



**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

**AGENDA
TECHNICAL REVIEW COMMITTEE
DECEMBER 6, 2022
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from November 1, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Park Square Fruitland Park – Annexation, Rezoning & Small Scale Comp Plan Amendment (SSCPA) - Alternate Keys: 1289691

Application for Annexation, Rezoning and SSCPA submitted by applicant, Vishaal Gupta, on behalf of the owner Kimaya, LLC. The subject site is approximately 19.10 ± acres, located adjacent to the city limits along the northern and western property boundaries, and is within the city's utility service area. The property is eligible for voluntary annexation and would be considered infill development.

The property is currently zoned Agriculture in Lake County. The applicant is proposing a zoning

designation to R-15, multi-family high density, along with a small scale comprehensive plan amendment conducive to the proposed zoning. The proposed zoning is compatible with the adjacent lands. The property to the North is zoned R-15 and to the west the property is zoned MUPUD (6 units/acre). The property to the South is City of Leesburg (appears to be City of Leesburg right of way), and to the east the property is zoned C-3.

B. Crystal Lake Vista – Preliminary Plan/Plat (Alternate Key: 1288606)

A preliminary plat to request to develop the subject site into 65 single family lots with a minimum living area of 1,200 square feet and with sanitary sewer and central water. The proposed density is 2.71 dwelling units per acre. The property is approximately 24.83 ± acres.

The subject site consists of 24.83 +/- acres currently zoned PUD (Planned Unit Development). A preliminary plat review seeking approval is requested to develop the subject site into a 65 single family lot subdivision with sanitary sewer and central water.

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:



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

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Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

**AGENDA
TECHNICAL REVIEW COMMITTEE
NOVEMBER 1, 2022
10:00AM**

- I. MEETING START TIME: 10:05 AM**
- II. MEMBERS PRESENT: Michael Rankin (LPG), Hugo Cabrera (Halff), Sharon Williams (City Staff), Emily Church (City Staff)**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from October 4, 2022 included for review/comment. To be approved at the December TRC Meeting.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Ralph W. Thiele – Unity of Title (Alternate Keys: 1699673 & 2562684)

Application for Declaration of Unity of Title for properties located at 35417 & 35421 Micro Racetrack Road (alternate keys 1699673 & 2562684, respectively) submitted by Sharon King, PA on behalf of the owner, Ralph W. Thiele. The owner is seeking to make the property wide enough for building to be constructed according to the city's Land Development Regulations (LDRs).

Michael Rankin of LPG introduced the project and Sharon King who was present on behalf of the

applicant. King stated that the purpose of the unity of title is to be able to build a building to store the property owner's antique car collection to meet the minimum lot width required by the city's Land Development Regulations. The property owner is working on plans to be submitted. The car collection will not be open to the public and will not function as a car dealership. It will likely be air-conditioned.

No comments from Halff Engineering or LPG. Halff will provide comments upon a building submittal to the city.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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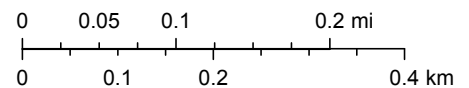
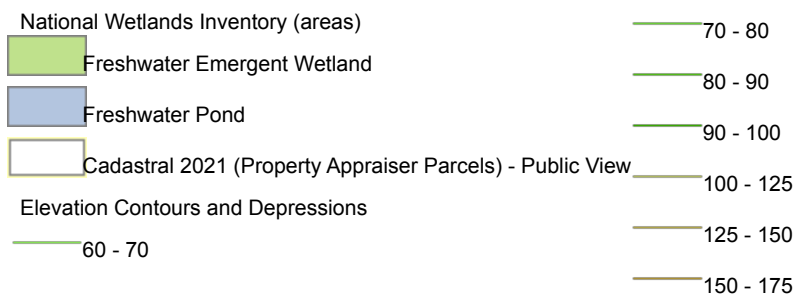
ADJOURNMENT: 10:09 AM

AtkKey: 1289891 / Environmental Constraints



August 24, 2022

1:9,028



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, FDEP, U.S. Geological Survey U.S. Geological Survey Sioux Falls, SD. QA and corrections to the data were supplied by the Florida Department of

Map created by Map Direct, powered by ESRI.

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

ANNEXATION, SSCPA, AND REZONING

Owner: Kimaya, LLC

Applicant: Vishaal Gupta

General Location: Silver Pointe Circle/ Urick St/ Thomas Ave

Number of Acres: 19.10 ± acres

Existing Zoning: Agriculture (Lake County)

Proposed Zoning: R-15 (City of Fruitland Park)

Existing Land Use: Urban High (Lake County) (12 units/acre)

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

Date: October 13th, 2022

Description of Project

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed subdivision including single family cottages, townhomes, and multi-family apartments.

	Surrounding Zoning	Surrounding Land Use
North	R-15	Multi-Family High Density (15 units/acre)
South	City of Leesburg – appears to be r/w	City of Leesburg – no land use designated
East	C-3	General Commercial (City of Leesburg)
West	MUPUD	Mixed Community (6 units/acre)

Assessment

Applications

Please be advised that the concurrency application indicates 304 units; however, the maximum # of units that potentially could be allowed is 287. Please revise application.

Annexation

The subject site is adjacent to the City limits along the northern and western property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

Rezoning

The subject property is currently zoned Agriculture in Lake County and the proposed City zoning is R-15 (minimum lot size for single family of 8,000 square feet with central sewer being utilized, and minimum lot size for multi-family of 6,000 square feet with central sewer). The proposed zoning is compatible with the adjacent lands. The property to the North is zoned R-15, and to the west the property is zoned MUPUD (6 units/acre). The property to the South is City of Leesburg (appears to be City of Leesburg right of way), and to the east the property is zoned C-3.

Small Scale Comp Plan Amendment

For comprehensive plan purposes a maximum development scenario was utilized.

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 287 units will assist in meeting this need.

School Impact Analysis – The amendment will increase the impacts to schools, as it is an increase in density from 12 units/acre (228 units) to 15 units/acre (287 units). The increase in school age children is from 65 students to 81 students. Please provide adequate school facilities determination from Lake County Schools.

