



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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

<b>Board Members:</b> City Manager Gary La Venia, Chairman City Engineer BESH City Land Planner Greg Beliveau Building Official Jeff Gerling Fire Inspector Dan Hickey CDD Tracy Kelley	<b>Board Members:</b> Chief Eric Luce, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Public Works Director Dale Bogle Code Enforcement Officer Lori Davis Lake County Public Works Department
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**AGENDA**  
**TECHNICAL REVIEW COMMITTEE**  
**NOVEMBER 5, 2019**  
**10:00AM**

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- I. MEETING CALLED TO ORDER:**
- II. MEMBERS PRESENT:**
- III. MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from September 10, 2019
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
- A. Bailey Minor Subdivision (Alt Key 1761689)
- Michael S. Bailey, owner of a parcel of land located at 500 West Mirror Lake Drive, applied for a Minor Subdivision pursuant to Fruitland Park Land Development Regulations Section 157.050(b)(4). The proposed lots are consistent with the size and dimension criteria specified in Section 154.040 of the Land Development Code, to include the minimum lot size of 12,500 square feet. No new streets are proposed or required.

**MEMBERS' COMMENTS:**

**ADJOURNMENT:**



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727  
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<b>Board Members:</b> City Manager Gary La Venia, Chairman City Engineer BESH City Land Planner Liz Manno Building Official Jeff Gerling Fire Inspector Dan Hickey CDD Tracy Kelley	<b>Board Members:</b> Chief Eric Luce, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Public Works Director Dale Bogle Code Enforcement Officer Lori Davis Lake County Public Works Department
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**MINUTES**  
**TECHNICAL REVIEW COMMITTEE**  
**SEPTEMBER 10, 2019**  
**10:00AM**

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- I. MEETING CALLED TO ORDER:** Meeting called to order 10:01AM.
- II. MEMBERS PRESENT:** Board members present with exception of Fire Inspector Dan Hickey, Police Chief Eric Luce, Fire Chief Donald Gilpin, and Lake County Public Works Department.
- III. MINUTES FROM PREVIOUS MEETING:** Approve meeting minutes from May 7, 2019. Motion to approve meeting minutes from May 7, 2019 by Chairman La Venia. Second by City Engineer Brett Tobias. Approved.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
- A. International Car Wash (Alt Keys 1170621 & 1699754)
- CDD Kelley gave introduction to application and introduced Rick Hartenstein, Project Manager, on behalf of applicant. Applicant has re-designed the Site Plan and addressed all comments and concerns; concrete ballards have been added, updated environmental assessment report has been submitted.
- CDD Kelley reiterated fire comments and Project Manager Hartenstein commented fire flow tests would be conducted at applicant's expense for the fire hydrant located on CR 25A.
- No additional comments; staff recommends approval.

**MEMBERS' COMMENTS:**

Chairman La Venia inquired about pending City of Fruitland Park Soccer Field Rezoning application; Administrative Assistant Turner confirmed application moving to Planning and Zoning Board meeting on September 19, 2019.

Building Official Gerling questioned the TRC Board and if the committee is considered to be under the Sunshine Laws. CDD Kelley to research with City Attorney and report with regulations of current Technical Review Committee.

Public Works Director Bogle questioned timeline of IC International Car Wash project. CDD Kelley confirmed applicant granted clearing permit ahead of final approval; project to move quickly.

**ADJOURNMENT:** Meeting adjourned at 10:10AM.



**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: Michael S. & Cynthia J. Bailey  
 Address: 500 West Mirror Lake Drive, Fruitland Park, Florida 34731  
 Phone: 352-267-8421 Email: \_\_\_\_\_

Applicant Name: Michael S. Bailey  
 Address: 526 West Mirror Lake Drive, Fruitland, Park, Florida, 34731  
 Phone: 352-267-8421 Email: \_\_\_\_\_

Engineer Name: N/A  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property and Project Information:

**PROJECT NAME\*:** Bailey's Minor Subdivision - 4 Lots

\*A project name is required for all submissions. Please choose a name representative of the project for ease of reference.

Property Address: 500 West Mirror Lake Drive , Fruitland Park, Florida 34731

Parcel Number(s): 09-19-24-0400-037-00101 Section: 09 Township: 19 Range 24

Area of Property: 1.6 acres more or less Nearest Intersection: Mulberry Avenue and West Mirror Lake Drive

Existing Zoning: Residential R-2 Existing Future Land Use Designation: Residential R-2

Proposed Zoning: Residential R-2 Proposed Future Land Use Designation: Residential R-2

The property is presently used for: Residential (Vacant)

The property is proposed to be used for: Residential

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 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: Minor Subdivision for Residential Lot Sites.

**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.

Printed Name: Michael S. Bailey

Signature:  Date: 10/9/19

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/](http://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

OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Michael S. Bailey

\_\_\_\_\_, 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 a minor subdivision to allow 4 lots

- 3) That he/she has appointed Edward Petulla 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.

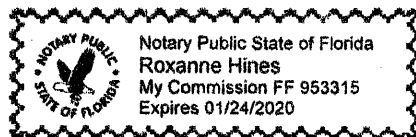
*Michael S. Bailey*  
Affiant (Owner's Signature)

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of SEPT., 20 19,  
by Michael S. Bailey who is personally known to me or has produced  
DRIVERS LICENSE as identification and who did or did not take an oath  
(Notary Seal)

Notary Public - State of Florida  
Commission No FF 953315  
My Commission Expires 01/24/2020

*Roxanne Hines*  
Signature  
ROXANNE HINES  
Printed Name



OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared Cynthia J. Bailey

\_\_\_\_\_, 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 a minor subdivision \_\_\_\_\_ to allow 4 lots \_\_\_\_\_

3) That he/she has appointed Edward Petulla \_\_\_\_\_ 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.

