



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 Anita Geraci-Carver, City Attorney Emily Church, Office Assistant Sharon Williams, Administrative Manager
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AGENDA
PLANNING & ZONING BOARD
July 20, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from June 15, 2023 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Mirror Lake Phase 2 – Final Plat/Easement (Alternate Key: 3897102)

Final Plat

A final plat is requested to develop Phase 2 of a 166-lot subdivision. Phase 2 consists of 76 lots, while Phase 1 (existing) consists of 90 lots. It should be noted that the applicant has requested to build model homes within the development. As the model homes were not previously presented/addressed, the city's land planner has advised that a minor site plan is required. One lot (lot 135) will be designated as a sales office (in the garage) and five (5) lots will be allotted as models.

Release of Utility Easement

The applicant has requested the termination of a utility easement [outlined in Resolution 2006-032]. A termination of easement will need to be recorded in the public records once the city finds that retaining such easements are no longer necessary. A title opinion for the property will need to be updated with an effective date that is within 30 days of plat recording.

Additionally, the NOC recorded in O.R. Book 6115, page 555 must be terminated prior to the recording of the final plat. Note that the utility easement must be approved in conjunction with the final plat approval.

An updated Title Opinion and a Notice of Commencement Termination will be required prior to City Commission meeting. The latter should be recorded with Lake County prior to Final Plat Approval at City Commission. City Attorney will confirm that performance bond language is acceptable

Mr. Bass, city building official, received a complaint that concrete poured for new mailboxes was not in compliance with the ADA (Americans with Disabilities Act).

The Mylar submittal was missing witness signatures/notarization and this will need to be completed prior to City Commission. Final plat will only require one City Commission meeting.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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

ADJOURNMENT:



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FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
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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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MINUTES
PLANNING & ZONING BOARD
June 15, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Invocation led by Sharon Williams, Fruitland Park Staff.
- II. **ROLL CALL:** All members present except Roger Sines..
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from April 20, 2023 included for review/comment. Minutes were unanimously approved.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. Ralph Thiele – Conditional Use Permit Application (Alternate Key: 2562684 & 1699673)

A Conditional Use Permit (CUP) approval is requested to develop a 24,000 square foot garage on the subject site. The revised conceptual site plan has addressed planning comments and meets the minimum technical standards of Chapter 155, Section 155.010(b)(1). Staff recommends the following conditions:

- 1) Storage shall be limited to personally owned vehicles.
- 2) Building Perimeter landscaping. A minimum three (3) foot wide landscape area, with an average of five (5) feet or more, around a minimum of forty (40) percent of the total building perimeter and within twenty-five (25) feet of the building walls. Minimum planting requirement. One (1) canopy tree or three (3) understory trees, and twenty-eight (28) shrubs shall be required for every three hundred and fifty (350) square feet of planting area in (a) above. Trees installed for any other requirement of this Section may be credited towards this requirement if in the required location.

Michael Rankin, Acting Director of the Community Development Department, introduced the application and reviewed the development review process for the benefit of the constituents in the audience.

Nine (9) certified letters were mailed to contiguous property owners with five (5) return receipts, one (1) returned non deliverable and no oppositions and/or comments received. There were no phone calls to date.

Chris Thompson of Z Development Services, the civil engineering consultant representing the applicant, stated that the facility would be privately owned for a classic car collection and the owner has plans to relocate to the area. Chris further stated there could be approximately seventy (70) vehicles stored but was uncertain of the exact number. Mr. Rankin stated there may be comments and concerns from fire and police regarding storage of the cars with or without fluids relating to fire control.

Per Mr. Thompson, there are plans to extend the potable water main along the east side of Micro Racetrack Road to provide a sprinkler system, as well as design the site to enable fire vehicle access. The water line is estimated to be approximately 800 feet and would extend from the northwest corner of Micro Racetrack Rd. and Miller Blvd, along the right-of-way line, to the north side of the proposed development. The proposed facility would be on septic with the condition that upon sewer availability, the development would connect to city sewer. There is 1 (one) restroom planned for the facility.

The proposed development was unanimously approved by the P&Z Board with the conditions as outlined above.

B. Miller at Cutoff – Planned Unit Development (PUD) & Rezoning (Alternate Key: 3933635)

An application for rezoning and planned development was submitted by Alex Stringfellow on behalf of the proposed development. The applicant is proposing to rezone 6.54 ± acres to a Planned Unit Development (from R-3) to accommodate 19 homes and 19 accessory dwellings, for a total of 38 dwelling units on 60' x 112' lots.

The proposed density is 5.75 units/acre which is consistent with the Mixed Community land use. It is the applicant's intent to rent the single-family homes with long term leases, typically one year and to utilize the Accessory Dwelling Units (ADUs) as conventional rentals (not short term or vacation rentals). Three home types are proposed: (1) 2,148 sf home with a 470 sf 2-car garage and a 705 sf ADU over the garage, (2) a 2152 sf home with a 442 sf 2-car garage and a 939 sf ADU with a 281 sf 1-car garage and (3) a 1500 sf home with a 470 sf 2-car garage and no ADU.

The surrounding land uses include Urban Medium, Multiple Family High Density, Single-Family Low Density, and Single-Family Medium Density and PUD.

Three (3) waivers are being sought to the following LDR regulations:

- (1) LDC Section 156.010(e), a waiver to exceed the maximum ADU size of 939 sf, as it is 44% whereas an accessory dwelling unit must not exceed 40% of the size of the principal dwelling unit.
- (2) LDR Section 154.030(11) to allow for a PUD that is less than 10 acres.
- (3) LDR Section 157.080(a)(1)(f) to allow for a cul-de-sac street longer than 600 feet.

Staff has no objection to the waivers being sought.

One-hundred thirteen (113) certified letters were mailed to the contiguous property owners: ninety (90) return receipts received, one (1) non-deliverable, eleven (11) letters of opposition, and one (1) phone call of opposition to date.

City attorney Anita Geraci-Carver stressed there was another alternate key affected [1287685] which represents the outparcel for the commercial. She further stated the future land use designation requires the commercial property to be included in the PUD.

Alex Stringfellow, applicant on behalf of the proposed development, stated there was no alternative design solution for the cul-de-sac street length which is why the waiver is necessary. He estimates the length to be approximately 720 feet from the entrance to the center of the cul-de-sac (requested for life safety vehicle access).

Board member Dicus clarified that the total development will be 2-story with an ADU on the top floor over the garage; 2 rental units per lot. Marc Gauthier of Atlantic Housing stated that each lot would be fee-simple with the intent to be sold in the future with 19 different owners. The plan is to currently rent the properties but, could be subject to change. There are no plans for an HOA or property management and the ADU would have direct external access. Both the single-family resident and the ADU are planned to have separate utility meters. To date, no price point for rental has been established.

Property access discussion ensued off Miller Blvd. [county road] and Marc Gauthier stated that those details had not all been worked out yet and would be at the next application phase where they will be required to submit a Traffic Impact Analysis to the county.

Public Comments Included the following:

M. Elizabeth Shami of Fruitland Park questioned the plan layout and was provided clarification that the property would be one structure with an ADU over the garage with garage parking. She expressed that she did not think it was a good idea.

