



**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**  
**AUGUST 2, 2022**  
**10:00AM**

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

**NEW BUSINESS:**

**The Reserve at Spring Lake Cove: Major Site Plan and Unity of Title Planned Development**

(Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550, 3801592, 3823815, 3823816, 3839947)

Applications for Major Site Plan and Unity of Title was submitted by the owner, The Reserve at Spring Lake Cove LLC, on November 17, 2020 and June 22, 2022, respectively. The subject site consists of approximately 35.99 +/- acres and a portion of the site borders Zephyr Lake. The existing future land use is Multi-Family High Density (maximum of 15 units/acres). The applicant previously submitted a rezone and PUD amendment application to rezone all 12 parcels to PUD and request an Option B concept plan to construct 95 single family homes with accessory garage apartments on 65' x 120' lots. At this

time, the applicant has decided to move forward with the (Option A) development of 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.

**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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<b>TRC COFP Members:</b> City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney Building Official Community Development Director (Acting) Code Enforcement Officer Engineer - Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director	<b>TRC Members:</b> City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development
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**MEETING NOTES**  
**TECHNICAL REVIEW COMMITTEE**  
**JULY 5, 2022**  
**10:00AM**

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- I. MEETING START TIME: 10:00 am**
- II. MEMBERS PRESENT:** Ryan Soltis (LPG), Anita Geraci-Carver (City Attorney), Clint Knox (Sparrow), Lee Wily (Sparrow), Gary La Venia (City Manager), Hugo Cabrera (Halff Associates), Danny Bass (COFP Building Official)
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from June 7, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. The Hawthorns:** Annexation, Small Comp Plan Amendment, Rezoning and Planned Development (Alternate Keys: 1699649 & 3884325)

An Annexation, Comp Plan Amendment, Planned Development and Rezoning application was submitted by Luxury Leased Homes USA, LLC (Jose Kreutz) on behalf of the owner, T.B. Burke December 2, 2021. A subsequent Unity of Title application was submitted by the owner, Timothy D. Burke, on December 15, 2021. The subject property consists of two properties; a 3.93-acre parcel (Alt Key 1699649) in the city limits with frontage on CR-466A, developed with the Burke's BBQ restaurant and an office building along with a 15.65-acre parcel (Alt Key 3884325) to the north of the existing

restaurant in Lake County [developed with a landscaping business and nursery]. The applicant is requesting to annex the 15.65-acre parcel (Alt Key 3884325) into the city limits and add it to the existing Burke's BBQ parcel (Alt Key 1699649) to allow construction of a rental housing community consisting of 181 duplex units.

City Manager opened the meeting at 10:00am. LPG Ryan Soltis introduced the application highlighting that the proposed development consisted of 181 duplex rental units. The old Burkes BBQ Restaurant will be converted to a community recreation building. The property is surrounded by C-2 zoning intended for high intensity commercial uses. The commercial uses will support future growth within the City of Fruitland Park as well as The Villages adjacent community.

Mr. Clint Knox of Sparrow provided clarification that upon approval of the proposed development, the restaurant will be demolished vice re-purposed. Sharon Williams read comments from PWD Robb Dicus, in absentia, stating that the proposed development would be responsible for maintaining the lift station. City Attorney stated that the Master Development Agreement (MDA) had been amended to include the aforementioned [similar] language. Terms of settlement agreement of installing fire hydrant and extending the utility line were also included in the "amended" MDA. Per City Attorney, the MDA will need to be reviewed and finalized before presentation to P&Z and Commission for approval. Halff stated they were satisfied with comments and responses and had no further comments. LPG provided a staff report to the city on Friday, 7/1/2022. As a result of the holiday on Monday, 7/4/22, LPG's staff report had not been shared with the applicant at the time of the TRC meeting; however, the report will be shared with the applicant following TRC. Within the report, LPG shared comments the development would need to meet commercial requirements along the 466A corridor, as specified within the City's Comprehensive Plan. The City's Comprehensive Plan may need to be revisited/modified to allow a pre-determined/average percentage of commercial square footage within a proposed residential development.

