



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 Shayna Grunewald 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
October 19, 2023
6:00 PM

- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- II. **ROLL CALL:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from August 17, 2023 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

- A. **Recommend and elect Vice Chair of P&Z to serve 2023/2024**
- B. **Lakeside Storage II – Variance/Major Site Plan/Unity of Title (Alternate Keys: 2919469, 2919507, 2919523, 2919531)**

Variance

The applicant is requesting the following two (2) variances for development of the proposed project: (1) requesting the city to waive parking lot landscaping requirements for the RV/boat parking spaces and (2) 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 - 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 #2 - 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.

Major Site Plan

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-one (41) RV/boat storage spaces.

Unity of Title

The subject properties proposed for unification are alternate keys 2919531, 2919523, and 2919507. Alternate key 2919469 will remain separate for potential future development. There will be shared maintenance for a retention pond between the parcels.

C. Griffin Preserve – Annexation, Small Scale Comprehensive Plan Amendment, Rezoning, Planned Unit Development (Alternate Keys: 1287201 & 1287146)

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

Annexation

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

Small Scale Comprehensive Amendment

The proposed small scale comprehensive plan amendment consists of 16.755 + acres and is located east of US Highway 27/441 and east of Register Road. The subject property is currently zoned Lake County Zoned Regional Office and the proposed is City Zoning Single-Family Medium Density.

Rezoning/Planned Unit Development

The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County

and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision.

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**

**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
August 17, 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 & Walter Birriel.
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from July 20, 2023 included for review/comment. Minutes were unanimously approved.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

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

PUD Amendment

The applicant for the proposed project, Richard Wohlfarth, submitted a PUD amendment and Preliminary Plan applications on behalf of the owner, Lake Saunders Groves PUD. The applicant would like to amend Ordinance 2022-012 (first amended and restated Master Development) to include the following: (1) remove reference to a 12.82 acre lake, (2) reduce density from 3.11 to 2.96, (3) reduce units from 420 to 397, (4) increased phasing from two (2) to six (6); (5) add criteria for 40' lots X 120' lots to replace 50' X 120' lots, (6) delete reference to condominiums, (7) add sidewalks on both sides, deleting 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. New preliminary plan should reference the most recent plan vice the old Master Development Agreement still lists the old master plan.

Clarification may be required on which alternate key the applicant states should not be included as a part of the plat/plan. Per the applicant, approximately 14 acres will be excluded. City Attorney will need to review if there any implications for this situation and provide a review for the PUD Amendment.

Applicant states that the proposed development will have a master meter for water usage and set alternating days for lawn watering. If well water is used, the development does not plan to charge the residents; otherwise, the HOA will receive a bill for city water and residents would pay an equitable share.

Vice Chair Dicus inquired about the change in lot size. Richard Wohlfarth responded that they were planning for less townhomes and more single-family homes and it required a change in lot width with the townhomes being closer to US HWY 27/441. There will be 314 single-family units and 82 townhome units which reduced the density by 24 units overall.

Richard Wohlfarth further explained their project will be upsizing the water main from 8" to 12" and bringing up the 16" main from the south. The development will have dry lines installed for future reuse water from Lady Lake when an agreement is made between the municipalities.

The motion to approve was made by Vice Chair Dicus and seconded by Board Member Burch. Passed unanimously.

B. Spring Lake Road – Planned Unit Development (Alternate Key: 1284368)

The applicant, Alex Stringfellow of Stringfellow Planning, on behalf of the owner, Southwinds Commercial, LTD. The proposed development, located at 2307 Spring Lake Road, consists of 14.10 + acres. A total of 2.10 +/- acres [of undevelopable] wetlands and the remaining 12 +/- acres to the south of the wetlands will be developed for multi-family residential uses. Current future land use allows up to 4 single family dwelling units per acre in the northern 1/3 of the property, and 15 dwelling units per acre in the southern 2/3 of the property.

There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. The proposed density within the MFHD land use is 10.08 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

There are five (5) unit types being proposed. **Unit type 1** consists of 2-bedroom apartments, with a net living area of 1,031 square feet. Forty (40) of these units are proposed. **Unit type 2** consists of 2-bedroom

apartments with a net living area of 1,117 square feet, and eight (8) units of this type are proposed. **Unit type 3** consists of 3-bedroom apartments with a net living area of 1,209 square feet, and eight (8) units of this type are proposed. **Unit type 4** consists of 1-bedroom villas with a net living area of 777 square feet, of which twenty-four (24) units are proposed. **Unit type 5** consists of 2-bedroom villas with a net living area of 1,117 square feet, of which twelve (12) units are proposed. The maximum building height is 35'. No garages are proposed for the villa units. Parking is proposed in the adjacent parking lot or on street parking.

Alex Stringfellow stated that there will be a fence on the eastern and western perimeter of the property and that the project was exempt from Lake County for a traffic study because the estimated trips per hour during peak time was below the threshold required for a Traffic Impact Analysis.

Marc Gauthier stated the stairwells for the second floor will be enclosed and not visible from the street.

Ryan (Citizen of Fruitland Park) expressed concern over preserving the history of Spring Lake Road. Michael Rank of LPG responded that the City is in the process of updating the Comprehensive Plan with the goal of a roadmap to promote growth with preservation in mind.

Vice Chair Dicus asked about the purpose of the one bedroom/one bathroom models and Marc Gauthier responded that the market indicated there was a need for more of this type of housing.

Vice Chair Dicus asked about the plausibility of upgrading Spring Lake Road leading to their project and inquired whether the road was a city or county road. Michael Rankin responded that it is a county road and Lake County Public Works has reviewed this project and the applicant will be required to pay road impact fees.

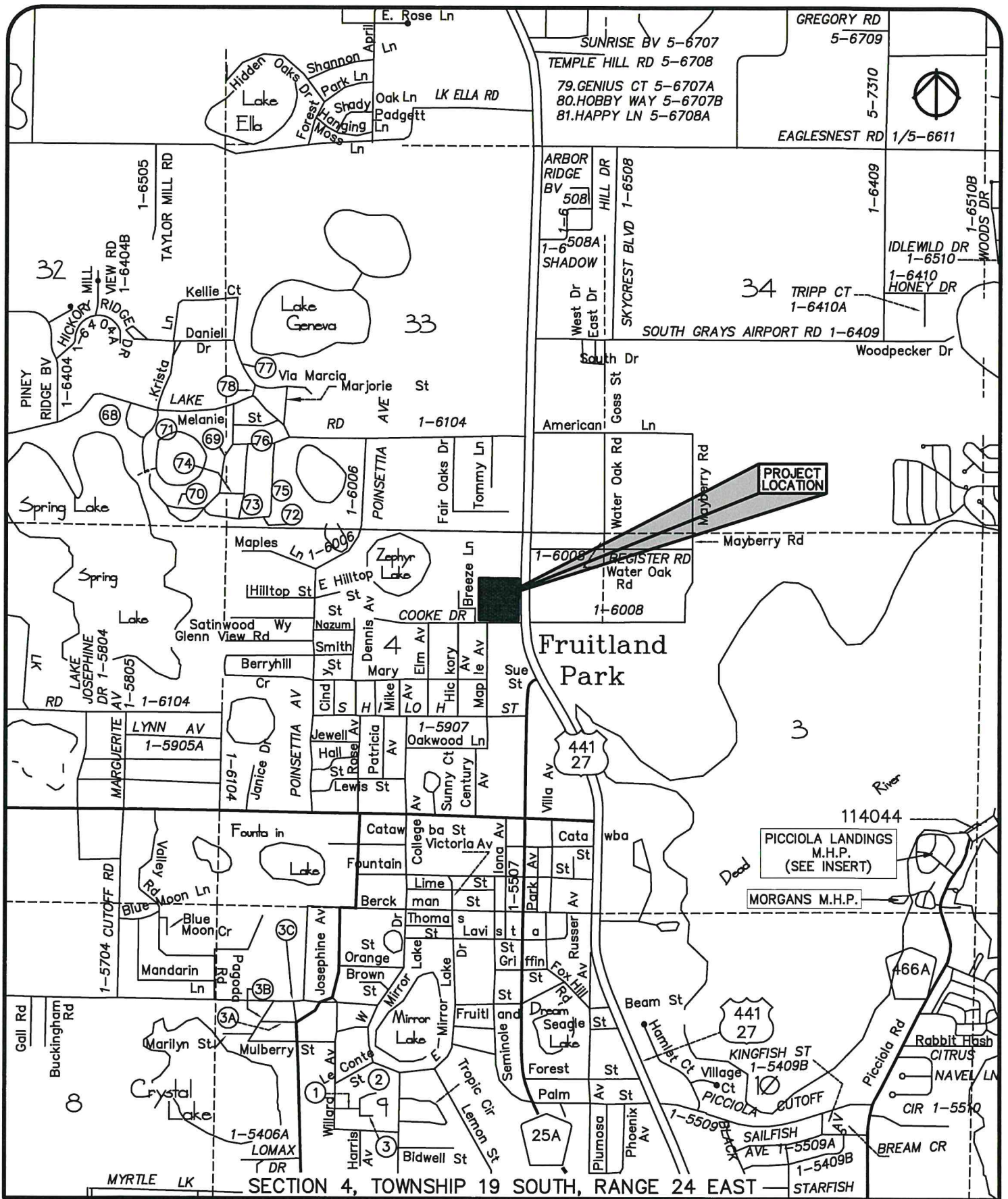
The motion to approve was made by Board Member Burch and seconded by Vice Chair Dicus. Passed unanimously.

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: 6:44 PM



RESOLUTION 2023-045

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)

**NOTICE OF PUBLIC
HEARING
RESOLUTION 2023-045**

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.

RESOLUTION 2023-052

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A STORAGE FACILITY INCLUDING AN OFFICE FOR A TOTAL OF 93,986 SQUARE FEET CONSISTING OF APPROXIMATELY MULTIPLE BUILDINGS AND RV/BOAT STORAGE SPACES; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board
Thursday, September 21, 2023
@ 6:00 p.m.

City Commission Reading
Thursday, October 12, 2023 @
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 Resolutions 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.

Location Map



**#1148371 September 14, 2023
September 29, 2023**

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.

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.

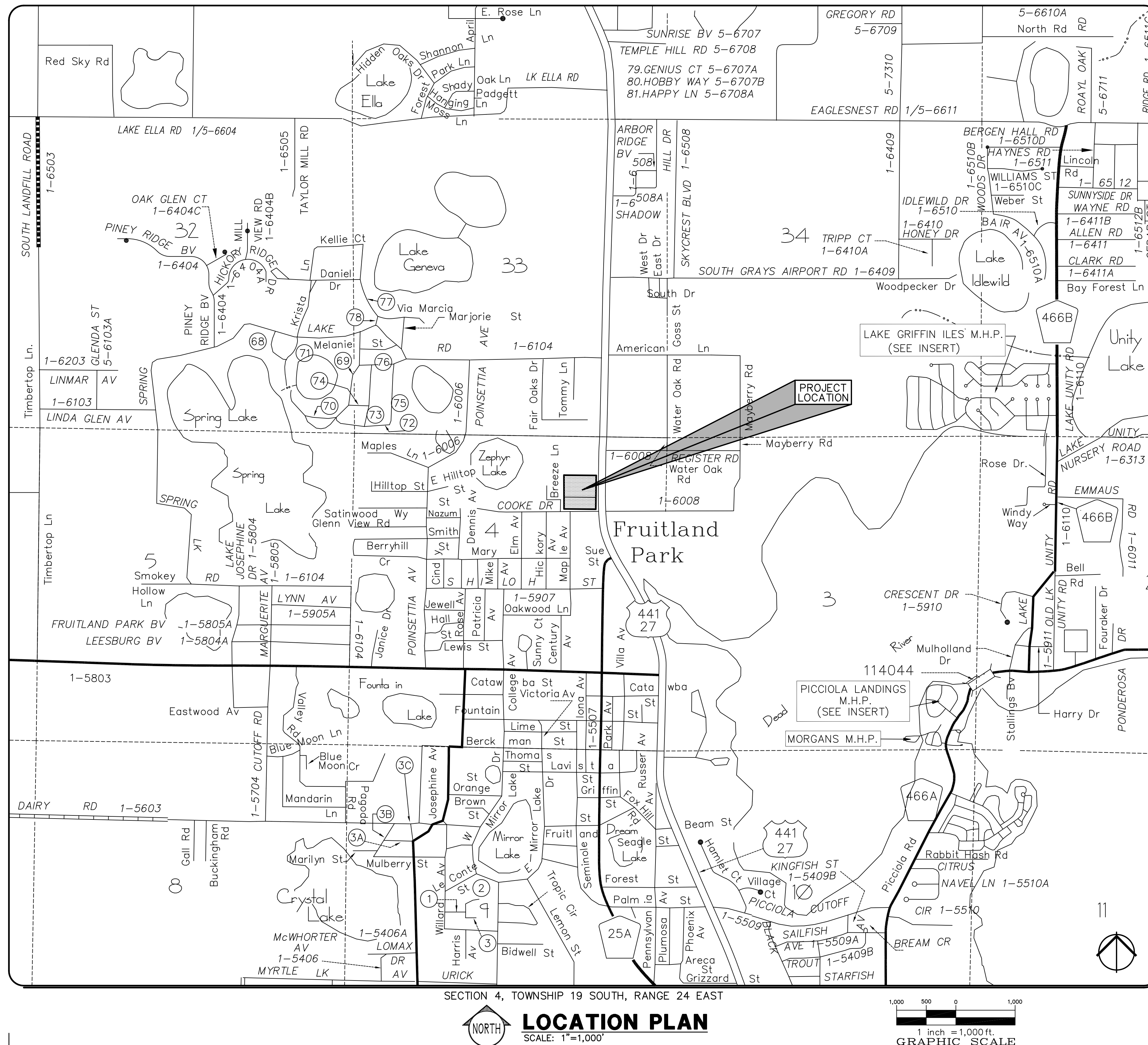
- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

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.

LAKE SIDE 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



GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY WADE SURVEYING, INC., DATED 8/30/22.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
3. 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.
4. 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.
5. ALL DISTURBED OPEN AREAS SHALL BE SODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
6. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
7. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF FRUITLAND PARK WATER MAIN.
9. 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.
10. 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%.
11. 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, DOCUMENT AND IMPLEMENT A POLLUTANT 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.DEF.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

NPDES Requirements

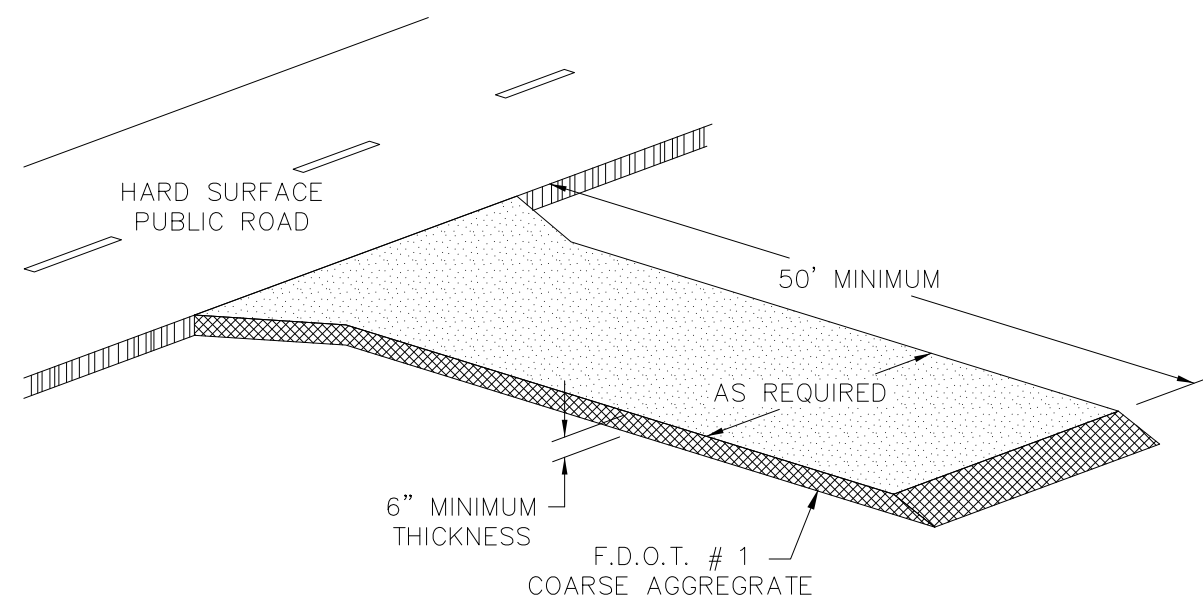
- Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acre) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operators that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Town, City or County), shall obtain coverage either under a Generic permit or an Individual permit.
- The Contractor shall obtain the NPDPS permit during the permitting process.
- The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Forms. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.
- The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWFPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the FDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

NPDES REQUIREMENTS

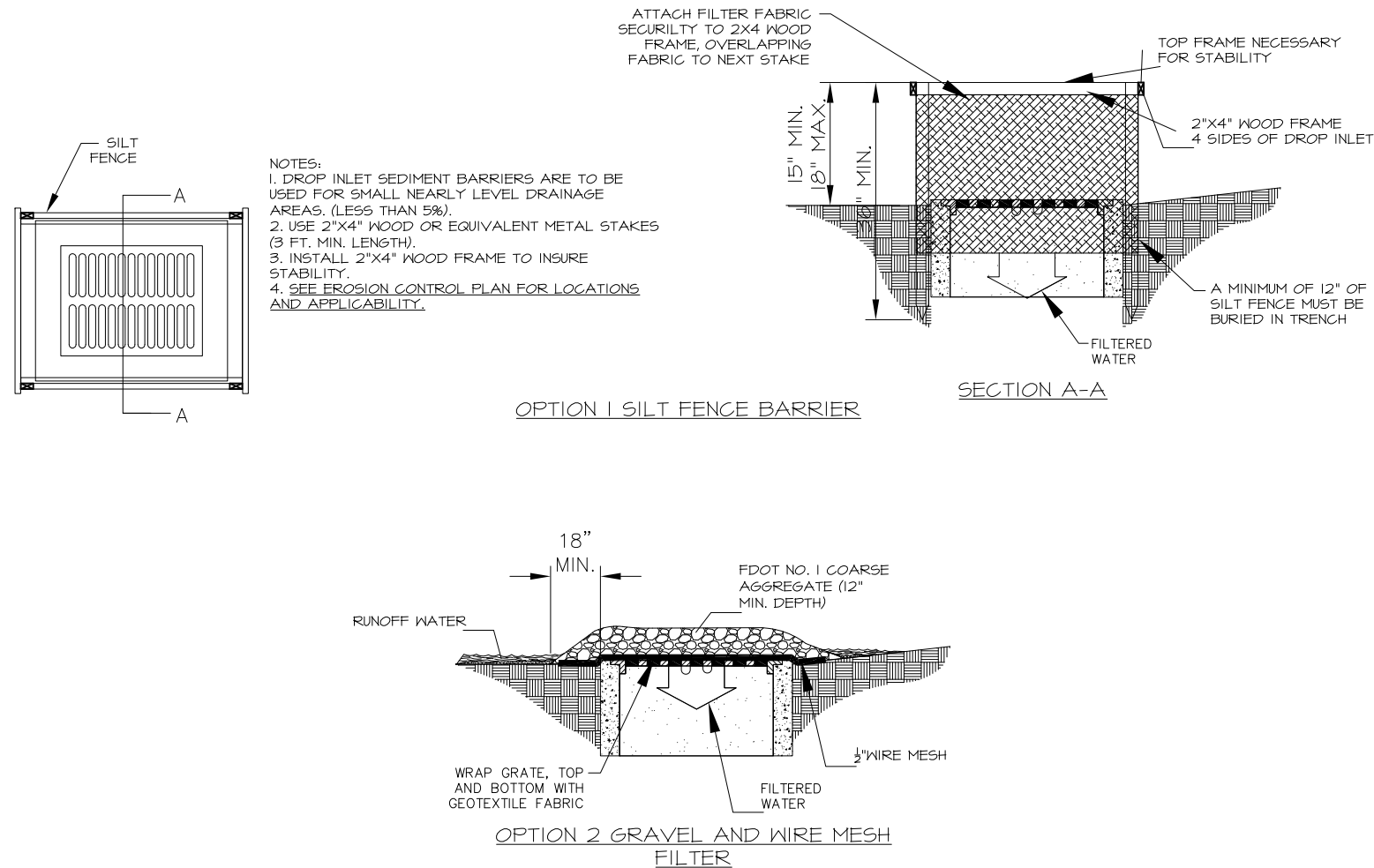
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH FDEP NPDES STORMWATER POLLUTION PREVENTION PLAN REQUIREMENTS.

CONTRACTOR TO INSTALL DROP INLET SEDIMENT FILTER ON ALL TYPE "F" INLETS.