Colin Crews of Fruitland Park stated that he was directly opposed to the development and the surrounding property was generally single-family residences on approximately one-half of an acre. He expressed that the overall character of the neighborhood would be changed as the proposed homes

would be 'rental apartments.' He inquired whether the trees would be removed on the west side of Cutoff Road, again which would change the character of the neighborhood. He also had concerns pertaining to traffic and whether there a traffic light at Miller and Cutoff Road would be added. Additionally, he also opposed the PUD/Re-zoning waiver for less than 10 acres.

Janet Goldberg of Fruitland Park stated that there is a current issue with a current neighboring ADU whereby there were no limitation on the number of occupants in one residence which subsequently affected parking which had become problematic. Additional concerns were expressed regarding speeding with the increased population in the neighborhood.

Brenna Burkhead of Fruitland Park posed a question regarding whether a traffic study had been conducted; with four (4) lanes feeding into two (2) and then back again into four (4) along Miller Blvd. P&Z Board members stated that the city is awaiting the start of road construction by the county sometime in the spring. She is not happy about the waiver consideration for PUD/Re-zoning less than 10 acres. She expressed that actual homeowners would take more interest in the upkeep of the property.

Cindy Matzonkai of Fruitland Park stated that she does not like the idea of the development starting out as rental properties. She also expressed traffic concerns.

Per Marc Gauthier, he cannot presently give a definitive answer on the monthly rental cost but stated it will be for what the market will bear. He further stated that current zoning allows higher density than what is proposed. He also mentioned that staff recommended approval of the rezoning with the following recommendation to address parking concerns: a minimum of 50% of the lots shall be developed with the Type 2 Home unit which provides the principal structure with a two (2) car garage and an accessory dwelling unit with a one (1) car garage.

The Board voted unanimously to deny the proposed development.

Board member Dicus stated although he liked the concept, various aspects of the proposed development needed additional consideration, to include: (1) safety concerns pertaining to the roadway entrance, (2) traffic concerns at 466A, and (3) missing information pertaining to the overall development.

Chairman Goldberg expressed his concern pertaining to property management of the proposed 19 lot 38- unit proposed development. Michael Rankin clarified that although the project was denied during P&Z the application would still move forward to city commission for final determination.

C. 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; it 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.

This project was initially heard before the P&Z Board in December 2022; however, the applicant has requested changes which significantly impact the originally submitted concept plan. The number of units to be developed is capped at 170. Applicant would also like the flexibility to relocate the dog park, construct a mixture of duplexes, townhomes, and single-family detached units, etc. and remove specific architectural details with the understanding that the development shall meet or exceed all applicable performance and design standards under the City's Land Development Code. Water and sewer will be provided by the city. Concept plans currently reflects 54 duplexes, 112 townhomes at a proposed density of 8.8 units/acres.

LPG introduced the project and stated that the SSCPA and rezoning is consistent with the comprehensive plan.

Logan Opsahl of Lowndes Law Firm, on behalf of the applicant, stated the previous concept plan was approved by P&Z with a higher density [in May 2023]. City Commission 'conditionally approved' the development with the understanding that a Master Development Agreement be reached within a specified deadline. However, since the agreement was not finalized within the prescribed timeline, the project must be re-presented to P&Z and City Commission. Logan Opsahl stated that a multifamily rental development is requested; committing to a development of less than 3 - 4 stories with no apartments; noting that the site plan may change based on sales market trends. The owner desires the flexibility to change the product mix based on sales. On-site property management is anticipated.

The P&Z Board voted unanimously to approve the proposed development.

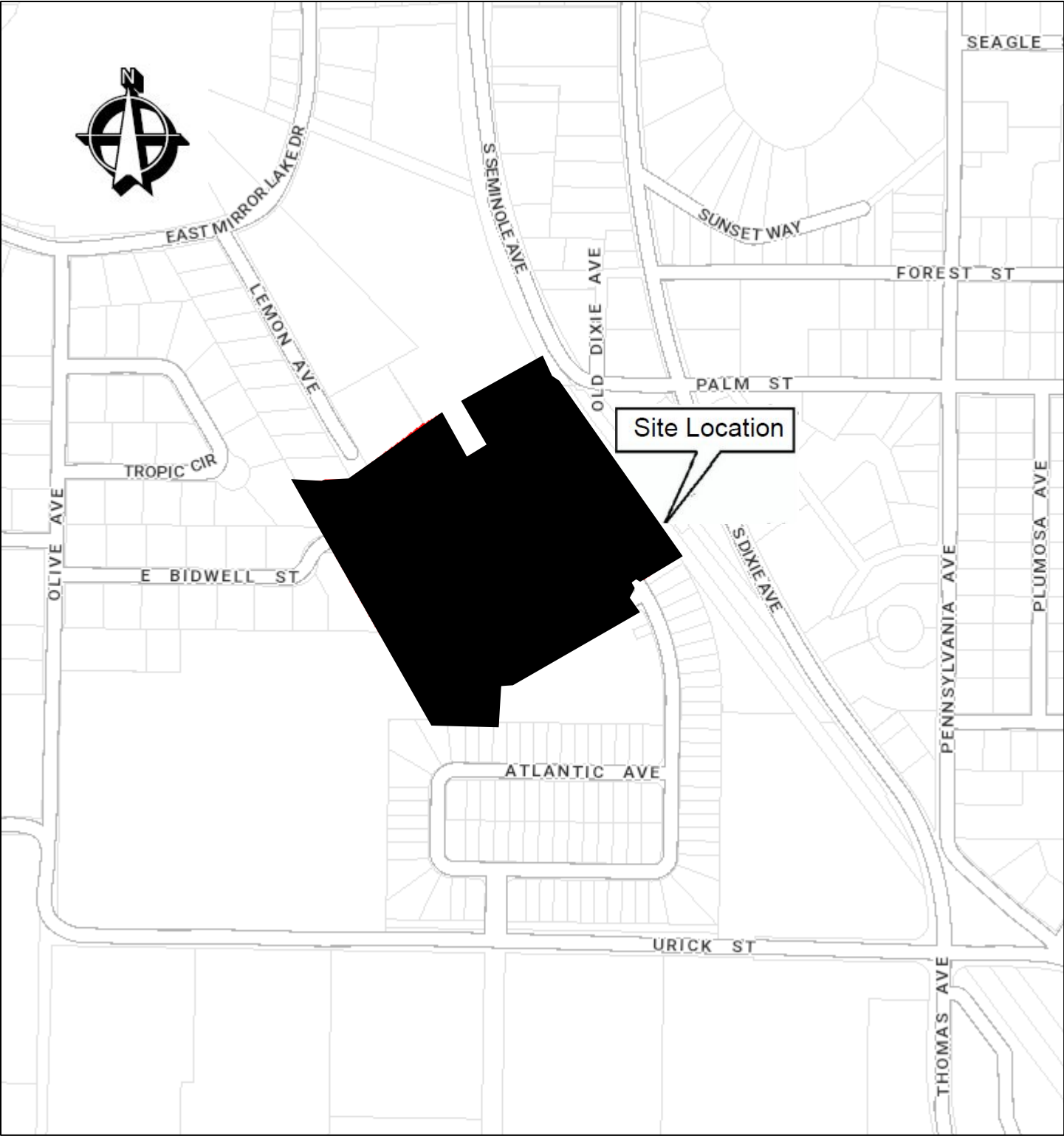
BOARD MEMBERS' COMMENTS: Roger Sines requested an excused absence from the June 2023 meeting.