Cynthia J. Bailey  
Affiant (Owner's Signature)

State of Florida

County of Lake

The Foregoing instrument was acknowledged before me this 9th day of October, 20 19  
by Cynthia J. Bailey \_\_\_\_\_ who is personally known to me or has produced  
\_\_\_\_\_ as identification and who did or did not take an oath

(Notary Seal)



Sherie D. Lindh  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG058426  
Expires 1/23/2021

Notary Public - State of Florida  
Commission No GG-058426  
My Commission Expires 1/23/2021

Sherie D. Lindh  
Signature  
Sherie D. Lindh  
Printed Name

APPLICANT AFFIDAVIT

STATE OF FLORIDA

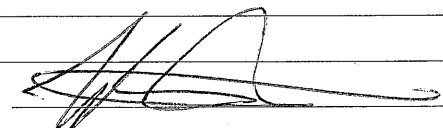
COUNTY OF LAKE

Before me the undersigned authority, personally appeared Edward Petulla

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

- 1) That he/she affirms and certifies that he/she understandings and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires a minor subdivision to allow 4 lots

\_\_\_\_\_  
\_\_\_\_\_



Affiant (Applicant's Signature)

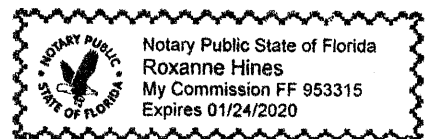
State of Florida  
County of Lake

The Foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of SEPT, 20 19,  
by EDWARD Petulla who is personally known to me or has produced  
PERSONALLY KNOWN as identification and who did or did not take an oath

(Notary Seal)

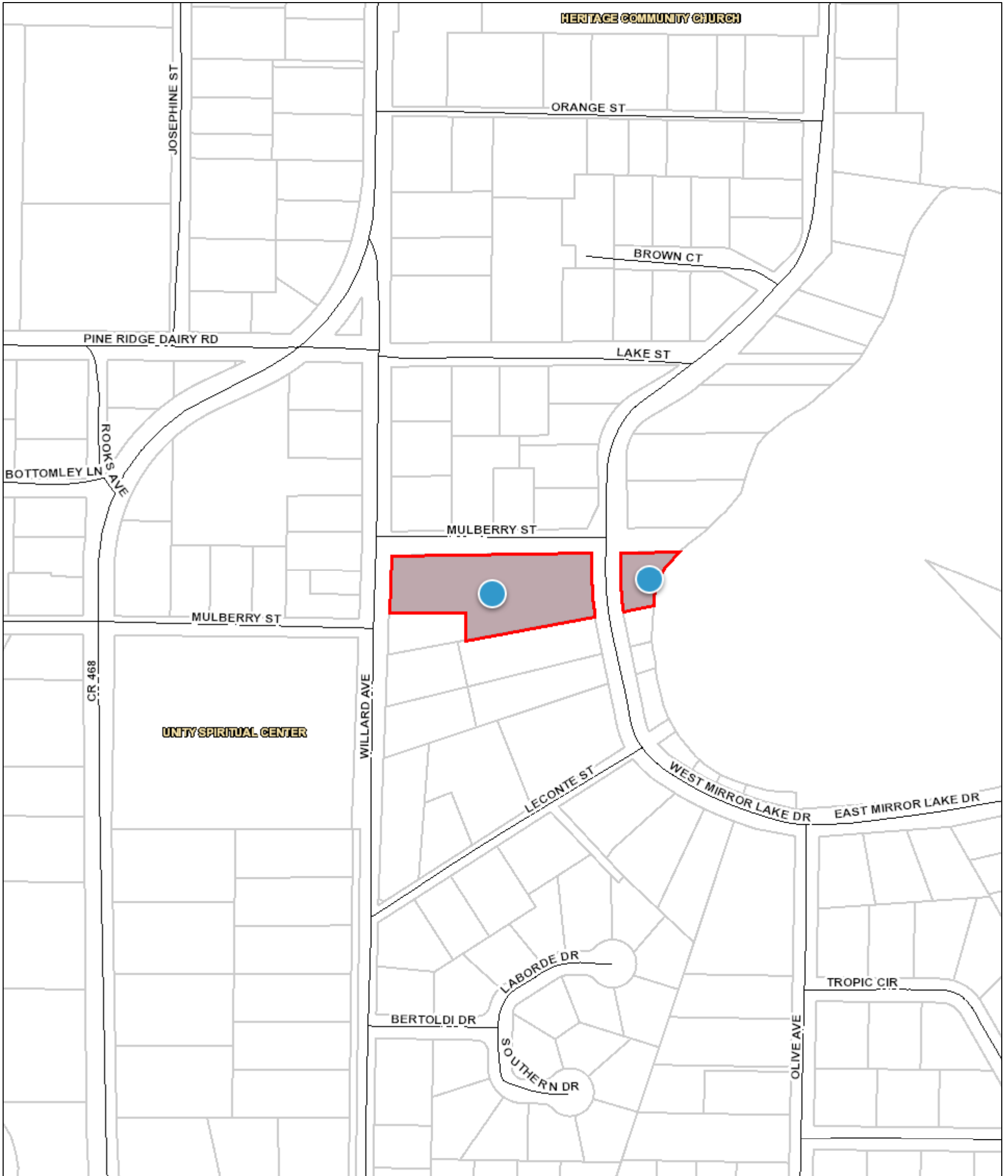
Notary Public - State of Florida  
Commission No FF 953315  
My Commission Expires 01/24/2020