Existing County Land Use Residential Units: 228 units

Proposed Development Residential Units: 287 units

The anticipated number of students generated by the existing land use is shown in Table 1.

**TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT**

Lake County Student Generation Rates	
Multi-Family	
Type	Student Multipliers per Dwelling Unit
High School	0.143
Middle School	0.063
Elementary School	0.077
Total	0.283

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.152	0	228	0.143	33	33
MIDDLE	0	0.074	0	228	0.063	14	14
HIGH	0	0.102	0	228	0.077	18	18
GRAND TOTAL							65

The anticipated number of students generated by the proposed land use is shown in Table 2.

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.152	0	287	0.143	41	41
MIDDLE	0	0.074	0	287	0.063	18	18
HIGH	0	0.102	0	287	0.077	22	22
GRAND TOTAL							81

Traffic Impact Analysis – The amendment will increase traffic impacts as it is an increase in density. The LOS for Dr Martin Luther King Jr. Blvd is “D”. Results of the trip analysis indicate that the proposed amendment will generate an additional 417 daily trips and 32 PM Peak hour trips. The proposed increase in traffic is considered de minimus.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
MF Residential	287 units	220	2,086	160	101	59
TOTAL GROSS TRIPS (PROPOSED)			2,086	160	101	59

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
MF Residential	228 units	220	1,669	128	80	47
TOTAL GROSS TRIPS (EXISTING)			1,669	128	80	47

Net Difference (Proposed Net Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	+32	+21	+12

Solid Waste Impact Analysis – The LOS for solid waste is 2 collections per week pursuant to Public Facilities Policy 4-6.1. The City utilizes a private waste hauler through a franchise agreement. The amendment will not cause a deficiency in the LOS.

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2019) of 2.42 person per household is 695. The estimated water usage is 0.119.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of .396 mgpd and an analysis was conducted of the proposed amendment based on land use and the City’s Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.277 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 430,000 gallons per day (0.43 mgd). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2019) of 2.42 person per household is 695. The estimated sanitary sewer usage is 0.084 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.346 (mgd).

Environmental Analysis – There are no wetlands or surface waters onsite. Formal surveys for the federally listed sand skink were completed in accordance with USFWS survey protocol in May 2022. A 4-week formal coverboard survey detected a total of forty-seven (47) coverboard with skink tracks within the project site on suitable habitat. The coverboard survey tracks detected determined that 7.43 acres of the subject property contains occupied sand skink habitat and if this area cannot be avoided then mitigation will be required from a USFWS approved Conservation Bank.

There were no known eagle nests observed on the property. A pedestrian survey of the subject property located potentially occupied gopher tortoise burrows. Prior to land clearing and/or construction it is advised that a 100% survey of all potentially suitable gopher tortoise habitat be performed. Prior to development, appropriate regulatory permits will be required.

Comprehensive Plan Compliance

The subject amendment is consistent with the following Comprehensive Plan policies, among others. The amendment will further the City’s goals in meeting projected housing demands through 2035.

FLU Policy 1-1.1: Adequate Residential Land Area.

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Multi-Family High Density, 15 units/acre.

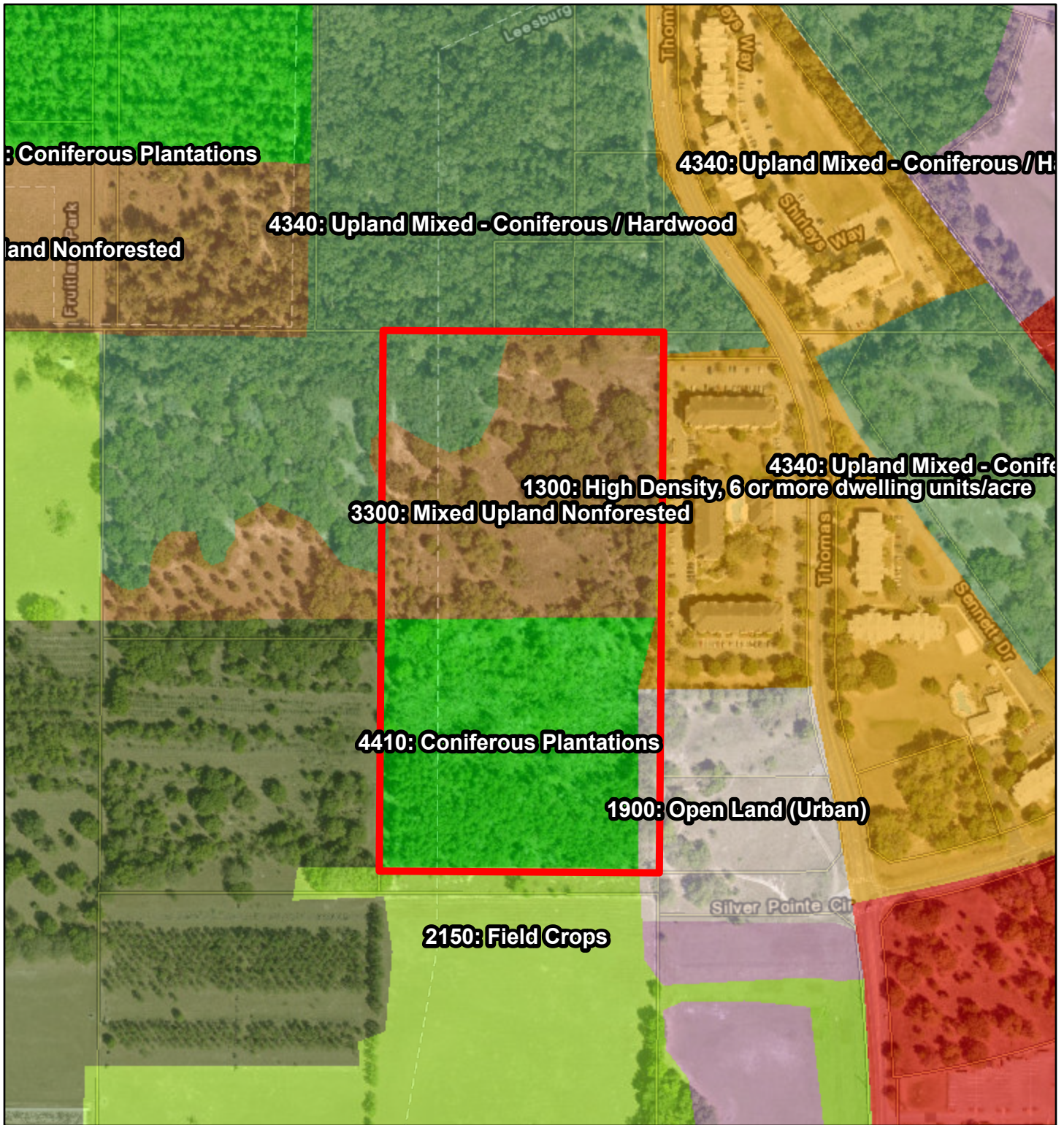
FLU Policy 1-1.7: Multiple-Family High Density.