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: 7:43 PM

Location Map



July 11, 2023

pointLayer

Override 1

Local Streets 5K

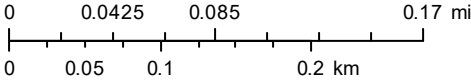
Tax Parcels

polygonLayer

Override 1

Street Names

1:5,000



Lake BCC



Aerial Location Map – Mirror Lake Phase II

RESOLUTION 2023-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE TERMINATION OF EASEMENT RELATING TO UTILITY EASEMENTS NO LONGER NEEDED WITHIN MIRROR LAKE VILLAGE PHASE II, A REPLAT OF TRACT F, MIRROR LAKE VILLAGE; AUTHORIZING THE MAYOR TO EXECUTE THE TERMINATION OF EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, utility easements were granted to or retained by the City of Fruitland Park, Florida for utilities and water pipelines; and

WHEREAS, the easements are located within the property described as Tract F, Mirror Lake Village, PB 88, Pages 92-96, Public Records of Lake County, Florida, which property is the subject of a replat and is known as Mirror Lake Village Phase II; and

WHEREAS, as part of the final plat for Mirror Lake Village Phase II the owner/developer is granting the City of Fruitland Park utility easements that benefit the City and the development; and

WHEREAS, the City Commission finds it to be in the public interest to terminate the existing easements set forth in the Termination of Easement.

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

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The City Commission authorizes the Mayor to execute the Termination of Easement, a copy of which is attached hereto.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

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

Prepared by and Return to:
Anita Geraci-Carver, Esq.
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, Florida 34711

TERMINATION OF EASEMENT

THIS TERMINATION OF EASEMENT (the "Termination") is made the ____ day of _____, 2023 ("Effective Date") by the **CITY OF FRUITLAND PARK, FLORIDA** hereafter called the "Grantee").

1. The statutory warranty deed dated April 1, 1944 between Charles E. Smith and Caroline E. Smith and Edmund H. Friedrich and Hugo E. Friedrich, recorded May 1, 1944 in Deed Book 218, Page 21 of the Public Records of Lake County, Florida included an easement for water pipe lines as then existing in favor of the Fruitland Park Water Company now owed by the City of Fruitland Park relating to the real property in Lake County, Florida more particularly described in said statutory warranty deed which property is now owned by **PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company.**

2. Resolution 2006-032 recorded December 13, 2006 in Official Records Book 3325 Pages 0233-237, of the Public Records of Lake County, Florida, closed and vacated portions of certain public streets located within the proposed Fruitland Park Estates subdivision, but retained a perpetual, non-exclusive easement over those portions closed and vacated in Section 1 of the Resolution for utility purposes as more particularly described in the Resolution.

3. The City of Fruitland Park is being granted perpetual utility easements as part of and within the property being platted as Mirror Lake Village Phase II, replatting Tract F, Mirror Lake Village, as recorded in Plat Book 88, Pages 92 through 96, Public Records of Lake County, Florida, located in Section 9, Township 19 South, Range 24 East, City of Fruitland Park, Lake County, Florida.

4. The previously granted and retained easements are no longer needed. Therefore the City of Fruitland Park, Florida, hereby terminates the water pipe easements set forth in the foregoing statutory warranty deed described in paragraph 1 above, and the utility easements retained in Resolution 2006-032 described in paragraph 2 above (collectively, the "Easements") and any rights the City of Fruitland Park, Florida has to utilize the real property described in the Easements and any and all other rights which may exist or be associated with the Easements as of the Effective Date written above, and the Easements and any rights shall be null and void and of no further force or effect.

IN WITNESS WHEREOF, the City of Fruitland Park has caused this Termination to be

executed in form and manner sufficient to bind the City as of the date indicated hereinabove.

CITY OF FRUITLAND PARK

Witness signature

Chris Cheshire, Mayor

Print Name of Witness

ATTEST:

Witness signature

Esther Coulson, City Clerk

Print Name of Witness

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical presence or [] online notarization this ____ day of _____, 2023, by Chris Cheshire, Mayor of the City of Fruitland Park a Florida municipal corporation on behalf of the corporation, who is [X] personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

LEGAL DESCRIPTION

A REPLATTING OF A PORTION OF TRACT F, MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE RUN SOUTH 89°19'20"EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9 FOR A DISTANCE OF 1314.70' FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°40'40" EAST FOR A DISTANCE OF 1653.25' TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF TRACT C OF MIRROR LAKE VILLAGE AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, ALSO BEING THE NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY LINE; RUN NORTH 89°03'42" WEST FOR A DISTANCE OF 49.10 FEET; THENCE RUN NORTH 81°31'45" WEST FOR A DISTANCE OF 42.56 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 97.52 FEET TO A POINT ON THE EASTERLY LINE OF PLAN OF FRUITLAND PARK AS RECORDED IN PLAT BOOK 3, PAGE 8 OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE EASTERLY LINE OF MIRROR LAKE MANOR AS RECORDED IN PLAT BOOK 23, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 29°23'19" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 650.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, MIRROR LAKE ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 1 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°25'16" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 2.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE RUN NORTH 29°53'16" WEST ALONG THE EASTERLY LINE OF SAI LOT 11 FOR A DISTANCE OF 150.98 FEET TO A POINT ON THE NORTH LINE OF TRACT F, OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING THE AFORESAID EASTERLY LINE OF LOT 11, MIRROR LAKE ESTATES, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF AFORESAID TRACT F: RUN NORTH 88°46'28" EAST FOR A DISTANCE OF 157.84 FEET; THENCE RUN NORTH 29°18'54" WEST FOR A DISTANCE OF 4.07 FEET; THENCE RUN NORTH 53°12'15" EAST FOR A DISTANCE OF 60.51 FEET; THENCE RUN NORTH 53°04'36" EAST FOR A DISTANCE 206.19 FEET TO THE SOUTHWEST CORNER OF TRACT G OF AFORESAID MIRROR LAKE VILLAGE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID TRACT G; THENCE RUN NORTH 60°42'25" EAST FOR A DISTANCE OF 50.63 FEET; THENCE RUN SOUTH 29°18'53" EAST FOR A DISTANCE OF 147.22 FEET; THENCE RUN NORTH 60°40'10" EAST FOR A DISTANCE OF 92.54 FEET; THENCE RUN NORTH 29°19'50" WEST FOR A DISTANCE OF 147.16 FEET; THENCE RUN NORTH 60°38'53" EAST FOR A DISTANCE OF 240.71 FEET; TO THE SOUTHEAST CORNER OF SAID TRACT G ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ABANDONED ATLANTIC COAST LINE RAILROAD LINE AND POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1936.45 FEET WITH A CHORD BEARING OF SOUTH 29°41'05" EAST AND CHORD DISTANCE OF 64.79 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'01" FOR A DISTANCE OF 64.79 FEET TO THE POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°07'17" EAST FOR A DISTANCE OF 8.80 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1928.95 WITH A CHORD BEARING OF SOUTH 33°38'46" EAST AND A CHORD DISTANCE OF 192.93; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'59" FOR A DISTANCE OF 193.01; THENCE RUN SOUTH 36°32'08" EAST FOR A DISTANCE OF 432.71 FEET TO THE NORTHEAST CORNER OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG AFORESAID NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE: SOUTH 55°02'38" WEST FOR A DISTANCE OF 120.29 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 625.00 FEET WITH A CHORD BEARING OF NORTH 35°44'45" WEST AND A CHORD DISTANCE OF 17.23 FEET THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°34'46" FOR A DISTANCE OF 17.23 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 53°27'52" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 575.00 FEET WITH A CHORD BEARING OF SOUTH 36°14'24" EAST AND A CHORD DISTANCE OF 5.93 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'27" FOR A DISTANCE OF 5.93 FEET TO A POINT OF A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF SOUTH 11°39'52" WEST AND A CHORD DISTANCE OF 36.93 FEET THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°13'05" FOR A DISTANCE OF 41.55 FEET TO A NON-TANGENT LINE; THENCE RUN SOUTH 30°43'47" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 59°16'13" WEST FOR A DISTANCE OF 68.03 FEET; THENCE RUN SOUTH 60°40'10" WEST FOR A DISTANCE OF 313.64 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 145.00 FEET WITH A CHORD BEARING OF SOUTH 75°16'12" WEST AND CHORD DISTANCE OF 73.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 29°12'00" FOR A DISTANCE OF 73.90 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 00°55'58" EAST FOR A DISTANCE OF 120.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.41 ACRES MORE OR LESS.