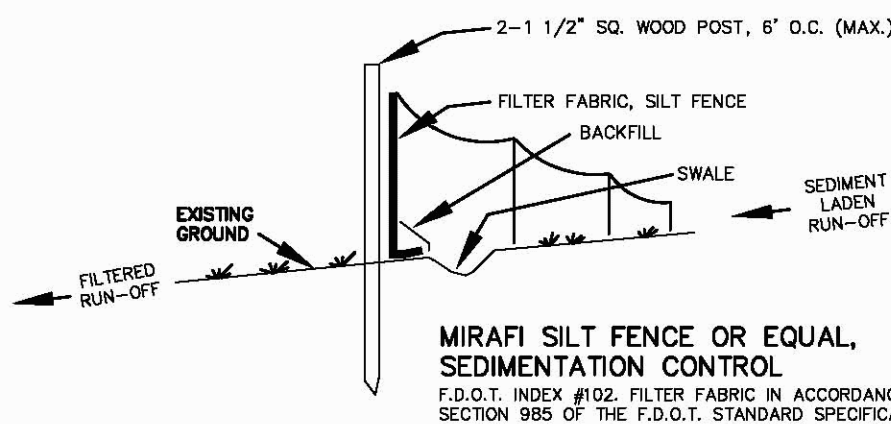
FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES. WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL LIMEROCK BASE IS FINISHED AND PRIMED.



GRAVEL CONSTRUCTION ENTRANCE DETAIL



DROP INLET SEDIMENT FILTER DETAIL



- NOTES:
- TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
 - CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
 - PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS
 - PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED

EROSION CONTROL STRUCTURE

NOT TO SCALE

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENTY IN LIEU OF PERMANENT MEASURES.

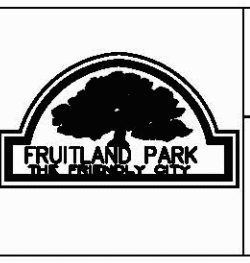
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

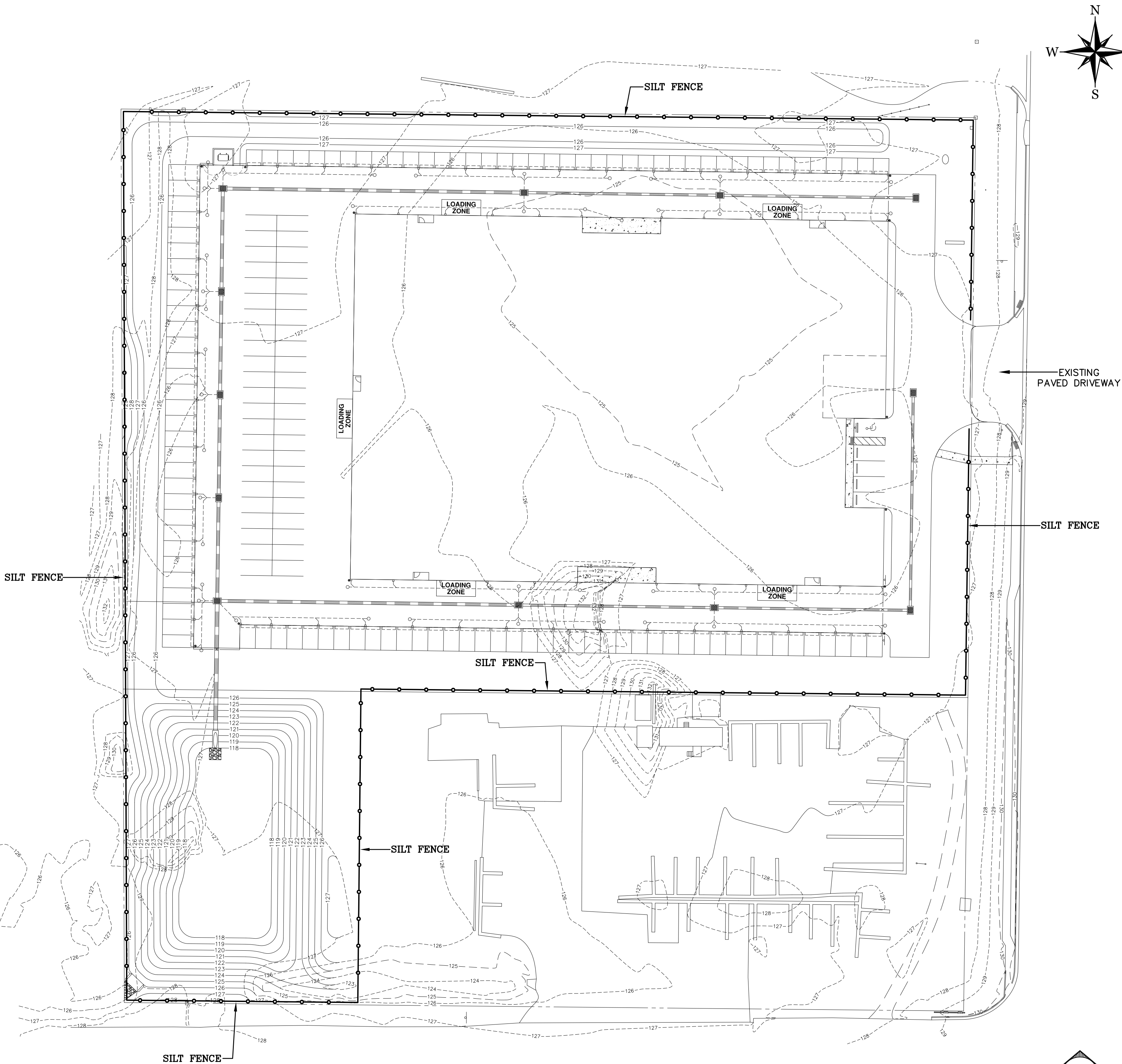
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.



City of Fruitland Park
Standard Details

JANUARY 2020

Detail G-1



STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 40'



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 1981

REV #5			
REV #4			
REV #3	REVISED PER CITY PLANNER	7/12/23	
REV #2	REVISED PER FRUITLAND PARK	6/30/23	
REV #1	REVISED PER SRIMM, FRUITLAND PARK & FOOT	4/11/23	

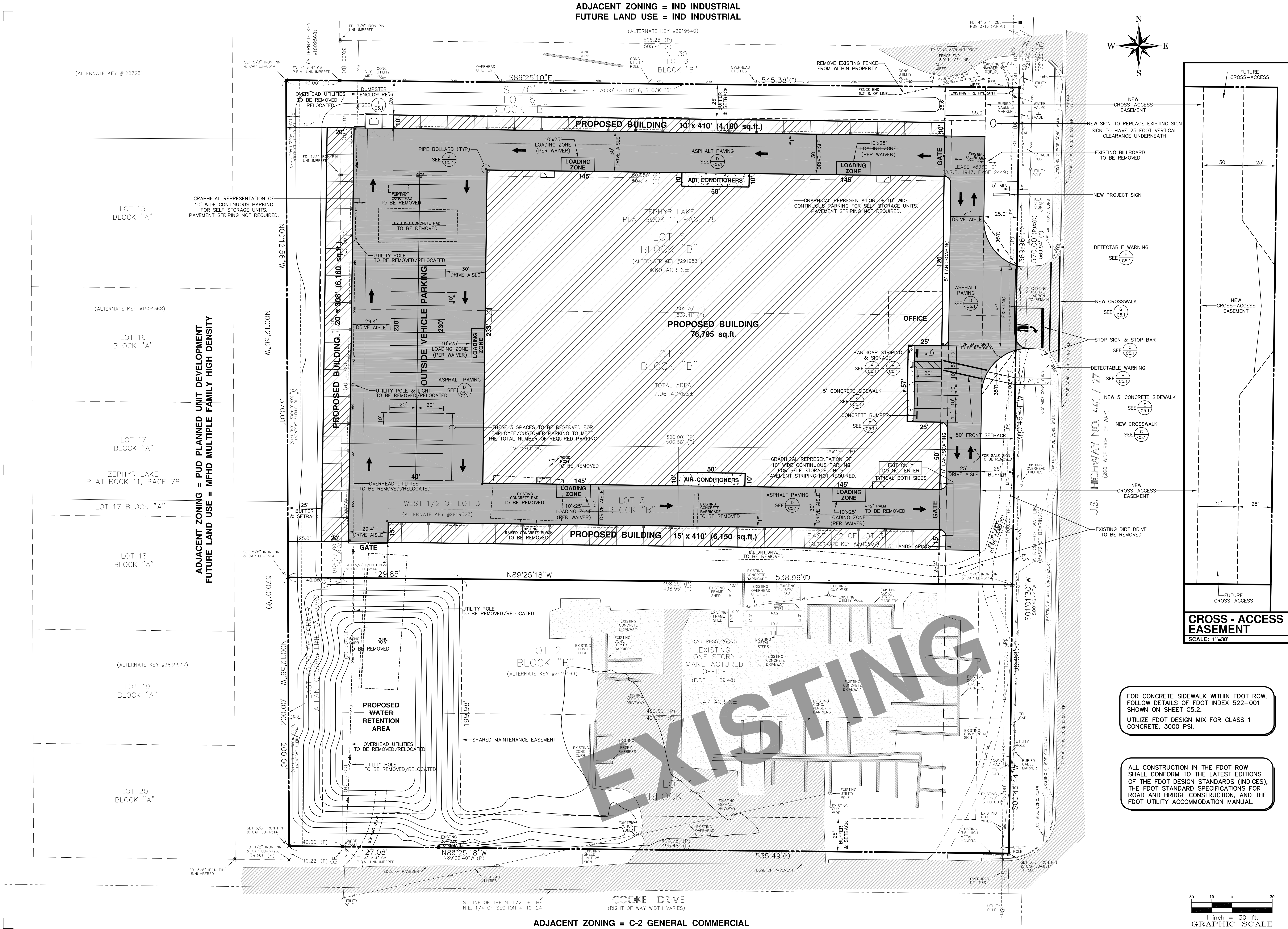
KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KEITH E.
RIDDLE, P.E. ON THE DATE INDICATED
HERE USING A SHA AUTHENTICATION
CODE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

DRAWN	R.S.H.
CHECKED	K.E.R.
SCALE	1"=40'
DATE	1/11/23
PROJECT NO.	22.13

STORMWATER POLLUTION PREVENTION PLAN
LAKESIDE STORAGE II
FRUITLAND PARK
FLORIDA

SHEET NO.
C1.2



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.

GEOMETRY PLAN

LAKESIDE STORAGE II

FLORIDA

PROJECT NO. 22.13

SHEET NO. C2.1

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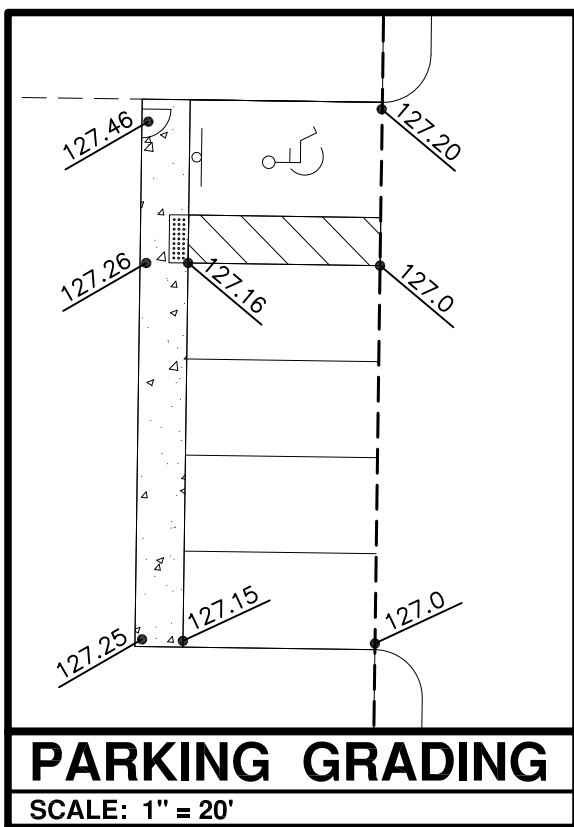
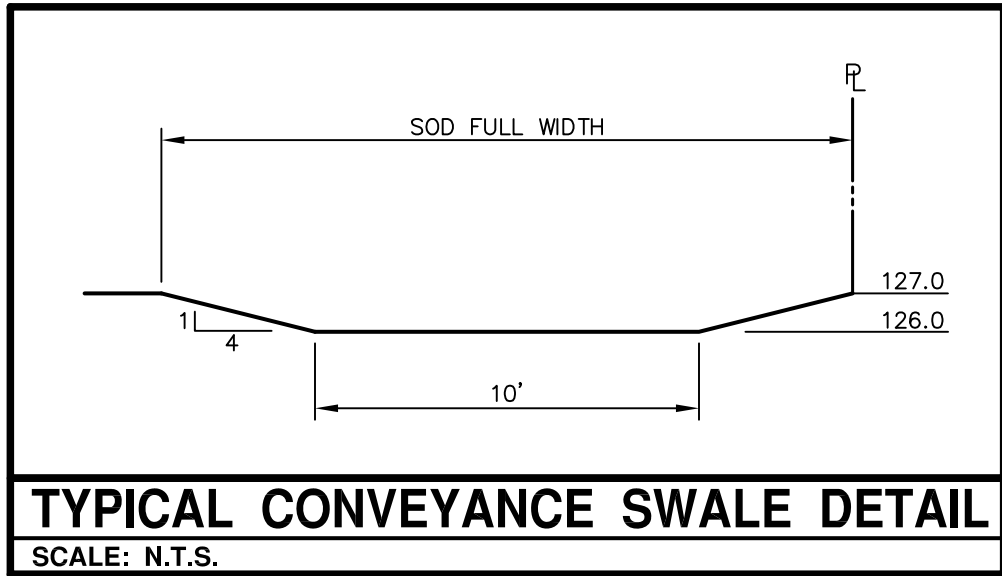
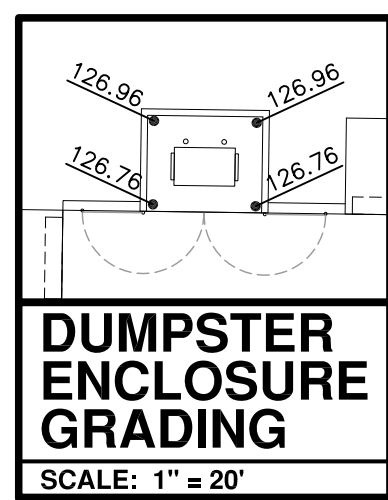
FILE: 22.13/Lakeside Storage II

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

REV #5 REVISED PER CITY OF FRUITLAND PARK 8/5/23
REV #4 REVISED PER CITY PLANNER 1/12/23
REV #3 REVISED PER FRUITLAND PARK 6/20/23
REV #2 REVISED PER SRWMD, FRUITLAND PARK & FDOT 4/11/23
REV #1 REVISED PER FDOT 1/25/23

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LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

ESTABLISHED 1971

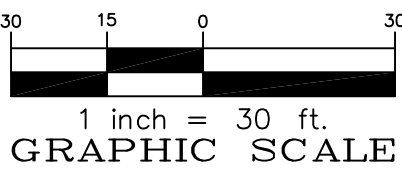


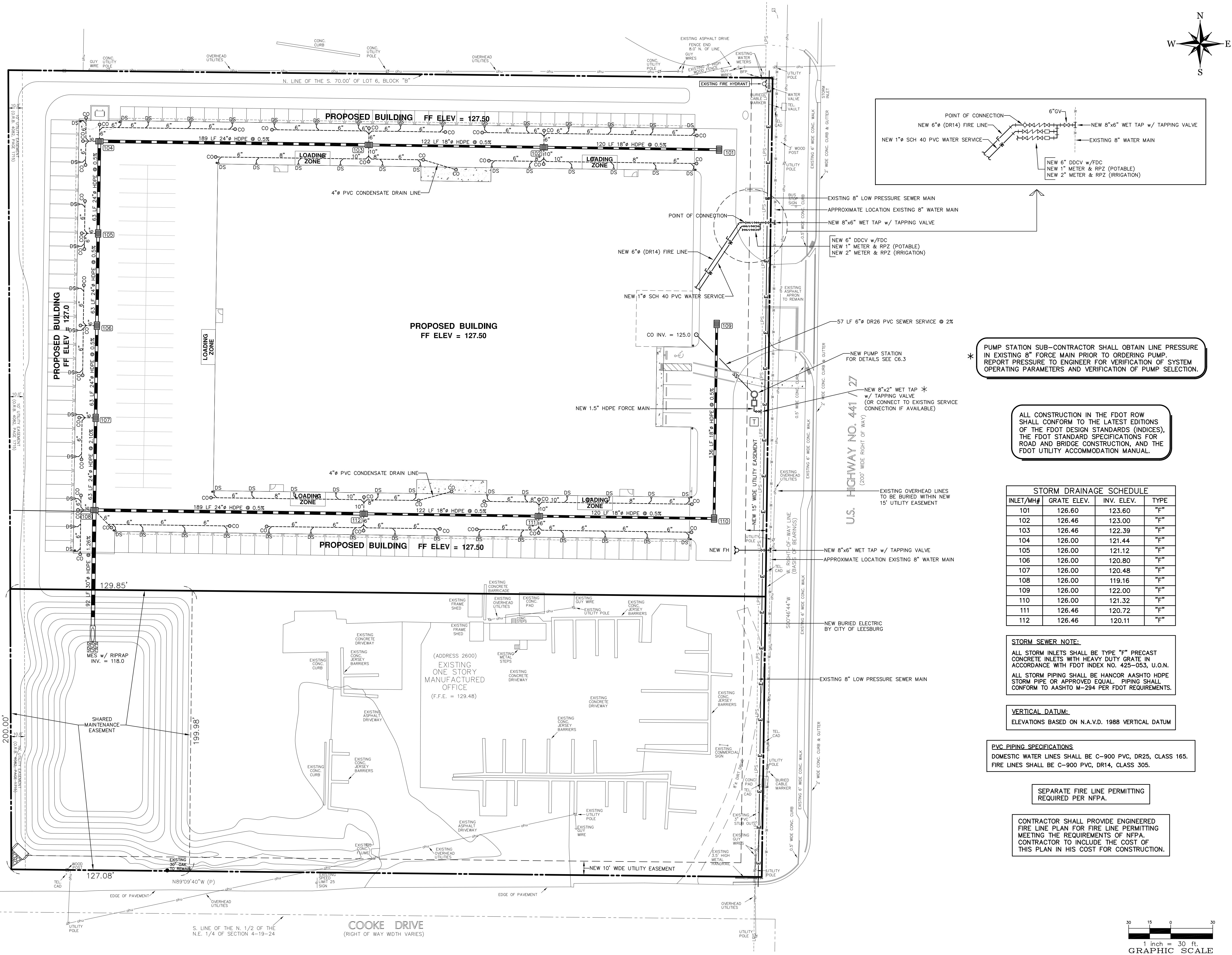
ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDICES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	126.60	123.60	"F"
102	126.46	123.00	"F"
103	126.46	122.39	"F"
104	126.00	121.44	"F"
105	126.00	121.12	"F"
106	126.00	120.80	"F"
107	126.00	120.48	"F"
108	126.00	119.16	"F"
109	126.00	122.00	"F"
110	126.00	121.32	"F"
111	126.46	120.72	"F"
112	126.46	120.11	"F"

STORM SEWER NOTE:
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FDOT INDEX NO. 425-053, U.O.N.
ALL STORM PIPING SHALL BE HANCOX AASHTO HDPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FDOT REQUIREMENTS.

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





* PUMP STATION SUB-CONTRACTOR SHALL OBTAIN LINE PRESSURE IN EXISTING 8" FORCE MAIN PRIOR TO ORDERING PUMP. REPORT PRESSURE TO ENGINEER FOR VERIFICATION OF SYSTEM OPERATING PARAMETERS AND VERIFICATION OF PUMP SELECTION.

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.

STORM DRAINAGE SCHEDULE			
INLET/MH#	GRATE ELEV.	INV. ELEV.	TYPE
101	126.60	123.60	"F"
102	126.46	123.00	"F"
103	126.46	122.39	"F"
104	126.00	121.44	"F"
105	126.00	121.12	"F"
106	126.00	120.80	"F"
107	126.00	120.48	"F"
108	126.00	119.16	"F"
109	126.00	122.00	"F"
110	126.00	121.32	"F"
111	126.46	120.72	"F"
112	126.46	120.11	"F"

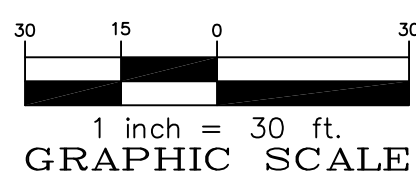
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VERTICAL DATUM:
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

PVC PIPING SPECIFICATIONS
DOMESTIC WATER LINES SHALL BE C-900 PVC, DR25, CLASS 165.
FIRE LINES SHALL BE C-900 PVC, DR14, CLASS 305.

SEPARATE FIRE LINE PERMITTING REQUIRED PER NFPA.

CONTRACTOR SHALL PROVIDE ENGINEERED FIRE LINE PLAN FOR FIRE LINE PERMITTING MEETING THE REQUIREMENTS OF NFPA. CONTRACTOR TO INCLUDE THE COST OF THIS PLAN IN HIS COST FOR CONSTRUCTION.



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UTILITY PLAN

LAKESIDE STORAGE II

FLORIDA

SHEET NO.

