



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Al Goldberg, Chairman Daniel Dicus, Vice Chair Carlisle Burch Roger Sines Walter Birriel	Others: Michael Rankin, LPG Sharon Williams, Administrative Manager Emily Church, Office Assistant
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AGENDA
PLANNING & ZONING BOARD
JANUARY 19, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from November 3, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Arbor Park Phase 2 & 3 – Preliminary Plan/Plat (Alternate Keys: 1289874, 1289904, 1430411, 1639808, 3540468, 3691334, 3900702)

A preliminary plat for Phase II and Phase III of Arbor Park, formerly known as Leesburg Fruit Company, Inc. Planned Unit Development, a 177 ± acre mixed use planned unit development located south of Urick Street and east of C.R. 468. Phase II & Phase III includes approval for 347 single family detached units on 106.95 ± acres. Lot widths range from 50' to 70', The average lot size is listed as 7,000 square feet and the minimum lot size is listed as 6,250 square feet.

Ordinance 2019-003 requires 80% of the lots be 50' wide, 10 percent of the lots to be 60' wide, and the remaining 10 percent to be 70' wide when the community is fully built out. Phase II and Phase III provide lot widths consistent with the intent of the approved PUD.

Staff recommends approval of the preliminary plat.

B. 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-10, multi-family medium 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.

Staff recommends approval of the annexation, small scale comp plan, and rezoning of this property.

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

An application for a preliminary plat was submitted by A&B Engineering Consultants, PA (Angel Rivera) on behalf of the owner, Crystal Lake Land Holdings, LLC. The proposed development will consist of 65 single family lots with a minimum living area of 1,200 square feet, sanitary sewer and central water. The proposed density is 2.71 dwelling units per acre. The site is approximately 24.83 +/- acres and is currently zoned PUD (Planned Unit Development).

Staff recommends approval of the preliminary plat.

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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AGENDA
PLANNING & ZONING BOARD
NOVEMBER 3, 2022
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Board Chairman Goldberg requested that all participate in the pledge of allegiance; Sharon Williams was asked to lead the invocation.
- II. **ROLL CALL:** All members present except Board Member Birriel and Board Member Sines whose absences were unexcused.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from September 15, 2022 included for review/comment. Vice Chair Dicus made the motion to approve the last meeting's minutes and was seconded by Board Member Burch. Passed Unanimously.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Lake Myrtle Breezes Variance - 1108 Myrtle Breezes Court (Alternate Keys: 3845251)

A Variance application was submitted by Angel Rivera P.E. of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The subject site consists of approximately .33 ± acres. On November 8, 2009 the City of Fruitland Park approved a lot line deviation between Lots 8, 9 and 10 pursuant to Chapter 157, Section 157.050. It appears that the lot line deviation was sought due to the existing construction of Lot 9 not meeting the side setbacks of 10'. After the lot line deviation, the remaining portion of Lot 10 indicates that the lot width does not meet the minimum requirement of the zoning district which requires 80' width at the building setback line on cul-de-sacs and curves pursuant to the City of Fruitland Park Land Development Regulations (LDRs), Chapter 154, Section 154.040.

Review of the boundary survey indicates that there is 70' at the building setback line and indicates that the front setback would need to be increased to approximately 160' to achieve the 80' width requirement. Taking into consideration rear and side setbacks, the buildable area for a home and accessory structures would be approximately 60' x 25', which is not sufficient.

The R-4 zoning district requires a minimum lot size of 12,500 square feet with central water and septic tank. The subject lot was platted at 18,146 square feet (0.42 acres) and due to the approved lot line deviation, the lot is now approximately 14,374 square feet (0.33 acres) which exceeds the minimum required.

Staff recommends approval of the variance.

Michael Rankin of LPG outlined the entitlement process and then introduces the variance request. 20 certified letters were mailed out, 12 return receipts were received, 7 opposition letters were received, and 2 letters were returned as non-deliverable.

David Booth owns the property adjacent to this parcel and the property next door. He states that his property has been zoned before, and went into bankruptcy under the prior owner. Booth had offered to purchase the land from Dr. Coe. The previous developer bought all the properties except this one because it would not meet the minimum requirements of their homeowner's association (HOA). This property would not allow for a side-facing garage as required by their HOA. Booth states that as a community they had planned to purchase this property and make it community access to the lake and not build on the property because it didn't meet the minimum requirements. The HOA made an offer to purchase this property for two hundred thousand dollars.

Vice Chair Dicus asked who the HOA President was and Booth responded Freddie Goller who is an attorney for The Villages.

Vice Chair Dicus asked if they had written rules that the garage entrance has to be sideways facing. Booth responded yes. Vice Chair Dicus asked if he could confirm with all certainty that a sideways-facing garage is not possible. Booth states it's not possible with the neighbor's fences on either side and to maintain the minimum home size requirement of 2,000 square feet to be able to put in a sideways facing garage.

Vice Chair Dicus asked if Booth was willing to pay the asking price for the land and he said no, he was asking one hundred thousand dollars and it's not worth that amount without the variance. There is also an unpictured easement.

Angel Rivera, the engineer who made the application stated lot nine (9) was split by the neighbor Matt before the land went back to Dr. Coe. Rivera is confident that a 2,000-square-foot home could fit on this lot within the HOA restrictions. Booth asked if he could see the plans before the variance was approved. Rivera explained that they would need HOA Approval before the home would be built.

Booth stated that this has happened three other times, lots 13 and 14 where land was divided and given back. The lot in front of 14, was not built to code and he was fined. The other one was nearby.

Booth is concerned that he will build a home that is not comparable to the rest of the community and hurt the community where houses are selling for upwards of a million dollars. He says the developer wouldn't purchase lot one because they couldn't do so within the set restrictions.

Vice Chair Dicus asked for clarification, Booth stated that the HOA won't allow houses to be built that don't meet the restrictions but at the same time has said this happened a few times.

Angel Rivera states that they must get HOA approval before the city will issue a building permit.

Vice Chair Dicus proposed the motion as presented and was seconded by Board member Burch. Vote passed unanimously.

B. The Hawthorns – Annexation, Comp Plan Amendment, Rezoning, Planned Development, Unity of Title Alternate Keys: 3884325 & 1699649)

The subject property consists of two properties; a 4.57-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 14.98-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 14.98-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 mixed-use project consisting of 240 multi-family apartments, associated recreation and 2.71 acres of general commercial. The existing Burke's Restaurant will be demolished to allow construction of the development.

A companion small-scale comprehensive plan map amendment is requested for the northern 14.98 +/- acre subject property amending the future land use from Lake County Rural to Multi-Family High Density (15 units/acre). A **concurrent rezoning amendment is proposed for the entire site from Lake County Agriculture and C-2 to PUD**. The immediate surrounding properties are zoned for C-2 and intended for high intensity commercial uses. The subject property is located immediately north of the Villages of Fruitland Park, consisting of primarily single-family homes and supporting neighborhood commercial use. The existing area has a mix of uses.

Staff recommends approval of annexation, a small-scale comp plan and rezoning of the properties.

Michael Rankin of LPG introduced the project; a total of 227 certified letters were sent out, 53 return receipts received, 53 opposition letters received – 4 of which stated traffic, noise, and light pollution as concerns, 3 were returned as non-deliverable, and 1 phone call of opposition.

Jose Kruetz and Eric Nelson of Luxury Leased Homes USA LLC of 333 N Alabama St, Suite 350, Indianapolis, IN 46204 made comments. Kruetz states that they have been working on this project for over a year and that the parcel is ideal for this type of development with the already approved commercial project next door – the luxury rentals would serve as a transition from the commercial plot into the rest of the city. It was made clear that maintaining the integrity of commercial frontage of 466A was important to the city. This project is estimated at a 65 million dollars. It will have onsite full time property maintenance and will ownership of the property will be retained so that it is maintained well. Once a month checks on garages anticipated to ensure they are not being used as self-storage units.

Vice Chair Dicus asked if Oliver Lane was sold, it functions as Burke's driveway so that strip of land will remain undeveloped until JC Burke sells it. Rankin replied, yes, though it may be developed in the near future. Kruetz stated that between Benchmark and themselves they will be building a parallel connecting frontage road to 466A and Olive Lane. The parallel road is meant to keep additional traffic off 466A (for cars driving between the shopping center and the apartments).

Kathleen Salt of the Village of Pine Ridge, was upset more of her neighbors didn't attend. She states that the development will have initially a very negative impact considering construction noise and dirt.

Rankin responded by explaining the public process; the first step is public hearings and from P&Z to City Commission. At this point, he stated, nothing has been approved, P&Z is a recommending board for City Commission. We are required to send out certified letters – currently within 250 feet of the property. Any property owner outside these parameters can still attend the meeting however, they will not receive a letter.

Salt seeks confirmation that at this point this is conceptual and Rankin confirms that this is conceptual. She asks if everyone in Pine Ridge showed up and said we don't want this – does it have merit? Rankin responded that we are most beholden to those 250 ft neighbors that are sent certified letters. Community involvement of those noticed individuals is a factor but not at the expense of the property owner's rights. Salt was concerned that most of the letters that went out went to snow birds who wouldn't have seen this letter.

Salt asked when construction would commence. Rankin responded that from the builder he understands that they want to build as quickly as possible. Salt asked if having this here would reduce our taxes? Rankin couldn't respond as this recommending board isn't involved in that process. Salt asked if the neighborhood would be age restricted or have families. Kruetz responded it will not be age restricted but it will be a gated community. The parallel road will be public but the access roads to the homes will not be.

Salt asked about this Benchmark property that keeps being referenced. Rankin responded it's a approved mixed use commercial property that was approved about twelve months ago. Salt asked if the outparcels will be retail, doctor's office, or fast food. The city will be looking for the highest best commercial use – an offering we do not currently have. Salt was also concerned about noise buffers during construction and privacy from the 3-story buildings.

Gail Smith of a Fruitland Park resident state that she has mixed concerns. There may be 6 hundred to a thousand residents in this development and is seeking clarification that they will have an on-site officer. Kruetz states they do background checks on potential renters – they do not rent to felons. Some of the units would be available to courtesy officers and a 50% reduction in rent to live on the property would be applicable. Smith asks if the police department will be expanded to accommodate this increase of residents? Rankin responded that when cities expand they typically take on more public works and police employees [i.e., they would likely expand, as needed].

Dicus asks if there will be a discount for EMS or fire as well. Kruetz responded there is a discount for EMS but it is a smaller one. The courtesy officer is desired to take care of situations on property before they escalate.

Chairman Goldberg closed public comments. Vice Chair Dicus asked how mail will be distributed. Kruetz responded that there will have a mail kiosk at the clubhouse. Vice Chair Dicus asked about the little brown buildings on the model. Kruetz responded that those are additional fee garages which will have a job opener. Vice Chair Dicus asked what the rules will be regarding campers and RVs. Kruetz responded that no oversized vehicles will be allowed to park in the development. They will not allow cars to be washed in the parking lot either. Vice Chair Dicus asked if the elevations are close to the projections and Kruetz responded yes. No more than 80 feet of frontage is uniform. Colors may change though. They want to be harmonious with the Benchmark property. Goldberg asked if they will have elevators, they are unsure at this point – but they cannot charge more if they do.

Salt asked about dog restrictions. Kruetz responded that there will be weight and breed restrictions but they tenants may have more than one pet. DNA samples will be taken from dogs to know who isn't picking up after their pet. There will likely be two dog parks – one for bigger dogs and one for smaller.

Burch asked if the sewer and water will be available. Kruetz has stated that is their understanding that water is close and they would connect to that.

Vice Chair Dicus made the motion to approve the annexation, comp plan, rezoning, PUD, and Unity of Title and they need to deal with the water issue, seconded by Board member Burch. Passed unanimously.

Chairman Goldberg reminded everyone that this will be appear before City Commission again next week for any further public comment.

BOARD MEMBERS' COMMENTS:

Vice Chair Dicus hopes they'll take into consideration the concerns of the residents who were in attendance today and that it looks as beautiful as The Lofts. We want to continue that beautiful look all down 466A – high end and visually appealing.

Board Member Burch appreciates their attendance.

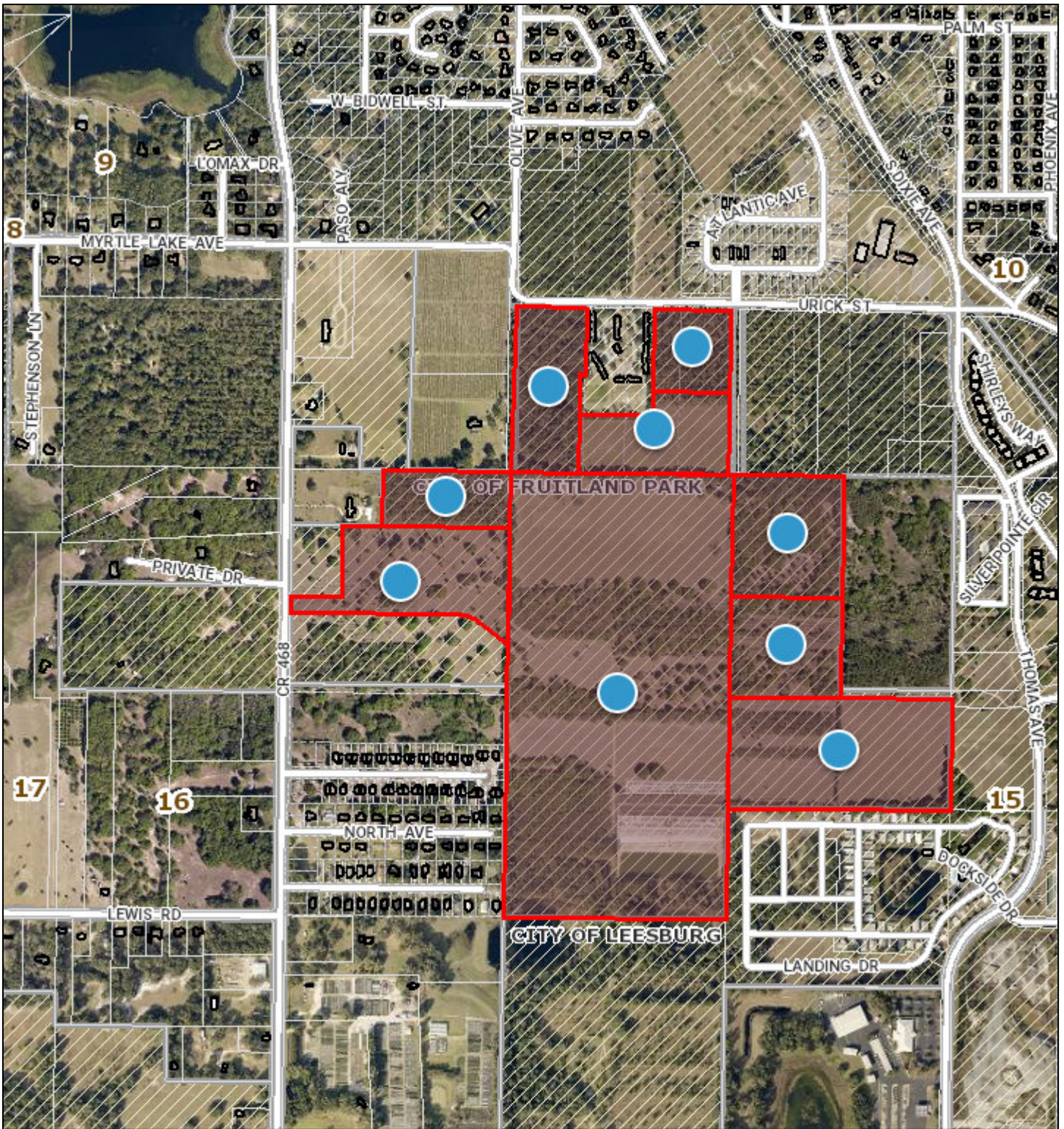
Chairman Goldberg thanked everyone for attending and stated their input was appreciated. They were reminded to attend City Commission and for roads, maintained by the county, they would need to contact Lake county as Micro Racetrack Road is not maintained by the city.

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: 7:19 PM

Arbor Park Phase 2 & 3



January 11, 2023

1:10,000

pointLayer

Override 1



Boat Ramps



County Parks



Street Names



Local Streets 10K



Subdivision Lots



Building Footprints

Property Name



Tax Parcels



Conservation Easements



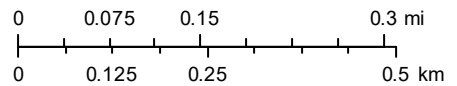
Township/Range Grid



Section Grid



City Limits In



Lake County Property Appraiser
Lake BCC

LAND USE ENTITLEMENT TABLE						
PHASE	SINGLE-FAMILY RESIDENTIAL DETACHED (DU)				COMMERCIAL (AC)	INSTITUTIONAL (AC)
	50' WIDE LOT	60' WIDE LOT	70' WIDE LOT	TOTAL		
PHASE 1	147	10	6	163	0	0
PHASE 2	93	21	35	149	0	0
PHASE 3	168	20	10	198	0	0
TOTAL	408	51	51	510	0	0
TOTAL %	80%	10%	10%	100%	-	-

- NOTES:
 1. PER PUD SECTION 4 THE NUMBER OF SINGLE-FAMILY DETACHED LOTS SHALL NOT EXCEED 700 UNITS.
 2. PER PUD SECTION 5 AT LEAST 10% OF SINGLE-FAMILY DETACHED LOTS SHALL BE 60' WIDE AND 10% SHALL BE 70' WIDE.

OVERALL SITE DATA

EXISTING ZONING: CITY OF FRUITLAND PARK MUPUD (ORD# 2019-003)
 LAND USE DESIGNATION: MIXED USE
 TOTAL PROJECT AREA: ± 160.34 AC
 FLOOD PLAIN: ZONE 'X'; ZONE 'A' PER FEMA PANEL 12069C0306E, 12069C0309E, DATED 12/18/2012
 UTILITIES PROVIDERS:
 WATER: CITY OF FRUITLAND PARK
 IRRIGATION: CITY OF FRUITLAND PARK
 SEWER: CITY OF FRUITLAND PARK
 POWER: DUKE ENERGY
 PHONE: CENTURYLINK
 CABLE: COMCAST

- NOTES:
 1. ON PLAN DENOTES LOT WIDTH.
 2. STORMWATER CONVEYANCE SYSTEM SHALL BE THROUGH SWALES AND STORM PIPE NETWORK TO RETENTION PONDS AND SHALL COMPLY WITH SJRWMD AND CITY OF FRUITLAND PARK STORMWATER DESIGN STANDARDS.
 3. ALL EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. LANDSCAPE BUFFERS ARE SHOWN ON PRELIMINARY PLAT. PLANT SPECIES AND PLANTINGS ARE TO MEET THE CITY OF FRUITLAND PARK LAND DEVELOPMENT REGULATIONS AND THE PUD.
 5. ALL AREAS NOT OTHERWISE DEDICATED TO THE PUBLIC OR THE CITY SHALL BE NOTED PRIVATE AND THE HOA / DEVELOPER WILL BE RESPONSIBLE FOR THEIR INFRASTRUCTURE.
 6. STREET LIGHTING SHALL BE THE DEVELOPERS RESPONSIBILITY.
 7. ALL WORK SHALL CONFORM TO THE CITY OF FRUITLAND PARK STANDARD DETAILS AND APPLICABLE LAND DEVELOPMENT REGULATIONS.