VICINITY (not to scale)

SCHEDULE B-II EXCEPTIONS

- EASEMENT FOR WATER PIPE CONTAINED IN WARRANTY DEED RECORDED MAY 1, 1944, IN DEED BOOK 218, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS A PORTION OF THE SUBJECT PROPERTY, AFFECTED AREA IS SHOWN)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN ON THE PLAT OF MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGE(S) 92 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C) (AFFECTS SUBJECT PROPERTY)
- ORDINANCE NUMBER 87--003 RECORDED MARCH 14, 1988, IN OFFICIAL RECORDS BOOK 956, PAGE 1444, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- INTENTIONALLY DELETED
- BLANKET UTILITY EASEMENTS IN FAVOR OF THE CITY OF FRUITLAND PARK AS RETAINED IN RESOLUTION 2006-032 RECORDED DECEMBER 13, 2006, IN OFFICIAL RECORDS BOOK 3325, PAGE 233, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED ON MARCH 16, 2015, IN OFFICIAL RECORDS BOOK 4597, PAGE 557; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED JANUARY 6, 2016 IN OFFICIAL RECORDS BOOK 4724, PAGE 1921 AND RECORDED JULY 15, 2021 IN OFFICIAL RECORDS BOOK 5752, PAGE 1941; CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION RECORDED AUGUST 2, 2021 IN OFFICIAL RECORDS BOOK 5763, PAGE 796; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED NOVEMBER 2, 2021, IN OFFICIAL RECORDS BOOK 5828, PAGE 1638, AND ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED ON OCTOBER 29, 2018, IN OFFICIAL RECORDS BOOK 5825, PAGE 2018, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE 2019--001, RECORDED IN OFFICIAL RECORDS BOOK 5311, PAGE 250, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- RESOLUTION RECORDED ON OCTOBER 19, 2021, IN OFFICIAL RECORDS BOOK 5817, PAGE 545, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY)

SURVEYOR'S NOTES:

Bearings shown hereon are based on the Westerly line of Tract "F", Mirror Lake Village as being N29°23'19"W . (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of a Title Insurance Commitment, prepared by Commonwealth Land Title Insurance Company, Commitment number 9040734, effective date 09/14/2021 at: 5:00 PM; Revision #1 09--20--2021. and Property Information Report prepared by First American Title Insurance Company FATIC File No. 2037--6290381 through December 19,2022 at 8:00A.M. REV1-- Revised January 17, 2023.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Lake County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Underground utilities shown hereon were located and marked by the individual utility companies. This surveyor only shows these above ground markings as field located and is not responsible for inaccurate and/or possible utilities not shown.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown are beyond the professional purview of the surveyor and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flood hazard, according to Flood Insurance Rate Map panel number 12069C0306E, map revised 12/18/2012. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Elevations shown hereon are based on City of Leesburg Datum, Benchmark number LE16, elevation being 137.00. North American Vertical Datum 1988

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There are no buildings on the property, no addresses posted.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

CERTIFIED TO:

COMMONWEALTH LAND TITLE INSURANCE COMPANY
GSL HOLDINGS I LLC
FRUITLAND PARK, LLC
COBB COLE, PA
PARK SQUARE ENTERPRISES, LLC
LOWNDES, DROSICK, DOSTER, KANTOR & REED, P.A.
FLAGSTAR BANK
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(b), 16 & 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 8/12/2021.

SIGNATURE_____

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723



SURVEYING • MAPPING
GEOSPATIAL SERVICES

www.allen-company.com

LICENSED BUSINESS #6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356

BOUNDARY & TOPOGRAPHIC SURVEY
OF
TRACT "F"
MIRROR LAKE VILLAGE
SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA



DATE	REVISIONS
3/14/23	title update
12/20/21	update certs
10/15/21	add line update certs

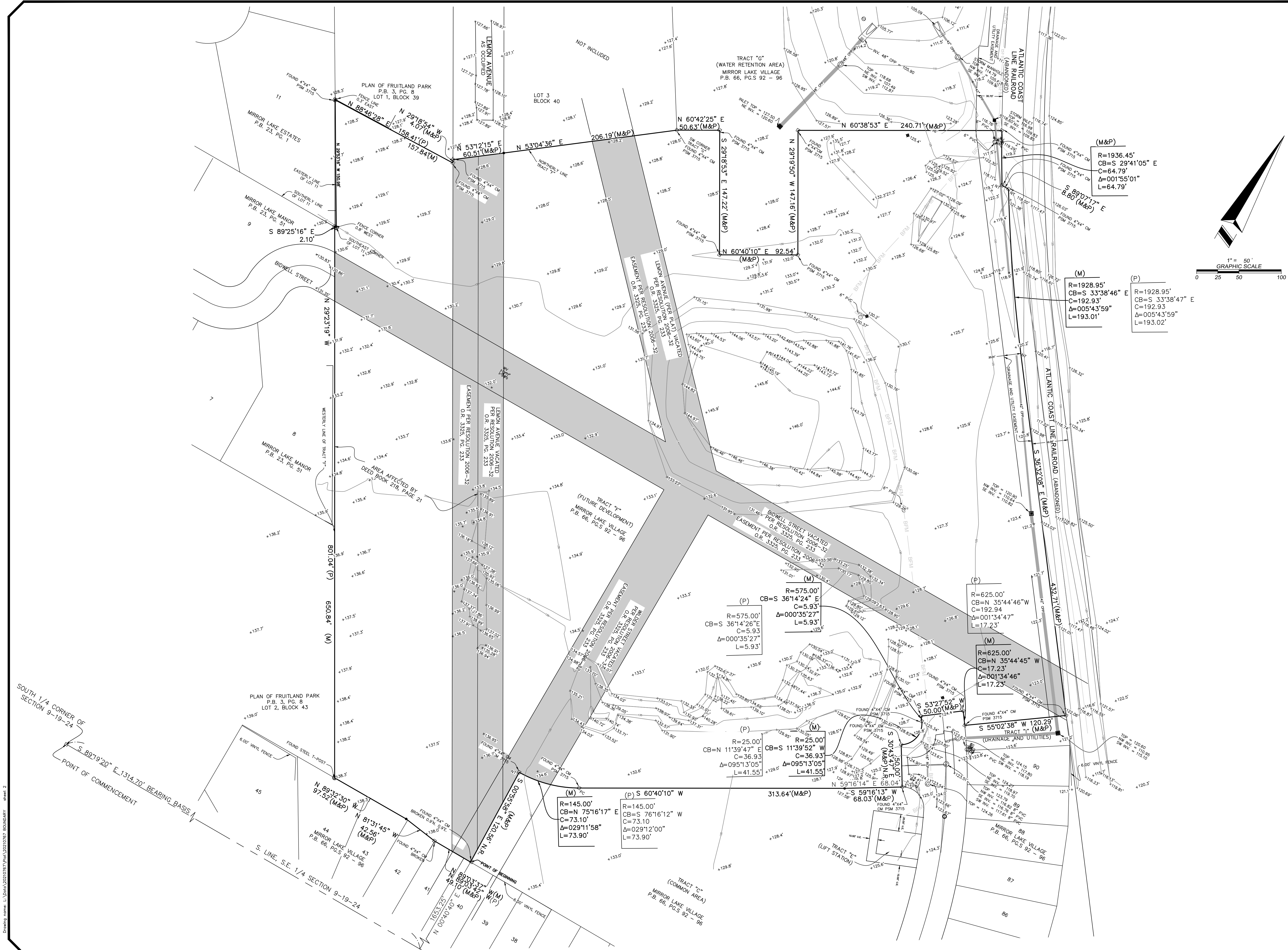
JOB #	20210767
DATE:	5/26/2021
SCALE:	1" = 50'
CALC BY:	DY
FIELD BY:	ACH
DRAWN BY:	DY/CDK
CHECKED BY:	MR

