



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

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

TRC COFP Members:

City Manager Gary La Venia, Chairman
Police Chief Eric Luce, Vice Chair
City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer - Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

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

**REVISED AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
September 5, 2023
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 1, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. School Board of Lake County; Fruitland Park Elementary – Major Site Plan (Alternate Key: 1639743) Cursory Review

A cursory site plan review is provided by Lake County Schools for informational purposes for the construction of a new Fruitland Park Elementary School. The plan allows for the construction of a replacement elementary school and accessory uses on approximately 19+/- acres located on the northeast corner of the intersection of Urick Street and Olive Avenue.

B. Lakeside Storage II – Unity of Title & Variance (Alternate Key: 2919469, 2919507, 2919523, 2919531)

Variance

The applicant is requesting the following four (4) variances for development of the proposed project: (1) allow 5 instead of 10 parking spaces near the front office to accommodate new customer flow; (2) reduce the required width of the loading zone from 12 ft to 10 ft,); (3) requesting the city to waive parking lot landscaping requirements for the RV/boat parking spaces and (4) requesting the city to allow installation of an 8” water main as the city does not have a 10” water main in this area.

Variance #1 - Reduce parking spaces request “withdrawn” by applicant; Variance #2 – Width of loading zone request “withdrawn” by the applicant; Variance #3 - Staff recommends approval of the variance and approval of the condition that the front building perimeter be planted with 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area. The planting area would be a 3’ strip. This would be considered comparable. Variance #4 - planning staff defers to the City Engineer and Lake County Fire Department. The city engineer does not object to a variance for a fire hydrant 10” main. The city does not have a 10” main within the area.

Unity of Title/Shared Maintenance

The subject property is 7.07 acres and consists of four parcels, a northern parcel (Alt Key 2919531), a southern parcel (Alt Key 2919469), and two parcels in between (Alt Key 2919523 and Alt Key 2919507). A single story 781 square foot manufactured office exists on the southern parcel (Alt Key 2919469). The proposed project consists of constructing a 93,205 SF storage facility including an office for a total of 93,986 square feet on the northern portion of the site, along with associated loading, parking, and stormwater management areas. The building sizes proposed to be built are 76,795 square feet, 6,150 square feet, 6,160 square feet, and 4,100 square feet, along with an office and forty-six (41) RV/boat storage spaces.

The max ISR is 75%, maximum FAR is .50. The minimum lot size is 30,000 square feet and 200’ roadway frontage. The required minimum open space is 25%, and setbacks are 50’ for front, and 25’ for side and rear.

BOARD MEMBERS’ COMMENTS:

PUBLIC COMMENTS:

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

ADJOURNMENT:



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

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Fire Chief
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Land Planner LPG
Public Works Director

TRC Members:

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

**AGENDA MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
August 1, 2023
10:00AM**

- I. MEETING START TIME:** 10:02 AM
- II. MEMBERS PRESENT:** All members present except Fire Chief/Inspector & Code Enforcement officer. Present on behalf of the development were the following: Richard Wohlfarth. City of Fruitland Park staff: Emily Church & Kelli Fielder were also in attendance.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from July 11, 2023 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

- A. The Village at Lake Geneva – PUD Amendment/Preliminary Plat (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, 3883988)**

PUD Amendment - The applicant would like to amend Ordinance 2022-012 (first amended and restated Master Development to include the following: (1) remove reference to 12.82 acres (2) reduce density from 3.11 to 2.96, (3) reduce units from 420 to 396, (4) increased phasing from two (2) to six (6); (5) add criteria for 40' lots, (6) delete reference to condominiums, (7) sidewalks on

both sides and delete the 15' pedestrian path and (8) allow natural landscape buffers to be used in lieu of planted buffers.

Preliminary Plan - The applicant is requesting preliminary plat approval for The Village at Lake Geneva (FKA Lake Saunders Grove) for 397 units consisting of single family detached and single family attached (townhomes). The applicant is also seeking an amendment to the PUD, Ordinance 2022-12. The proposed amendment is a reduction in density from 420 units to 397 units. The minimum lot size has been revised from 50' X 120' to 40' X 120'.

Brett Tobias of Halff stated that Halff already conditionally approved the preliminary plan. There are two minor changes needed for the PUD Amendment (1) lot width for the 40' lots still list 50' and (2) the Master Development Agreement still lists the old master plan.

City Attorney stated the PUD has an alternate key that is not part of the plat. Richard Wolfarth stated he is not under contract to purchase those 14 acres so while under the PUD it will not be part of this plat. City Attorney will review if there any implications for this situation and provide a review for the PUD Amendment.

Public Works Director inquired if they knew what size they would be using for irrigation lines. Richard Wohlfarth indicated they would likely be using 4-inch lines. They will have a master meter for water usage and set alternating days for lawn watering; if well water is used, the development doesn't plan to charge the residents however, if public water is used, the HOA will receive a bill and residents would pay their share.

No were no comments from the Building Official.

Michael Rankin of LPG stated that this project was formerly known as Lake Saunders Groves and is a reduction of units and a lot size change from 50' to 40'.

No comments from Police Chief.

The Amended Master Development Agreement in Ordinance 2022-012 did not include those 12 acres from the City Attorney's earlier comment.

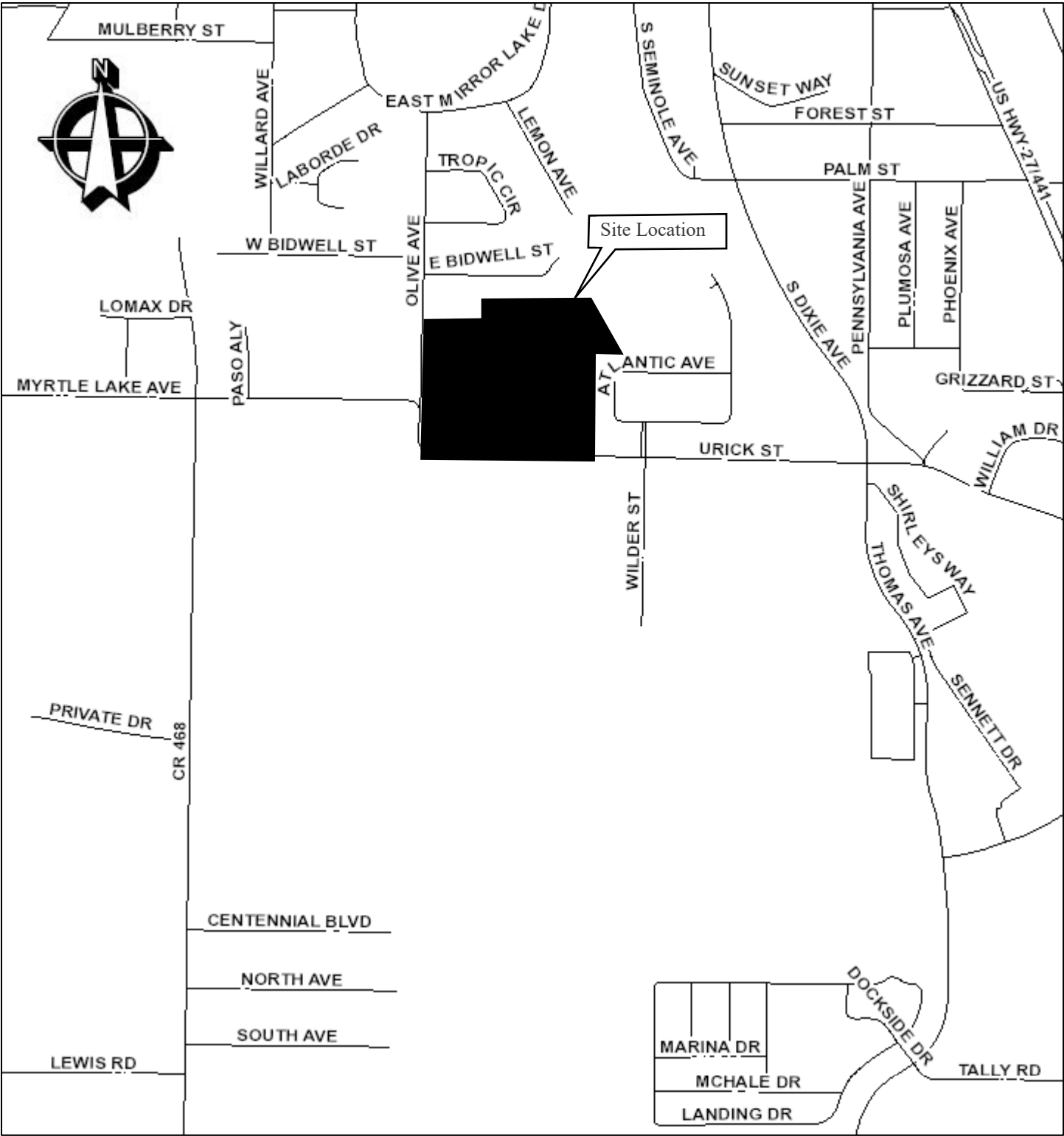
BOARD MEMBERS' COMMENTS:

