

506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

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

TRC Members:

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

PHONE: 352 360-6727

FAX: 352 360-6652

REVISED AGENDA TECHNICAL REVIEW COMMITTEE (TRC) July 11, 2023 10:00AM

I. MEETING START TIME:

Public Works Director

- II. MEMBERS PRESENT:
- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from June 6, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. Mirror Lake Phase 2 – Final Plat/Easement (Alternate Key: 3897102)

Final Plat

A final plat is requested to develop Phase 2 of a 166-lot subdivision. Phase 2 consists of 76 lots, while Phase 1 (existing) consists of 90 lots. It should be noted that the applicant has requested to build model homes within the development. As the model homes were not previously presented/addressed, the city's land planner has advised that a minor site plan is required. One lot (lot 135) will be designated as a sales office (in the garage) and five (5) lots will be allotted as models.

Release of Utility Easement

The applicant has requested the termination of a utility easement [outlined in Resolution 2006-032]. A termination of easement will need to be recorded in the public records once the city finds that retaining such easements are no longer necessary. A title opinion for the property will need to be updated with an effective date that is within 30 days of plat recording.

Additionally, the NOC recorded in O.R. Book 6115, page 555 must be terminated prior to the recording of the final plat. Note that the utility easement must be approved in conjunction with the final plat approval.

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:

LEGAL DESCRIPTION

A REPLATTING OF A PORTION OF TRACT F. MIRROR LAKE VILLAGE. AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE RUN SOUTH 89°19'20"EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9 FOR A DISTANCE OF 1314.70' FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°40'40' EAST FOR A DISTANCE OF 1653.25' TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF TRACT C OF MIRROR LAKE VILLAGE AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, ALSO BEING THE NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY LINE; RUN NORTH 89°03'42" WEST FOR A DISTANCE OF 49.10 FEET: THENCE RUN NORTH 81°31'45" WEST FOR A DISTANCE OF 42.56 FEET: THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 97.52 FEET TO A POINT ON THE EASTERLY LINE OF PLAN OF FRUITLAND PARK AS RECORDED IN PLAT BOOK 3, PAGE 8 OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE EASTERLY LINE OF MIRROR LAKE MANOR AS RECORDED IN PLAT BOOK 23, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 29°23'19" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 650.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, MIRROR LAKE ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 1 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°25'16" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 2.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE RUN NORTH 29°53'16" WEST ALONG THE EASTERLY LINE OF SAI LOT 11 FOR A DISTANCE OF 150.98 FEET TO A POINT ON THE NORTH LINE OF TRACT F, OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING THE AFORESAID EASTERLY LINE OF LOT 11, MIRROR LAKE ESTATES, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF AFORESAID TRACT F: RUN NORTH 88°46'28" EAST FOR A DISTANCE OF 157.84 FEET; THENCE RUN NORTH 2918'54" WEST FOR A DISTANCE OF 4.07 FEET; THENCE RUN NORTH 5312'15" EAST FOR A DISTANCE OF 60.51 FEET; THENCE RUN NORTH 53°04'36" EAST FOR A DISTANCE 206.19 FEET TO THE SOUTHWEST CORNER OF TRACT G OF AFORESAID MIRROR LAKE VILLAGE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID TRACT G; THENCE RUN NORTH 60°42'25" EAST FOR A DISTANCE OF 50.63 FEET; THENCE RUN SOUTH 29°18'53" EAST FOR A DISTANCE OF 147.22 FEET; THENCE RUN NORTH 60°40'10" EAST FOR A DISTANCE OF 92.54 FEET; THENCE RUN NORTH 29°19'50" WEST FOR A DISTANCE OF 147.16 FEET; THENCE RUN NORTH 60°38'53" EAST FOR A DISTANCE OF 240.71 FEET: TO THE SOUTHEAST CORNER OF SAID TRACT G ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ABANDONED ATLANTIC COAST LINE RAILROAD LINE AND POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1936.45 FEET WITH A CHORD BEARING OF SOUTH 29°41'05" EAST AND CHORD DISTANCE OF 64.79 FEET: THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'01" FOR A DISTANCE OF 64.79 FEET TO THE POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°07'17" EAST FOR A DISTANCE OF 8.80 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1928.95 WITH A CHORD BEARING OF SOUTH 33°38'46" EAST AND A CHORD DISTANCE OF 192.93; 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CONTAINS 14.41 ACRES MORE OR LESS.

