



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

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

**TRC COFP Members:**

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

**TRC Members:**

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

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

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- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from November 7, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. Collins Unity of Title**

A request for unity of title to combine three lots; alternate keys 1434360, 2688645, and 1639417 for the purpose of building a shed. The property is zoned R-4 and the future land use is Single Family Medium Density.

**B. Evolve Minor Lot Split**

The applicant is proposing a lot split creating two (2) parcels consisting of 16.9356 + acres (Lot 1) and 2.6245 + acres (Lot 2). A fifty-foot (50') ingress, egress and utility easement will provide access to each lot. Lot 1 will be developed as a multi-family complex with associated recreation amenities and Lot 2 will

be developed as commercial. Easements are also provided for utilities. Resolution 2022-062, Unity of Title, approval will need to be released by the city before approval/issuance of a minor lot split.

**C. Life Church Assembly of God Unity of Title**

A request for unity of title to combine two lots; alternate keys 1289238 and 1288967 for the purpose of demolishing a home and leaving the storage building intact. The property is zoned PFD and the future land use is Institutional.

**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  
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**TRC COFP Members:**

City Manager Gary La Venia, Chairman  
Police Chief Eric Luce, Vice Chair  
City Attorney  
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Fire Inspector  
Land Planner LPG  
Public Works Director

**TRC Members:**

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

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**MINUTES  
TECHNICAL REVIEW COMMITTEE (TRC)  
November 7, 2023  
10:00AM**

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- I. MEETING START TIME:** 10:03 AM
- II. MEMBERS PRESENT:** Gary La Venia (City Manager), Michael Rankin (Interim Community Development Director), Brett Tobias (Halff Engineering), Anita Geraci-Carver (City Attorney), Robb Dicus (Public Works Director), Danny Bass (Building Official), Chief Eric Luce (Police), Sharon Williams (Community Development Administrative Manager) & Emily Church (Office Assistant).
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from October 3, 2023 included for review/comment.
- IV. OLD BUSINESS:** NONE

**NEW BUSINESS:**

**A. 608 Leconte Minor Lot Split**

A request for a lot split to create two lots. Parcel 1 is proposed to be 14,809 square feet (0.339 acres), and Parcel 2 is proposed to be 12,679 square feet (0.291 acres). The property is zoned R-4 and the future land use is Single Family Medium Density.

LPG recommends fixing a possible fence encroachment, no other issues or comments.

## **B. Mirror Lake Village Phase II -ISR PUD Amendment**

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

Dustin Brinkman was present on behalf of the applicant. This development is already under construction but was met with difficulty retrofitting models to lots with the per lot max ISR. Brett Tobias from Halff Engineering had no comments or concerns, however, he stated this adds more due diligence for the City to confirm that they are building to the ISR. City Attorney agrees that the tracking for any future homeowner improvements will be important for the City.

## **C. Evolve at Grove Park Major Site Plan**

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject site which are to be demolished for development of the site. Development is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as “The Hawthorns”. The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

John McDonald and Jeff Strcula were present on behalf of the applicant. Minor adjustments were made to the plan for traffic comments. The plan is for one commercial out parcel instead of two. Brett Tobias of Halff Engineering stated all their comments have been addressed satisfactorily.

City Attorney asked if part of their submittal included a response to Lake County’s cross-connection plan with the property next door. Strcula stated that ‘yes’ they were included and would build their improvements for it to the property line and then the neighbor would complete it with their development. McDonald stated that they have a commitment from a lender/equity partner that expires end of January with all extensions and plans to build at start of February.

A concern for Mr. McDonald is the Minor Lot Split, as the commercial piece is not part of the collateral so it needs to be carved out before they can close the loan.

Director Rankin asked if they were working with a broker or had any details regarding the commercial parcel – there is a lot of interest in the property. They plan to grade it and stub out the utilities for its future commercial use as pad-ready. The clearing permit will include this section. A sign permit will be an additional permit.

Building Official Danny Bass reminded the applicants that the Florida Building code cycle change occurs on January 1<sup>st</sup>, 2024.

Public Works Director Rob Dicus asked if the commercial parcel will be on the same lift station as the residential and they responded 'yes'. The multi-family will have a master meter and they will submeter behind privately. The commercial site would have its own meter.

**D. The Enclave at Lake Geneva (formerly the Village at Lake Geneva) Variance**

The proposed development is seeking a variance to Section 157.080(a)(4)(C) (iii) of the city's Land Development Regulations pertaining to roadway and street construction – construction standards for storm sewers. The development is proposing to use Corrugated Polyethylene Pipe (HP) vice concrete under the roads. After review by the city's engineer, there is no objection-provided that post inspection services are provided by the pipe manufacturer.

Richard Wohlfarth, the applicant, was present for the meeting. Per Brett Tobas from Halff Engineering, he has no concerns with this. He further stated that Lake County Public Works recently adopted this type of pipe usage under their roads as the quality has vastly improved and it is a readily available material.

City Attorney has not had an opportunity to review the code section for the variance criteria; but, Commission has not heard many variances to know if they will be strict in enforcing hardship criteria, if they are pertinent.

**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:** 10:27 AM



Collins Unity of Title – Alternate Keys 1434360, 2688645, 1639417



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

## NOTICE OF DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title, made this \_\_\_\_ day of \_\_\_\_\_, 2023, by Kurt Kenneth Collins, Sr., having an address of 204 East Fountain St., Fruitland Park, FL 34731, hereinafter referred to as the “Declarant” being the fee owner of the following described real property located in Lake County, Florida:

Alt. Key Numbers: **1434360, 2688645, and 1639417**

Parcel Id. Numbers: 04-19-24-1500-000-01401, 04-19-24-1500-000-01300 and 09-19-24-0400-014-00002

**LEGAL DESCRIPTION: See attached descriptions.**

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

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

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

State of Florida. Declarant also agrees this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law on the day and year above written.