FLU Policy 1-2.1: Promote Orderly, Compact Growth.

Recommendation

It is highly recommended that a conceptual plan be submitted with the rezoning to R-15. Please submit adequate schools determination or school concurrency reservation.

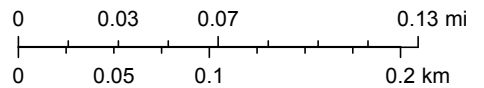
AtlKey 1289891 / FLUCFCS








August 24, 2022

1:4,514

 Cadastral 2021 (Property Appraiser Parcels) - Public View

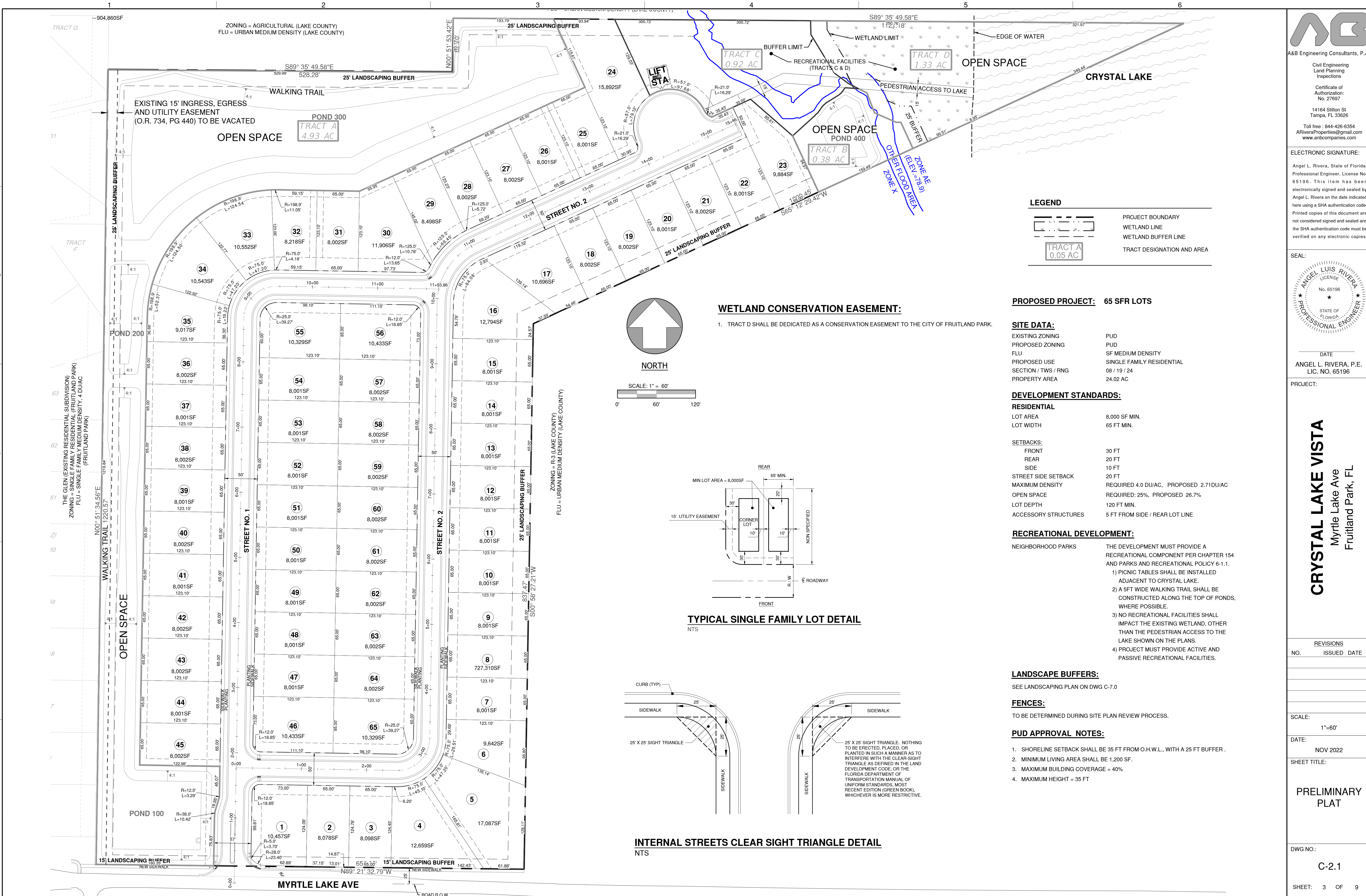


-  Statewide Land Use Land Cover
-  Residential High Density
-  Commercial and Services
-  Open Land
-  Cropland and Pastureland

SRWMD, SJRWMD, SFWMD, SWFWMD, NFWFMD, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, FDEP

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LEGEND

	PROJECT BOUNDARY
	WETLAND LINE
	WETLAND BUFFER LINE
	TRACT DESIGNATION AND AREA

PROPOSED PROJECT: 65 SFR LOTS

SITE DATA:

EXISTING ZONING	PUD
PROPOSED ZONING	PUD
FLU	SF MEDIUM DENSITY
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SECTION / TWS / RNG	08 / 19 / 24
PROPERTY AREA	24.02 AC

DEVELOPMENT STANDARDS:

RESIDENTIAL

LOT AREA	8,000 SF MIN.
LOT WIDTH	65 FT MIN.