#### **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:**

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]*

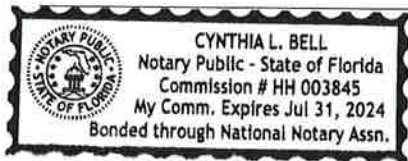
Affiant (Applicant's Signature)

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

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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

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\_\_\_\_\_  
Affiant (Owner's Signature)

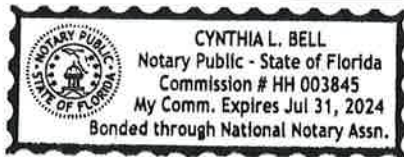
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Paul M. Missigman, Manager

State of Florida

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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

**EXHIBIT "A"**  
Legal Descriptions

SPRING LAKE PARCEL

LEGAL DESCRIPTION:

FILE NO.: 2021-4503615 ADDRESS: 36033 FAIR OAKS DR.

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

PARCEL 1: Alternate Key 3823815

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.

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.

FILE NO.: 791648 ADDRESS: 36221 FAIR OAKS DRIVE

PARCEL: Alternate Key 3038550

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.

FILE NO.: 791797 ADDRESS: TOMMY LANE

PARCEL 1: Alternate Key 3801592

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 00°01'00" EAST, 179.60 FEET; THENCE NORTH 65°23'48" EAST, 220.0 FEET; THENCE NORTH 00°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 00°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 00°34'30" EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°34'30" WEST, 228.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2: Alternate Key 2669306

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: Alternate Key 2669306

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 00°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.

BREEZE LANE

LEGAL DESCRIPTION:

PARCEL 1: Alternate Key 1287600

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: Alternate Key 1287251

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: Alternate Key 1504350

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: Alternate Key 1504341

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: Alternate Key 1504333

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: Alternate Key 3839947

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: Alternate Key 1504368

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.



**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/](http://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	96033 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



CITY OF FRUITLAND PARK

DECLARATION OF UNITY OF TITLE
(Individual/Partnership/Corporation)

THIS Declaration of Unity of Title, made this \_\_\_\_\_ day of June, 20 22 by;

Paul M. Missigman

Name of Property Owner(s)

200 E. Canton Ave., Ste. 102, Winter Park, FL 32789

Address of Property Owner(s)

of; The Reserve at Spring Lake Cove, L.L.C.

Manager

Name of Partnership/Corporation

Title/Position

Orange

Florida

County of \_\_\_\_\_, State of \_\_\_\_\_, hereinafter referred to as "Declarant," pursuant to the City of Fruitland Park Land Development Regulations, being the fee owner of the following described real property located in Fruitland Park, Florida, to wit:

Alternate Key Number(s): 1287600, 1504341, 1504350, 1287251, 1504333, 1504368, 2669306, 3038550, 3801592
3823815, 3823816, 3839947

Sec \_\_\_\_\_ Twp \_\_\_\_\_ Rng \_\_\_\_\_

Please see attached Exhibit "A" for the legal description.

Hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

- 1. That the aforesaid plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be declared to be unified under one title as an indivisible building site.
2. That the said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
3. Purpose of unity Development

DECLARANT further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, his/her heirs, successors and assigns, and all parties claiming under him/her until such time as the same may be released in writing by the City of Fruitland Park, a political subdivision of the State of Florida. Declarant also agrees that this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law, on the day and year first above written. Signed, Sealed and Delivered in our presence as witness:

Witnesses

Owner/Partner/Corporation

The Reserve at Spring Lake Cove, L.L.C.

1.

Signature

Signature

Cynthia L. Bell

Paul M. Missigman

Type/Print Name of Witness

Type/Print Name

Manager

Type/Print Title/Position

Handwritten mark



2.

Laura A. Missler  
Signature

\_\_\_\_\_  
Signature

Laura A. Missler  
Type/Print Name of Witness

\_\_\_\_\_  
Type/Print Name

\_\_\_\_\_  
Type/Print Title/Position

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 16 day of June, 2022,

By Paul M. Missigman as Manager of LLC, partner or agent partner/agent on behalf of

Paul M. Missigman, Manager  
Name of Person acknowledged

The Reserve at Spring Lake Cove, L.L.C.  
Name of Partnership/Corporation

who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath. Type of Identification

Emel H. Milavetz  
Signature of Acknowledger



8-3-2025  
My Commission Expires

### City Staff Approval

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Type/Print Title/Position

\_\_\_\_\_  
Type/Print Name



W

**EXHIBIT "A"**

**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 456.2 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 A 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.



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°00'00" 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.