Signed, sealed, and delivered in our presence  
as witnesses:

WITNESSES

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Kurt Kenneth Collins, Sr., unmarried

\_\_\_\_\_  
Print Name of Witness #1

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Print Name of Witness #2

Approved by:

WITNESSES

**CITY OF FRUITLAND PARK**

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Gary La Venia, City Manager

\_\_\_\_\_  
Print Name of Witness #1



Attest:

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Esther Coulson, City Clerk

\_\_\_\_\_  
Print Name of Witness #2

**State of Florida**  
**County of Lake**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Kurt Kenneth Collins, Sr. He is ☒ personally known to me or who produced \_\_\_\_\_ as identification.

Notary Stamp:

\_\_\_\_\_  
Signature of Notary

**State of Florida**  
**County of Lake**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Gary La Venia, as City Manager of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation. He is ☒ personally known to me or who produced \_\_\_\_\_ as identification.

Notary Stamp:

\_\_\_\_\_  
Signature of Notary

**ALTERNATE KEY: 2688645**

Lot 13, LESS the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida.

**ALTERNATE KEY: 1434360**

Lots 14, 15, and 16, LESS the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida.

**ALTERNATE KEY: 1639417**

That portion of Block 14 according to the Plat of FRUITLAND PARK recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, more particularly described as follows:

For a Point of Beginning begin at the Southeast corner of Lot 14 according to the Plat of SUNRISE, filed 15 March, 1926, and recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida; from said Point of Beginning run South as an extension of the East line of Lot 14 to the North right of way of Fountain Street, then run Westerly along the North right of way line of Fountain Street to a point lying South of an extension of the West line of Lot 16, thence run North to the Southwest corner of Lot 16, thence run Easterly to the Point of Beginning.

**LEGAL DESCRIPTION OF UNIFIED PARCELS (per Official Records Book 5614, Page 2235):**

Lot 13, LESS the North 189 feet thereof, and Lots 14, 15, and 16, LESS the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida. TOGETHER WITH that portion of Block 14 according to the Plat of FRUITLAND PARK recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, more particularly described as follows:

For a Point of Beginning begin at the Southeast corner of Lot 14 according to the Plat of SUNRISE, filed 15 March, 1926, and recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida; from said Point of Beginning run South as an extension of the East line of Lot 14 to the North right of way of Fountain Street, then run Westerly along the North right of way line of Fountain Street to a point lying South of an extension of the West line of Lot 16, thence run North to the Southwest corner of Lot 16, thence run Easterly to the Point of Beginning.





Sumter County  
Lake County

Site Location

VILLAGE HILLS DR

CATO RANCH RD

WALTERS PL

EMORY DR

MICRO RACE TRACK RD

EDMONDSON DR

TIMBERTOP LN

OLIVER LN

CR 466A

BECKER AVE

CARVER CT

VASQUEZ AVE

ELLIOTT AVE

PARRISH PL

MCANOWAY

INCORVAIA WAY

PRIVET DR

COMBS CT

BLACK STOCKWAY

BRINE WAY

JONES LN

SHELTON ST

MCGUIRE RD

BRUSH DR

YODER DR

KIRBAT CT

NESEL LN

MARKWARD

CRANZAN

PLASTER LN

JOHN

HERON CT

HAELMARK PATH

WILSEAT

DEWITTE CT

WILSEAT

WILSEAT

WILSEAT

WILSEAT

WILSEAT

WILSEAT

WILSEAT

WILSEAT

BRUSH DR

YODER DR

KIRBAT CT

NESEL LN

MARKWARD

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PLASTER LN

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HERON CT

HAELMARK PATH

WILSEAT

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Record and return to:  
City of Fruitland Park  
Community Development Department  
506 W Berckman St.  
Fruitland Park, FL 34731

## NOTICE OF SUBDIVISION OF PROPERTY

Owner(s): Evolve Fruitland Park, LLC  
2918-A Martinsville Road  
Greensboro, NC 27408  
Attn: Michael P. Winstead, Jr., Manager

The City of Fruitland Park, a municipal corporation of the State of Florida, hereby grants subdivision approval for a Lot Split pursuant to Sec. 157.050 of the City Land Development Code. The following described property (Parent Parcel):

**LEGAL DESCRIPTION PARENT PARCEL:** See attached **Exhibit A** depicting and describing the Parent Parcel consisting of 19.5601 +/- acres. Is subdivided to be:

### Lot 1

As depicted and described in **Exhibit "B"**

### AND

### Lot 2

As depicted and described in **Exhibit "C"**

CITY OF FRUITLAND PARK, FLORIDA

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Michael Rankin, Community Development Director

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Michael Rankin, Community Development Director of the City of Fruitland Park, on behalf of the municipal corporation, who is [X] personally known to me or [ ] produced \_\_\_\_\_ as identification.

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Notary Public

ATTEST:

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Esther Coulson, City Clerk

Approved as to Form:

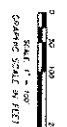
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Anita Geraci-Carver  
City Attorney



**EXHIBIT A**  
**Parent Parcel Legal Description and Depiction**





THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SALLY'S

## **EXHIBIT B**

**THIS IS NOT A SURVEY**

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S, RANGE 24E AS BEING N 00°51'56"E.

SEE SHEET 1 OF 3 FOR DESCRIPTION AND LEGEND, SHEET 2 AND 3 OF 3 FOR SKETCH

**EXHIBIT**

tabbles

**B****LEGAL DESCRIPTION— LOT 1**

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A ( MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 1,021.00 FEET TO THE NORTHWEST CORNER OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 ; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 663.12 FEET THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 1,283.63 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 246.66 FEET; THENCE NORTH 30°51'52" EAST FOR 35.90 FEET; THENCE NORTH 00°51'56" EAST FOR 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING NORTH 44°08'04" WEST FOR 16.97 FEET; THENCE NORTH 89°08'04" WEST FOR 423.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 737,713 SQUARE FEET OR 16.9356 ACRES, MORE OR LESS.

