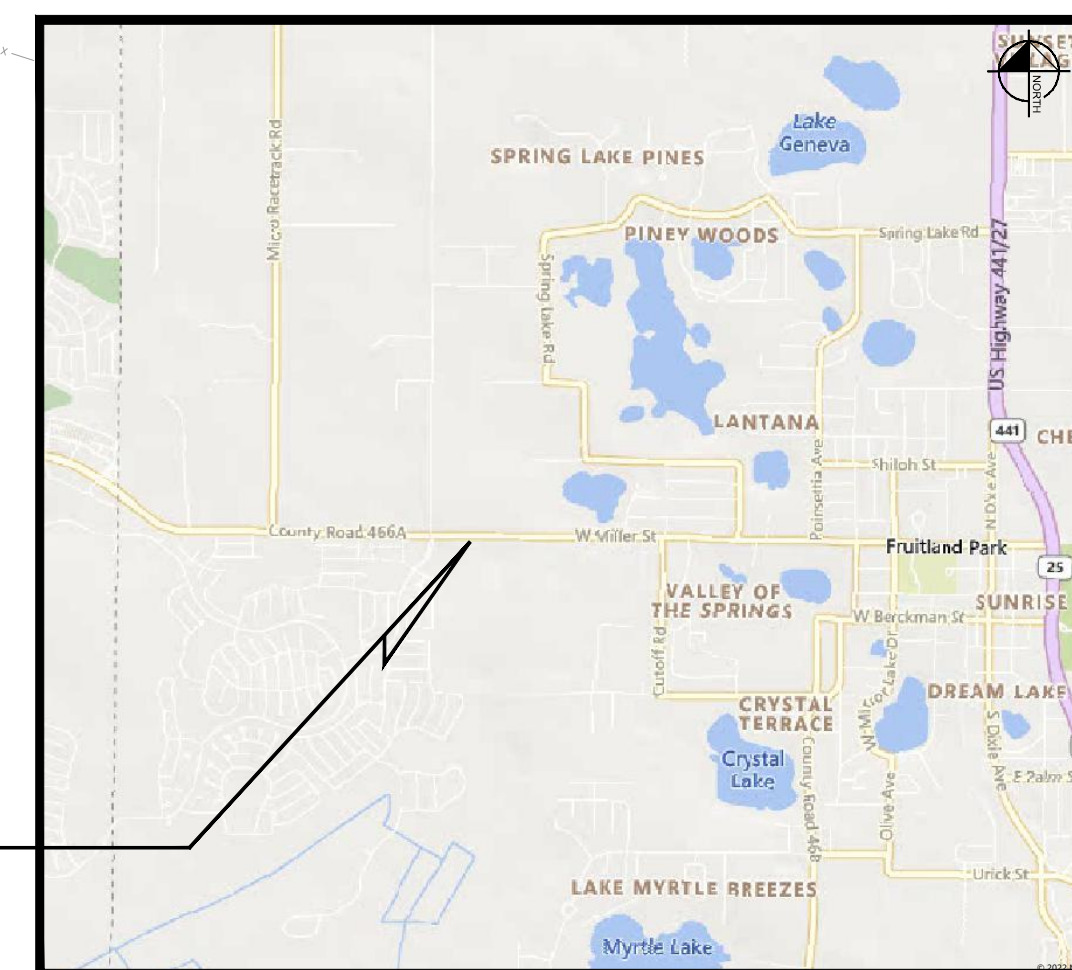
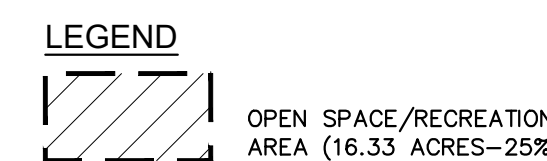
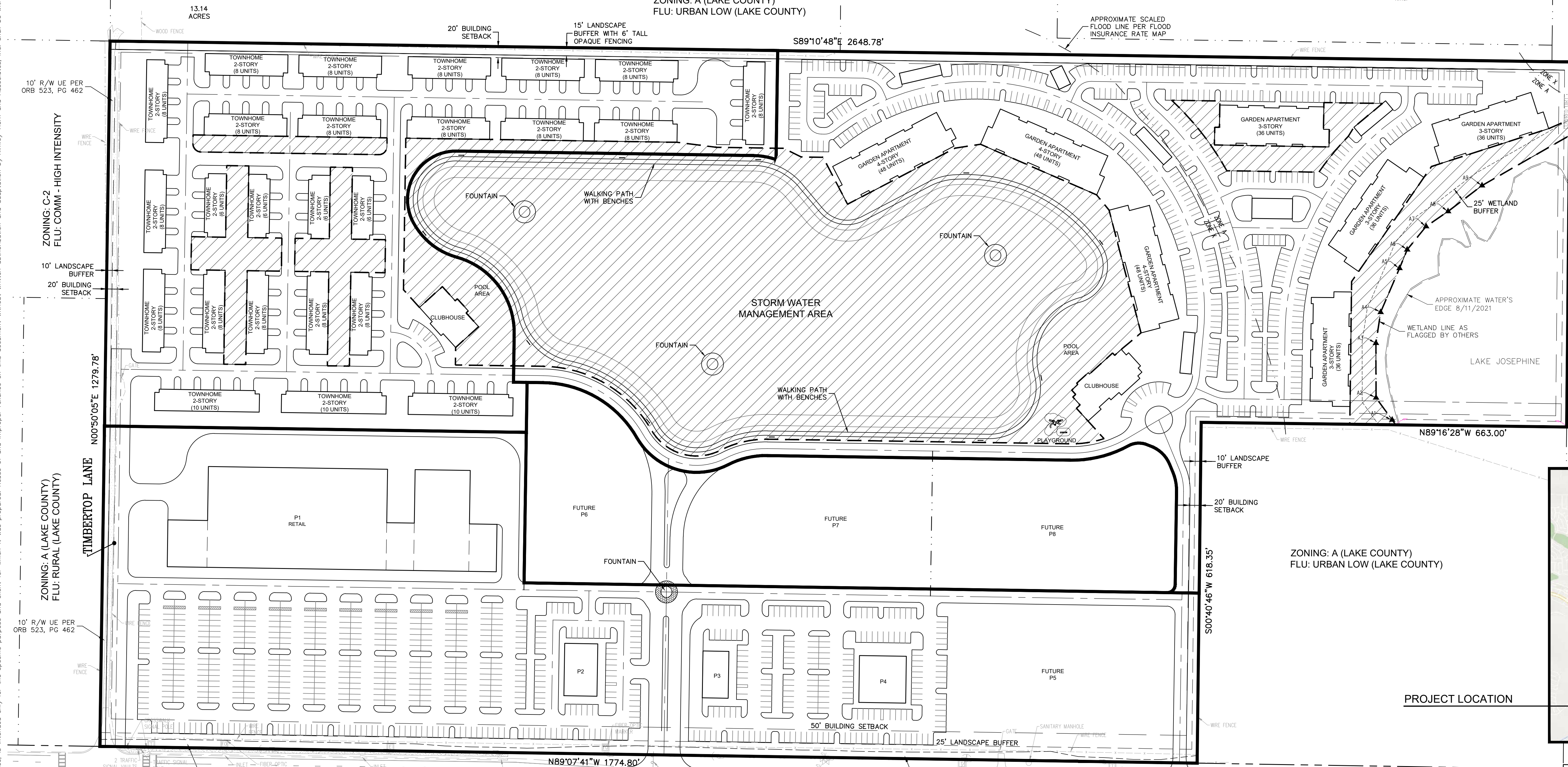
MILLER PARK PD
 PROJECT# 049119010

MILLER PARK PD

Fruitland Park, Florida
 Parcel ID: 051924000300002000
 MAY 4, 2022



ZONING: A (LAKE COUNTY)
 FLU: URBAN LOW (LAKE COUNTY)



LEGAL DESCRIPTION:
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT OF WAY OF STATE ROAD NO. S-466-A.
 FOR A TOTAL AREA OF 68.55 ACRES MORE OR LESS.

ZONING: PUD
 FLU: MIXED COMMUNITY

SITE DATA:

TOTAL SITE AREA:	68.55 ACRES
WETLAND/LAKE AREA:	3.22 ACRES
TOTAL DEVELOPABLE AREA:	65.33 ACRES
ZONING:	MUPUD
EXISTING FUTURE LAND USE:	MIXED COMMUNITY
PROPOSED FUTURE LAND USE:	GENERAL MIXED USE
MAXIMUM ISR:	0.80
MINIMUM OPEN SPACE/ PARKS AND RECREATION:	20%
PROVIDED OPEN SPACE:	25%
SERVICES	
WATER/SEWER:	CITY OF FRUITLAND PARK
FIRE:	CITY OF FRUITLAND PARK
NATURAL GAS:	SECO
SETBACKS	
NORTH:	20 FT
SOUTH (CR 466A):	50 FT
EAST:	20 FT
WEST:	20 FT
*INTERNAL (BETWEEN USES) LANDSCAPE BUFFERS WILL BE 10 FEET.	
PARKING:	
ALL PARKING INCLUDING BICYCLE PARKING WILL BE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE UNLESS A VARIANCE IS GRANTED.	

COMMERCIAL (P1 - P5)

TOTAL AREA:	18.88 ACRES (27.5%)
MAXIMUM FAR:	0.75
MAXIMUM BUILDING AREA:	616,809 SF
MAXIMUM BUILDING HEIGHT:	35 FEET
PROPOSED BUILDING AREA:	168,000 SF
PROPOSED FAR:	0.20

INSTITUTIONAL (P6 - P8)

TOTAL AREA:	6.88 ACRES (10.1%)
MAXIMUM FAR:	0.75
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING AREA:	224,769 SF
FAR:	0.75

PROJECTED PHASING
 THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES:
 PHASE 1: GARDEN APARTMENTS AND STORM WATER MANAGEMENT AREA
 PHASE 2: COMMERCIAL (P1-P4)
 PHASE 3: TOWNHOMES
 P5 - P8 WILL BE DEVELOPED IN THE FUTURE.

GENERAL NOTES:
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DUE TO ENGINEERING AND OTHER INFLUENCES.

MULTI-FAMILY RESIDENTIAL

TOTAL AREA:	42.79 ACRES (62.4%)
MINIMUM LIVING AREA:	600 SF
MAXIMUM BUILDING HEIGHT:	45 FEET
MAXIMUM PERMITTED DENSITY:	12 UNITS/ACRE
(24) 2-STORY TOWNHOMES:	198 UNITS
(3) 4-STORY BUILDINGS (48 UNITS):	144 UNITS
(4) 3-STORY BUILDINGS (36 UNITS):	144 UNITS
TOTAL UNITS:	486
GROSS DENSITY (486 UNITS / 42.79 AC):	11.43 UNITS/ACRE
TOWNHOME UNIT SIZE:	39'x38'
TOWNHOME NET LIVING AREA:	1,480 SF
GARDEN APARTMENT SIZE:	35'x34'
GARDEN APARTMENT NET LIVING AREA:	1,200 SF

PROJECT TEAM

OWNER/DEVELOPER:
 INTRAM INVESTMENTS, INC.
 5555 S. KIRKMAN RD, SUITE 201
 ORLANDO, FL 32819
 CONTACT: KELLY FROELICH
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SURVEYOR
 CLYMER FARNER BARLEY
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LEGAL COUNSEL:
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 215 N. EOLA DRIVE
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 CONTACT: TARA TEDROW
 PHONE: (407) 418-6361



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 PHONE: 407-898-1511
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Plotted By: Spencer, Robert. Sheet Set: #000. Layout: WithoutColors. May 04, 2022. 04:52:52pm. K:\ORL\CIVIL\04919010-Fruitland Park Mixed Use\CADD\PD_PlanSheets\FDLO.dwg
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MILLER PARK PD
 PROJECT# 04919010

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

LARGE SCALE COMP PLAN AMENDMENT AND REZONING

Owner: Stephanie Bailey Bouis & Patricia Bouis Thompson

Applicant: Tara Tedrow

General Location: North side of CR 466A & East of Timbertop Lane

Number of Acres: 68.55 ± acres

Existing Zoning: Planned Unit Development (PUD)

Existing Land Use: Community Mixed Use (6 units/acre)

Proposed Land Use: General Mixed Use (12 units/acre)

Proposed Zoning: Mixed Use Planned Unit Development (MUPUD)

Date: May 5, 2022

Description of Project

The proposed development consists of 18.88 ± acres (27.5%) of commercial uses (168,000 SF), 6.88 ± acres (10.1%) of institutional uses (209,785 SF), and 42.79 acres ± (62.4%) of multi-family consisting of 486 total units (288 apartment units and 198 townhomes) (42.79 ± acres). Total commercial/office/intuitional square footage is 377,785 square feet. The proposed maximum height is 4 stories (45 feet). The existing PUD known as Live Oak Center allowed for 120 units (townhomes/apartments – 10 acres), 300,000 (30 acres) SF of commercial, and 200,000 (20 acres) SF of office with a maximum building height of 45 feet.

	Surrounding Zoning	Surrounding Land Use
North	Lake County Agriculture (Ag)	Lake County Urban Medium (7 units/acre)
South	PUD and C-2	Mixed Community and Commercial
East	County R-7	Lake County Urban Medium (7 units/acre)
West	C-2 and County Agriculture (Ag)	Commercial and County Rural (1 unit/5 acres)

Assessment

Application

The traffic impact analysis submitted does not appear to address the proposed institutional uses. Please revise the traffic analysis to be consistent with the conceptual plan.