Roxanne Hines  
Signature  
ROXANNE HINES  
Printed Name





# Site Location










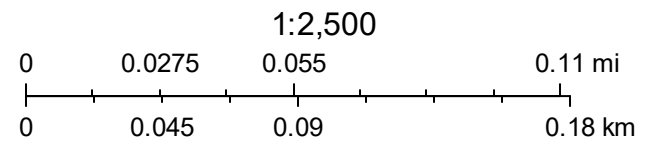
October 11, 2019

pointLayer

 Override 1

polygonLayer

-  Override 1
-  County Boundary
-  Street Names
-  Local Streets
-  Property Name
-  Tax Parcels
-  Surrounding Counties



Lake BCC

Legal Description:

Lot -1A

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North  $00^{\circ}14'15''$  East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North  $00^{\circ}14'15''$  East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North  $88^{\circ}55'34''$  East 308.09 feet to a point on said South Right of Way Line to Point of Beginning; thence continuing along said South Right of Way Line North  $89^{\circ}55'34''$  East 126.22 feet to point on the South Right of Way Line of Mulberry Street and West Right of Line of West Mirror Lake Drive; thence South along the West Right of Way Line of West Mirror Lake Drive on a curve concave to the Southeast having a Radius of 944.86 feet an arc distance of 131.84 feet; a chord bearing of South  $02^{\circ}41'27''$  East and a chord distance of 131.73 feet to a point on the West Right of Way Line West Mirror Lake Road and the South Line of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8; Thence along the said South Line of Lot 1 South  $79^{\circ}39'17''$  West 135.21 feet to a point on said south line of Lot 1; thence North  $00^{\circ}14'15''$  East 153.50 feet to the Point of Beginning.

Legal Description:

Lot- 1B

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North  $00^{\circ}14'15''$  East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North  $00^{\circ}14'15''$  East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North  $88^{\circ}55'34''$  East 434.30 feet to a point on said South Right of Way Line to and West Right of Line of West Mirror Lake Drive; thence continuing North  $88^{\circ}55'34''$  East 60.05 feet to the West Right of Way Line of West Mirror Lake Drive and the North Right of Way Line of Mulberry Street Extended The Point of Beginning: thence continuing along the South Right of way Line of Mulberry Street Extension North  $88^{\circ}55'34''$  East 180 feet more or less to Mirror Lake; thence Southerly along Mirror Lake 151 feet more or less to the South Line of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3 Page 8; thence along the South Line of said Lot 1 South  $79^{\circ}39'17''$  West 79.0 feet more or less to the Easterly Right of Way Line of West Mirror Lake Drive; thence North along the East Right of way Line of West Mirror Lake Drive on a curve concave to the Northwest having a Radius of 884.86 feet an arc distance of 122.13 feet; a chord bearing of North  $02^{\circ}29'09''$  West and a chord distance of 122.03 feet to a point on said West Right of Line of West Mirror Lake Drive and South Right of Way of Mulberry Street The Point of Beginning.

Legal Description:

Lot- 2

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North  $00^{\circ}14'15''$  East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North  $00^{\circ}14'15''$  East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North  $88^{\circ}55'34''$  East 208.06 feet to the Point of Beginning; thence continuing along the said South Right of Way North  $88^{\circ}55'34''$  East 100.03 feet to a point on said South Right of Way Line; thence South  $00^{\circ}14'15''$  West 153.50 feet to a point on the South Line of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8; thence along the South Line of said Lot 1 South  $79^{\circ}39'17''$  West 101.73 feet to a point on said Lot 1; thence North  $00^{\circ}14'15''$  East 169.90 feet to the Point of Beginning.

Legal Description:

Lot - 3

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North  $00^{\circ}14'15''$  East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North  $00^{\circ}14'15''$  East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North  $88^{\circ}55'34''$  East 108.03 feet to the Point of Beginning. Thence continuing along said South Right of Way Line North  $88^{\circ}55'34''$  East 100.03 feet to a point on said south right of Way Line; thence South  $00^{\circ}14'15''$  West 169.90 feet to a point on South Line of Lot , Block 37, Plan of Fruitland Park, Plat Book 3, Page 8; thence along the South Line of said Lot 1 South  $79^{\circ}39'17''$  West 46.68 feet to a point on said lot 1; thence North  $00^{\circ}17'33''$  East 57.01 feet to a point; thence North  $89^{\circ}52'08''$  West 54.17 feet to a point; thence North  $00^{\circ}14'15''$  East 119.27 feet to the Point of Beginning.

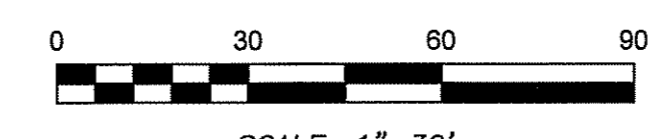
Legal Description:

Lot- 4

All that part or parcel of land situated in The Town of Fruitland Park, Lake County, Florida, described as follows:

Commence at the southwest corner of Lot 1, Block 37, Plan of Fruitland Park, Plat Book 3, Page 8, and the East Right of Line of Willard Avenue; thence North  $00^{\circ}14'15''$  East 87.00 feet to the Point of Beginning; thence continuing along the East Right of Line of Willard Avenue North  $00^{\circ}14'15''$  East 117.00 feet to the Northwest Corner of said Lot 1 and South Right of Way of Mulberry Street ; thence along the South Right of Way Line of Mulberry Street North  $88^{\circ}55'34''$  East 108.03 feet to a point of the said South Right of Way Line; thence South  $00^{\circ}14'15''$  West 119.27 feet; thence North  $88^{\circ}52'08''$ : West to the Point of Beginning.