SHEET 1 OF 2



FOR:

JOB # _____ 20210767
DATE: _____ 5/26/2021
SCALE: _____ 1" = 50'
CALC BY: _____ DY
FIELD BY: _____ ACH
DRAWN BY: _____ DY/CDK
CHECKED BY: _____ MR



Drawing name: L:\Data\20210767\Plot\20210767 BOUNDARY sheet 2

RESOLUTION 2023-042

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING FINAL PLAT APPROVAL OF MIRROR LAKE VILLAGE PHASE II GENERALLY LOCATED EAST OF OLIVE AVENUE, SOUTHEAST OF MIRROR LAKE AND LEMON AVENUE, NORTH OF MIRROR LAKE VILLAGE PHASE I AND EAST OF S. DIXIE AVENUE, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for final plat approval of Mirror Lake Village Phase II consisting of 75 single family residential lots and tracts for future development; and

WHEREAS, the subject property consisting of 14.14 +/- acres is zoned PUD (Residential) 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 final plat 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 Final Plat for Mirror Lake Village Phase II 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 Final Plat Approval.

Approval of the Final Plat for Mirror Lake Village Phase II, a copy of which is attached hereto, is **GRANTED subject to approval from engineering.**

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

MIRROR LAKE VILLAGE PHASE II

REPLATTING A PORTION OF TRACT F, MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

A REPLATTING OF A PORTION OF TRACT F, MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE RUN SOUTH 89°19'20" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9 FOR A DISTANCE OF 1314.70' FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°40'40" EAST FOR A DISTANCE OF 1653.25' TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF TRACT C OF MIRROR LAKE VILLAGE AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, ALSO BEING THE NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY LINE; RUN NORTH 89°03'42" WEST FOR A DISTANCE OF 49.10 FEET; THENCE RUN NORTH 81°31'45" WEST FOR A DISTANCE OF 42.56 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 97.52 FEET TO A POINT ON THE EASTERLY LINE OF PLAN OF FRUITLAND PARK AS RECORDED IN PLAT BOOK 3, PAGE 8 OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE EASTERLY LINE OF MIRROR LAKE MANOR AS RECORDED IN PLAT BOOK 23, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 29°23'19" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 650.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, MIRROR LAKE ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 1 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°25'16" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 2.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE RUN NORTH 29°53'16" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 150.98 FEET TO A POINT ON THE NORTH LINE OF TRACT F, OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING THE AFORESAID EASTERLY LINE OF LOT 11, MIRROR LAKE ESTATES, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF AFORESAID TRACT F: RUN NORTH 88°46'28" EAST FOR A DISTANCE OF 157.84 FEET; THENCE RUN NORTH 29°18'54" WEST FOR A DISTANCE OF 4.07 FEET; THENCE RUN NORTH 53°12'15" EAST FOR A DISTANCE OF 60.51 FEET; THENCE RUN NORTH 53°04'36" EAST FOR A DISTANCE OF 206.19 FEET TO THE SOUTHWEST CORNER OF TRACT G OF AFORESAID MIRROR LAKE VILLAGE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID TRACT G; THENCE RUN NORTH 60°42'25" EAST FOR A DISTANCE OF 50.63 FEET; THENCE RUN SOUTH 29°18'53" EAST FOR A DISTANCE OF 147.22 FEET; THENCE RUN NORTH 60°40'10" EAST FOR A DISTANCE OF 92.54 FEET; THENCE RUN NORTH 29°19'50" WEST FOR A DISTANCE OF 147.16 FEET; THENCE RUN NORTH 60°38'53" EAST FOR A DISTANCE OF 240.71 FEET; TO THE SOUTHEAST CORNER OF SAID TRACT G ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ABANDONED ATLANTIC COAST LINE RAILROAD LINE AND POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1936.45 FEET WITH A CHORD BEARING OF SOUTH 29°41'05" EAST AND CHORD DISTANCE OF 64.79 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'01" FOR A DISTANCE OF 64.79 FEET TO THE POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°07'17" EAST FOR A DISTANCE OF 8.80 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1928.95 WITH A CHORD BEARING OF SOUTH 33°38'46" EAST AND A CHORD DISTANCE OF 192.93; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'59" FOR A DISTANCE OF 193.01; THENCE RUN SOUTH 36°32'08" EAST FOR A DISTANCE OF 432.71 FEET TO THE NORTHEAST CORNER OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG AFORESAID NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE: SOUTH 55°02'38" WEST FOR A DISTANCE OF 120.29 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 625.00 FEET WITH A CHORD BEARING OF NORTH 35°44'45" WEST AND A CHORD DISTANCE OF 17.23 FEET THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°34'46" FOR A DISTANCE OF 17.23 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 53°27'52" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 575.00 FEET WITH A CHORD BEARING OF SOUTH 36°14'24" EAST AND A CHORD DISTANCE OF 5.93 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'27" FOR A DISTANCE OF 5.93 FEET TO A POINT OF A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF SOUTH 11°39'52" WEST AND A CHORD DISTANCE OF 36.93 FEET THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°13'05" FOR A DISTANCE OF 41.55 FEET TO A NON-TANGENT LINE; THENCE RUN SOUTH 30°43'47" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 59°16'13" WEST FOR A DISTANCE OF 68.03 FEET; THENCE RUN SOUTH 60°40'10" WEST FOR A DISTANCE OF 313.64 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 145.00 FEET WITH A CHORD BEARING OF SOUTH 75°16'12" WEST AND CHORD DISTANCE OF 73.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 29°12'00" FOR A DISTANCE OF 73.90 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 00°55'58" EAST FOR A DISTANCE OF 120.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.41 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9-19-24 BEING AN ASSUMED BEARING OF NORTH 89°19'20" WEST. THE GRID BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1990 (NAD-83-2011), FLORIDA EAST ZONE,
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION,INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS OR RIGHT-OF-WAY WITHOUT APPROVAL FROM THE CITY OF FRUITLAND PARK.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS AS SET FORTH IN SECTION 9.01, LAND DEVELOPMENT REGULATIONS.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83).
- TRACTS OS-1 AND OS-2 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION)
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE VILLAGE, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 4597, PAGES 557 THROUGH 623 AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- THE RETAINING WALL, FENCE EASEMENTS AND WALL EASEMENTS SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177 REQUIREMENTS.
- PERMANENT CONTROL POINT (PCP) WILL BE SET IN ACCORDANCE WITH CHAPTER 177 REQUIREMENTS.
- MORTGAGEE JOINDER/ CONSENT WILL BE RECORDED BY SEPARATE INSTRUMENT.
- PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FATIC FILE NO. 2037-6290381 THROUGH DECEMBER 19,2022 AT 8:00A.M. REV1- REVISED JANUARY 17, 2023.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN ON THE PLAT OF MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGE(S) 92 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C) (AFFECTS SUBJECT PROPERTY)