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 572.40 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°01'00" W., 626.97 FEET; THENCE S. 89°58'20" W., 20.00 FEET TO THE POINT OF BEGINNING.

FILE NO.: 781548 ADDRESS: 36221 FAIR OAKS DRIVE

PARCEL:

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. 78.47 FEET; THENCE NORTH 00°01'00" E., 179.60 FEET; THENCE NORTH 89°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 2268, PAGE 1073, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FILE NO.: 781787 ADDRESS: TOMMY LANE

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 00°01'00" EAST, 179.60 FEET; THENCE NORTH 89°23'48" EAST, 220.0 FEET; THENCE NORTH 00°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 00°34'30" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, 226.72 FEET; THENCE SOUTH 89°58'20" WEST, 223.73 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 00°34'30" EAST OF THE POINT OF BEGINNING; THENCE NORTH 00°34'30" WEST, 226.72 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, 1103.88 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 00°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.

**RESOLUTION 2022-XX**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE A DECLARATION OF UTILITY OF TITLE UNIFYING AS AN INDIVISIBLE BUILDING SITE, TWELVE PROPERTIES GENERALLY LOCATED SOUTH OF SPRING LAKE ROAD AND WEST OF US HIGHWAY 27/441, FRUITLAND PARK, FLORIDA, OWNED BY THE RESERVE AT SPRING LAKE COVE LLC; PROVIDING FOR A DECLARATION OF UNITY OF TITLE TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** The Reserve at Spring Lake Cove LLC owns 12 parcels of real property more particularly described below which it desires to unify as one indivisible building site; and

**WHEREAS,** it is necessary to authorize the Mayor of the City of Fruitland Park to execute the necessary document to effectuate the unity of title.

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

**Section 1. Authorization.**

The Mayor is authorized to execute the Declaration of Unity of Title attached hereto for the purpose of unifying the real property more particularly described below.

**LEGAL DESCRIPTION:**

**INSERT LEGAL DESCRIPTION**

**Section 2. Recording of Notice.** The Mayor or designee is directed to record the Declaration of Unity of Title, **a copy of which is attached hereto**, in the public records of Lake County, Florida, and provide a copy to the Lake County Property Appraiser.

**Section 3. Effective Date.**

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SEAL

CITY COMMISSION OF THE CITY OF  
FRUITLAND PARK, FLORIDA

\_\_\_\_\_  
CHRIS CHESHIRE, MAYOR

ATTEST:

\_\_\_\_\_  
ESTHER COULSON, CITY CLERK

Mayor Cheshire \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Vice Chairman Gunter \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner DeGrave \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Mobilian \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)  
Commissioner Bell \_\_\_\_\_ (Yes), \_\_\_\_\_ (No), \_\_\_\_\_ (Abstained), \_\_\_\_\_ (Absent)

Approved as to form:

\_\_\_\_\_  
Anita Geraci-Carver, City Attorney

**Record and Return to:  
City of Fruitland Park  
506 W Berekman St.  
Fruitland Park, FL 34731**

## **NOTICE OF DECLARATION OF UNITY OF TITLE**

This Declaration of Unity of Title, made this \_\_\_\_ day of \_\_\_\_\_, 2022, by T.D. BURKE, having an address of P.O. BOX 816, Fruitland Park, FL 34731-0816, hereinafter referred to as the “Declarant” being the fee owner of the following described real property located in Lake County, Florida:

Alt. Key Numbers: **1287600, 1504341, 1504350, 1287251, 1504333, 1504368, 2669306, 3038550, 3801592, 3823815, 3823816, 3839947**

**LEGAL DESCRIPTION:**

Hereby makes the following declarations of condition, limitation, and restriction on the Property, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

1. That the afore-described plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be declared to be unified under one title as an indivisible building site. **See attached Sketch of Description.**
2. That the Property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
3. The purpose of unity is to unify as one indivisible building site for construction thereon.

Declarant further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, its successors and assigns, and all parties claiming under such parties until such time as the same be released in writing by the City of Fruitland Park, a Florida municipality of the

State of Florida. Declarant also agrees this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law on the day and year above written. Signed, sealed, and delivered in our presence as witnesses:

WITNESSES

**CITY OF FRUITLAND PARK**

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Chris Cheshire, Mayor

\_\_\_\_\_  
Print Name of Witness #1

Attest:

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Esther Coulson, City Clerk

\_\_\_\_\_  
Print Name of Witness #2

**State of Florida**  
**County of Lake**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Chris Cheshire, as Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation. He is  personally known to me or who produced \_\_\_\_\_ as identification.