OVERALL PUD DATA	
GROSS AREA	176.76 AC
WATERBODIES	1.33 AC
BASE SITE AREA (DEVELOPABLE AREA)	175.43 AC
ALLOWABLE SINGLE-FAMILY RESIDENTIAL LOTS	700 DU
ALLOWABLE RESIDENTIAL GROSS DENSITY	3.99 DU/AC
LOT MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	60%
REQUIRED OPEN SPACE	43.86 AC 25.0%
COMMERCIAL AREA (FUTURE)	6.00 AC 3.4%
INSTITUTIONAL AREA (FUTURE)	11.65 AC 6.6%
PROPOSED DEVELOPMENT (PHASE 1, 2 & 3)	
SINGLE-FAMILY RESIDENTIAL LOTS	510
RESIDENTIAL GROSS DENSITY	2.91 DU/AC
AVERAGE LOT SIZE	7,000 SF
AREA OF OPEN SPACE	51.56 AC 29.4%
COMMERCIAL AREA	6.15 AC 3.5%
INSTITUTIONAL AREA	10.27 AC 5.9%

PHASE 2 & 3 PROJECT DATA	
GROSS SITE AREA	90.32 AC
WATERBODIES	0.00 AC
BASE SITE AREA (DEVELOPABLE AREA)	90.32 AC
IMPERVIOUS AREA	47.69 AC
PERVIOUS AREA	42.63 AC
IMPERVIOUS %	52.8%
RESIDENTIAL LOTS	347
PROPOSED GROSS RESIDENTIAL DENSITY	3.84 DU/AC
LOT MAXIMUM IMPERVIOUS SURFACE RATIO (ISR)	60%
MINIMUM LOT SIZE	6,250 SF
AVERAGE LOT SIZE	7,165 SF
AREA OF LOTS	57.07 AC 63.2%
AREA OF RIGHT OF WAY	17.50 AC 19.4%
AREA OF OPEN SPACE	15.60 AC 17.3%
AREA OF WETLANDS	0.00 AC 0.0%
AREA OTHER USES	0.14 AC 0.2%
TOTAL	90.32 AC 100.0%
AREA OF WETLANDS (ON-SITE)	0.00 AC
AREA OF WETLANDS IMPACTED (ON-SITE)	0.00 AC
AREA OF WETLANDS PRESERVED (ON-SITE)	0.00 AC
AREA OF CONSERVATION TRACTS	0.00 AC
AREA OF CONSERVATION EASEMENTS	0.00 AC
TOTAL CONSERVATION AREA	0.00 AC
AREA OF FLOODPLAIN (ON-SITE)	0.00 AC
AREA OF FLOODPLAIN IMPACTED (ON-SITE)	0.00 AC
LENGTH OF ROADS	13,997 FT
LENGTH OF SIDEWALKS	28,564 FT

PHASE 2 & 3 TRACT DATA TABLE				
TRACT	DESCRIPTION	AREA (AC)	OWNED	MAINTAINED
TRACT A	OPEN SPACE/BUFFER/STORMWATER	6.58	HOA	HOA
TRACT B	LIFT STATION	0.14	COFP	COFP
TRACT C	STORMWATER	0.06	HOA	HOA
TRACT D	STORMWATER	0.06	HOA	HOA
TRACT E	OPEN SPACE/STORMWATER	1.92	HOA	HOA
TRACT F	OPEN SPACE	0.73	HOA	HOA
TRACT G	OPEN SPACE	1.31	HOA	HOA
TRACT H	OPEN SPACE/PASSIVE RECREATION	4.83	HOA	HOA
TRACT I	STORMWATER	0.06	HOA	HOA
TRACT J	STORMWATER	0.06	HOA	HOA

REQUIRED JURISDICTIONAL AGENCY PERMITS

- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - ENVIRONMENTAL RESOURCE PERMIT
- CITY OF FRUITLAND PARK
 - PRE-PLAT PLANS REVIEW
 - CONSTRUCTION PLANS REVIEW
- LAKE COUNTY
 - DRIVEWAY CONNECTION PERMIT(S)
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - EXTENSION OF POTABLE WATER DISTRIBUTION SYSTEM
 - WASTEWATER COLLECTION AND TRANSMISSION SYSTEM

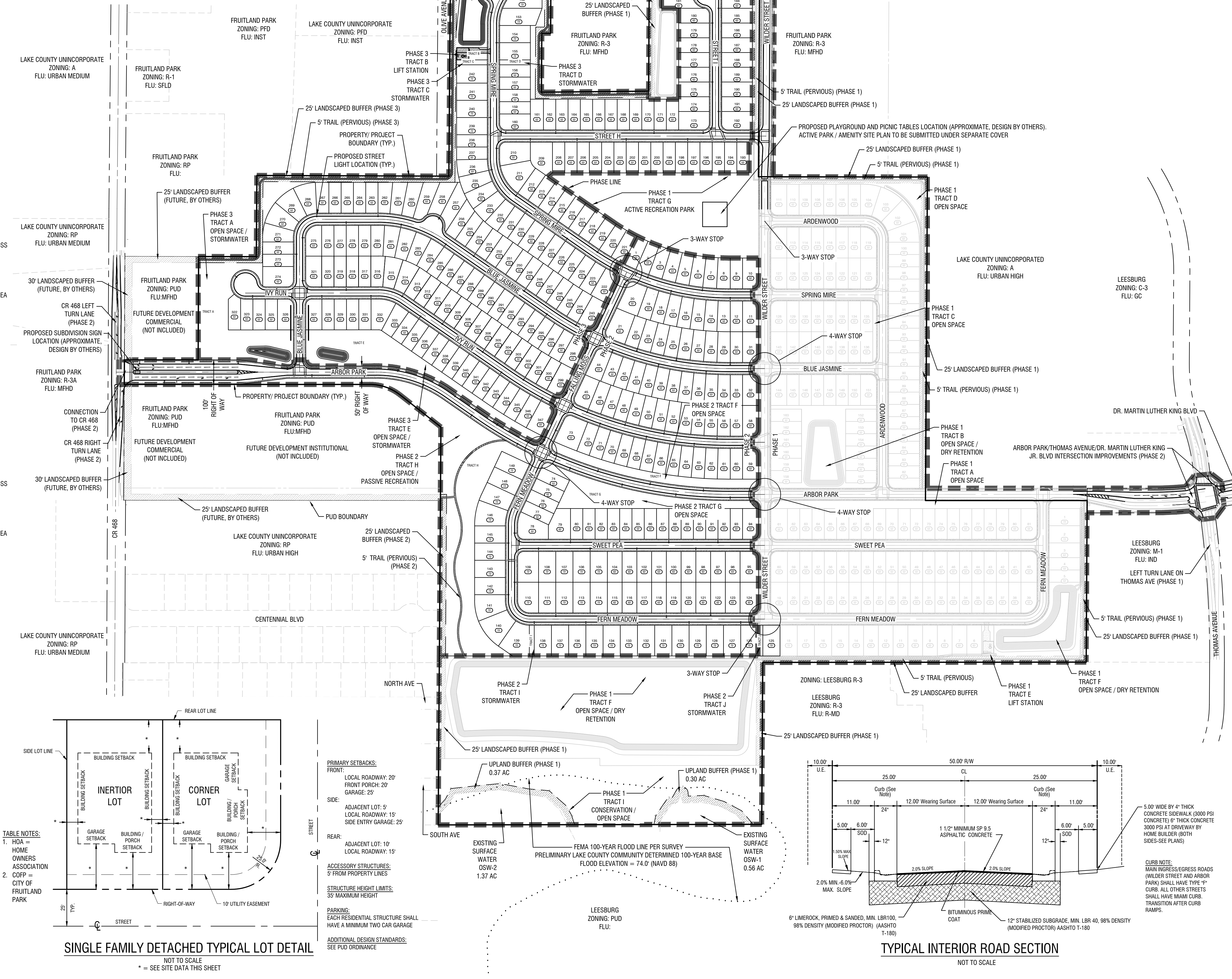
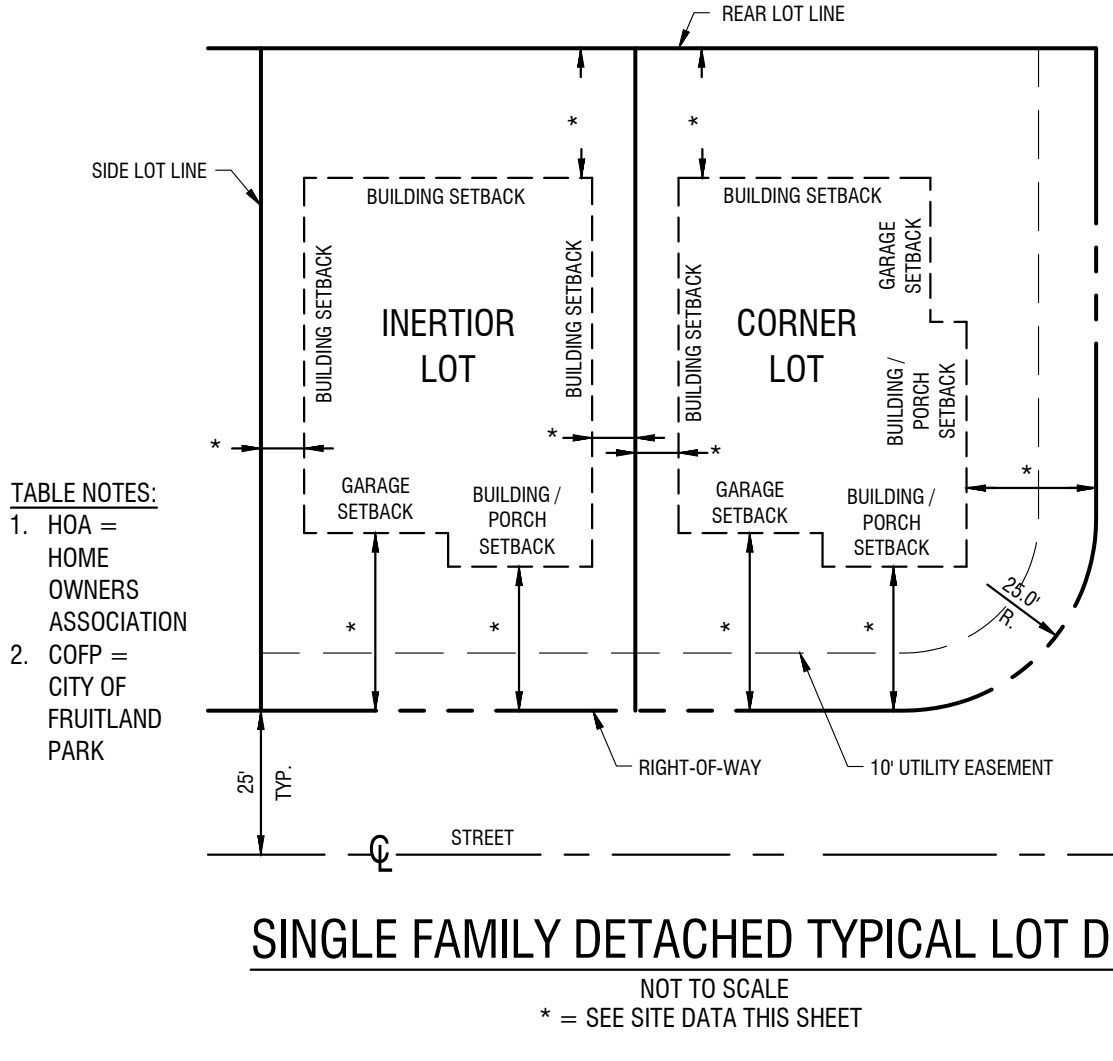
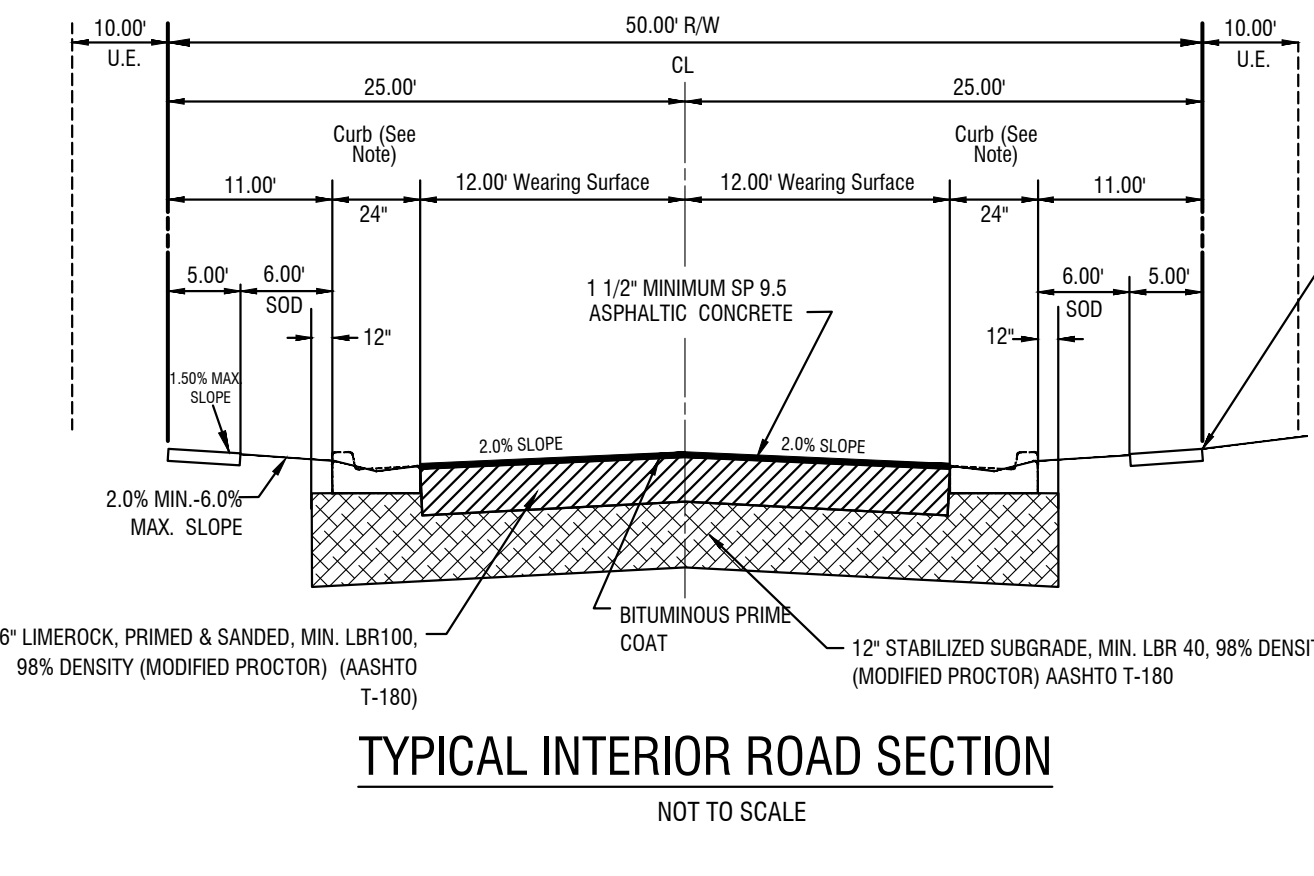


TABLE NOTES:
 1. BASE SITE AREA (DEVELOPABLE AREA) IS THE GROSS SITE AREA MINUS WATERBODIES.
 2. PERCENTAGES SHOWN ARE PERCENTAGES OF THE BASE SITE AREA (DEVELOPABLE AREA)

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PRIMARY SETBACKS:
 FRONT: LOCAL ROADWAY: 20' FRONT PORCH: 20' GARAGE: 25'
 SIDE: ADJACENT LOT: 5' LOCAL ROADWAY: 15' SIDE ENTRY GARAGE: 25'
 REAR: ADJACENT LOT: 10' LOCAL ROADWAY: 15'
 ACCESSORY STRUCTURES: 5' FROM PROPERTY LINES
 STRUCTURE HEIGHT LIMITS: 35' MAXIMUM HEIGHT
 PARKING: EACH RESIDENTIAL STRUCTURE SHALL HAVE A MINIMUM TWO CAR GARAGE
 ADDITIONAL DESIGN STANDARDS: SEE PUD ORDINANCE



ARBOR PARK - PHASE 2 & 3
 FRUITLAND PARK, FL
 C-001
 MASTER PLAN

DATE: 10/14/2022
 DESIGNED BY: CBS
 DRAWN BY: NTD
 CHECKED BY: CBS
 JOB NO.: 45117
 C-001

CHARLES C. HIOTT, PE
 LICENSE # 54813
 PRE-PLAT SET - NOT FOR CONSTRUCTION

HALFF
 902 North Sinclair Ave.
 Tallahassee, Florida 32310
 Office: 904.943.9481
 Fax: 904.943.9485
 Certificate of Authorization Number: 33580

RESOLUTION 2023-006

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ARBOR PARK - PHASES 2 & 3 GENERALLY LOCATED WEST OF U.S. HWY 27/441, EAST OF COUNTY ROAD 468, NORTH OF GRIFFIN ROAD AND SOUTH OF URICK STREET, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plan approval of Arbor Park – Phases 2 & 3 consisting of 347 single family residential lots and tracts for future development; and

WHEREAS, the subject property consisting of 106.95 +/- acres is zoned Mixed Community PUD and has a future land use of Mixed Use; and

WHEREAS, the Planning and Zoning Board and the City Commission have considered the application in accordance with Sec. 157.060(d) of the City of Fruitland Park Land Development Code and made recommendation to the City Commission; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the procedures for granting preliminary plan approval set forth in Sec. 157.060(d) of the City of Fruitland Park Land Development Code; and

WHEREAS, the City Commission finds that the Preliminary Plan for Arbor Park – Phases 2 & 3 is in compliance with the City’s land development regulations.