SETBACKS:

FRONT	30 FT
REAR	20 FT
SIDE	10 FT

STREET SIDE SETBACK 20 FT

MAXIMUM DENSITY REQUIRED: 4.0 DU/AC, PROPOSED 2.71 DU/AC

OPEN SPACE REQUIRED: 25%, PROPOSED 26.7%

LOT DEPTH 120 FT MIN.

ACCESSORY STRUCTURES 5 FT FROM SIDE / REAR LOT LINE

RECREATIONAL DEVELOPMENT:

NEIGHBORHOOD PARKS THE DEVELOPMENT MUST PROVIDE A RECREATIONAL COMPONENT PER CHAPTER 154 AND PARKS AND RECREATIONAL POLICY 6-1.1.

- 1) PICNIC TABLES SHALL BE INSTALLED ADJACENT TO CRYSTAL LAKE.
- 2) A 5 FT WIDE WALKING TRAIL SHALL BE CONSTRUCTED ALONG THE TOP OF PONDS, WHERE POSSIBLE.
- 3) NO RECREATIONAL FACILITIES SHALL IMPACT THE EXISTING WETLAND, OTHER THAN THE PEDESTRIAN ACCESS TO THE LAKE SHOWN ON THE PLANS.
- 4) PROJECT MUST PROVIDE ACTIVE AND PASSIVE RECREATIONAL FACILITIES.

LANDSCAPE BUFFERS:

SEE LANDSCAPING PLAN ON DWG C-7.0

FENCES:

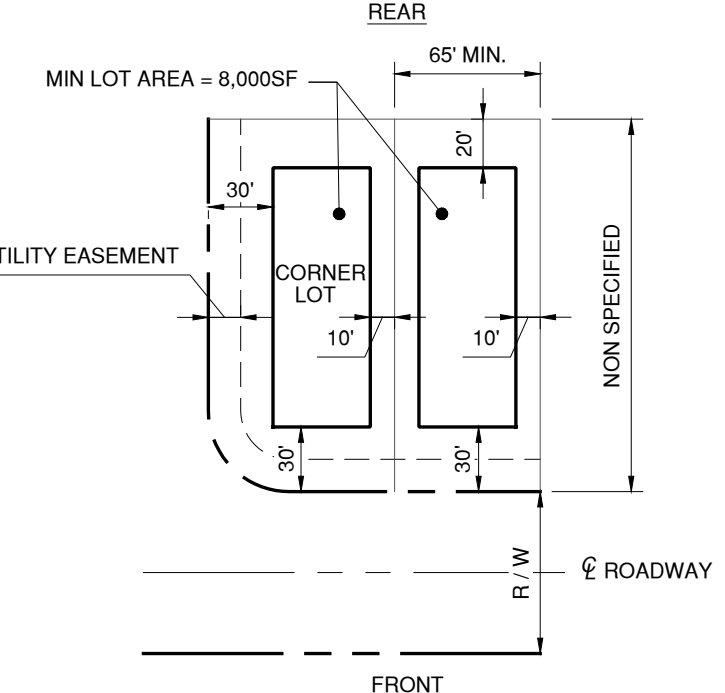
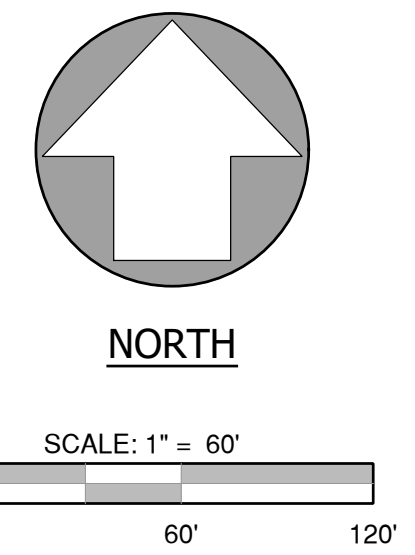
TO BE DETERMINED DURING SITE PLAN REVIEW PROCESS.

PUD APPROVAL NOTES:

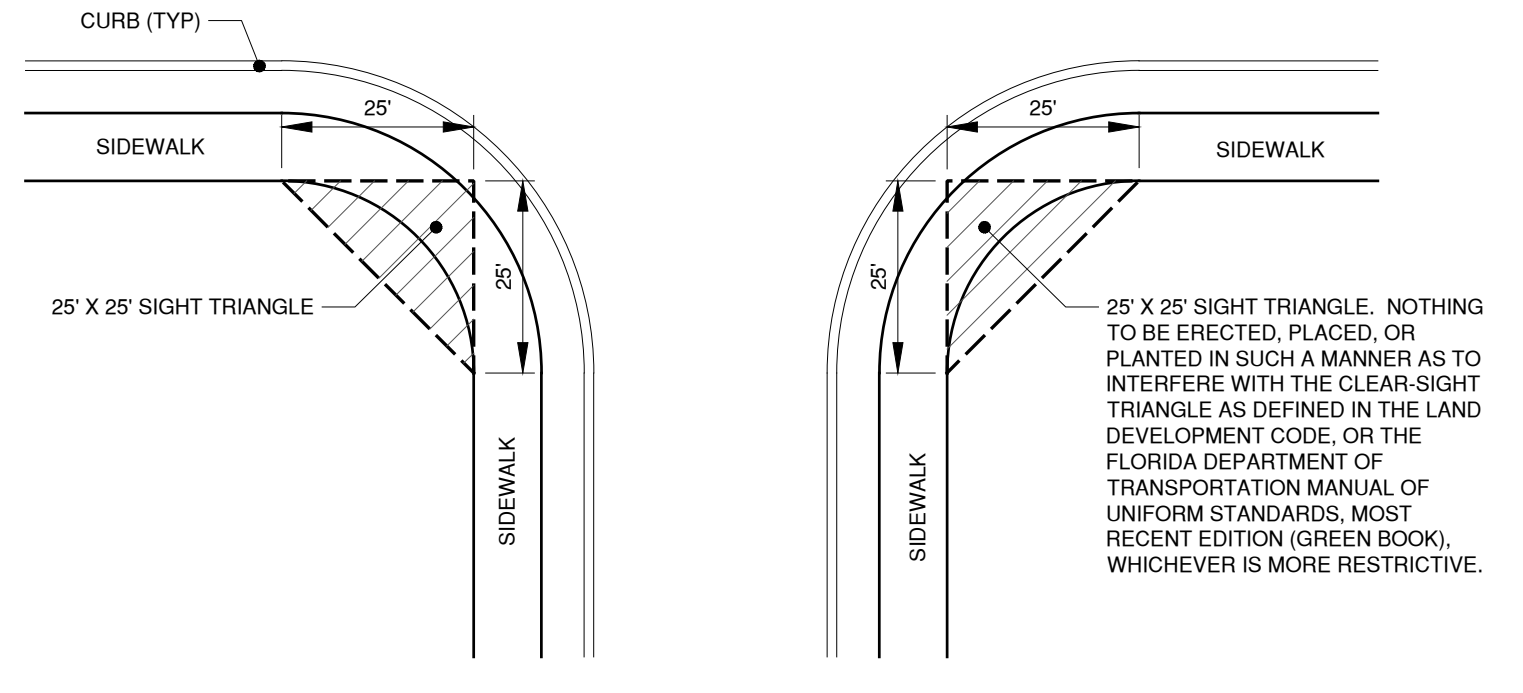
1. SHORELINE SETBACK SHALL BE 35 FT FROM O.H.W.L., WITH A 25 FT BUFFER.
2. MINIMUM LIVING AREA SHALL BE 1,200 SF.
3. MAXIMUM BUILDING COVERAGE = 40%
4. MAXIMUM HEIGHT = 35 FT