**ABBREVIATIONS LEGEND**

(C) = CALCULATED DATA

COR = CORNER

E = EAST

(F) = FIELD MEASURE

FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION

FT = FEET

LB = LICENSED BUSINESS NUMBER

N = NORTH

ORB = OFFICIAL RECORDS BOOK

O/A = OVERALL

PB = PLAT BOOK

PG = PAGE

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

RMB = ROAD MAP BOOK

R/W = RIGHT OF WAY

S = SOUTH

SEC = SECTION

SQ = SQUARE

W = WEST

XX' = DEGREES

XX' = MINUTES (BEARINGS)

XX" = SECONDS (BEARINGS)

XX' = FEET (DISTANCES)

R = RADIUS

ARC = ARC LENGTH

CH = CHORD

CB = CHORD BEARING

△ = CENTRAL ANGLE

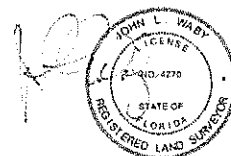
NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: EVOLVE CONSTRUCTION OF FL, LLC				
SHEET DESCRIPTION: LEGAL DESCRIPTION AND SKETCH LOT 1				
SCALE: 1"=100'	DRAWN: JLW	CHECKED: JLW	COUNTY: LAKE	
JOB NO. 3488001	DATE: 09/28/23	SECTION: 6	TOWNSHIP: 19S	RANGE: 23E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
SKETCH AND LEGAL DESCRIPTION OR THE COPIES  
THEREOF ARE NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



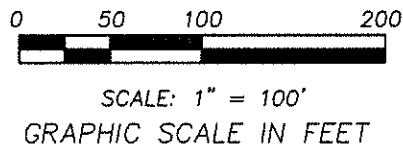
CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
LAND PLANNING PALM HARBOR, FLORIDA  
TRAFFIC/TRANSPORTATION 34683  
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500  
SURVEYING FAX (727) 784-6662  
GIS AVIDGROUP.COM



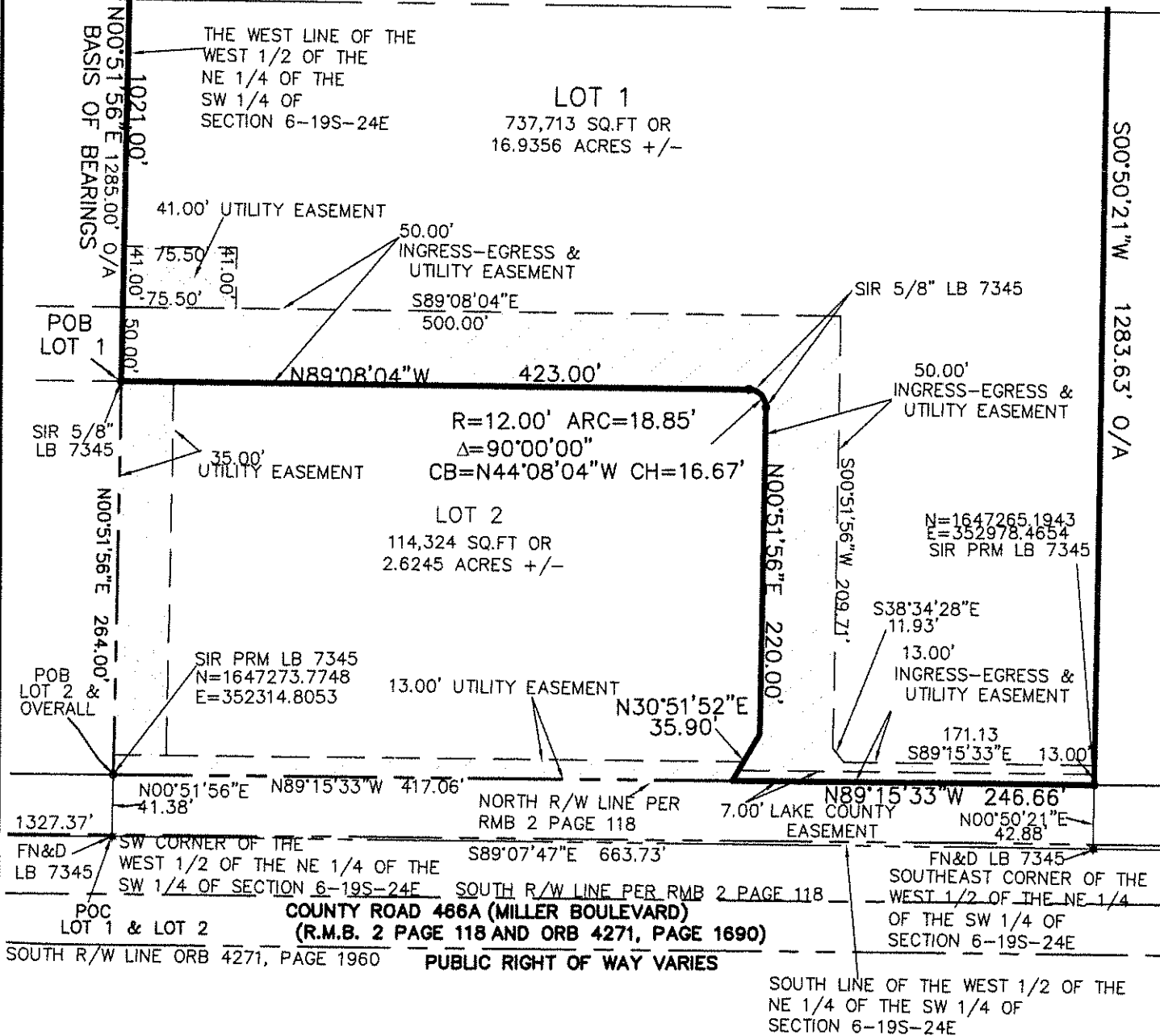
Digitally signed by JOHN L. WABY  
DN: CN=JOHN L. WABY,  
o=Qualifier=A01410000001894F0836F5000341BC,  
ou=AVID GROUP, C=US  
Date: 2023.09.29 16:02:17-04'00'

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER #4270, STATE OF FLORIDA

THIS IS NOT A SURVEY



MATCHLINE SEE SHEET 3 OF 3



PREPARED FOR:

EVOLVE CONSTRUCTION OF FL, LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH LOT 1



NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE POLICY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT  
MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE  
WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S,  
RANGE 24E AS BEING N 00°51'56"E.  
SEE SHEET 1 OF 3 FOR DESCRIPTION AND LEGEND, SHEET 2 AND 3 OF 3 FOR SKETCH