C4.1

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

REV #5 REVISED PER CITY OF FRUITLAND PARK 8/5/23
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REV #3 REVISED PER FRUITLAND PARK 6/20/23
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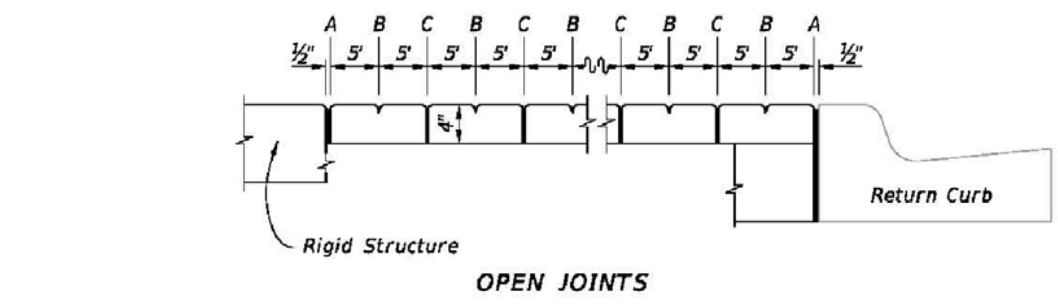
RIDDLE - NEWMAN ENGINEERING, INC.
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LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412
keith@riddlenewman.com
CA# 00002883

ESTABLISHED 1971

ENGINEERING INC.

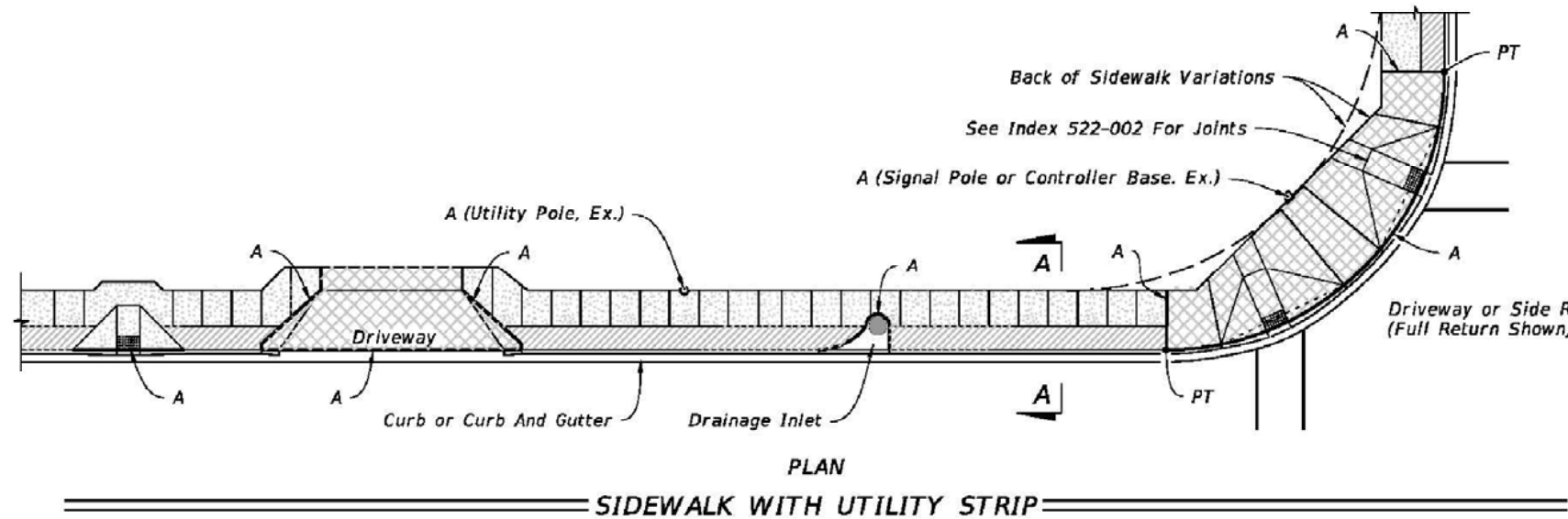
GENERAL NOTES:

- Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
- Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
- For Driveways see Index 522-003.
- Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/2".
- Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



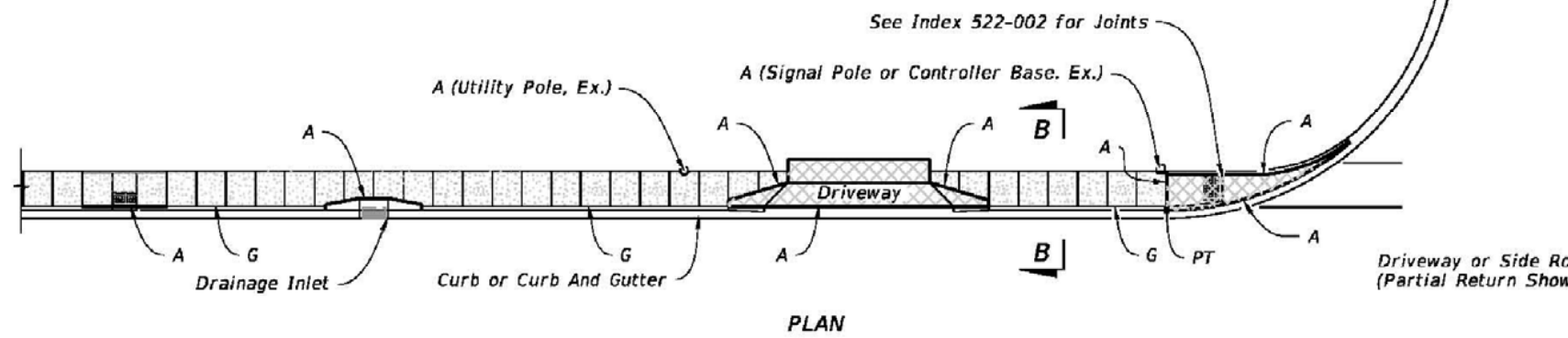
LEGEND:

- A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
- B- 1/2" Dummy Joints, Tooled
- C- 1/2" Formed Open Joints
- D- 3/4" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 3' Centers
- E- 1/2" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers (Joint(s) Required When Length Exceeds 30')
- F- 1/2" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.
- G- Cold Joint With Bond Breaker, Tooled



LEGEND:

- 4" Thick Sidewalk
- 6" Thick Sidewalk
- Utility Strip



LEGEND:

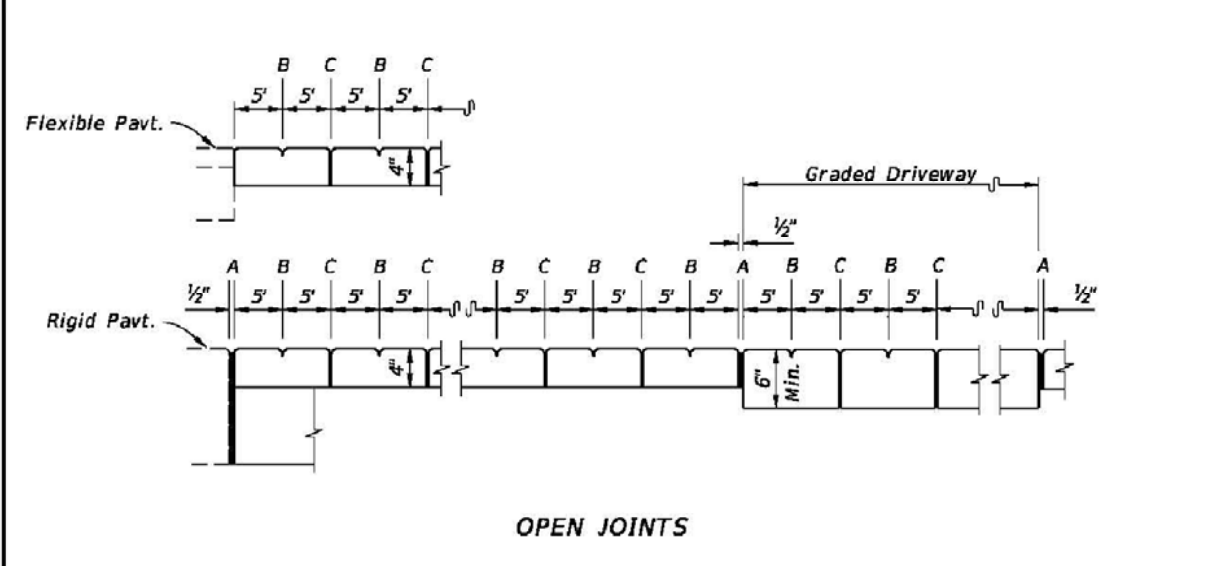
- Utility Strip Varies
- Sidewalk Varies
- 0.02 Max.

RAILING DETAIL

- Clear Width (5' or 6' Std., 4' Min.)
- 0.02 Max.
- Sidewalk
- Varies Based on Railing Used

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

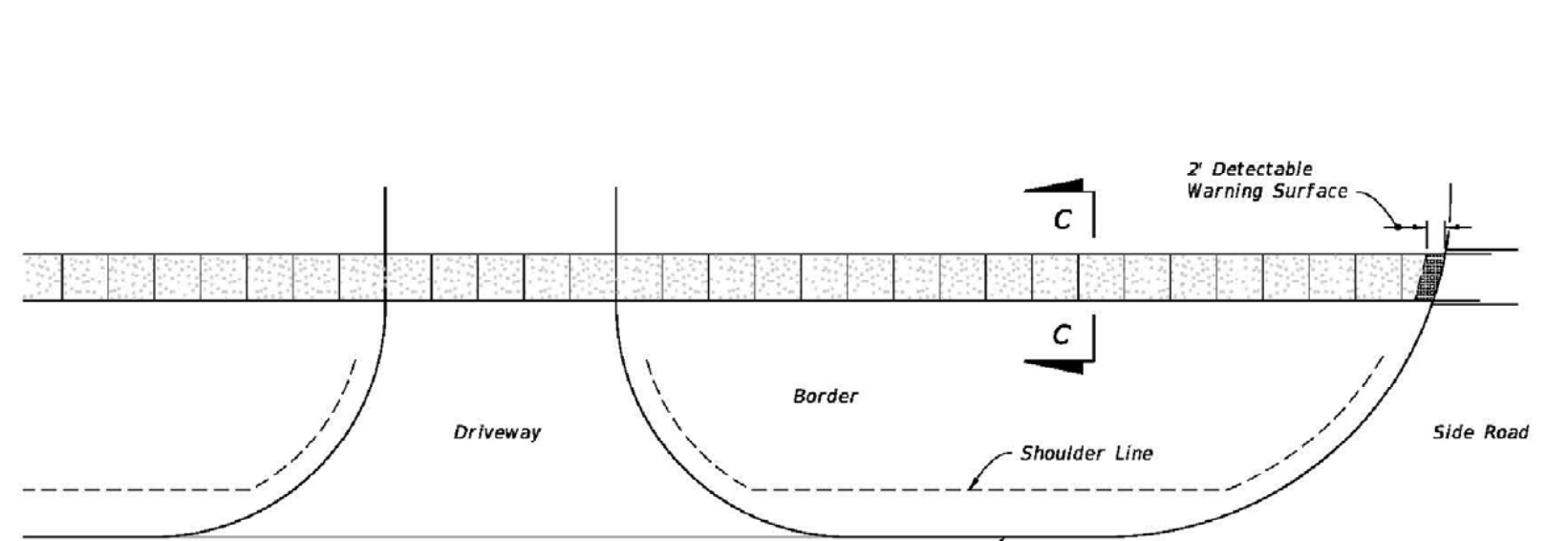
LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/19				522-001	1 of 2



LEGEND:

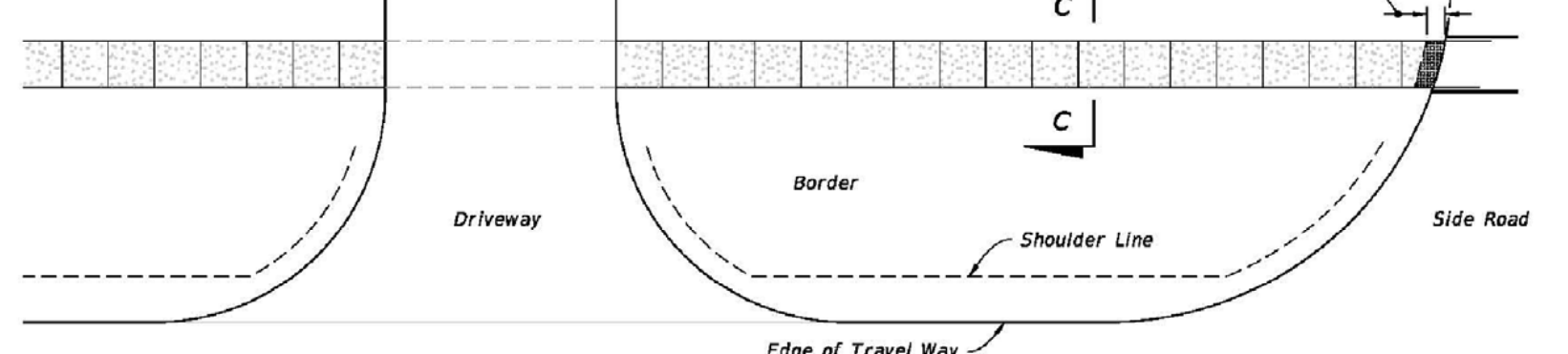
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- B- 1/2" Dummy Joints, Tooled
- C- 1/2" Formed Open Joints
- D- 3/4" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 3' Centers
- E- 1/2" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers (Joint(s) Required When Length Exceeds 30')
- F- 1/2" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/19				522-001	2 of 2



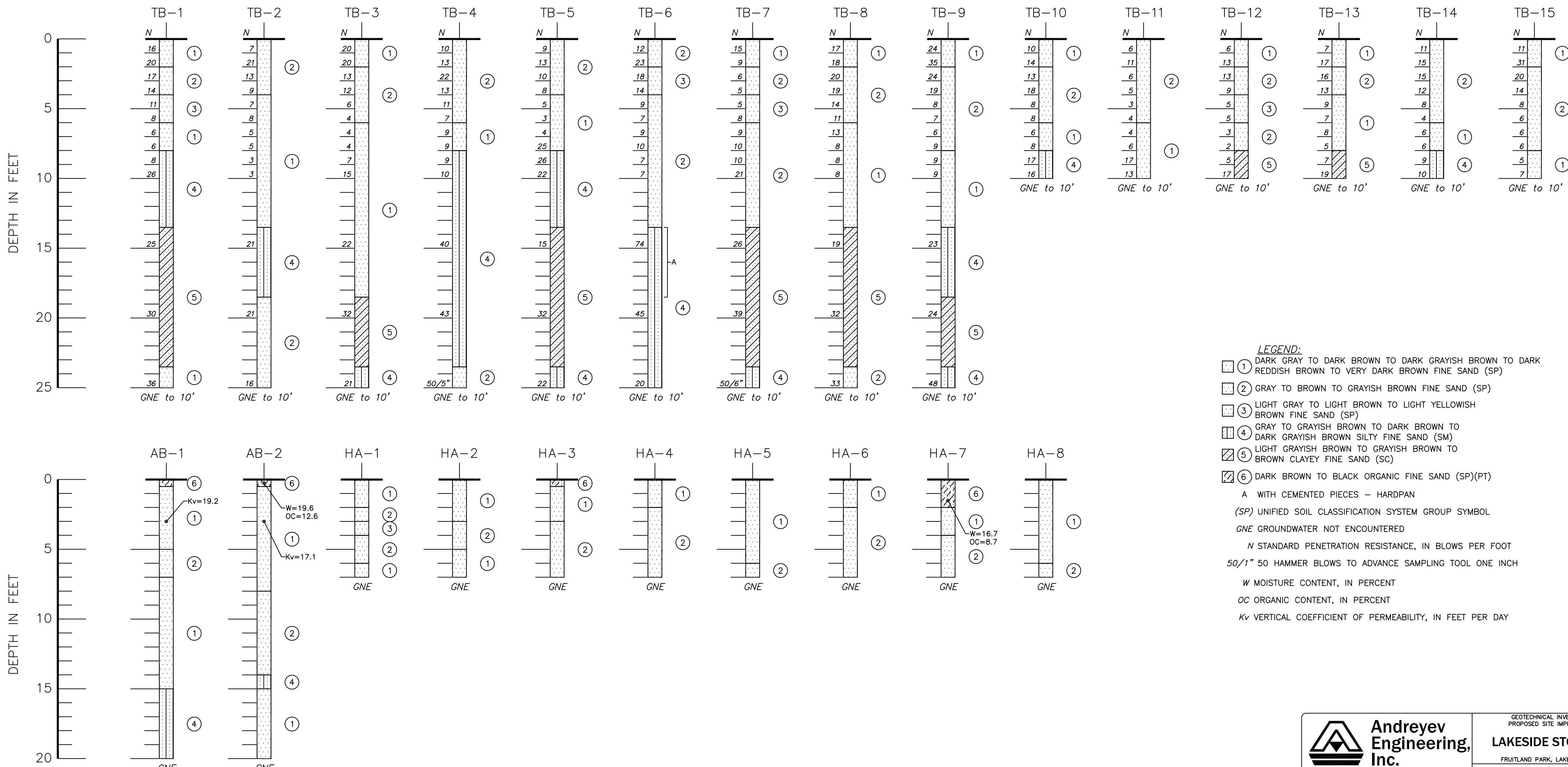
LEGEND:

- 4" Thick Sidewalk



CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/19				522-001	2 of 2



- LEGEND:
- 1 DARK GRAY TO DARK BROWN TO DARK GRAYISH BROWN TO DARK REDDISH BROWN TO VERY DARK BROWN FINE SAND (SP)
- 2 GRAY TO BROWN TO GRAYISH BROWN FINE SAND (SP)
- 3 LIGHT GRAY TO LIGHT BROWN TO LIGHT YELLOWISH BROWN FINE SAND (SP)
- 4 GRAY TO GRAYISH BROWN TO DARK BROWN TO DARK GRAYISH BROWN SILTY FINE SAND (SM)
- 5 LIGHT GRAYISH BROWN TO GRAYISH BROWN TO BROWN CLAYEY FINE SAND (SC)
- 6 DARK BROWN TO BLACK ORGANIC FINE SAND (SP)(PT)
- A WITH CEMENTED PIECES - HARDPAN
- (SP) UNIFIED SOIL CLASSIFICATION SYSTEM GROUP SYMBOL
- GNE GROUNDWATER NOT ENCOUNTERED
- N STANDARD PENETRATION RESISTANCE, IN BLOWS PER FOOT
- 50/1" 50 HAMMER BLOWS TO ADVANCE SAMPLING TOOL ONE INCH
- W MOISTURE CONTENT, IN PERCENT
- OC ORGANIC CONTENT, IN PERCENT
- Kv VERTICAL COEFFICIENT OF PERMEABILITY, IN FEET PER DAY

SITE PREPARATION SPECIFICATIONS
(PER REPORT BY ANDREYEV ENGINEERING DATED 10/31/2022)

The building areas, plus a minimum margin of 5 feet beyond their outer lines, shall be cleared and stripped to remove all surface vegetation, roots, topsoil, organic debris, Stratum 6 organic fine sand, existing concrete/pavement/building materials, or any other encountered deleterious materials. All Stratum 6 organic fine sand shall be properly removed from beneath structural support areas, including the proposed building and pavement areas, plus a five-foot perimeter, and be replaced with compacted engineered fill in order to limit overlying structures from exposure to increased levels of differential settlement. After initial site preparation, the exposed foundation subgrade soils for the building areas shall be proof rolled and compacted to a minimum of 95% of the soil's modified Proctor maximum dry density as determined by ASTM Specification D-1557 before any fill material is placed. Compaction shall be completed to a depth of 2 feet below exposed subgrade. The exposed subgrade within pavement areas shall be proof rolled and compacted to a minimum of 95% of the soil's modified Proctor maximum dry density as determined by ASTM Specification D-1557. In-place density tests shall be performed on each lift by an experienced engineering technician working under the direction of a registered geotechnical engineer to verify that the recommended degree of compaction has been achieved. We suggest a minimum testing frequency of one (1) test per lift per 2,500 square feet of area within structural limits and one (1) test per lift per 10,000 square feet in pavement areas. This fill shall extend a minimum of 5 feet beyond building lines to prevent possible erosion or undermining of footing bearing soils. Further, fill slopes shall not exceed 2 horizontal to 1 vertical (2H: 1V). All fill placed in utility line trenches and adjacent to footings beneath slabs on grade shall also be properly placed and compacted to the specifications stated above. However, in these restricted working areas, compaction shall be accomplished with lightweight, hand-guided compaction equipment and lift thicknesses shall be limited to a maximum of 4 inches loose thickness.