WETLAND CONSERVATION EASEMENT:

1. TRACT D SHALL BE DEDICATED AS A CONSERVATION EASEMENT TO THE CITY OF FRUITLAND PARK.



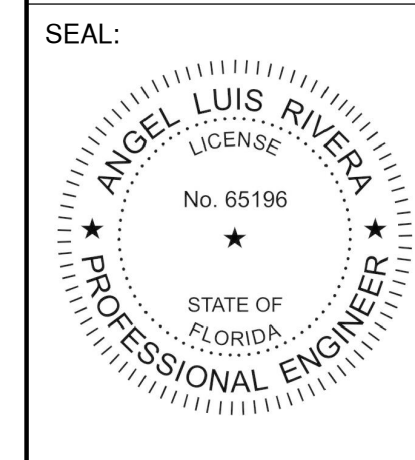
TYPICAL SINGLE FAMILY LOT DETAIL



INTERNAL STREETS CLEAR SIGHT TRIANGLE DETAIL

AB
A&B Engineering Consultants, P.A.
Civil Engineering
Land Planning
Inspections
Certificate of Authorization:
No. 27697
14164 Stilton St
Tampa, FL 33626
Toll free : 844-426-6354
ARiveraProperties@gmail.com
www.abcompanies.com

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



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

PROJECT:

CRYSTAL LAKE VISTA
Myrtle Lake Ave
Fruitland Park, FL

REVISIONS

NO.	ISSUED	DATE
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SCALE:
1"=60'

DATE:
NOV 2022

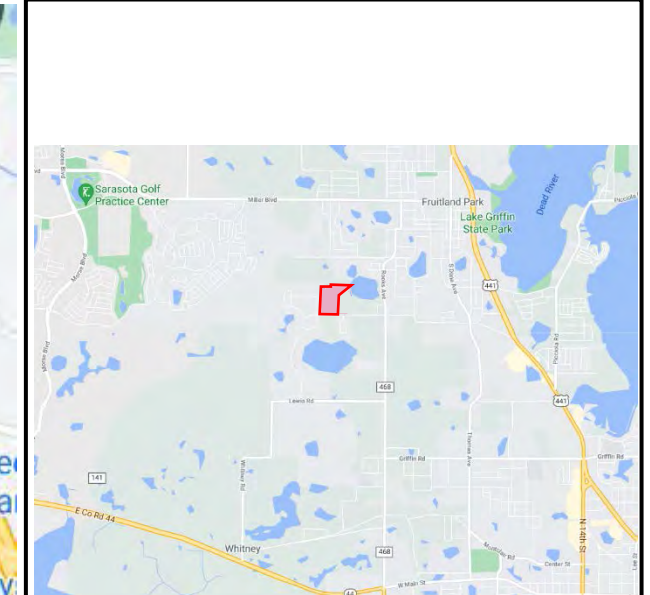
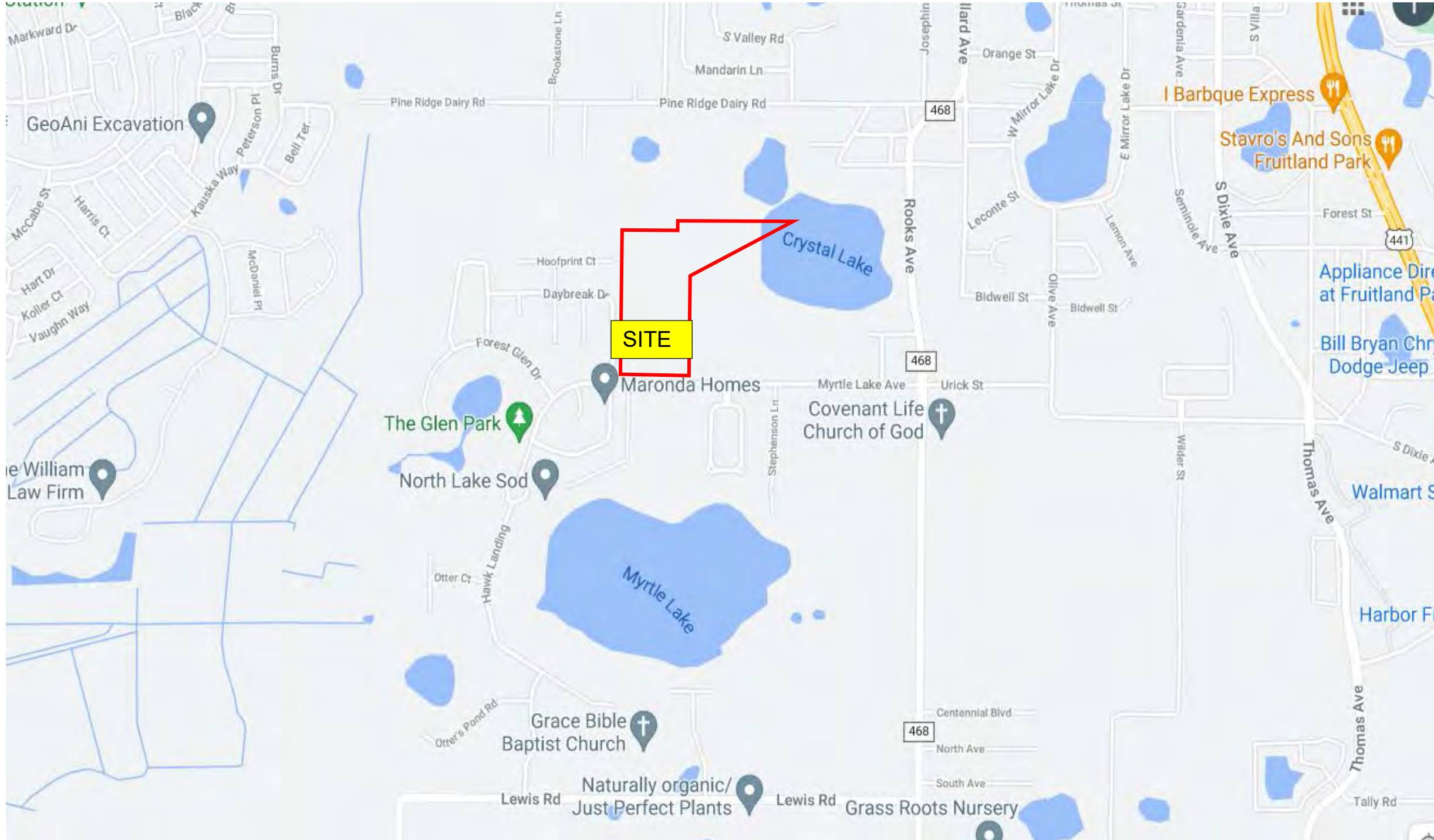
SHEET TITLE:
PRELIMINARY
PLAT