THIS IS NOT A SURVEY

0 50 100 200

SCALE: 1" = 100'  
GRAPHIC SCALE IN FEET

UNPLATTED

SCM PRM LB 7345  
N=1648558.6246  
E=352334.2165

S89°08'29"E

663.12'

THE NORTH LINE OF THE WEST 1/2 OF THE  
NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E

SCM PRM LB 7345  
N=1648548.6860  
E=352997.2654

THE NW CORNER OF THE  
WEST 1/2 OF THE  
NE 1/4 OF THE  
SW 1/4 OF  
SECTION 6-19S-24E

THE NE CORNER OF THE WEST 1/2 OF THE  
NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E,

N00°51'56"E 1285.00' O/A  
BASIS OF BEARINGS

1021.00'

UNPLATTED

THE EAST LINE OF THE  
WEST 1/2 OF THE  
NE 1/4 OF THE  
SW 1/4 OF  
SECTION 6-19S-24E

UNPLATTED

S00°50'21"W 1283.63' O/A

LOT 1  
737,713 SQ.FT OR  
16.9356 ACRES +/-

THE WEST LINE OF THE  
WEST 1/2 OF THE  
NE 1/4 OF THE  
SW 1/4 OF  
SECTION 6-19S-24E

WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION  
6-19S-24E

MATCHLINE SEE SHEET 2 OF 3

PREPARED FOR:

EVOLVE CONSTRUCTION OF FL, LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH LOT 1



NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE  
BENEFIT OF A TITLE POLICY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT  
MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE  
WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S,  
RANGE 24E AS BEING N 00°51'56"E.  
SEE SHEET 1 OF 3 FOR DESCRIPTION AND LEGEND, SHEET 2 AND 3 OF 3 FOR SKETCH

SHEET 3 of 3

## EXHIBIT C

\*\*\*\*\*

# THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S, RANGE 24E AS BEING N 00°51'56"E.  
SEE SHEET 1 OF 2 FOR DESCRIPTION AND LEGEND, SHEET 2 OF 2 FOR SKETCH

EXHIBIT

tabbies

C

## LEGAL DESCRIPTION- LOT 2

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A ( MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET; THENCE SOUTH 89°08'04" EAST FOR 423.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING SOUTH 44°08'04" EAST FOR 16.97 FEET; THENCE SOUTH 00°51'56" WEST FOR 220.00 FEET; THENCE SOUTH 30°51'52" WEST FOR 35.90 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 417.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,324 SQUARE FEET OR 2.6245 ACRES, MORE OR LESS.

## ABBREVIATIONS LEGEND

(C) = CALCULATED DATA  
COR = CORNER  
E = EAST  
(F) = FIELD MEASURE  
FDOT = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
FT = FEET  
LB = LICENSED BUSINESS NUMBER  
N = NORTH

ORB = OFFICIAL RECORDS BOOK  
O/A = OVERALL  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
RMB = ROAD MAP BOOK  
R/W = RIGHT OF WAY  
S = SOUTH  
SEC = SECTION  
SQ = SQUARE

W = WEST  
XX' = DEGREES  
XX' = MINUTES (BEARINGS)  
XX" = SECONDS (BEARINGS)  
XX' = FEET (DISTANCES)  
R = RADIUS  
ARC = ARC LENGTH  
CH = CHORD  
CB = CHORD BEARING  
Δ = CENTRAL ANGLE

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

EVOLVE CONSTRUCTION OF FL, LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH LOT 2

SCALE: 1"=100'

DRAWN: JLW

CHECKED: JLW

COUNTY: LAKE

JOB NO.

3488001

DATE:

09/28/23

SECTION:

6

TOWNSHIP:

19S

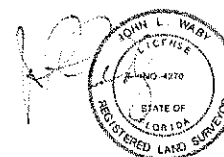
RANGE:

23E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
SKETCH AND LEGAL DESCRIPTION OR THE COPIES  
THEREOF ARE NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
LAND PLANNING PALM HARBOR, FLORIDA  
TRAFFIC/TRANSPORTATION 34683  
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500  
SURVEYING FAX (727) 784-6662  
GIS AVIDGROUP.COM



Digitally signed by JOHN L. WABY  
DN: cn=JOHN L. WABY,  
o=AVID GROUP, c=US  
Date: 2023.09.28 16:03:13-0400

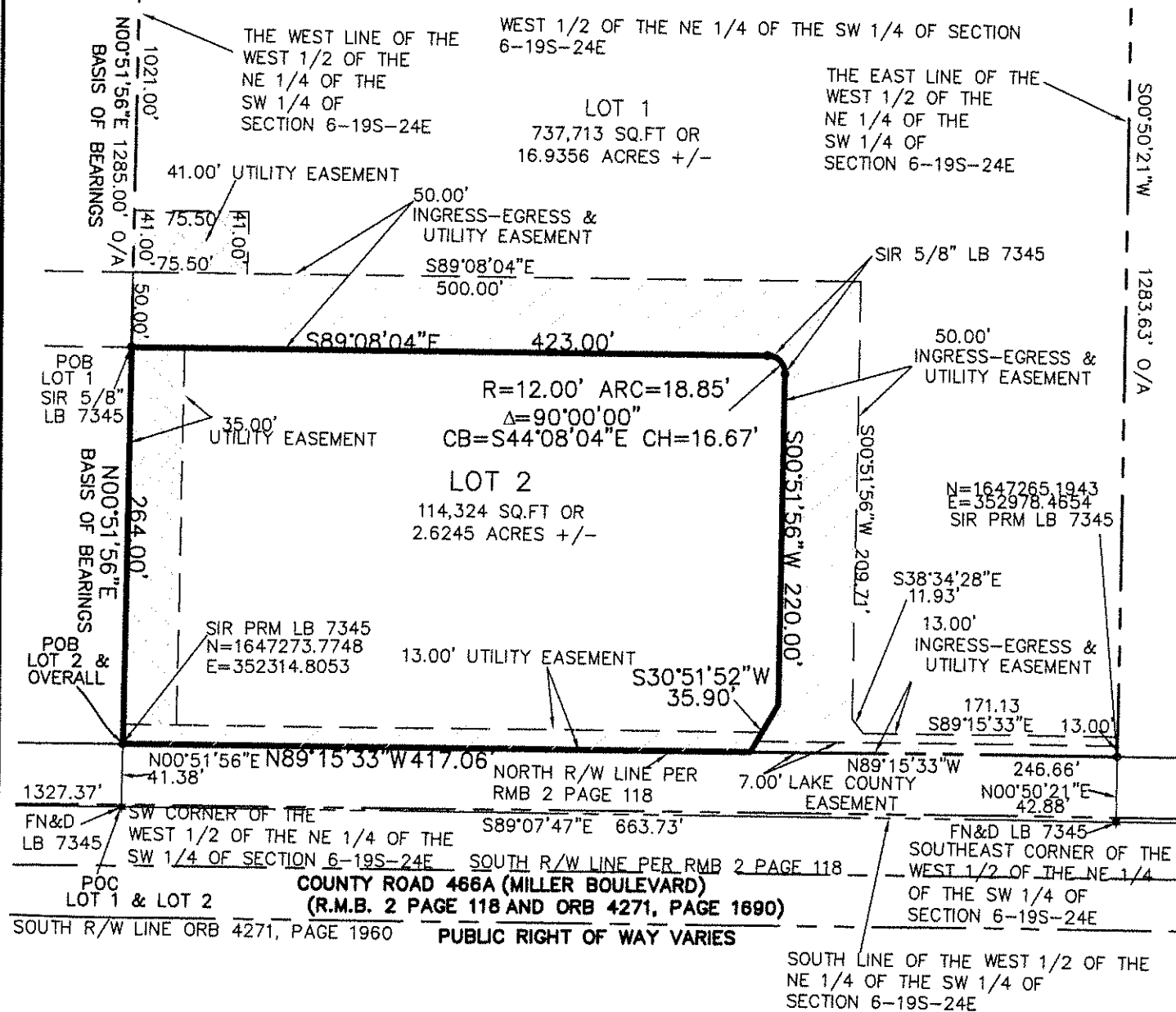
JOHN L. WABY, PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER #4270, STATE OF FLORIDA

# THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S, RANGE 24E AS BEING N 00°51'56"E.  
SEE SHEET 1 OF 2 FOR DESCRIPTION AND LEGEND, SHEET 2 OF 2 FOR SKETCH



SCALE: 1" = 100'  
GRAPHIC SCALE IN FEET



PREPARED FOR: EVOLVE CONSTRUCTION OF FL, LLC

SHEET DESCRIPTION: LEGAL DESCRIPTION AND SKETCH LOT 2



LEGAL DESCRIPTION- LOT 1

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A ( MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 1,021.00 FEET TO THE NORTHWEST CORNER OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 ; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 663.12 FEET THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 1,283.63 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 246.66 FEET; THENCE NORTH 30°51'52" EAST FOR 35.90 FEET; THENCE NORTH 00°51'56" EAST FOR 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING NORTH 44°08'04" WEST FOR 16.97 FEET; THENCE NORTH 89°08'04" WEST FOR 423.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 737,713 SQUARE FEET OR 16.9356 ACRES, MORE OR LESS.

LEGAL DESCRIPTION- LOT 2

AN EASEMENT OVER A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A ( MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET; THENCE SOUTH 89°08'04" EAST FOR 423.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING SOUTH 44°08'04" EAST FOR 16.97 FEET; THENCE SOUTH 00°51'56" WEST FOR 220.00 FEET; THENCE SOUTH 30°51'52" WEST FOR 35.90 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 417.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,324 SQUARE FEET OR 2.6245 ACRES, MORE OR LESS.



**From:** [Jennings Griffin](#)  
**To:** [Emily Church](#)  
**Cc:** [Sharon Williams](#); [Anita Geraci](#); [Amy Bowens](#); [Brett Tobias](#); [Suzanne Osborne](#)  
**Subject:** RE: Evolve at Grove Park Minor Lot Split  
**Date:** Tuesday, November 28, 2023 1:13:53 PM

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Hi Emily,

I have made my second review for lot split on the above property and find the following issues:

**SKETCH/DESCRIPTION – PROPOSED LOT 2**

1. In the description on the third (3) line from the bottom, the distance “16.97 feet” does not match the sketch drawing (16.67 feet). There were no typed descriptions for any of the parcels.

**SKETCH/DESCRIPTION – PROPOSED EASEMENTS**

1. The bearing on the North line of the 13 foot utility easement drawing should be “S89°15’33”E – 424.57 feet” (not S89°15’33”W).
2. The bearing on the North line of the 7.00 foot Lake County easement drawing should be “S89°15’33”E – 242.60 feet” (not S89°15’33”W)

Thanks,  
Jennings



**Jennings Griffin, PLS**  
*Survey Project Manager*

**Halff**  
O: 352.343.8481  
E: [jgriffin@halff.com](mailto:jgriffin@halff.com)

We improve lives and communities  
by turning ideas into reality.

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**From:** Emily Church <[echurch@fruitlandpark.org](mailto:echurch@fruitlandpark.org)>  
**Sent:** Friday, November 17, 2023 10:07 AM  
**To:** Jennings Griffin <[jgriffin@halff.com](mailto:jgriffin@halff.com)>  
**Cc:** Sharon Williams <[swilliams@fruitlandpark.org](mailto:swilliams@fruitlandpark.org)>; Anita Geraci <[anita@agclaw.net](mailto:anita@agclaw.net)>  
**Subject:** Evolve at Grove Park Minor Lot Split  
**Importance:** High

Good morning Jennings,

Please review the attached and let us know if your comments have been addressed or if there are any outstanding issues. Please let us know as soon as possible, we thank you in advance for your assistance on this.