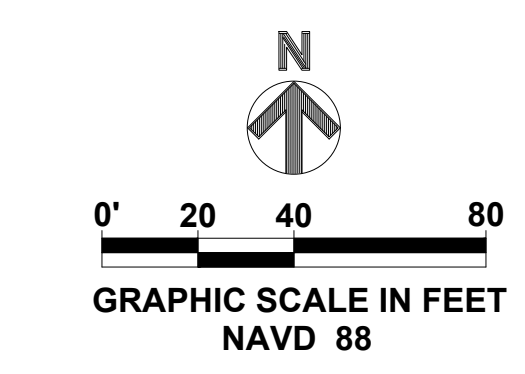
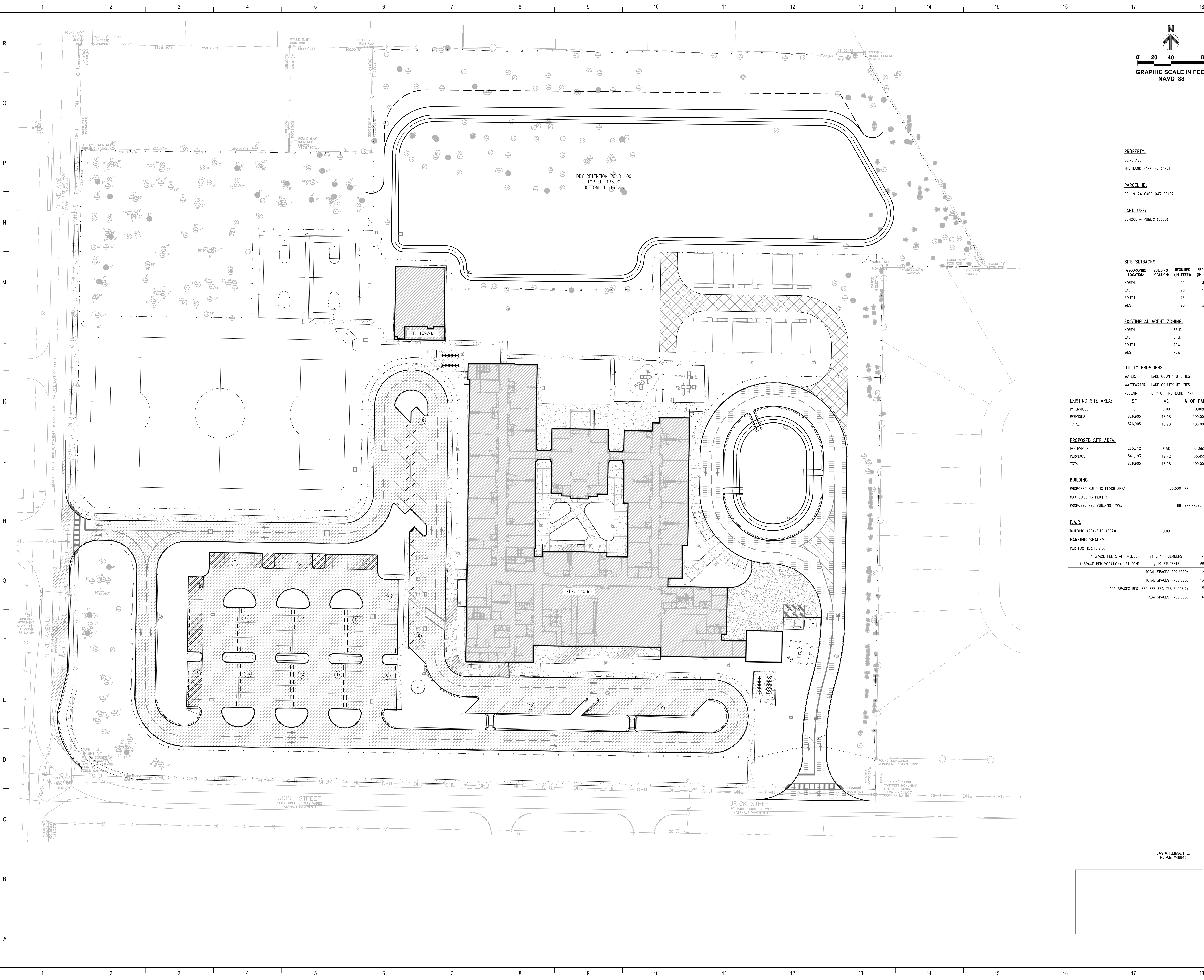
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ADJOURNMENT: 11:25 AM

Location Map





PROPERTY:
OLIVE AVE
FRUITLAND PARK, FL 34731

PARCEL ID:
09-19-24-040-043-00102

LAND USE:
SCHOOL - PUBLIC (8300)

SITE SETBACKS:

GEOGRAPHIC LOCATION:	BUILDING LOCATION:	REQUIRED (N FEET):	PROVIDED (N FEET):
NORTH		25	332
EAST		25	122
SOUTH		25	144
WEST		25	393

EXISTING ADJACENT ZONING:

NORTH	SFLD
EAST	SFLD
SOUTH	ROW
WEST	ROW

UTILITY PROVIDERS

WATER: LAKE COUNTY UTILITIES
WASTEWATER: LAKE COUNTY UTILITIES
RECLAIM: CITY OF FRUITLAND PARK

EXISTING SITE AREA:

	SF	AC	% OF PARCEL
IMPERVIOUS:	0	0.00	0.00%
PERVIOUS:	826,905	18.98	100.00%
TOTAL:	826,905	18.98	100.00%

PROPOSED SITE AREA:

IMPERVIOUS:	285,712	6.56	34.55%
PERVIOUS:	541,193	12.42	65.45%
TOTAL:	826,905	18.98	100.00%

BUILDING

PROPOSED BUILDING FLOOR AREA: 76,500 SF
MAX BUILDING HEIGHT:
PROPOSED FBC BUILDING TYPE: HB SPRINKLED

F.A.R.

BUILDING AREA/SITE AREA= 0.09

PARKING SPACES:

PER FBC 453.10.2.8:

1 SPACE PER STAFF MEMBER:	71 STAFF MEMBERS	71
1 SPACE PER VOCATIONAL STUDENT:	1,110 STUDENTS	555
TOTAL SPACES REQUIRED:		126
TOTAL SPACES PROVIDED:		132
ADA SPACES REQUIRED PER FBC TABLE 208.2:		5
ADA SPACES PROVIDED:		6

JAY A. KLIMA, P.E.
FL P.E. #49945

SCHENKELSHULTZ
ARCHITECTURE

200 E. Robinson Street
Suite 300
Orlando, FL 32801
voice 407-872-3322
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REVISIONS		
MARK	DESCRIPTION	DATE

