



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Connie Bame, Chairwoman Daniel Dicus Philip Purlee Fred Collins Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
---	--

**AGENDA
PLANNING & ZONING BOARD
MAY 16, 2019
6:00PM**

- I. INVOCATION:**
- II. ROLL CALL:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from March 27, 2019.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**
- A. Picciola Reserve Phase 2 Minor Lot Split

Ken Wagner submitted application on behalf of registered property owner. Applicant proposes splitting existing lot into two lots to be used for single family homes with joint access off of Wood Duck Lane.

BOARD MEMBERS' COMMENTS:

ADJOURNMENT:



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members: Connie Bame, Chairwoman Philip Purlee, Vice Chair Daniel Dicus Fred Collins Walter Birriel	Others: Greg Beliveau, LPG Tracy Kelley, CDD Kelly Turner, Administrative Assistant
---	--

**MINUTES
PLANNING & ZONING BOARD
MARCH 27, 2019
6:00PM**

- I. **INVOCATION:** Meeting Called to order at 6:01PM. Board member Purlee led the invocation and Pledge of Allegiance.
- II. **ROLL CALL:** All members present. Present Greg Beliveau, LPG, Tracy Kelley, CDD and Kelly Turner, Administrative Assistant.
- III. **MINUTES FROM PREVIOUS MEETING:** Board member Purlee made motion to approve meeting minutes from November 15, 2018. Second by Board member Dicus. Approved 5-0.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**
- A. The Glen Final Plat Phases 11-13
- Springstead Engineering submitted a Final Plat Application on behalf of registered property owner. The application is for Final Plat approval for The Glen Phases 11-13.
- Greg Beliveau, LPG, gave introduction to Final Plat application. LPG approved the landscape plan. BESH recommended approval per March 5, 2019 plat review.
- Board Member Dicus made motion to approve the Final Plat for The Glen Phases 11-13. Second by Board Member Birriel. Approved 5-0.
- B. Mirror Lake PUD Amendment
- Eric Marks submitted a PUD Amendment Application on behalf of Avex Mirror Lake, LLC, and Fruitland Park, LLC. Applicant requests an amendment to the existing PUD known as Mirror Lake Village. Applicant requests the maximum impervious surface ratio be increased to 50% as well as the front setback be reduced to twenty (20) feet. Phase II to remain vacant until amended stormwater permit is approved through St. John's River Water Management District (SJRWMD) to allow construction of both Phases at the 50% impervious surface ratio (ISR).

Greg Beliveau, LPG, gave introduction to the PUD Amendment Application. LPG Beliveau gave a brief history of the project which was approved in 2004 and then remained dormant for years prior to commencement of construction. LPG Beliveau referred to a letter dated February 25, 2019, addressed to the City of Fruitland Park from Mary Demetree, Manager of Fruitland Park, LLC, and owner of Phase II of Mirror Lake Village. In the letter the owner of Phase II acknowledges construction cannot commence on Phase II until a modified stormwater permit is issued for Phase II from SJRWMD. LPG Beliveau stated a motion recommending approval must include the contingency that Phase II shall remain vacant until such time the stormwater permit is issued to allow for the 50% lot coverage.

Eric Marks, President of Avex Homes, LLC, introduced himself and Avex Homes, LLC, as the developer who has taken over the project in recent. The original pond system was intended to be designed to accommodate Phase I at ninety (90) lots and Phase II at seventy-six (76) lots. TRC review concluded the stormwater system has adequate capacity to serve Phase I at the 50% ISR. The permit for the pond does not show sufficient capacity for Phase II at the 50% ISR so Phase II will not be developed until either the stormwater permit is modified or another stormwater permit is issued for Phase II. The project engineer has certified the pond has sufficient capacity for Phase I. The lots are forty (40) feet and the application of the 30% coverage ratio almost makes the lots unbuildable. The impervious surface will be reduced by reducing the amount of driveway. There is now a thirty (30) foot setback and the PUD Amendment calls for a twenty-five (25) foot setback from the garage and twenty (20) feet from the house.

Board member Dicus stated he drove through the neighborhood and the proposed setback may take away the ability to park multiple vehicles resulting in street parking constricting the flow of traffic. Applicant Marks stated a five foot setback difference would not significantly contribute to this concern and the 30% building coverage ratio was really not possible with the size of the lots as the project was originally approved for duplexes. Chairwoman Bame questioned if any houses are being built now that meet the allotted ratio and applicant Marks responded there is only one house plan that meets the provisions of the code. Applicant Marks stated the City required the original developer of the PUD to build a large parking area for RVs, commercial vehicles, or any extra vehicles that may need parking so that road parking will not be an issue.

Board Member Purlee questioned whether the existing stormwater system was functioning. Applicant Marks stated the stormwater is functioning since resolving the connection blockage that was preventing the overflow of drainage. Keith Riddle, Project Engineer, and City Engineer BESH certified the system is functioning for Phase I. Board member Purlee asked if the developer was prepared to lose buildable lots in Phase II if the stormwater pond has to be enlarged. He also asked if underground water storage would be plausible. Applicant Marks stated underground storage may not be financially feasible. The preliminary calculations for Phase II seem to say by raising the stormwater structure the capacity would be increased in the large pond and should be able to accommodate both Phases as then only issue would be recharge. Board member Purlee viewed the secondary pond and it had standing water in it which may be groundwater. Board member Purlee questioned what steps the builder is prepared to take to ensure the project is in compliance?