Respectfully,



**Emily Church**

Office Assistant

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF FRUITLAND PARK

506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652

[echurch@fruitlandpark.org](mailto:echurch@fruitlandpark.org) | [www.fruitlandpark.org](http://www.fruitlandpark.org)

*NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*



NFHL Aerial

3983 and 4001 PICCIOLARD  
FRUITLAND PARK, FL, 34731

FIRM Panel No. 12069C0307E  
Zone AE BFE 60.5 feet NAVD88  
Zone X (area of minimal flood hazard)

Legend

-  3983 Picciola Rd
-  4001 Picciola Rd

Zone AE  
(EL 60.5)

PANEL  
12069C0307E  
eff. 12/18/2012





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

## NOTICE OF DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title, made this \_\_\_\_ day of \_\_\_\_\_, 2023, by **Life Church Assembly of God Inc.**, a Florida Not for Profit corporation, having an address of 4001 Picciola Rd., Fruitland Park, FL 34731, hereinafter referred to as the “Declarant” being the fee owner of the following described real property located in Lake County, Florida:

Alt. Key Numbers: **1288967 and 1289238**

Parcel Id. Numbers: 10-19-24-0001-000-00900 and 10-19-24-0001-000-01100

### LEGAL DESCRIPTION:

All that part of the South 400 feet of the North 1200 feet of the East half of the Northeast Quarter of Section 10, Township 19, Range 24 East, lying West of State Road S-466-A, in Lake County, Florida. AND All that part of the South 100 feet of the North 800 feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, lying west of the right of way of Picciola Road. AND The South 200 feet of the North 700 Feet of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying West of Picciola Road, Section 10 Township 19 South Range 24 East

AND

The South 150 feet of the North 1350 feet of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 19 South, Range 24 East, lying West of the Picciola State Road, said property being also described as Lot 13 of an unrecorded subdivision according to survey made in October, 1949, by H. O. Peters, Registered Surveyor.

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

1. That the afore-described plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be declared to be unified under one title as an indivisible building site. **See attached Sketch of Descriptions for Unity of Title prepared by WSI Professional Surveying & Mapping.**
2. That the Property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.

3. The purpose of unity is to unify as one indivisible building site for construction thereon.

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

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law on the day and year above written.

Signed, sealed, and delivered in our presence  
as witnesses:

WITNESSES

**LIFE CHURCH ASSEMBLY OF GOD,  
INC.**

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Rick D. Welborne, President

\_\_\_\_\_  
Print Name of Witness #1

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Print Name of Witness #2

Approved by:

WITNESSES

**CITY OF FRUITLAND PARK**

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Gary La Venia, City Manager

\_\_\_\_\_  
Print Name of Witness #1

Attest:

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Esther Coulson, City Clerk

\_\_\_\_\_  
Print Name of Witness #2

**State of Florida**  
**County of Lake**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Rick D. Welborne, President of Life Church Assembly of God, Inc., a Florida corporation on behalf of the corporation. He is ☒ personally known to me or who produced \_\_\_\_\_ as identification.

Notary Stamp:

\_\_\_\_\_  
Signature of Notary

**State of Florida**  
**County of Lake**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by Gary La Venia, as City Manager of the City of Fruitland Park, a Florida municipal corporation on behalf of the corporation. He is ☒ personally known to me or who produced \_\_\_\_\_ as identification.

Notary Stamp:

\_\_\_\_\_  
Signature of Notary



DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 1288967)

OCT 31 2011

ALL THAT PART OF THE SOUTH 400 FEET OF THE NORTH 1200 FEET OF THE EAST HALF OF THE  
NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF **STATE**  
ROAD S-466-A, IN LAKE COUNTY, FLORIDA.

AND

ALL THAT PART OF THE SOUTH 100 FEET OF THE NORTH 800 FEET OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA,  
LYING WEST OF THE RIGHT OF WAY OF PICCIOLA ROAD.

AND

THE SOUTH 200 FEET OF THE NORTH 700 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING  
WEST OF PICCIOLA ROAD, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.



DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 1289238)

THE SOUTH 150 FEET OF THE NORTH 1350 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF THE PICCIOLA STATE ROAD, SAID PROPERTY BEING ALSO DESCRIBED AS LOT 13 OF AN UNRECORDED SUBDIVISION ACCORDING TO SURVEY MADE IN OCTOBER, 1949, BY H. O. PETERS, REGISTERED SURVEYOR.

DESCRIPTION: FOR UNITY OF TITLE

THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF PICCIOLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S.  $00^{\circ}23'15''$  W., ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 500.00 FEET TO THE SOUTH LINE OF THE NORTH 500.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUES.  $00^{\circ}23'15''$  W., ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 850.00 FEET TO THE SOUTH LINE OF THE NORTH 1350.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N.  $89^{\circ}47'00''$  E., PARALLEL WITH THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, ALONG THE SOUTH LINE OF THE NORTH 1350.00 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 687.93 FEET, TO THE WEST RIGHT-OF-WAY LINE OF PICCIOLA ROAD, (BEING 80.00 FEET WIDE); THENCE N.  $29^{\circ}03'56''$  E., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PICCIOLA ROAD, A DISTANCE OF 636.73 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS DISTANCE OF 533.69 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF  $32^{\circ}51'23''$ , AN ARC DISTANCE OF 306.05 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N.  $12^{\circ}21'18''$  E., 301.87 FEET, TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE NORTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE S.  $89^{\circ}47'00''$  W., DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF THE NORTH 500.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1055.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 17.75 ACRES, MORE OR LESS.

DRAWN BY:	D.C.W.	DATE:	10/24/23
CHECKED BY:	R.W.H.	DRAWING NO.:	B-17705
FILE:	SURVEY23\23-1148	SHEET	1 OF 2

SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST,  
LAKE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 12009467)

ALL THAT PART OF THE SOUTH 400 FEET OF THE NORTH 1200 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF STATE ROAD 5-466-A, IN LAKE COUNTY, FLORIDA.