FRUITLAND PARK ELEMENTARY SCHOOL REPLACEMENT

Fruitland Park, FL

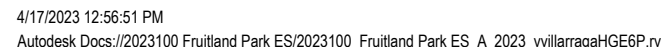


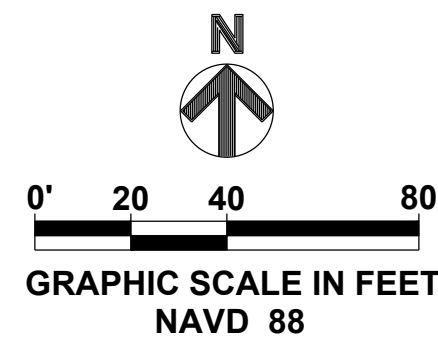
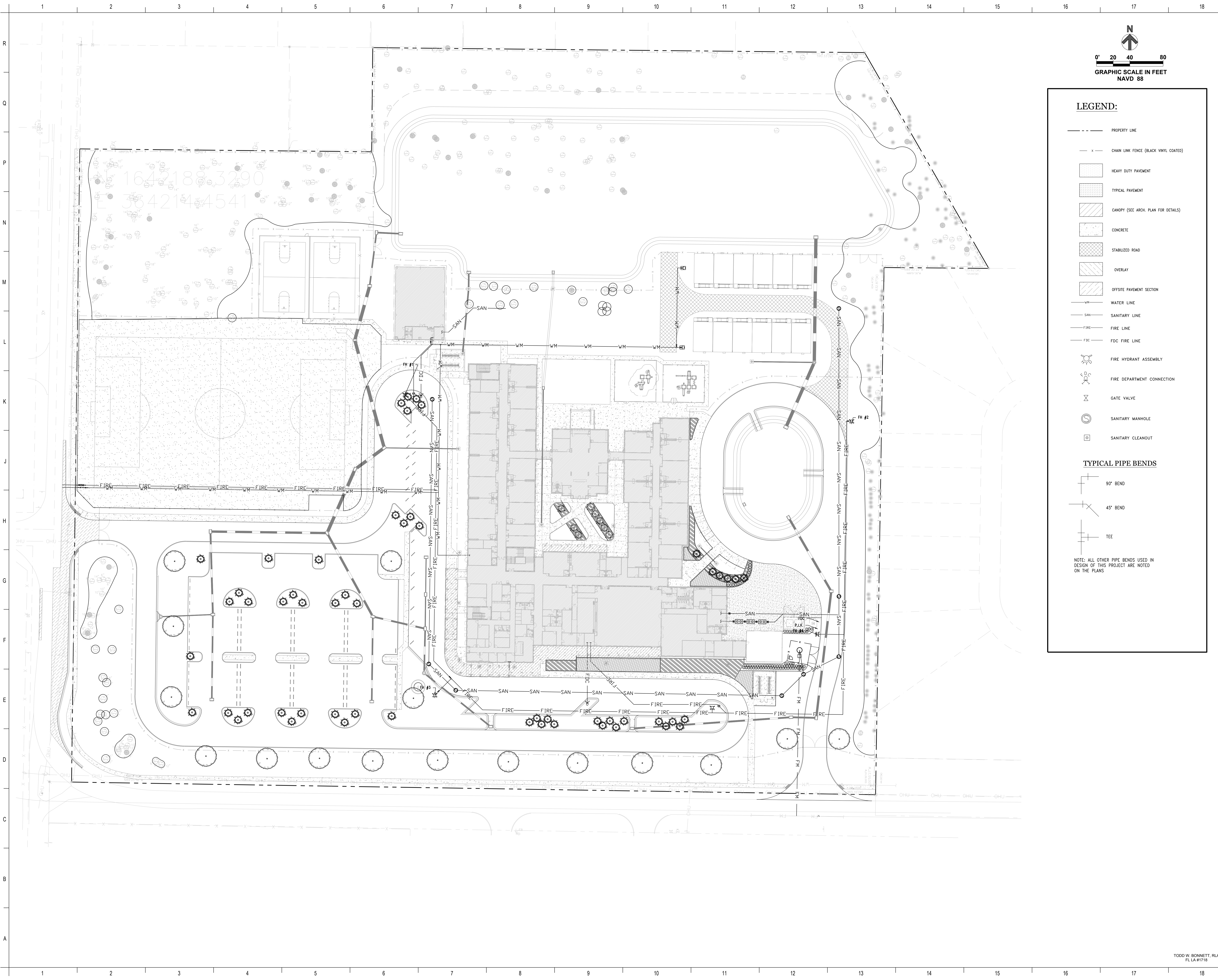
LAKE COUNTY SCHOOLS
201 WEST BURLEIGH BLVD, TAVARES, FL 32778

ISSUE DATE: 8/16/2023
COMM. NO.: 2023100
DRAWN BY: JDO CHECKED BY: JAK

SITE PLAN

C-100





LEGEND:

- PROPERTY LINE
 - CHAIN LINK FENCE (BLACK VINYL COATED)
 - HEAVY DUTY PAVEMENT
 - TYPICAL PAVEMENT
 - CANOPY (SEE ARCH. PLAN FOR DETAILS)
 - CONCRETE
 - STABILIZED ROAD
 - OVERLAY
 - OFFSITE PAVEMENT SECTION
 - WM WATER LINE
 - SAN SANITARY LINE
 - FIRE FIRE LINE
 - FDC FDC FIRE LINE
 - FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION
 - GATE VALVE
 - SANITARY MANHOLE
 - SANITARY CLEAOUT
 - TYPICAL PIPE BENDS
 - 90° BEND
 - 45° BEND
 - TEE
- NOTE: ALL OTHER PIPE BENDS USED IN DESIGN OF THIS PROJECT ARE NOTED ON THE PLANS

SCHENKELSHULTZ
ARCHITECTURE

200 E. Robinson Street
Suite 300
Orlando, FL 32801
voice 407-872-3322
fax 407-872-3303

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BONNETT design group, llc
landscape architecture
community planning
FL LA 0001718

400 S. Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588



REVISIONS

MARK	DESCRIPTION	DATE
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FRUITLAND PARK
ELEMENTARY SCHOOL
REPLACEMENT

Fruitland Park, FL



LAKE COUNTY SCHOOLS
201 WEST BURLEIGH BLVD, TAVARES, FL 32778

ISSUE DATE: 8/16/2023

CUMM. NO.: 2023100

DRAWN BY: TWB

CHECKED BY: TWB

LANDSCAPE PLAN

L-100

TODD W. BONNETT, RLA
FL LA #1718

100% CONSTRUCTION DOCUMENTS

NOT RELEASED FOR CONSTRUCTION

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

SITE PLAN

Owner: School Board of Lake County

Applicant: School Board of Lake County

General Location: Northeast corner of the intersection of Urick Street and Olive Avenue

Number of Acres: 19 Acres +/-

Existing Zoning: Public Facilities District (PFD)

Existing Land Use: Single Family Low Density (SFLD)

Date: August 28, 2023

Description of Project

The request is to allow construction of a replacement elementary school and accessory uses on approximately 19 acres located on the northeast corner of the intersection of Urick Street and Olive Avenue. The site plan review is a cursory review.

The surrounding uses are provided in Table 1. The surrounding area is primarily residential in nature, with planned and under construction communities coming online which will contribute to an increase in elementary aged students.

	Surrounding Zoning	Surrounding Land Use
North	R-1	SFLD
South	R-3	MFHD
East	PUD	SFLD/SFMD
West	PFD/R1	INST/SFLD

Table 1. Surrounding Property Uses

Assessment

The site plan submitted differs from the conceptual plan submitted during the rezoning. The parent drop offs and pick-ups are now located off of Olive Avenue with a separate bus loop located off of Urick Street. The layout appears to provide sufficient stacking of vehicles onsite.

Was a revised traffic impact analysis provided based on the new layout? The previous TIA recommended two (2) transportation safety improvements as follows:

(1) an exclusive north bound turn lane at the intersection Urick Street and Olive Avenue to serve the main entrance and

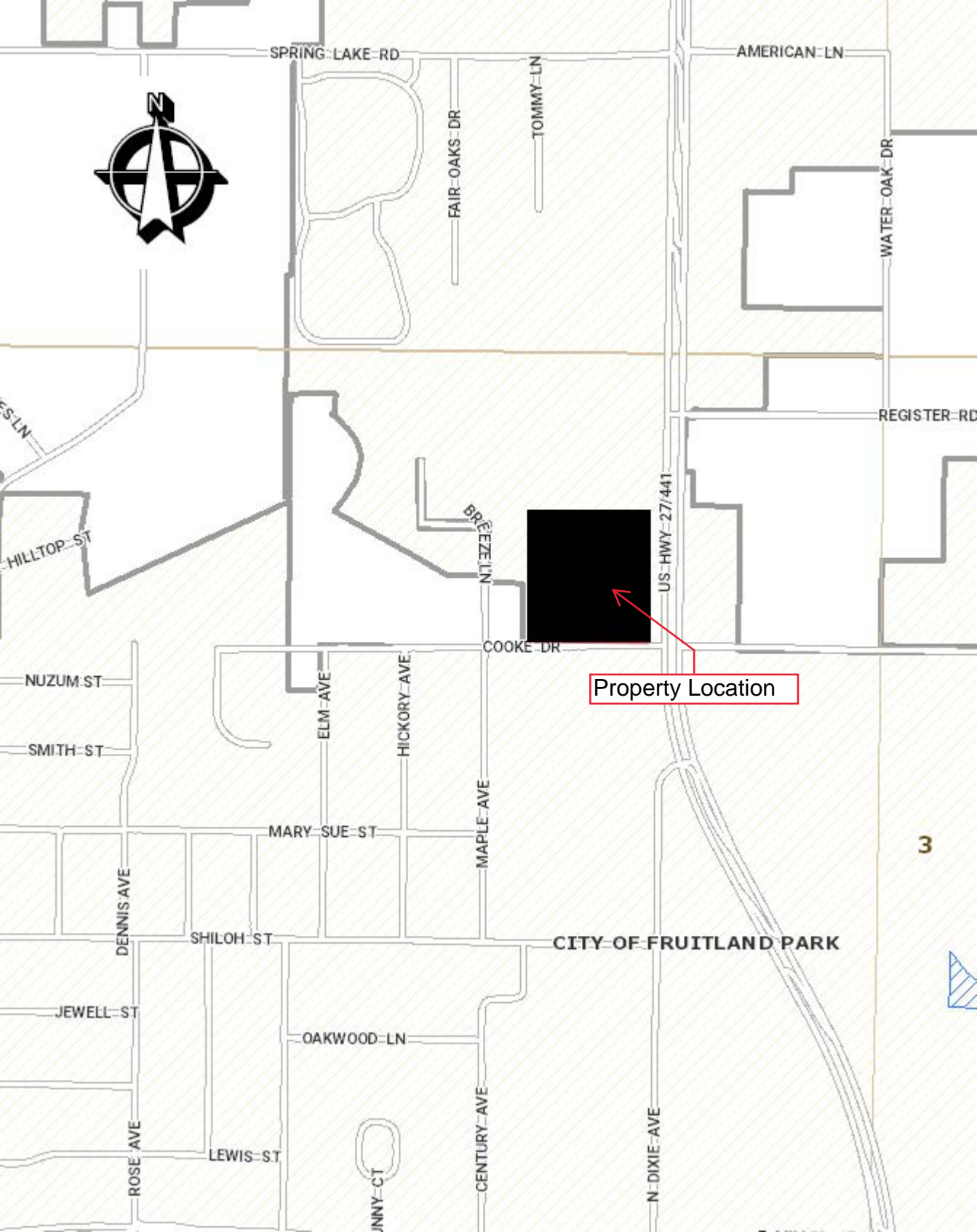
(2) site access to have an all way stop control in lieu of the existing two-way stop control on the southbound approach on Olive Street.