Applicant Marks responded the pond is currently functioning for Phase I and is in the process of getting approval for Phase II from SJRWMD. All of the stormwater pond capacity from Phase II has been allocated to Phase I.

Applicant Marks acknowledged the risk that Phase II will never be developed. Chairwoman Bame stated if the City allows construction at the 50% impervious surface ratio with the 25' setback then the developer can follow through with what is ready to be developed in Phase I.

LPG Beliveau stated the developer has already gone before City Commission with a Letter of Agreement so construction may continue while the PUD Amendment is following approval process and City Engineer BESH recommended approval as the existing stormwater system is adequate to accommodate the additional impervious area in Phase I.

BOARD MEMBERS' COMMENTS:

Chairwoman Bame announced her upcoming resignation from the Planning & Zoning Board. Chairwoman Bame is relocating to be with family and will be unable to continue to serve after June or July of this year. Board members and staff congratulated Chairwoman Bame on this new endeavor and her valued time serving the Planning & Zoning Board.

ADJOURNMENT: Meeting adjourned at 6:58PM.



City of Fruitland Park, Florida
Community Development Department
 506 W. Berckman St., Fruitland Park, Florida 34731
 Tel: (352) 360-6727 Fax: (352) 360-6652
 www.fruitlandpark.org

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: Live Oak Enterprises LLC
 Address: P.O. Box 2757 Windermere FL 34784-2757
 Phone: 407 340 2894 Email: dlennon67@gmail.com
 Applicant Name: Ken Wagner - 4 Corners Property Solutions, LLC
 Address: P.O. Box 490006 Leesburg FL 34749
 Phone: 352 636 9535 Email: 4cornerspropertyolutions@gmail.com
 Engineer Name: N/A
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: Piceola Reserve Phase II
*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.
 Property Address: NOT ASSIGNED - End of Wood Duck Lane FP 34731
 Parcel Number(s): 1289050 Section: 10 Township: 19 Range 24
 Area of Property: 1 AC mol Nearest Intersection: Piceola Rd + Piceola Lot Off
 Existing Zoning: R3 Existing Future Land Use Designation: _____
 Proposed Zoning: same Proposed Future Land Use Designation: _____
 The property is presently used for: VACANT
 The property is proposed to be used for: 2 SF Homes
 Do you currently have City Utilities? Yes

Application Type:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final Plat |
| <input checked="" type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Construction Plan | <input type="checkbox"/> ROW/Plat Vacate |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | |

Please describe your request in detail: Survey previously sent shows splitting lot into two parcels - will build 1 SF home on each

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review.

Signature: Kenneth Wagner Date: 9/5/18

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

Pre-application conferences are strongly encouraged. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. . Legal Descriptions should also come with a MS Word file of the legal description. Most maps are accessible through www.lakecountyfl.gov/maps/. Note: All maps are required to depict adjacent properties at a minimum.

Failure to provide adequate maps may delay the application process.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications: Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs Chapter 154, Section 154.030,10,G Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications: Justification for Variance

Special Exception Use Applications:

- Justification for Special Exception Use
 Site Sketch List of Special Requirements as Described in LDRs, Chapter 155

Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, Chapter 155 Written Statement as Described in LDRs, Chapter 155

Subdivision Applications:

(Preliminary Plan, Improvement Plan and Final Plat)

- As Described in LDRs, Chapter 157

Minor Subdivision Applications:

- As Described in LDRs, Chapter 157

Site Plan Applications:

- As Described in LDRs, Chapter 160

STATE OF GEORGIA

COUNTY OF HALL

Before me the undersigned authority, personally appeared David Lennon

of Live Oak Enterprises, LLC, who being by me first duly sworn on oath deposes and says:

1) That he/she is the fee-simple owner of the property legally described on attached page of this application.

2) That he/she desires Kenneth Wagner to act on my behalf with the City of Fruitland Park in the submission of documents pertaining to development of this property to allow two single family homes to be built (alternate key 1289050).

3) That he/she has appointed Kenneth Wagner to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

[Signature]
Affiant (VP- Signature)

State of Georgia

County of Hall

The Foregoing instrument was acknowledged before me this 11th day of Sept, 20 18,

by David M. Lennon who is personally known to me or has produced

FL Drivers License as identification and who did or did not take an oath

Lisa A Moore

(Notary Seal)

Notary Public - State of Georgia

Commission No _____

My Commission Expires Jan 15, 2022

LISA A. MOORE
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 15, 2022

RESOLUTION 2019-018

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING LOT SPLIT APPROVAL OF PROPERTY LOCATED NORTHWEST OF PICCIOLA ROAD AND SOUTH OF WOOD DUCK LANE, FRUITLAND PARK, FLORIDA, OWNED BY LIVE OAK ENTERPRISES, LLC; PROVIDING FOR A NOTICE TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for the division of the Property (hereinafter described), into two separate lots; and

WHEREAS, the subject property is located adjacent to Picciola Road, has a future land use designation of MFHD “Multiple Family High Density” and is zoned R-3 “Multi-Family High Density Residential”; and

WHEREAS, the Planning and Zoning and the City Commission have considered the application in accordance with Sec. 157.050(5)(c) of the City of Fruitland Park Land Development Code;

WHEREAS, the Planning and Zoning recommended approval of the lot split;

WHEREAS, the City Commission finds that the lot split is in compliance with the City’s land development regulations.