Notary Stamp:

\_\_\_\_\_  
Signature of Notary

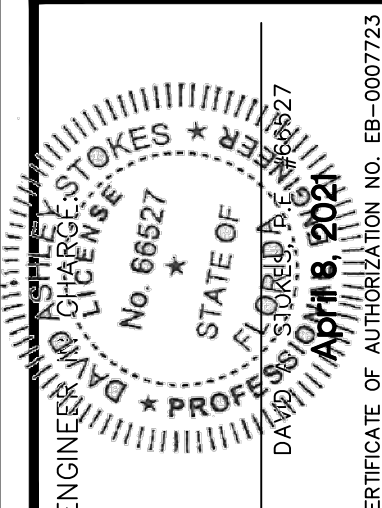




**MADDEN**  
 MOORHEAD & STOKES, LLC  
 CIVIL ENGINEERS  
 431 E. Horatio Avenue  
 Suite 260  
 Maitland, Florida 32751  
 (407) 629-8330

**OVERALL SITE PLAN**  
 FOR  
**RESERVE AT SPRING LAKE COVE**  
 FRUITLAND PARK, FLORIDA

LAKE SUMNER PARTNERS, LTD.  
 200 E. CANTONAL AVE. SUITE 102  
 WINTER PARK, FL 32789  
 (407) 741-8600

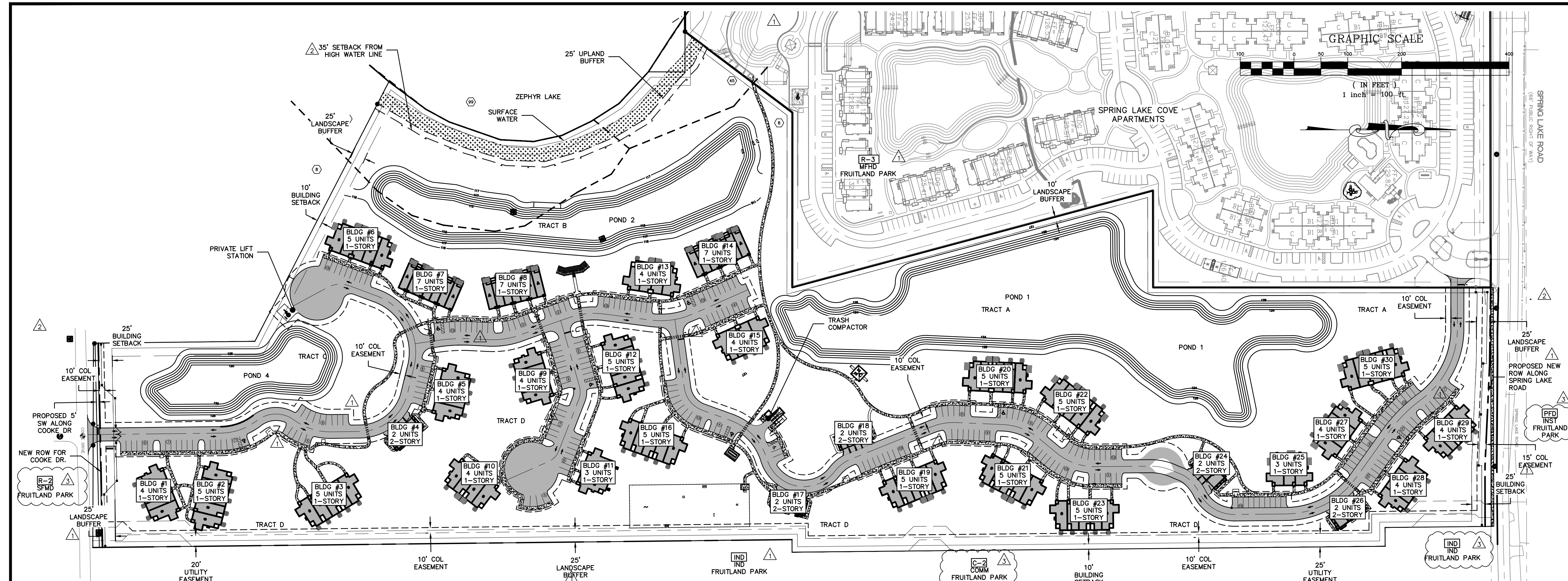


NO.	REVISIONS	DATE
1	REVISED PER CITY PLANS	
2	REVISED PER CITY COMMENTS	
3	REVISED PER CITY COMMENTS	
4	REVISED PER CITY COMMENTS	
5		
6		
7		
8		
9		
10		
11		