Are these improvements still planned?

There was not sufficient data provided to ascertain whether parking and landscaping are consistent with the LDRs.

The note section indicates that water and sewer are being provided by Lake County Utilities. It was our understanding that utilities were being provided by the City of Fruitland Park.

The previous environmental assessment indicated the presence of gopher tortoise burrows. Have permits been secured through FFWCC?



SPRING LAKE RD

AMERICAN LN

TOMMY LN

FAIR OAKS DR

WATER OAK DR

REGISTER RD

US HWY 27/441

BREZE LN

COOKE DR

Property Location

ELM AVE

HICKORY AVE

MAPLE AVE

MARY SUE ST

SHILOH ST

CITY OF FRUITLAND PARK

3

OAKWOOD LN

CENTURY AVE

N DIXIE AVE

LEWIS ST

JUNNY CT

JEWELL ST

DENNIS AVE

SMITH ST

NUZUM ST

HILLTOP ST

ES LN



Lakeside Storage II

Variance Justifications

8/3/2023

LDC Section 162.040(b)(4) – Required number of parking spaces

This request has been withdrawn.

LDC Section 162.040(a)(3)(B) – Width of Loading Zone

This request has been withdrawn.

LDC Section 164.030(a)(1) – Landscape Islands in RV/Boat Storage Area

Review Criteria #1 – The location of the five (5) parking spaces designated in the RV/Boat storage area will not be seen from any direction due to the layout of the buildings surrounding the RV/Boat storage area. Neither the RV/Boats nor any staff/customer vehicles parked in those five (5) spaces will be seen from outside the project. Thus any landscaping planted adjacent to those five spaces will not be seen either.

Review Criteria #2 – The layout of most storage facilities provides a secure area contained inside of either buildings or perimeter fencing. The layout of this facility is consistent with other storage facilities constructed within the City of Fruitland Park.

Review Criteria #3 – Literal interpretation of the code would require landscaping internal to the development without adequate irrigation to maintain such landscaping and would place the landscaping in an area that does not provide any aesthetic enhancement to the project, the Owner/Customers, surrounding property owners, nor the general public.

Review Criteria #4 – We are providing enhanced landscaping in front of the building which exceeds the landscaping that would have been required in the parking area. The City Planner recommended a 3' wide landscape planted area. We are providing a 5' wide area which exceeds the recommendation.

Review Criteria #5 – The intent of the Code is to provide enhanced aesthetics to the general public. By relocating this landscaping to the front of the building, the enhanced aesthetics can be enjoyed by adjacent property owners and the general public.

LDC Section 159.030(e)(7) – Fire Hydrant Allowed on 8" Water Main

Review Criteria #1 – Special conditions exist because the City does not have a 10" water main in the area.

Review Criteria #2 – The special condition was not the fault of the registered property owner.

Review Criteria #3 – Bringing a larger line to this location is not financially feasible for the property owner and the larger line is not needed by the City. The City installed an 8” line in this area as that is what is needed.

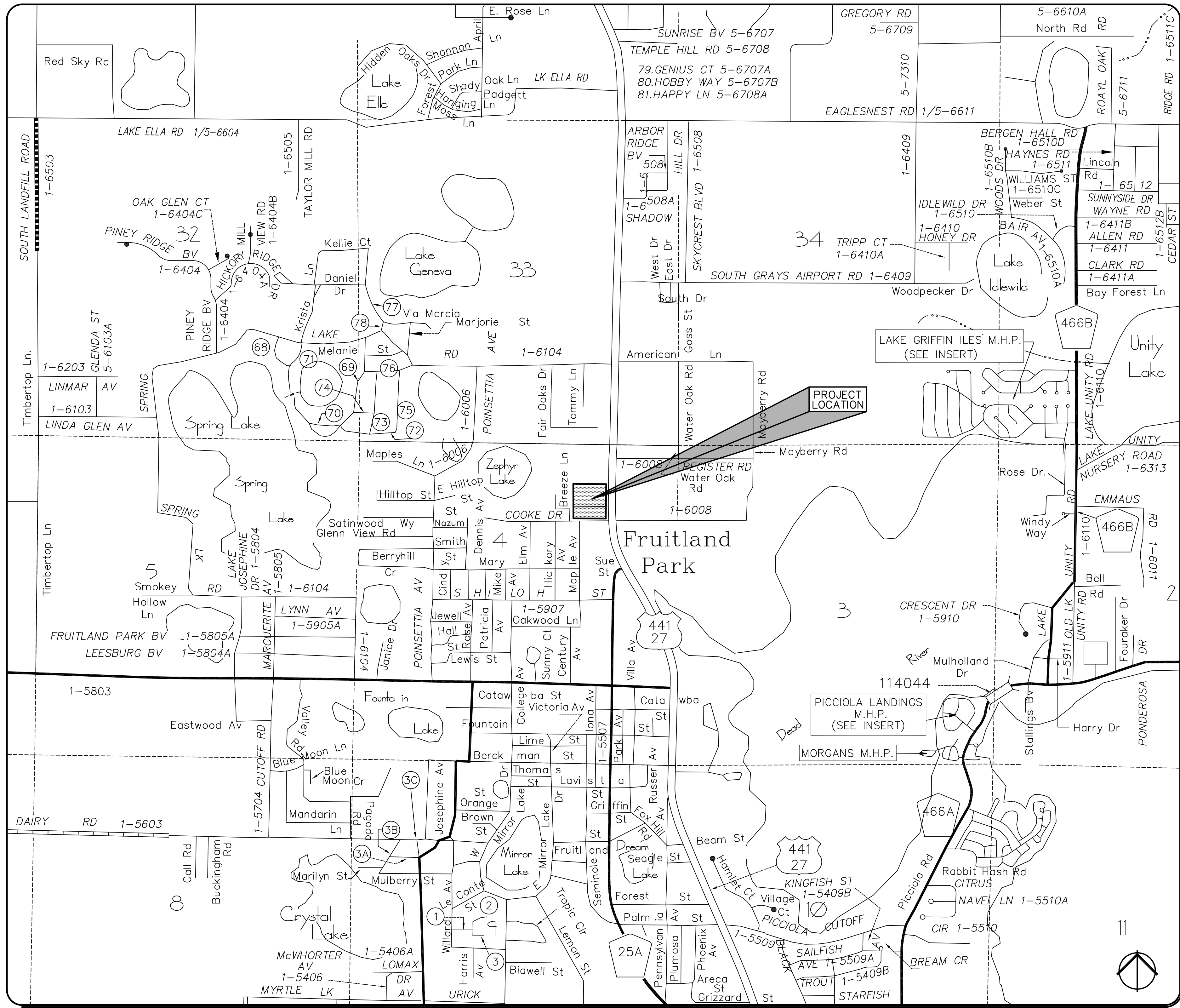
Review Criteria #4 – An 8” line is adequate to provide the necessary fire flow. The code indicates a 10” line is required for warehousing and industrial uses, however this project is a mini-warehouse which is significantly different than an Industrial Warehouse facility.

Review Criteria #5 – The 8” line is existing and is already serving other existing properties in the area. The 8” line is adequate to service this use.

LAKEVIEW STORAGE II

FRUITLAND PARK, FLORIDA

SHEET INDEX	
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
C5.2	SOIL BORING PROFILES
C6.1-C6.2	FRUITLAND PARK UTILITY DETAILS
C6.3	PUMP STATION DETAILS AND NOTES

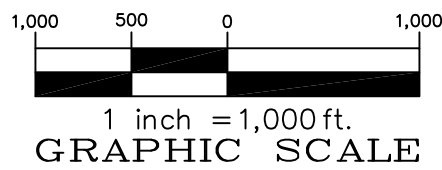


SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST



LOCATION PLAN

SCALE: 1"=1,000'



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY WADE SURVEYING, INC., DATED 8/30/22.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FRUITLAND PARK, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES. ALL FDOT RIGHT-OF-WAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS.
- ALL DISTURBED OPEN AREAS SHALL BE SODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF FRUITLAND PARK WATER MAIN.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF FRUITLAND PARK REQUIREMENTS. ALL ON-SITE WATER & SEWER SERVICES, INCLUDING THE NEW PUMP STATION, SHALL BE PRIVATE.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5 AND THE SOUTH 70 FEET OF LOT 6, BLOCK B, ZEPHYR LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING WEST OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 4, 5, THE WEST 1/2 OF LOT 3 AND THE SOUTH 70 FEET OF LOT 6, BLOCK B, ZEPHYR LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SITE DATA

TOTAL AREA = 308,019 sq.ft. (7.07 ac.)
PROJECT AREA = 227,858 sq.ft. (5.23 ac.)