	Andreyev Engineering, Inc.	GEOTECHNICAL INVESTIGATION PROPOSED SITE IMPROVEMENTS
		LAKESIDE STORAGE II FRUITLAND PARK, LAKE COUNTY, FL
APPROXIMATE SCALE: 1" = 5'	DATE: 10/31/22 ENGINEER: RJ PN: GPGT-22-127 DRAWN BY: DLS	SOIL PROFILES FIGURES 4, 5 & 6

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 1981

REV #	REV #	REV #	REV #	REV #
1	2	3	4	5
11/01/19	11/01/19	11/01/19	11/01/19	11/01/19

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

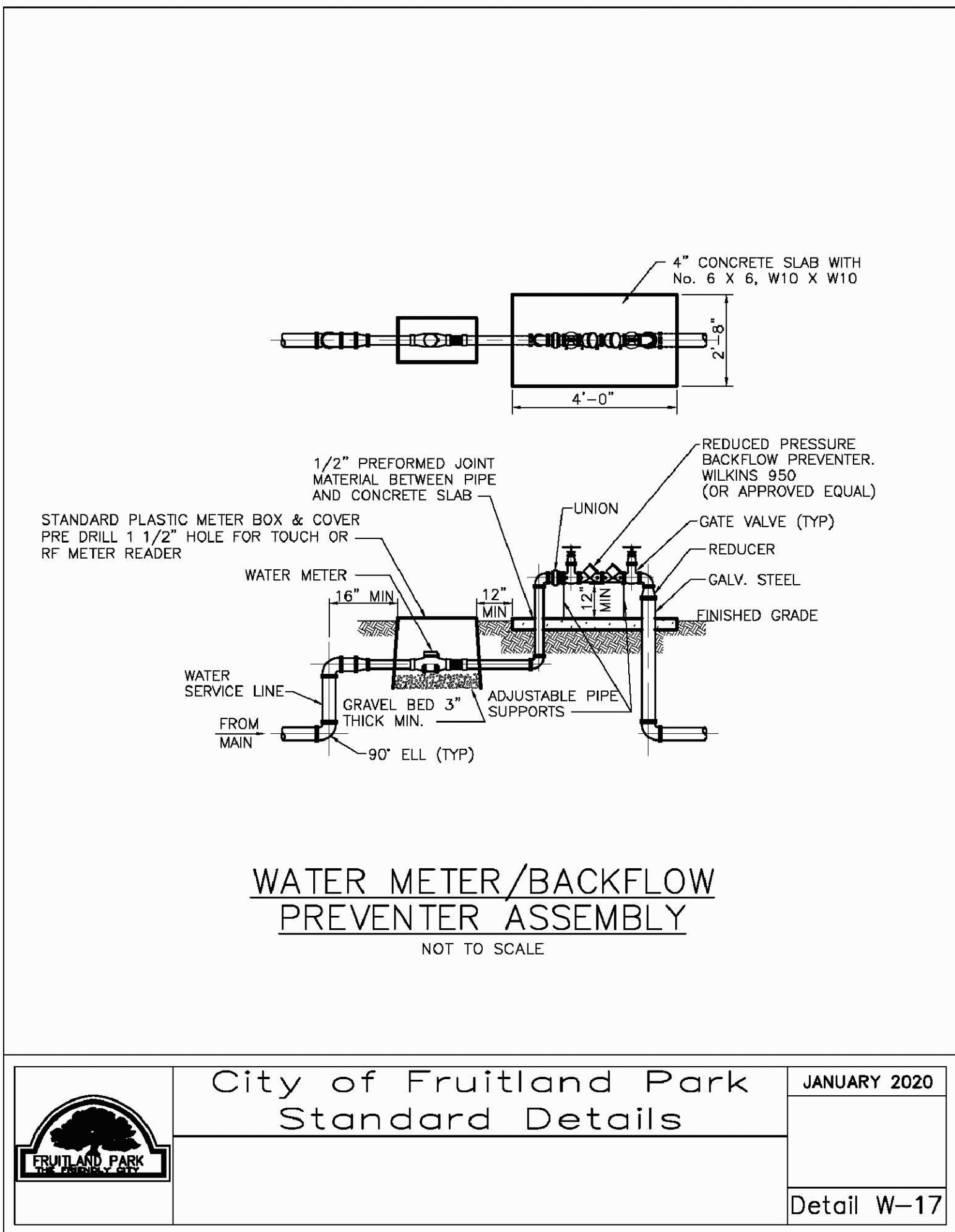
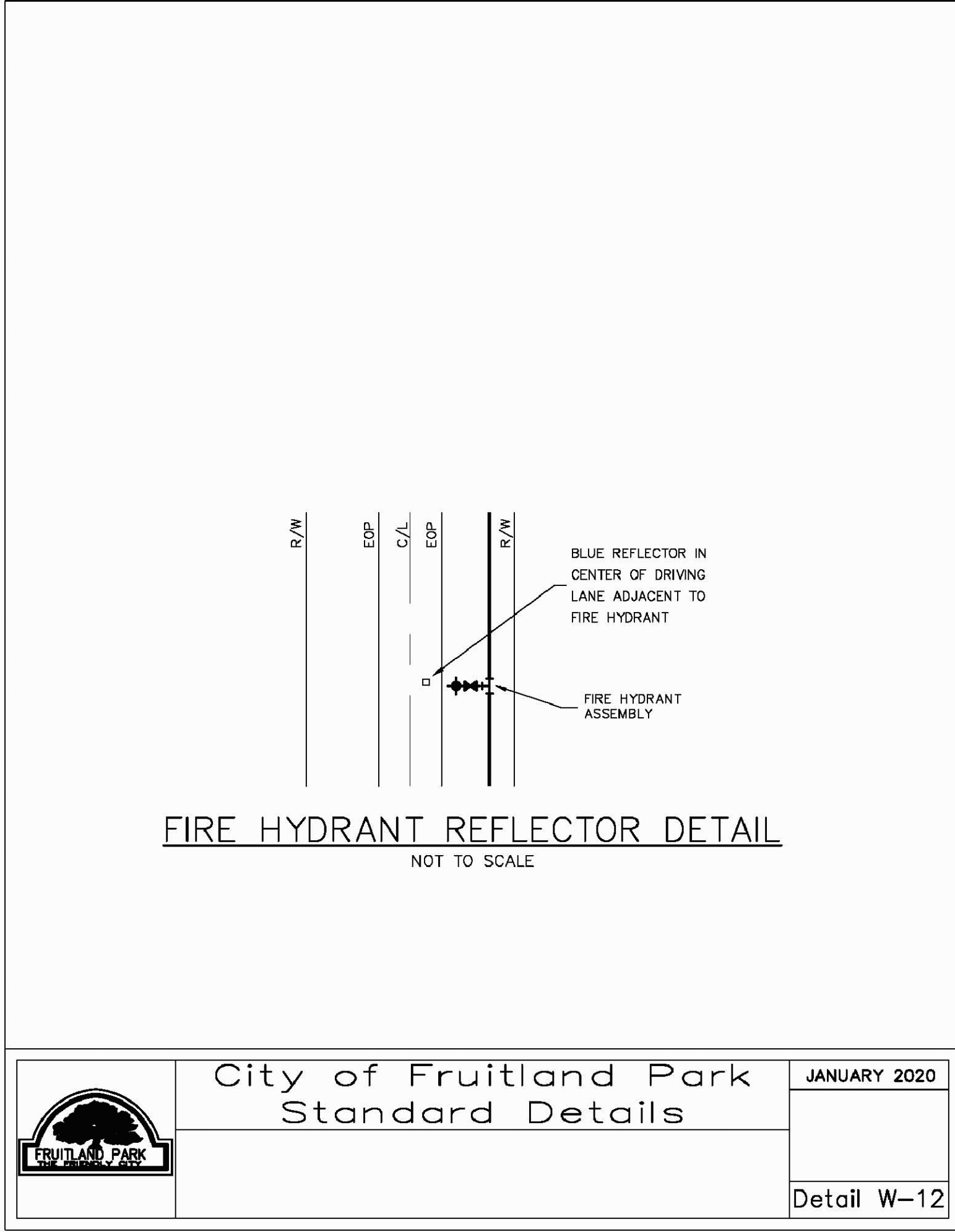
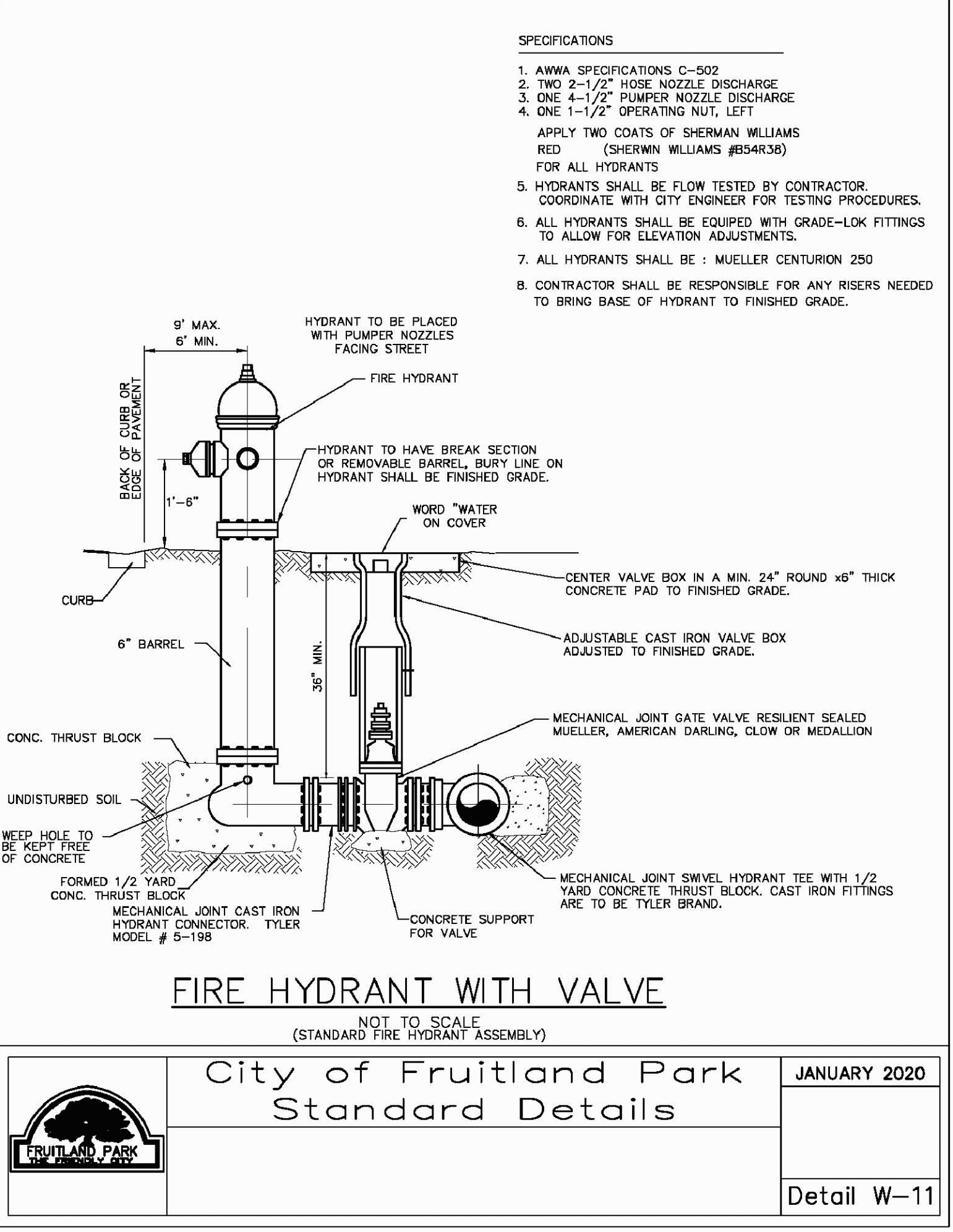
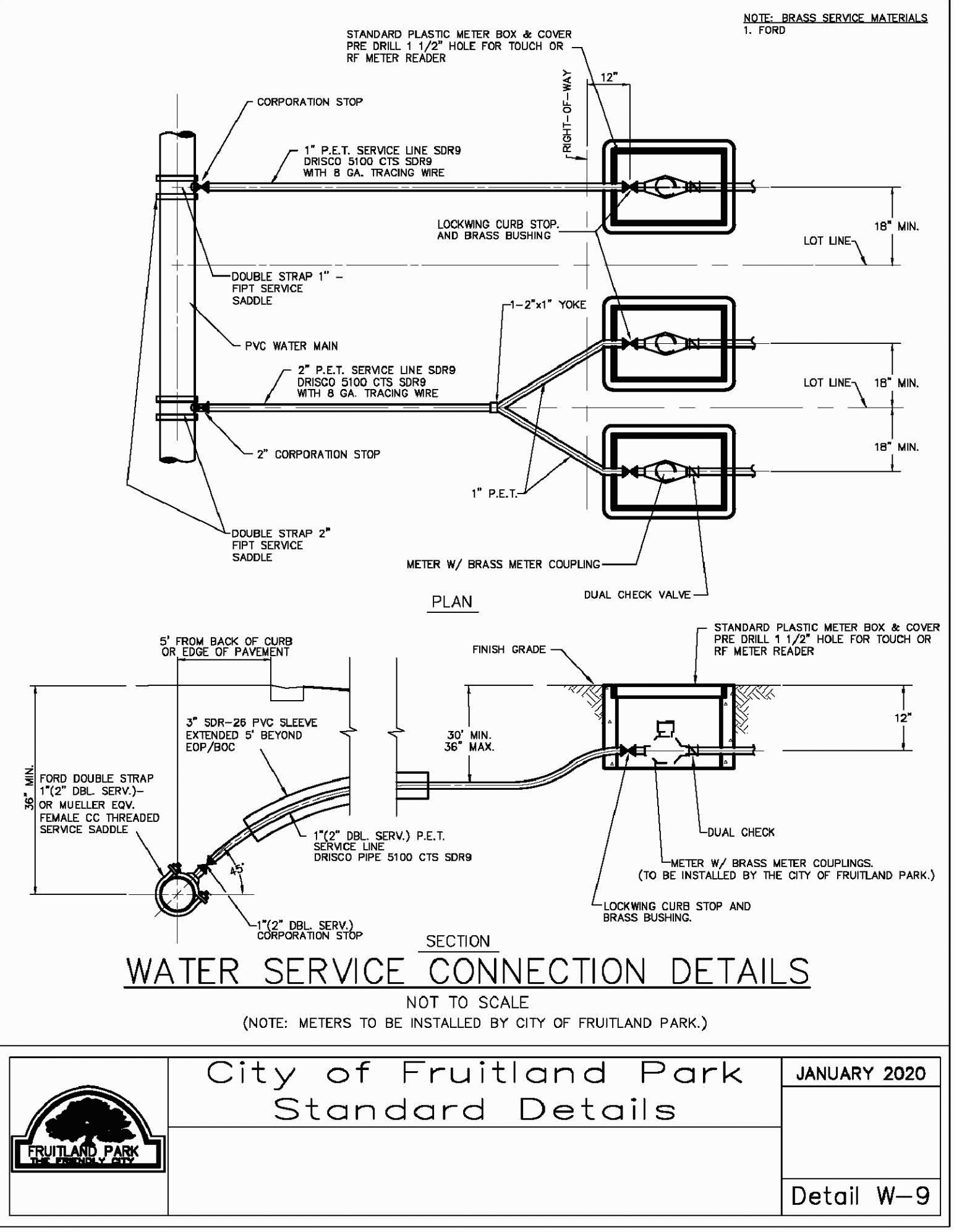
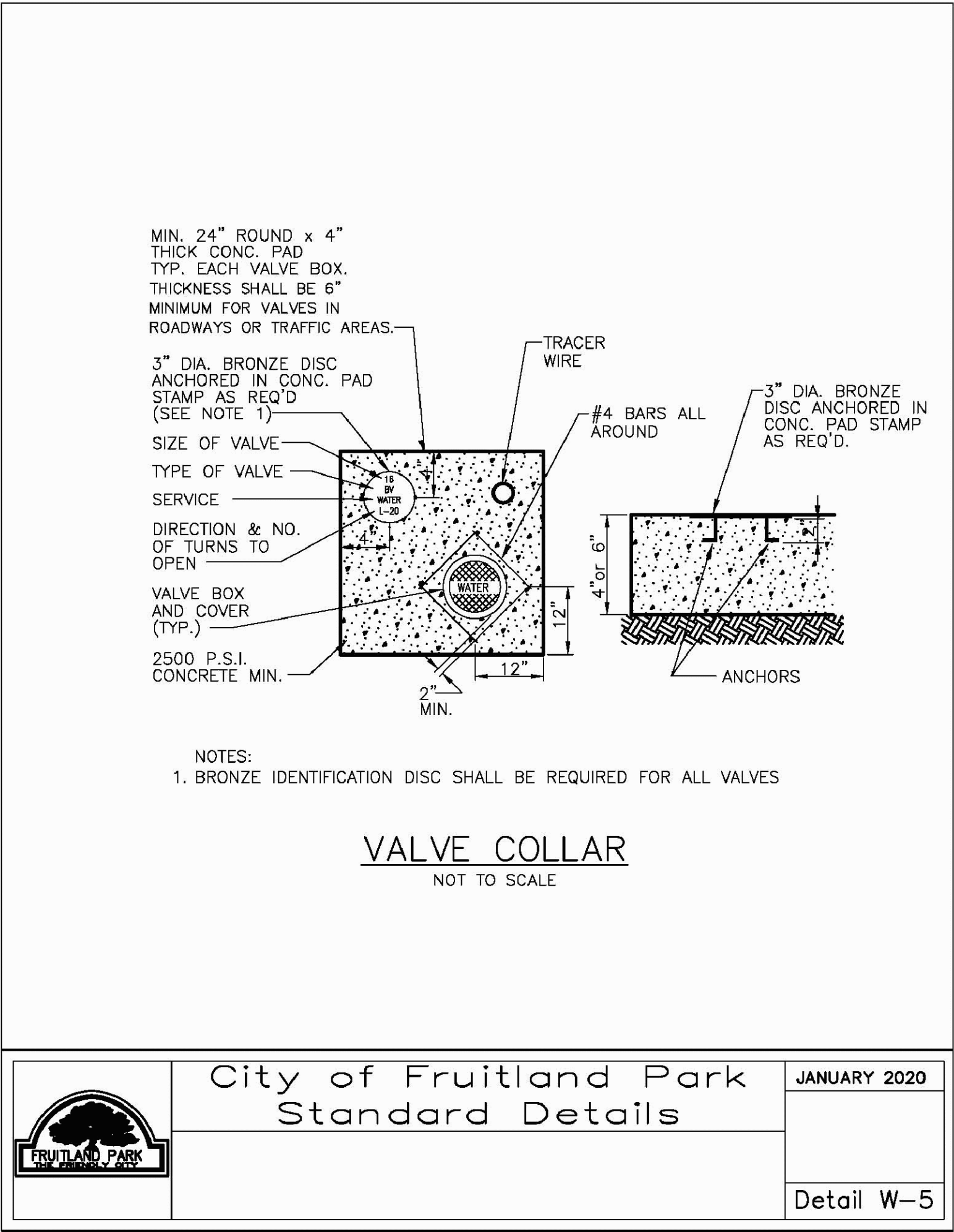
THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KEITH E.
RIDDLE, P.E. ON THE DATE INDICATED
HERE USING A SHA AUTHENTICATION
CODE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
VALID UNLESS THEY ARE SIGNED AND
SEALED AND THE SHA
AUTHENTICATION CODE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

DRAWN	R.S.H.
CHECKED	K.E.R.
SCALE	1"=5'
DATE	1/11/23
PROJECT NO.	22-13

SOIL BORING PROFILES / DETAILS
LAKESIDE STORAGE II
FLORIDA
FRUITLAND PARK

SHEET NO.