AND

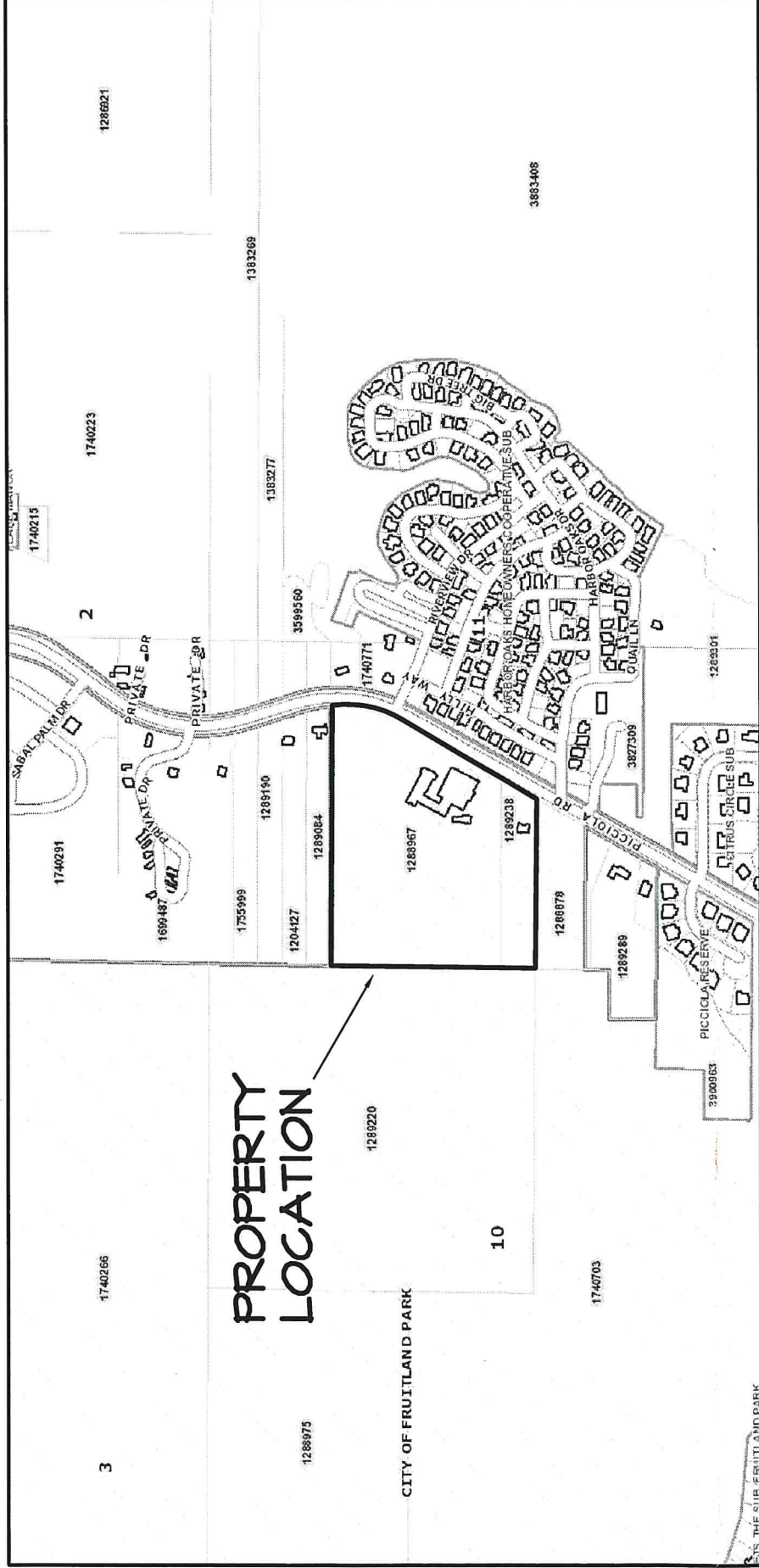
ALL THAT PART OF THE SOUTH 100 FEET OF THE NORTH 800 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF PICCIOLA ROAD.

AND

THE SOUTH 200 FEET OF THE NORTH 700 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF PICCIOLA ROAD, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 1204238)

THE SOUTH 150 FEET OF THE NORTH 1350 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF THE PICCIOLA STATE ROAD, SAID PROPERTY BEING ALSO DESCRIBED AS LOT 13 OF AN UNRECORDED SUBDIVISION ACCORDING TO SURVEY MADE IN OCTOBER, 1949, BY H. O. PETERS, REGISTERED SURVEYOR.



VICINITY MAP  
(NOT TO SCALE)

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF THE E. 1/2 OF THE NE. 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS BEING S. 84°47'00" W., LAKE COUNTY, FLORIDA, ASSUMED MERIDIAN.
- 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 4) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.
- 5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION SHOWN HEREON AS REQUIRED BY CHAPTER 51-17, STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 412.021 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND

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

SKETCH OF DESCRIPTIONS  
FOR UNITY OF TITLE  
certified to:  
LIFE CHURCH ASSEMBLY OF GOD, INC.  
and  
CITY OF FRUITLAND PARK



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

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WADE SURVEYING, INC.