EXISTING IMPERVIOUS AREA = 48,350 sq.ft. (1.11 ac.)
EXISTING IMPERVIOUS AREA TO BE REMOVED = -6,235 sq.ft. (-0.14 ac.)
PROPOSED IMPERVIOUS AREA = 156,358 sq.ft. (3.59 ac.)
TOTAL IMPERVIOUS AREA = 198,473 sq.ft. (4.56 ac.)
FUTURE IMPERVIOUS AREA = 32,541 sq.ft. (0.75 ac.)
TOTAL PERCENT IMPERVIOUS AREA = 75% (of total area)
ISR MAX = 75%
PERCENT OPEN SPACE = 25%

FLOOD ZONE = "X"
ZONING = "IND" INDUSTRIAL
FUTURE LAND USE = "IND" INDUSTRIAL

EXISTING USE OF SITE = VACANT / LANDSCAPE SUPPLIES (MULCH BUSINESS)
PROPOSED USE OF SITE = STORAGE / LANDSCAPE SUPPLIES (MULCH BUSINESS)

EXISTING BUILDING SQUARE FOOTAGE = 781 sq.ft. (OFFICE SPACE)
NEW AREA OF OFFICE = 1,600 sq.ft.
NEW AREA OF STORAGE = 91,605 sq.ft.
NEW TOTAL AREA = 93,205 sq.ft.
TOTAL BUILDING SQUARE FOOTAGE = 93,986 sq.ft. (NEW & EXISTING)
INSIDE STORAGE UNITS = 514 UNITS
OUTSIDE STORAGE (RV/BOAT) = 46

PROPOSED FLOOR AREA RATIO = 0.31
MAX F.A.R. = 0.5

MAX HEIGHT OF BUILDING = 35'
NUMBER OF STORIES = 1 STORY
PROJECTED NUMBER OF EMPLOYEES = 1 (NON-RESIDENT MANAGER)

PARKING REQUIRED = 10 spaces

REGULAR PARKING PROVIDED = 9 spaces
HANDICAP PARKING PROVIDED = 1 space
TOTAL PARKING PROVIDED = 10 spaces

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

OWNER

David M. Lennon, Jr., President
DNA Realty Trust, LLC
1440 Brickell Bay Drive #702
Miami, Florida 33131
Phone (407) 340-2894

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Leesburg, Florida 34748
Phone (352) 787-7482
Fax (352) 787-7412

SURVEYOR

Ronald W. Herr
Wade Surveying, Inc.
1608 Tracy Avenue
Lady Lake, Florida 32159
Phone (352) 753-6511
Fax (352) 753-0374

RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

RIDDLE NEWMAN ENGINEERING INC.
ESTABLISHED 1971

REV # REVISED PER CITY OF FRUITLAND PARK 8/3/23

REV # REVISED PER CITY PLANNER 7/12/23

REV # REVISED PER FRUITLAND PARK 6/20/23

REV # REVISED PER SURV. FRUITLAND PARK & FDOT 4/1/23

REV # REVISED PER FDOT 1/25/23

REV # REVISED SITE DATA BOX 1/19/23

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

DRAWN: R.S.H.

CHECKED: K.E.R.

SCALE: 1"=1,000'

DATE: 1/11/23

PROJECT NO: 22-13

COVER SHEET

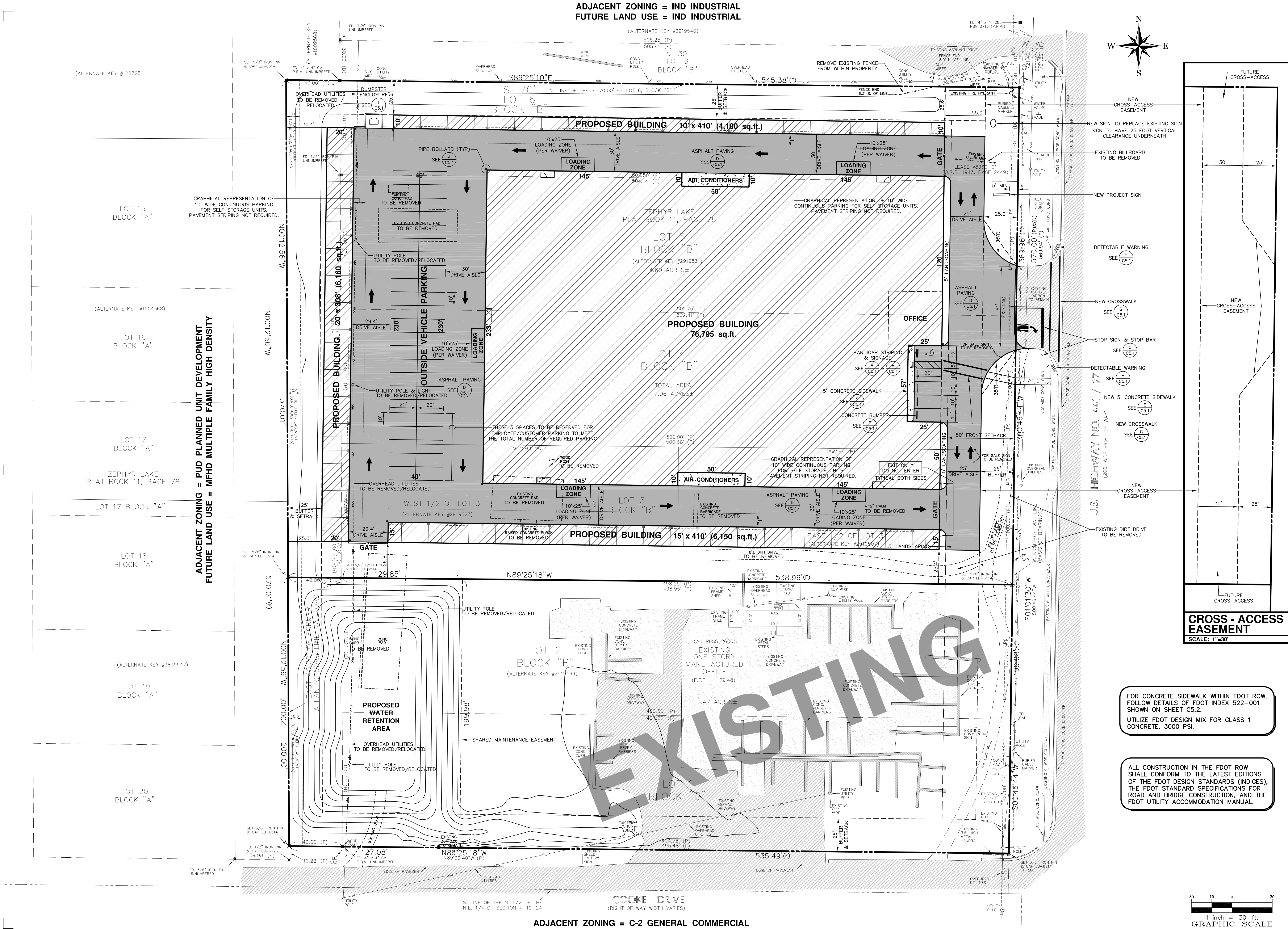
LAKEVIEW STORAGE II
FRUITLAND PARK

FLORIDA

SHEET NO.

C1.1

FILE: 22-13/Lakeside Storage II © 2023 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.



GEOMETRY PLAN

LAKESIDE STORAGE II

FLORIDA

PROJECT NO. 22.13

DATE: 1/11/23

SCALE: 1"=30'

CHECKED: K.E.R.

DRAWN: R.S.H.

ADJACENT ZONING = C-2 GENERAL COMMERCIAL

FUTURE LAND USE = COMM COMMERCIAL HIGH INTENSITY

ADJACENT ZONING = IND INDUSTRIAL

FUTURE LAND USE = IND INDUSTRIAL

REVISIONS

REV #	REVISED PER CITY OF FRUITLAND PARK	8/5/23
REV #	REVISED PER CITY PLANNER	7/12/23
REV #	REVISED PER FRUITLAND PARK	6/20/23
REV #	REVISED PER SRMD, FRUITLAND PARK & FDOT	4/11/23
REV #	REVISED PER FDOT	1/25/23

KEYTH E. RIDDLE, P.E.