JOB # 19079  
 DATE: 11/13/2020  
 SCALE: 1" = 100'  
 DESIGNED BY: KAL  
 DRAWN BY: DAS  
 APPROVED BY: DAS

**C006**

H:\Data\19079\Eng\Final\9079\_C006-OVERALL SITE PLAN.dwg April 8, 2021 12:32 PM



PER CHAPTER 164, SECTION 164.030(c), THE PROPOSED CUL-DE-SAC LOCATED ALONG THE SOUTHWESTERN BOUNDARY ENCRAGES INTO THE 25' BUFFER WHICH IS NOT ALLOWED. A VARIANCE BUFFER WIDTH OF 10' ADJACENT TO THE CUL-DE-SAC IS REQUESTED.  
 PER CHAPTER 164, SECTION 164.030(c), STORMWATER POND FACILITIES ARE NOT ALLOWED WITHIN THE BUFFER. A VARIANCE BUFFER WIDTH OF 10' ADJACENT TO THE POND IS REQUESTED.

**SITE DATA:**

- GROSS PROJECT AREA: ±35.99 ACRES / ±1,567,658 S.F.
- PARCEL ID: 04-19-24-0001-000-01100, 04-19-24-2175-00A-00400, 04-19-24-2175-00A-00500, 04-19-24-2175-00A-01500, 33-18-24-0004-000-09400, 33-18-24-0004-000-09500, 33-18-24-0004-000-09600, 04-18-24-2175-00A-00900, 04-19-24-0001-000-01000, 04-19-24-2175-00A-00300, 33-18-24-0004-000-08300, 33-18-24-0004-000-04702
- EXISTING ZONING: R-1, R-3, PUD
- EXISTING FUTURE LAND USE: MULTI-FAMILY HIGH DENSITY (MFHD)
- PROPOSED MULTI-FAMILY UNITS: 128 UNITS
- MAXIMUM RESIDENTIAL DENSITY: 15 DU/AC  
 PROPOSED RESIDENTIAL DENSITY: 3.2 DU/AC
- MAXIMUM BUILDING HEIGHT: 35'
- BUILDING SETBACKS:  
 NORTH: 25 FEET  
 WEST: 10 FEET  
 EAST: 25 FEET  
 SOUTH: 25 FEET
- PER FEMA FIRM PANEL NO. 12069C0170E, DATED DEC. 18, 2012, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND AE, AREAS WITH THE BASE FLOOD ELEVATION DETERMINED (ELEV. 109.1)
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET FRUITLAND PARK AND SURMWD REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FRUITLAND PARK CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF FRUITLAND PARK. FRUITLAND PARK DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE FRUITLAND PARK LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF FRUITLAND PARK LDC.
- ANY WETLAND BUFFER AND/OR WETLAND IMPACT MITIGATION REQUIRED WILL BE PROVIDED PER SURMWD AND FRUITLAND PARK REQUIREMENTS.
- DEVELOPMENT INFRASTRUCTURE TO BE COMPLETED IN ONE PHASE, BUILDING CO'S WILL BE SEQUENCED.

**PARKING CALCULATIONS:**

21	1 BDRM. UNITS:	● 1.5 SPACES / UNIT =	32 SPACES
63	2 BDRM. UNITS:	● 2 SPACES / UNIT =	126 SPACES
44	3+ BDRM. UNITS:	● 2 SPACES / UNIT =	88 SPACES
128	VISITOR PARKING:	● 0.25 SPACES/UNIT =	32 SPACES
<b>TOTAL PARKING REQUIRED:</b>			<b>278 SPACES</b>
<b>PROVIDED PARKING SPACES:</b>			
	REGULAR	10'x20' SPACES:	254 SPACES
	GARAGE	10'x20' SPACES:	20 SPACES
	HANDICAP	12'x20' SPACES:	8 SPACES
<b>TOTAL PARKING PROVIDED:</b>			<b>282 SPACES</b>
<b>BIKE PARKING SPACES REQUIRED: 10% OF TOTAL PARKING SPACES</b>			
282 SPACES X 10% = 28 BIKE PARKING SPACES REQUIRED			
4 BIKE RACKS WITH 7 BIKE CAPACITY EACH = 28 BIKE PARKING SPACES PROVIDED			