ORDINANCE NUMBER 87-003 RECORDED MARCH 14, 1988, IN OFFICIAL RECORDS BOOK 956, PAGE 1444, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED ON MARCH 16, 2015, IN OFFICIAL RECORDS BOOK 4597, PAGE 557; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED JANUARY 6, 2016 IN OFFICIAL RECORDS BOOK 4724, PAGE 1921 AND RECORDED JULY 15, 2021 IN OFFICIAL RECORDS BOOK 5752, PAGE 1941; CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION RECORDED AUGUST 2, 2021 IN OFFICIAL RECORDS BOOK 5763, PAGE 796; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED NOVEMBER 2, 2021, IN OFFICIAL RECORDS BOOK 5828, PAGE 1638, AND ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED ON OCTOBER 29, 2018, IN OFFICIAL RECORDS BOOK 5825, PAGE 2018, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)

THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE 2019-001, RECORDED IN OFFICIAL RECORDS BOOK 5311, PAGE 250, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)

RESOLUTION RECORDED ON OCTOBER 19, 2021, IN OFFICIAL RECORDS BOOK 5817, PAGE 545, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY)

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

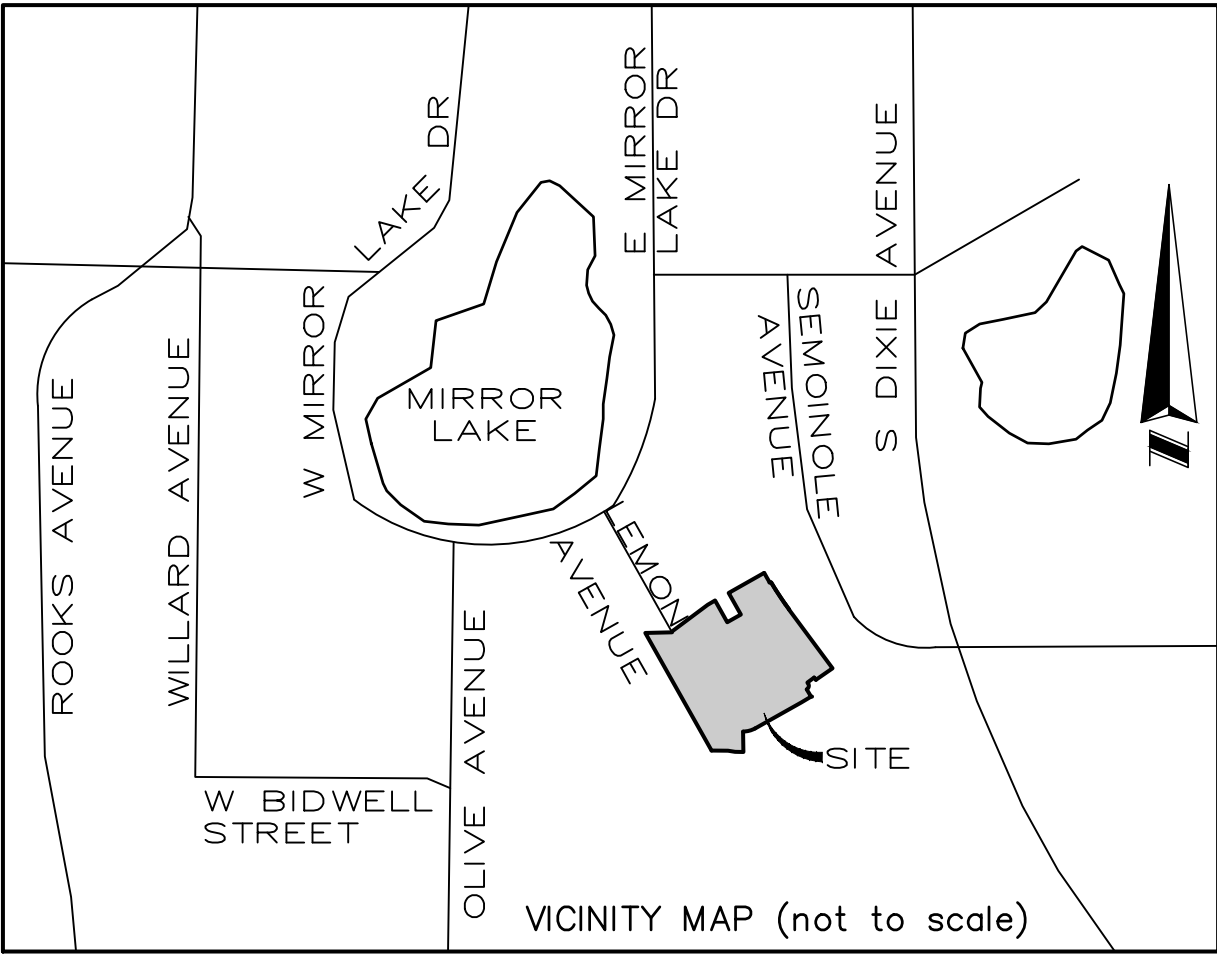
- SET 4" X 4" CONCRETE MONUMENT
STAMPED P.R.M. LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)
- SET NAIL AND DISK, STAMPED P.C.P. 6723
PERMANENT CONTROL POINT (P.C.P.)

LB	LICENSED BUSINESS	P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE	PGS.	PAGES
P.T.	POINT OF TANGENCY	CCR#	CERTIFIED CORNER RECORD
P.I.	POINT OF INTERSECTION	R/W	RIGHT-OF-WAY
N.R.	NON RADIAL	W.R.A.	WATER RETENTION AREA
N.T.	NON TANGENT	F.E.	FENCE EASEMENT
CL	CENTERLINE	W.E.	WALL EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT	NO ID	NO IDENTIFICATION
D.E.	DRAINAGE EASEMENT	(O.A.)	OVERALL
		XXXXXX	FENCE AND WALL EASEMENT

SHEET INDEX

- SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES
SHEET 2 OF 2 - BOUNDARY INFORMATION, CENTERLINE, TRACT & LOT GEOMETRY

SHEET 1 OF 2



VICINITY MAP (not to scale)

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

THIS IS TO CERTIFY, THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITLAND PARK, FLORIDA

ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY, THAT THIS PLAT WAS PRESENTED TO THE CITY COMMISSION OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COMMISSION OF FRUITLAND PARK FOR RECORD AND THE DEDICATION OF STREETS AND EASEMENTS IS ACCEPTED FOR MUNICIPAL PURPOSES OF SAID CITY ON THE ____ DAY OF _____ 2023, PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN 90 DAYS FROM THE DATE OF APPROVAL BY SAID CITY COMMISSION, CITY OF FRUITLAND PARK, FLORIDA.