STATE OF FLORIDA

PROFESSIONAL ENGINEER

LICENSE NO. 38800

RIDDLE - NEWMAN ENGINEERING, INC.

115 NORTH CANAL STREET

LEESBURG, FLORIDA 34748

PHONE (352) 787-7482

FAX (352) 787-7412

keith@riddlenewman.com

CA# 00002883

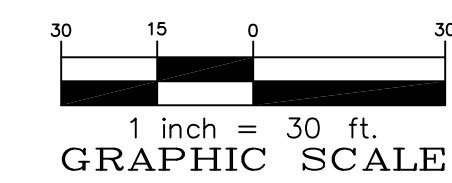
ESTABLISHED 1971

RIDDLE NEWMAN ENGINEERING INC.

FOR CONCRETE SIDEWALK WITHIN FDOT ROW, FOLLOW DETAILS OF FDOT INDEX 522-001 SHOWN ON SHEET C5.2.

UTILIZE FDOT DESIGN MIX FOR CLASS 1 CONCRETE, 3000 PSI.

ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDICES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.



DRAWN BY: D.C.W.	DATE: 06/21/23
CHECKED BY: R.W.H.	DRAWING NO.: B-17287
SURVEY 22\22-104 EASEMENTS FILE	SHEET 1 OF 2

SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA

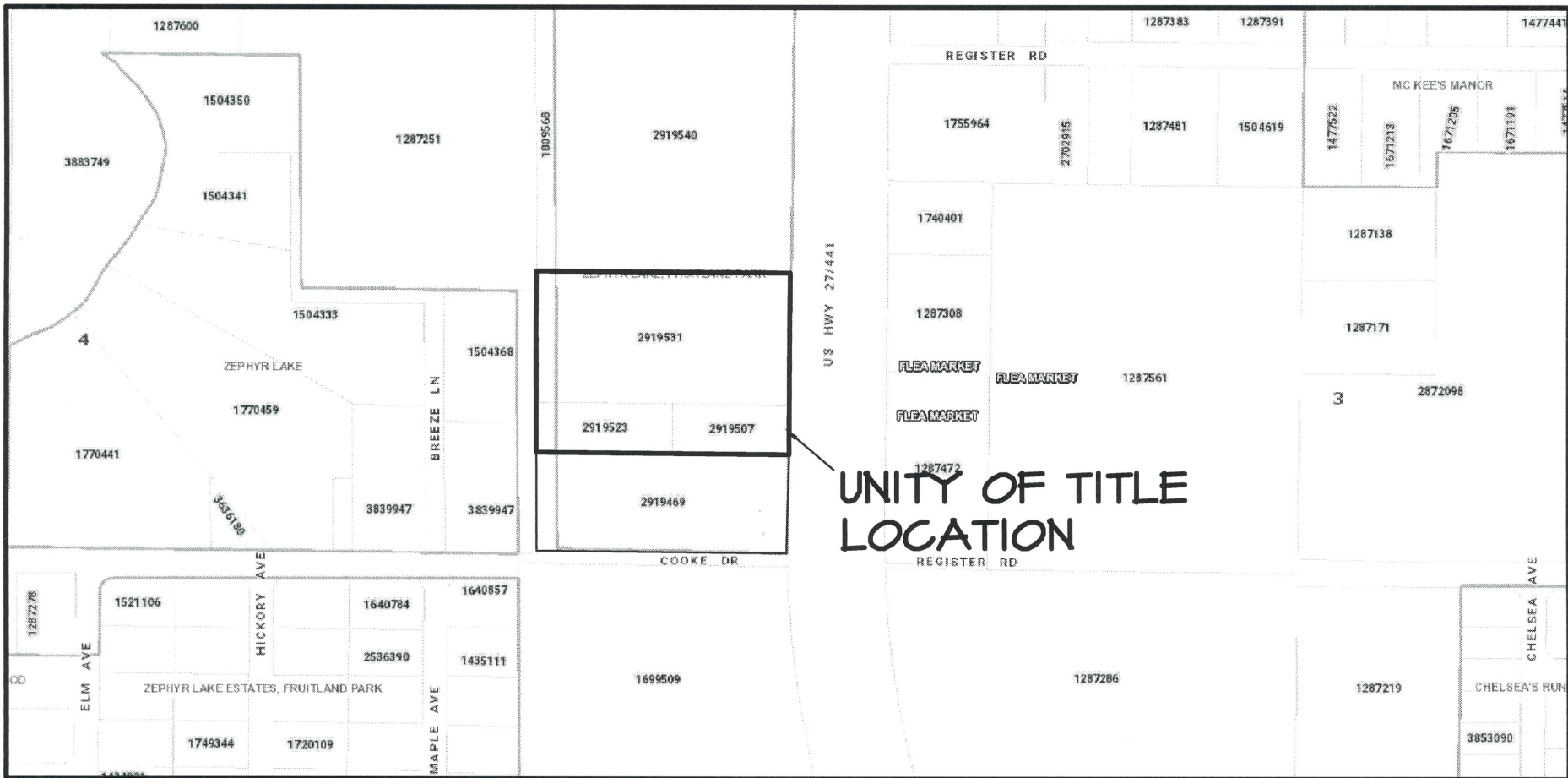
NOT A BOUNDARY SURVEY

REVISION: REVISED CITY OF LEESBURG TO CITY OF FRUITLAND PARK
BY: D.C.W. 6/23/23
REVISION: REVISED DISTANCE IN DESCRIPTION FROM 346.96 TO 369.96.
BY: D.C.W. 7/17/23

DESCRIPTION:

THE UNITY OF TITLE OF PARCELS BEING ALTERNATE KEY NUMBERS 2919507, 2919523 AND 2919531, BEING KNOWN AS LOTS 3, 4, 5, BLOCK "B", AND THE SOUTH 70.00 FEET OF LOT 6, BLOCK "B", ALL IN THE PLAT OF ZEPHYR LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK II, PAGE 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND A PORTION OF THE EAST 40.00 FEET WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD. LYING WEST OF THE ABOVE DESCRIBED LOTS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK "B", ZEPHYR LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK II, PAGE 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COOKE DRIVE AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441/27; THENCE N. 00°46'44" E., ALONG THE EAST LINE OF SAID BLOCK "B" AND THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 441/27, A DISTANCE OF 199.98 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK "B" OF SAID ZEPHYR LAKE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING CONTINUE N. 00°46'44" E., ALONG SAID EAST LINE OF BLOCK "B" AND SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 369.96 FEET TO THE NORTH LINE OF THE SOUTH 70.00 FEET OF LOT 6, BLOCK "B" OF SAID ZEPHYR LAKE; THENCE N. 89°25'10" W., DEPARTING FROM THE EAST LINE OF SAID BLOCK "B" AND SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF THE SOUTH 70.00 FEET OF SAID LOT 6, BLOCK "B" AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 545.38 TO THE WEST LINE OF THE EAST 40.00 FEET WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD; THENCE S. 00°12'56" E., ALONG THE SAID WEST LINE, A DISTANCE OF 370.01 FEET TO AN INTERSECTION WITH A WESTERLY EXTENSION OF THE SOUTH LINE OF THE AFORESAID LOT 3, BLOCK "B" OF ZEPHYR LAKE; THENCE S. 89°25'18" E., ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE OF LOT 3, BLOCK "B", A DISTANCE OF 538.96 FEET TO THE POINT OF BEGINNING. CONTAINING 4.60 ACRES, MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)

NOTES:

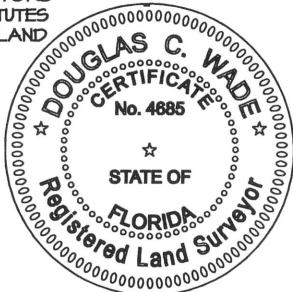
- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF ZEPHYR LAKE SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441/27 AS BEING N. 00°46'44" E., ASSUMED MERIDIAN.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 7) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
- 5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION SHOWN HEREON AS REQUIRED BY CHAPTER 5J-17, STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND

SKETCH OF DESCRIPTION OF
UNITY OF TITLE
certified to:
DAVID M. LENNON
and
CITY OF LEESBURG

SHEET 1 OF 2 SHEETS
(SEE SHEET 2 OF 2 FOR SKETCH)