**COMMON OPEN SPACE**

<b>OPEN SPACE REQUIRED:</b>		
25% OF NET BUILDABLE AREA		
35.99 AC x 25% = 8.99 ACRES REQUIRED		
<b>OPEN SPACE PROVIDED:</b>		
TRACT A (SURFACE WATER RETENTION AREA SUBTRACTED)	6.23 AC.	
TRACT B (SURFACE WATER RETENTION AREA SUBTRACTED)	5.21 AC.	
TRACT C (SURFACE WATER RETENTION AREA SUBTRACTED)	1.91 AC.	
TRACT D	7.07 AC.	
<b>OPEN SPACE TOTAL</b>	<b>20.42 AC.</b>	

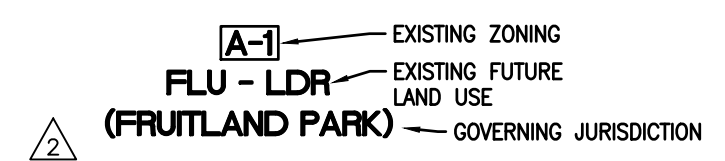
**IMPERVIOUS AREA:**

PROPOSED PAVEMENT & SIDEWALKS:	4.60 AC (12.78%)
PROPOSED BUILDINGS:	3.21 AC (8.92%)
<b>TOTAL IMPERVIOUS AREA:</b>	<b>7.81 AC (21.70%)</b>
<b>TOTAL PERVIOUS AREA (INCLUDING POND):</b>	<b>28.19 AC (78.30%)</b>
<b>TOTAL AREA:</b>	<b>35.99 AC (100%)</b>

**GROSS BUILDING SQUARE FOOTAGE:**

BUILDING #1: 5,079 SF	BUILDING #16: 6,265 SF
BUILDING #2: 6,265 SF	BUILDING #17: 3,174 SF
BUILDING #3: 6,265 SF	BUILDING #18: 3,174 SF
BUILDING #4: 3,174 SF	BUILDING #19: 6,265 SF
BUILDING #5: 5,079 SF	BUILDING #20: 6,265 SF
BUILDING #6: 6,265 SF	BUILDING #21: 6,265 SF
BUILDING #7: 6,345 SF	BUILDING #22: 6,265 SF
BUILDING #8: 6,345 SF	BUILDING #23: 6,265 SF
BUILDING #9: 5,079 SF	BUILDING #24: 3,174 SF
BUILDING #10: 5,079 SF	BUILDING #25: 3,867 SF
BUILDING #11: 3,867 SF	BUILDING #26: 3,174 SF
BUILDING #12: 6,265 SF	BUILDING #27: 5,079 SF
BUILDING #13: 5,079 SF	BUILDING #28: 5,079 SF
BUILDING #14: 6,345 SF	BUILDING #29: 5,079 SF
BUILDING #15: 5,079 SF	BUILDING #30: 6,265 SF