Conceptual Plan

Staff previously recommended a 25' buffer to mitigate the adjacent agricultural zoned property located to the north, east and west. The applicant is proposing a 15' landscape buffer with a 6' tall opaque fence along the northern property boundary adjacent to the Agricultural zoning. Please add the note "Type B" after 15' which would indicate that the buffer planting is 4 canopy trees, 2 understory trees and 15 shrubs per 100 linear feet.

The applicant is proposing a 10' landscape buffer along the east and west property boundary; however, the plan indicates that the proposed buffer is within the existing 10' right of way of Timber Top Lane. Please be advised that the buffer area is required to be outside of the right of way. In addition, the proposed 10' buffer is not sufficient. Please either provide a 25' buffer or a 15' Type "B" landscape buffer with a 6' opaque fence.

The note section on the plan regarding buffer widths does not match the proposed buffer widths shown on the plan.

Please be advised that the minimum setback from Lake Josephine is 35' from the Ordinary High Water Line pursuant to Chapter 165. Please add a note on the plan regarding the setback within the setbacks note section.

The note section indicates 24 townhome units; however, the plan shows 25 townhome units. Please revise note section to be consistent with the plan. The proposed DA indicates that the townhomes may be fee simple or rental. If fee simple the roadway widths provided are insufficient. In addition, the proposed parking appears insufficient; however, the proposed DA and note section indicates that the applicant will meet parking requirements of the LDRs.

It is also noted that the proposed setback along the northern property boundary is 20' and based on the townhome design, it appears that only a 5' backyard space is being offered. This is insufficient. Please revise concept plan to provide a minimum of 15'.

The Site data notes indicate a maximum ISR of .80 which is permitted under the General Mixed Use. Please add a note regarding the maximum FAR of .70. The proposed commercial and institutional maximum FAR is noted as .75. The maximum FAR of .75 exceeds the maximum permitted. Please revise the FAR and associated calculations. Please note that the maximum FAR also applies to the residential portions of the project (townhomes and apartments).

The project at build out is anticipated to have a population of 1,176 residents (2.42 pph x 486 units). Chapter 154 requires a minimum of 20% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan shows two (2) clubhouses, two (2) pools, playground, walking trail, benches and four (4) fountains. The plan indicates that the applicant is offering 25% open space which equates to 16.33 acres and includes the proposed stormwater pond. The plan indicates that the proposed pond will contain water. The EA report indicates that the soils in this area are Apopka sands which are sandy, well drained soils. Is the applicant going to line the proposed stormwater pond to assure that it is a wet pond? If not, then it is highly recommended that the concept plan be revised to reflect that it is a dry pond and other amenities such as a play field, dog park, etc. in this area.

The note section identifies 4 phases. Please label the phases on the plan.

The applicant is advised that additional right of way will be required for Timbertop Lane which will affect the site layout. Timbertop Lane is a planned major collector roadway with a minimum 100' right of way. The DA indicates that the applicant will provide a pedestrian and bicycle trail of 15' to connect to 466A; however, there are no notes on the concept plan regarding the additional right of way or proposed pedestrian and bicycle trail. In addition, it is our understanding that Lake County Public Works has requested that the full median entry boulevard be moved further east. The current location can be a right in/right out only and the proposed roadway located on the east boundary will not be allowed. Please revise concept plan.

Development Agreement

Section 4, Development Standards – the proposed acreages and categories do not match the concept plan. It is recommended that the Commercial Retail/Office category – 18.88 acres, maximum square footage 168,000 SF, Institutional/Medical category – 6.88 acres, maximum square footage of 209,785.

Section 5, Permitted Uses – it is recommended that the following uses be stricken – Maintenance General Contractor, Mini-warehouses, Office warehouse facility, and Self-storage facility.

Section 5, Residential Uses – Where are the proposed detached residential units and duplex units proposed? None are shown on the current concept plan. The City will require an Option B concept plan to be submitted to address these units.

Section 5, Building Height – The building height referenced is 75'; however, the concept plan shows a maximum building height of 45'. Staff recommends a maximum building height of 45' provided that adequate fire protection is provided.

Section 7, Pedestrian and Bicycle Trail – Where is the proposed 15’ pedestrian and bicycle trail on the concept plan? This section references a sidewalk on one side of the right of way within the Property.

Section 8, Road Improvements – This section does not include additional right of way which will be required for the roadway improvements to Timbertop Lane.

The development agreement should reference minimum living areas, setbacks and residential design standards. Proposed language has been added. Please see revised DA.

Comprehensive Plan Amendment

Staff concurs with the justification submitted.

Environmental Assessment

The assessment indicates the presence of wetlands, potential presence of gopher tortoises and the site is within the sand skink consultation area. Prior to development, a relocation permit will need to be secured and a sand skink survey or exemption will need to be secured. Should sand skinks occupy the site and habitat set aside is not an option, mitigation will be required.

Recommendation

Please revise concept plan and submit revised traffic analysis as outlined above.



VIA EMAIL swilliams@fruitlandpark.org

May 11, 2022

Sharon Williams
Assistant to the Director
Community Development Department
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

**RE: TIMBERTOP LAN (HALFF AVO 043866.085)
PLANNED UNIT DEVELOPMENT**

Dear Ms. Williams:

Per an email request from Emily Church dated May 5, 2022, I have reviewed the documents which were included in drop box for the above referenced project. Based on my review, my comments are below.

1. Conceptual Plan comments are as follows:
 - a. Provide Gross densities.
 - b. Proposed method of stormwater management
 - c. Typical road section.
 - d. Soils within the project area.
 - e. Project name.
 - i. Is the name Timbertop or Miller Park?
 - f. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum).
 - g. Net living area for each type of dwelling unit.

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

Sincerely,

HALFF

A handwritten signature in blue ink that reads "Hugo Cabrera".

Hugo Cabrera, P.E.
Senior Public Works Project Manager
hcabrera@halff.com

HC:am



**DEVELOPMENT REVIEW LETTER
TIMBERTOP LANE
COMPREHENSIVE PLAN AMENDMENT & PLANNED DEVELOPMENT
5/20/2022**

Property Owner(s): Stephanie Bailey Bouis and Patricia Bouis Thompson

Applicant/Agent: Tara Tedrow

Phone: : 407-418-6361

Email: Tara.Tedrow@lowndes-law.com

Mailing Address: 215 N. Eola Drive
Orlando, FL 32801

Project Name: Timbertop Lane

Engineer Name: Kimley Horn

Alt Key: 1287715

Project Address: Timbertop Lane & Miller Blvd
Fruitland Park, FL 34731

Dear Mrs, Tedrow,

Contained herein are the comments following informal TRC review. The referenced project is tentatively scheduled before Technical Review Committee (TRC) on July 5th at 10:00AM.

City Attorney Review:

No comment at time of review letter.

City Engineer Review:

1. Conceptual Plan comments are as follows:
 - a. Provide Gross densities.
 - b. Proposed method of stormwater management
 - c. Typical road section.
 - d. Soils within the project area.
 - e. Project name.
2. Is the name Timbertop or Miller Park?
 - a. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum).
 - b. Net living area for each type of dwelling unit.

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

City Land Planner Review:

See attached Staff Report.

City Building Review:

No comment at time of review letter.

City Code Enforcement Review:

No comment from Code Enforcement at time of review letter.

City Fire Review:

No comment at time of review letter.

City Police Review:

No comment at time of review letter.

City Public Works Department Review:

No comment from Public Works at time of review letter.

City of Leesburg Utilities Review:

This drawing does not show in detail where our pole line is along Miller Bv. There are two poles that may be in conflict with the entrance. Easements will be required throughout the development for the City of Leesburg to install power. All roads will have a minimum of 10' on either side for easements. Miller will require easements, this will encompass an easement to Lake County as well. The easement will need to be 15' in width at a minimum. The developer needs to reach out to the City of Leesburg to begin preparing routes for electric and to fine tune the easements that will be needed.

Lake County Public Schools Review:

No comment at time of review letter.

Lake County Public Works Review:

No comment at time of review letter.

Enc (1)



May 19, 2022

City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

LPG Urban & Regional Planners, Inc.
Via email: Sherie Lindh (sherie@lpgurp.com)

Re: **Timbertop Large Scale Comp Plan Amendment & Rezoning
North side of CR466A & East Timbertop Lane
Applicant: Tara Tedrow**

To Whom It May Concern:

We are in receipt of the recent comments dated May 5, 2022 regarding the above referenced project and offer the following in response:

Assessment Comments

Application

1. The traffic impact analysis submitted does not appear to address the proposed institutional uses. Please revise the traffic analysis to be consistent with the conceptual plan.

Response: The traffic analysis is being revised to address institutional uses and will be provided under separate cover.

Conceptual Plan

1. Staff previously recommended a 25' buffer to mitigate the adjacent agricultural zoned property located to the north, east and west. The applicant is proposing a 15' landscape buffer with a 6' tall opaque fence along the northern property boundary adjacent to the Agricultural zoning. Please add the note "Type B" after 15' which would indicate that the buffer planting is 4 canopy trees, 2 understory trees and 15 shrubs per 100 linear feet.

Response: The plan has been updated accordingly to include reference to the Type B buffer requirement on the north, east and west boundaries.

2. The applicant is proposing a 10' landscape buffer along the east and west property boundary; however, the plan indicates that the proposed buffer is within the existing 10' right of way of Timber Top Lane. Please be advised that the buffer area is required to be outside of the right of way. In addition, the proposed 10' buffer is not sufficient. Please either provide a 25' buffer or a 15' Type "B" landscape buffer with a 6' opaque fence.

Response: The plan has been updated to reflect an additional 40' future right of way dedication for Timbertop Lane and an additional 15' Type "B" with 25' building setback is provided from the future right of way line.

3. The note section on the plan regarding buffer widths does not match the proposed buffer widths shown on the plan.

Response: The plan has been updated accordingly.

4. Please be advised that the minimum setback from Lake Josephine is 35' from the Ordinary High Water Line pursuant to Chapter 165. Please add a note on the plan regarding the setback within the setbacks note section.

Response: The plan has been updated accordingly.

5. The note section indicates 24 townhome units; however, the plan shows 25 townhome units. Please revise note section to be consistent with the plan. The proposed DA indicates that the townhomes may be fee simple or rental. If fee simple the roadway widths provided are insufficient. In addition, the proposed parking appears insufficient; however, the proposed DA and note section indicates that the applicant will meet parking requirements of the LDRs.

Response: The plan has been updated accordingly and a note has been added to Section 8 of the DA regarding LDC roadway width compliance depending on the townhome ownership structure.

6. It is also noted that the proposed setback along the northern property boundary is 20' and based on the townhome design, it appears that only a 5' backyard space is being offered. This is insufficient. Please revise concept plan to provide a minimum of 15'.

Response: The plan has been updated to reflect the 15' Type "B" landscape buffer and a 25' building setback, thus providing a 10' back yard for the future townhomes. Per code, "setbacks for PUD's are flexible however in no case shall the rear or side setback be less than 10 feet between structures". The current plan allows for the minimum of 10' back yard on the townhome development.

7. The Site data notes indicate a maximum ISR of .80 which is permitted under the General Mixed Use. Please add a note regarding the maximum FAR of .70. The proposed commercial and institutional maximum FAR is noted as .75. The maximum FAR of .75 exceeds the maximum permitted. Please revise the FAR and associated calculations. Please note that the maximum FAR also applies to the residential portions of the project (townhomes and apartments).

Response: The plan has been updated accordingly. Please note that the maximum FAR would permit a higher SF of commercial/retail/office uses than what we are proposing on the plan (168,000 SF of commercial uses). However, we would like to reserve flexibility to build up to 300,000 SF of commercial and 50,000 SF of office uses (per our traffic study and the revised Section 4 of the DA). The cumulative 350,000 SF of commercial/retail/office uses that could potentially be built in the future is still below the total that would be allowed under the 0.70 FAR. The applicant understands that any such SF of non-residential uses must be able to meet development standards in code, including for parking.

8. The project at build out is anticipated to have a population of 1,176 residents (2.42 pph x 486 units). Chapter 154 requires a minimum of 20% of common open space of which portions should be suitably improved to meet the recreational needs of the community. The plan shows two (2) clubhouses, two (2) pools, playground, walking trail, benches and four (4) fountains. The plan indicates that the applicant is offering 25% open space which equates to 16.33 acres and includes the proposed stormwater pond. The plan indicates that the proposed pond will contain

water. The EA report indicates that the soils in this area are Apopka sands which are sandy, well drained soils. Is the applicant going to line the proposed stormwater pond to assure that it is a wet pond? If not, then it is highly recommended that the concept plan be revised to reflect that it is a dry pond and other amenities such as a play field, dog park, etc. in this area.

Response: Based on the preliminary geotechnical information available currently, seasonal high groundwater was estimated to be 6' or more below existing grade. Based on the proposed size and geometry of the stormwater management pond, providing a wet pond appears achievable. Final pond design to be determined during final engineering and the implementation of a pond liner, if necessary, may be considered at that time.

9. The note section identifies 4 phases. Please label the phases on the plan.

Response: The plan has been updated accordingly.

10. The applicant is advised that additional right of way will be required for Timbertop Lane which will affect the site layout. Timbertop Lane is a planned major collector roadway with a minimum 100' right of way. The DA indicates that the applicant will provide a pedestrian and bicycle trail of 15' to connect to 466A; however, there are no notes on the concept plan regarding the additional right of way or proposed pedestrian and bicycle trail. In addition, it is our understanding that Lake County Public Works has requested that the full median entry boulevard be moved further east. The current location can be a right in/right out only and the proposed roadway located on the east boundary will not be allowed. Please revise concept plan.