David M. Lennon 7/17/23

DOUGLAS C. WADE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4685



PHONE: (352)753-6511

FAX: (352)753-0374

WSI PROFESSIONAL
SURVEYING
& MAPPING
WADE SURVEYING, INC.
LB-6514

1608 TRACY AVENUE

LADY LAKE, FLORIDA 32159

LADY LAKE, FLORIDA 32159

DRAWN BY: D.C.W.	DATE: 06/15/23
CHECKED BY: R.W.H.	DRAWING NO.: B-17269
SHEET 1 OF 2	

SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

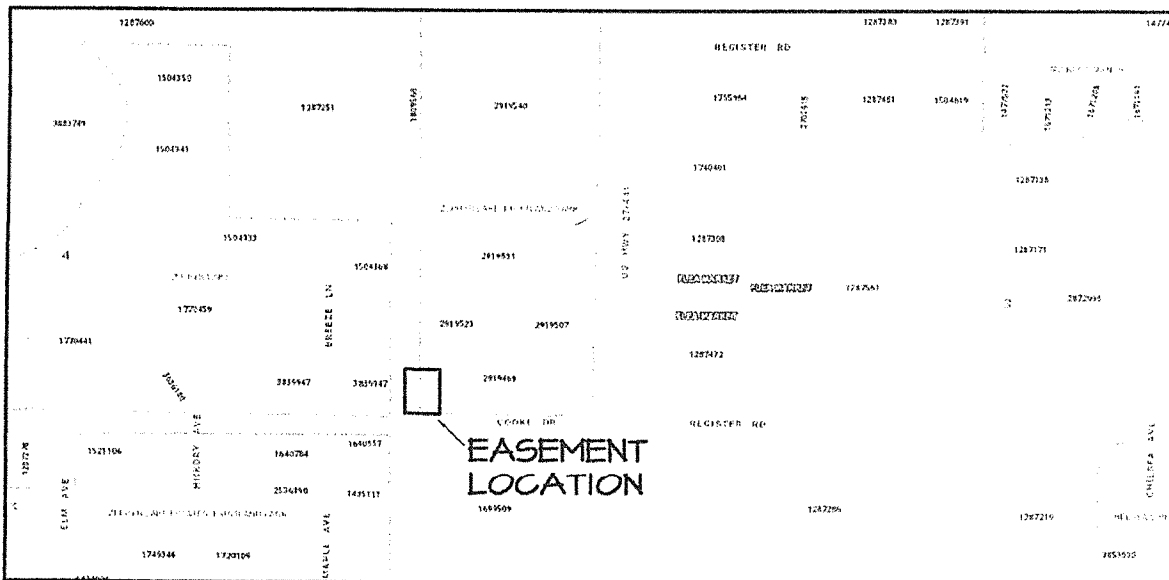
NOT A BOUNDARY SURVEY

REVISION: REVISED BASIS OF BEARINGS IN NOTE NO. 1
BY: D.C.W. 6/21/23
REVISION: REVISED CITY OF LEESEBORG TO CITY OF FRUITLAND PARK
BY: D.C.W. 6/23/23

DESCRIPTION:

A SHARED MAINTENANCE EASEMENT BEING A PORTION OF LOTS 1 AND 2, BLOCK "B", ZEPHYR LAKE SUBDIVISION, RECORDED IN PLAT BOOK II, PAGE 78, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING WEST OF LOTS 1 AND 2, BLOCK "B" OF SAID ZEPHYR LAKE SUBDIVISION. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 2, BLOCK "B", ZEPHYR LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK II, PAGE 78, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N. 89°25'18" W., ALONG THE NORTH LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 404.10 FEET TO THE POINT OF BEGINNING OF THIS SHARED MAINTENANCE EASEMENT; THENCE FROM SAID POINT OF BEGINNING CONTINUE N. 89°25'18" W., ALONG SAID NORTH LINE AND AN EXTENSION THEREOF, A DISTANCE OF 129.85 FEET, TO THE WEST LINE OF THE EAST 40.00 FEET OF THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD; THENCE S. 00°12'56" E., ALONG THE WEST LINE OF SAID EAST 40.00 FEET OF THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, A DISTANCE OF 200.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COOKE DRIVE, THENCE S. 89°25'18" E., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 127.08; THENCE N. 00°34'42" E., DEPARTING FROM SAID NORTH RIGHT-OF-WAY LINE OF COOKE DRIVE, A DISTANCE OF 149.98 FEET TO THE POINT OF BEGINNING.



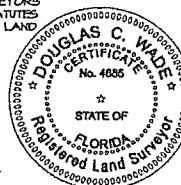
VICINITY MAP
(NOT TO SCALE)

NOTES:

- 1) BEARINGS ARE BASED ON THE RECORD PLAT OF ZEPHYR LAKE SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 44/27 AS BEING S. 00°46'44" N., ASSUMED MERIDIAN.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 4) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
- 5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION SHOWN HEREON AS REQUIRED BY CHAPTER 5J-17, STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 412.021 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND.

SHEET 1 OF 2 SHEETS
(SEE SHEET 2 OF 2 FOR SKETCH)

DOUGLAS C. WADE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4685



SKETCH OF DESCRIPTION OF SHARED MAINTENANCE EASEMENT certified to:

DAVID M. LENNON
and
CITY OF FRUITLAND PARK

PHONE: (352)753-6511

FAX: (352)753-0374

WSI PROFESSIONAL
SURVEYING
& MAPPING
WADE SURVEYING, INC.
LB-6514

1608 TRACY AVENUE

LADY LAKE, FLORIDA 32159

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

SITE PLAN AND VARIANCES

Owner: DNA Realty Trust, LLC

Applicant: DNA Realty Trust, LLC

General Location: 2600 US Hwy 441/27, at the intersection of Cook Drive and US-441

Number of Acres: 7.07 ± acres

Existing Zoning: Industrial

Existing Land Use: Industrial

Date: August 23, 2023

Description of Project

The subject property is 7.07 acres and consists of four parcels, a northern parcel (Alt Key 2919531), a southern parcel (Alt Key 2919469), and two parcels in between (Alt Key 2919523 and Alt Key 2919507). A single story 781 square foot manufactured office exists on the southern parcel (Alt Key 2919469). The proposed major site plan is to construct a 93,205 SF storage facility including an office for a total of 93,986 square feet on the northern portion of the site, along with associated loading, parking, and stormwater management areas. The building sizes proposed to be built are 76,795 square feet, 6,150 square feet, 6,160 square feet, and 4,100 square feet, along with an office and forty-six (41) RV/boat storage spaces.

The max ISR is 75%, maximum FAR is .50. The minimum lot size is 30,000 square feet and 200' roadway frontage. The required minimum open space is 25%, and setbacks are 50' for front, and 25' for side and rear.

	Surrounding Zoning	Surrounding Land Use
North	Industrial	Industrial
South	Commercial	Commercial
East	Commercial	Commercial
West	PUD	Multi-Family High Density

Assessment

Review Comments

Planning staff has consulted City legal counsel and has confirmed that no variance will be required for the loading space size.

The applicant states that they are requesting a variance for the landscaping island within the RV/boat storage parking area. The applicant indicated and as provided on the site plan, the storage area for the parking of RVs and boats cannot be seen by the general public as it is located behind the building. The LDR's state under Chapter 164, Section 164.030(2) that a landscape area shall be provided at the end of all parking rows. The landscaped area will be a minimum of 200 square feet and shall contain a minimum of one approved canopy tree, five shrubs and ground cover or grass. Staff recommends approval of the variance and approval of the condition that the front building perimeter be planted with 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area. The planting area would be a 3' strip. This would be considered comparable.

The applicant is also requesting a variance to utilize the 8" water main that is currently available in the area, versus a 10" water main. The closest 10-inch main is more than a half-mile away, and the closest 12" is about the same distance. There is an 8" main at the site that can serve the project, and the cost to install a 10-inch main would not be financially feasible. Staff defers to City Engineering on approval of an 8" main.

The rear access drive aisle on the southwest portion of the site only measures 29.4', however the minimum drive aisle width is 30'. Staff recommend reducing a couple of the spaces closest to the drive aisle to 9' X 18' to meet the minimum 30' requirement; however, planning staff defers to the City Engineer.

Recommendation

Staff supports approval of the variance for the landscaping island within the RV/boat storage parking area in the event that the applicant provides a minimum of a 3' and an average of 5' strip of perimeter landscaping along the front of the building containing a minimum of 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area in lieu of the landscaping island.

Staff defers to the City Engineer on the approval of the rear access drive aisle. Staff defers to City Engineer on the approval of an 8" main in lieu of a 10" main.

Staff recommends approval of the site plan subject to the approval of the variances.

- **VARIANCE 1: Requesting variance to Chapter 164, Section 164.030(a)(2)** Vehicle Use Area provides a landscape area shall be provided at the end of all parking rows and will be a minimum of 200 square feet and shall contain a minimum of one approved canopy tree, five shrubs and ground cover or grass.