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

Section 1. Granting of Subdivision of Property (Lot Split) Approval.

Approval of the subdivision of property, Lot Split, for the real property described below is **GRANTED**.

LEGAL DESCRIPTION:

BEGIN 2367.22 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN WEST 200 FEET, NORTH 116.54 FEET, EAST TO PICCIOLA ROAD, SOUTHWESTERLY ALONG ROAD TO A POINT EAST OF THE POINT OF BEGINNING, WEST TO THE POINT OF BEGINNING.

Is subdivided to be:

Parcel No. 1:

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'20" W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 10, A DISTANCE OF 2250.00 FEET; THENCE CONTINUE S. 00°23'20" W., ALONG SAID EAST LINE A DISTANCE OF 117.22 FEET; THENCE S. 89°58'40" W., A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING CONTINUE S. 89°58'40" W., A DISTANCE OF 154.44 FEET TO A CONCRETE MONUMENT; THENCE N. 00°13'45" E., A DISTANCE OF 116.53 FEET TO A CONCRETE MONUMENT; THENCE S. 89°47'00" E., A DISTANCE OF 218.82 FEET; THENCE S. 28°56'17" W., A DISTANCE OF 134.03 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTIANING 0.50 ACRES, MORE OR LESS.

Parcel No. 2:

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'20" W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 10, A DISTANCE OF 2250.00 FEET; THENCE CONTINUE S. 00°23'20" W., ALONG SAID EAST LINE A DISTANCE OF 117.22 FEET; THENCE S. 89°58'40" W., A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING N. 28°56'17" E., A DISTANCE OF 134.03 FEET; THENCE S. 89°47'00" E., A DISTANCE OF 178.06 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF PICCIOLA ROAD; THENCE S. 28°53'56" W., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.67 FEET; THENCE S. 89°58'40" W., DEPARTING FROM SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 177.83 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTIANING 0.48 ACRES, MORE OR LESS.

Section 2. Recording of Notice.

The Community Development Director is directed to record a certified copy of the Notice of Subdivision of Property, a copy of which is attached hereto, in the public records of Lake County, Florida, and provide a copy to the Lake County Property Appraiser.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED AND RESOLVED this ____ day of _____, 2019, by the City Commission of the City of Fruitland Park, Florida.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK

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

Approved as to form:

Anita Geraci-Carver, City Attorney

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): Live Oak Enterprises, LLC

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 property described in **Exhibit "A" as the Parent Parcel attached hereto** and incorporated herein by reference is hereby subdivided to be

Parcel No. 1:

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'20" W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 10, A DISTANCE OF 2250.00 FEET; THENCE CONTINUE S. 00°23'20" W., ALONG SAID EAST LINE A DISTANCE OF 117.22 FEET; THENCE S. 89°58'40" W., A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING CONTINUE S. 89°58'40" W., A DISTANCE OF 154.44 FEET TO A CONCRETE MONUMENT; THENCE N. 00°13'45" E., A DISTANCE OF 116.53 FEET TO A CONCRETE MONUMENT; THENCE S. 89°47'00" E., A DISTANCE OF 218.82 FEET; THENCE S. 28°56'17" W., A DISTANCE OF 134.03 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.50 ACRES, MORE OR LESS.

AND

Parcel No. 2:

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'20" W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 10, A DISTANCE OF 2250.00 FEET; THENCE CONTINUE S. 00°23'20" W., ALONG SAID EAST LINE A DISTANCE OF 117.22 FEET; THENCE S. 89°58'40" W., A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING N. 28°56'17" E., A DISTANCE OF 134.03 FEET; THENCE S. 89°47'00" E., A DISTANCE OF 178.06 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF PICCIOLA ROAD; THENCE S. 28°53'56" W., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.67 FEET; THENCE S. 89°58'40" W., DEPARTING FROM SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 177.83 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.48 ACRES, MORE OR LESS.

also depicted in Exhibit "A".

CITY OF FRUITLAND PARK, FLORIDA

Chris Cheshire, Mayor

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by Chris Cheshire, Mayor of the City of Fruitland Park, who is personally known to me and who
did not take an oath.