Response: The plan has been updated to reflect an additional 40' future right of way dedication for Timber Top Lane and an additional 15' Type "B" with 25' building setback is provided from the future right of way line. A 15' foot wide trail is now shown extending along the Timbertop Lane right of way.

Final access design to be further coordinated with Lake County regarding full access configuration vs. right in/right-out. Based on jurisdiction, access coordination to be finalized with Lake County directly once Lake County is able to provide additional input, separate from the ongoing rezoning request.

Development Agreement

1. Section 4, Development Standards – the proposed acreages and categories do not match the concept plan. It is recommended that the Commercial Retail/Office category – 18.88 acres, maximum square footage 168,000 SF, Institutional/Medical category – 6.88 acres, maximum square footage of 209,785.

Response: These changes have been made, except the max SF of Institutional/Medical is 209,784 on the plans. Also note that additional clarifications on the max allowable and proposed SF of non-residential uses have been clarified in Section 4.

2. Section 5, Permitted Uses – it is recommended that the following uses be stricken – Maintenance General Contractor, Mini-warehouses, Office warehouse facility, and Self-storage facility.

Response: All were removed except for self-storage facilities, which we would request be included as an amenity to the growing population of the City, including our future residents. We are happy to discuss design standards for the same as needed.

3. Section 5, Residential Uses – Where are the proposed detached residential units and duplex units proposed? None are shown on the current concept plan. The City will require an Option B concept plan to be submitted to address these units.

Response: Single family detached and duplex units have been removed from Section 5(B) of the DA.

4. Section 5, Building Height – The building height referenced is 75'; however, the concept plan shows a maximum building height of 45'. Staff recommends a maximum building height of 45' provided that adequate fire protection is provided.

Response: Section 5(C) of the DA has been amended to note a maximum building height of 45 feet.

5. Section 7, Pedestrian and Bicycle Trail – Where is the proposed 15' pedestrian and bicycle trail on the concept plan? This section references a sidewalk on one side of the right of way within the Property.

Response: A 15' foot wide trail is now shown extending along the easternmost boundary of the Timbertop Lane right of way.

6. Section 8, Road Improvements – This section does not include additional right of way which will be required for the roadway improvements to Timbertop Lane.

Response: The plan has been updated to reflect an additional 40' future right of way dedication for Timber Top Lane and an additional 15' Type "B" with 25' building setback is provided from the future right of way line.

7. The development agreement should reference minimum living areas, setbacks and residential design standards. Proposed language has been added. Please see revised DA.

Response: Section 5(E) and (F) of the DA have been added to note the same.

Comprehensive Plan Amendment

1. Staff concurs with the justification submitted.

Response: Information acknowledged.

Environmental Assessment

1. The assessment indicates the presence of wetlands, potential presence of gopher tortoises and the site is within the sand skink consultation area. Prior to development, a relocation permit will need to be secured and a sand skink survey or exemption will need to be secured. Should sand skinks occupy the site and habitat set aside is not an option, mitigation will be required.

Response: Information acknowledged.

Recommendation

1. Please revise concept plan and submit revised traffic analysis as outlined above.

Response: The plan and traffic analysis has been updated accordingly.

If you have any further questions, please do not hesitate to contact me directly at 407-427-1610 or by email at brent.lenzen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brent A. Lenzen, P.E.
Project Manager



May 24, 2022

City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

LPG Urban & Regional Planners, Inc.
Via email: Sherie Lindh (sherie@lpgurp.com)

Re: **Miller Park Large Scale Comp Plan Amendment & Rezoning
North side of CR466A & East Timbertop Lane
Applicant: Tara Tedrow**

To Whom It May Concern:

We are in receipt of the recent comments dated May 24, 2022 regarding the above referenced project and offer the following in response:

City Engineer

1. Conceptual Plan comments are as follows:
 - a. Provides gross densities
 - b. Proposed method of stormwater management
 - c. Typical road section
 - d. Soils within the project area
 - e. Project name
 - f. Existing topography at one-foot contours based on Lake County or St. Johns River Water Management District datum
 - g. Net living area for each type of dwelling unit

Response: The plan has been revised to include the additional information requested above.

2. Is the name Timbertop or Miller Park?

Response: Miller Park

City Land Planner Review

See attached Staff Report

Response: all comments in the 5/5/22 Staff Report have been separately addressed.

City of Leesburg Utilities

This drawing does not show in detail where our pole line is along Miller Blvd.

Response: this will be addressed at final engineering as the plan submitted is conceptual in nature, as required by code.

If you have any further questions, please do not hesitate to contact me directly at 407-427-1610 or by email at brent.lenzen@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brent A. Lenzen, P.E.
Project Manager



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE RESERVE AT SPRING LAKE COVE II, L.L.C.

Filing Information

Document Number	L20000025469
FEI/EIN Number	NONE
Date Filed	01/20/2020
Effective Date	01/14/2020
State	FL
Status	ACTIVE

Principal Address

200 EAST CANTON AVENUE
SUITE 102
WINTER PARK, FL 32789

Mailing Address

200 EAST CANTON AVENUE
SUITE 102
WINTER PARK, FL 32789

Registered Agent Name & Address

CLARK & ALBAUGH, LLP
700 W. MORSE BOULEVARD
SUITE 101
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

DOODY, TRICIA
200 EAST CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Title MGR

MISSIGMAN, PAUL M
200 EAST CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789

Annual Reports

No Annual Reports Filed

Document Images

[01/20/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

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

Development Application

Contact Information:

Owner Name: SEE PAGE 2 OF APPLICATION FOR LIST OF OWNERS

Address: _____

Phone: _____ Email: _____

Applicant Name: The Reserve at Spring Lake Cove, L.L.C.

Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789

Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)

Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751

Phone: 407-629-8330 Email: dstokes@madden-eng.com

Property and Project Information:

PROJECT NAME*: The Reserve at Spring Lake Cove

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

Property Address: See attached list of addresses

Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range 24E

Area of Property: 35.99 acres Nearest Intersection: Spring Lake Rd/Tommy Lane

Existing Zoning: R1, R3 & PUD (rezone is in process to PUD) Existing Future Land Use Designation: MFHD

Proposed Zoning: PUD Proposed Future Land Use Designation: MFHD

The property is presently used for: vacant land and structures that will be removed

The property is proposed to be used for: 128 multi-family units

Do you currently have City Utilities? City Utilities are available to the site.

Application Type:

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

Please describe your request in detail: 128 multi-family units

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.

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company

Printed Name: Paul M. Missigman, Manager

Signature: _____ Date: 10/14/20

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

Alt Key	Parcel Number	OwnerName	OwnerAddress	City	State	OwnerZip	PropertyAddress
1287600	04-19-24-0001-000-01100	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	95935 BREEZE LN FRUITLAND PARK FL 34731
1504341	04-19-24-2175-00A-00400	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	4-19-24-2175-00A-00500	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	95915 BREEZE LN FRUITLAND PARK FL 34731
1504368	04-19-24-2175-00A-01500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	33-18-24-0004-000-09400	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	3-18-24-0004-000-09500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	33-18-24-0004-000-09600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	04-19-24-2175-00A-00900	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	04-19-24-0001-000-01000	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	04-19-24-2175-00A-00300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	33-18-24-0004-000-08300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	33-18-24-0004-000-04702	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON VESTE 102	WINTER PARK	FL	32789	36222 FAIR OAKS DR FRUITLAND PARK FL 34731

LEGAL DESCRIPTION

ALL OF BREEZE AVENUE, BREEZE WAY AND BREEZE LANE, ACCORDING TO THE PLAT OF ZEPHYR LAKE AS RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5 OF SAID PLAT; THENCE RUN SOUTH 00°14'50" EAST ALONG THE NORTHERLY LINE OF SAID PLAT FOR A DISTANCE OF 275.73 FEET; THENCE RUN NORTH 89°48'26" EAST CONTINUING ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 293.01 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID PLAT; THENCE RUN SOUTH 00°13'18" EAST ALONG THE WEST LINE OF LOTS 15 THROUGH 20 OF SAID PLAT FOR A DISTANCE OF 534.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF COOKE DRIVE ACCORDING TO SAID PLAT; THENCE RUN NORTH 89°23'23" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID PLAT; THENCE RUN NORTH 00°13'18" WEST ALONG THE EAST LINE OF LOTS 9 THROUGH 14 OF SAID PLAT FOR A DISTANCE OF 504.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE RUN SOUTH 89°48'27" WEST ALONG THE NORTH LINE OF LOT 14 AND LOT 8 OF SAID PLAT FOR A DISTANCE OF 272.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, ALSO BEING A POINT ON THE EAST LINE OF LOT 3 OF SAID PLAT; THENCE RUN NORTH 00°14'50" WEST ALONG THE EAST LINE OF LOT 3 AND LOT 4 OF SAID PLAT FOR A DISTANCE OF 305.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE SOUTH LINE OF AFORESAID LOT 5; THENCE RUN NORTH 89° 45' 10" EAST ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 37,076 SQUARE FEET OR 0.80 ACRE, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF COOKE DRIVE ACCORDING TO PLAT BOOK 11, PAGE 78, BEING NORTH 89°23'23" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ADDRESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20190707

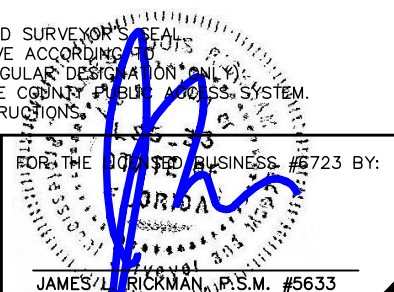
DATE: 4/09/2021

SCALE: 1"=150'

CALCULATED BY: N/A

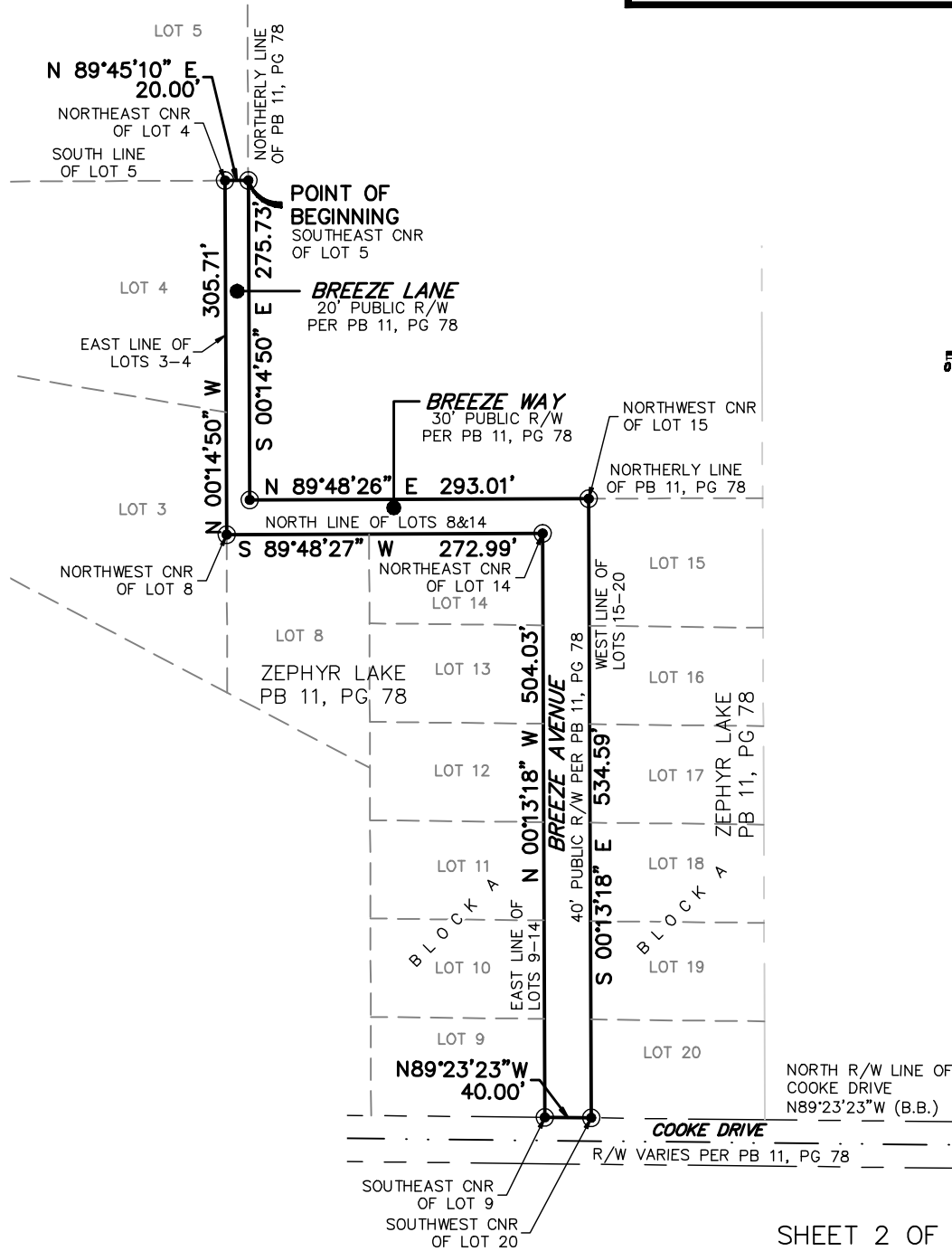
DRAWN BY: JBF

CHECKED BY: MR



Drawing name: L:\Data\20190707\sketches\20190707_Sk 1_ P.B.11-PC.78 dwg.dwg SHEET 1