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

Section 1. Granting of Minor Subdivision Approval.

Approval of the Preliminary Plan for Arbor Park - Phases 2 & 3, a copy of which is attached hereto, is **GRANTED**.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this ____ day of _____, 2023, by the City Commission of the City of Fruitland Park, Florida.

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

Approved as to form:

Anita Geraci-Carver, City Attorney

OVERALL PROJECT LEGAL DESCRIPTION:

THE NORTH 726 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE SOUTH 594 FEET OF THE W 1/2 OF NE 1/4 OF NE 1/4 SECTION 16 , TOWNSHIP 19 , RANGE 24 EAST , LAKE COUNTY, FLORIDA.

AND:

THE EAST 756 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE SOUTH 50 FEET OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR MONTCLAIR ROAD, ALSO KNOWN AS COUNTY ROAD 468.

AND:

THAT PORTION OF BLOCK 46 IN THE TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF BLOCK 46 (S 1/4 OF SECTION 9, TOWNSHIP 19 S., RANGE 24 EAST, LAKE COUNTY, FLORIDA); RUN THENCE SOUTH 89° 46' 00" EAST ALONG THE SOUTH LINE OF BLOCK 46 FOR 400 FEET; RUN THENCE NORTH 00° 26' 10" EAST FOR 582.55 FEET; RUN THENCE NORTH 89° 33' 50" EAST FOR 36 FEET; RUN THENCE NORTH 00°26'10" EAST FOR 396.36 FEET TO THE NORTH LINE OF SAID BLOCK 46; RUN THENCE NORTH 89° 29' 50" WEST ALONG NORTH LINE OF SAID BLOCK 46 FOR 433.48 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 46; RUN THENCE SOUTH 00° 35' 00" EAST ALONG WEST LINE OF SAID BLOCK 46 FOR 980.70 FEET TO THE POINT OF BEGINNING.

AND:

A PORTION OF LOTS 1, 2 AND 3, BLOCK 46, TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF BLOCK 46, RUN EAST 400 FEET TO POINT OF BEGINNING; NORTH 582.55 FEET, EAST 36 FEET, NORTH 396.36 FEET TO NORTH LINE OF BLOCK 46, EAST TO NORTHEAST CORNER OF BLOCK 46, SOUTH TO SOUTHEAST CORNER BLOCK 46, WEST TO POINT OF BEGINNING, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID BLOCK 46 (ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST); THENCE SOUTH 89°43' 16" EAST, ALONG THE SOUTH LINE OF BLOCK 46, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°26'56" EAST, 342.53 FEET, FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00°26'56" EAST, 239.91 FEET; THENCE SOUTH 89°33'50" EAST, 36.00 FEET; THENCE NORTH 00°25'26" EAST 396.16 FEET, TO THE SOUTH LINE OF URICK STREET (A 50 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°30'00" EAST, 400.00 FEET; THENCE SOUTH 00°26'10" WEST, 629.00 FEET THENCE SOUTH 89°33'50" WEST, 436.00 FEET, TO THE POINT OF BEGINNING.

AND:

W 1/2 OF NE 1/4; N 1/2 OF SE 1/4 OF NE 1/4, SECTION 16, TOWNSHIP 19, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF AND LESS COUNTY ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 3/4 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24

EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468 AS SHOWN ON MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN S 89°15'46" E, ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID NORTH LINE RUN S 00°51'09" W, A DISTANCE OF 420.52 FEET; THENCE N 89°25'43" W, A DISTANCE OF 300.00 FEET, TO THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE N 00°51'09" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 421.39 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 3/4 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468 AS SHOWN ON MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN S 00°51'09" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 521.39 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN S 89°25'43" E, A DISTANCE OF 998.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°11'51" AN ARC DISTANCE OF 133.33 FEET TO THE POINT A TANGENCY; THENCE S 51°13'51" E, A DISTANCE OF 211.21 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE S 00°58'09" W, ALONG SAID EAST LINE, A DISTANCE OF 249.11 FEET, TO THE SOUTHEAST CORNER OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999; THENCE LEAVING SAID EAST LINE RUN N 89°22'43" W, ALONG THE SOUTH LINE OF SAID LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, A DISTANCE OF 1288.71 FEET TO AN INTERSECTION WITH THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE N 00°51'09" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 421.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THE SOUTH 50 FEET OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR MONTCLAIR ROAD, ALSO KNOWN AS COUNTY ROAD 468.

BOUNDARY SURVEY

SCHEDULE B-2 (TITLE EXCEPTIONS)

4. TERM AND CONDITIONS OF THE MASTER DEVELOPMENT AGREEMENT AS CONTAINED IN ORDINANCE 2019-003 RECORDED IN OFFICIAL RECORDS BOOK 5357, PAGE 705, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
(AFFECTS BUT NOT PLOTTABLE) (AMENDS THE ZONING MAP OF THE CITY OF FRUITLAND PARK AND CREATES A MIXED USE PUD)

ACREAGE TABLE

TOTAL PARCEL AREA (PER DESCRIPTIONS).....	160.34± ACRES
LESS WETLANDS (FLAGGED).....	1.93± ACRES
TOTAL LAND AREA	158.41± ACRES

LEGEND

ABBREVIATIONS:

ACAD	AUTOCAD	ICV	IRRIGATION CONTROL VALVE
AC	AIR CONDITIONER PAD	JR	JUNCTION
AKA	ALSO KNOWN AS	L	LENGTH
ALT	ALTERNATE	LAT	LATITUDE
ASPH.	ASPHALT	LONG	LONGITUDE
AVE.	AVENUE	LB	LICENSED BUSINESS
B/C	BACK OF CURB	LS	LICENSED SURVEYOR
BP	BEGIN PROJECT	(M)	MEASURED
BFP	BACKFLOW PREVENTER	N/D	NAIL & DISK
B/W	BARBED WIRE	N.T.S.	NOT TO SCALE
(C)	CALCULATED	ORB	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD	O.P.U.S.	ONLINE POSITIONING USER SERVICE
CLF	CHAIN LINK FENCE	PAGE(S)	PAGE(S)
CB	CHORD BEARING	(P)	PLAT
CH	CHORD DISTANCE	PB	PLAT BOOK
CONC.	CONCRETE	POB	POINT OF BEGINNING
C/B	CONCRETE BLOCK	POC	POINT OF COMMENCEMENT
C/M	CONCRETE MONUMENT	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
C.R.	COUNTY ROAD	PCC	POINT OF COMPOUND CURVE
DB	DEED BOOK	PRC	POINT OF REVERSE CURVE
Δ	DELTA OR CENTRAL ANGLE	PRM	PERMANENT REFERENCE MONUMENT
(D)	DESCRIBED	PT	POINT OF TANGENCY
DR	DOCTOR	FSM	PROFESSIONAL SURVEYOR AND MAPPER
EOP	EDGE OF PAVEMENT	PVC	POLYVINYLCHLORIDE
EP	END PROJECT	R	RADIUS
FC	FENCE CORNER	RCP	REINFORCED CONCRETE PIPE
FOUND	FOUND	RR	RAILROAD
FFE	FINISHED FLOOR ELEVATION	RLS	REGISTERED LAND SURVEYOR
FLD	FIELD	ROW	RIGHT OF WAY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT OF WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	SB2	SCHEDULE B 2 ITEM
FIRM	FLOOD INSURANCE RATE MAP	SEC	SECTION
ID	IDENTIFICATION	SO. FT.	SQUARE FEET
INV.	INVERT	S.R.	STATE ROAD
IP	IRON PIPE	STA	STATION
IR	IRON ROD	(TYP.)	TYPICAL
IRC	IRON ROD & CAP	W	WITH

SYMBOLS:

⊠	AIR RELEASE VALVE	⊙	MONITORING WELL
●	BOLLARD	⊘	UTILITY POLE
⊠	CATCH BASIN (INLET)	⊘	UTILITY POLE WITH LIGHT
⊠	CATEGORY 5 CABLE JUNCTION	⊙	FOUND IRON ROD (AS NOTED)
⊠	CENTERLINE	⊙	FOUND NAIL AND DISC (AS NOTED)
⊠	CLEAN OUT	⊙	RECLAIM WATER VALVE
⊠	CONCRETE POWER POLE	⊙	REUSE WATER METER
⊠	ELECTRIC JUNCTION BOX	⊙	REUSE WATER VALVE
⊠	ELECTRIC METER	⊙	SEWER MANHOLE
⊠	ELECTRIC MARKER	⊙	SEWER VALVE
⊠	FIRE HYDRANT	⊙	SET 5/8" IRON ROD & CAP (LB 8348) OR AS NOTED
⊠	FLAG POLE	⊙	SET 4" X4" CM (LB 8348) OR AS NOTED
⊠	FIBER OPTIC BOX	⊙	SIGN
⊠	FIBER OPTIC MARKER	⊙	SPRINKLER
⊠	FOUND CONCRETE MONUMENT (AS NOTED)	⊙	STORM MANHOLE
⊠	GAS METER	⊙	TELEPHONE JUNCTION BOX
⊠	GAS MARKER (UNDERGROUND)	⊙	TREE TYPE AND SIZE (AT BREAST HEIGHT)
⊠	GAS VALVE	⊙	TRANSMISSION POWER POLE
⊠	GROUND LIGHT	⊙	WATER METER
⊠	GUY WIRE	⊙	WATER VALVE
⊠	LIGHT POLE	⊙	WATER MARKER
⊠	MAILBOX	⊙	WELL

LINETYPES:

—CTV—	CABLE TV UNDERGROUND	—SD—	STORM DRAIN LINE
—OHU—	OVERHEAD UTILITY LINE	—BT—	TELEPHONE UNDERGROUND
—E—	ELECTRIC UNDERGROUND	—W—	WATER LINE
—FOC—	FIBER OPTIC UNDERGROUND	—TOE—	TOE OF SLOPE
—G—	GAS LINE UNDERGROUND	—TOB—	TOP OF BANK
—SAN—	SANITARY SEWER LINE (SSL)	—RW—	RECLAIM WATER
—TSW—	TRAFFIC SIGNAL WIRES	—X—	FENCE LINE (TYPE AS NOTED)

DESCRIPTIONS: (SCHEDULE A - EXHIBIT 'A')

THE NORTH 726 FEET OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE SOUTH 594 FEET OF THE W 1/2 OF NE 1/4 OF NE 1/4 SECTION 16, TOWNSHIP 19, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE EAST 756 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE SOUTH 50 FEET OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR MONTCLAIR ROAD, ALSO KNOWN AS COUNTY ROAD 468.

AND:

THAT PORTION OF BLOCK 46 IN THE TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF BLOCK 46 (S 1/4 OF SECTION 9, TOWNSHIP 19 S., RANGE 24 EAST, LAKE COUNTY, FLORIDA); RUN THENCE SOUTH 89° 46' 00" EAST ALONG THE SOUTH LINE OF BLOCK 46 FOR 400 FEET; RUN THENCE NORTH 00° 26' 10" EAST FOR 982.55 FEET; RUN THENCE NORTH 89° 33' 50" EAST FOR 36 FEET; RUN THENCE NORTH 00° 26' 10" EAST FOR 396.36 FEET TO THE NORTH LINE OF SAID BLOCK 46; RUN THENCE NORTH 89° 29' 50" WEST ALONG NORTH LINE OF SAID BLOCK 46 FOR 433.48 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 46; RUN THENCE SOUTH 00° 35' 00" EAST ALONG WEST LINE OF SAID BLOCK 46 FOR 980.70 FEET TO THE POINT OF BEGINNING.

AND:

A PORTION OF LOTS 1, 2 AND 3, BLOCK 46, TOWN OF FRUITLAND PARK, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF BLOCK 46, RUN EAST 400 FEET TO POINT OF BEGINNING; NORTH 582.55 FEET, EAST 36 FEET, NORTH 396.36 FEET TO NORTH LINE OF BLOCK 46, EAST TO NORTHEAST CORNER OF BLOCK 46, SOUTH TO SOUTHEAST CORNER BLOCK 46, WEST TO POINT OF BEGINNING, SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID BLOCK 46 (ALSO BEING THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST); THENCE SOUTH 89° 43' 16" EAST, ALONG THE SOUTH LINE OF BLOCK 46, A DISTANCE OF 400.00 FEET; THENCE NORTH 00° 26' 56" EAST, 342.53 FEET, FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE NORTH 00° 26' 56" EAST, 239.91 FEET; THENCE SOUTH 89° 33' 50" EAST, 36.00 FEET; THENCE NORTH 00° 25' 26" EAST 396.16 FEET, TO THE SOUTH LINE OF URICK STREET (A 50 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89° 30' 00" EAST, 400.00 FEET; THENCE SOUTH 00° 26' 10" WEST, 629.00 FEET THENCE SOUTH 89° 33' 50" WEST, 436.00 FEET, TO THE POINT OF BEGINNING.

AND:

W 1/2 OF NE 1/4; N 1/2 OF SE 1/4 OF NE 1/4, SECTION 16, TOWNSHIP 19, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND:

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 50 FEET THEREOF AND LESS COUNTY ROAD RIGHT OF WAY.

LESS AND EXCEPT:

THAT PORTION OF THE SOUTH 3/4 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 468 AS SHOWN ON MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN S 89° 15' 46" E, ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET; THENCE LEAVING SAID NORTH LINE RUN S 00° 51' 09" W, A DISTANCE OF 420.52 FEET; THENCE N 89° 25' 43" E, A DISTANCE OF 300.00 FEET, TO THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE N 00° 51' 09" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 421.39 FEET TO THE POINT OF BEGINNING.

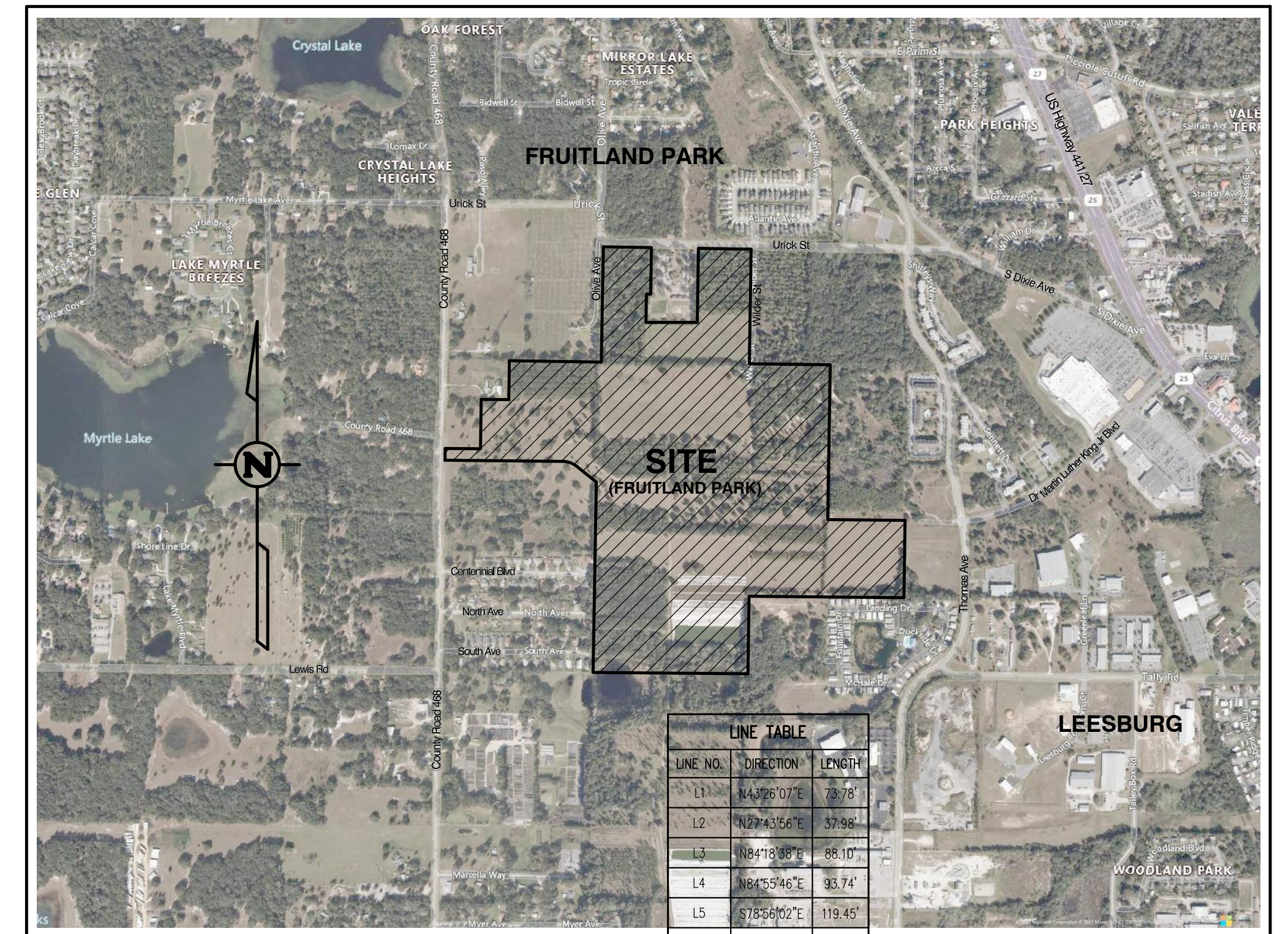
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THAT PORTION OF THE SOUTH 3/4 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4999, PAGES 1998-1999, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ALSO LESS AND EXCEPT:

THE SOUTH 50 FEET OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR MONTCLAIR ROAD, ALSO KNOWN AS COUNTY ROAD 468.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY AND IMPROVEMENTS, IF ANY, FOR THE SUBJECT PARCELS. SURVEY IS TO BE USED FOR FEE SIMPLE SALE OF PROPERTY.
- HORIZONTAL DATUM AND BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE (901) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPS233-2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 IN SECTION 16-19-24 AS BEING S 89° 19' 17" E. ALL DISTANCES SHOWN ARE IN UNITED STATES SURVEY FEET.
- THE POSITION OF SAID ADJOINING PROPERTIES IS APPROXIMATE. RECORDING DATA FOR ADJOINING PROPERTIES IS BASED ON INFORMATION PROVIDED BY A SEARCH OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 4040INC, COMMITMENT NO. 9201835, COMMITMENT DATE: 12/11/2021 AT 5:00 PM.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED, EXCEPT WHAT IS SHOWN HEREON.
- ONLY THOSE UTILITIES SHOWN HEREON THAT WERE VISIBLE AT THE TIME OF THE SURVEY WERE LOCATED, UNLESS OTHERWISE NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES. AN ASCE QUALITY A OR B DESIGNATION WILL BE NECESSARY BEFORE ANY ON SITE WORK TAKES PLACE. CONTACT SUNSHINE ONE CALL AT 811 FOR FURTHER INFORMATION.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) AND ZONE "A" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD CHANCE, NO BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FLOOD INSURANCE RATE MAP: 12069C0306E, 12069C0308 AND 12069C0309, EFFECTIVE DATE: DECEMBER 18, 2012.
- THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
- WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF THE LIMIT OF TITLE.
- THE BOUNDARY BETWEEN SOVEREIGN (STATE) OWNERSHIP AND PRIVATE UPLAND OWNERSHIP IS THE ORDINARY HIGH WATER LINE. THE ORDINARY HIGH WATER LINE WAS NOT DETERMINED OR LOCATED BY THIS COMPANY.
- THE DIGITAL DRAWING COMPRISING THIS SURVEY WAS PREPARED WITH AUTOCAD CIVIL 3D 2019.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE AND FEDERAL PLANNING AND ZONING REGULATIONS.
- OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
- THIS SURVEY WAS ORDERED BY CHUCK CAVARETTA, PARK SQUARE HOMES, 5200 VINELAND ROAD, SUITE 200, ORLANDO, FLORIDA.
- THIS SURVEY CONTAINS 5 SHEETS AND IS NOT CONSIDERED FULL AND COMPLETE WITHOUT ALL SHEETS.
- WETLANDS SHOWN HEREON WERE FLAGGED BY AUSTIN ENVIRONMENTAL CONSULTANTS, INC. AND ARE SUBJECT TO GOVERNMENTAL REVIEW.