GENERAL LEGEND			
■	FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)	BM	BENCH MARK
●	FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)	C/B	CONCRETE BLOCK
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	CM	CONCRETE MONUMENT
△	NAIL OR NAIL AND TAB (NUMBER NOTED IF AVAILABLE)	FND	FOUND
□	SET IRON PIN (1/2" PLS 4447)	IP	IRON PIPE
○	SET CONCRETE MONUMENT (4 1/4" PLS 4447)	IR	IRON ROD/PIN
○	GUY WIRE ANCHORS	LS	REGISTERED LAND SURVEYOR NUMBER
○	LIGHT POLE	LS	LICENSED BUSINESS NUMBER
○	POWER POLE	MEA	MEASURED
○	POWER/LIGHT POLE	MB	MEASURED BEARING OR DISTANCE
○	POWER/LIGHT/TRANSFORMER POLE	PCP	PERMANENT CONTROL POINT
○	ROAD INSTRUCTION SIGN	PT	POINT OF TANGENCY
○	WATER VALVE	PC	POINT OF CURVATURE
○	FIRE HYDRANT	PCC	POINT ON CURVE
○	POWER CONNECTION BOX	PL	PLAT
○	TELEPHONE BOX	N/T	NAIL AND TAB
○	CABLE BOX/MARKER SIGN	POB	POINT OF BEGINNING
○	STORM SEWER MAN HOLE	FB	FLAT BOOK
○	OVERHEAD POWER LINE	PG	PAGE
○	SANITARY SEWER MAN HOLE	ORB	OFFICIAL RECORDS BOOK
○	CENTER LINE	○	WELL
○	WIRE FENCE LINE	○	SPOT ELEVATION
○	CHAIN LINK FENCE LINE	○	BENCH MARK LOCATION (WHEN APPROPRIATE)
○	WATER METER (d = DOUBLE)	○	RIGHT-OF-WAY
○	STORM DRAIN	○	GAS VALVE
		○	METERED END SECTION
		○	MAIL BOX

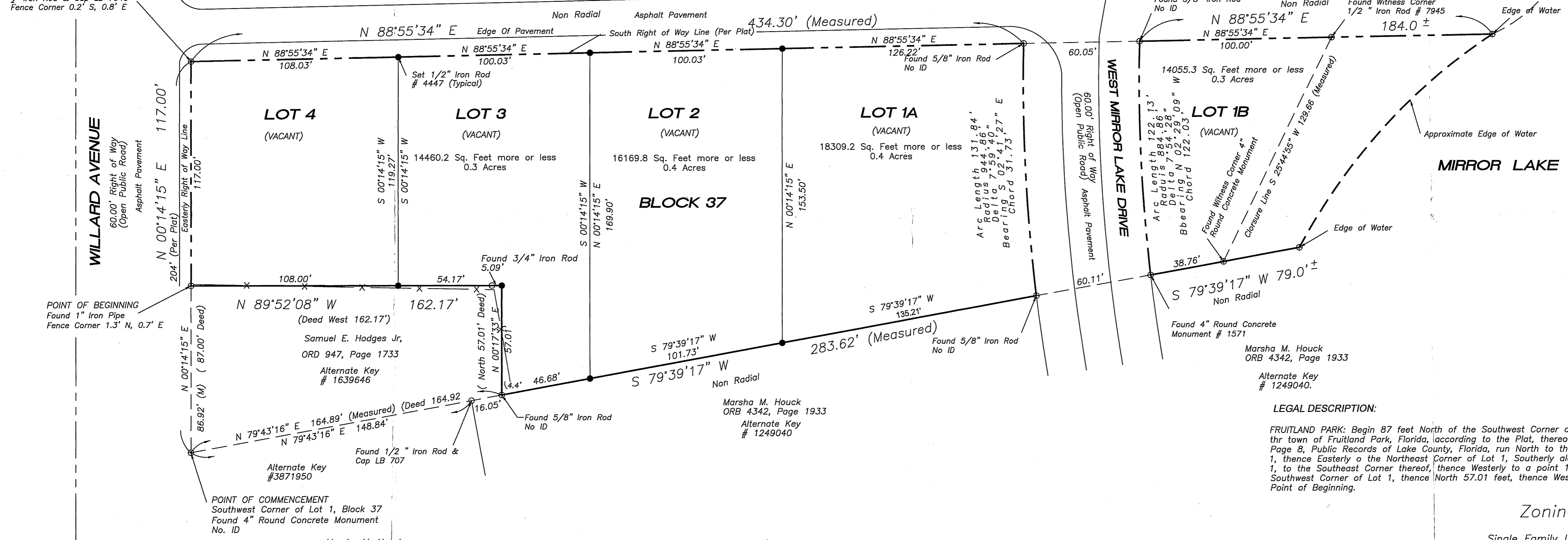


SCALE: 1"=30'  
John L. Gunter, Jr. & Kathleen A.

ORB 978, Page 1582

Alternate Key # 2924853.

Northwest Corner of Lot 1, Block 37  
1/2" Iron Rod & Cap LB 7945  
Fence Corner 0.2' S, 0.8' E



**Zoning**

Single Family Lake Front  
Residential R-2  
ORB = Official Records Book

**SURVEYOR'S NOTES:**

- DESCRIPTION AND INSTRUCTIONS FOR THIS SURVEY WERE FURNISHED BY CLIENT.
- BEARINGS BASED ON THE SOUTH LINE OF LOT 1 BLOCK 37, PLAN OF FRUITLAND PARK, PLAT BOOK 3, PAGE 8, AS BEING S 79°39'17" W (ASSUMED BEARING)
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD.
- THIS COMPANY IS NOT RESPONSIBLE FOR FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE TITLE POLICY. THIS PROPERTY WAS NOT ABSTRACTED FOR TITLE BY THIS COMPANY.
- ANY COPIES OF THIS SURVEY NOT SIGNED AND SEALED WITH EMBOSSED SURVEYOR'S SEAL BEARING THE NAME AND REGISTRATION NUMBER OF THE SURVEYOR IN RESPONSIBLE CHARGE ARE INVALID. THIS PLAT HAS BEEN PRODUCED FOR THE PURPOSES AND USES OF THE CLIENT NAMED HEREON. ANY REPRODUCTION, TOTAL OR IN PART, BY ANY METHOD, WITHOUT THE EXPRESS CONSENT AND APPROVAL OF THE CLIENT AND/OR THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS HEREON IS STRICTLY FORBIDDEN.