Notary Public

ATTEST:

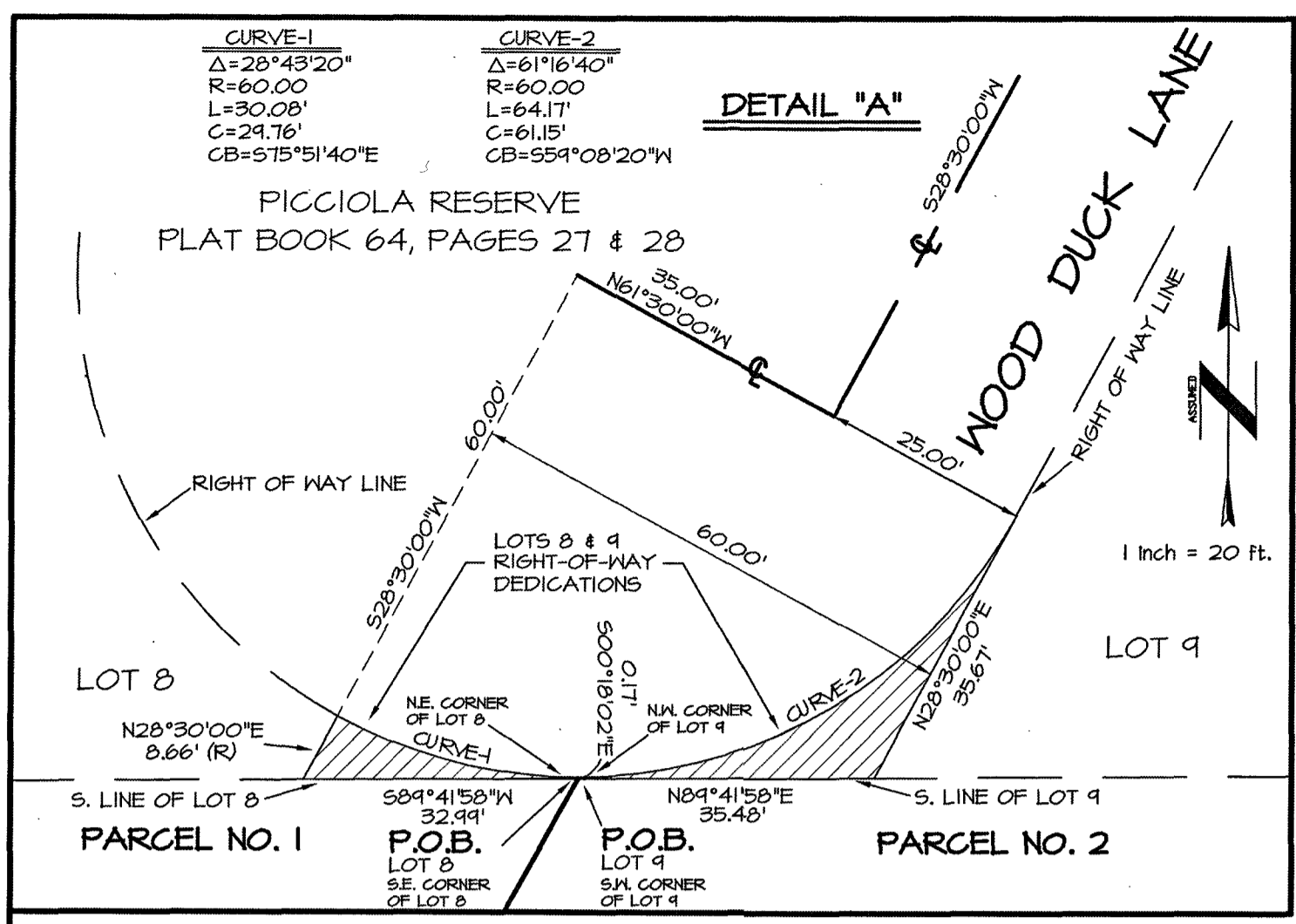
Esther Coulson, City Clerk

Approved as to Form:

Anita Geraci-Carver
City Attorney

EXHIBIT A

Boundary Survey prepared by Wade Surveying Inc.



DESCRIPTION: LOT 8, PICCIOLA RESERVE (TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY)

A PORTION OF LOT 8, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY OF WOOD DUCK LANE AS SHOWN ON SAID PLAT OF PICCIOLA RESERVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE S.E. CORNER OF LOT 8, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 84°41'58" E., ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 32.94 FEET; THENCE N. 28°30'00" E., DEPARTING FROM THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 8.66 FEET TO THE NORTHEASTERLY LOT LINE OF SAID LOT 8, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET, SAID CURVE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WOOD DUCK LANE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°43'20" A DISTANCE OF 30.08 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 75°51'40" E., TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 8; THENCE S. 00°18'02" E., ALONG THE EAST LINE OF SAID LOT 8, DEPARTING FROM THE SOUTH RIGHT OF WAY OF WOOD DUCK LANE, A DISTANCE OF 0.17 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: LOT 9, PICCIOLA RESERVE (TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY)