CERTIFIED TO:

PARK SQUARE ENTERPRISES, LLC
 FLORIDA TITLE AND ABSTRACT, INC.
 CHICAGO TITLE INSURANCE COMPANY
 KROK INVESTMENTS I, LLC
 LEESBURG FRUIT COMPANY, INC.
 MELVIN BURNESS, P.A.
 LOWMEDES, DROSODICK, DOSTER-KANTOR & REED, P.A.

JOHN T. MCGLOHORN, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6023

SHEET 1 OF 5

CLIENT	Chuck Cavaretta, Park Square Homes
JOB NO.	211003.0000/AVO 045117.001, PH 2900
ACAD FILE	21103 Park Sq Homes Bndy REV2
DATE	9/9/2022 CHECKED BY: JTM
DRAWN BY	SMB FLD BOOK: 0-19-24/II
REVISIONS	DATE
REVISED DESCRIPTIONS AND GEOMETRY PAGES	12/22/2021
AND ADDED ADDITIONAL NOTES	
ADDED WETLANDS	09/16/2022

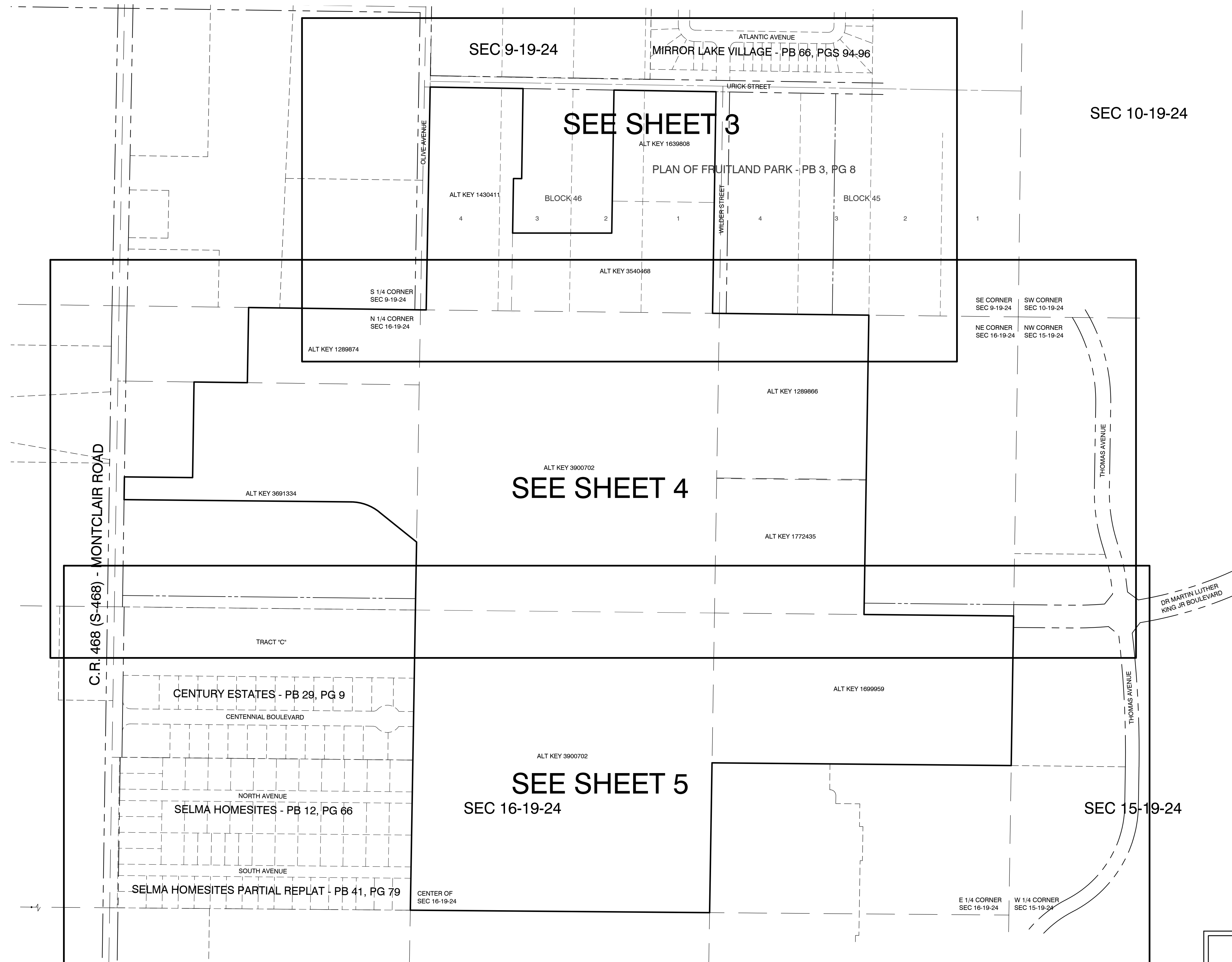
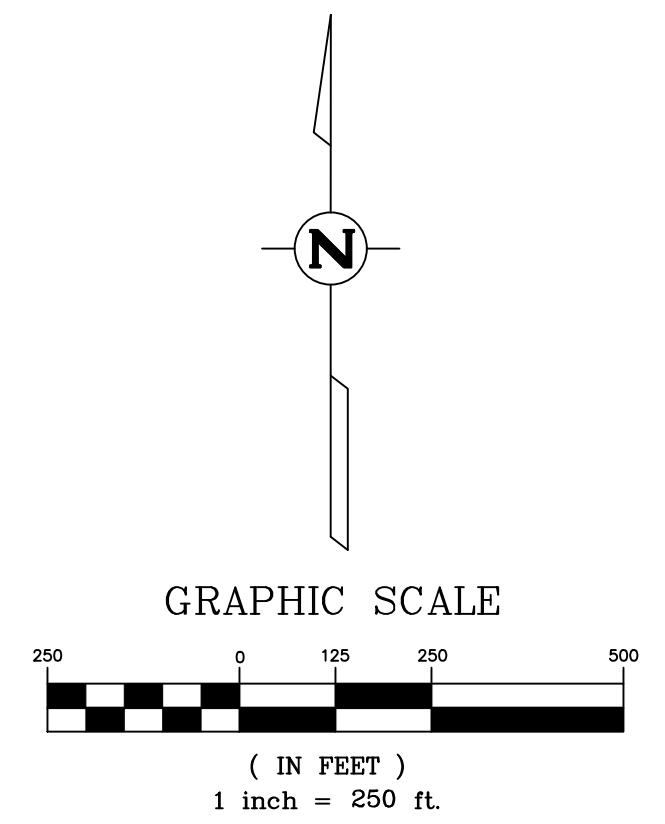
BOUNDARY SURVEY

SECTIONS 9 & 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST
 LAKE COUNTY, FLORIDA.

ALTERNATE KEYS 1289866, 1289874, 1430411
 1639808, 1699959, 1772435, 3540468,
 3691334 AND 3900702, FRUITLAND PARK, FL



BOUNDARY SURVEY

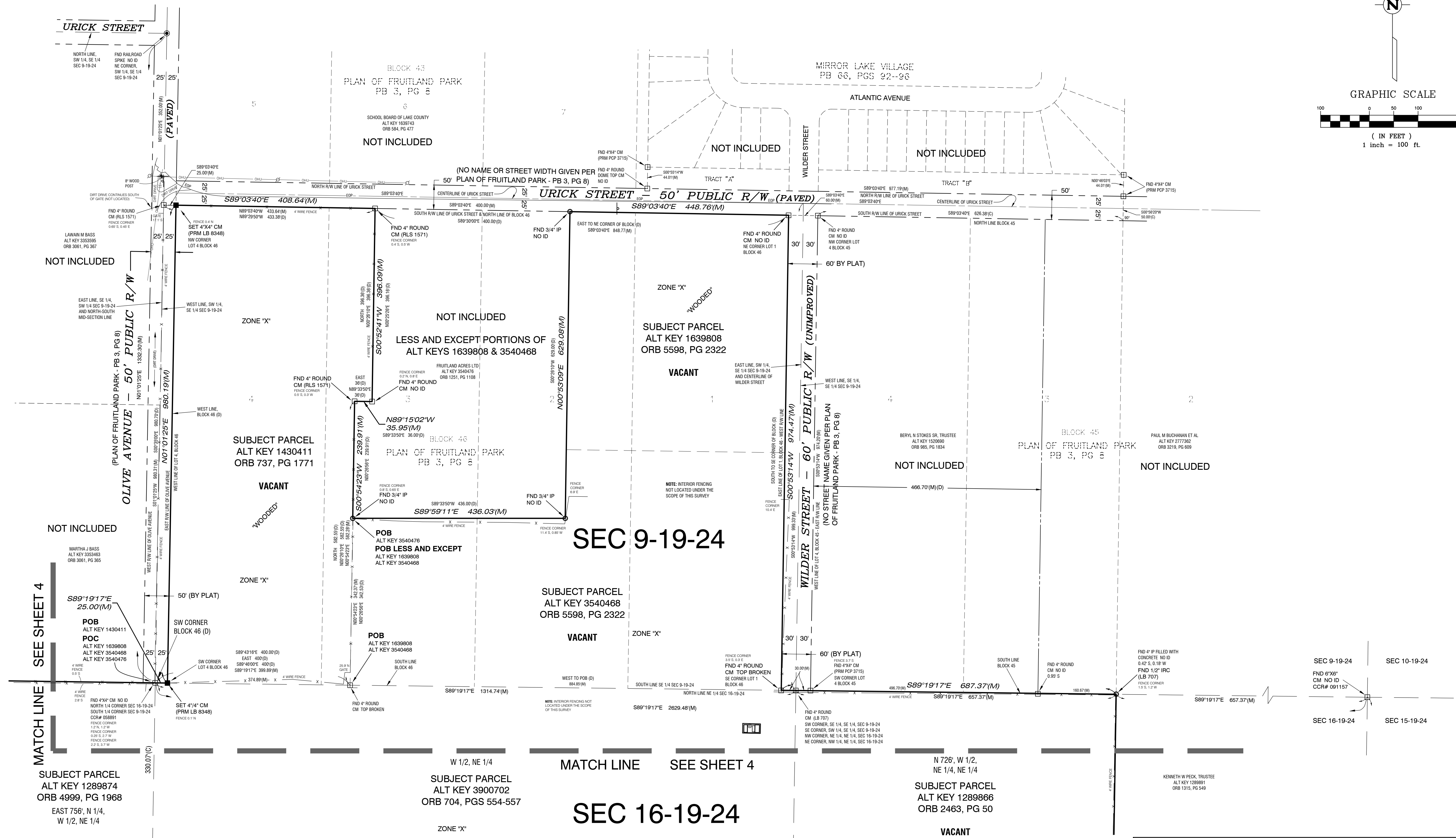
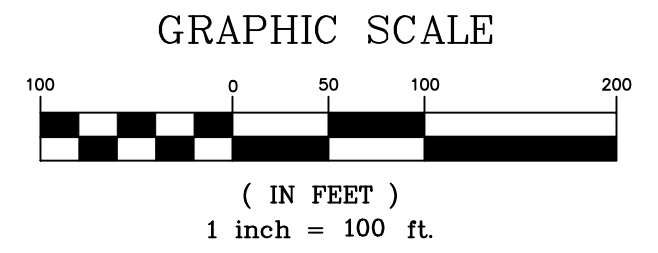
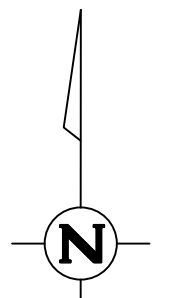


KEY MAP

SHEET 2 OF 5		BOUNDARY SURVEY	
		SECTIONS 9 & 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA.	
CLIENT	Chuck Cavaretta, Park Square Homes	ALTERNATE KEYS	1289866, 1289874, 1430411
JOB NO.	211003.0000/AVO 045117.001, PH 2800	1639808, 1699959, 1772435, 3540468,	
ACAD FILE	21103 Park Sq Homes Bndy REV2	3691334 AND 3900702, FRUITLAND PARK, FL	
DATE	9/9/2022	CHECKED BY:	JTM
DRAWN BY:	SMB	FLD. BOOK:	9-19-24/II
REVISIONS		DATE	
REVISED DESCRIPTIONS AND GEOMETRY PAGES		DATE	12/22/2021
AND ADDED ADDITIONAL NOTES		DATE	09/16/2022
ADDED WETLANDS		DATE	
		DATE	

902 North Sinclair Avenue Office: 352.343.8481
 Tavares, Florida 32778 Fax: 352.343.8495
 Licensed Business Number: 8348

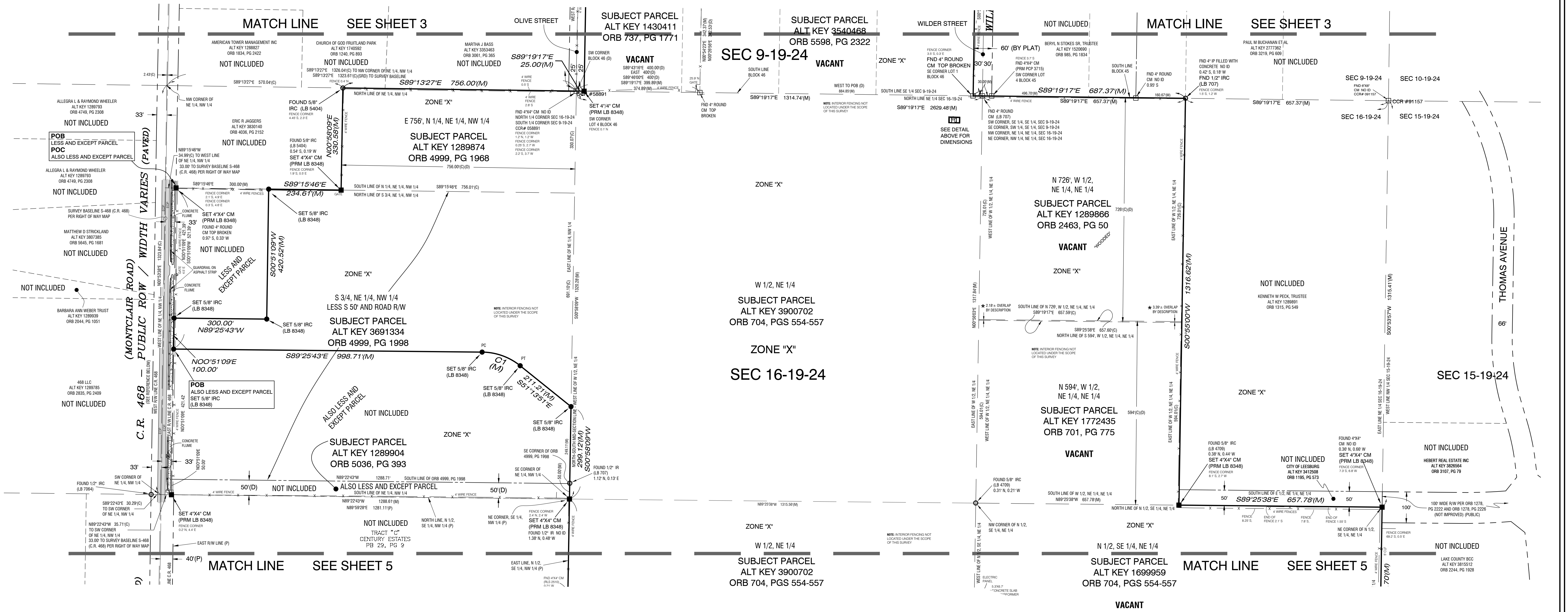
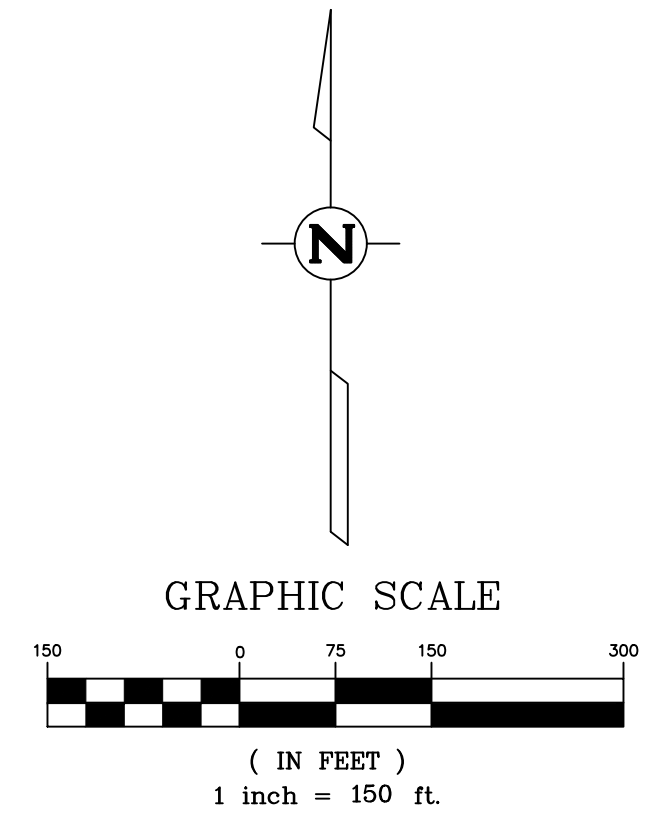
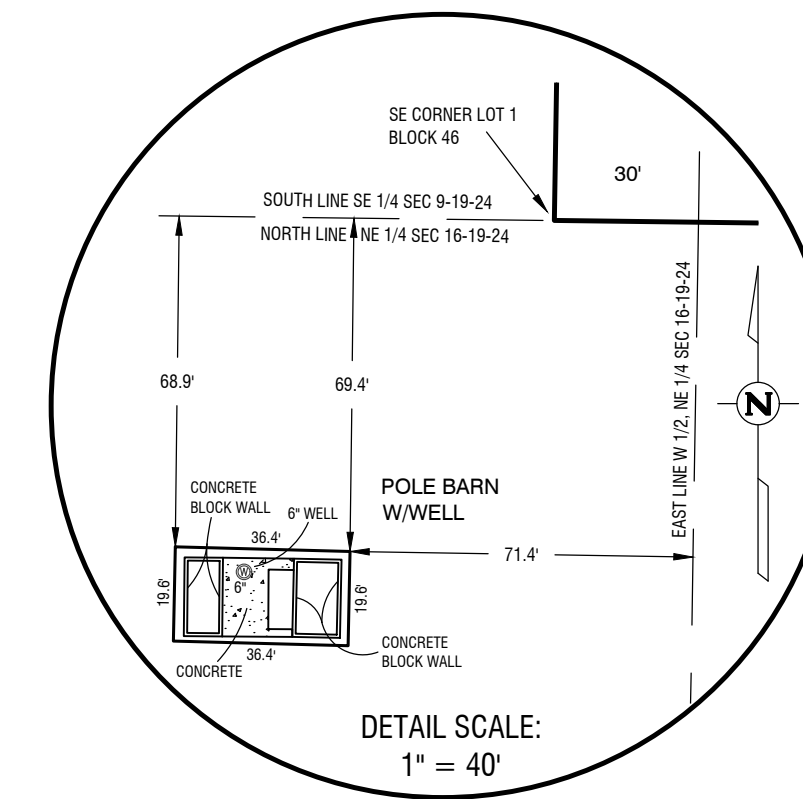
BOUNDARY SURVEY