SKETCH OF DESCRIPTION



SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

CNR	CORNER	PB	PLAT BOOK
B.B.	BASIS OF BEARINGS	PG	PAGE
R/W	RIGHT-OF-WAY	⊙	CHANGE OF DIRECTION
PB	PLAT BOOK		
PG	PAGE		

JOB NO. 20190707
DATE: 04/19/2021
SCALE: 1"=150'
DRAWN BY: JBF

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3210, PAGE 927 AND OFFICIAL RECORDS BOOK 3762, PAGE 1633 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 ACCORDING TO THE PLAT OF ZEPHYR LAKE RECORDED IN PLAT BOOK 11, PAGE 78 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 43' 16" WEST ALONG THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 119.56 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 13' 03" WEST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 00° 11' 46" EAST FOR A DISTANCE OF 505.78 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BREEZE WAY ACCORDING TO AFORESAID PLAT; THENCE RUN SOUTH 89° 48' 26" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BREEZE LANE ACCORDING TO AFORESAID PLAT; THENCE RUN NORTH 00° 14' 50" WEST ALONG SAID EAST RIGHT OF WAY LINE AND THE EAST LINE OF AFORESAID LOT 5 A DISTANCE OF 475.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,873 SQUARE FEET OR 0.43 ACRE, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 5 ACCORDING TO PLAT BOOK 11, PAGE 78, BEING NORTH 00°14'50" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20190707

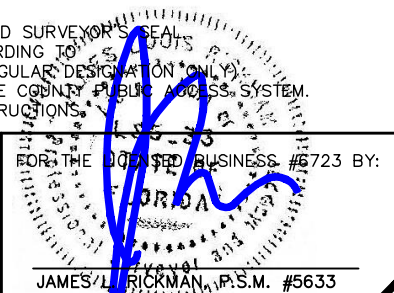
DATE: 4/09/2021

SCALE: 1"=150'

CALCULATED BY: N/A

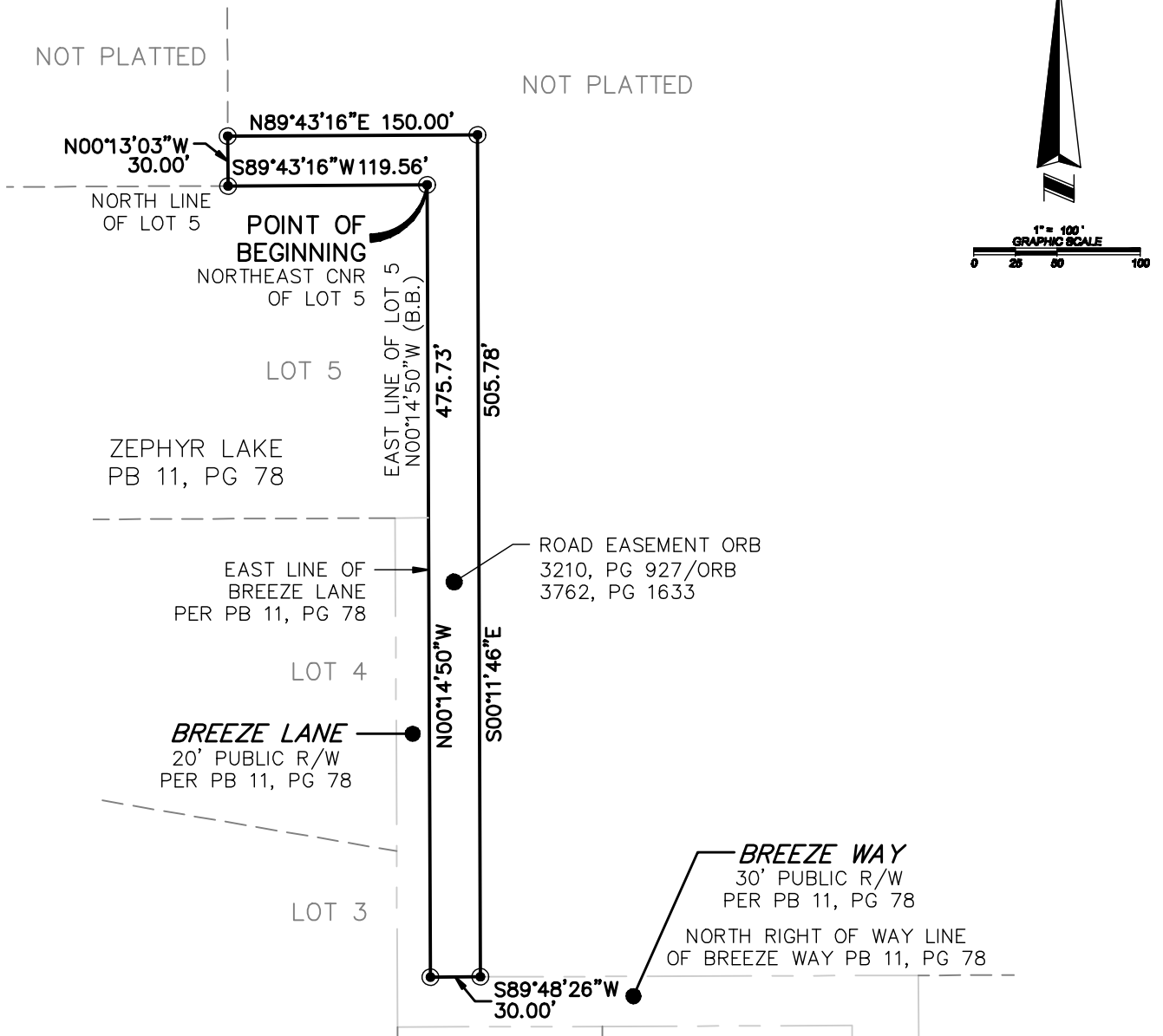
DRAWN BY: JBF

CHECKED BY: MR



Drawing name: L:\Data\20190707\sketches\20190707_Sk 2_ O.R.B.3210--PG.927.dwg SHEET 1

SKETCH OF DESCRIPTION



SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

CNR	CORNER	PB	PLAT BOOK
B.B.	BASIS OF BEARINGS	PG	PAGE
R/W	RIGHT-OF-WAY	⊙	CHANGE OF DIRECTION
PB	PLAT BOOK		
PG	PAGE		

JOB NO. _____ 20190707 _____

DATE: _____ 04/19/2021 _____

SCALE: _____ 1"=150' _____

DRAWN BY: _____ JBF _____

Drawing name: L:\Data\20190707\sketches\20190707_Sk 2_ O.R.B.3210-PG.927.dwg SHEET 2

LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1980, PAGE 1637 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN SOUTH 00° 24' 42" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 33 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 89° 39' 19" EAST ALONG SAID NORTH LINE A DISTANCE OF 601.01 FEET TO THE **POINT OF BEGINNING**; THENCE RUN SOUTH 89° 39' 19" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 220.39 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 07' 45" EAST A DISTANCE OF 660.81 FEET; THENCE RUN NORTH 89° 39' 19" WEST A DISTANCE OF 227.20 FEET; THENCE RUN NORTH 00° 27' 41" EAST A DISTANCE OF 660.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,880 SQUARE FEET OR 3.39 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 33-18-24 BEING SOUTH 00°24'42" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY)
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20190707

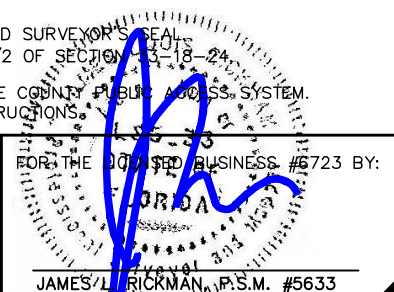
DATE: 4/09/2021

SCALE: 1"=150'

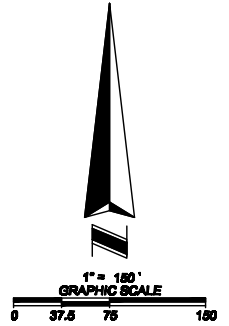
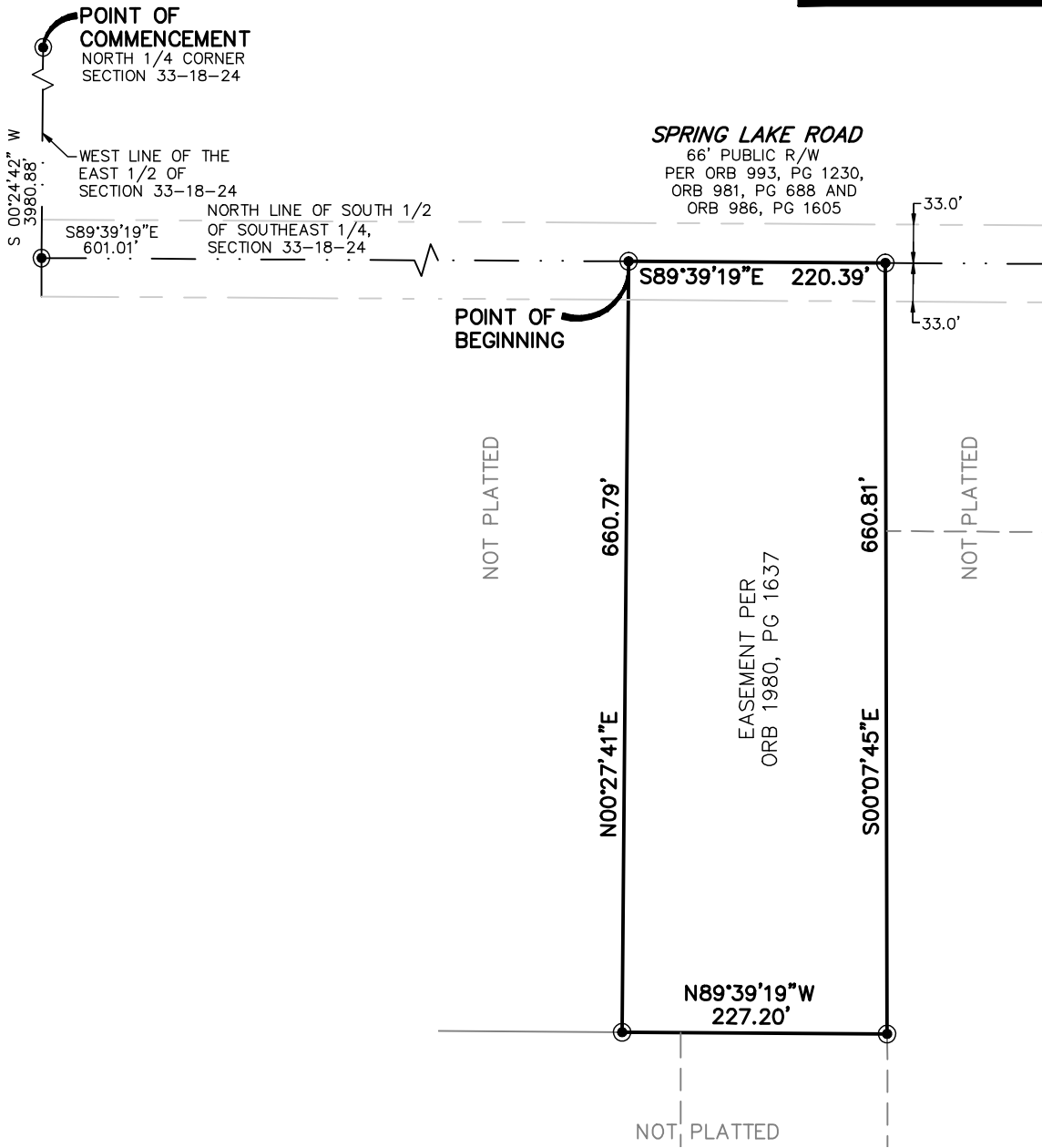
CALCULATED BY: N/A

DRAWN BY: JBF

CHECKED BY: MR



SKETCH OF DESCRIPTION



SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

CNR	CORNER	PB	PLAT BOOK
B.B.	BASIS OF BEARINGS	PG	PAGE
R/W	RIGHT-OF-WAY	⊙	CHANGE OF DIRECTION
PB	PLAT BOOK		
PG	PAGE		

JOB NO. _____ 20190707 _____

DATE: _____ 04/19/2021 _____

SCALE: _____ 1"=150' _____

DRAWN BY: _____ JBF _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THAT CERTAIN INGRESS AND EGRESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 4583, PAGE 1478, OFFICIAL RECORDS BOOK 4583, PAGE 1481, OFFICIAL RECORDS BOOK 4268, PAGE 1210 AND OFFICIAL RECORDS BOOK 2849, PAGE 2014 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN SOUTH 00° 24' 42" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 33 A DISTANCE OF 3,980.88 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 89° 39' 19" EAST ALONG SAID NORTH LINE A DISTANCE OF 601.01 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00° 27' 41" WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SPRING LAKE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 981, PAGE 688 AND OFFICIAL RECORDS BOOK 986, PAGE 1605, ALSO BEING THE **POINT OF BEGINNING**; THENCE RUN SOUTH 89° 39' 19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00° 27' 41" WEST A DISTANCE OF 627.79 FEET; THENCE RUN NORTH 89° 39' 19" WEST A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00° 27' 41" EAST A DISTANCE OF 627.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,389 SQUARE FEET OR 0.72 ACRE, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 1/2 OF SECTION 33-18-24 BEING SOUTH 00°24'42" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY)
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20190707

DATE: 4/09/2021

SCALE: 1"=150'