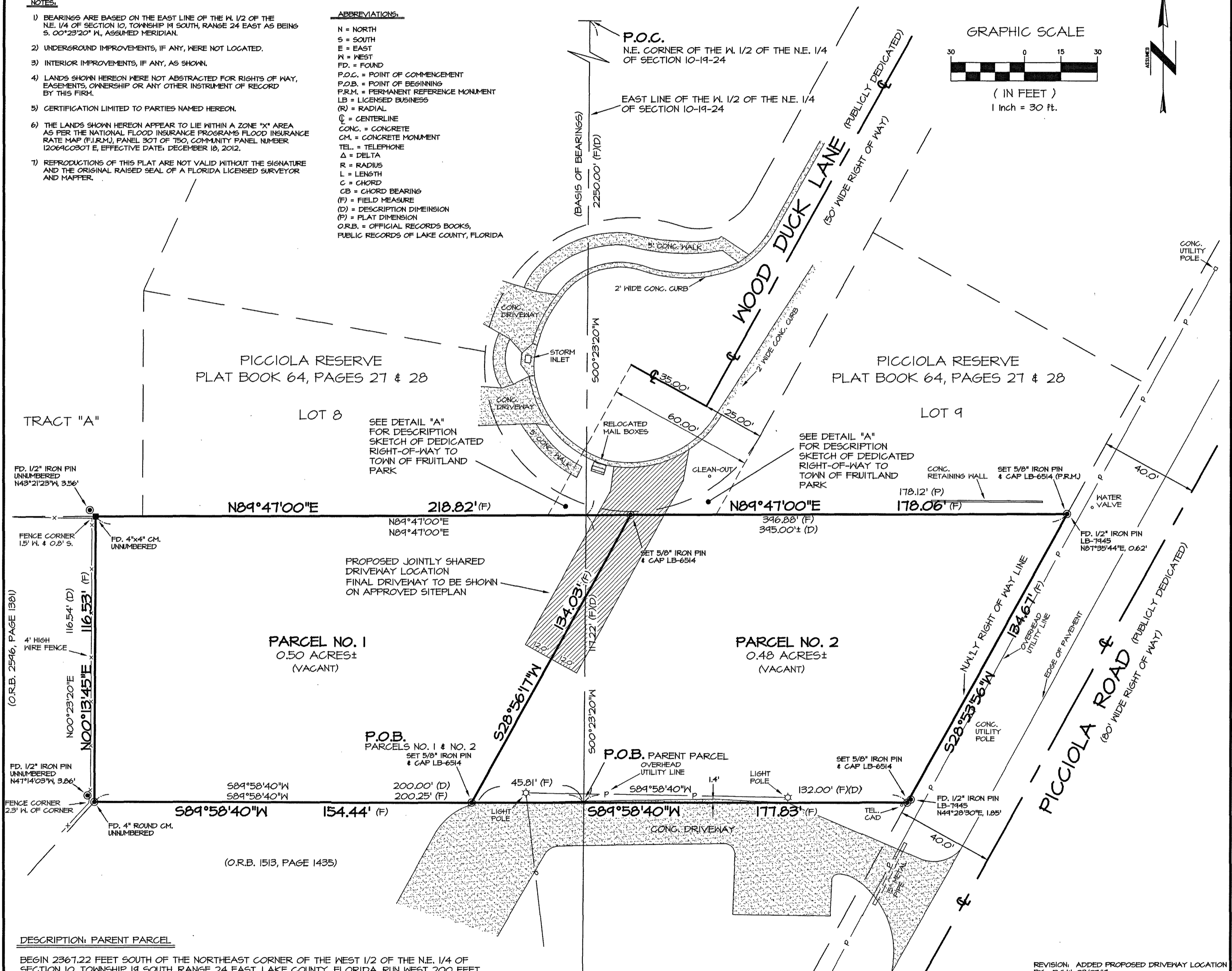
A PORTION OF LOT 9, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY OF WOOD DUCK LANE AS SHOWN ON SAID PLAT OF PICCIOLA RESERVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE S.W. CORNER OF LOT 9, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N. 84°41'58" E., ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 35.48 FEET; THENCE N. 28°30'00" E., DEPARTING FROM THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 35.67 FEET TO A POINT ON THE NORTHWESTERLY LOT LINE OF SAID LOT 9; SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET, SAID CURVE ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF WOOD DUCK LANE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°16'40" A DISTANCE OF 64.17 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 59°08'20" W., 61.15 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 9; THENCE S. 00°18'02" E., ALONG THE WEST LINE OF SAID LOT 9, DEPARTING FROM THE SOUTH RIGHT OF WAY OF WOOD DUCK LANE, A DISTANCE OF 0.17 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE W. 1/2 OF THE NE. 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 24 EAST AS BEING S. 00°23'20" N, ASSUMED MERIDIAN.
- 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 3) INTERIOR IMPROVEMENTS, IF ANY, AS SHOWN.
- 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
- 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
- 6) THE LANDS SHOWN HEREON APPEAR TO LIE WITHIN A ZONE "X" AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP (FIRM), PANEL 307 OF 750, COMMUNITY PANEL NUMBER 12064C0307 E, EFFECTIVE DATE, DECEMBER 10, 2012.
- 7) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ABBREVIATIONS:

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- FD. = FOUND
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PR.M. = PERMANENT REFERENCE MONUMENT
- LB = LICENSED BUSINESS
- (R) = RADIAL
- (C) = CENTERLINE
- CONC. = CONCRETE
- CM. = CONCRETE MONUMENT
- TEL. = TELEPHONE
- Δ = DELTA
- R = RADIUS
- L = LENGTH
- C = CHORD
- CB = CHORD BEARING
- (F) = FIELD MEASURE
- (D) = DESCRIPTION DIMENSION
- (P) = PLAT DIMENSION
- O.R.B. = OFFICIAL RECORDS BOOKS, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



DESCRIPTION: PARENT PARCEL

BEGIN 2367.22 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE. 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN WEST 200 FEET, NORTH 116.54 FEET, EAST TO PICCIOLA ROAD, SOUTHWESTERLY ALONG ROAD TO A POINT EAST OF THE POINT OF BEGINNING, WEST TO THE POINT OF BEGINNING.