SHEET 3 OF 5		BOUNDARY SURVEY	
SECTIONS 9 & 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA.		ALTERNATE KEYS 1289866, 1289874, 1430411 1639808, 1699959, 1772435, 3540468, 3691334 AND 3900702, FRUITLAND PARK, FL	
CLIENT	Chuck Cavaretta, Park Square Homes	DATE	9/9/2022
JOB NO.	211003.0000/AVO 045117.001, PH 2800	CHECKED BY	JTM
ACAD FILE	21103 Park Sq Homes Brdy REV2	REVISIONS	
DRAWN BY	SMB	FLD BOOK	9-19-24/II
ADDED WETLANDS		DATE	12/22/2021
REVISIED DESCRIPTIONS AND GEOMETRY PAGES		AND ADDED ADDITIONAL NOTES	
		ADDED WETLANDS	09/16/2022



BOUNDARY SURVEY



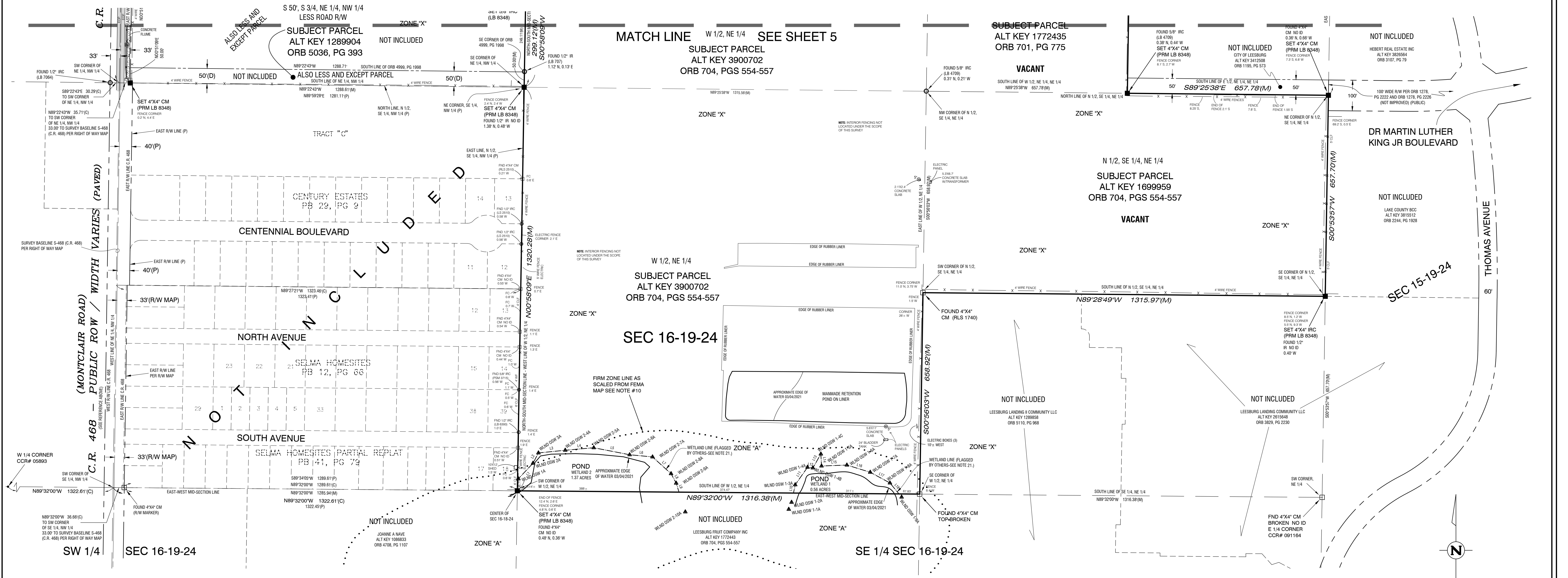
* NOTE:
COUNTY ROAD 468 (S-468) SURVEY BASELINE AND RIGHT OF WAY INFORMATION
WERE OBTAINED FROM STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF
WAY MAP OF S-468, SECTION 11650-2150, SHEET 3, DATED 8-25-58.
MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	38°11'51"	200.00'	133.33'	130.88'	S70°19'47"E

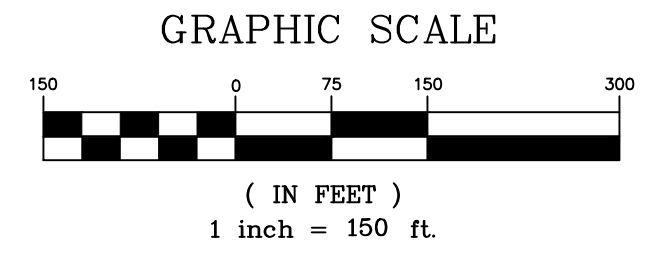
SHEET 4 OF 5	
CLIENT: Chuck Cavaretta, Park Square Homes JOB NO.: 211033.0020/AVO 045117.001, PH 2800 ACAD FILE: 211033 Park Sq Homes Bndy REV2 DATE: 9/9/2022 CHECKED BY: JTM DRAWN BY: SMB FLD BOOK: 9-19-24/II REVISIONS: _____ DATE: _____ REVISED DESCRIPTIONS AND GEOMETRY PAGES: 12/22/2021 AND ADDED ADDITIONAL NOTES: ADDED WETLANDS: 09/16/2022	BOUNDARY SURVEY SECTIONS 9 & 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA ALTERNATE KEYS 1289866, 1289874, 1430411 1639808, 1699959, 1772435, 3540468, 3691334 AND 3900702, FRUITLAND PARK, FL
902 North Sinclair Avenue Office: 352.343.8481 Tavares, Florida 32778 Fax: 352.343.8495 Licensed Business Number: 8349	

BOUNDARY SURVEY

*** NOTE:**
 COUNTY ROAD 468 (S-468) SURVEY BASELINE AND RIGHT OF WAY INFORMATION
 WERE OBTAINED FROM STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF
 WAY MAP OF S-468, SECTION 11650-2150, SHEET 3, DATED 8-25-58.
 MAP BOOK 6, PAGE 150, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N43°26'07"E	73.78'
L2	N27°43'56"E	37.98'
L3	N84°18'38"E	88.10'
L4	N84°55'46"E	93.74'
L5	S78°56'02"E	119.45'
L6	S84°33'23"E	75.37'
L7	S47°51'13"E	81.63'
L8	S28°23'27"E	35.23'
L9	S17°53'38"E	30.83'
L10	N11°47'52"E	27.69'
L11	N35°09'29"E	69.92'
L12	S83°19'31"E	17.55'
L13	N29°56'35"E	52.50'
L14	S37°09'45"E	39.28'
L15	N87°52'43"E	82.99'
L16	S72°53'12"E	79.95'
L17	S61°31'03"E	73.29'
L18	S39°31'45"E	46.56'



SHEET 5 OF 5		BOUNDARY SURVEY	
SECTIONS 9 & 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA.		ALTERNATE KEYS 1289866, 1289874, 1430411 1639808, 1699959, 1772435, 3540468, 3691334 AND 3900702, FRUITLAND PARK, FL	
CLIENT	Chuck Cavaretta, Park Square Homes	DATE	9/9/2022
JOB NO.	211025.0020/AVO 045117.001, PH 2800	CHECKED BY:	JTM
ACAD FILE	21103 Park Sq Homes Bndy REV2	FLD. BOOK:	9-19-24/II
DRAWN BY:	SMB	REVISIONS	
REVISED DESCRIPTIONS AND GEOMETRY PAGES	12/22/2021	AND ADDED ADDITIONAL NOTES	
ADDED WETLANDS	09/16/2022		

HALFF
 902 North Sinclair Avenue
 Tavares, Florida 32778
 Office: 352.343.8481
 Fax: 352.343.8495
 Licensed Business Number: 8349

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

PRELIMINARY PLAT

Owner(s): Park Square Homes – Suresh Gupta

Engineer: Halff Associates, Inc. – Charles Hiott, P.E.

General Location: South of Urick Street and East of CR 468

Number of Acres: 106.95 ± acres Phase II & III (Total Site 177.7 ± acres)

Existing Zoning: MUPUD

Existing Land Use: Mixed Use

Date: October 20th, 2022

Description of Project

A preliminary plat for Phase II and Phase III of Arbor Park, formerly known as Leesburg Fruit Company, Inc. Planned Unit Development, a 177 ± acre mixed use planned unit development located south of Urick Street and east of C.R. 468. The PUD approval includes up to 700 hundred detached single family residential units, assisted living facilities up to 220 beds, a nursing home, commercial uses consistent with C-1 uses, convenience stores with fuel operations, restaurants, banks, recreation, and sport facilities with the total commercial square footage not to exceed 48,000 square feet. Approved single family lot widths varied from 50’-70’. The average lot size is listed as 7,000 square feet and the minimum lot size is listed as 6,250 square feet.

The surrounding uses are provided in Table 1.

	Surrounding Zoning	Surrounding Land Use
North	R-3, R-2, R-1, PFD	SFLD, MFHD, Intuitional
South	County Agriculture	County Urban High Density
East	County Agriculture and Leesburg R-3	County Urban High Density
West	County R-1	County Urban Medium Density

Table 1. Surrounding Property Uses

Phase II & Phase III includes approval for 347 single family detached units on 106.95 ± acres. Lot widths range from 50’ to 70’, Table 2 provided the distribution of the lot widths. Ordinance 2019-003 requires 80% of the lots be 50’ wide, 10 percent of the lots to be 60’ wide, and the remaining 10 percent to be 70’ wide when the community is fully built out. The numbers

reflected from Phase I, II, and III, provide 80% 50' lots, 10% 60' lots, and 10% 70' lots as required in Ordinance 2019-003. Phase II and Phase III provide lot widths consistent with the intent of the approved PUD.

Lot width	Number of Lots in Phase II	Number of Lots in Phase III
50'	93	168
60'	21	20
70'	35	10

Assessment

Review Comments

Landscaping & Tree Preservation Review

A 25-foot landscaping buffer is provided along the perimeter of Phase II and III on all outside boundaries, and a 30' buffer is provided along Urick Street. A 5-foot pervious trail is within the 25-foot landscape buffer. Buffer landscape that is proposed is consistent with Chapter 164.

A tree survey is provided. Tree removal and proposed mitigation is addressed and meets the standards of Chapter 164.

Environmental Assessment

An environmental assessment by Austin Environmental Consultants, Inc, dated January 20, 2021, was submitted that covered 155 acres of the Leesburg Fruit PUD including the 106.95 ± acres of Arbor Square Fruitland Park Phase I and III. No bald eagle nests are located in proximity to proposed development. Active and inactive gopher tortoise's burrows were found on the subject property. It is recommended by the assessment that a 100% pedestrian survey be completed prior any construction activity. A FFWCC permit is required to relocate/trap gopher tortoises. Applicant is responsible to obtain any and all required state agency permits prior to commencing construction. No evidence of sand skinks was found on the property. However, a Sand Skink Coverboard Survey was performed by Austin Environmental Consultants, Inc. May 27th 2021. A 4-week formal coverboard survey detected a total of twenty (20) skink tracks within the project site on suitable habitat. The coverboard survey tracks, detected determined that 7.2 acres of the subject property contains occupied sand skink habitat and mitigation will be required from a USFWS approved Conservation Bank. No evidence of other species was found on the site.

The preliminary plat does not set aside habitat for sand skinks but instead they will be mitigating the impact by purchasing credits within an approved mitigation bank.

Onsite soils consist of four (4) soil types: Apopka sand 0-5 percent slopes), Candler fine sand (0-5 percent slopes), Candle fine sand (5 to 12 percent slopes), and Tavares sand (0-5 percent slopes).

Recommendation

- Staff recommends approval subject to engineering approval.

The Villages[®]
DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

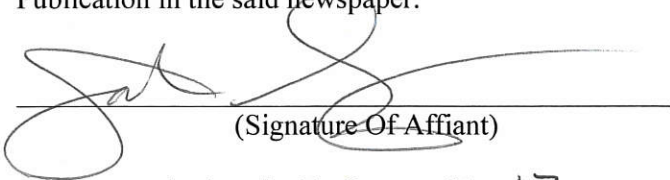
Before the undersigned authority personally appeared **Joseph Szabo**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #1104558 in the matter of

NOTICE OF PUBLIC HEARING

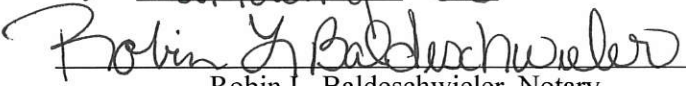
was published in said newspaper in the issues of

JANUARY 9, 2023

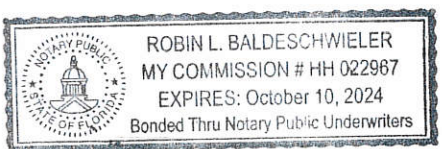
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 13
day of January 2023.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



**NOTICE OF
PUBLIC HEARING
RESOLUTION 2023-006**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAN APPROVAL OF ARBOR PARK - PHASES 2 & 3 GENERALLY LOCATED WEST OF U.S. HWY 27/441, EAST OF COUNTY ROAD 468, NORTH OF GRIFFIN ROAD AND SOUTH OF URICK STREET, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

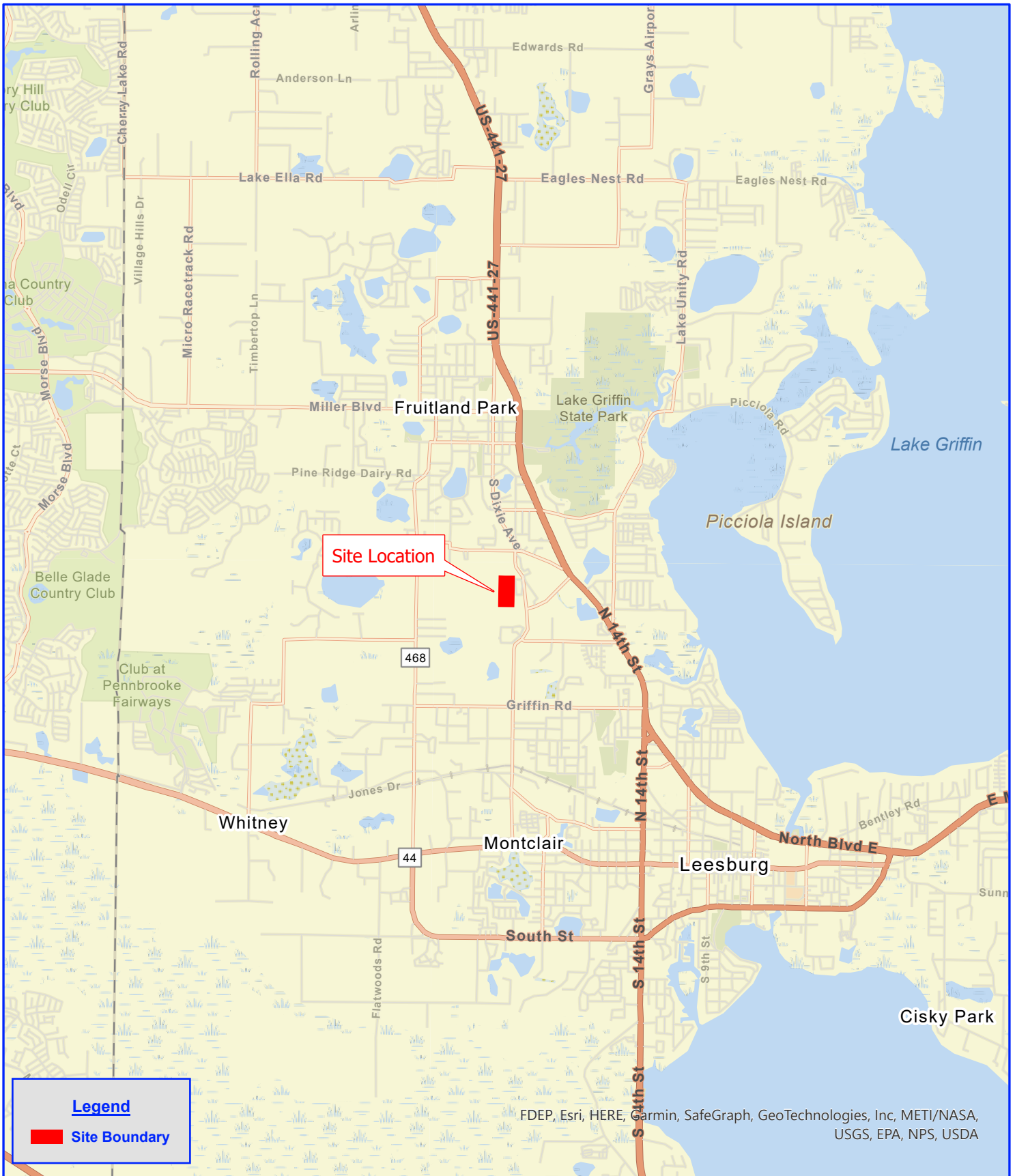
Fruitland Park Planning & Zoning Meeting on January 19, 2023 at 6:00 p.m.