CALCULATED BY: N/A

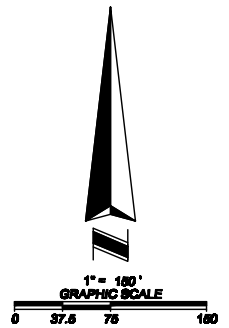
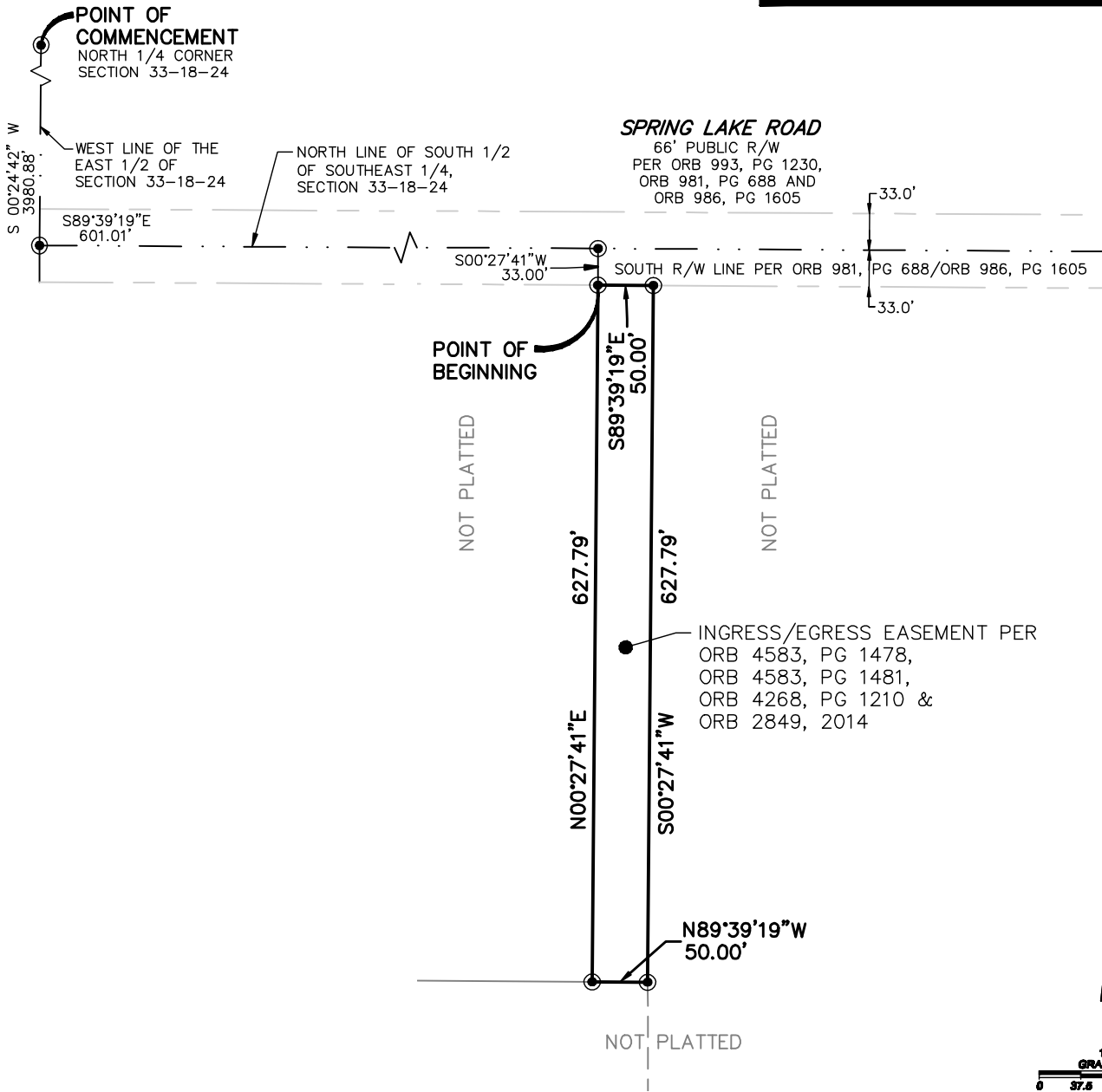
DRAWN BY: JBF

CHECKED BY: MR



JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION



SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

CNR	CORNER	PB	PLAT BOOK
B.B.	BASIS OF BEARINGS	PG	PAGE
R/W	RIGHT-OF-WAY	⊙	CHANGE OF DIRECTION
PB	PLAT BOOK		
PG	PAGE		

JOB NO. _____ 20190707 _____
 DATE: _____ 04/19/2021 _____
 SCALE: _____ 1"=150' _____
 DRAWN BY: _____ JBF _____

Drawing name: L:\Data\20190707\sketches\20190707_Sk 4_ O.R.B.4583-PC.1481.dwg SHEET 2

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., who being by me first duly sworn on oath deposes and says:

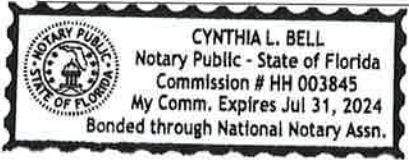
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further 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 THE CITY OF FRUITLAND PARK to allow REZONING & SITE PLAN APPROVALS FOR THE RESERVE AT SPRING LAKE COVE

[Handwritten Signature]

Affiant (Applicant's Signature)
The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020,
by Paul M. Missigman who is personally known to me or has produced
as identification and who did or did not take an oath



(Notary Seal)

Notary Public - State of Florida
Commission No _____
My Commission Expires _____

[Handwritten Signature]
Signature

CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove II, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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)

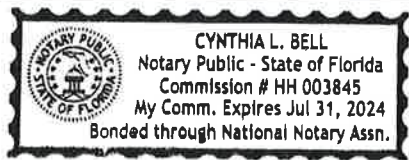
The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 20 20,
by Paul M. Missigman who is personally known to me or has produced
as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida
Commission No _____
My Commission Expires _____

[Handwritten Signature]
Signature
CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan
Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

Affiant (Owner's Signature)

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

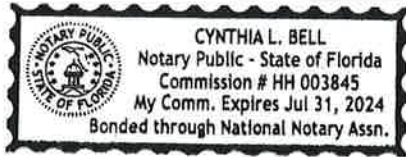
State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020

by Paul M. Missigman who is personally known to me or has produced _____ as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida
Commission No _____
My Commission Expires _____

C. Bell
Signature **CYNTHIA L. BELL**

Printed Name



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	19079
SEC. 33, TWP. 18S, RANGE 24E	
DRAWN BY:	FM
APPROVED BY:	CMM
DATE:	11/11/19
Scale:	1" = 400'

**RESERVE AT
 SPRING LAKE COVE**

AERIAL MAP

GOOGLE MAPS

This instrument prepared by
and return recorded instrument to:

Scott D. Clark, Esq./glh
Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
File No.: 7192-252

The space above is reserved for recording.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 17, 2020, by and between BREEZE LANE, LLC, a Florida limited liability company, 2065 Grove Bluff Road, St. Johns, Florida 32259 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE II, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

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

Witnesses:

BREEZE LANE, LLC,
a Florida limited liability company

Bonnie H. Pfundner
Printed name of witness: Bonnie H. Pfundner

By: Paul Luttrell
Paul Luttrell,
Managing Member

John R. Garrow
Printed name of witness: John R. Garrow

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me on January 16, 2020, by Paul Luttrell, Managing Member of BREEZE LANE, LLC, a Florida limited liability company, on its behalf. He is personally known to me or has produced FL Driver License as identification.

John R. Garrow
Notary Public - State of Florida at Large

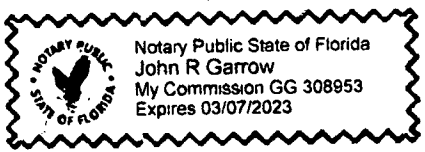


EXHIBIT "A"

(SLC II)

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZEPHYR LAKE, as recorded January 14, 1948 in Plat Book 11, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Utility Easement granted to the City of Leesburg, Florida recorded June 19, 1987 in Book 924, Page 242.
3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded November 13, 1998 in Book 1660, Page 827.
4. Rights of others in and to the use of Easement for road purposes described in Exhibit "A" hereof and in Warranty Deed recorded July 13, 2006 in Book 3210, Page 927 and corrected April 28, 2009 in Book 3762, Page 1633.

This instrument prepared by
and return recorded instrument to:

Scott D. Clark, Esq./glh
Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
File No.: 7192-252

4530063

The space above is reserved for recording.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 17, 2020, by and between BREEZE LANE, LLC, a Florida limited liability company, 2065 Grove Bluff Road, St. Johns, Florida 32259 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

Special Warranty Deed

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

Witnesses:

BREEZE LANE, LLC,
a Florida limited liability company

Bonnie H. Phutner
Printed name of witness: Bonnie H. Phutner

By: Paul Luttrell
Paul Luttrell,
Managing Member

John R. Garrow
Printed name of witness: John R. Garrow

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me on January 16, 2020, by Paul Luttrell, Managing Member of BREEZE LANE, LLC, a Florida limited liability company, on its behalf. He is personally known to me or has produced FL Driver License as identification.

John R. Garrow
Notary Public - State of Florida at Large

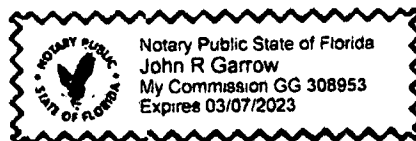


EXHIBIT "A"

(SLC)

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 2:

LOT(S) 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 3:

LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LANE AND RUNNING SOUTH ON BREEZE LANE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZEPHYR LAKE, as recorded January 14, 1948 in Plat Book 11, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Parcels 3-7)
2. Utility Easement granted to the City of Leesburg, Florida recorded June 19, 1987 in Book 924, Page 242. (Parcel 3)
3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded November 13, 1998 in Book 1660, Page 827. (Parcels 5 and 7)
4. Rights of others in and to the use of Easement for road purposes described in Exhibit "A" hereof and in Warranty Deed recorded July 13, 2006 in Book 3210, Page 927 and corrected April 28, 2009 in Book 3762, Page 1633. (Parcel 1)



Prepared by and return to:
Richard P. Newman/jr
Attorney at Law
McLin & Burnsed P.A.
26736 U.S. Highway 27 Suite 202
Leesburg, FL 34748
352-787-1241
File Number: 191439
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of January, 2020 between Dennis Two, LLC, a Florida limited liability company whose post office address is P. O. Box 277, Fruitland Park, FL 34731, grantor, and The Reserve at Spring Lake Cove, LLC., a Florida limited liability company whose post office address is 200 E. Canton Avenue, Suite 102, Winter Park, FL 32789, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Jane Roulette
 Witness Name: JANE Roulette

Donna D. Richey
 Witness Name: Donna D. Richey

DENNIS TWO, LLC, a Florida limited liability company
 By: *Bruce Master*
 Bruce Master, Managing Member

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of January, 2020 by Bruce Master, Managing Member of DENNIS TWO, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]

Jane Roulette
 Notary Public

Printed Name: JANE Roulette

My Commission Expires: _____



Exhibit A

Parcel 1:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run South 89°53'00" East along the South line of the said Southeast 1/4 600.0 feet; thence North 15°00'00" West, 771.86 feet; thence North 0°01'00" East, 179.60 feet; thence North 65°23'48" East, 220.0 feet; thence North 0°01'00" East, 315.0 feet to the North line of the South 1/2 of said Southeast 1/4; thence North 89°58'20" East, along the North line of the South 1/2 of said Southeast 1/4, 220.39 feet to the Point of Beginning of this description. From said Point of Beginning, continue North 89°58'20" East, 223.72 feet, more or less, to the West right of way line of the abandoned Seaboard Coast Line Railroad; thence run South 0°34'30" East, along the said West right of way line, 228.72 feet; thence South 89°58'20" West, 223.73 feet, more or less, to a point that is South 0°34'30" East of the Point of Beginning; thence North 0°34'30" West, 228.72 feet to the Point of Beginning.

Parcel 2:

That part of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, bounded and described as follows: From the Southwest corner of the Southeast 1/4 of said Section 33, run South 89°53'00" East, along the South line of the said Southeast 1/4, a distance of 834.17 feet to the Point of Beginning of this description; from the said Point of Beginning, run North 00°34'30" West, 1103.68 feet; thence run North 89°58'20" East, 223.73 feet, more or less, to a point on the Westerly line of the right of way of the Seaboard Coastline Railroad, (now abandoned); thence South 00°34'30" East, along said Westerly right of way line, 1,104.21 feet to a point on the South line of the said Southeast 1/4 of Section 33; thence North 89°53'00" West, along the South line of the said Southeast 1/4, a distance of 223.72 feet, more or less, to the Point of Beginning.

Railroad Parcel:

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East, Lake County, Florida, run South 89°53'00" East along the South line of the Southeast 1/4 a distance of 600.00 feet; thence North 15°00'00" West, 695.40 feet; thence North 89°58'20" East, 407.39 feet; thence North 0°34'30" West, parallel with the Westerly right of way of the Seaboard Coast Line Railroad, 431.28 feet; thence North 89°58'20" East, 223.73 feet, more or less, to a point on the westerly line of the right of way of the Seaboard Coast Line Railroad and the Point of Beginning; thence run North 89°58'20" East, a distance of 35 feet, more or less, to the East line of the said Seaboard Coast Line Railroad; thence run South 00°34'30" East along the said East line of the Seaboard Coast Line Railroad right of way, a distance of 1,104.21 feet to the South line of said Southeast 1/4; thence run North 89°53'00" West along the South line of the said Southeast 1/4, a distance of 35 feet, more or less, to the West line of the said Seaboard Coast Line Railroad right of way; thence run North along the Westerly line of the said Seaboard Coast Line Railroad right of way to the Point of Beginning.