LB-6514

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LADY LAKE, FLORIDA 32159

FAX: (352)753-0374

RECEIVED  
CITY COMMUNITY &  
DEVELOPMENT  
OCT 31 2023  
CITY OF FRUITLAND PARK  
DEPARTMENT

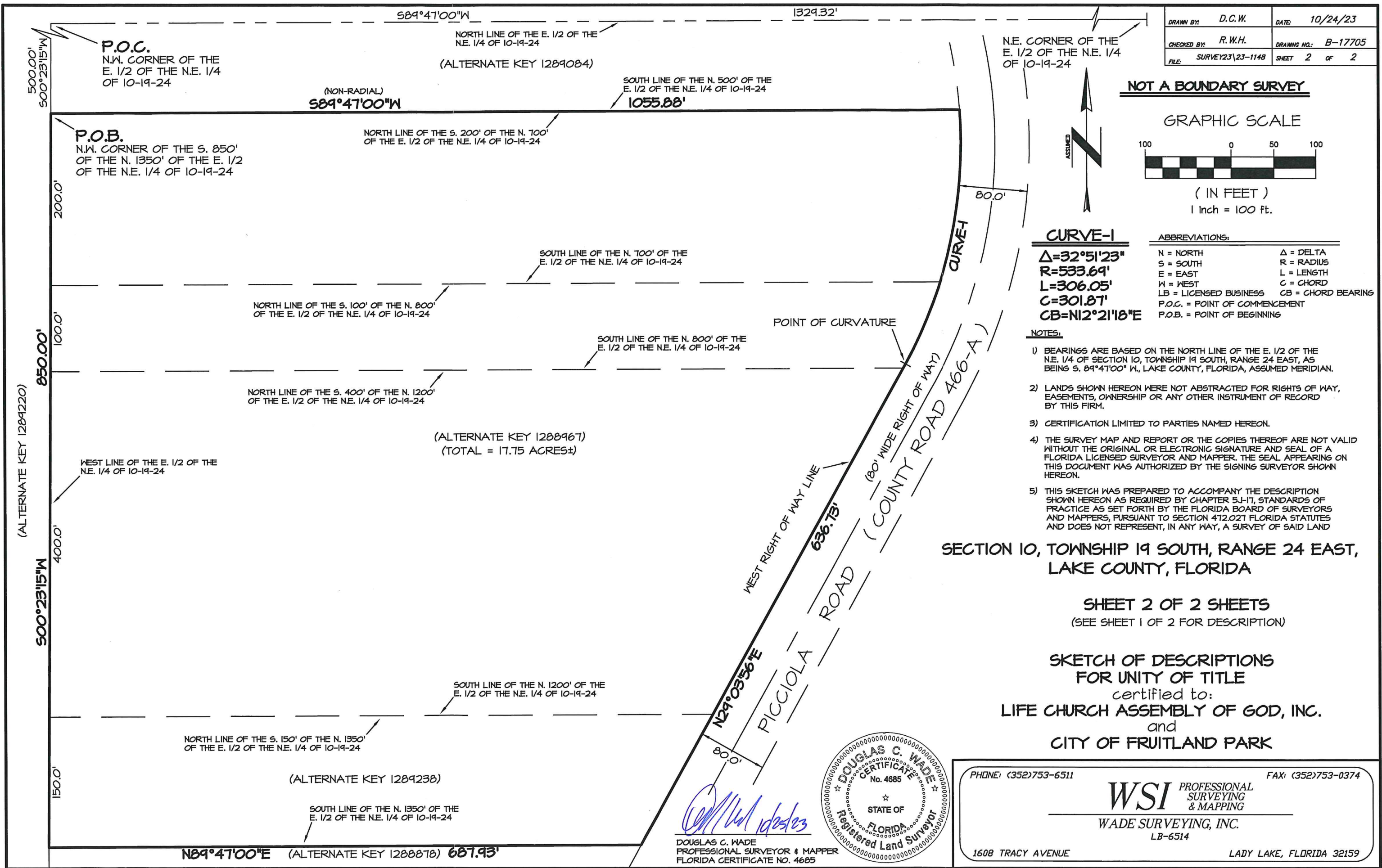
DESCRIPTION: FOR UNITY OF TITLE

THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF PICCIOLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'15" W., ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 500.00 FEET TO THE SOUTH LINE OF THE NORTH 500.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S. 00°23'15" W., ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 850.00 FEET TO THE SOUTH LINE OF THE NORTH 1350.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N. 84°47'00" E., PARALLEL WITH THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, ALONG THE SOUTH LINE OF THE NORTH 1350.00 FEET OF THE EAST 1/2 OF SAID SECTION 10, ALONG THE SOUTH LINE OF THE NORTH 1350.00 FEET OF THE EAST 1/2 OF SAID SECTION 10, A DISTANCE OF 687.43 FEET, TO THE WEST RIGHT-OF-WAY LINE OF PICCIOLA ROAD, (BEING 80.00 FEET WIDE); THENCE N. 29°03'56" E., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PICCIOLA ROAD, A DISTANCE OF 636.73 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS DISTANCE OF 533.64 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 32°51'23", AN ARC DISTANCE OF 306.05 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 12°21'18" E., 301.87 FEET, TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE NORTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE S. 84°47'00" W., DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF THE NORTH 500.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1055.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 17.75 ACRES, MORE OR LESS.





**From:** [Robb Dicus](#)  
**To:** [Sharon Williams](#); [Amy Malone \(amalone@halff.com\)](#); [Anita Geraci \(anita@agclaw.net\)](#); [Brett Tobias](#); [Cecily Barnes](#); [Cheryl Areias](#); [Corey Goepfert](#); [dannybassco@hotmail.com](#); [Duane Booth](#); [Erik D. Luce](#); [Gary La Venia](#); [Heather Croney](#); [HeatherN](#); [jeff@alpha-florida.com](#); [Kelly T](#); [Lavalley, Helen](#); [Lisa Longtin](#); [Lori Davis](#); [Michael Rankin](#); [Michael Vitta](#); [Shane Gerwig \(Shane@alpha-inspections.net\)](#); [sherie@lpgurp.com](#); [SLynch@lakecountyfl.gov](#); [Steve Davis](#); [Tracy Garcia](#)  
**Subject:** RE: Life Church Assembly of God - Unity of Title (alternate keys 1289238 & 1288967)  
**Date:** Monday, October 9, 2023 10:15:44 AM  
**Attachments:** [image002.png](#)

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If the house that is located on alt key # 1289238 was to remain in place and not be torn down as part of this unity of title the house would be required to be disconnected from its existing well and connected to the city's water system that is already feeding the other church property. City land development regulations do not allow structures to be connected to wells, they can only be used for irrigation purposes.



Robb Dicus

Public Works Director  
City of Fruitland Park

[rdicus@fruitlandpark.org](mailto:rdicus@fruitlandpark.org)  
Office: (352) 360-6795  
Cell: (352) 308-6651

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**From:** Sharon Williams  
**Sent:** Friday, October 6, 2023 1:28 PM  
**To:** Amy Malone (amalone@halff.com); Anita Geraci (anita@agclaw.net); Brett Tobias; Cecily Barnes; Cheryl Areias; Corey Goepfert; dannybassco@hotmail.com; Duane Booth; Erik D. Luce; Gary La Venia; Heather Croney; HeatherN; jeff@alpha-florida.com; Kelly T; Lavalley, Helen; Lisa Longtin; Lori Davis; Michael Rankin; Michael Vitta; Robb Dicus; Shane Gerwig (Shane@alpha-inspections.net); Sharon Williams; sherie@lpgurp.com; SLynch@lakecountyfl.gov; Steve Davis; Tracy Garcia  
**Subject:** Life Church Assembly of God - Unity of Title (alternate keys 1289238 & 1288967)

Good afternoon TRC members,

Attached please find the subject application for your review and comments, due by Friday, October 17th, even if "no comments."

Should you have any question in the interim, please feel free to contact me or Emily Church at the email address and/or phone number below.