**LEGEND**



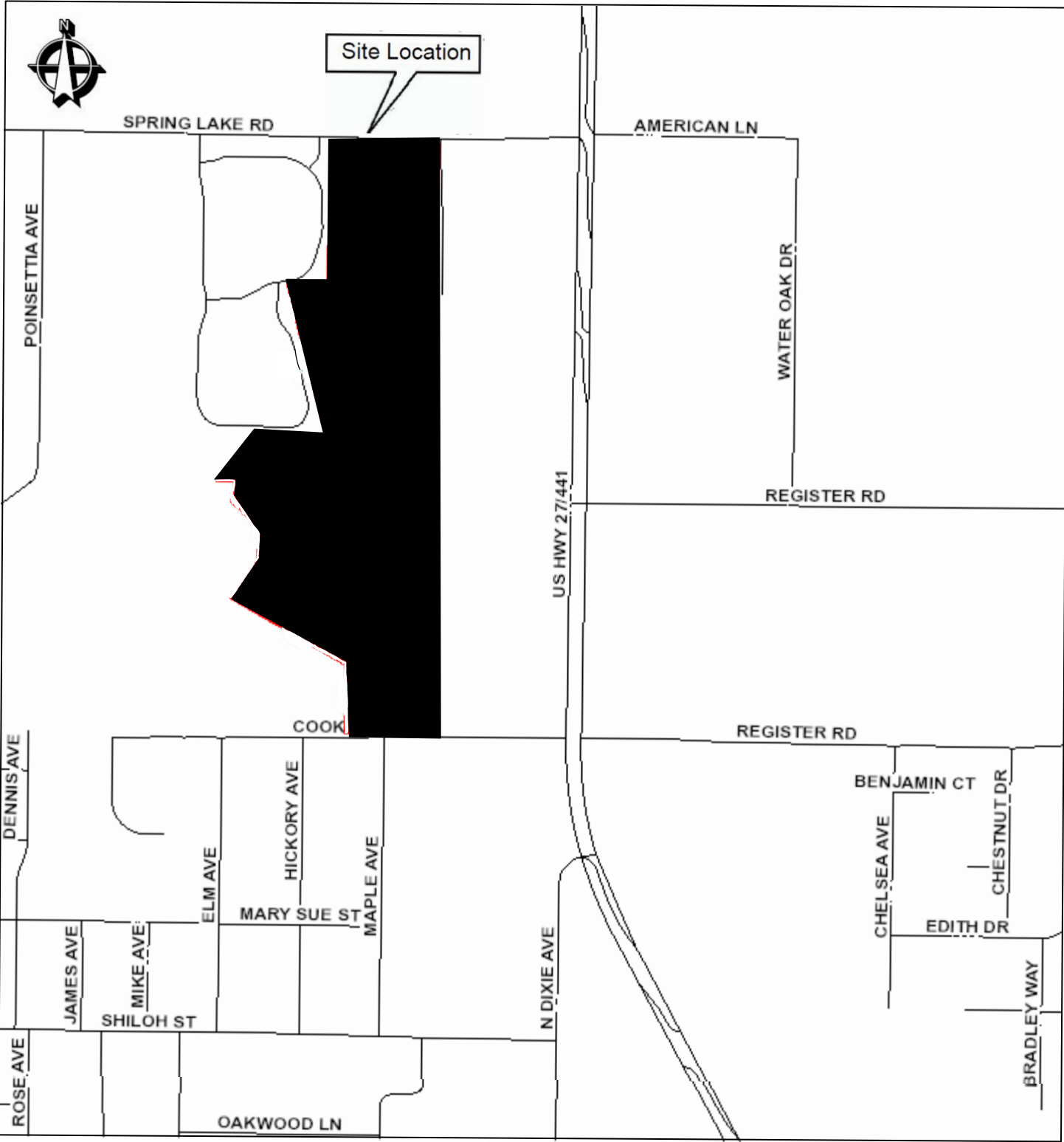
SOILS LEGEND		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
B	CANDLER SAND, 0 TO 5 PERCENT SLOPE	A
9	CANDLER SAND, 5 TO 12 PERCENT SLOPE	A
45	TAVARES SAND	A
99	WATER	A