DWG NO.:
C-2.1

SHEET: 3 OF 9

Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:

Exhibit B
(Location Map)

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

PRELIMINARY PLAT REVIEW

Owner: Crystal Lake Land Holdings, LLC

Applicant: A&B Engineering Consultants, PA (Angel Rivera, PE)

General Location: Myrtle Lake Avenue

Number of Acres: 24.83 ± acres

Existing Zoning: Planned Unit Development (PUD)

Existing Land Use: Single Family Medium Density (4 units/acre)

Date: November 21, 2022

Description of Project

A preliminary plat to request to develop the subject site into 65 single family lots with a minimum living area of 1,200 square feet and with sanitary sewer and central water. The proposed density is 2.71 dwelling units per acre.

	Surrounding Zoning	Surrounding Land Use
North	County Ag and R-1	Urban Medium Density (7 units/acre)
South	County Ag and City R-2	Urban Medium & City SF Medium Density
East	County R-3	Lake County Urban Medium
West	PUD	SF Medium Density (4 units/acre)

Assessment

The subject site consists of 24.83 +/- acres currently zoned PUD (Planned Unit Development). A preliminary plat review seeking approval is requested to develop the subject site into a 65 single family lot subdivision with sanitary sewer and central water.

The applicant has addressed all outstanding planning issues with the final determination regarding tree removal to be addressed by the City Commission.

Recommendation

Planning staff recommends approval of the preliminary plat subject to City legal counsel approval, engineering approval and subject to City Commission approval of the proposed tree removal permit.