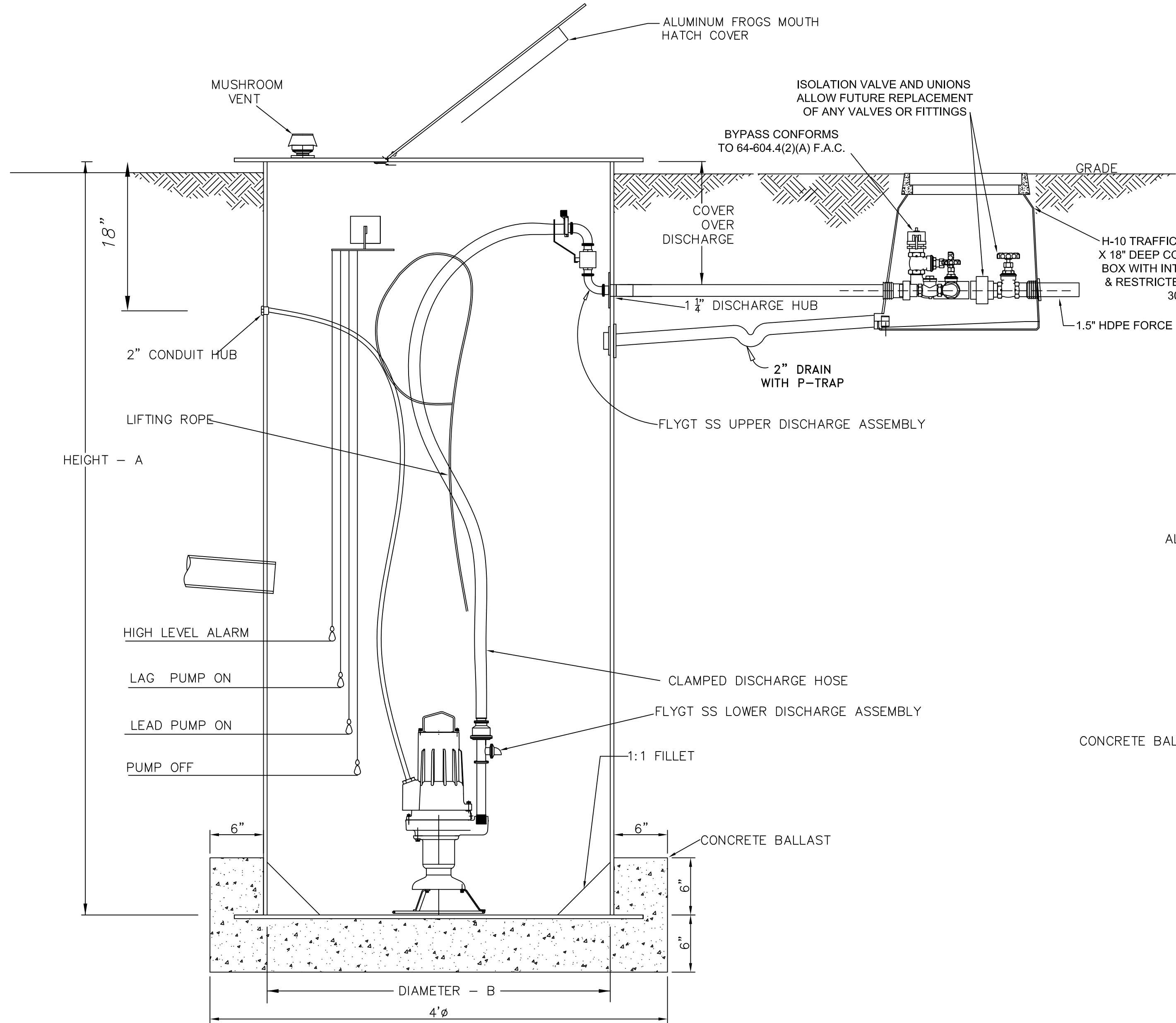
C5.2



PUMP INFORMATION	
MANUFACTURER	BARNES
MODEL	SERIES ZSGV
HORSEPOWER	2.0
VOLTAGE / PHASE	230 / 3
DESIGN FLOW (GPM)	15.0
DESIGN HEAD (FEET)	40.0 *

* PUMP STATION SUB-CONTRACTOR SHALL OBTAIN LINE PRESSURE IN EXISTING 8" FORCE MAIN PRIOR TO ORDERING PUMP. REPORT PRESSURE TO ENGINEER FOR VERIFICATION OF SYSTEM OPERATING PARAMETERS AND VERIFICATION OF PUMP SELECTION.

BASIN DIMENSIONS	
DIAMETER - B	HEIGHT - A
<input checked="" type="checkbox"/> 36"	<input type="checkbox"/> 84"
<input type="checkbox"/> 48"	<input type="checkbox"/> 96"
<input type="checkbox"/> 60"	<input type="checkbox"/> 120"
<input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> OTHER 72"
VALVE BOX DIMENSIONS	
<input type="checkbox"/> 23" X 36" X 18"	



LIFT STATION SECTION VIEW

DUPLEX CONTROL PANEL:
CONTROL PANEL SHALL BE ASSEMBLED AND BUILT BY A UL508A CERTIFIED MANUFACTURE FACILITY.

THE ENCLOSURE SHALL BE NEMA 4X FIBERGLASS WITH PADLOCKABLE LATCHES.

THE ENCLOSURE SHALL BE ABLE TO BE WALL MOUNTED.

THE FOLLOWING COMPONENTS SHALL BE MOUNTED THROUGH THE ENCLOSURE:
RED ALARM BEACON (LIGHT)
ALARM HORN
GENERATOR RECEPTACLE WITH WEATHERPROOF COVER
ALARM SILENCE PUSHBUTTON

THE FOLLOWING COMPONENTS SHALL BE MOUNTED THROUGH THE INNERDOOR:
MAIN CIRCUIT BREAKER
EMERGENCY CIRCUIT BREAKER
MECHANICAL INTERLOCK FOR EMERGENCY AND MAIN BREAKERS
SHORT CIRCUIT PROTECTORS
CONTROL CIRCUIT BREAKER
SEAL FAILURE INDICATOR LIGHTS
HAND-OFF-AUTO SELECTOR SWITCHES
PUMP-RUN PILOT LIGHTS
POWER ON PILOT LIGHT
ELAPSE TIME METERS (NON-RESETTABLE)
GFI DUPLEX CONVENIENCE OUTLET

MISCELLANEOUS: ALL WIRING ON THE BACKPANEL SHALL BE CONTAINED WITHIN THE WIRING DUCT. ALL WIRING BETWEEN THE INNERDOOR AND THE BACKPANEL SHALL BE CONTAINED WITH A PLASTIC SPIRAL WRAP.

EACH WIRE SHALL HAVE A WIRE NUMBER AT EACH END TO CORRESPOND TO THE AS-BUILT DRAWING FOR FIELD TROUBLESHOOTING.

THE CONTROL PANEL SHALL BE ASSEMBLED BY A UL508A CERTIFIED MANUFACTURING FACILITY.

EXAGGERATED FOR DETAIL - N.T.S.

FASTENERS AND APPURTENANCES: ALL FASTENERS, LIFTING CABLES, FLOAT CABLE BRACKET, HINGES, AND APPURTENANCES SHALL BE MADE OF 304SS MINIMUM.

1. A 304SS SLIDE/LATCH ASSEMBLY SHALL BE PROVIDED FOR HOLDING THE DOORS OPEN ON THE WET WELL AND VALVE BOX.
2. SLIDE RAILS SHALL BE MADE OF SCH 40 304SS PIPE.
3. PUMP LIFTING CABLES/CHAINS SHALL BE 304SS.
4. PUMP LIFTING BALES SHALL BE MADE OF 304SS.

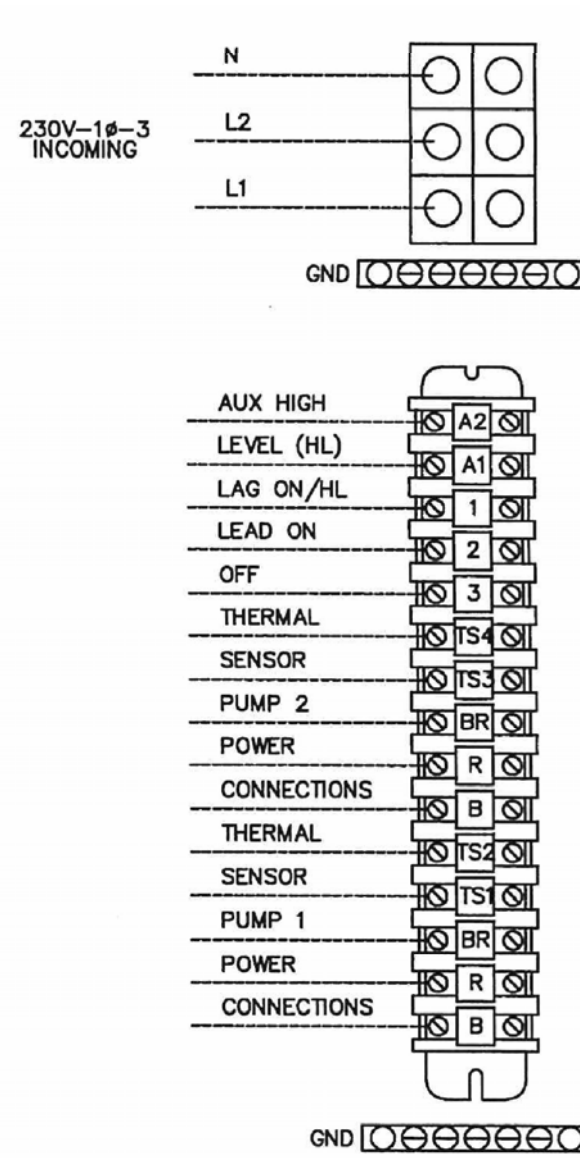
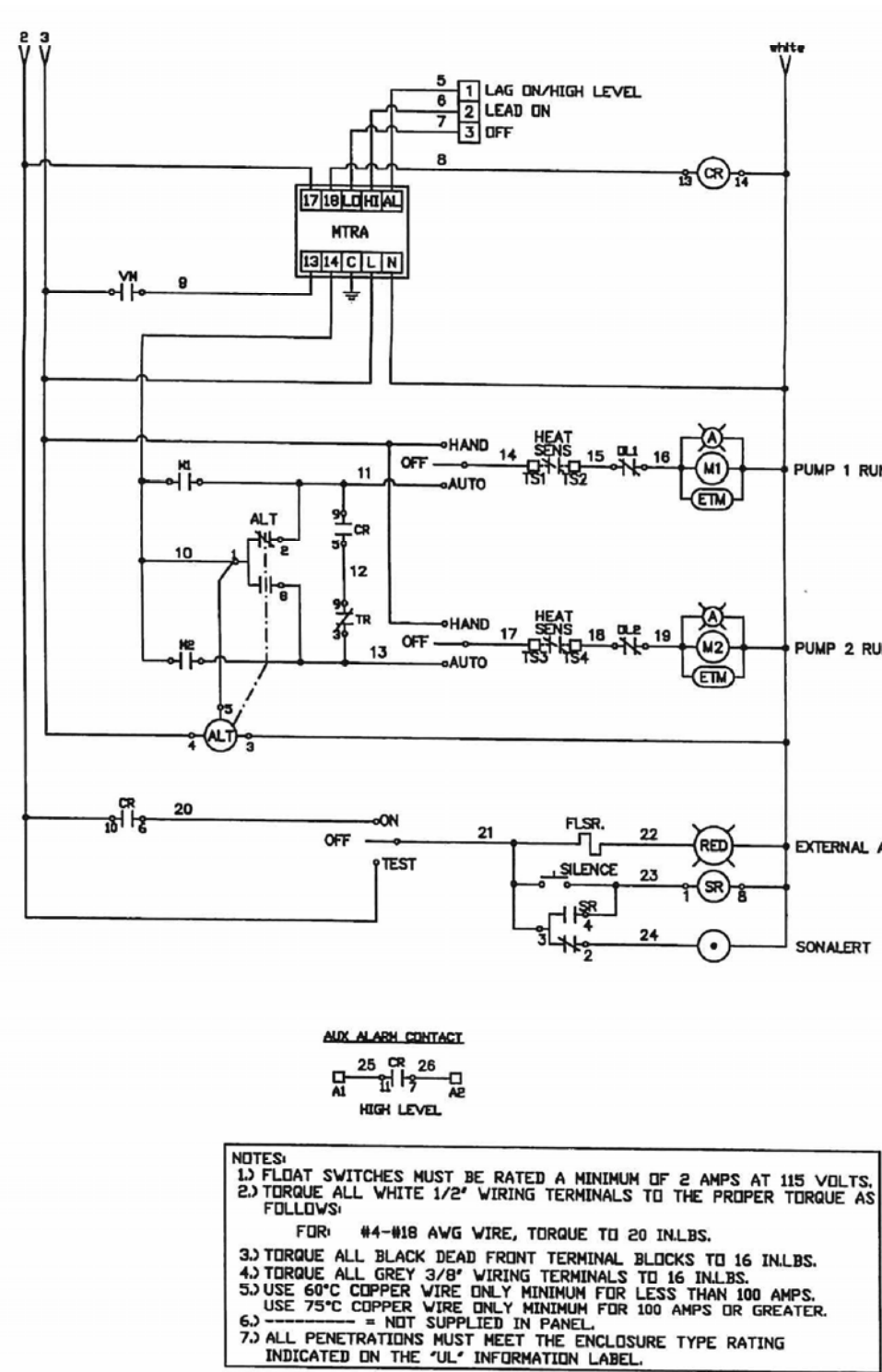
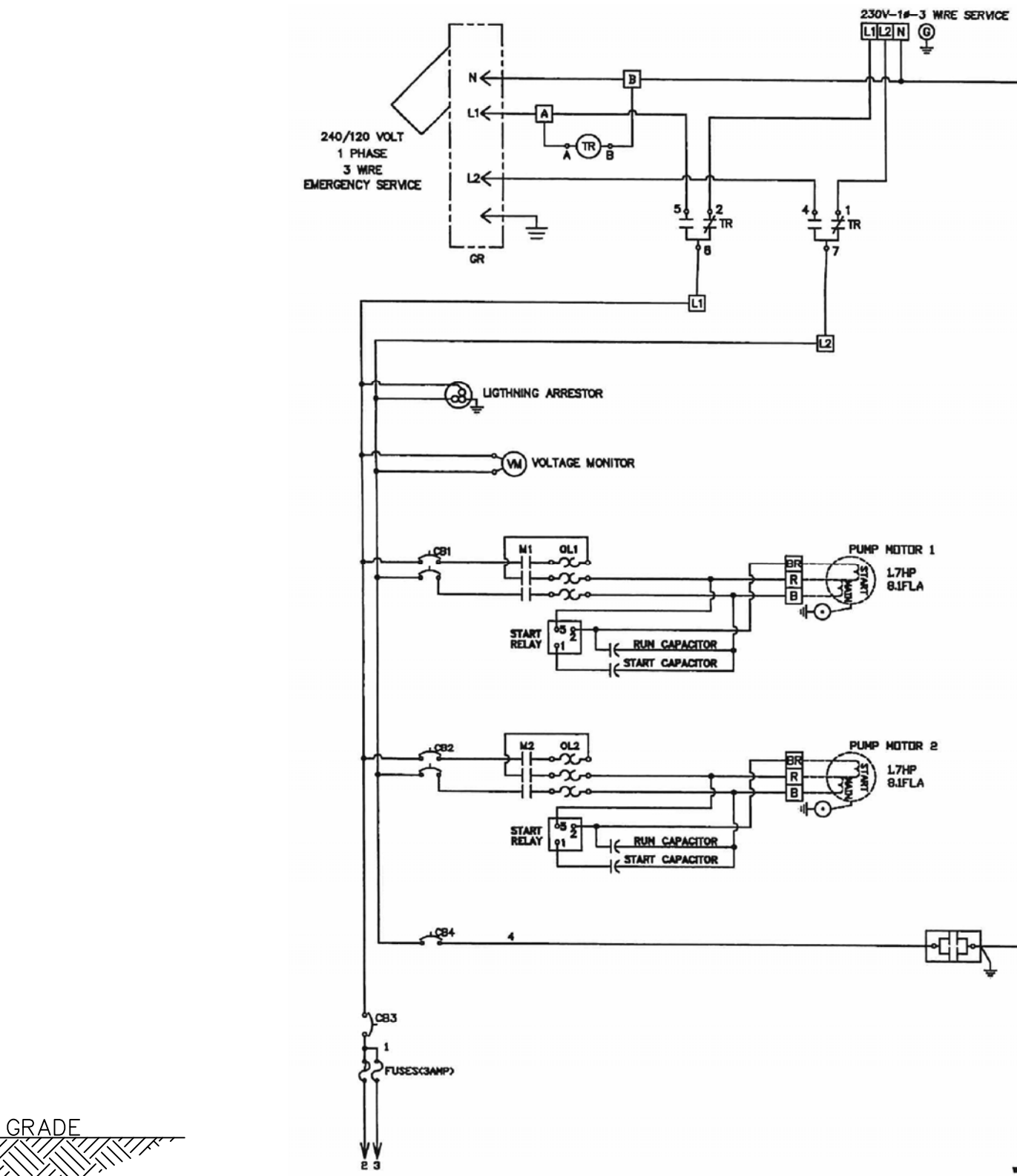
EXECUTION:

INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS IN THE LOCATIONS SHOWN ON THE DRAWINGS.

CERTIFIED ELECTRICIAN SHALL MOUNT CONTROL PANEL AND CONNECT POWER SERVICE TO PANEL PRIOR TO STARTUP AND FACTORY REP SITE VISIT.

THE PUMP CONTROLS AND PUMPS SHALL BE CHECKED FOR PROPER OPERATION AND ENSURE THAT ALL LEVEL CONTROLS ARE IN ACCORDANCE WITH THE PLANS AND FULLY FUNCTIONING.

PUMP STATION SHALL BE VENTED PER MANUFACTURER'S RECOMMENDATIONS.

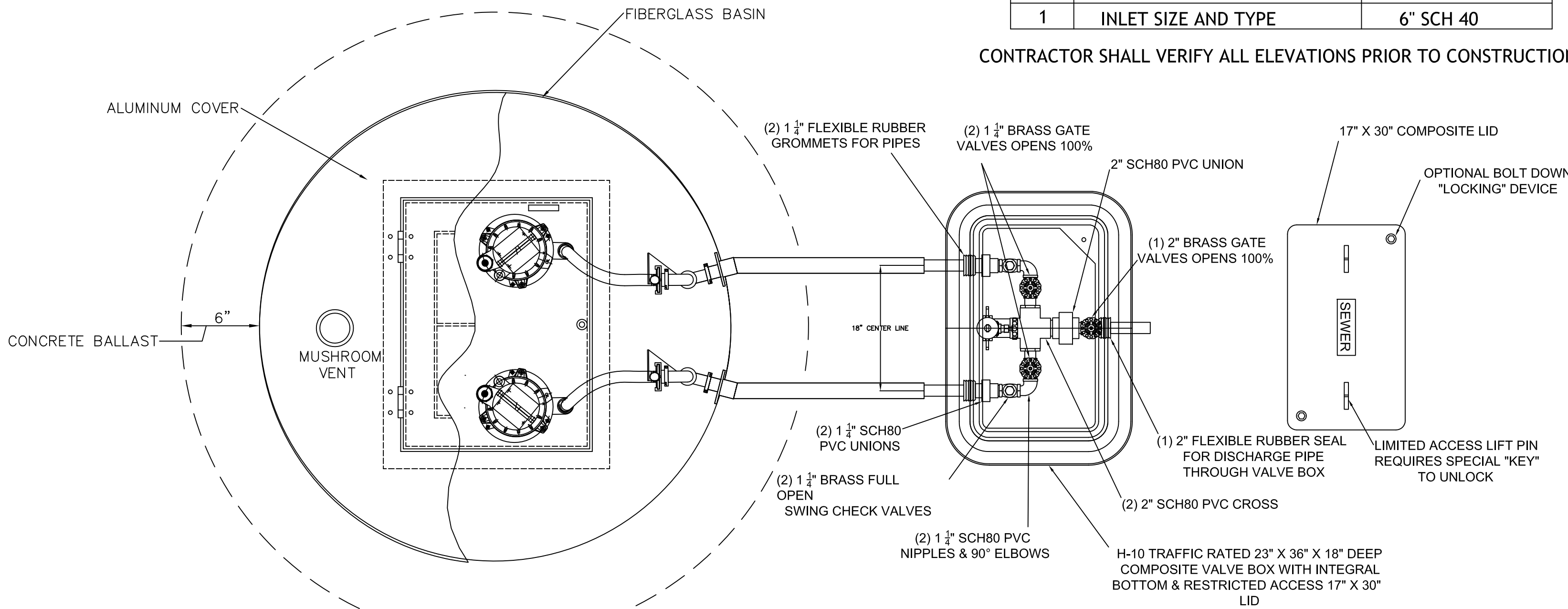


NOTE: ORANGE WIRE FROM PROBE IS NOT USED TO CAP OFF AND STORE ORANGE WIRE.

LIFT STATION SCHEDULE

1	TOP OF BASIN	127.25
1	INLET INVERT	123.86
1	HIGH WATER LEVEL ALARM	123.86
1	LAG PUMP ON	123.75
1	LEAD PUMP ON	123.25
1	PUMPS OFF	122.25
1	BOTTOM OF BASIN	121.25
1	COVER OVER DISCHARGE	18 INCHES
1	INLET SIZE AND TYPE	6" SCH 40

CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.



LIFT STATION PLAN VIEW

BASIN INSTALLATION INSTRUCTIONS:

1. INSPECT ALL MATERIALS SUPPLIED TO ENSURE THERE ARE NO DAMAGES DUE TO SHIPPING PRIOR TO INSTALLATION.
2. EXCAVATE HOLE LARGE ENOUGH TO ACCOMMODATE BASIN, UNDERGROUND PIPING, BACKFILL MATERIAL, AND ADEQUATE WORKING SPACE.
3. PREPARE THE BOTTOM OF THE EXCAVATED HOLE WITH 6" OF BACKFILL MATERIAL OR CONCRETE PAD. CHECK BASE TO INSURE IT IS LEVEL AND SMOOTH.
4. INSTALL BASIN ON GRAVEL BASE OR CONCRETE PAD, ANCHOR IF NECESSARY.
5. CONCRETE MAY BE PORED AROUND BASIN BOTTOM IF BALLAST IS REQUIRED FOR BUOYANCY.
6. BACKFILL WITH PEA GRAVEL 4" TO 6" AROUND THE ENTIRE PERIPHERY OF THE BASIN/COMPACTED BACKFILL MATERIAL IN 12" LIFTS. STOP AND CONNECT PIPING AS REQUIRED.

RECOMMENDED BACKFILL MATERIAL:

GRAVEL OR STONE TO BE FREE FLOWING, NATURALLY ROUNDED AGGREGATE WITH A PARTICLE SIZE OF NOT LESS THAN 3/8" OR LARGER THAN 3/4" IN DIAMETER.