DESCRIPTION: PARCEL NO. 1

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE NE. 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'20" W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE. 1/4 OF SAID SECTION 10, A DISTANCE OF 2250.00 FEET; THENCE CONTINUE S. 00°23'20" W., ALONG SAID EAST LINE A DISTANCE OF 117.22 FEET; THENCE S. 84°58'40" W., A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING CONTINUE S. 84°58'40" W., A DISTANCE OF 154.44 FEET TO A CONCRETE MONUMENT; THENCE N. 00°13'45" E., A DISTANCE OF 116.53 FEET TO A CONCRETE MONUMENT; THENCE S. 84°47'00" E., A DISTANCE OF 218.82 FEET; THENCE S. 28°56'17" W., A DISTANCE OF 134.03 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.50 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL NO. 2

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE NE. 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'20" W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE. 1/4 OF SAID SECTION 10, A DISTANCE OF 2250.00 FEET; THENCE CONTINUE S. 00°23'20" W., ALONG SAID EAST LINE A DISTANCE OF 117.22 FEET; THENCE S. 84°58'40" W., A DISTANCE OF 45.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING N. 28°56'17" E., A DISTANCE OF 134.03 FEET; THENCE S. 84°47'00" E., A DISTANCE OF 178.06 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF PICCIOLA ROAD; THENCE S. 28°53'56" W., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.67 FEET; THENCE S. 84°58'40" W., DEPARTING FROM SAID NORTHWESTERLY RIGHT OF WAY, A DISTANCE OF 177.83 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.48 ACRES, MORE OR LESS.

REVISION: ADDED PROPOSED DRIVEWAY LOCATION BY: D.C.W. 03/07/14

PHONE: (352)753-6511 ESTABLISHED 1992 FAX: (352)753-0374
WSI PROFESSIONAL SURVEYING & MAPPING
 WADE SURVEYING, INC.
 1608 TRACY AVENUE LADY LAKE, FLORIDA 32159

BOUNDARY SURVEY
 certified to:
LIVE OAK ENTERPRISES, LLC

DATE OF FIELD SURVEY: 12/21/18
 FIELD BOOK/PAGE: 1756 / 21-38
 DATA FILE: 18-1427
 SECTION, TOWNSHIP, RANGE: 10-19-24
 SCALE OF DRAWING: 1" = 30'
 JOB NO.: 18-1427

A PORTION OF THE NE. 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORM TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SUBJUNCT TO SECTION 412.027, FLORIDA STATUTES.

DOUGLAS G. WADE
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 4695

**NOTICE OF PUBLIC HEARING
RESOLUTION 2019-018**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING LOT SPLIT APPROVAL OF PROPERTY LOCATED NORTHWEST OF PICCIOLA ROAD AND SOUTH OF WOOD DUCK LANE, FRUITLAND PARK, FLORIDA, OWNED BY LIVE OAK ENTERPRISES, LLC; PROVIDING FOR A NOTICE TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

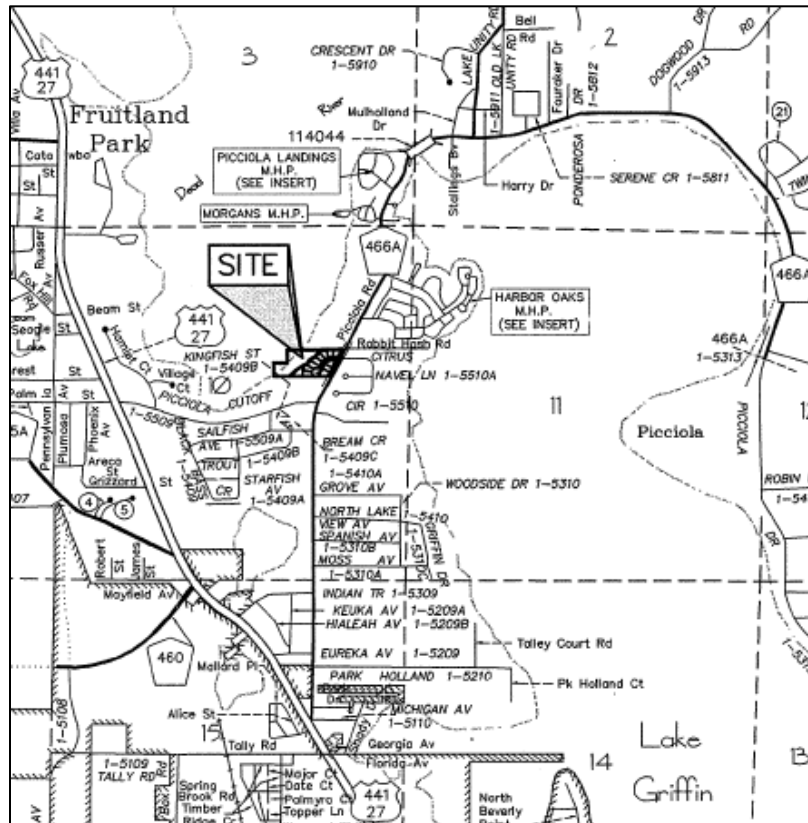
Notice of Intent is hereby given that the City of Fruitland Park will consider a lot split for property located in the City of Fruitland Park on Wood Duck Lane (alternate key 1289050).