REVISION	NO.	BY	DATE
	1		30'

**PETULLA SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYOR  
EDWARD B. PETULLA, P.L.S.  
101 WEBER AVENUE  
LEESBURG, FL 34748  
(352) 516-0731  
FAX (352) 515-0600

EDWARD B. PETULLA, P.L.S.  
Professional Land Surveyor & Mapper, No. 4447, State of Florida  
Date: 10/19/19

NOTE: 1) Reproductions of this search not valid unless embossed with seal and certification limited to person or persons named herein.  
2) There are no easements or encroachments visible on the ground other than shown herein.

MINOR SUBDIVISION  
FRUITLAND PARK LOT 1 BLOCK 37  
Cynthia J. and Michael S. Bailey  
FRUITLAND PARK, FLORIDA

**PETULLA SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYOR  
EDWARD B. PETULLA, P.L.S.  
101 WEBER AVENUE  
LEESBURG, FL 34748  
(352) 516-0731  
FAX (352) 515-0600

City of Fruitland Park  
Department  
OCT 11 2019

PROJECT NUMBER: \_\_\_\_\_  
DRAWING FILE NUMBER: \_\_\_\_\_  
SHEET 1



GENERAL LEGEND			
■	FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)	BM	BENCH MARK
●	FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)	C/B	CONCRETE BLOCK
○	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	CM	CONCRETE MONUMENT
△	FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)	FND	FOUND
⊙	FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	IP	IRON PIPE
⊕	SET IRON PIN (1/2" PLS #4447)	IR	IRON ROD/PIN
⊖	SET IRON PIPE (1/2" PLS #4447)	LS	REGISTERED LAND SURVEYOR NUMBER
□	SET CONCRETE MONUMENT	LB	LICENSED BUSINESS NUMBER
⊘	MEASURED	MEA	MEASURED
( )	DESCRIBED BEARING OR DISTANCE	( )	DESCRIBED BEARING OR DISTANCE
R/W	RIGHT-OF-WAY	R/W	RIGHT-OF-WAY
PRM	PERMANENT REFERENCE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT	PCP	PERMANENT CONTROL POINT
PT	POINT OF TANGENCY	PT	POINT OF TANGENCY
PC	POINT OF CURVATURE	PC	POINT OF CURVATURE
POC	POINT ON CURVE	POC	POINT ON CURVE
PL	PLAT	PL	PLAT
N/T	NAIL AND TAB	N/T	NAIL AND TAB
P/B	POINT OF BEGINNING	P/B	POINT OF BEGINNING
PB	PLAT BOOK	PB	PLAT BOOK
PG	PAGE	PG	PAGE
ORB	OFFICIAL RECORDS BOOK	ORB	OFFICIAL RECORDS BOOK
⊙	WELL	⊙	WELL
⊙	SPOT ELEVATION	⊙	SPOT ELEVATION
⊙	BENCH MARK LOCATION (WHEN APPROPRIATE)	⊙	BENCH MARK LOCATION (WHEN APPROPRIATE)
⊙	GAS METER/MARKER POST	⊙	GAS METER/MARKER POST
⊙	GAS VALVE	⊙	GAS VALVE
⊙	MITERED END SECTION	⊙	MITERED END SECTION
⊙	MAIL BOX	⊙	MAIL BOX

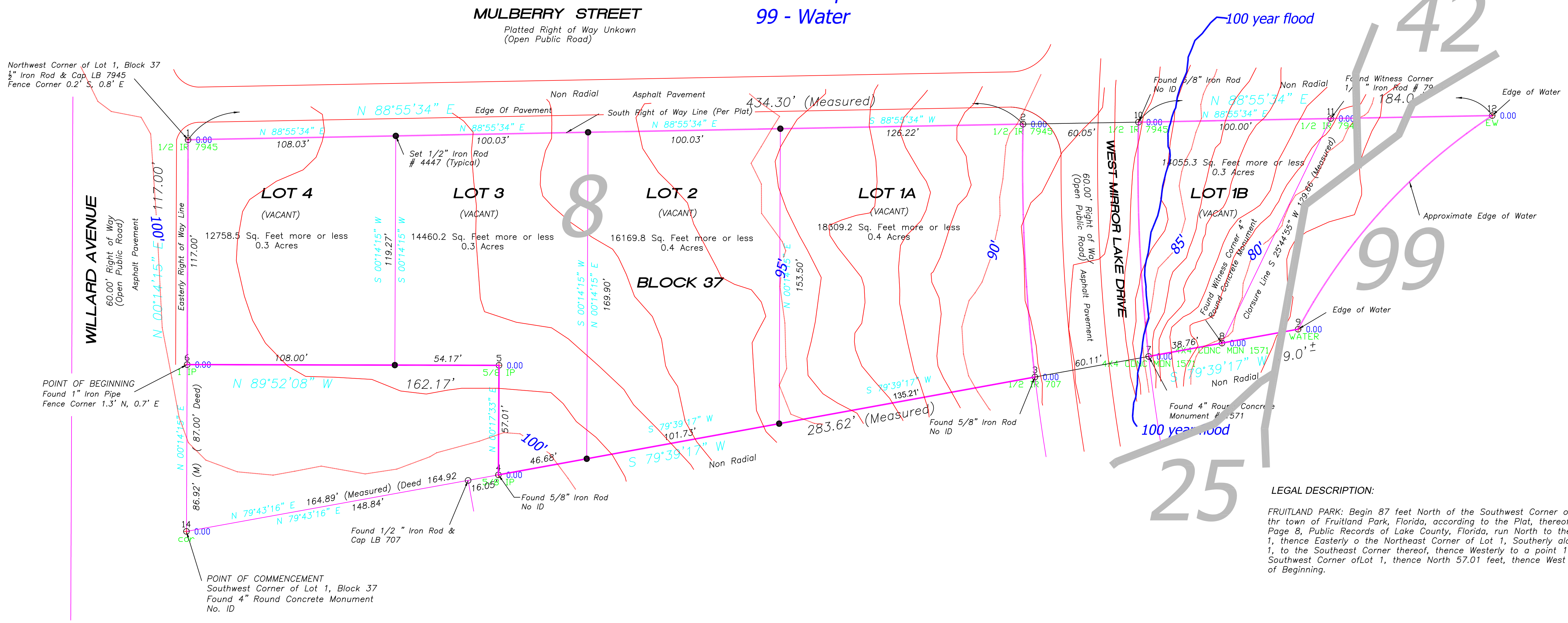
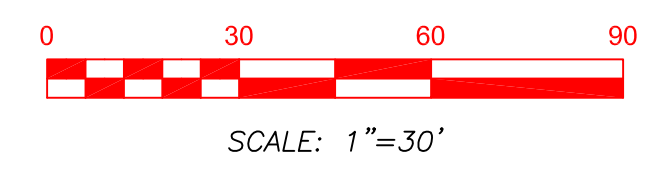
REVISION	NO.	BY	DATE