Parcel Identification Number: 331824004-000-08300 and Parcel Identification Number: 3318240004-000-09400

This instrument prepared by
and return recorded instrument to:

Scott D. Clark, Esq./glh
Clark & Albaugh, LLP
700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789
File No.: 7192-252

The space above is reserved for recording.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of January 10, 2020, by and between RON GOLINOWSKY, P. O. Box 2108, Lynn Haven, Florida 32444 (hereinafter referred to as "Grantor"), and THE RESERVE AT SPRING LAKE COVE, L.L.C., a Florida limited liability company, 200 E. Canton Avenue, Suite 102, Winter Park, Florida 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee that certain land lying and being in Lake County, Florida, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

Grantor warrants that the above-described property is not now, nor has it ever been, the homestead or residence of Grantor nor does Grantor have any present intention to maintain the subject property as the homestead or residence.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 600 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 15° WEST, 695.40 FEET; THENCE NORTH 89°58'20" EAST 230.19 FEET; THENCE SOUTH 00°34'30" EAST, 671.96 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 56.95 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53,00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.40 FEET; THENCE N. 89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N. 89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE S 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N.89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00"E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N.89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by, through and under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019 and those matters identified on Exhibit "B" attached hereto which by reference hereto shall not serve to reimpose same.

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

Witnesses:
Sheila Pate
Printed name of witness: Sheila Pate

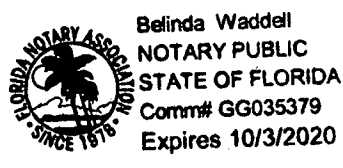
Ron Golinowsky
Ron Golinowsky

Tiffany Brandenburg
Printed name of witness: Tiffany Brandenburg

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on January 9, 2020, by RON GOLINOWSKY. He is personally known to me or has produced _____ as identification.

Belinda Waddell
Notary Public – State of Florida at Large



PARCEL 2

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 33, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 00°34'30" WEST 671.96 FEET; THENCE NORTH 89°58'20" EAST 177.21 FEET; THENCE SOUTH 00°34'30" EAST 672.40 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33; THENCE NORTH 89°53'00" WEST ALONG THE SOUTH LINE OF THE SE 1/4 A DISTANCE OF 177.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50-FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND:

EASEMENT "A": FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN SOUTH 89°53'00" EAST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE NORTH 15°00'00" WEST 695.39 FEET; THENCE NORTH 89°58'20" EAST 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 00°01'00" EAST 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD; THENCE NORTH 89°58'20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'00" WEST 626.97 FEET; THENCE SOUTH 89°58'20" WEST 50.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH

A 20 FOOT WIDE PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR UTILITIES LYING OVER, UPON AND THROUGH THE FOLLOWING PARCEL OF LAND: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN S. 89°53'00" E. ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 600.00 FEET; THENCE N. 15°00'00" W., 695.39 FEET; THENCE N. 89°58'20" E., 180.19 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N. 00°01'00" E., 626.97 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, THENCE N. 89°58'20" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRING LAKE ROAD, A DISTANCE OF 20.00 FEET; THENCE S. 00°00'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Agreement recorded in Book 1650, Page 374.
2. Easement recorded in Book 1980, Page 1635, together with Book 3368, Page 2413 .
3. Easement recorded in Book 4242, Page 804.
4. Easement in Deed recorded in Book 4583, Page 1478.



Prepared by and return to:

Richard P. Newman/jr
Attorney at Law
McLin & Burnsed P.A.
26736 U.S. Highway 27 Suite 202
Leesburg, FL 34748
352-787-1241
File Number: 191437
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of January, 2020 between **United Southern Bank, as Custodian for Bruce T. Master IRA DTD 7/20/2006** whose post office address is **PO Box 1925 , Eustis, FL 32727**, grantor, and **The Reserve at Spring Lake Cove, LLC., a Florida limited liability company** whose post office address is **200 E. Canton Avenue, Suite 102, Winter Park, FL 32789**, grantee:

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

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

From the Southwest corner of the Southeast 1/4 of Section 33, Township 18 South, Range 24 East in Lake County, Florida, run S. 89°53'00" E. along the South line of the Southeast 1/4 of said Section 33, a distance of 600.00 feet; thence North 15°00'00" W., 695.39 feet to the Point of Beginning of this description; from said Point of Beginning, continue North 15°00'00" W. 76.47 feet; thence North 00°01'00" E., 179.60 feet; thence North 65°23'48" E. 220.00 feet; thence North 00°01'00" East 315.00 feet to the North line of the South 1/2 of the Southeast 1/4; thence North 89°58'20" E. along the North line of the South 1/2 of the Southeast 1/4, a distance of 220.39 feet; thence South 00°34'30" East 660.00 feet; thence South 89°58'20" West, 407.40 feet to the Point of Beginning. Less and Except that portion deeded to Grosvenor Group, Inc. and recorded in O.R. Book 2766, Page 1073, Public Records of Lake County, Florida.

Parcel Identification Number: 3318240004-000-04702

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

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

United Southern Bank, as Custodian for Bruce T. Master
IRA DTD 7/20/06

By: Katherine L. Lewis
Katherine L. Lewis, Vice President & Trust Officer

Carol Fisk
Witness Name: Carol Fisk

(Corporate Seal)

Carol Kessinger
Witness Name: Carol Kessinger

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of January, 2020 by Katherine L. Lewis as Vice President and Trust Officer of United Southern Bank, as Custodian for Bruce T. Master IRA DTD 7/20/06, on behalf of the corporation. She is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Carol Kessinger
Notary Public
Printed Name: Carol Kessinger
My Commission Expires: May 26, 2020



PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1287251
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-0001-000-01000
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BREEZE LN 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 466.2 FT S 89-57-0 E OF NW COR OF NE 1/4, RUN S 89-57-0 E 563.1 FT TO ACL RR, S'LY ALONG RR 763.5 FT, W 443 FT, N 475 FT, W 120.16 FT, N 0-39-40 W TO POB, W 1/2 OF 80 FT WIDE ACL RR R/W LYING E OF ABOVE PARCEL ORB 5408 PG 2069		
<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		8.7	AC	\$0.00	\$104,400.00

[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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3192 / 935	4/24/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1881 / 2118	10/11/2000	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1320 / 1517	9/1/1994	Warranty Deed	Qualified	Vacant	\$36,000.00

PROPERTY RECORD CARD

General Information

Name:	RESERVE AT APRING LAKE COVE II LLC	Alternate Key:	1287600
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-0001-000-01100
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35935 BREEZE LN 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 NW COR OF NE 1/4 RUN S 89-57-0 E 275 FT FOR POB, CONT S 89-57-0 E 191.20 FT, S 0-39-40 E 295.50 FT, S 89-20-20 W 270.05 FT, N 0-06-50 E 98.80 FT, N 89-57-0 W 75 FT, NE'LY 250.10 FT TO POB ORB 5409 PG 716		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		1.77	AC	\$0.00	\$44,250.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$58,645.00					
Summary							
Year Built: 1955	Total Living Area: 1055 ⓘ	Central A/C: No			Attached Garage: No		
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0			Fireplaces: 1		
Incorrect Bedroom, Bath, or other information? ⓘ							
Section(s)							
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished Color

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1504333
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00300
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35819 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOTS 3, 8, N 1/2 LOT 12, LOTS 13, 14 BLK A PB 11 PG 78 ORB 3152 PG 1673		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		2.58	AC	\$0.00	\$61,920.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$47,182.00						
Summary								
Year Built: 1956	Total Living Area: 1164 ⓘ	Central A/C: No			Attached Garage: No			
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1			Fireplaces: 1			
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1164	N	0%	0%	<input type="checkbox"/>

PROPERTY RECORD CARD

General Information

Name:	RESERVE AT SPRING LAKE COVE II LLC	Alternate Key:	1504341
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00400
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35851 BREEZE LANE FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOT 4 BLK A PB 11 PG 78 ORB 5409 PG 716		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		1.13	AC	\$0.00	\$40,680.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$45,999.00						
Summary								
Year Built: 1944	Total Living Area: 1200 ⓘ	Central A/C: Yes		Attached Garage: No				
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0		Fireplaces: 0				
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1200	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH BLOCK (EPB)	Block (002)	1	276	N	0%	0%	<input type="checkbox"/>

PROPERTY RECORD CARD

General Information

Name:	RESERVE AT SPRING LAKE COVE II LLC	Alternate Key:	1504350
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00500
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	35915 BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOT 5 BLK A PB 11 PG 78 ORB 5409 PG 716		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		1.46	AC	\$0.00	\$45,260.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$41,190.00						
Summary								
Year Built: 1982	Total Living Area: 1140 ⓘ	Central A/C: Yes		Attached Garage: No				
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0		Fireplaces: 0				
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	1140	N	0%	0%	<input type="checkbox"/>
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	56	N	0%	0%	<input type="checkbox"/>

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	1504368
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-01500
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	BREEZE LN FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOTS 15, 16, N 73 FT OF LOT 17 BLK A PB 11 PG 78, W 1/2 OF 80 FT WIDE ACL RR R/W LYING E OF ABOVE PARCEL ORB 5408 PG 2069		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		1.18	AC	\$0.00	\$20,355.00

[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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3152 / 1673	4/24/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1660 / 827	11/5/1998	Warranty 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:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	2669306
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-08300
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TOMMY LN 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 INTERSECTION OF E R/W OF RR & N LINE OF SW 1/4 OF SE 1/4, RUN S ALONG SAID R/W 228.72 FT, S 89DEG 58MIN 20SEC W 258.72 FT, N 0DEG 34MIN 30SEC W 228.72 FT, N 89DEG 58MIN 20SEC E TO POB--LESS CO RD R/W-- ORB 5407 PG 606		
<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 COMMERCIAL (1000)	0	0		1.27	AC	\$0.00	\$44,450.00

[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
5407 / 606	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$280,600.00
2753 / 2367	1/28/2005	Warranty Deed	Qualified	Vacant	\$70,000.00
2731 / 945	12/27/2004	Warranty Deed	Qualified	Vacant	\$20,000.00
2576 / 1937	4/26/2004	Personal Rep Deed	Unqualified	Vacant	\$0.00
787 / 2487	9/1/1983	Executors Deed	Unqualified	Vacant	\$1.00
797 / 1194	7/1/1983	Personal Rep Deed	Unqualified	Vacant	\$1.00

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

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3038550
Mailing Address:	200 E CANTON VE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-04702
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	36221 FAIR OAKS DR 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 SW COR OF SE 1/4 RUN S 89-53-0 E 600 FT, N 15-0-0 W 771.86 FT, N 0-01-0 E 179.60 FT, N 65-23-48 E 220 FT FOR POB, RUN N 0-01-0 E 315 FT TO N LINE OF S 1/2 OF SE 1/4, N 89-58-20 E 220.39 FT, S 0-34-30 E 660 FT, S 89-58-20 W TO A POINT THAT IS S 0-01-0 W OF POB, N 0-01-0 E TO POB--LESS SPRING LAKE RD R/W-- ORB 5407 PG 574		
<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	STORE/RESIDENCE COMBO (1200)	0	0		3.08	AC	\$0.00	\$107,800.00

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

Residential Building(s)

Building 001

Residential	Building Value: \$0.00		
Summary			
Year Built: 1982	Total Living Area: 672 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 0	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section	Section Type	Ext. Wall	No. Floor Finished Basement Basement Map

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3801592
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-09400
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TOMMY LN 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 SW COR OF SE 1/4 RUN S 89-53-0 E 834.17 FT FOR POB, RUN N 0-34-30 W 1103.68 FT, N 89-58-20 E 258.72 FT TO A POINT ON E'LY LINE OF SAID ABANDONED RR R/W, S ALONG SAID E'LY LINE TO S LINE OF SE 1/4, N 89-53-0 W TO POB ORB 5407 PG 606		
<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 COMMERCIAL (1000)	0	0		6.56	AC	\$0.00	\$229,600.00

[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
5407 / 606	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$280,600.00
2753 / 2327	1/31/2005	Warranty Deed	Qualified	Vacant	\$120,000.00
2359 / 211	6/10/2003	Quit Claim Deed	Unqualified	Improved	\$100,000.00
2071 / 54	2/5/2002	AGMT/Contract Deed	Qualified	Improved	\$146,500.00
1980 /	7/19/2001	Warranty Deed	Qualified	Improved	\$111,000.00

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3823815
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-09500
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	36033 FAIR OAKS DR 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 SW COR OF SE 1/4 RUN S 89-53-0 E ALONG S LINE 600 FT FOR POB, RUN N 15-0-0 W 695.40 FT, N 89-58-20 E 230.19 FT, S 0-34-30 E 671.96 FT TO S LINE OF SE 1/4, N 89-53-0 W 56.95 FT TO POB ORB 5404 PG 2133		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		2.22	AC	\$0.00	\$37,962.00	

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$143,597.00						
Summary								
Year Built: 1881	Total Living Area: 3775 ⓘ	Central A/C: No	Attached Garage: No					
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1					
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1700	N	0%	0%	<input type="checkbox"/>

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3823816
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	33-18-24-0004-000-09600
		Millage Group and City:	00F2 (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	FAIR OAKS DR 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 SW COR OF SE 1/4 RUN S 89-53-0 E ALONG S LINE 656.95 FT FOR POB, RUN N 0-34-30 W 671.96 FT, N 89-58-20 E 177.21 FT, S 0-34-30 E 672.40 FT TO S LINE OF SE 1/4, N 89-53-0 W 177.22 FT TO POB ORB 5404 PG 2133		
<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		2.73	AC	\$0.00	\$42,322.00