ELECTRICAL NOTES:

1. DISCONNECT IS REQUIRED WITHIN SIGHT OR 50' MAX FROM PANEL LOCATION.
2. COORDINATE ALL ELECTRICAL WORK PRIOR TO CONSTRUCTION.
3. PANEL SHALL BE MANUFACTURED TO UNDERWRITERS'S LABORATORIES STANDARDS AND LABELED ACCORDINGLY.
4. EACH FLEXIBLE CABLE SHALL BE PROVIDED WITH A WATERTIGHT SEAL AND SEPARATE STRAIN RELIEF.
5. ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL MEET THE REQUIREMENTS OF WEATHERPROOF EQUIPMENT NEMA 4X.
6. A 110VOLT POWER RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFI) PROTECTION SHALL BE AVAILABLE TO FACILITATE MAINTENANCE EITHER INSIDE THE CONTROL PANEL OR WITHIN 25 FEET OF CONTROL PANEL.
7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
8. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS WITH APPROPRIATE MATERIAL.
9. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
10. NEUTRAL TO BE SUPPLIED FOR SINGLE PHASE AND THREE PHASE POWER.
11. ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100'-YEAR FLOOD ELEVATION (WHERE APPLICABLE).

RESOLUTION 2023-052

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A STORAGE FACILITY INCLUDING AN OFFICE FOR A TOTAL OF 93,986 SQUARE FEET CONSISTING OF APPROXIMATELY MULTIPLE BUILDINGS AND RV/BOAT STORAGE SPACES; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DNA Realty Trust, LLC filed an application for Major Site Plan Approval to allow for construction of a storage facility and RV/boat storage area on real property located at 2600 US Hwy 441/27, at the intersection of Cook Drive and US-441, Fruitland Park; and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

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

Section 1. Granting of Major Site Plan Approval.

The application filed by DNA Realty Trust, LLC (hereafter referred to as “Applicant”), to allow for construction of a storage facility and RV/boat storage spaces on real property located at 2600 US Hwy 441/27, Fruitland Park is hereby GRANTED, with conditions, for the following described properties:

Alt. Key Numbers: 2919531, 2919523, 2919507 and 2919469

04-19-24-2175-00B-00400, 04-19-24-2175-00B-00301, 04-19-24-2175-00B-00300, and 04-19-24-2175-00B-00100

(The Properties)

LEGAL DESCRIPTION: See attached Exhibit A.

Section 2. Conditions of Approval.

- (1) Prior to the issuance of a building permit, the Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:
 - (a) Obtain approval from City of Fruitland Park of unity of title for Alt. Key Numbers: **2919531, 2919523, 2919507, and 2919469.**
Parcel Id. Numbers: 04-19-24-2175-00B-00400, 04-19-24-2175-00B-00301, 04-19-24-2175-00B-00300; and 04-19-24-2175-00B-00100.
 - (b) Obtain approval of variances for landscaping island within the RV/boat storage parking area, and if not obtained, then install required landscaping. If variances granted, then provide a minimum of 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.
 - (c) Ensure rear access drive aisle is a minimum of 30' wide.
- (2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.
- (3) The Site Plan is attached hereto and incorporated herein.
- (4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, once conditions have been met.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2023.

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 Gunter _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Mobilian _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Approved as to form:

Anita Geraci-Carver, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTIES

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.

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

NOTICE OF SITE PLAN APPROVAL

TO: DNA Realty Trust LLC
P.O. Box 7878
Gainesville, GA 30504-7878

You are hereby notified that as set forth in Resolution 2023-052 site plan approval is GRANTED for construction of a 93,986 square foot storage facility including an office for a total of 93,986 square feet consisting of multiple buildings and RV/boat storage spaces with associated parking, stormwater and utility facilities on real property located at 2600 U.S. Hwy 441/27, Fruitland Park, on the property more particularly described herein which lies wholly within the city limits of the City of Fruitland Park.

LEGAL DESCRIPTION:

Alt. Key Number: 2919531, 2919523, 2919507, and 2919469 (The Property)

Parcel ID Nos. 04-19-24-2175-00B-00400, 04-19-24-2175-00B-00301, 04-19-24-2175-00B-00300, and 04-19-24-2175-00B-00100.

See attached **Exhibit A** attached hereto. (the "Property")

Under penalty of law, the above-referenced property may not be subdivided or split without the express written approval of the City Commission of the City of Fruitland Park.

Gary La Venia, City Manager
City of Fruitland Park

Attest:

Esther B. Coulson, City Clerk
City of Fruitland Park

Approved as to form:

Anita Geraci-Carver, City Attorney
City of Fruitland Park

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

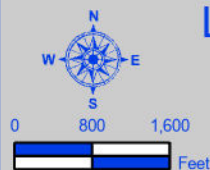
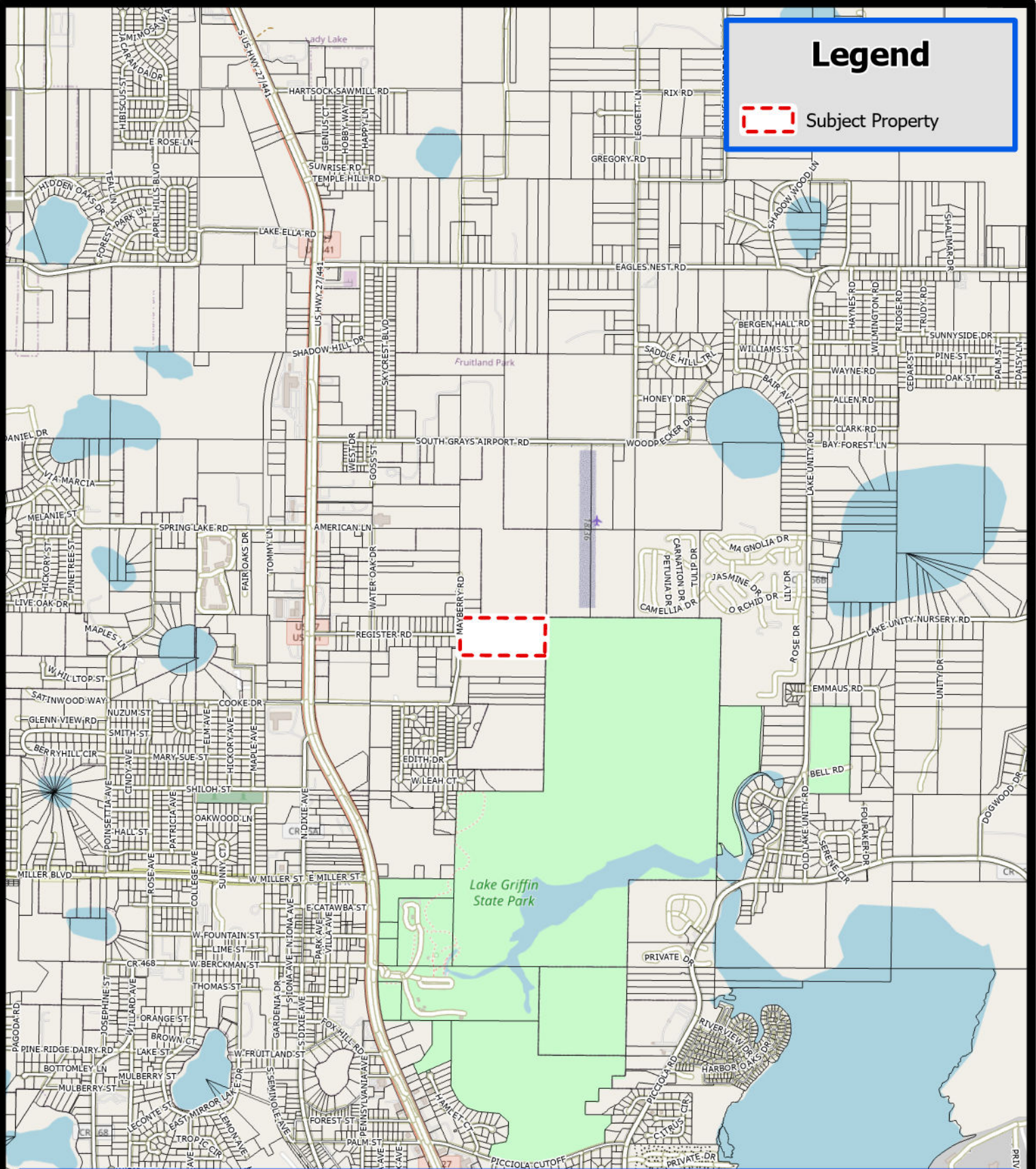
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TOGETHER WITH A 40 FOOT WIDE STRIP OF LAND BEING THE ABANDONED FORMER ATLANTIC COASTLINE RAILROAD, LYING WEST OF THE FOLLOWING DESCRIBED PROPERTY:

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Legend

 Subject Property



Lake Griffin Preserve Location

Fruitland Park, FL

Project: LGP
Project #: 398-23-08
File: Location
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno



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

ANNEXATION, SSCPA, AND REZONING

Owner: Beryl Stokes, III

Applicant: Sloan Engineering Group, Inc., Steve Sloan, P.E.

General Location: East of US 27/441 and East of Register Road

Number of Acres: 16.755 ± acres

Existing Zoning: Agriculture and Light Manufacturing (Lake County)

Proposed Zoning: PUD (City of Fruitland Park)

Existing Land Use: Regional Office

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

Date: September 19th, 2023

Description of Project

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

	Surrounding Zoning	Surrounding Land Use
North	R-1 (Lake County) & City PUD	Regional Office (3.0 FAR) (Lake County) & SF Low Density (2 units/acre)
South	R-1 (Lake County)	Urban Low (4 units/acre) (Lake County)
East	PFD	Recreation (0.30 FAR)
West	CFD and R-6	Urban Medium Density (7 units/acre)

Assessment

Annexation

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

Small Scale Comp Plan Amendment

The proposed small scale comprehensive plan amendment consists of 16.755 ± acres and is located east of US Highway 27/441 and east of Register Road. For comprehensive plan purposes a maximum development scenario was utilized.

The site is designated as Regional Office on the Lake County Future Land Use Map and it is proposed to designate the site as City of Fruitland Park Single Family Medium Density. Under the Lake County Regional Office future land use the property could have been developed at a maximum development scenario of 218 MF units and 2,178,436 SF of commercial/office uses pursuant to Lake County FLU Policy 1-1.3.6 which allows a 3.0 FAR and multi-family residential at 1 unit per 10,000 SF of commercial space. Under the proposed Single Family Medium Density land use the property could be developed at a maximum development scenario of 67 units (4 units/acre); therefore, the amendment would result in a decrease of 151 units and a decrease of 2,178,436 SF of commercial/office uses. It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts and design districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities).

The property to the north within the city limits is designated as SF Low Density (2 units/acre) and the property to the east is designated as Recreation. The adjacent properties within Lake County are designated as Regional Office, Urban Low Density (4 units/acre) and Urban Medium Density (7 units/acre).

The proposed amendment is compatible with the exiting adjacent land uses and would result in a logical transition between those land uses.

Residential Needs Analysis – The housing element data and analysis indicates the City requires a minimum of 5,460 additional dwelling units to meet the projected need through 2035. The addition of 67 units will assist in meeting this need.

School Impact Analysis – The amendment will decrease the impacts to schools, as it is a decrease in density from 1 unit per 10,000 SF (218 MF units) to 4 units/acre (67 units). The decrease in school age children is from 61 students to 17 students; a decrease of 44 students.

Existing County Land Use Residential Units: 218 MF units

Proposed Development Residential Units: 67 SF units

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

TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT

Lake County Student Generation Rates	
Multi-Family	
Type	Student Multipliers per Dwelling Unit
High School	0.068
Middle School	0.061
Elementary School	0.153
Total	0.282

Lake County Student Generation Rates	
Single-Family	
Type	Student Multipliers per Dwelling Unit
High School	0.114
Middle School	0.079
Elementary School	0.157
Total	0.350

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.152	0	218	0.153	33	33
MIDDLE	0	0.074	0	218	0.061	13	13
HIGH	0	0.102	0	218	0.068	15	15
GRAND TOTAL							61

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

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
--------	----------	-------------------------	--------------------	----------	-------------------------	--------------------	-------------

ELEMENTARY	67	0.157	4	0	0.143	0	4
MIDDLE	67	0.079	5	0	0.063	0	5
HIGH	67	0.114	8	0	0.077	0	8
GRAND TOTAL							17

Traffic Impact Analysis – The amendment will decrease traffic impacts as it is a decrease in density and intensity. Register Road is under the jurisdiction of Lake County and is designated as a local roadway. The LOS for Register Road is “D”. Results of the trip analysis just for the residential portion of the project indicate that the proposed amendment will decrease the daily trips by 752 and reduce the PM Peak hour trips by 41.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
SF Residential	67 units	210	717	70	44	26
TOTAL GROSS TRIPS (PROPOSED)			717	70	44	26

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
MF Residential	218 units	220	1,469	111	70	41
TOTAL GROSS TRIPS (EXISTING)			1,469	111	70	41

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

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-41	-26	-15

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

Utility Impact Analysis – The subject site is within the City of Fruitland Park Utility Service Area and central water is available. The LOS for water is 172 gallons per resident per day pursuant to

Public Facilities Policy 4-10.1. The estimated population based on US Census data (estimated 2021) of 2.34 person per household is 157. The estimated water usage is 0.027.

The City owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.879 MGD and the permitted consumptive use permit capacity is 1.22 MGD. The City has a current available capacity of .317 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 0.29 mgpd.

The City of Fruitland Park provides sanitary sewer. The City of Fruitland Park has an agreement with the Town of Lady Lake to treat sewage and the maximum capacity is 500,000 gallons per day (0.5 mgd). The City currently has an available capacity of 374,000 gallons per day (0.374 mgd). The LOS for sanitary sewer is 122 gallons per resident per day pursuant to Public Facilities Policy 4-2.1. The estimated population based on US Census data (estimated 2021) of 2.32 person per household is 157. The estimated sanitary sewer usage is 0.019 (mgd). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining capacity of 0.355 (mgd).

Environmental Analysis – An environmental assessment was conducted by Bio Tech Consulting, Inc. (Appendix A). There are no wetlands or flood prone areas on the subject site. Results of the assessment indicate the presence of one (1) protected species, the gopher tortoises. Prior to development, the appropriate regulatory permits will be required.

Rezoning

The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision. The proposed zoning is compatible with the adjacent lands. The property to the North is zoned PUD and R-1. The property to the west is zoned Community Facilities District (CFD) and R-6. The property to the south is zoned R-1 and the property to the east is zoned PFD. The city has approved several subdivisions in the general area; Logan PUD to the north which allows 78 SF units and Gardenia East which allows for 49 SF units on 4,000 SF lots. To the southwest is Chelsea Run which is zoned R-15 with lots of approximately 7,840 SF.

Concept Plan

The concept plan identifies a 10' landscaping buffer along Register Road. Pursuant to Chapter 164, Section 164.030(b) landscape buffers for PUDs are reviewed individually with each application. The proposed single family lot sizes within the development are less than the minimum standard for the 8,000 SF lot minimums of the R-8, R-10, and R-15 category which would require a minimum of a Type "A" - 10' buffer adjacent to single family development of

larger lots (R-2 and R-4) per the table as outlined in Section 164.030(b). At a minimum a 10' buffer is recommended by staff along the entire property boundary.

Comprehensive Plan Compliance

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

FLU Policy 1-1.1: Adequate Residential Land Area.

FLU Policy 1-1.2: Density and Intensity Standards and Table 1-1 – Single-Family Medium Density, 4 units/acre.

FLU Policy 1-1.4: Single-Family Medium Density.

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

Recommendation

Please submit adequate schools determination or school concurrency reservation. At a minimum a 10' landscaping buffer is recommended by staff on all property boundaries. Please revise the preliminary site plan to include landscaping buffers along all property boundaries.

ORDINANCE 2023 - 015

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 16.67 ± ACRES OF LAND GENERALLY LOCATED EAST OF US HIGHWAY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY AND CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Sloan Engineering Group, Inc., as Applicant, on behalf of Beryl N. Stokes, III, Owner, requesting that approximately 16.67 ± acres of real property generally located east of US Highway 441/27 and east of Register Road (the "Property") be annexed to and made a part of the City of Fruitland Park; and

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

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

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

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

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

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

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

Section 2. The following described property consisting of approximately 16.67 acres of land generally located east of US Highway 441/27 and east of Register Road, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: See attached Exhibit A.

Parcel Alternate Key No. 1287201 and 1287146

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

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

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

(SEAL)

ATTEST:

Esther Coulson, CMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

EXHIBIT A
Legal Description

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

Commercial Commercial

Indus

Indus

Industrial

Rural Transition


Rural Transition

Rural Transition

Recreational

Legend

 Subject Property

 Lake County/Sumter County Line

Lake County Future Land Use

 Regional Commercial

 Regional Office


 Rural Transition


 Urban Low


 Urban Medium

Fruitland Park Future Land Use

 SFLD, Single Family Low Density

 SFMD, Single Family Medium Density

 MFLD, Multiple Family Low Density

 MFHD, Multiple Family/High Density

 COMM, Commercial

 IND, Industrial

 REC, Recreational

 OSC, Open Space - Conservation

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

Single Family Low Density

Rural Transition

Regional Office

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

BENJAMIN CT

CHESTNUT DR

DEATA CT

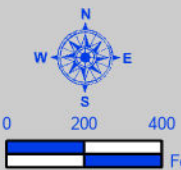
Multiple Family/High Density

AVE

EDITH DR

REGISTER RD

Urban Low



Lake Griffin Preserve Proposed Future Land Use

Fruitland Park, FL

Project: LGP
Project #: 398-23-08
File: Prop FLU
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno



Commercial Commercial

Industrial

Industrial

Industrial

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

MAYBERRY RD

Single Family Medium Density

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

REGISTER RD

BENJAMIN CT

CHESTNUT DR

DEATA CT

Multiple Family/High Density

A AVE

EDITH DR

Urban Low

Recreational


Rural Transition


Rural Transition

Rural Transition


Rural Transition


Legend


 Subject Property


 Lake County/Sumter County Line

Fruitland Park Future Land Use

 SFLD, Single Family Low Density

 SFMD, Single Family Medium Density

 MFLD, Multiple Family Low Density

 MFHD, Multiple Family/High Density

 COMM, Commercial

 IND, Industrial


 REC, Recreational


 OSC, Open Space - Conservation


Lake County Future Land Use

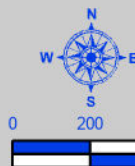
 Regional Commercial

 Regional Office

 Rural Transition

 Urban Low

 Urban Medium



Lake Griffin Preserve Proposed Future Land Use

Fruitland Park, FL

Project: LGP
Project #: 398-23-08
File: Prop FLU
PM: Sherie Lindh
Date: July 26th, 2023
Created By: C.Manno



ORDINANCE 2023-016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT BY AMENDING THE FUTURE LAND USE PLAN DESIGNATION FROM LAKE COUNTY REGIONAL OFFICE TO CITY SINGLE-FAMILY MEDIUM DENSITY OF 16.67 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF US HWY 441/27 AND EAST OF REGISTER ROAD; DIRECTING THE CITY MANAGER OR DESIGNEE TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Sloan Engineering Group, Inc. as applicant, on behalf of Beryl N Stokes, III as Owner, requesting that real property within the city limits of the City of Fruitland Park be assigned a land use designation of "Single-Family Medium Density" under the Comprehensive Plan for the City of Fruitland Park; and

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

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

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

Section 1: The following described property consisting of approximately 16.67 \pm acres generally located east of US Highway 441/27 and east of Register Road as described and depicted as set forth on Exhibit "A" shall be assigned a land use designation of Single-Family Medium Density under the City of Fruitland Park Comprehensive Plan as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

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

Section 3. Direction to the City Manager.

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

Section 4: Severability.

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

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

Section 6: Scrivener's Errors.