Fruitland Park City Commission Meeting on January 26, 2023 at 6:00 p.m.

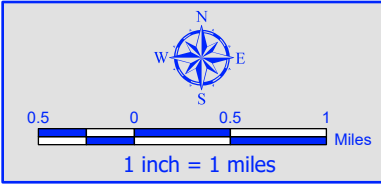
The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued

as determined by the P&Z Board and City Commission from time to time to a date certain. The proposed resolution and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.
#1104558 January 9, 2023



FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



City of Fruitland Park
Park Square
 Lake County, Florida
 Location Map

Project: 398-22-10
 File: Location
 Name: Park Square
 PM: Sherie Lindh
 Date: December 7, 2022
 Created By: J.Wilson



LEGAL DESCRIPTION

THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

LESS THE SOUTH 50 FEET THEREOF.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA THENCE S 00°53'57" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 1265.41 FEET; THENCE N 89°25'38" W, A DISTANCE OF 657.76 FEET, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, THENCE N 00°55'00" E, ALONG SAID WEST LINE, A DISTANCE OF 1266.62 FEET, TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 16; THENCE S 89°19'17" E, ALONG SAID NORTH LINE, A DISTANCE OF 657.37' TO THE POINT OF BEGINNING.

ORDINANCE 2023 - 001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 19.10 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER’S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Vishaal Gupta, as Applicant, on behalf of Kimaya, LLC, Owner, requesting that approximately 19.10 ± acres of real property generally located south of Urick Street and west of Thomas Avenue (the “Property”) be annexed to and made a part of the City of Fruitland Park; and

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

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

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

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

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

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

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

Section 2. The following described property consisting of approximately 19.10 acres of land generally located south of Urick Street and west of Thomas Avenue, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See attached Exhibit A.

Parcel Alternate Key No. 1289891

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

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

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

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

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

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

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2023.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

(SEAL)

ATTEST:

Esther Coulson, CMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

EXHIBIT A
Legal Description

THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
LESS THE SOUTH 50 FEET THEREOF.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 19 SOUTH,
RANGE 24 EAST, LAKE COUNTY, FLORIDA THENCE S 00°53'57" E, ALONG THE
EAST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 1265.41
FEET; THENCE N 89°25'38" W, A DISTANCE OF 657.76 FEET, TO THE WEST LINE OF
THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, THENCE N 00°55'00"
E, ALONG SAID WEST LINE, A DISTANCE OF 1266.62 FEET, TO THE NORTH LINE
OF THE NE 1/4 OF SAID SECTION 16; THENCE S 89°19'17" E, ALONG SAID NORTH
LINE, A DISTANCE OF 657.37' TO THE POINT OF BEGINNING.

ORDINANCE 2023-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Vishaal Gupta as applicant, on behalf of Kimaya, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Multi-Family Medium Density" under the Comprehensive Plan for the City of Fruitland Park; and

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

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

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

Section 1: The following described property consisting of approximately 19.10 ± acres generally located south of Urick Street and west of Thomas Avenue as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Multi-Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

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

Section 3. Direction to the City Manager.

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

Section 4: Severability.

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

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

Section 6: Scrivener’s Errors.

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

Section 7. Adoption

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

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2023.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
LESS THE SOUTH 50 FEET THEREOF.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 19 SOUTH,
RANGE 24 EAST, LAKE COUNTY, FLORIDA THENCE S 00°53'57" E, ALONG THE
EAST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 1265.41
FEET; THENCE N 89°25'38" W, A DISTANCE OF 657.76 FEET, TO THE WEST LINE OF
THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, THENCE N 00°55'00"
E, ALONG SAID WEST LINE, A DISTANCE OF 1266.62 FEET, TO THE NORTH LINE
OF THE NE 1/4 OF SAID SECTION 16; THENCE S 89°19'17" E, ALONG SAID NORTH
LINE, A DISTANCE OF 657.37' TO THE POINT OF BEGINNING.

EXHIBIT B

ORDINANCE 2023-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 19.10 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO CITY OF FRUITLAND PARK R-10 WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Vishaal Gupta as applicant, on behalf of Kimaya, LLC as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County A to City Multi-Family Medium Density Residential (R-10) within the City limits of Fruitland Park; and

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

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

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

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

Section 1: The following described property consisting of approximately 19.10 ± acres generally located South of Urick Street and west of Thomas Avenue as described on Exhibit "A" and depicted as set forth on Exhibit "B" shall hereafter be designated as R-10 "Multi-Family Medium Density Residential" as defined in the Fruitland Park Land Development Regulations.

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

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

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

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

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2023.

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____
(SEAL)

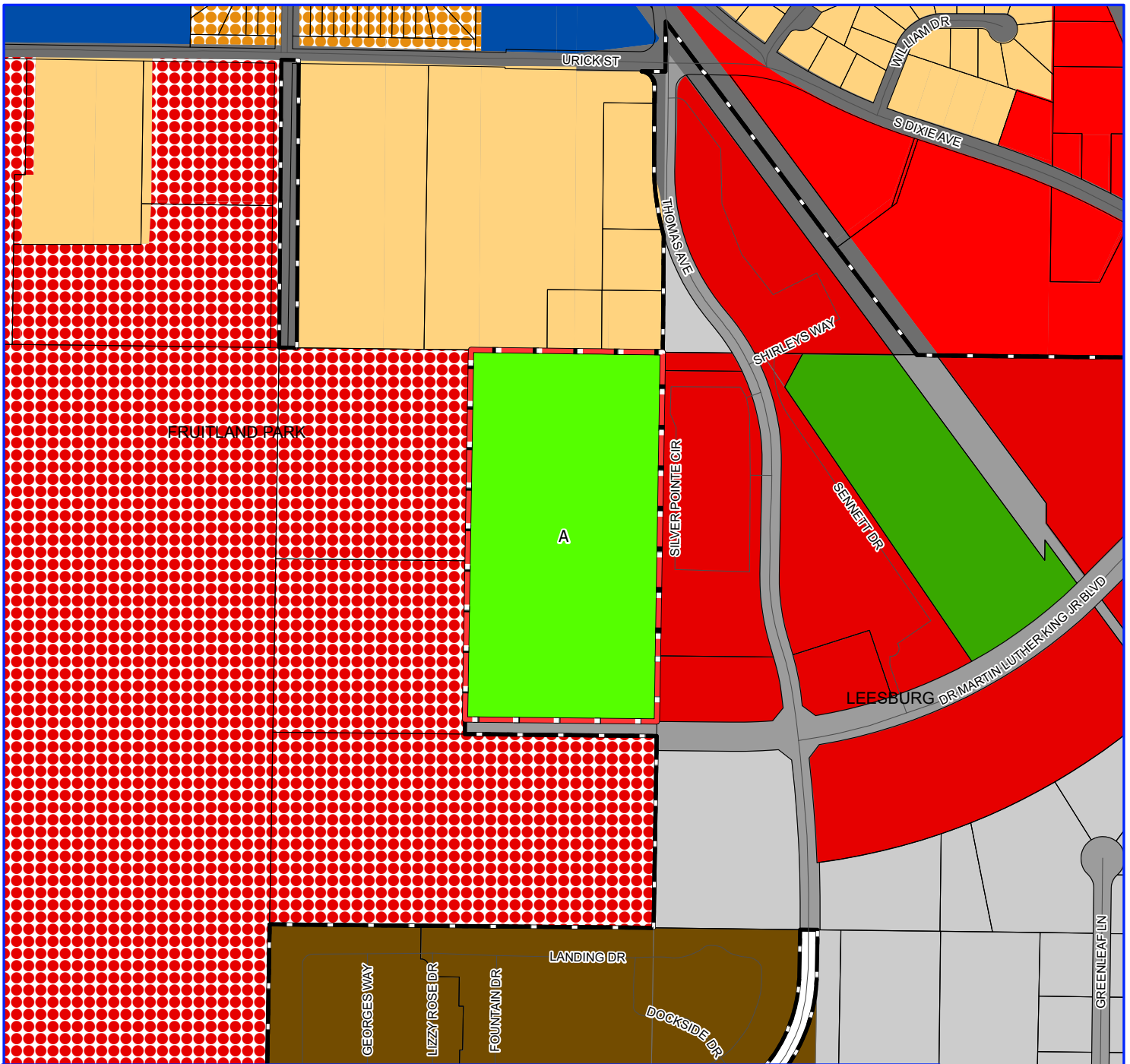
“EXHIBIT A”

THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, SECTION 16,
TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
LESS THE SOUTH 50 FEET THEREOF.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 19 SOUTH,
RANGE 24 EAST, LAKE COUNTY, FLORIDA THENCE S 00°53'57" E, ALONG THE
EAST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 1265.41
FEET; THENCE N 89°25'38" W, A DISTANCE OF 657.76 FEET, TO THE WEST LINE OF
THE EAST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4, THENCE N 00°55'00"
E, ALONG SAID WEST LINE, A DISTANCE OF 1266.62 FEET, TO THE NORTH LINE
OF THE NE 1/4 OF SAID SECTION 16; THENCE S 89°19'17" E, ALONG SAID NORTH
LINE, A DISTANCE OF 657.37' TO THE POINT OF BEGINNING.

EXHIBIT B



Legend

Site Boundary

City Limits

Lake County Zoning

Agriculture

City of Fruitland Park Zoning

R-15, Multi-Family Residential - High Density

C-2, General Commercial

PUD, Planned Unit Development

CPUD, Commercial Planned Unit Development District

PFD, Public Facilities District

ROW, Right-of-Way

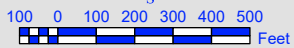
City of Leesburg Zoning

C-3

M-1

P

R-3

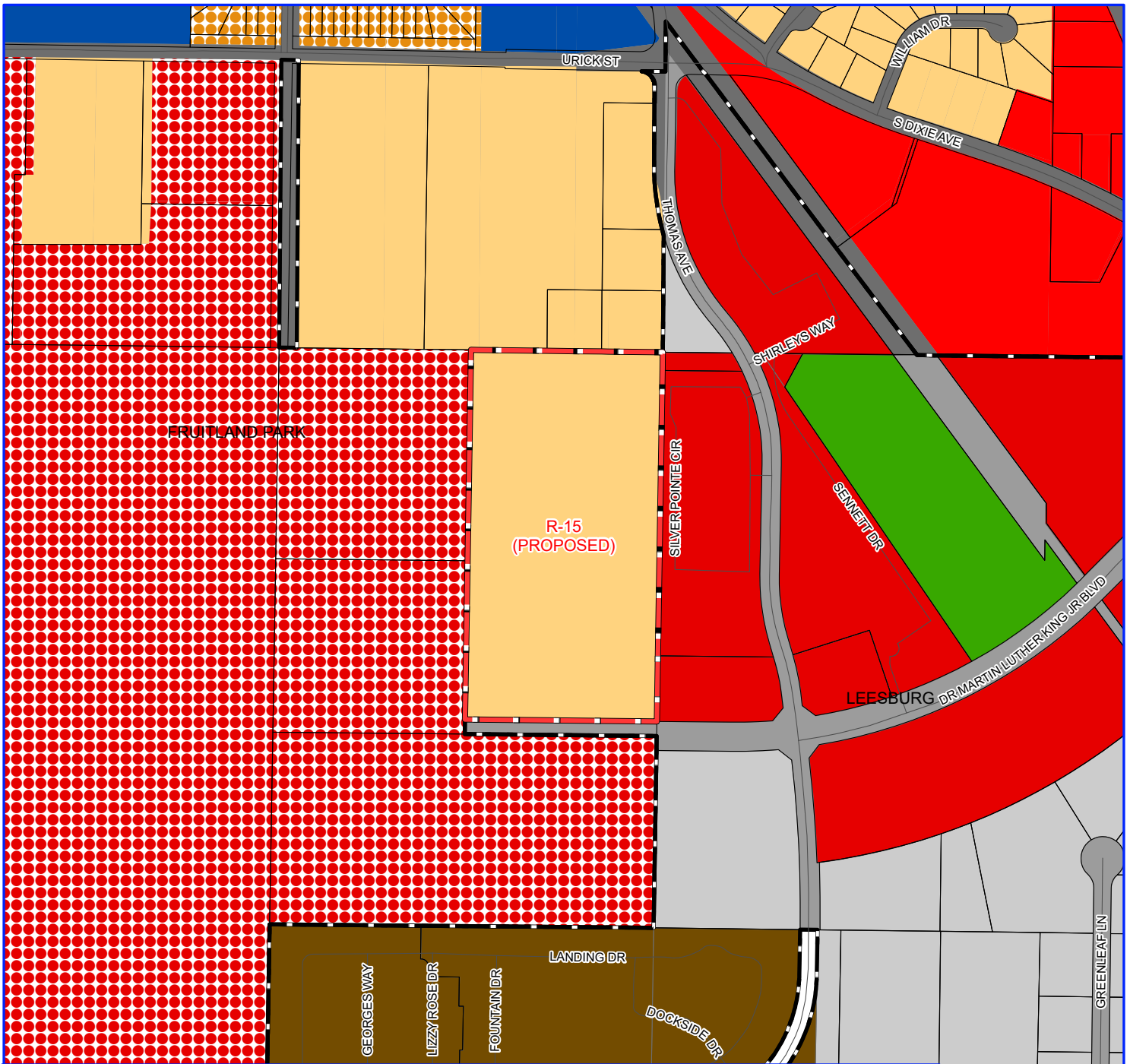


1 inch = 500 feet

**City of Fruitland Park
Park Square
Lake County, Florida
Existing Zoning Map**

Project: 398-22-10
File: Existing Zoning
Name: Park Square
PM: Sherie Lindh
Date: December 7, 2022
Created By: J. Wilson





Legend

Site Boundary

City Limits

Lake County Zoning

Agriculture

City of Fruitland Park Zoning

R-15, Multi-Family Residential - High Density

C-2, General Commercial

PUD, Planned Unit Development

CPUD, Commercial Planned Unit Development District

PFD, Public Facilities District

ROW, Right-of-Way

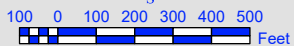
City of Leesburg Zoning

C-3

M-1

P

R-3

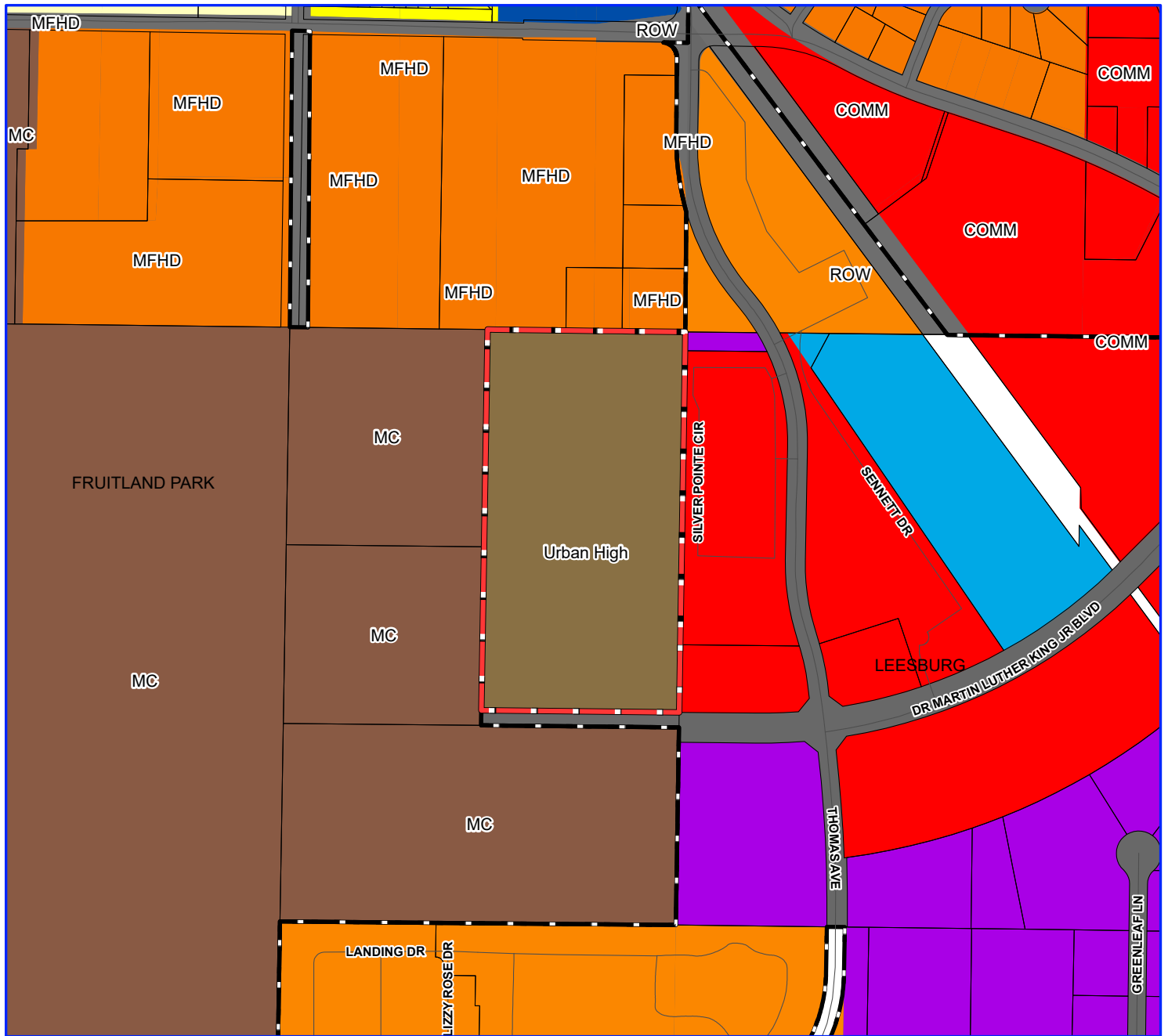


1 inch = 500 feet

**City of Fruitland Park
Park Square
Lake County, Florida
Proposed Zoning Map**

Project: 398-22-10
File: Proposed Zoning
Name: Park Square
PM: Sherie Lindh
Date: December 7, 2022
Created By: J. Wilson