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

- Fruitland Park Planning & Zoning Meeting on May 16, 2019 at 6:00 p.m.
- Fruitland Park City Commission Meeting on May 23, 2019 at 6:00 p.m.

All meetings will be held at the Commission Chambers, 506 W. Berckman Street, Fruitland Park, Florida. The proposed Resolution and metes and bounds legal description of the property may be inspected by the public between the hours of 8:00 a.m. to 5:00 p.m. Monday to Friday at the Community Development Department at City Hall. For further information call (352) 360-6727.

Interested parties may appear at the meetings and be heard with respect to the proposed Resolution. A person who decides to appeal any decision made by any board, agency or commission 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 which the appeal is based (Florida Statutes 286.0105).





March 4, 2019

Kelly Turner, CFM
Admin Assistant Community Development
City of Fruitland Park, FL

Mrs. Turner,

This letter is in response to the city engineer comments from the revised site review of 11/19/2018. Please accept this as our response to these comments so that we may proceed with the lot split for Live Oak Enterprises.

1. The new survey shows the proper easement configuration
2. The two parcels will use the same driveway apron then we will split the driveway and extend to each home
3. The sidewalk will be extended to the edge of the easement
4. The mailbox will be relocated so that it will be far enough away from the driveway access to these two homes
5. The two new homes will use the community mailbox and there is sufficient space in the box to allow this
6. The new parcels can be joined to the Picciola Reserve HOA, the owner will make these arrangements
7. Title work has been provided to the city staff showing there are no further easements or encumbrances

Thank you,
Ken Wagner, Mgr

A handwritten signature in blue ink that reads 'Ken Wagner'.

4 Corners Property Solutions
PO Box 490106
Leesburg, FL 34749



THIS DOCUMENT PREPARED BY/RETURN TO:
Fred A. Morrison, Esquire
McLin Burnsed P.A.
Post Office Box 491357
Leesburg, FL 34749-1357

WARRANTY DEED

(RESERVED FOR RECORDING)

THIS INDENTURE made this 04 day of February, 2019, between LIVE OAK ENTERPRISES, LLC, whose post office address is 1440 Brickell Bay Drive, #702, Miami, FL 33131, grantor*, and THE CITY OF FRUITLAND PARK, FLORIDA, whose address is 506 West Berckman Street, Fruitland Park, FL 34731, Grantee*.

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following-described land, situate and being in Lake County, Florida, to-wit:

A PORTION OF LOT 8, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY OF WOOD DUCK LANE AS SHOWN ON SAID PLAT OF PICCIOLA RESERVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF LOT 8, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 89°41'58" W., ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 32.99 FEET; THENCE N 28°30'00" E., DEPARTING FROM THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 8.66 FEET TO THE NORTHEASTERLY LOT LINE OF SAID LOT 8, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET, SAID CURVE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF WOOD DUCK LANE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°43'20" A DISTANCE OF 30.08 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 75°51'40" E., TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 8; THENCE S. 00°18'02" E., ALONG THE EAST LINE OF SAID LOT 8, DEPARTING FROM THE SOUTH RIGHT OF WAY OF WOOD DUCK LANE, A DISTANCE OF 0.17 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF LOT 9, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY OF WOOD DUCK LANE AS SHOWN ON SAID PLAT OF PICCIOLA RESERVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF LOT 9, PICCIOLA RESERVE, AS RECORDED IN PLAT BOOK 64, PAGES 27 AND 28, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N. 89°41'58" E., ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 35.48 FEET; THENCE N 28°30'00" E., DEPARTING FROM THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 35.67 FEET TO A POINT ON THE NORTHWESTERLY LOT LINE OF SAID LOT 9, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET, SAID CURVE ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF WOOD DUCK LANE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°16'40" A DISTANCE OF 64.17 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF S. 59°08'20" W., 61.15 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 9; THENCE S. 00°18'02" E., ALONG THE WEST LINE OF SAID LOT 9, DEPARTING FROM THE SOUTH RIGHT OF WAY OF WOOD DUCK LANE, A DISTANCE OF 0.17 FEET TO THE POINT OF BEGINNING.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



KEN WAGNER
PO BOX 490106
LEESBURG FL 34749

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the grantor has hereunto set grantor's hand and seal the day and year first above written.