SOILS DATA FROM SOILS.USDA.GOV SURVEY FOR LAKE CO. DATED SEPTEMBER 17, 2019

**LIVING AREA PER UNIT TYPE:**

VILLA A:	647 SF
VILLA B:	961 SF
VILLA C:	1,114 SF
CARRIAGE:	786 SF

# LOCATION MAP





**MADDEN**  
**MOORHEAD & STOKES, INC.**  
**CIVIL ENGINEERS**

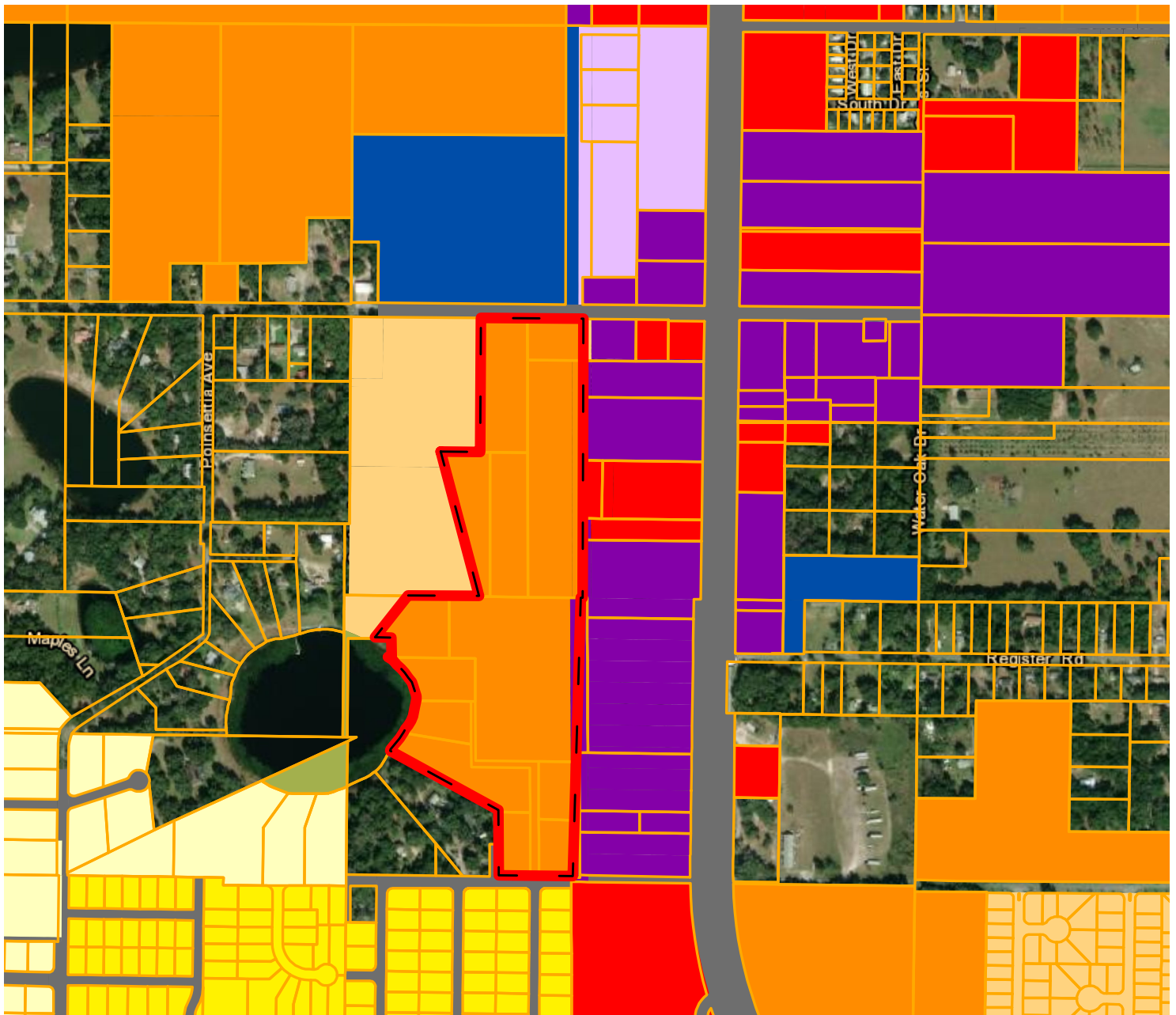
431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 \* (407) 629-8330

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



**Legend**

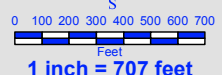
Subject Property

Parcels

**FP Zoning**

- R-2, Residential Single Family Home - Low Density
- R-4, Residential Single Family Home - Medium Density
- R-8, Medium Density Residential
- R-15, Multi-Family Residential - High Density
- R-10, High Density Residential/Neighborhood Commercial
- RP, Residential Professional

- C-1, Neighborhood Commercial
- C-2, General Commercial
- IND, Industrial
- PUD, Planned Unit Development
- CPUD, Commercial Planned Unit Development District
- IND-PUD, Industrial PUD
- MPUD, Mixed Use PUD
- PFD, Public Facilities District
- GB, Green Belt District
- ROW, Right-of-Way



**City of Fruitland Park**  
**Reserve at Spring Lake Cove**  
 Lake County, Florida  
**Proposed Zoning**

Project No.: 398-20-09  
 File Name: Prop Zoning.mxd  
 Project Name: Reserve at Spring Lake Cove  
 Project Manager: Sherie L.  
 Creation Date: December 14th, 2020  
 Created By: C.Manno