Legend

Site Boundary

City Limits

Lake County Future Land Use

Urban High Density

City of Fruitland Park Future Land Use

SFLD, Single Family Low Density

SFMD, Single Family Medium Density

MFHD, Multiple Family/High Density

COMM, Commercial

MC, Mixed Community

INST, Institutional

ROW, Transportation

City of Leesburg Future Land Use

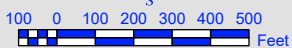
RIGHT-OF-WAY

GENERAL COMMERCIAL

INSTITUTIONAL

INDUSTRIAL

HIGH DENSITY

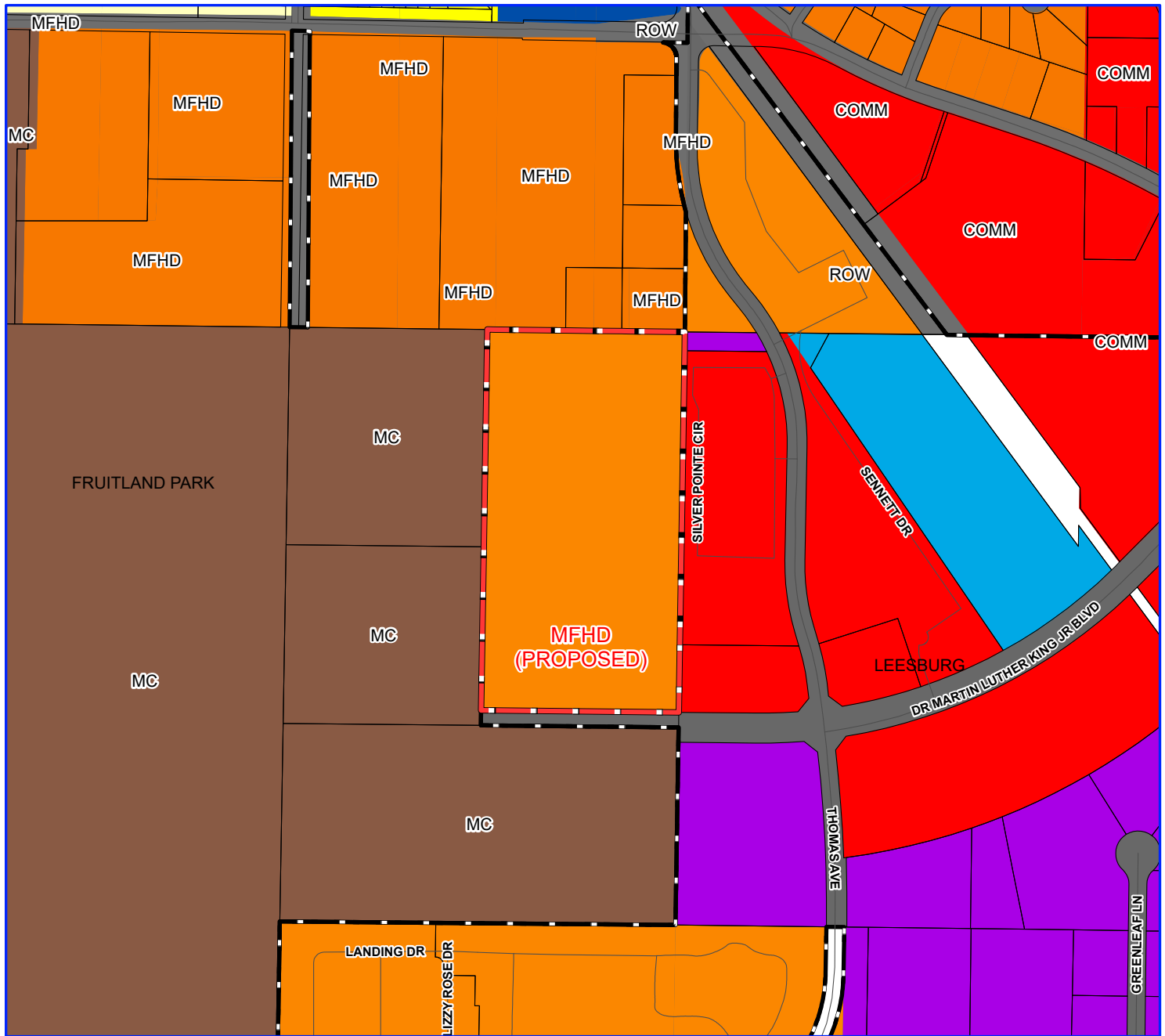


1 inch = 500 feet

**City of Fruitland Park
Park Square**
Lake County, Florida
Existing Future Land Use Map

Project: 398-22-10
File: Existing FLU
Name: Park Square
PM: Sherie Lindh
Date: December 7, 2022
Created By: J. Wilson





Legend

Site Boundary

City Limits

Lake County Future Land Use

Urban High Density

City of Fruitland Park Future Land Use

SFLD, Single Family Low Density

SFMD, Single Family Medium Density

MFHD, Multiple Family/High Density

COMM, Commercial

MC, Mixed Community

INST, Institutional

ROW, Transportation

City of Leesburg Future Land Use

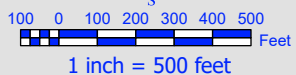
RIGHT-OF-WAY

GENERAL COMMERCIAL

INSTITUTIONAL

INDUSTRIAL

HIGH DENSITY



**City of Fruitland Park
Park Square
Lake County, Florida
Proposed Future Land Use Map**

Project: 398-22-10
File: Proposed FLU
Name: Park Square
PM: Sherie Lindh
Date: December 7, 2022
Created By: J.Wilson



**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-10 (City of Fruitland Park)

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

Proposed Land Use: Multi-Family Medium Density (10 units/acre)

Date: December 13, 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 191. 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-10 (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 decrease the impacts to schools, as it is a decrease in density from 12 units/acre (228 units) to 10 units/acre (191 units). The decrease in school age children is from 65 students to 54 students; a decrease of 11 students. Please provide adequate school facilities determination from Lake County Schools.

Existing County Land Use Residential Units: 228 units

Proposed Development Residential Units: 191 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	191	0.143	27	27
MIDDLE	0	0.074	0	191	0.063	12	12
HIGH	0	0.102	0	191	0.077	15	15
GRAND TOTAL							54

Traffic Impact Analysis – The amendment will decrease traffic impacts as it is an decrease in density. The LOS for Dr Martin Luther King Jr. Blvd is “D”. Results of the trip analysis indicate that the proposed amendment will decrease the daily trips by 281 and reduce the PM Peak hour trips by 23. 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	191 units	220	1,388	105	66	39
TOTAL GROSS TRIPS (PROPOSED)			1,388	105	66	39

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)	-23	-14	-8

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 462. The estimated water usage is 0.079.

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 0.317 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 462. The estimated sanitary sewer usage is 0.056 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.374 (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 Medium Density, 10 units/acre.
- FLU Policy 1-1.6:** Multiple-Family Medium 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-10. Please submit adequate schools determination or school concurrency reservation.

The Villages
DAILY SUN

Published Daily
 Lady Lake, Florida
 State of Florida
 County Of Lake

Before the undersigned authority personally appeared **Joseph Szabo**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #1104495 in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

JANUARY 9, 2023

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

(Handwritten Signature)

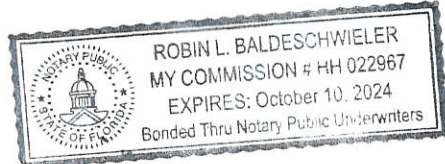
 (Signature Of Affiant)

Sworn to and subscribed before me this 13 day of January 2023.

(Handwritten Signature)

 Robin L. Baldeschwieler, Notary

Personally Known or
 Production Identification _____
 Type of Identification Produced _____



NOTICE OF PUBLIC HEARING

ORDINANCE 2023 - 001

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 19.10 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

ORDINANCE 2023-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY MULTI-FAMILY MEDIUM DENSITY OF 19.10 +/- ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

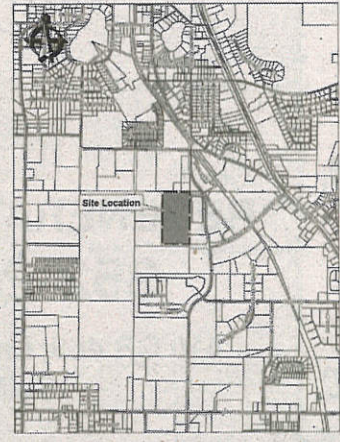
ORDINANCE 2023-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 19.10 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) TO CITY OF FRUITLAND PARK R-10 WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED SOUTH OF URICK STREET AND WEST OF THOMAS AVENUE; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

The proposed Ordinances will be considered at the following public meetings:
 Fruitland Park Planning & Zoning Board Meeting on January 19, 2023 at 6:00 p.m.
 Fruitland Park Land Planning Agency Meeting on January 26, 2023 at 6:15 p.m.
 Fruitland Park City Commission Meeting on January 26, 2023 at 6:00 p.m.
 Fruitland Park City Commission Meeting February 9, 2023 at 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Ordinances and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



AIR DUCT
 by **FRESH**
 Is your home?
ALLERGIES?
 We use brand
 hepa filter
 clean
FREE
AIR HANDLER
INSPECTION (REG)
 We also offer: A/C Clean
 No Gas or Trip Charge
 Sanitizing • UV
 Licensed & Insured for

Breakthrough
for Headaches
and Lower

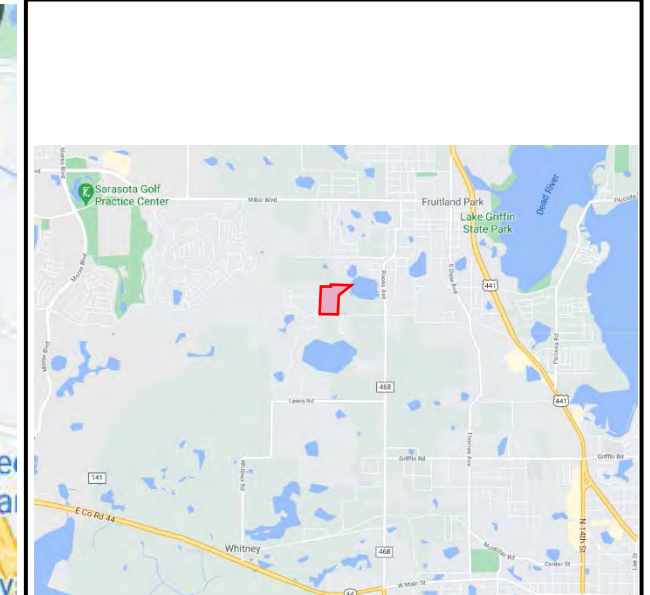
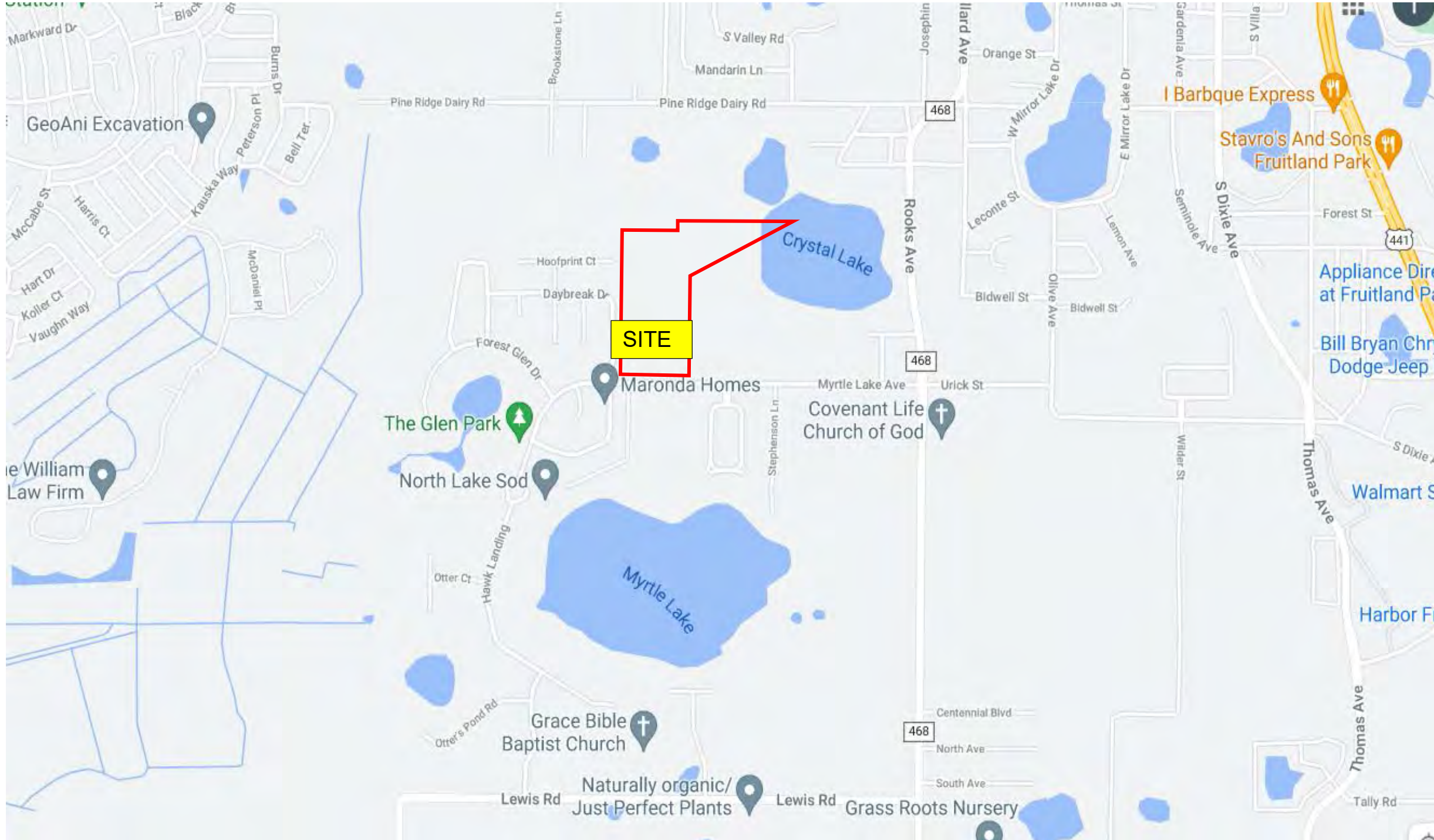
- Traditional M...
Chiropractic
- Specific Nutri...
Protocols for
- Spinal Decom...
Laser to Acce...
- Most Insuran...

CHI
 Robert Ar...

369 Colony Blvd.
 The patient and any other person responsible for payment within 72

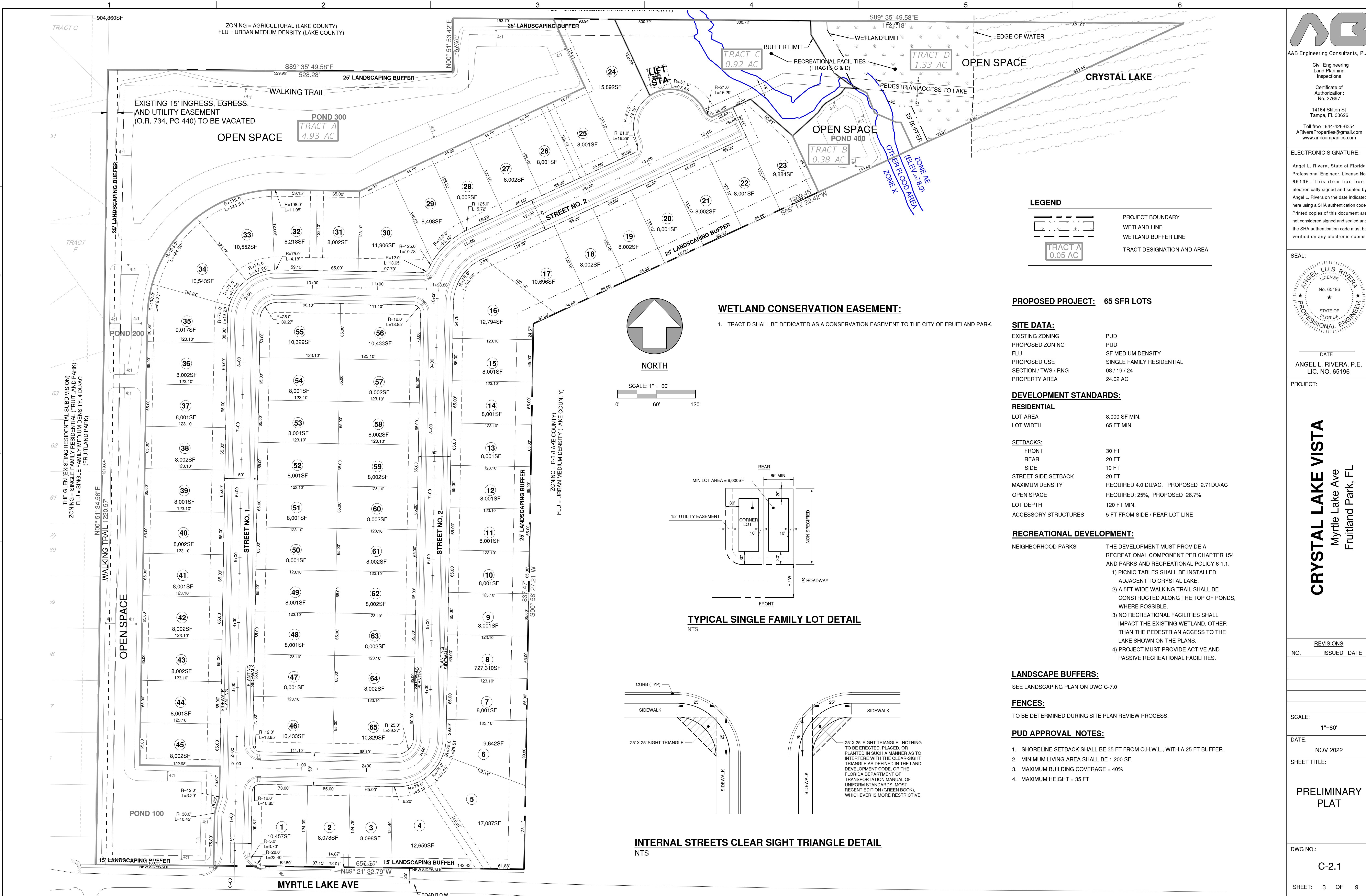
Alt Key 1288606

Myrtle Lake Ave
Fruitland Park, FL



Sheet Title:

Exhibit B
(Location Map)



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:

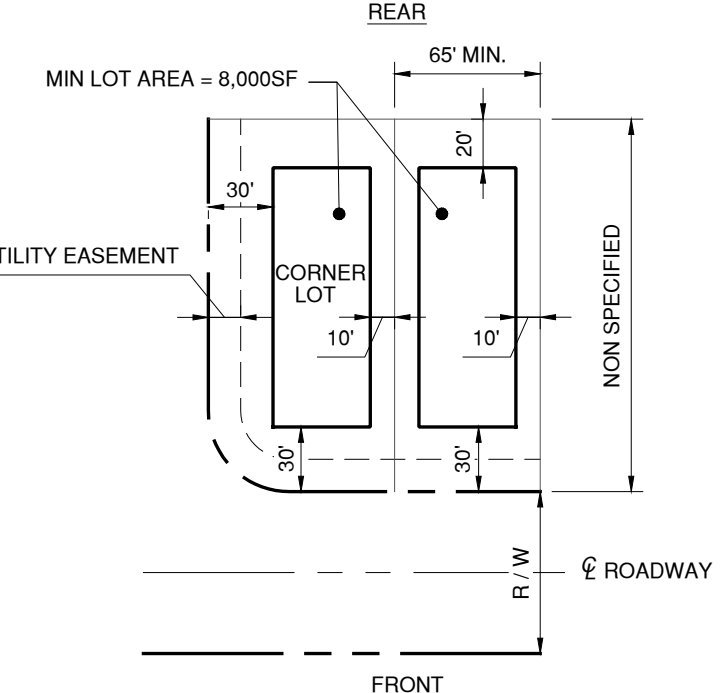
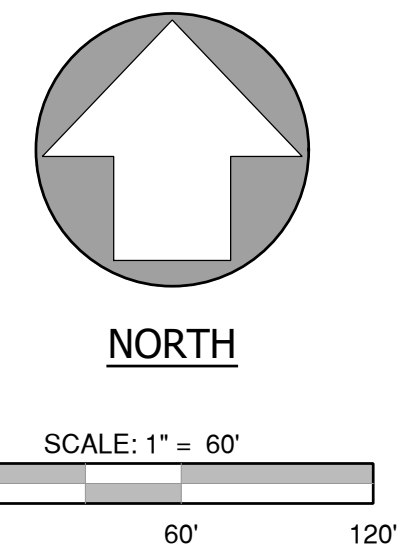
TO BE DETERMINED DURING SITE PLAN REVIEW PROCESS.

PUD APPROVAL NOTES:

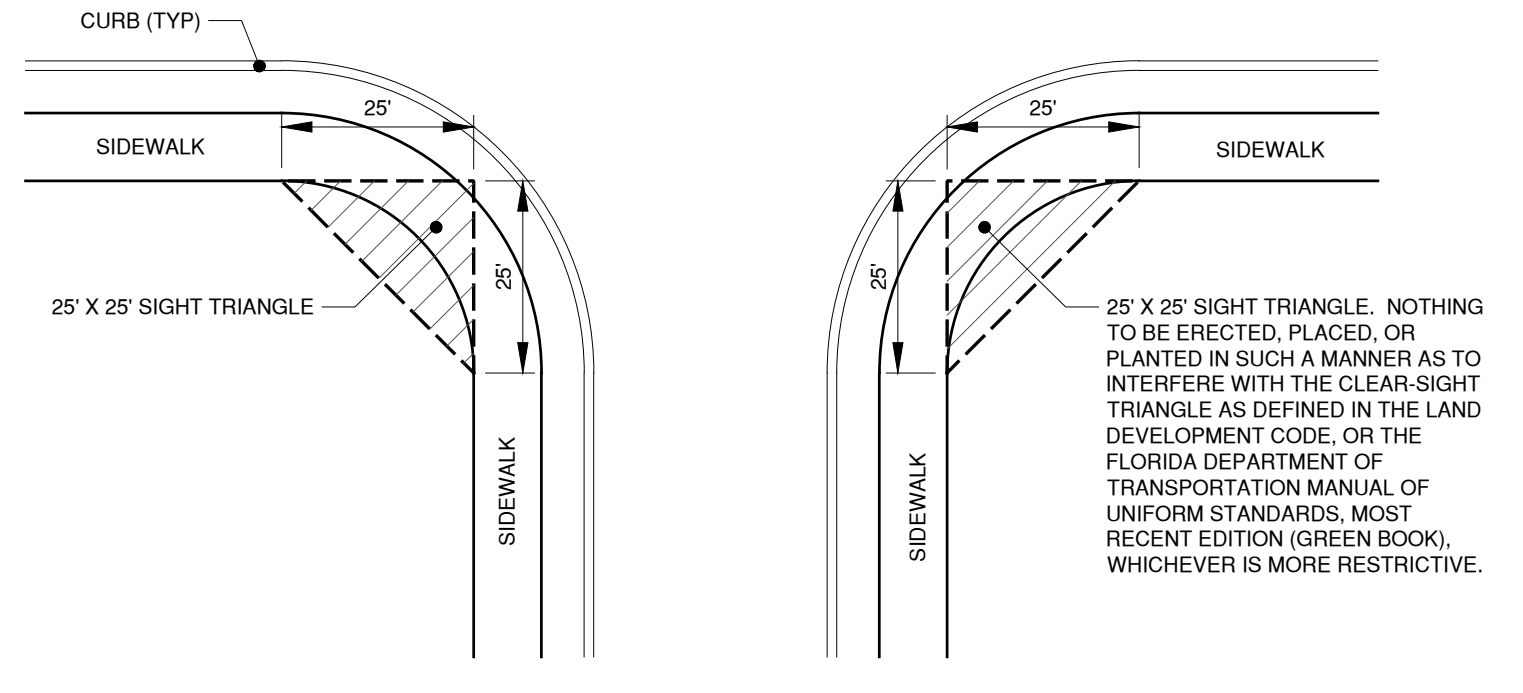
1. SHORELINE SETBACK SHALL BE 35 FT FROM O.H.W.L., WITH A 25 FT BUFFER.
2. MINIMUM LIVING AREA SHALL BE 1,200 SF.
3. MAXIMUM BUILDING COVERAGE = 40%
4. MAXIMUM HEIGHT = 35 FT

WETLAND CONSERVATION EASEMENT:

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



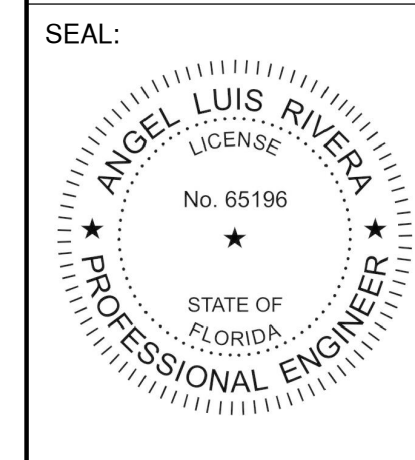
TYPICAL SINGLE FAMILY LOT DETAIL



INTERNAL STREETS CLEAR SIGHT TRIANGLE DETAIL

ACB
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

SCALE:
1"=60'

DATE:
NOV 2022

SHEET TITLE:

PRELIMINARY PLAT

DWG NO.:

C-2.1

SHEET: 3 OF 9

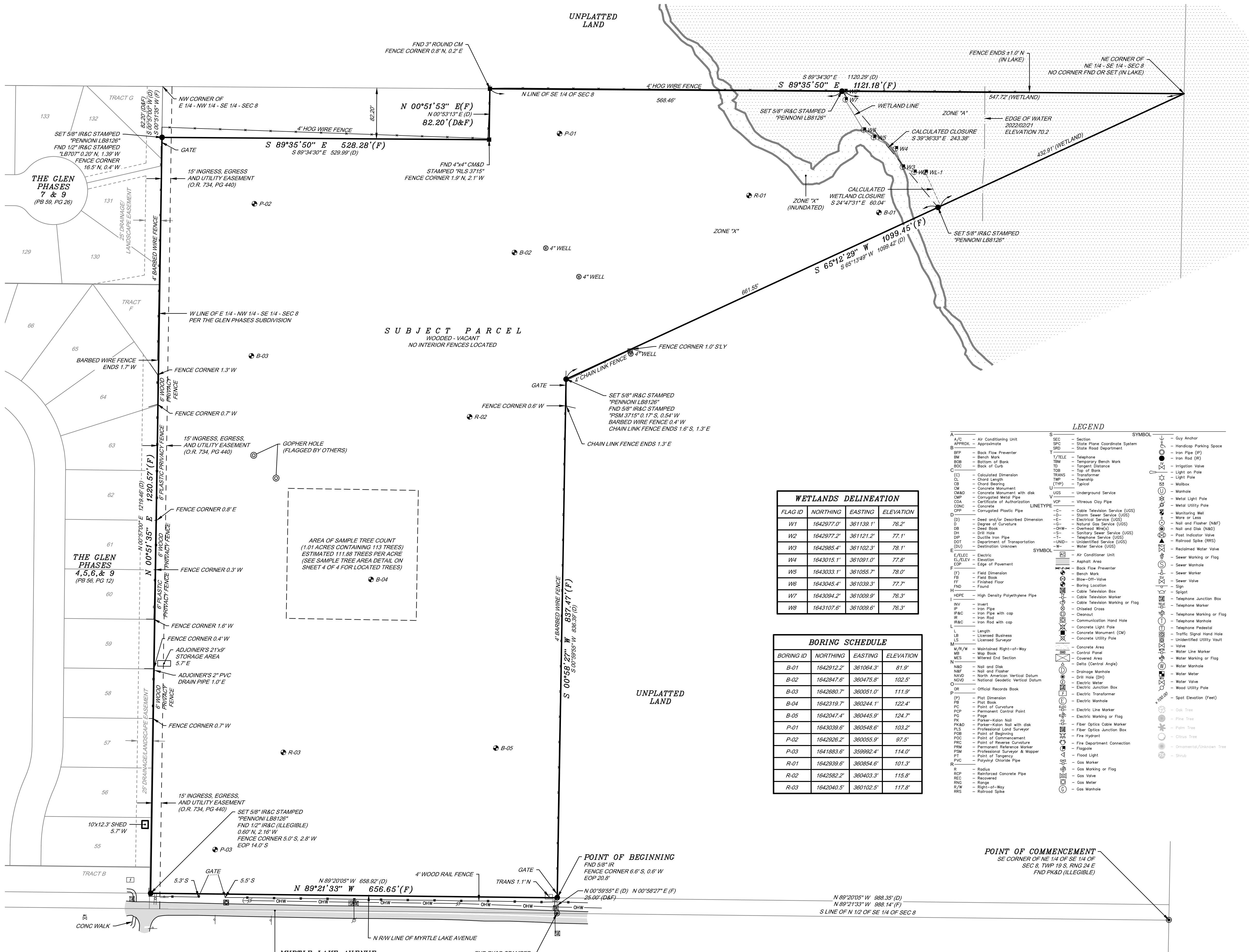
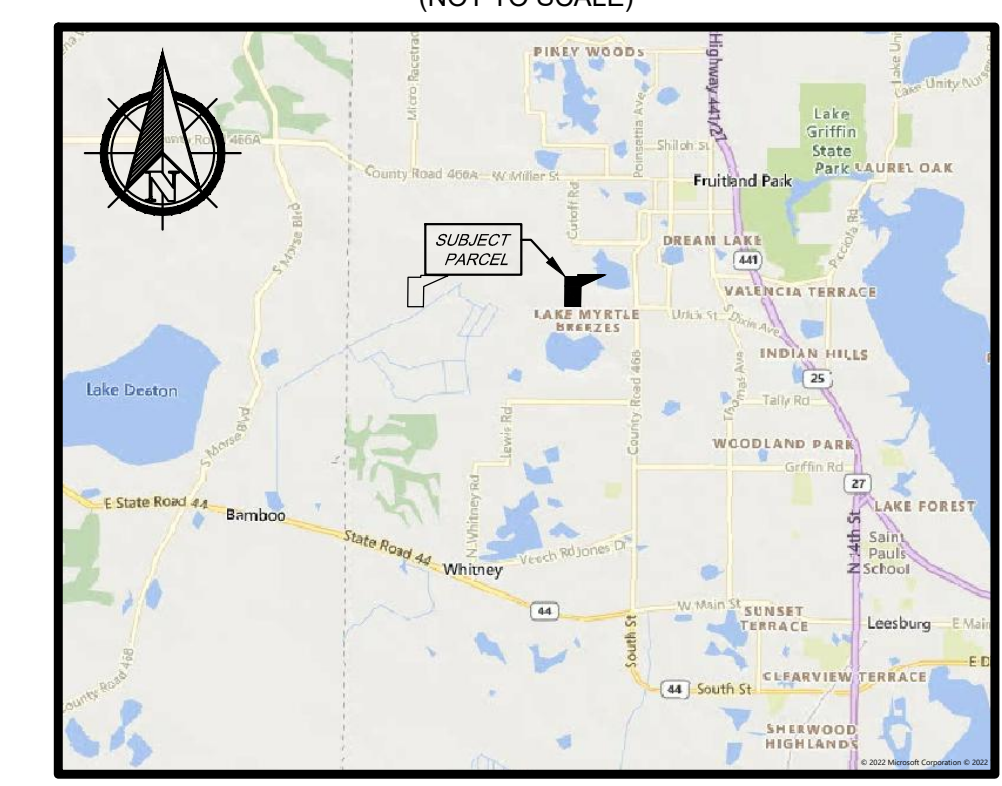
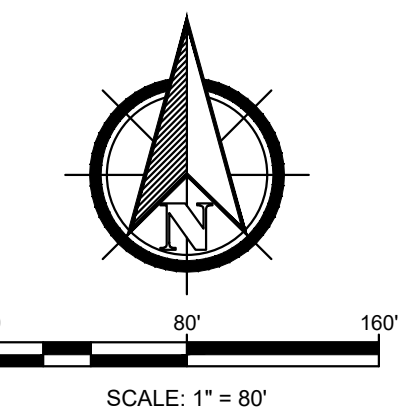
LEGAL DESCRIPTION

(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	361009.6	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	1643039.6	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	1642040.5	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 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
4	ADDED SAMPLE TREE AREA DETAIL (SHEET 4 OF 4)	08/02/2022
3	ADDED EASEMENT (O.R. 734, PG. 440)	06/20/2022
2	ADDED OFFSITE TOPOGRAPHY	05/20/2022
1	ADDED LIDAR CONTOURS	03/15/2022

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

V-0501
SHEET 1 OF 4

RESOLUTION 2023-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF CRYSTAL LAKE VISTA GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE, SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF COUNTY ROAD 468, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for preliminary plat approval of Crystal Lake Vista consisting of 65 single family residential lots; and

WHEREAS, the subject property consisting of 24.02 +/- acres is zoned PUD and has a future land use of Single-Family Medium Density; and

WHEREAS, the Planning and Zoning Board and the City Commission have considered the application in accordance with Sec. 157.060(d) of the City of Fruitland Park Land Development Code and made recommendation to the City Commission; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the procedures for granting preliminary plan approval set forth in Sec. 157.060(d) of the City of Fruitland Park Land Development Code; and

WHEREAS, the City Commission finds that the Preliminary Plan for Crystal Lake Vista is in compliance with the City's land development regulations.

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

Section 1. Granting of Preliminary Plat Approval.

Approval of the Preliminary Plat for Crystal Lake Vista, a copy of which is attached hereto, is **GRANTED**.

Section 2. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this ____ day of _____, 2023, by the City Commission of the City of Fruitland Park, Florida.

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

Approved as to form:

Anita Geraci-Carver, City Attorney

**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.



VIA EMAIL swilliams@fruitlandpark.org

November 22, 2022

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

**RE: CRYSTAL LAKE VISTA (HALFF AVO 043866.074)
PRELIMINARY PLAN**

Dear Ms. Williams:

Per an email from Emily Church dated November 14, 2022, I have reviewed the documents which were included in the email for the above referenced project. I currently do not have any further comments.

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

Sincerely,

HALFF

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

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

HC:am

The Villages®
DAILY SUN

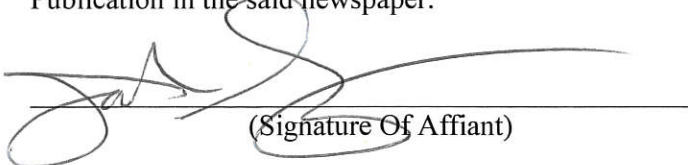
Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Joseph Szabo**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #1104484 in the matter of

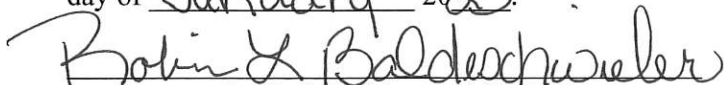
NOTICE OF PUBLIC HEARINGS
was published in said newspaper in the issues of

JANUARY 9, 2023

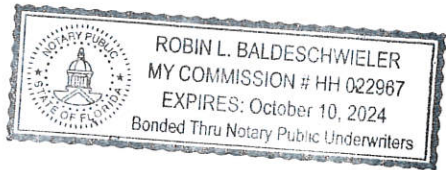
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 13
day of January 2023.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



**NOTICE OF
PUBLIC HEARINGS**
RESOLUTION 2023-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING PRELIMINARY PLAT APPROVAL OF CRYSTAL LAKE VISTA GENERALLY LOCATED NORTH OF MYRTLE LAKE AVENUE, SOUTH OF PINE RIDGE DAIRY ROAD, AND WEST OF COUNTY ROAD 468, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Resolution will be considered at the following public meetings:

- Fruitland Park Planning & Zoning Meeting on January 19, 2023 at 6:00 p.m.
- Fruitland Park City Commission Meeting on January 26th, 2023 at 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the P&Z Board and City Commission from time to time to a date certain. The proposed resolution and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may

need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Esther Coulson, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.
#1104484 January 9, 2023