ATTEST: CITY CLERK BY: MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

CITY ATTORNEY

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS FOR THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON 5/26/2021, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P WILL BE SET AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

BY: _____ DATE: _____

JAMES L. RICKMAN P.S.M. # 5633
ALLEN & COMPANY
LICENSED BUSINESS # 6723
16 EAST PLANT STREET,
WINTER GARDEN, FLORIDA 34787

PLAT BOOK _____ PAGE _____

MIRROR LAKE VILLAGE PHASE II DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF ALL THE LANDS DESCRIBED AND PLATTED HEREIN AS MIRROR LAKE VILLAGE PHASE 2, BEING IN THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON DOES HEREBY DEDICATE AS FOLLOWS:

ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT (ATLANTIC AVENUE, LEMON AVENUE AND DUCKWEED AVENUE) ARE DEDICATED IN PERPETUITY TO THE CITY OF FRUITLAND PARK FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

TRACTS OS-1 AND OS-2, (OPEN SPACE) ARE DEDICATED TO AND MAINTAINED BY MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/ EGRESS AS APPROVED BY THE CITY.

THE UTILITY EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY TO THE CITY OF FRUITLAND PARK FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COMMISSION OF FRUITLAND PARK.

IN WITNESS WHEREOF, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW _____, 2023.

SIGNED AND SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

SIGNATURE _____ OWNER: PARK SQUARE ENTERPRISES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

PRINTED NAME

SIGNATURE _____
PRINTED NAME _____ RANDY JONES
VICE PRESIDENT OF LAND DEVELOPMENT

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023,

BY RANDY JONES, VICE PRESIDENT OF LAND DEVELOPMENT OF PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY, THAT ON _____ 2023, THE FOREGOING PLAT WAS OFFICIALLY APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

EXAMINED AND APPROVED:

SIGNATURE _____ TITLE: _____

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081 FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING FLORIDA STATUTES. AND FIND SAID PLAT COMPLIES WITH THE REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____ REGISTRATION NO. _____

CERTIFICATE OF COUNTY CLERK

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS OF FLORIDA CH. 177. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____ 2023, AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

BY: _____
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA



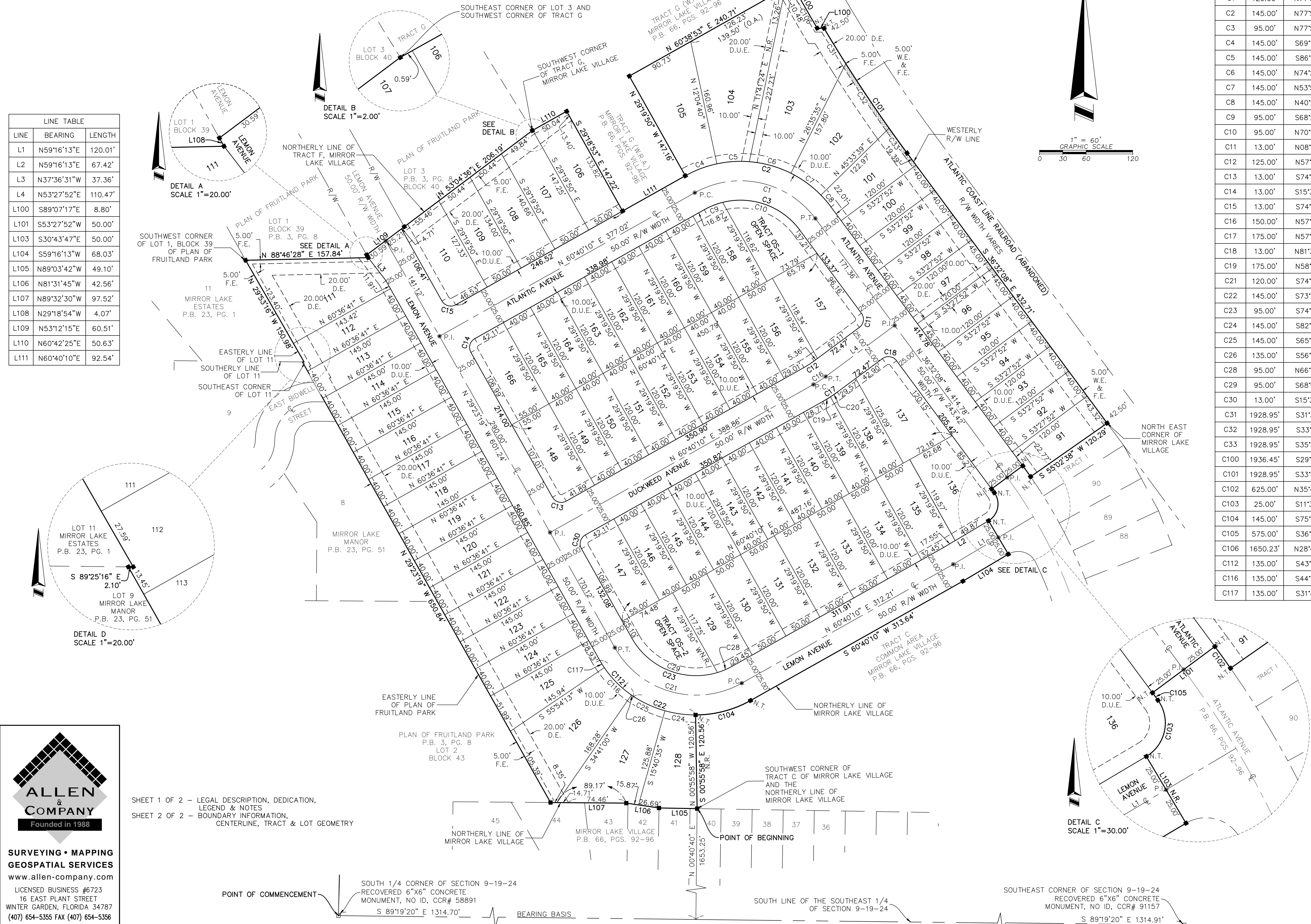
SURVEYING • MAPPING
GEOSPATIAL SERVICES
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LICENSED BUSINESS #6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 FAX (407) 654-5356