EDWARD R. PETULLA, P.L.S.  
Professional Land Surveyor & Mapper, No. 447, State of Florida

NOTE: 1) Reproductions of this sketch not valid unless embossed with the seal and verification limited to person or persons named herein.  
2) There are no easements or encroachments visible on the ground other than shown herein.

**Soils Key:**

- 8 - Candler Sand, 0 to 5% slope
- 25 - Kendrick Sand, 5 to 8% slope
- 42 - Pompano Sand
- 99 - Water



**LEGAL DESCRIPTION:**

FRUITLAND PARK: Begin 87 feet North of the Southwest Corner of Lot 1 ; in Block 37 in the town of Fruitland Park, Florida, according to the Plat, thereof recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, run North to the Northwest Corner of Lot 1, thence Easterly to the Northeast Corner of Lot 1, Southerly along the East Line of Lot 1, to the Southeast Corner thereof, thence Westerly to a point 164.92 feet East of the Southwest Corner of Lot 1, thence North 57.01 feet, thence West 162.17 feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

- DESCRIPTION AND INSTRUCTIONS FOR THIS SURVEY WERE FURNISHED BY CLIENT.
- BEARINGS BASED ON THE SOUTH LINE OF LOT 1 BLOCK 37, PLAN OF FRUITLAND PARK, PLAT BOOK 3, PAGE 8, AS BEING S 79°39'17" W (ASSUMED BEARING)
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF RECORD.
- THIS COMPANY IS NOT RESPONSIBLE FOR FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE TITLE POLICY. THIS PROPERTY WAS NOT ABSTRACTED FOR TITLE BY THIS COMPANY.
- ANY COPIES OF THIS SURVEY NOT SIGNED AND SEALED WITH EMBOSSED SURVEYOR'S SEAL BEARING THE NAME AND REGISTRATION NUMBER OF THE SURVEYOR IN RESPONSIBLE CHARGE ARE INVALID. THIS PLAT HAS BEEN PRODUCED FOR THE PURPOSES AND USES OF THE CLIENT NAMED HEREON. ANY REPRODUCTION, TOTAL OR IN PART, BY ONLY METHOD, WITHOUT THE EXPRESS CONSENT AND APPROVAL OF THE CLIENT AND/OR THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS HEREON IS STRICTLY FORBIDDEN.

SUBDIVISION OF PROPERTY

FRUITLAND PARK LOT 1 BLOCK 37

**Cynthia J. and Michael S. Bailey**

FRUITLAND PARK, FLORIDA

PETULLA SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING

EDWARD R. PETULLA, P.L.S.  
101 WEBER AVENUE  
LEESBURG, FL 34748  
(352) 516-0731  
FAX: (352) 315-6800

PROJECT NUMBER: DRAWING FILE NUMBER:

SHEET 1





**DEVELOPMENT REVIEW APPLICATION  
BAILEY MINOR SUBDIVISION  
October 28, 2019**

**APPLICATION CONSIDERED COMPLETE OCTOBER 11, 2019**

**Property Owner/Applicant:** Bailey Michael S & Cynthia J  
**Phone:** 352-267-8421  
**Email:** No email address on file  
**Address:** 526 W Mirror Lake Dr,  
Fruitland Park, FL 34731

**Appointed Agent:** Edward Petulla  
**Phone:** 352-753-3458  
**Email:** [epchief1@gmail.com](mailto:epchief1@gmail.com)  
**Address:** 1510 Lozano Ave,  
Lady Lake, FL 32159

**Project Name:** Bailey Minor Subdivision  
**Parcel ID:** 09-19-24-0400-037-00101  
**Alt Key:** 1761689  
**Project Address:** 500 W Mirror Lake Dr  
Fruitland Park, FL 34731

Michael Bailey:

Herein are the comments preceding the scheduled TRC Board meeting on November 5, 2019.