Carol Farrow
(Signature of Witness)
Carol Farrow
(Print Name of Witness)

LIVE OAK ENTERPRISES, LLC

By: David Lennon
Title: Vice President

H Michelle Bakich
(Signature of Witness)
H Michelle Bakich
(Print Name of Witness)

STATE OF FLORIDA
COUNTY OF LAKE

EXECUTION of the foregoing instrument was acknowledged before me this 8th day of February, 2019, by David Lennon, as Vice President of Live Oak Enterprises, LLC, for the purposes expressed herein, and such person was either [CHECK ONE] _____ (a) personally known to me, or (b) produced as identification.

Helen Michelle Bakich
NOTARY PUBLIC-STATE OF FLORIDA
Helen Michelle Bakich
Printed or typed name of Notary

GG 175795
Commission Number
2-18-2022
Commission Expiration Date



HELEN MISHELLE BAKICH
Commission # GG 175795
Expires February 18, 2022
Bounded Thru Budget History Services



I certify that the foregoing is a true and accurate copy of the document as reflected in the Official Records. Portions may be redacted as required by law.
GARY J. COONEY, Clerk of the Circuit Court and Comptroller, Lake County, Florida
By: Gary J. Cooney, Deputy Clerk 2/11/2019 10:46:53 AM



**Development Application Review
Site Plan for Minor Lot Split
2nd REVISED SITE REVIEW 4/01/2019**

Applicant: Ken Wagner – 4 Corners Property Solutions, LLC
Ph: 352-636-9535 **Email:** 4cornerspropertysolutions@gmail.com

Address: PO Box 490106
Leesburg, FL 34749

Project: Picciola Reserve PH II
Parcel ID: 10-19-24-000100001600 **Alt Key:** 1289050

Mr. Wagner:

The City's Technical Review Committee (TRC) completed the review of the application submittal dated September 12, 2018 for the minor lot split and this document is to provide those responses and/or recommendations to date.

Development Review:

Original application dated received September 5, 2018 was incomplete and applicant was to re-submit a complete application packet for review.

City Attorney:

If the legal in the deed that was prematurely recorded where owner conveyed ROW to City is the correct legal description, then no further comment as to ROW. **RE-REVIEWED 3/26/2019**

City Engineer (BESH):

1. The right-of-way as shown on the submitted lot split drawing is properly deeded to the City of Fruitland Park.
2. An access easement is recorded over the joint driveway granting access for each lot to each half of the driveway. Easement should be meets and bounds description and match the submitted lot split drawing.

These conditions should be met prior to issuance of a building permit.

City Land Planner:

Staff recommends approval subject to the Engineering comments being addressed.

Building Review:

No comments.

Fire Review:

No comments.

Lake County Public Works:

No additional comments.

Police Review:

No comments.

City Staff Review:

Project tentatively scheduled for Planning and Zoning Board meeting April 18, 2019.

VIA EMAIL tkelley@fruitlandpark.org

March 26, 2019

Tracy Kelley
Community Development Director
City of Fruitland Park
506 W. Berckman Street
Fruitland Park, FL 34731

**RE: WAGNER LOT SPLIT
ALSO KNOWN AS PICCIOLA RESERVE PHASE II (BESH #081040.0061)
LOT SPLIT**

Dear Ms. Kelley:

At your request, I have reviewed the proposed lot split application. Based upon my review of the most recently submitted material, I recommend approval of the lot split as submitted with the following conditions.

1. The right-of-way as shown on the submitted lot split drawing is properly deeded to the City of Fruitland Park.
2. An access easement is recorded over the joint driveway granting access for each lot to each half of the driveway. Easement should be meets and bounds description and match the submitted lot split drawing.

These conditions should be met prior to issuance of a building permit.

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

Sincerely,



Brett J. Tobias, P.E.
btobias@besandh.com
BJT:am

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

SITE PLAN

Owner: Live Oak Enterprises, LLC

Applicant: Ken Wagner, 4 Corners Property Solutions, LLC

General Location: South of Wood Duck Lane and west of Picciola Rd

Number of Acres: 1.0 ± acres

Existing Zoning: Multi Family High Density (R-3)

Existing Land Use: Multi Family High Density

Date: February 25, 2019

Description of Project

The subject property is vacant and the applicant/owner are proposing to split the property into 2 lots.

Assessment

The proposed application indicates a minor lot split with access from Wood Duck Lane (city owned and maintained roadway). The applicant is proposing to dedicate additional right of way of Wood Duck Lane to access the proposed lots.

Setbacks are as follows:

From Wood Duck Lane - 30'

From Picciola Road – 30'

Rear Setback – 20'

Side Setback – 10'

Recommendation

Staff recommends approval subject to the Engineering comments being addressed.



*Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731*

*Tel. (352) 360-6727
Fax. (352) 360-6652*

September 14, 2018

RE: Sewer Service

TO WHOM IT MAY CONCERN:

The city sewer service is not available for the location listed below:

Location: Vacant Property
FRUITLAND PARK FL, 34731
Parcel: 10-19-24-000100001600
Alternate Key: 1289050

If I may be of further assistance, please do not hesitate to contact the Community Development Department.

Not signed to expedite delivery