[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
5404 / 2133	1/10/2020	Warranty Deed	Multi-Parcel	Vacant	\$220,000.00
4583 / 1481	12/16/2014	Warranty Deed	Unqualified	Vacant	\$100.00
3375 / 283	2/14/2007	Warranty Deed	Unqualified	Vacant	\$0.00
2773 / 20	2/17/2005	Warranty Deed	Unqualified	Vacant	\$35,000.00
2470 / 945	12/2/2003	AGMT/Contract Deed	Qualified	Vacant	\$40,000.00

PROPERTY RECORD CARD

General Information

Name:	THE RESERVE AT SPRING LAKE COVE LLC	Alternate Key:	3839947
Mailing Address:	200 E CANTON AVE STE 102 WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	04-19-24-2175-00A-00900
		Millage Group and City:	000F (FRUITLAND PARK)
		2020 Total Certified Millage Rate:	17.6785
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	COOKE DR FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FRUITLAND PARK, ZEPHYR LAKE LOTS 9, 10, 11, S 1/2 OF LOT 12, S 12 FT OF LOT 17, LOTS 18, 19, 20 BLK A PB 11 PG 78, W 1/2 OF 80 FT WIDE ACL RR R/W LYING E OF ABOVE PARCEL ORB 5408 PG 2069		
<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		2.21	AC	\$0.00	\$38,123.00

[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
5408 / 2069	1/17/2020	Warranty Deed	Multi-Parcel	Vacant	\$470,000.00
5409 / 724	1/13/2020	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3550 / 836	11/8/2007	Quiet Title	Multi-Parcel	Vacant	\$0.00
3146 / 1317	4/24/2006	Warranty Deed	Qualified	Vacant	\$130,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2021 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as

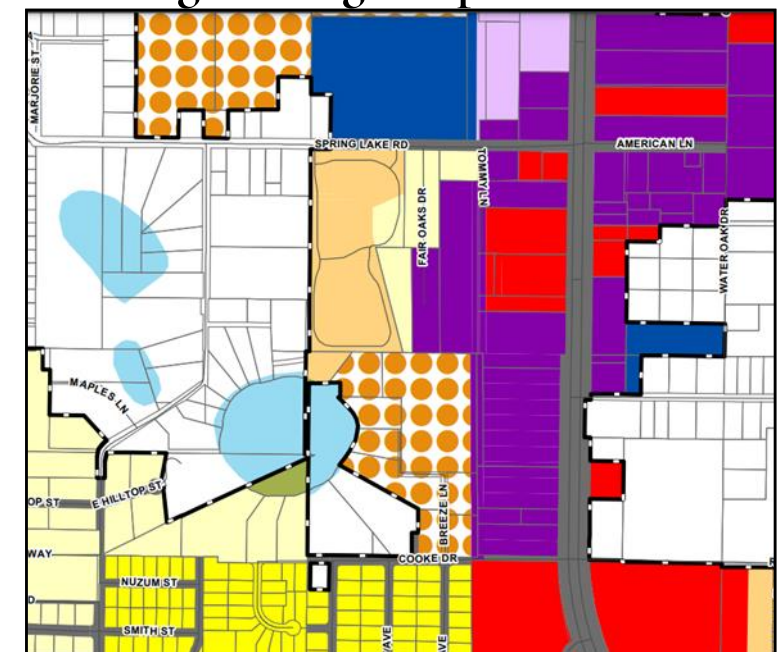
Reserve at Spring Lake Cove PUD



PUD Details:

- 1) Site has lakefront ownership along a portion of Zephyr Lake.
- 2) Spring Lake Road and Cooke Drive abut the project on the north and south side, respectively.
- 3) Proposed land use is single family residential
- 4) Gross densities are 2.7 DU/AC
- 5) Project proposes 95 units
- 6) No commercial is proposed.
- 7) Adjacent zoning is Industrial, PUD, R-1, R-2 and unincorporated properties.
- 8) Maximum building height shall be 35 feet.
- 9) No phasing is proposed.
- 10) Applicant proposes City water service, fire protection, sewage disposal and will provide privately maintained stormwater management
- 11) Percentage of Open Space shall be greater than 25%.
- 12) Typical ROW width shall be 50' or larger for two way streets.

Existing Zoning Snapshot:



Reserve at Spring Lake Cove Conceptual Plan

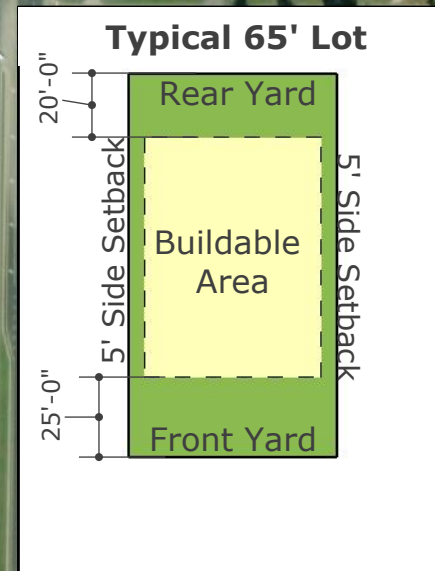
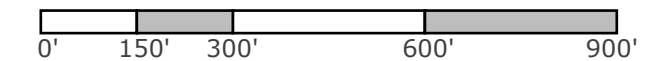


Legend

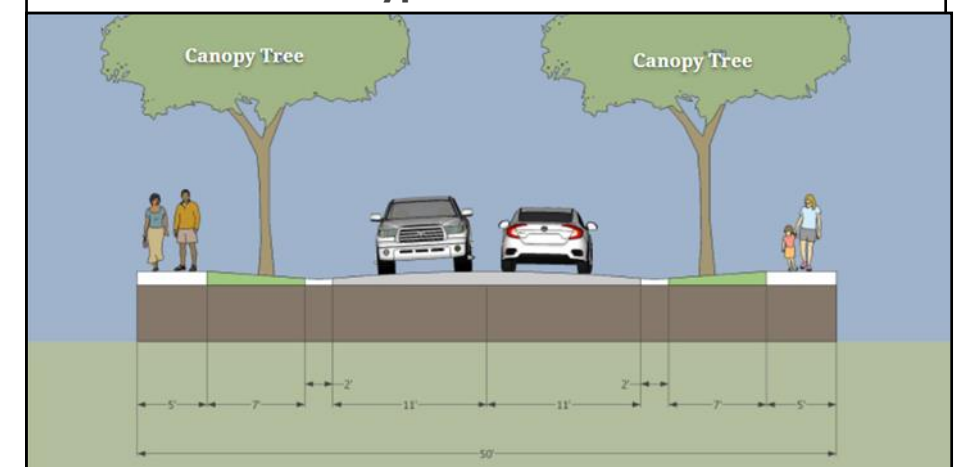
- 65' x 120' Single Family Homes - 95
- Wetlands - 0.2 Acres
- Wetland Buffer - 0.8 Acres
- Stormwater - 6.1 Acres
- Upland Open Space - 6.25 Acres
- Combined Open Space - 12.35 Acres
(35% - Includes Buffers & Stormwater)

ACREAGE & DENSITY

Gross Acreage: ± 35.9 Acres
 Net Acreage: ± 35.7 Acres
 Proposed Density: 2.66 Du/Ac
 Proposed Units: 95



Typical 50' ROW





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

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

Development Application

Contact Information:

Owner Name: The Reserve at Spring Lake Cove, L.L.C.
 Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789
 Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Applicant Name: The Reserve at Spring Lake Cove, L.L.C.
 Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789
 Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)
 Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751
 Phone: 407-629-8330 Email: dstokes@madden-eng.com

Property and Project Information:

PROJECT NAME*: The Reserve at Spring Lake Cove
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: See attached list of addresses

Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range: 24E

Area of Property: 35.99 acres Nearest Intersection: Spring Lake Rd/Tommy Lane

Existing Zoning: R1, R3 & PUD (rezone is in process to PUD) Existing Future Land Use Designation: MFHD

Proposed Zoning: PUD Proposed Future Land Use Designation: MFHD

The property is presently used for: vacant land and structures that will be removed

The property is proposed to be used for: 128 multi-family units

Do you currently have City Utilities? City Utilities are available to the site.

Application Type:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input checked="" 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: Vacate driveways that are on property for old households.

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.

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company

Printed Name: Paul M. Missigman, Manager

Signature: _____ Date: 2/23/21

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

AltKey	OwnerName	OwnerAddress	OwnerCity	State	Zip	PropertyAddress
1287600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35935 BREEZE LN FRUITLAND PARK FL 34731
1504341	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35915 BREEZE LN FRUITLAND PARK FL 34731
1504368	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36221 FAIR OAKS DR FRUITLAND PARK FL 34731

Development Application Checklist

The Following are Required for ALL Development Applications:

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

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

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

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

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

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

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

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications:

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

Conditional Use Permit Applications:

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

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., who being by me first duly sworn on oath deposes and says:

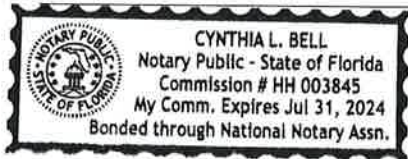
- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further 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 THE CITY OF FRUITLAND PARK to allow REZONING & SITE PLAN APPROVALS FOR THE RESERVE AT SPRING LAKE COVE

[Handwritten Signature]

Affiant (Applicant's Signature)
The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020,
by Paul M. Missigman who is personally known to me or has produced
as identification and who did or did not take an oath



(Notary Seal)

Notary Public - State of Florida
Commission No _____
My Commission Expires _____

[Handwritten Signature]

Signature
CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove II, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

- 3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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)

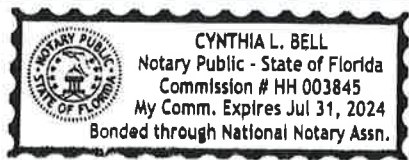
The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 20 20,
by Paul M. Missigman who is personally known to me or has produced
as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida
Commission No _____
My Commission Expires _____

[Handwritten Signature]
Signature
CYNTHIA L. BELL

Printed Name

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Paul M. Missigman, Manager

The Reserve at Spring Lake Cove, L.L.C., 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 The City of Fruitland Park to allow Rezoning and Site Plan

Approvals for The Reserve at Spring Lake Cove

3) That he/she has appointed SELF and Madden, Moorhead & Stokes, LLC (as engineer) 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)

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company
Paul M. Missigman, Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 19th day of Nov, 2020

by Paul M. Missigman who is personally known to me or has produced
as identification and who did or did not take an oath

(Notary Seal)



Notary Public - State of Florida
Commission No _____
My Commission Expires _____

[Handwritten Signature]
Signature **CYNTHIA L. BELL**

Printed Name



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

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

Development Application

Contact Information:

Owner Name: SEE PAGE 2 OF APPLICATION FOR LIST OF OWNERS

Address: _____

Phone: _____ Email: _____

Applicant Name: The Reserve at Spring Lake Cove, L.L.C.

Address: 200 East Canton Avenue, Suite 102, Winter Park, FL 32789

Phone: 407-741-8666 Email: m.gauthier@atlantichousing.com

Engineer Name: Madden, Moorhead & Stokes, LLC (David A. Stokes, P.E., Vice President)

Address: 431 E. Horatio Ave., Ste. 260, Maitland, FL 32751

Phone: 407-629-8330 Email: dstokes@madden-eng.com

Property and Project Information:

PROJECT NAME*: The Reserve at Spring Lake Cove

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

Property Address: See attached list of addresses

Parcel Number(s): see attached list of parcel ids Section: 33 Township: 18S Range: 24E

Area of Property: 35.99 acres Nearest Intersection: Spring Lake Rd/Tommy Lane

Existing Zoning: R1, R3 & PUD Existing Future Land Use Designation: MFHD

Proposed Zoning: PUD Proposed Future Land Use Designation: MFHD

The property is presently used for: vacant land and structures that will be removed

The property is proposed to be used for: 128 multi-family units

Do you currently have City Utilities? City Utilities are available to the site.

Application Type:

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

Please describe your request in detail: Rezone from R1, R3 & PUD to PUD to allow for multi-family units.

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.

The Reserve at Spring Lake Cove, L.L.C., a Florida limited liability company

Printed Name: Paul M. Missigman, Manager

Signature: _____ Date: 10/14/20

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.

W

Alt Key	Parcel Number	OwnerName	OwnerAddress	City	State	OwnerZip	PropertyAddress
1287600	04-19-24-0001-000-01100	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35935 BREEZE LN FRUITLAND PARK FL 34731
1504341	04-19-24-2175-00A-00400	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35851 BREEZE LANE FRUITLAND PARK FL 34731
1504350	4-19-24-2175-00A-00500	RESERVE AT SPRING LAKE COVE II LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35915 BREEZE LN FRUITLAND PARK FL 34731
1504368	04-19-24-2175-00A-01500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
3801592	33-18-24-0004-000-09400	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3823815	33-18-24-0004-000-09500	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	36033 FAIR OAKS DR FRUITLAND PARK FL 34731
3823816	33-18-24-0004-000-09600	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	FAIR OAKS DR FRUITLAND PARK FL 34731
3839947	04-19-24-2175-00A-00900	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	COOKE DR FRUITLAND PARK FL 34731
1287251	04-19-24-0001-000-01000	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	BREEZE LN FRUITLAND PARK FL 34731
1504333	04-19-24-2175-00A-00300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	35819 BREEZE LN FRUITLAND PARK FL 34731
2669306	33-18-24-0004-000-08300	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON AVE STE 102	WINTER PARK	FL	32789	TOMMY LN FRUITLAND PARK FL 34731
3038550	33-18-24-0004-000-04702	THE RESERVE AT SPRING LAKE COVE LLC	200 E CANTON VE STE 102	WINTER PARK	FL	32789	36221 FAIR OAKS DR FRUITLAND PARK FL 34731

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



MADDEN

MOORHEAD & STOKES, LLC

CIVIL ENGINEERS

The Reserve at Spring Lake Cove

Rezoning Justification Statement

The applicant has requested the rezoning due to the numerous existing zonings on the parcels included with this project. In the pre-application meeting with staff it was stated a rezone to PUD would be required to develop this property as for rent apartments. The proposed project will be a villa type apartment, for rent. The villa product was selected because we believe that it fills a need for residents that will want single story rental living. Additionally, the low density product allowed us to plan the development in a way to maximize preservation of significant oak trees.