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

Section 7. Adoption

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

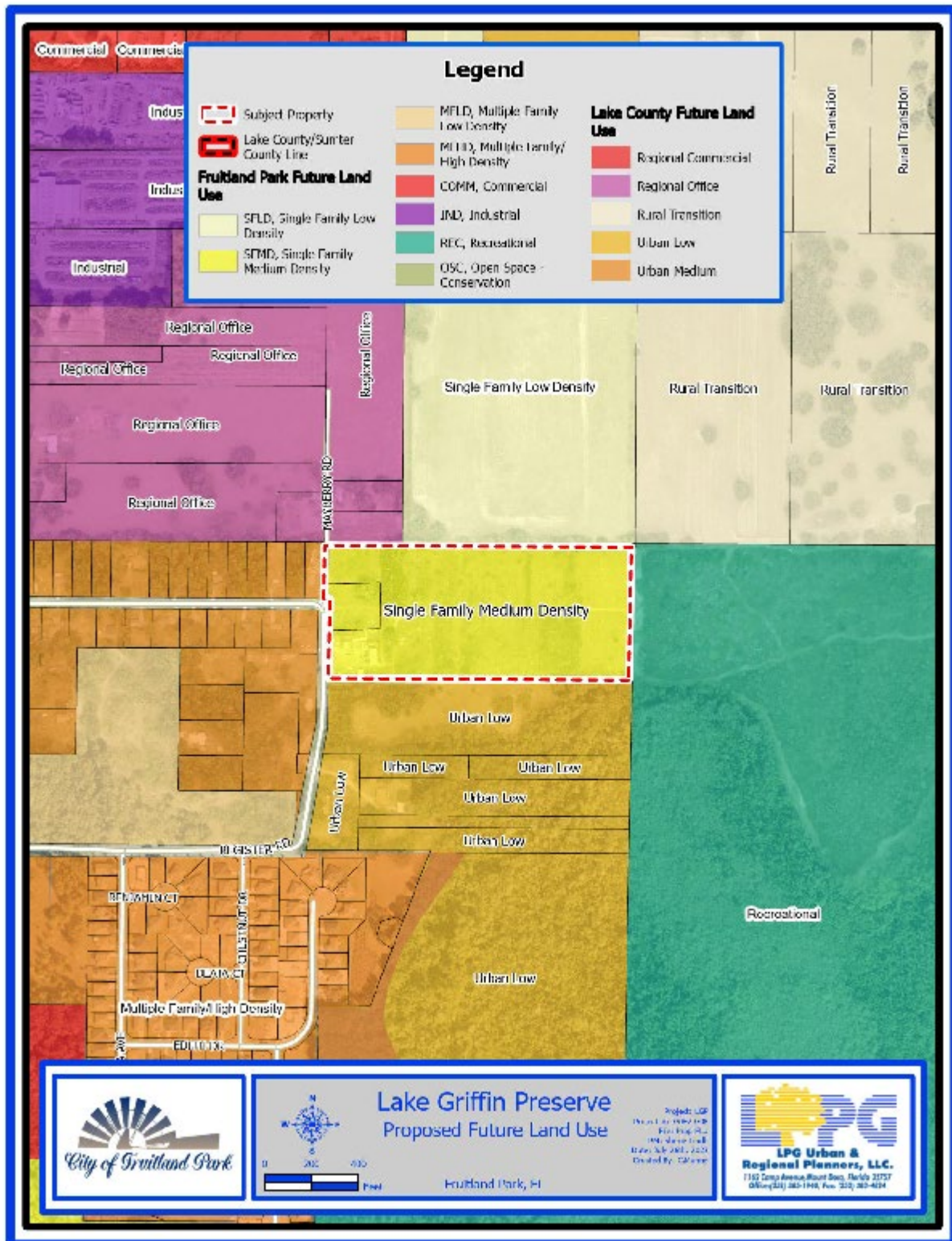
Passed First Reading _____
Passed Second Reading _____
(SEAL)

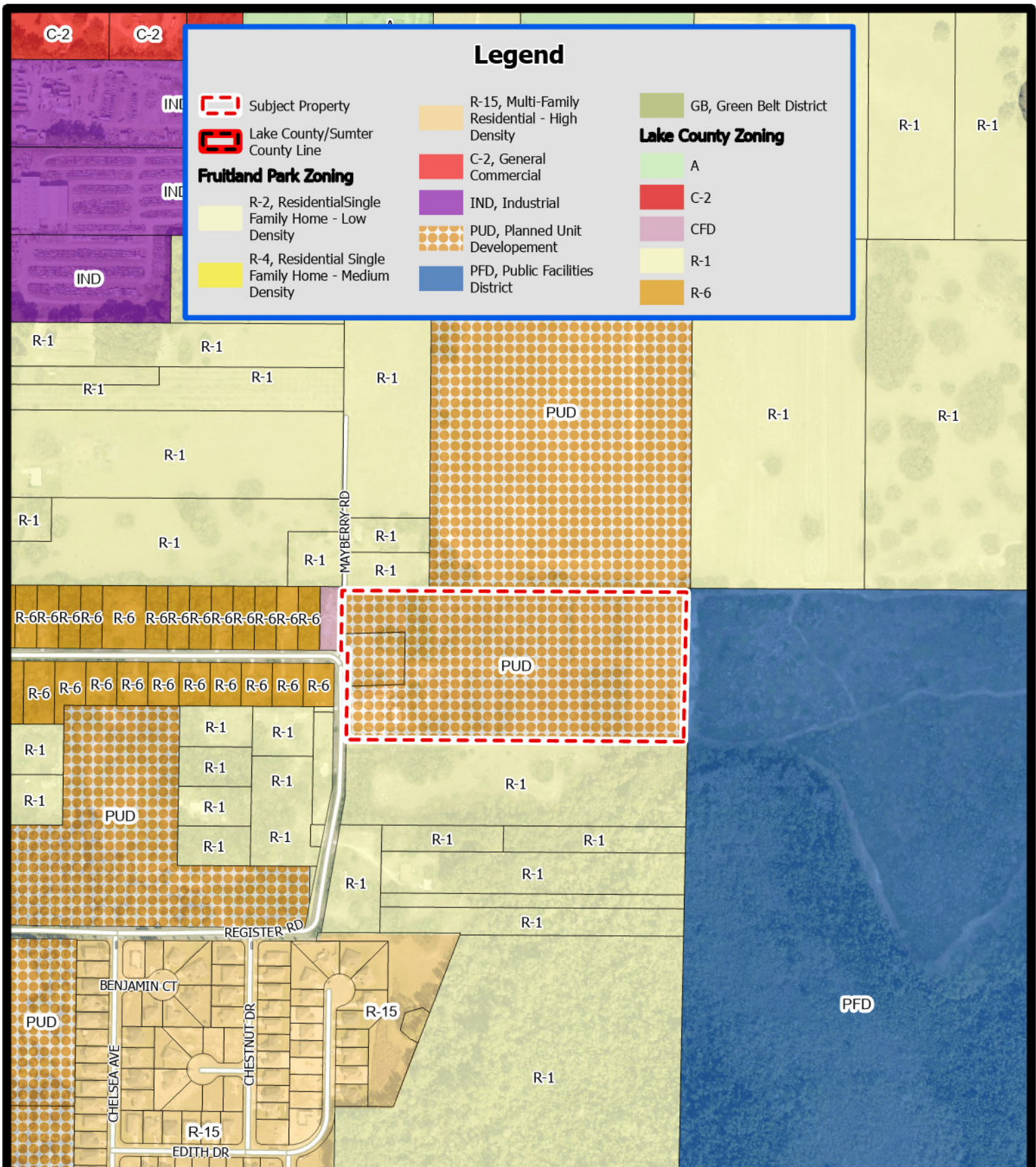
“EXHIBIT A”

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning. Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT B





0 200 400 Feet

Lake Griffin Preserve

Proposed Zoning

Fruitland Park, FL

Project: LGP
 Project #: 398-23-08
 File: Prop Zoning
 PM: Sherie Lindh
 Date: July 26th, 2023
 Created By: C.Manno



ORDINANCE 2023-017

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REZONING 16.67 +/- ACRES OF PROPERTY FROM LAKE COUNTY AGRICULTURE (A) AND LIGHT MANUFACTURING (LM) TO CITY OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT (PUD) WITHIN THE CITY LIMITS OF FRUITLAND PARK; GENERALLY LOCATED EAST OF US HWY. 441/27 AND EAST OF REGISTER ROAD; APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE PROPERTY; DIRECTING THE CITY MANAGER OR DESIGNEE TO HAVE AMENDED THE ZONING MAP OF THE CITY OF FRUITLAND PARK; PROVIDING FOR SEVERABILITY, CONFLICTS AND SCRIVENER'S ERRORS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been received from Sloan Engineer Group, Inc. as applicant, on behalf of Beryl N. Stokes, III as Owner, requesting that real property within the city limits of the City of Fruitland Park be rezoned from Lake County Agriculture (A) and Light Manufacturing (LM) to Planned Unit Development (PUD) within the City limits of Fruitland Park; and

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

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

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

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

Section 1: The following described property consisting of approximately 16.67 ± acres generally located east of U.S. Highway 441/27 and east of Register Road as described as set forth on **Exhibit "A"** and depicted on the map attached hereto as **Exhibit "B"**, shall hereafter be designated as PUD "Planned Unit Development" as defined in the Fruitland Park Land Development Regulations. The Property shall hereafter be developed with a maximum of 67 residential units and according to the Master Development Agreement attached hereto as **Exhibit "C"**, which includes, but is not limited to, the concept plan attached to the Master Development Agreement.

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

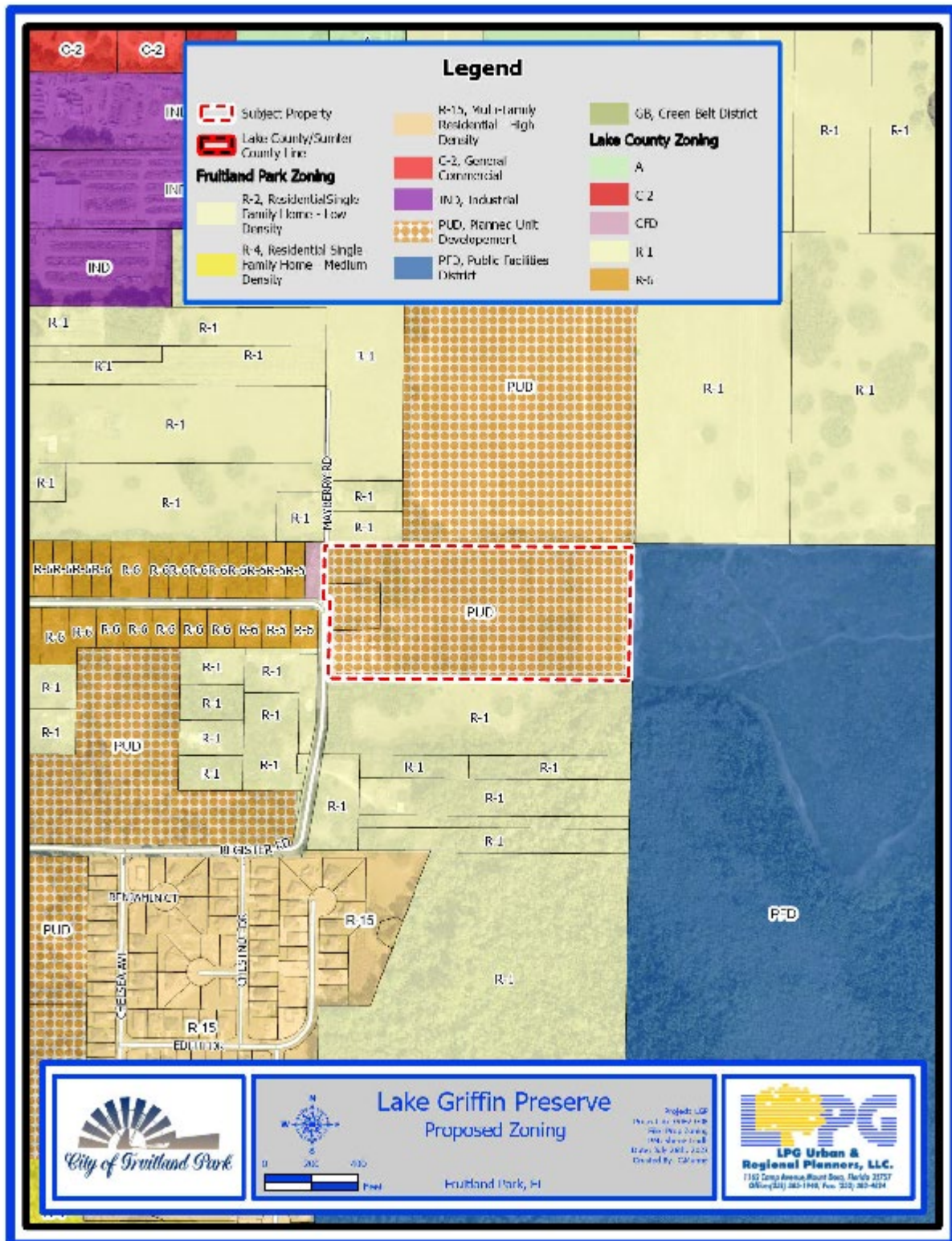
Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

EXHIBIT "B"



**EXHIBIT “C”
MASTER DEVELOPMENT AGREEMENT**

Record and Return to:
City of Fruitland Park
Attn: City Clerk
506 W. Berckman Street
Fruitland Park, Florida 34731

MASTER DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into and made as of the ____th day of _____, 2023, between the **CITY OF FRUITLAND PARK, FLORIDA, a Florida municipal corporation**, (hereinafter referred to as the "City"), and Beryl N. Stokes, III, (hereinafter referred to as the "Owner").

RECITALS

1. The Owner owns 16.67 ± acres of property within the City of Fruitland Park, described and depicted as set forth on Exhibit "A" attached to and incorporated in this Agreement (hereafter referred to as the "Property").
2. The Owner desires to rezone the Property as set forth herein.
3. The Property is currently located within the City of Fruitland Park with 16.67 +/- acres having a future land use designation of "Single Family Medium Density" on the City of Fruitland Park Future Land Use Map and zoned Lake County Agriculture (A) and Light Manufacturing (LM).
4. Owner has filed applications rezoning from Lake County Agriculture (A) and Light Manufacturing (LM) to City of Fruitland Park "Planned Unit Development" for the Property.
5. Owner represents that it is the sole legal owner of the Property and that it has the full power and authority to make, deliver, enter into, and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
6. The City of Fruitland Park has determined that the rezoning of the Property and the proposal for its development presents, among other things, an opportunity for the City to secure quality planning and growth, protection of the environment, and a strengthened and revitalized tax base.
7. Owner will fund certain public improvements and infrastructure to facilitate the development of the Property.
8. The Property is within the City's Chapter 180, Florida Statutes, utility district, and Owner has requested and City desires to provide water and sewer as well as other municipal services to the Property.
9. This Agreement will address development of the 16.67 +/- acres to be developed for residential use.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto

agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Conditions Precedent. Owner has filed an application for a rezoning for the Property. It is understood and agreed to by the City and the Owner that this Agreement shall not be binding or enforceable as to any party unless and until: a) the City duly adopts the Agreement, adopts an ordinance rezoning the Property and such rezoning becomes effective. The parties hereto understand and acknowledge that the City is in no way bound to rezone the Property. The City shall have the full and complete right to approve or deny the application for rezoning. However, if the City denies the application for rezoning, this Agreement shall be void and shall be of no further force and effect.

Section 3. Land Use/Development. Development of the Property shall be substantially consistent with the "Conceptual Plan" prepared by Sloan Engineering Group, Inc., dated _____ 2023, and attached as **Exhibit "B"** (the "Plan"). The project shall be developed as a residential subdivision. All development shall be consistent with City's "PUD" (Planned Unit Development-) zoning district and, subject to City approval. As set forth further below, all land use issues addressed herein must be adopted by City through its regular procedures before being effective.

Section 4. Permitted Uses for Permitted Uses shall include:

- a. Single family detached residential dwelling units..
- b. Passive and Active Recreation Facilities.
- c. Residential units shall not exceed 67 single family dwelling units.
- d. Temporary modular office uses shall be allowed during construction.
- e. Up to six (6) model homes prior to platting, after approval of the preliminary plan, provided that the model homes shall not be eligible to receive certificates of occupancy for residential use until final plat approval. All off-street parking for model homes shall comply with the requirements in the City's Land Development Code.

Section 5. Development Standards. Development Standards shall be as follows:

- a. The minimum living area shall be 1,500 square feet for the single-family detached homes
- b. The minimum lot size shall be 5,750 square feet for the detached single-family homes.
- c. Minimum lot width for detached single-family shall be 50 feet with a minimum lot depth of 115 feet.
- d. Minimum Setback requirements for detached residential units shall be:

Front: Local Roadways - Twenty feet (20')
Garage - Twenty-five feet (25')

Side: Local Roadways - Twenty feet (20')
Another Lot - Five feet (5')

Rear: Local Roadway - Twenty feet (20')
Another Lot - Fifteen feet (15')

Accessories Setback: All accessory structures shall be located no closer to the property line than five feet (5').

- e. Maximum building height shall be limited to thirty-five feet (35') for single family.
- f. For clarity and avoidance of doubt, the open space requirement associated with the development of the Property shall be 25% of the total developable acreage of the Property.
- g. In order to utilize the stormwater ponds as common open space they shall provide a recreational component such as walking trails, dog park, or open play fields.
- h. Any zoning standard not specifically listed in this Agreement shall be in compliance with the R-4 zoning district standards and other applicable sections of the Land Development Code.

Section 6. Residential Design Standards. Design Standards shall be as follows:




- a. **Architectural features** - All buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the single-family units. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc. Designs may vary throughout the development.
 - 1) Dormers
 - 2) Gables
 - 3) Recessed or raised entries
 - 4) Covered porch entries
 - 5) Cupolas
 - 6) Pillars or decorative posts
 - 7) Bay window (minimum 12 inch projections)
 - 8) Eaves (minimum 6-inch projections)
 - 9) Front windows with arched glass tops and minimum 4-inch trim
- b. **Building Materials** - Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
 - 1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 - 2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).
 - 3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

Section 7. Changes to the Development Plan. Changes to the Development Plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Unit Development review process.

Section 8. Site Access and Transportation Improvements. Vehicular access to the project site shall be provided by one primary access off of Register Road, unless otherwise approved by Lake County. Actual location and design of the boulevard shall be determined during the Preliminary Subdivision Plan review. Other potential vehicular and pedestrian accesses will be reviewed during the development review process.

- a. The Permittee shall provide all necessary improvements within and adjacent to the development as required by Lake County and City of Fruitland Park.
- b. All roads within the development shall be designed and constructed by the developer to meet the City of Fruitland Park requirements including curb and gutter.
- c. Sidewalks shall be provided on both sides of the local internal roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain the sidewalks. All sidewalks shall be constructed in accordance with City of Fruitland Park Codes.
- d. The City of Fruitland Park will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements.
- e. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Fruitland Park; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City the road system is in suitable condition and meets City of Fruitland Park requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time
- f. A traffic/transportation study shall be submitted prior to preliminary subdivision plan approval for review and determination of any necessary access improvements if required by Lake County. Said improvements will be the responsibility of the Permittee.

Section 9. Lighting. All exterior lighting shall be arranged to reflect light away from adjacent properties to the greatest extent possible while providing lighting adequate to ensure safety on road right of way. Lighting shall comply with the  residential design requirements of the Fruitland Park Land Development Regulations.

Section 10. Water, Wastewater, and Reuse Water. Subject to the terms herein, Owner and their successors and assigns agree to obtain water, reuse water, irrigation water, and wastewater service (hereafter, "Utilities") exclusively through purchase from City. Owner covenants and warrants to City that it will not engage in the business of providing such Utilities to the Property or within City's F.S. Chapter 180 utility district. Notwithstanding the foregoing, private wells for irrigation purposes will be allowed within the Property so long as such wells are approved and permitted by the St. Johns River Water Management District (the "District") and comply with the rules and regulations of the District. Owner shall construct, at Owner's expense, all on-site utility facilities (e.g. lift stations and lines) as well as pay for the extension of facilities from City's current point of connection. Owner shall also construct, at Owner's expense, "dry" utility lines for reclaimed water purposes. All such improvements must be constructed to City requirements and transferred to City as a contribution in aid of construction.

Section 11. Impact Fees. Owner shall be required to pay impact fees as established by City from time to time, including water and wastewater impact fees. The amount to be paid shall be the adopted impact fee rate at the time the building permit is issued.

Owner agrees to pay all other impact fees and any impact fees adopted after the execution of this Agreement as building permits are issued. If impact fees increase from the time they are paid until the building permit is issued, Owner shall pay the incremental increased amount at the time building permits are issued. Prepayment of utility impact fees and acceptance by City of such fees shall reserve capacity. No capacity is reserved until or unless such fees have been paid pursuant to an agreement with City. Owner agrees and understands that no capacity has been reserved and that Owner assumes the risk that capacity will be available. Accordingly, if capacity is available at the time of site plan and City is willing to allocate such capacity to Owner, Owner shall enter into a reservation agreement and any other utility agreements or easements related to the Property as requested by City from time to time.

Section 12. Easements. Owner shall provide the City such public easements or right of way in form acceptable to the City Attorney, as the City deems necessary for utility services, including but not limited to sewer, water, drainage and reclaimed water services.

Section 13. Landscaping/Buffers. Owner has reviewed City's Land Development Regulations relating to landscaping and agrees to comply with such regulations. Owner shall install and maintain a fifteen-foot (15') landscape buffer type "B" along the PUD perimeter property boundary. All landscaping and tree protection shall comply with Chapter 164 of the City of Fruitland Park Land Development Regulations.

Owner shall, at its sole expense, install underground irrigation systems on all common areas of the Property, as well as exercise any other measures reasonably necessary to ensure the long-term maintenance of the landscaping.

Owner acknowledges City's goal of achieving a greater level of tree preservation within the City. In aid of such goal, Owner agrees to comply with all applicable City of Fruitland Park Land Development Regulations pertaining to tree removal and replacement.

Section 14. Stormwater Management. Owner agrees to provide at Owner's expense a comprehensive stormwater management system consistent with all regulatory requirements of the City and the St. John's River Water Management District. Impacts to flood plains are allowed in accordance with the Water Management District procedures for compensating storage and will be based on the 100-year floodplain established by Lake County.

Section 15. Other Municipal Facilities/Services. The City hereby agrees to provide, either directly or through its franchisees or third party providers, police and fire protection, emergency medical services, and solid waste collection, disposal, and recycling services to the Property under the same terms and conditions and in the same manner as are afforded to all other commercial property owners within the City.