**Development Review:**

The *initial application fees* are as follows:

Minor Lot Split (City)	\$200.00 PAID
LPG (Land Planner)	\$400.00 PAID
BESH (Engineer)	\$700.00 PAID
Pre-application meeting	*to be invoiced
Mailings	*actual cost

Per City Ordinance 2008-023 these are the applicable fees as of date; however, there may be additional fees associated with the application(s) that will be passed to the applicant(s), including addressing through Lake County Public Safety Support and Contractual Services.

**City Attorney:**

No comments received at time of Development Application Review.

**City Engineer (BESH):**

Clarify the intent of Lots 1A and 1B. Is it intended for these lots to be separate lots, or conveyed together? Lot 1B appears to be completely encumbered by the 100-year flood, and likely has unlocated wetlands adjacent to mirror lake. As such, it is unclear if Lot 1B is a “buildable” lot.

**City Land Planner:**

Staff recommends approval of the minor subdivision.

**Lake County Schools:**

The application indicated a 4-lot subdivision, however; the subdivision plan indicates 5 lots. Can you please clarify? Will Lot 1B be used for a different purpose? Residential subdivisions proposing more than four residential dwelling units are subject to school concurrency review.

**Fire Review:**

Please provide utility page. Show locations of fire hydrants and main sizes.

**Building Review:**

No comments received at time of Development Application Review.

**Lake County Public Works:**

No comments received at time of Development Application Review.

**Police Review:**

No comments received at time of Development Application Review.

**City Staff Review:**

Application does not include vacate of Mulberry Street as per previous correspondence with applicant. The proposed development to proceed as per the City’s Land Development Codes for Minor Subdivision.

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

**MINOR SUB**

**Owner:** Michael S. and Cynthia J. Bailey

**General Location:** West Mirror Lake Drive, Mulberry St, & Willard Ave

**Number of Acres:** 1.6 ± acres

**Existing Zoning:** Residential R-2

**Existing Land Use:** SF Medium Density

**Date:** October 14<sup>th</sup>, 2019

**Description of Project**

The owners are seeking a minor subdivision.

	<b>Surrounding Zoning</b>	<b>Surrounding Land Use</b>
<b>North</b>	R-2	SF Medium Density (4 units/acre)
<b>South</b>	R-2	SF Medium Density
<b>East</b>	R-2	SF Medium Density
<b>West</b>	R-2	SF Medium Density

**Assessment**

The proposed project meets the definition of a minor subdivision as described under Chapter 157.050 (b)(2). It is under single ownership and is being divided into less than five (5) parcels. No new streets are proposed or required. All proposed lots meet or exceed the dimensional requirements of the Land Development Code.

The proposed project is consistent with the area both in size and density. The land use and surrounding land use is SF Medium Density, which allows 4 units/acre. The zoning and surrounding zoning is R-2. Lots immediately to the North, South, East, and West, range from .12 acres to .48 acres. The proposed minor subdivision lots are .3 to .4 acres in size, which is consistent with the lot sizes in the area. The proposed lots are consistent with Section 154.040 of the Land Development Code, of size and dimension criteria. The lots all meet the minimum 12,500 square feet minimum lot size, and lot width of 80' along one street. The proposed lots meet or exceed the required setbacks of front 30', sides 10', and rear 20'.

**Recommendation**

Staff recommends approval of the minor subdivision.

VIA EMAIL [tkelley@fruitlandpark.org](mailto:tkelley@fruitlandpark.org)

October 15, 2019

Kelly Turner, CFM  
Administrative Assistant  
City of Fruitland Park  
506 W. Berckman Street  
Fruitland Park, FL 34731

**RE: BAILEY MINOR SUBDIVISION (BESH #081040.0072)  
MINOR SITE PLAN**

Dear Ms. Turner:

Per your email dated October 11, 2019, I have reviewed the documents which were attached for the above referenced project. Based on my review, my comments are below.

1. Clarify the intent of Lots 1A and 1B. Is it intended for these lots to be separate lots, or conveyed together? Lot 1B appears to be completely encumbered by the 100-year flood, and likely has unlocated wetlands adjacent to mirror lake. As such, it is unclear if Lot 1B is a "buildable" lot.

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

Sincerely,



Brett J. Tobias, P.E.  
[btobias@besandh.com](mailto:btobias@besandh.com)  
BJT:am



## **FIRE PREVENTION AND INSPECTIONS**

Date: October 14, 2019  
Permit # Deveopment Review  
Name: Cyntha J & Michael S Bailey  
Project: Bailey Minor Subdivision  
Address: Lot 1 Block 37  
Fruitland Park , Fl. 34731

Minor Development Review

1. Please provide utility page
2. Show locations of fire hydrants and main sizes

**Any Errors or omissions in these plans/specs shall be made to conform to the Florida Fire Life Safety Code.**

Sincerely,

Daniel Hickey

**From:** [Lavalley, Helen C](#)  
**To:** [Kelly Turner](#)  
**Subject:** RE: Bailey Minor Subdivision  
**Date:** Wednesday, October 16, 2019 11:05:38 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Hi Kelly:

Residential subdivisions proposing more than four residential dwelling units are subject to school concurrency review.

Let me know if you have any questions.