SHEET 2 OF 2

REPLATTING A PORTION OF TRACT F, MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	120.00'	N77°55'59"W	158.71'	082°47'42"	173.41'
C2	145.00'	N77°55'57"W	191.77'	082°47'37"	209.53'
C3	95.00'	N77°55'59"W	125.64'	082°47'42"	137.28'
C4	145.00'	S69°17'47"W	43.49'	071°15'05"	43.66'
C5	145.00'	S86°13'13"W	41.85'	016°35'46"	42.00'
C6	145.00'	N74°26'40"W	55.52'	022°04'29"	55.87'
C7	145.00'	N53°55'23"W	47.78'	018°58'04"	48.00'
C8	145.00'	N40°29'15"W	19.99'	007°54'13"	20.00'
C9	95.00'	S68°20'14"W	25.35'	015°20'09"	25.43'
C10	95.00'	N70°15'55"W	105.50'	067°27'33"	111.85'
C11	13.00'	N08°27'52"E	18.38'	090°00'00"	20.42'
C12	125.00'	N57°04'01"E	15.71'	007°12'18"	15.72'
C13	13.00'	S74°21'35"E	18.38'	089°56'31"	20.41'
C14	13.00'	S15°38'25"W	18.39'	090°03'29"	20.43'
C15	13.00'	S74°21'35"E	18.38'	089°56'31"	20.41'
C16	150.00'	N57°04'01"E	18.85'	007°12'18"	18.86'
C17	175.00'	N57°04'01"E	21.99'	007°12'18"	22.01'
C18	13.00'	N81°32'08"W	18.38'	090°00'00"	20.42'
C19	175.00'	N58°49'14"E	11.29'	003°41'52"	11.29'
C21	120.00'	S74°21'34"E	169.62'	089°56'31"	188.37'
C22	145.00'	S73°26'22"E	83.29'	033°22'52"	84.48'
C23	95.00'	S74°21'35"E	134.28'	089°56'31"	149.13'
C24	145.00'	S82°13'36"E	39.88'	015°48'23"	40.00'
C25	145.00'	S65°32'10"E	44.30'	017°34'29"	44.48'
C26	135.00'	S56°01'58"E	3.37'	001°25'55"	3.37'
C28	95.00'	N66°54'55"E	20.67'	012°29'29"	20.71'
C29	95.00'	S68°06'50"E	118.86'	077°27'02"	128.42'
C30	13.00'	S15°38'25"W	18.39'	090°03'29"	20.43'
C31	1928.95'	S31°34'23"E	53.41'	001°35'12"	53.42'
C32	1928.95'	S33°51'13"E	100.13'	002°58'28"	100.14'
C33	1928.95'	S35°55'37"E	39.46'	001°10'20"	39.47'
C100	1936.45'	S29°41'05"E	64.79'	001°55'01"	64.79'
C101	1928.95'	S33°38'46"E	192.93'	005°43'59"	193.01'
C102	625.00'	N35°44'45"W	17.23'	001°34'46"	17.23'
C103	25.00'	S11°39'52"W	36.93'	095°13'05"	41.55'
C104	145.00'	S75°16'12"W	73.10'	029°12'00"	73.90'
C105	575.00'	S36°14'24"E	5.93'	000°35'27"	5.93'
C106	1650.23'	N28°49'34"W	3.23'	000°06'44"	3.23'
C112	135.00'	S43°04'17"E	63.86'	027°21'37"	64.47'
C116	135.00'	S44°42'24"E	49.71'	021°13'13"	50.00'
C117	135.00'	S31°44'33"E	11.09'	004°42'28"	11.10'



The Villages® DAILY SUN

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

Before the undersigned authority personally appeared

ALLAN LOVELL

who on oath says that he 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 Ad #1137773**

in the matter of **NOTICE OF PUBLIC HEARING** was published in said newspaper in the issue(s) of

July 13, 2023

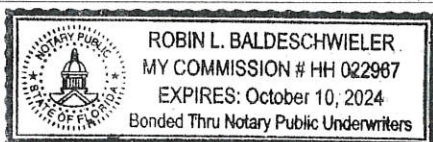
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, 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 July 2023.


Robin Baldeschwieler, Notary

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



Attach Notice Here

NOTICE OF PUBLIC HEARING RESOLUTION 2023-041

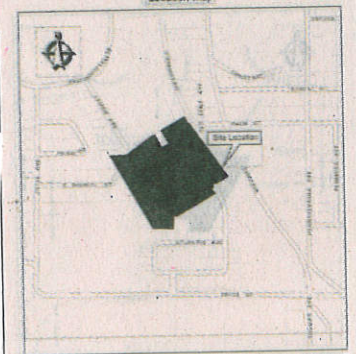
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, APPROVING THE TERMINATION OF EASEMENT RELATING TO UTILITY EASEMENTS NO LONGER NEEDED WITHIN MIRROR LAKE VILLAGE PHASE II, A REPLAT OF TRACT F, MIRROR LAKE VILLAGE; AUTHORIZING THE MAYOR TO EXECUTE THE TERMINATION OF EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Fruitland Park Planning & Zoning Board Meeting on July 20, 2023 at 6:00 p.m.
Fruitland Park City Commission Hearing on July 27, 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 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.



#01137773 July 13, 2023

The Villages® DAILY SUN

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

Before the undersigned authority personally appeared
ALLAN LOVELL

who on oath says that he 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 Ad #1137774** in the matter of **NOTICE OF PUBLIC HEARING** was published in said newspaper in the issue(s) of
July 13, 2023

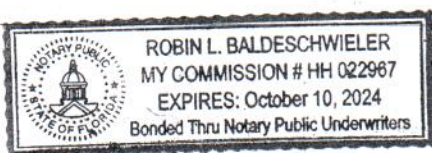
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, 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 July 2023.

Robin Baldeschwieler
Robin Baldeschwieler, Notary

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



Attach Notice Here

NOTICE OF PUBLIC HEARING RESOLUTION 2023-042

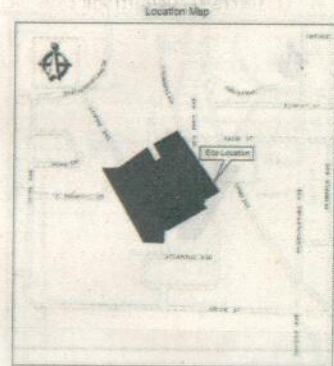
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING FINAL PLAT APPROVAL OF MIRROR LAKE VILLAGE PHASE II GENERALLY LOCATED EAST OF OLIVE AVENUE, SOUTHEAST OF MIRROR LAKE AND LEMON AVENUE, NORTH OF MIRROR LAKE VILLAGE PHASE I AND EAST OF S. DIXIE AVENUE, FRUITLAND PARK, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Fruitland Park Planning & Zoning Board Meeting on July 20, 2023 at 6:00 p.m.
Fruitland Park City Commission Hearing on July 27, 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 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.



#01137774

July 13, 2023



March 14, 2023

VIA E-MAIL swilliams@fruitlandpark.org

Sharon Williams, Administrative Manager
Community Development Department
City of Fruitland Park
506 W Berckman Street
Fruitland Park, FL 34731

Re: Mirror Lake Phase II – Easement Release
1st Review

Dear Ms. Williams:

I have reviewed the documents provided by the City on March 3, 2023 as well as information provided by e-mail from Robb Dicus on February 28, 2023 for the above referenced project. Please find below outstanding comments.

1. Based on the documents provided by Mr. Dicus, the easement for water pipe lines to Fruitland Park Water Company recorded in DB 218, Page 21, became the City's easement when the City acquired the assets from Fruitland Park Water Company. Therefore, if the City no longer needs that easement, then the City Commission can approve terminating the easement. A termination of easement will need to be recorded in the public records once approved.

2. The utility easement(s) in Resolution 2006-032 can be terminated as well if the City finds that retaining such easements are no longer necessary. A termination of easement will need to be recorded in the public records once approved.

Please let me know if you have any additional questions.

Sincerely,

Anita Geraci-Carver