David A. Stokes, P.E.
Vice President
11/19/2020

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

REZONING AND SITE PLAN

Owner: Paul Missigman, Manager, Reserve at Spring Lake Cove, LLC,
Reserve at Spring Lake Cove II, LLC

General Location: West of US 27/441, north of Cooke Drive and south of Spring
Lake Road

Number of Acres: 35.99 ± acres

Existing Zoning: R-1, R-3 and PUD

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

Proposed Zoning: Residential PUD

Date: April 30, 2021

Description of Project

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. The subject site's existing future land use is Multi-Family High Density (maximum of 15 units/acre). The applicant is seeking a rezoning to Residential PUD for a 128 unit apartment complex. The proposed gross density is 3.2 units/acre. The apartment layout consists of 30 buildings some of which are 2-story with units ranging from 2 units to 7 units per building. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The recreation amenities provided include a dog park, trails, 20' x 20' pavilion with 4 picnic tables and 2 grills, and lake overlook sitting area with 2 grills. It is the applicant's intent to also utilize the recreational amenities at Spring Lake Cove apartments which includes playground equipment. In addition, the applicant is seeking Preliminary Plan approval for the rezoning process. The applicant is also requesting a variable buffer width adjacent to the cul de sac located within the southwestern property boundary from 25' to 10' and to allow a 10' buffer adjacent to a small portion of the stormwater pond.

	Surrounding Zoning	Surrounding Land Use
North	PFD and CP (County fire station)	Institutional
South	R2	SF Medium Density
East	IND and C2	Industrial & Commercial
West	R3 and Ag	Lake County Urban Medium (7 du/acre)

Assessment

The applicant has addressed all outstanding planning issues.

Recommendation

Please provide Sheet C006 as a separate exhibit for the Preliminary plan exhibit for the proposed Developer's Agreement.

Planning recommends approval subject to engineering approval.

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2022~~1~~, between the CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation, (hereinafter referred to as the "City"), and The Reserve at Spring Lake Cove, LLC., a Florida limited liability company ~~and The Reserve at Spring Lake Cove II, LLC, a Florida limited liability company,~~ (hereinafter collectively referred to as the "Owner").

RECITALS

1. The Owner desires to rezone approximately 35.99 + acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Property is currently located within the City of Fruitland Park and is currently zoned "Planned Unit Development" (PUD), Single Family Low Density Residential (R-1), ~~Industrial~~ and Multi-Family High Density (R-3) with a future land use designation on the City of Fruitland Park Future Land Use Map of ~~"Single-Family Low Density" and~~ "Multi-Family High Density."
3. Owner has filed applications for rezoning for the Property as a ~~R~~esidential ~~P~~lanned ~~U~~nit ~~D~~evelopment.
4. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
5. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
6. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
7. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.

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

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

Section 2. Conditions Precedent. Owner has filed an application for rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement and adopts an ordinance rezoning the Property. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "PUD Preliminary Plan" prepared by Madden, Moorehead & Stokes, LLC., dated _____, 2022~~0~~, and attached as **Exhibit "B"** (which may be referred to as the "Plan" or the "PUD Master Plan" or "Development Plan"). The project shall be developed in accordance with the Permitted Uses set forth below as an apartment complex. All development shall be consistent with City's "PUD" (Planned Unit Development) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses. Permitted Uses shall include:

- a. Multi-family residential dwelling units meeting the R-3 standards.
- b. Single-family residential dwelling units.
- c. Attached single-family residential dwelling units (Townhomes).
- a-d. Garage Apartments (for rent) as an Accessory Use to Single-family residential.
- b-e. Multi-family units Residential Density shall not exceed 15 units per acre. ~~128 units.~~
- e-f. Passive and Active Recreation Facilities.
- d-g. Accessory uses per City of Fruitland Park Land Development Regulations.
- e-h. Accessory structures shall not be constructed within required buffer areas.

Section 5. Development Standards. Development Standards shall be as follows:

- a. Multi-family development shall meet the R-~~15 MF HDR3~~ zoning development standards.
- b. Single-family residential (with or without Garage Apartments) may be constructed in accordance with (need a standard) zoning development standards as individually platted lots or on a single lot under unified ownership in accordance with an approved Development Plan.
 - a. Minimum lot width 50'
 - b. Minimum lot area 5,500 SF
 - c. Principal Building Setbacks
 - Front 20'
 - Rear 20'
 - Side 5'
 - Street Side 15'
 - d. Accessory Structure and Pool Deck Setbacks
 - Front Behind front of Principal Structure
 - Rear 5'
 - Side 5'
 - e. Minimum Living Area 1,200 sq.ft.

- a. Maximum Building Coverage 50%, on a per-lot basis
- b. Minimum Open Space 25%, which may include all buffers, manmade stormwater ponds, recreation and other pervious area not located within platted road right of way
- c. Maximum Building Height 35', measured to the mean height of hip or gabled roofs

a.

~~b.c.~~ Minimum distance between multi-family buildings shall be twenty feet (20') measured from building wall to building wall.

~~c.d.~~ Interior buildings shall have a setback of thirty feet (30') from the edge of pavement (travel lane).

~~d.e.~~ Minimum Setback requirements, as measured from the PUD perimeter property lines shall be:

North: Local Roadways – Twenty-five feet (25')

South: Twenty-five feet (25')

East: Twenty-five feet (25')

West: Twenty-five feet (25')

~~e.f.~~ Maximum building height shall be limited to fifty-five feet (55'). ~~thirty five feet (35')~~.

~~f.g.~~ Open space shall not be less than twenty-five (25) percent of the total property area.

~~g.h.~~ Parking: The Owner will be required to meet the parking requirements of the Fruitland Park Land Development Regulations.

~~h.i.~~ Landscape buffers of twenty-five feet (25') shall be provided along all PUD perimeter property boundaries with the exception of that portion of the property located adjacent to Spring Lake Cove Apartments located along the ~~western~~eastern property boundary.

Section 7. Multi-Family 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 multi-family units. 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

10) Metal roofs

11) Decorative Corbels and Brackets

- 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~~

~~1) The exterior wall area may be any type of lap siding and/or stucco, including-~~

~~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.) The exterior may include full width or cast brick or stone.~~

~~2) 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.~~

~~3) Details, such as, brackets, corbels, decorative panels, may be made from alternative materials, such foam with a hard shell finish.~~

c. Buildings shall have landscape areas planted with trees, shrubs or groundcovers, other than sod, around the building as follows:

1) Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls.

2) Minimum planting requirement. One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) feet of planting area in c. 1) above. Trees installed for any other requirement of this subsection c. may be credited towards this requirement if in the required location.

Section 8. Development Phasing.—The proposed project may be constructed in phases in accordance with the Planned Unit Development Master Plan (attached as part of these conditions). Changes to the Planned Unit Development Master Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process. If such changes are consistent with this Master Development Agreement, the amendment to the Planned Unit Development Master Plan will be processed as a Minor Development under LDC section 160.040.

Section 9. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by a minimum of two access points, one primary access on Spring Lake Road and one access on Cooke Road. The primary access shall be through a divided landscaped boulevard type road. Other potential vehicular and pedestrian accesses will be reviewed during the development review process. The Owner may include cross-access to the existing entry to the Spring Lake Cove Apartment Community adjacent to the west.

- a. The Owner shall provide all necessary improvements/~~signalization~~ within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements. Drive aisles within parking areas shall not be required to be constructed to City street standards.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Owner shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. A traffic/transportation study shall be submitted prior to preliminary plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Owner.
- ~~f. At such time that traffic signals are warranted at the proposed project entrance, the Owner shall pay their pro-rata share of the cost of the signal(s) as determined by City staff.~~

Section 10. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way and parking areas.

Section 11. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner 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. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner'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 shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 12. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued. The Owner shall be given Water Impact Fee Credits for the design, permitting and construction costs of the water line shown on Exhibit C.

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

Section 13. Easements.^[A1] Owner shall provide the City such easements or right of way in form acceptable to the City Attorney, as the City deems necessary for the installation and maintenance of roads, sidewalks, bikeways, street lighting or utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 14. Landscaping/Buffers. Developer has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a twenty-five foot (25') landscape buffer along all perimeter property boundaries, with the exception of the property adjacent to Spring Lake Cove Apartments, as shown on the Preliminary Plan consisting of four (4) canopy trees, two (2) understory trees, and fifteen (15) shrubs per one hundred feet (100'); however, no buffer shall be required along the perimeter boundary adjacent to the wetlands. A twenty-five foot (25') native buffer shall be provided onsite adjacent to Zephyr Lake. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

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

Owner shall design and construct, at its sole expense, the interior landscaped areas and islands within the parking areas of the Property in accordance with all applicable City of Fruitland Park Land Development Regulations. Owner shall maintain such areas.

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

Section 15. Stormwater Management. Owner agrees to provide at Owner'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. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 17. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 18. Signage. Owner shall submit a master sign plan as a component of the final site plan (i.e., construction plan) application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 19. Title Opinion^[A2]. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record.

Section 20. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 21. Due Diligence.

The City and Owner 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 from time to time in accordance with the City's applicable policies for the provision of said services.

Section 22. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 23. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 24. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their successors in interest and/or assigns. This Agreement shall be assignable by the Owner to successive owners. Owner 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 consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 25. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege

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

Section 26. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 27. 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:	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 Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Paul M. Missigman, Manager The Reserve at Spring Lake Cove, LLC and The Reserve at Spring Lake Cove II, LLC 200 East Canton Ave., Suite 102 Winter Park, FL 32789
Copy to:	Tricia Doody, Manager The Reserve at Spring Lake Cove, LLC and The Reserve at Spring Lake Cove II, LLC 200 East Canton Ave., Suite 102 Winter Park, FL 32789

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 from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 29. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 30. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 31. Severability. If any part of this Developer’s Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer’s Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be effected. To that end, this Developer’s Agreement is declared severable.

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

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

**THE RESERVE AT SPRING LAKE COVE, LLC and
~~THE RESERVE AT SPRING LAKE COVE II, LLC~~**

Witness Signature

By: _____
Paul M. Missigman, Manager

Print Name

Witness Signature

By: _____
Tricia Doody, Manager

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by [] physical presence or [] online notarization this ____ day of _____ by Paul M. Missigman, Manager and Tricia Doody, Manager, of

The Reserve at Spring Lake Cove, LLC ~~and The Reserve at Spring Lake Cove II, LLC~~ on behalf of the companies, who are personally known to me or who have produced _____ as identification.

Notary Public
Notary Public - State of Florida
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: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Esther B. Coulson
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this ____ day of _____ by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____

My Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

PARCEL 1:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST 275 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 89°57' EAST 191.2 FEET; THENCE SOUTH 0°39'40" EAST 295.5 FEET; THENCE SOUTH 89°20'20" WEST 270.05 FEET; THENCE NORTH 0°6'50" EAST 98.80 FEET; THENCE NORTH 89°57' WEST 75 FEET; THENCE NORTHEASTERLY 250.10 FEET TO THE POINT OF BEGINNING.

ALSO: AN EASEMENT FOR ROAD PURPOSES OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 89°57'00" EAST 466.20 FEET; THENCE SOUTH 0°39'40" EAST 265.50 FEET FOR THE POINT OF BEGINNING; THENCE EAST 150 FEET; THENCE SOUTH 0°39'40" EAST 505 FEET; THENCE WEST 30 FEET; THENCE NORTH 475 FEET; THENCE WEST 120 FEET; THENCE NORTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 466.2 FEET FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 89°57' EAST ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 DISTANCE OF 563.1 FEET TO A POINT ON THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY LINE OF THE SAID RIGHT OF WAY 763.5 FEET; THENCE RUN WEST 443 FEET; THENCE RUN NORTH 475 FEET; THENCE RUN WEST 120.1 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0°39'40" EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 0°39'40" WEST 288.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 3:

LOT 5, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

LOT 4, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5:

LOT(S) 3, 8, 13 AND 14, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PART OF LOT 12, NORTH OF LINE RUNNING FROM SOUTHEAST CORNER OF LOT 8 EXTENDING 42.5 FEET NORTH TO SOUTHWEST CORNER OF LOT 13 AND RUNNING EAST 150 FEET ALONG SOUTHERN BOUNDARY OF LOT 13 TO BREEZE LANE AND RUNNING SOUTH ON BREEZE LANE 42.5 FEET; THENCE WEST 150 FEET BACK TO SOUTHEAST CORNER OF LOT 8, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:

LOT(S) 9, 10, 11 AND THE SOUTH 1/2 OF LOT 12 AND THE SOUTH 12 FEET OF LOT 17 AND LOTS 18, 19 AND 20, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

PARCEL 7:

LOT(S) 15, 16 AND THE NORTH 73 FEET OF LOT 17, BLOCK "A", ZEPHYR LAKE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 78 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

INCLUDING A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING EAST THEREOF.

Exhibit "C"
New City Water Line