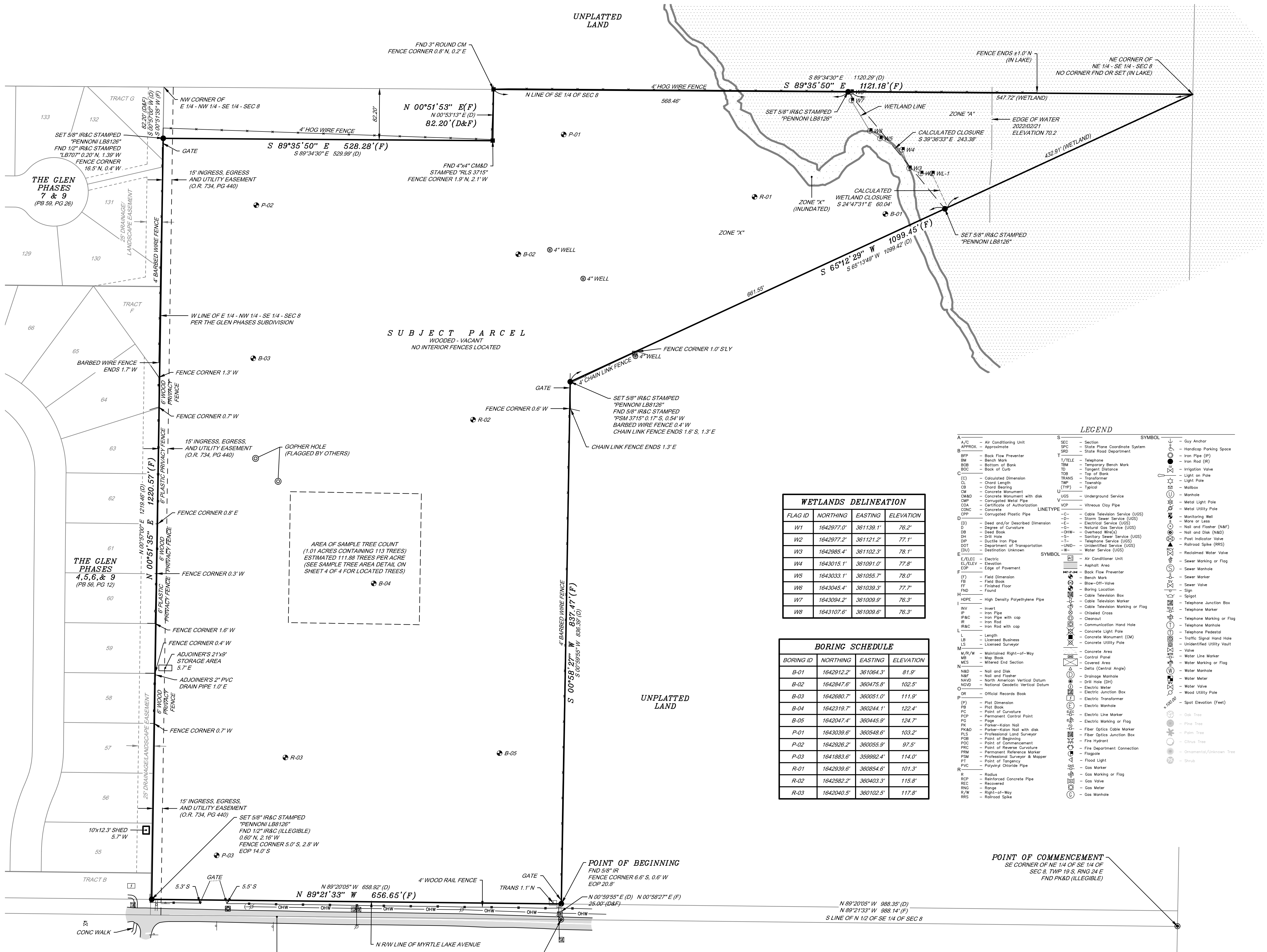
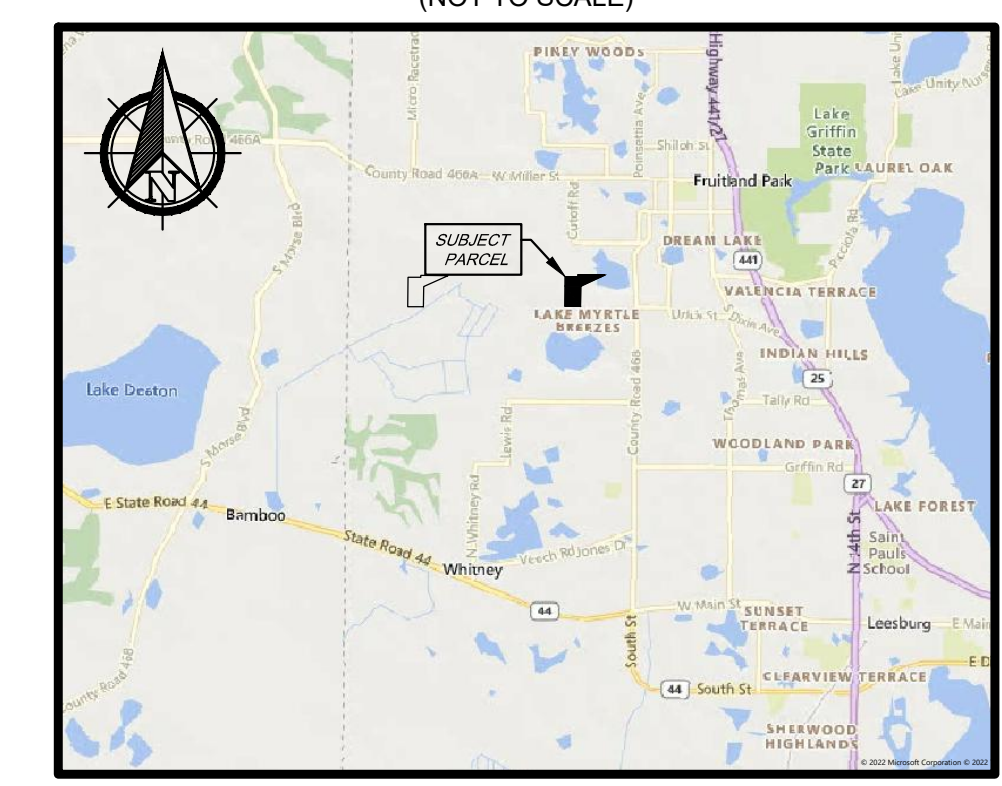
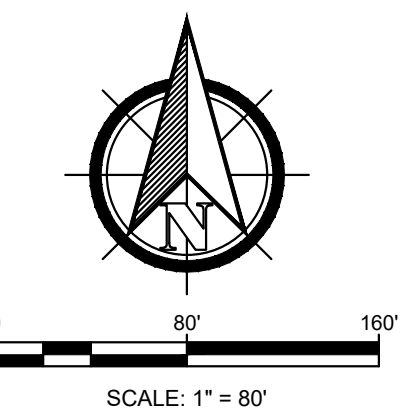
LEGAL DESCRIPTION

(PROVIDED - OR 5152, PG 1900)

That part of the North 1/2 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, and run North 89°20'05" West along the North 1/2 of the Southeast 1/4 of said Section 8, a distance of 988.35 feet; thence North 00°59'55" East 25.00 feet to a point on the North right-of-way line of Myrtle Lake Avenue and the Point of Beginning of this description; from said Point of Beginning run North 89°20'05" West along the North right-of-way line of Myrtle Lake Avenue 658.92 feet to a point on the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence North 00°57'00" East along the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 1,219.46 feet to a point that is South 00°57'00" West 82.20 feet from the Northwest corner of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence South 89°34'30" East parallel with the North line of the Southeast 1/4 of said Section 8 a distance of 529.99 feet; thence North 00°53'13" East 82.20 feet to a point on the North line of the Southeast 1/4 of Said Section 8; thence South 89°34'30" East along the North line of the Southeast 1/4 a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 65°13'49" West, 1,099.42 feet; thence South 00°59'55" West 836.39 feet to the Point of Beginning.