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

RESPONSE: *The applicant has provided the following: The location of the five (5) parking spaces designated in the RV/Boat storage area will not be seen from any direction due to the layout of the buildings surrounding the RV/Boat storage area. Neither the RV/Boats nor any staff/customer vehicles parked in those five (5) spaces will be seen from outside the project. Thus any landscaping planted adjacent to those five spaces will not be seen either.*

- 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

RESPONSE: *The applicant has provided the following: The layout of most storage facilities provides a secure area contained inside of either buildings or perimeter fencing. The layout of this facility is consistent with other storage facilities within the City of Fruitland Park.*

- 3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

RESPONSE: *The applicant has provided the following: Literal interpretation of the code would require landscaping internal to the development without adequate irrigation to maintain such landscaping and would place the landscaping in an area that does not provide any aesthetic enhancement to the project, the Owner/Customers, surrounding property owners, nor the general public.*

- 4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

RESPONSE: *The applicant has provided the following: We are providing enhanced landscaping in front of the building which exceeds the landscaping that would have been required in the parking area. The City Planner recommended a 3' wide landscape planted area. We are providing a 5' wide area which exceeds the recommendation.*

- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

RESPONSE: The applicant provided the following: The intent of the Code is to provide enhanced aesthetics to the general public. By relocating this landscaping to the front of the building, the enhanced aesthetics can be enjoyed by adjacent property owners and the general public.

VARIANCE 2: Waiver to allow fire hydrant to be installed on the 8" water main.

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

RESPONSE: The applicant provided the following: Special conditions exist because the City does not have a 10" water main in the area.

- 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

RESPONSE: The applicant provided the following: The special condition was not the fault of the registered property owner.

- 3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

RESPONSE: The applicant provided the following: Bringing a larger line to this location is not financially feasible for the property owner and the larger line is not needed by the City. The City installed an 8" line in this area as that is what is needed.

- 4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

RESPONSE: The applicant provided the following: An 8" line is adequate to provide the necessary fire flow. The code indicates a 10" line is required for warehousing and industrial uses, however this project is a mini-warehouse which is significantly different than an Industrial Warehouse facility.

- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

RESPONSE: The applicant provided the following: The 8" line is existing and is already serving other existing properties in the area. The 8" line is adequate to service this use.

RESOLUTION 2023-XX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE TO THE LAND DEVELOPMENT REGULATION (LDR) REQUIREMENTS PERTAINING TO LANDSCAPE AREA AT THE END OF PARKING ROW, AND PERTAINING TO WATER MAIN SIZE OF 10" TO 8" ON THE SUBJECT PROPERTY LOCATED AT 2600 US HWY. 441/27 AND OWNED BY DNA REALTY TRUST, LLC, PROVIDING FOR AN EXPIRATION DATE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DNA Realty Trust, LLC, owner has petitioned for variances for property located at 2600 US Hwy. 441/27, in the City of Fruitland Park, Florida; and

WHEREAS, the owner requests a variance to the following LDR requirement which requires commercial loading spaces at a minimum of 12' x 25':

- Chapter 162, Section 162.050(b) The minimum size of a loading space is 12' x 25'.

WHEREAS, the proposed loading spaces are 10' x 25' are of sufficient width to provide for loading/unloading of vehicles typically associated with mini-warehousing.

WHEREAS, the owner requests a variance to the following LDR requirement which requires a 200 square foot planting area at the end of the parking row:

- Chapter 164, Section 164.030(a)(2) Vehicle Use Area provides a landscape area shall be provided at the end of all parking rows and will be a minimum of 200 square feet and shall contain a minimum of one approved canopy tree, five shrubs and ground cover or grass.

WHEREAS, the proposed vehicle use area within the rear of the building consisting of five (5) parking spaces will be entirely screened from public view; and

WHEREAS, the owner requests a variance to the following LDR requirement which requires a fire hydrant to be installed on a 10" water main:

- Chapter 159, Section 159.020(e)(7) Design Standards. All system designs shall conform to recommended standards and accepted engineering practices. Table 159-1 requires a fire hydrant to be installed on a 10" water main for warehouse/industrial buildings.

WHEREAS, the city does not have a 10" water main available to the subject site and the existing water main is 8". Table 159-1 includes a note which states "In those portions of the city where the existing water mains cannot meet the above requirements, other building specific measures can be used to reduce fire flow. Section 159.020(e) Fire Hydrants states "Fire hydrants shall not be installed on any water main of less than six inches (6") inside diameter. Number of hydrants and placement shall also be in compliance with NFPA1; and

WHEREAS, this request has met the public notice requirements set forth in Chapter 168 of the City of Fruitland Park Land Development Regulations; and

WHEREAS, the City Commission has considered the petition in accordance with standards for the granting of variances contained in Chapter 168, City of Fruitland Park Land Development Regulations and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, as follows:

1. The City Commission has determined that a loading space size of 10' x 25' is not detrimental to the character of the area or inconsistent with the trends of development in the area.
2. The City Commission has determined that providing 10' x 25' loading spaces does not and will not have an unduly adverse effect on surrounding property.
3. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other land and structures.
4. A variance from the existing code for the provision of a loading spaces is the minimum variance to accommodate the Owner's request.
5. The City Commission has further determined that the variance is consistent with the Comprehensive Plan for the City of Fruitland Park and Code, and will not adversely affect the public interest.
6. The variance will not adversely affect the public health, safety and general welfare of the citizens of the City of Fruitland Park.
7. The City Commission has determined that providing no landscape island at the end of the vehicle use area is not detrimental to the character of the area or inconsistent with the trends of development in the area.
8. The City Commission has determined that providing no landscape island at the end of the vehicle use area in the rear of the building and adjacent to the boat/RV storage area which is completely screened from public view does not and will not have an unduly adverse effect on surrounding property.
9. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other land and structures.
10. A variance from the existing code for the provision of a landscape island at the end of the vehicle use area is the minimum variance to accommodate the Owner's request.
11. The City Commission has further determined that the variance is consistent with the Comprehensive Plan for the City of Fruitland Park and Code, and will not adversely affect the public interest.
12. The variance will not adversely affect the public health, safety and general welfare of the citizens of the City of Fruitland Park.
13. The City Commission has determined that connection of the fire hydrant to the existing 8" water main is not detrimental to the character of the area.
14. The City Commission has determined that connection of the fire hydrant to the existing 8" water main does not and will not have an unduly adverse effect on surrounding property.

15. Special conditions and circumstances exist which are peculiar to the Property which are not applicable to other land and structures.

16. A variance from the existing code for the provision of fire hydrants on a 10" water main to an 8" water main is the minimum variance to accommodate the Owner's request.

17. The City Commission has further determined that the variance is consistent with the Comprehensive Plan for the City of Fruitland Park and Code, and will not adversely affect the public interest.

18. The variance will not adversely affect the public health, safety and general welfare of the citizens of the City of Fruitland Park.

19. The petition for variance filed by DNR Realty Trust, LLC for property located at 2600 US Hwy. 441/27, in the City of Fruitland Park, Florida, more particularly described as:

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5 AND THE SOUTH 70 FEET OF LOT 6, BLOCK B, ZEPHYR LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING WEST OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 4, 5, THE WEST 1/2 OF LOT 3 AND THE SOUTH 70 FEET OF LOT 6, BLOCK B, ZEPHYR LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

is GRANTED as follows:

1. Variance to Chapter 162, Section 162.050(b) Loading Space Size from 12' x 25' to 10' x 25'
2. Variance to Chapter 164, Section 164.030(a)(2) Vehicle Use Area. No 200 square feet landscaped area shall be required in the rear of the building. In lieu of the vehicle landscaped area the Owner shall install a front building perimeter landscaping area a minimum of three feet (3') wide with an average of five feet (5') wide to be planted which would be 3 understory trees, 28 shrubs and groundcover for every 350 square feet of planting area. Plantings shall comply with the landscaping code.
3. Variance to Chapter 159, Section 159.020(e)(7) Design Standards. Allow a fire hydrant to be installed on an 8" water main instead of the required 10" water main for warehouse/industrial buildings.
4. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original resolution or a certified copy of the resolution and attaching the correct legal description.
5. This variance shall become effective immediately on its approval and adoption by the City Commission of the City of Fruitland Park, Florida.

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

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 _____

(SEAL)

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

NOTICE OF DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title, made this ____ day of _____, 2023, by DNA Realty Trust LLC, a Florida limited liability company, having an address of P.O. Box 7878, Gainesville, GA 30504-7878, hereinafter referred to as the “Declarant” being the fee owner of the following described real property located in Lake County, Florida:

Alt. Key Numbers: **2919531, 2919523, and 2919507**

Parcel Id. Numbers: 04-19-24-2175-00B-00400, 04-19-24-2175-00B-00301 and 04-19-24-2175-00B-00300

LEGAL DESCRIPTION:

INSERT LEGAL DESCRIPTIONS OF THE 3 PARCELS.

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

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

Notice of Declaration of Title
Page 2 of 3

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

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

WITNESSES

OWNER

Signature of Witness #1

David M. Lennon, Manager

Print Name of Witness #1

Signature of Witness #2

Print Name of Witness #2

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this _____ day of _____, 2023, by David M. Lennon, Manager of DNA Realty Trust LLC, a Florida limited liability company on behalf of the company, who ☐ is personally known to me or ☐ who has produced _____ as identification.

(STAMP)

Notary Public