Thanks,

*Helen LaValley*

Lake County Schools  
352-253-6694



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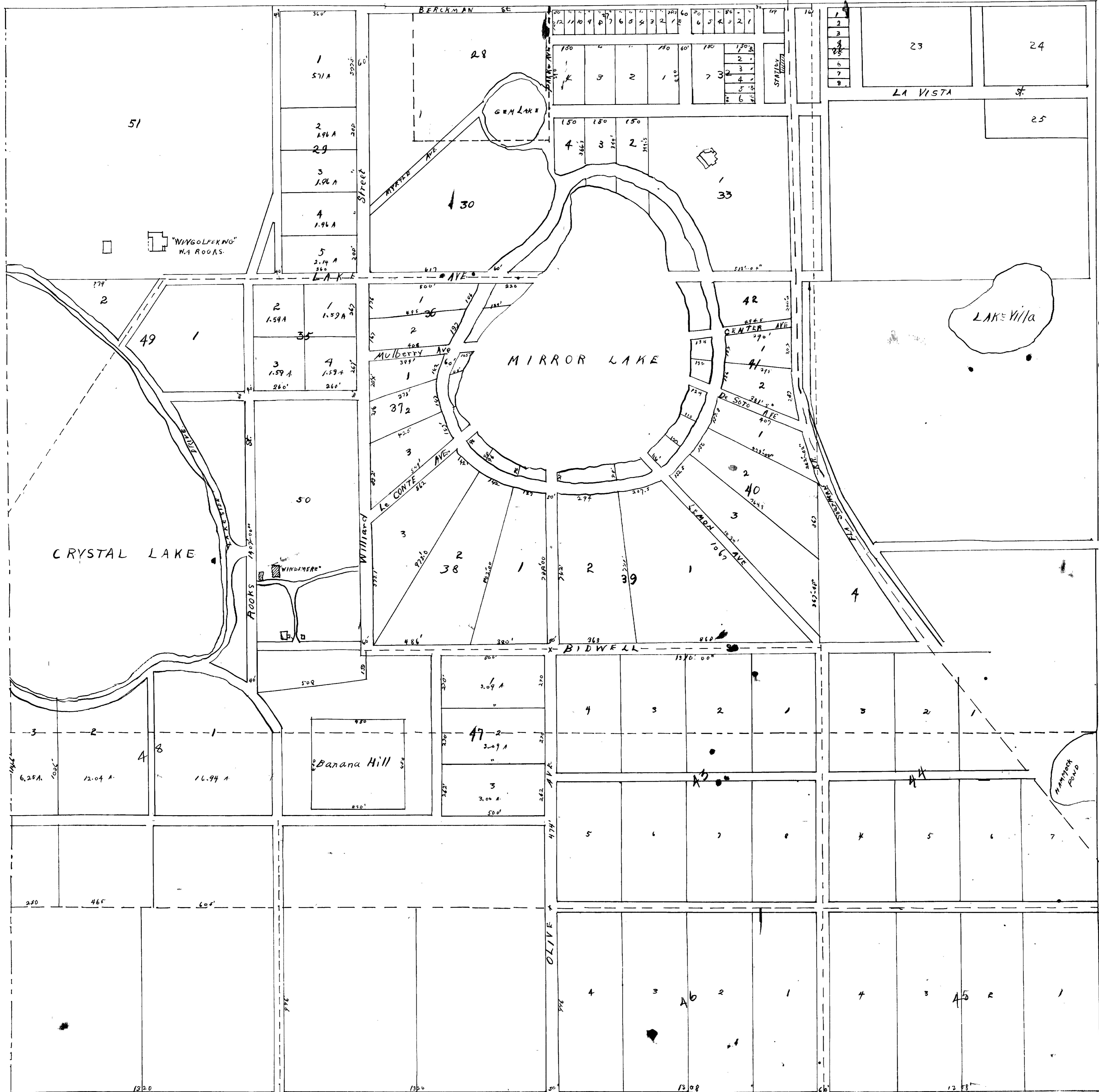
**From:** Kelly Turner <kturner@fruitlandpark.org>  
**Sent:** Friday, October 11, 2019 3:02 PM  
**To:** Tracy Kelley <tkelley@fruitlandpark.org>  
**Cc:** Amy Malone <amalone@besandh.com>; Anita Geraci (anita@agclaw.net) <anita@agclaw.net>; 'Beliveau, Greg' <gregb@lpgurp.com>; Brett Tobias <btobias@besandh.com>; Dale Bogle <dbogle@fruitlandpark.org>; Dan Hickey <dhickey@fruitlandpark.org>; Donald Gilpin <dgilpin@fruitlandpark.org>; Duane Booth <duanebooth@besandh.com>; Erik D. Luce <eluce@fruitlandpark.org>; Gary La Venia <glavenia@fruitlandpark.org>; Jeff Gerling <jeff@alpha-florida.com>; Jeni Simken <jsimken@fruitlandpark.org>; Lavalley, Helen C <LavalleyH@lake.k12.fl.us>; Lori Davis <ldavis@fruitlandpark.org>; Marie Azzolino <mazzolino@fruitlandpark.org>; Sheila Kilgore (sheila@agclaw.net) <sheila@agclaw.net>; sherie@lpgurp.com; SLynch@lakecountyfl.gov; Tracy Garcia <tgarcia@lakecountyfl.gov>  
**Subject:** Bailey Minor Subdivision

**CAUTION:** This email originated from outside the LCSB organization. Do not click links or open attachments unless you recognize the sender and know the content is safe!

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Board Members,

Please follow Dropbox link to access Bailey Minor Subdivision application submittal for review: <https://www.dropbox.com/sh/6fxr0xrt0bmix1k/AAADgZTRwd04UJeFWV4WC1Mla?dl=0>. Please forward review comments, even if "no comment".



PLAN OF FRUITLAND PARK

Scale 200 feet = 1 inch

H. J. Campbell

Filed for record November 17, 1915  
 Recorded November 27, 1915

State of Florida, Duval County  
 I, W. N. Patton, Clerk Duval County  
 do hereby certify that the foregoing is a true and correct copy of the original  
 plat of Fruitland Park as shown on Plat Book No. 1  
 May 1915 of the public records of Duval County, Florida.  
 W. N. Patton  
 Clerk Duval County