Section 16. Environmental Considerations. The Owner agrees to comply with all federal, state, county, and city laws, rules and regulations regarding any environmental issues affecting the Property.

Section 17. Signage. Owner shall submit a master sign plan as a component of the preliminary plan application for the Property. Such plan shall be in compliance with all applicable regulations contained within the City of Fruitland Park Land Development Regulations, unless City grants a waiver or variance pursuant to the City's Land Development Regulations. Alternatively, the Owner, in the Owner's

discretion, may apply to amend the PUD to incorporate a Master Signage Plan at the time that the Owner desires to install signage at the development.

Section 18. Title Opinion. Owner shall provide to City, in advance of the City's execution of this Agreement, a title opinion of an attorney licensed in the State of Florida, or a certification by an abstractor or title company authorized to do business in the State of Florida, showing marketable title to the Property to be in the name of the Owner and showing all liens, mortgages, and other encumbrances not satisfied or released of record. Title opinion or certification shall have an effective date of no more than 30 days prior to submittal. A copy of all back up documents referenced in the title opinion or certification must be provided.

Section 29. Compliance with City Laws and Regulations. Except as expressly modified herein, all development of the Property shall be subject to compliance with the City Land Development Regulations and City Code provisions, as amended, as well as regulations of county, state, local, and federal agencies. All improvements and infrastructure shall be constructed to City standards.

Section 20. Due Diligence. The City and Owner further agree that they shall commence all reasonable actions necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement. The City shall further provide all other municipal services to the Property as are needed by Owner from time to time in accordance with the City's applicable policies for the provision of said services.

Section 21. Enforcement/Effectiveness. A default by either party under this Agreement shall entitle the other party to all remedies available at law. This is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220 – 163.3243, *Florida Statutes*.

Section 22. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Florida and venue for any action hereunder shall be in the Circuit Court of Lake County, Florida.

Section 23. Binding Effect; Assignability. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be assignable by the Owner to successive owners. Owner shall, however, provide written notice to the City of any and all such assignees. The rights and obligations set forth in this Agreement shall run with the land and be binding on all successors and/or assignees. Owner consents to the placement of a claim of lien on the Property upon default in payment of any obligation herein without precluding any other remedies of City. The parties hereby covenant that they will enforce this Agreement and that it is a legal, valid, and binding agreement.

Section 24. Waiver; Remedies. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party or any right, power, or privilege hereunder operate as a waiver of any other right, power, privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other further exercise thereof or the exercise of any other right, power, or privilege hereunder.

Section 25. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 26. Notice. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses or such other address as the parties shall provide from time to time:

As to City:	City Manager
-------------	--------------

	City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone
Copy to:	Chris Cheshire, City Mayor City of Fruitland Park 506 W. Berckman Street Fruitland Park, Florida 34731 352-360-6727 Telephone Anita Geraci-Carver Law Office of Anita Geraci-Carver, P.A. 1560 Bloxam Avenue Clermont, Florida 34711 352-243-2801 Telephone 352-243-2768 Facsimile
As to Owner:	Beryl N. Stokes, III 1035 W Dixie Avenue Leesburg, Florida 34748 352-678-6078 Telephone
Copy to:	

Section 27. Entire Agreement. This Agreement sets forth all of the promises, covenants, agreements, conditions, and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained. However, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner from complying with the law governing said permitting requirements, conditions, terms or restrictions.

Section 28. Term of Agreement. The term of this Agreement shall commence on the date this Agreement is executed by both the City and Owner, or the effective date of the annexation of the Property, whichever occurs later, and shall terminate twenty (20) years thereafter; provided, however, that the term of this Agreement may be extended by mutual consent of the City and the Owner, subject to a public hearing.

Section 29. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

Section 30. Severability. If any part of this Developer's Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not effect the other parts of this Developer's Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and

if the intentions of the parties can be effected. To that end, this Developer's Agreement is declared severable.

Signature pages to follow

IN WITNESS WHEREOF, the Owner and the City have executed this Agreement as of the day and year first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Witness Signature

By: _____
Beryl N. Stokes, III

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by [☐] physical presence or [☐] online notarization this ____ day of _____ by Beryl N. Stokes, III who is personally known to me or who have produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

ACCEPTED BY THE CITY OF FRUITLAND PARK

Approved as to form and
Legality for use and reliance
by the City of Fruitland Park

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Esther B. Coulson
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by [X] physical present or [] online notarization this _____ day of _____ by Chris Cheshire, Mayor of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation and Esther B. Coulson, City Clerk of the City of Fruitland Park, Florida, on behalf of the corporation, who are [X] personally known to be me or produced _____ as identification.

Notary Public
Notary Public - State of Florida
Commission No _____
My Commission Expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

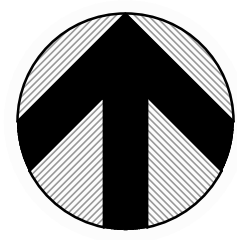
That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3; thence run N89°46'23"W along the North line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1327.38 feet to the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence run S00°53'13"W along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 15.00 feet for the Point of Beginning; thence continue S00°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 25.00 feet; thence run S00°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel with said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1285.45 feet; thence run N01°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 563.05 feet; thence run N89°46'23"W along a line 15.00 feet South of and parallel to said North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 1312.33 feet to the Point of Beginning.

Contains 729,865 square feet or 16.755 acres, more or less.

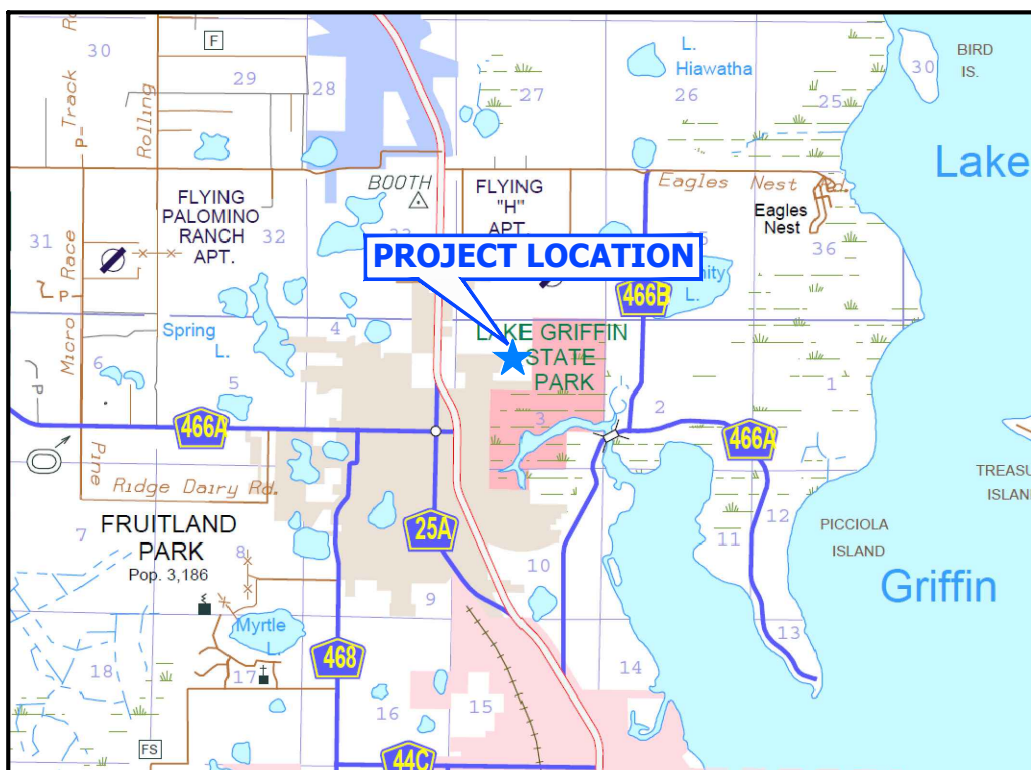
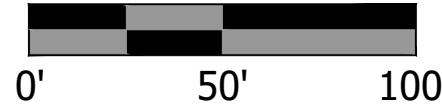
EXHIBIT "B"
THE PLAN

GRIFFIN PRESERVE

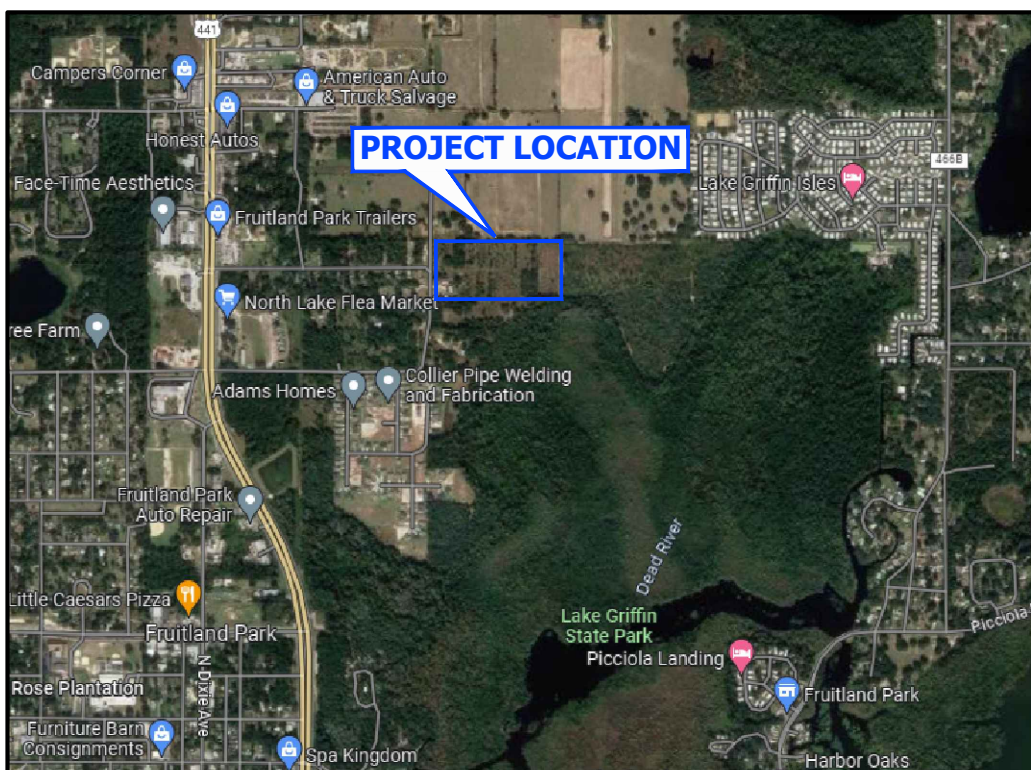


NORTH

SCALE: 1" = 50'



VICINITY MAP
N.T.S.



AERIAL PHOTO
N.T.S.

PROPERTY INFORMATION

PARCEL ID: 03-19-24-0002-000-00201
03-19-24-0002-000-00200
PARCEL AREA: ±16.755 AC
PROPOSED FLU: SFMD
PROPOSED LOTS: 67
PROPOSED DENSITY: 4.0 du/ac
MAX BUILDING HEIGHT: 35'
LANDSCAPE BUFFERS: 4.296 AC (25.6%)
NORTH: NONE
EAST: NONE
SOUTH: NONE
WEST: 10'

SITE NOTES

- PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
- POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF FRUITLAND PARK VIA A WATER MAIN EXTENSION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF FRUITLAND PARK VIA AN ONSITE GRAVITY SEWER COLLECTION SYSTEM AND LIFT STATION.
- FIRE PROTECTION WILL BE PROVIDED BY CITY OF FRUITLAND PARK FIRE HYDRANTS WITHIN THE ROAD RIGHT OF WAY.
- STORMWATER SYSTEM WILL BE CONSTRUCTED TO CAPTURE ONSITE RUNOFF INTO AN ONSITE RETENTION/DETENTION POND.
- SITE IS LOCATED WITHIN ZONE X, PER FEMA PANEL 12069C0307E, EFFECTIVE 12/18/2012.
- NET LIVING AREA FOR UNITS: 1,200 SF - 3,400 SF

LEGAL DESCRIPTION

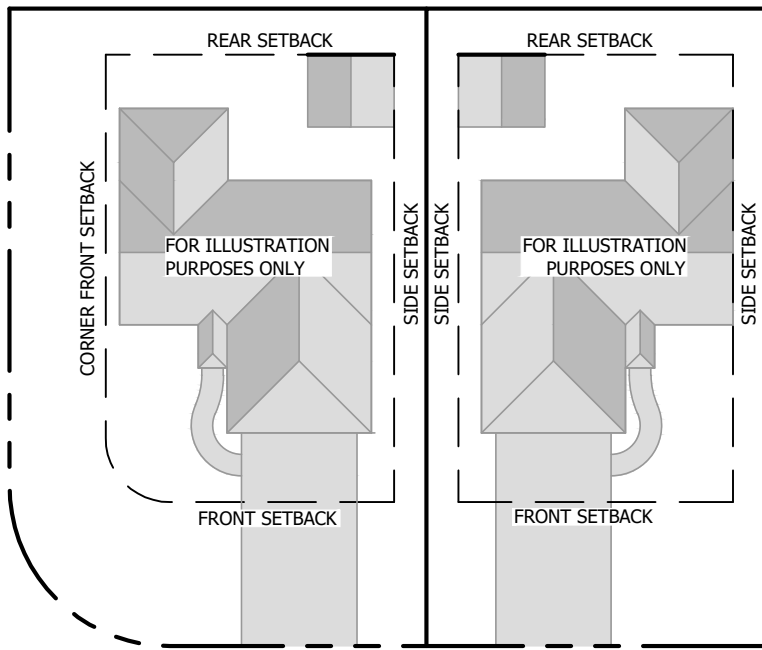
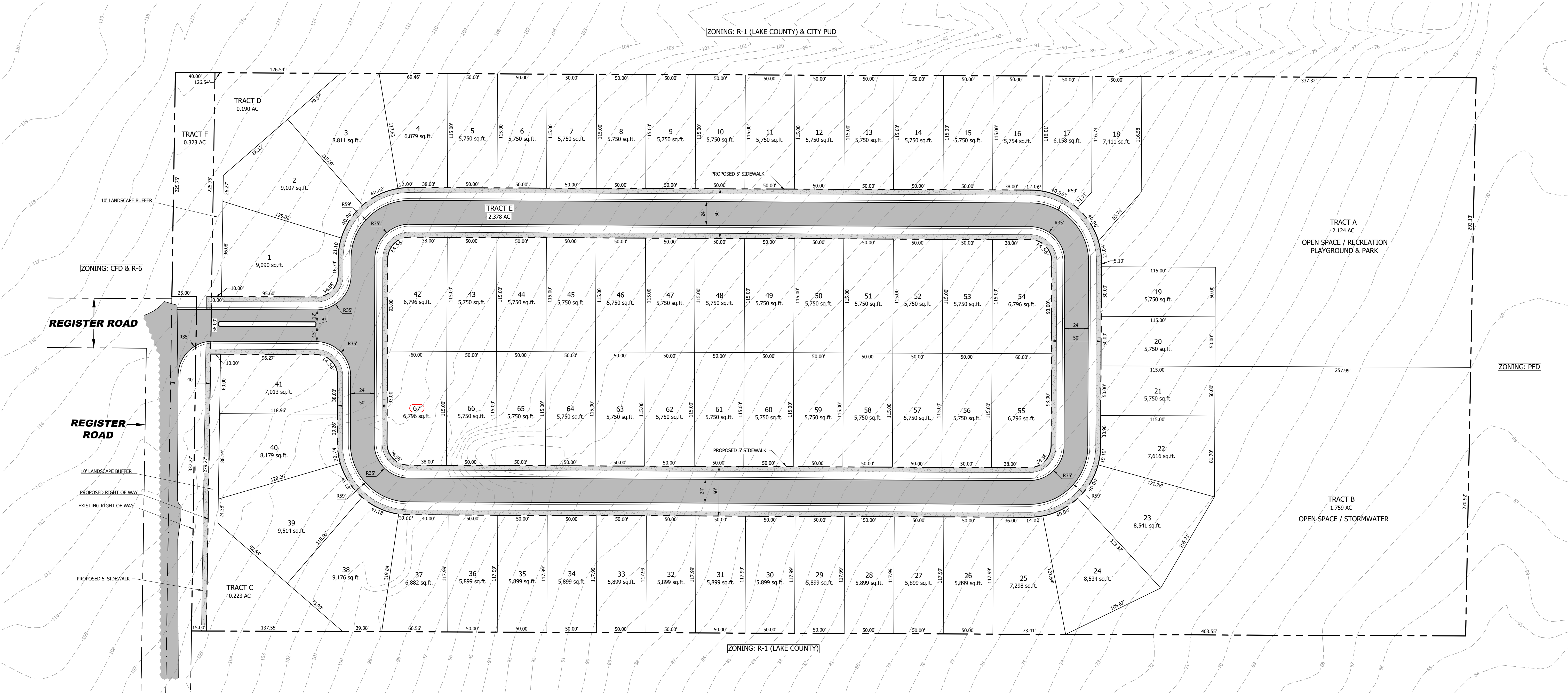
(OVERALL DESCRIPTION WRITTEN BY SURVEYOR AT TIME OF SURVEY)
That part of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 3; thence run N89°46'22"W along the North line of said Northeast 1/4 of the Northwest 1/4, a distance of 1327.38 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4; thence run S0°53'13"W along the West line of said Northeast 1/4 of the Northwest 1/4, a distance of 15.00 feet to the Point of Beginning; thence continue S0°53'13"W along said West line, a distance of 225.75 feet; thence run S89°46'23"E along the South line of the North 240.74 feet of said Northeast 1/4 of the Northwest 1/4, a distance of 25.00 feet; thence run S0°53'13"W along a line 25.00 feet East of and parallel to said West line of the Northeast 1/4 of the Northwest 1/4, a distance of 337.27 feet; thence run S89°46'23"E along a line parallel to said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 1285.45 feet; thence run N0°04'39"E along a line 15.00 feet West of and parallel to the East line of said Northeast 1/4 of the Northwest 1/4, a distance of 553.05 feet; thence run N89°46'22"W along a line 15.00 feet South of and parallel to said North line of the Northeast 1/4 of the Northwest 1/4, a distance of 1312.33 feet to the Point of Beginning.
Contains 729,865 square feet or 16.755 acres, more or less.

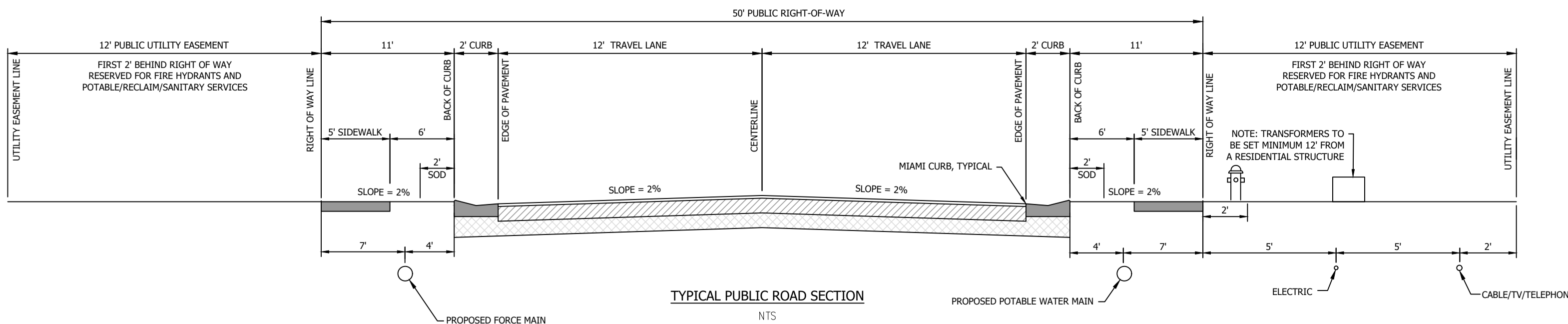
ZONING: R-1 (LAKE COUNTY) & CITY PUD

ZONING: PFD

ZONING: R-1 (LAKE COUNTY)



PROPOSED SETBACKS
PRINCIPAL STRUCTURE
FRONT = 25'
REAR = 15'
SIDE = 5'
CORNER FRONT = 15'



TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	2.124 AC	OPEN SPACE, RECREATION
TRACT B	1.759 AC	OPEN SPACE, STORMWATER MANAGEMENT
TRACT C	0.223 AC	OPEN SPACE, LANDSCAPE
TRACT D	0.190 AC	OPEN SPACE, LANDSCAPE
TRACT E	2.378 AC	RIGHT OF WAY
TRACT F	0.323 AC	RIGHT OF WAY DEDICATION

CLIENT: CARLOU OF LAKE MARY LLC
PROJECT: GRIFFIN PRESERVE

PRELIMINARY SITE PLAN

FRUITLAND PARK

2652

1



DESIGNED BY:	SS	DRAWN BY:	RM	CHECKED BY:	MF
STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 79816					

NO.	DATE	DESCRIPTION

REVISION BLOCK
08/28/2023
NOT VALID UNLESS PHYSICALLY
SIGNED AND SEALED