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



WETLANDS DELINEATION

FLAG ID	NORTHING	EASTING	ELEVATION
W1	1642977.0	361139.1	76.2
W2	1642977.2	361121.2	77.1
W3	1642985.4	361102.3	78.1
W4	1643015.1	361091.0	77.8
W5	1643033.1	361055.7	78.0
W6	1643045.4	361039.3	77.7
W7	1643094.2	361009.9	76.3
W8	1643107.6	361008.6	76.3

BORING SCHEDULE

BORING ID	NORTHING	EASTING	ELEVATION
B-01	1642912.2	361094.3	81.9
B-02	1642847.6	360475.8	102.5
B-03	1642880.7	360051.0	111.9
B-04	1642319.7	360244.1	122.4
B-05	1642047.4	360445.9	124.7
P-01	1643038.6	360548.6	103.2
P-02	1642926.2	360255.9	97.5
P-03	1641883.6	359992.4	114.0
R-01	1642939.6	360854.6	101.3
R-02	1642582.2	360403.3	115.8
R-03	1642240.5	360102.5	117.8

LEGEND

A/C	Air Conditioning Unit	SEC	Section	SYMBOL	Symbol
APPROX	Approximate	SPC	State Plane Coordinate System	U	Upright
B	Back	SRD	State Road Department	U/V	Underground Valve
BFP	Back Flow Preventer	T	Temporary	U/VSP	Underground Service Pipe
BM	Benchmark	T/FILE	Telephone	U/VSP	Underground Service Pipe
BSB	Bottom of Book	TM	Temporary Benchmark	U/VSP	Underground Service Pipe
BOC	Back of Curb	TR	Target	U/VSP	Underground Service Pipe
(C)	Calculated Dimension	TRNS	Transformer	U/VSP	Underground Service Pipe
CL	Chord Length	TRNS	Transformer	U/VSP	Underground Service Pipe
CM&D	Concrete Monument with disk	TRNS	Transformer	U/VSP	Underground Service Pipe
CM&D	Concrete Monument with disk	TRNS	Transformer	U/VSP	Underground Service Pipe
COA	Certificate of Authorization	TRNS	Transformer	U/VSP	Underground Service Pipe
CONC	Concrete	TRNS	Transformer	U/VSP	Underground Service Pipe
CPP	Corrugated Plastic Pipe	TRNS	Transformer	U/VSP	Underground Service Pipe
(D)	Dead end or described dimension	TRNS	Transformer	U/VSP	Underground Service Pipe
(D)	Dead end or described dimension	TRNS	Transformer	U/VSP	Underground Service Pipe
(D)	Dead end or described dimension	TRNS	Transformer	U/VSP	Underground Service Pipe

- SURVEY NOTES:**
- This survey was performed without the benefit of an abstract or title opinion. Therefore, it is subject to easements, restrictions, right-of-ways, and encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.
 - Horizontal coordinates and bearings are in US Survey Feet and are based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, East Zone, the north line of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, Lake County, Florida, being South 89°36'26" East.
 - Subject parcel containing 24.02 acres, more or less; 22.84 upland acres, more or less; 1.18 wetland acres, more or less.
 - Elevations based on City of Leesburg, Engineering Department, Land Boundary Information System, Benchmarks no. "95-35", elevation 76.58 feet, and no. "95-37", elevation 135.849 feet, North American Vertical Datum 1988 (NAVD 88).
 - No sanitary or storm sewer structures were observed on or near subject parcel.
 - The property shown herein lies in Zones "A", "X", and "X" (undated), as shown on Flood Insurance Rate Map No. 12069C0306E, Community Panel Number 120421 0306 E, effective December 18, 2012, in Lake County, Florida, as prepared by the Federal Emergency Management Agency.
 - The above statement is for information only, and the undersigned assumes no liability for the correctness of the information in the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.
 - Only the edge of the water as of the date of this survey is depicted. No attempt has been made to establish and/or locate the Ordinary High Water (OHW) line.
 - Wetland flags shown hereon were delineated by others and were relied upon to be complete and correct.
 - Underground utilities shown hereon were delineated by others using Ground Penetrating Radar (GPR) and conventional electromagnetic (EM) locators. The location of the utilities was delineated on the ground surface and the location of the delineations was surveyed by Pennoni. The undersigned does not certify to the accuracy or completeness of the underground locations shown hereon.
 - Topographic contour data shown hereon was collected by aerial LiDAR method. Due to areas of standing water, thick vegetation, and debris, the accuracies may vary. Detail topographic data for Myrtle Lake Avenue was performed by survey conventional methods.

DESCRIPTION: (PROVIDED - OR 5152, PG 1900)

That part of the North 1/2 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, and run North 89°20'05" West along the North 1/2 of the Southeast 1/4 of said Section 8, a distance of 988.35 feet; thence North 00°59'55" East 25.00 feet to a point on the North right-of-way line of Myrtle Lake Avenue and the Point of Beginning of this description; from said Point of Beginning run North 89°20'05" West along the North right-of-way line of Myrtle Lake Avenue 658.92 feet to a point on the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence North 00°57'00" East along the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 89°34'30" East parallel with the North line of the Southeast 1/4 of said Section 8 a distance of 529.99 feet; thence North 00°53'13" East 82.20 feet to a point on the North line of the Southeast 1/4 of said Section 8; thence South 89°34'30" East along the North line of the Southeast 1/4 of said Section 8, a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 65°13'49" West, 1,099.42 feet; thence South 00°59'55" West 836.39 feet to the Point of Beginning.

Pennoni

PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1172 F 863.234.6185
COA #00007819

The seal and signature appearing on this document were authorized by Robert F. Dubois, P.S.M., (LS No. 5293) using a digital signature. Printed signatures must be written on any electronic copies. Printed signatures of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapmaker.

ROBERT F. DUBOIS, P.S.M.
Florida License No. LS5293
PENNONI ASSOCIATES INC.
Florida License No. LB8126
Date of Survey: March 1, 2022

FRUITLAND PARK PROJECT
LEESBURG, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

DR. ERIC COE, LANDOWNER

NO.	REVISIONS	DATE	BY
4	ADDED SAMPLE TREE AREA DETAIL (SHEET 4 OF 4)	08/02/2022	LSS
3	ADDED EASEMENT (O.R. 734, PG. 440)	06/20/2022	LSS
2	ADDED OFFSITE TOPOGRAPHY	05/20/2022	EN
1	ADDED LIDAR CONTOURS	03/15/2022	LJM
			NO.

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PROJECT: **CRYSL22001**

DATE: 2022-03-07

DRAWING SCALE: 1" = 80'

DRAWN BY: LJM

APPROVED BY: RFD

V-0501

SHEET 1 OF 4