LEGEND:

- STORM GRATE
- CONCRETE MONUMENT AS NOTED
- CLEANOUT
- STORM MANHOLE
- ELECTRIC BOX/RISER
- FIRE HYDRANT
- FOUND MONUMENT AS NOTED MITERED END SECTION
- PHONE RISER

- SANITARY MANHOLE
- UTILITY STUB UP SEWER VALVE
- WATER VALVE
- CONCRETE MONUMENT
- RADIUS
- CHORD
- CHORD BEARING
- DIR DIRECTION DELTA
- LENGTH
- OFFICIAL RECORDS
- P.B. PLAT BOOK
- PAGE
- PROFESSIONAL SURVEYOR AND MAPPER

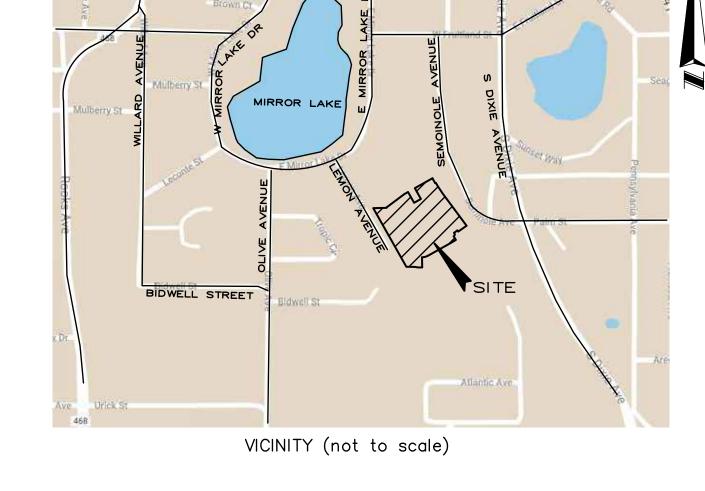
PROFESSIONAL SURVEYOR AND MAPPER

- UTILITY EASEMENT
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE

→ 105.00' SPOT ELEVATIONS AND LOCATION

----BW---- BURIED WATER LINE ---BFM--- BURIED FORCE MAIN

- MEASURED
- (P) PLATTED MEASURED & PLATTED



SCHEDULE B-II EXCEPTIONS

- 2. EASEMENT FOR WATER PIPE CONTAINED IN WARRANTY DEED RECORDED MAY 1, 1944, IN DEED BOOK 218, PAGE 21, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS A PORTION OF THE SUBJECT PROPERTY, AFFECTED AREA IS SHOWN)
- 3. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN ON THE PLAT OF MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGE(S) 92 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTRY, FLORIDA BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C) (AFFECTS SUBJECT PROPERTY)
- 4. ORDINANCE NUMBER 87-003 RECORDED MARCH 14, 1988, IN OFFICIAL RECORDS BOOK 956, PAGE 1444, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- 5. INTENTIONALLY DELETED
- 6. BLANKET UTILITY EASEMENTS IN FAVOR OF THE CITY OF FRUITLAND PARK AS RETAINED IN RESOLUTION 2006-032 RECORDED DECEMBER 13, 2006, IN OFFICIAL RECORDS BOOK 3325, PAGE 233, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 7. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED ON MARCH 16, 2015, IN OFFICIAL RECORDS BOOK 4597, PAGE 557; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED JANUARY 6, 2016 IN OFFICIAL RECORDS BOOK 4724, PAGE 1921 AND RECORDED JULY 15, 2021 IN OFFICIAL RECORDS BOOK 5752, PAGE 1941; CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION RECORDED AUGUST 2, 2021 IN OFFICIAL RECORDS BOOK 5763, PAGE 796; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED NOVEMBER 2, 2021, IN OFFICIAL RECORDS BOOK 5828, PAGE 1638, AND ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED ON OCTOBER 29, 2018, IN OFFICIAL RECORDS BOOK 5825, PAGE 2018, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- 8. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE 2019-001, RECORDED IN OFFICIAL RECORDS BOOK 5311, PAGE 250, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)
- 9. RESOLUTION RECORDED ON OCTOBER 19, 2021, IN OFFICIAL RECORDS BOOK 5817, PAGE 545, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY)

SURVEYOR'S NOTES:

Bearings shown hereon are based on the Westerly line of Tract "F", Mirror Lake Village as being N29°23'19"W . (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

This survey was performed with the benefit of a Title Insurance Commitment, prepared by Commonwealth Land Title Insurance Company, Commitment number 9040734, effective date 09/14/2021 at: 5:00 PM; Revision #1 09-20-2021. and Property Information Report prepared by First American Title Insurance Company FATIC File No. 2037—6290381 through December 19,2022 at 8:00A.M. REV1— Revised January 17, 2023.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Lake County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Underground utilities shown hereon were located and marked by the individual utility companies. This surveyor only shows these above ground markings as field located and is not responsible for inaccurate and/or possible utilities not shown.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown are beyond the professional purview of the surveyor and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flood hazard, according to Flood Insurance Rate Map panel number 12069C0306E, map revised 12/18/2012. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

Elevations shown hereon are based on City of Leesburg Datum, Benchmark number LE16, elevation being 137.00. North American Vertical Datum 1988

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There are no buildings on the property, no addresses posted.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right—of—way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary

CERTIFIED TO:

COMMONWEALTH LAND TITLE INSURANCE COMPANY GSL HOLDINGS I LLC FRUITLAND PARK, LLC COBB COLE, PA PARK SQUARE ENTERPRISES, LLC LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. FLAGSTAR BANK FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(b), 16 & 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 8/12/2021.

SIGNATURE_____

JAMES L. RICKMAN. FLORIDA LICENSED SURVEYOR AND MAPPER #5633 FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723 COMPANY Founded in 1988

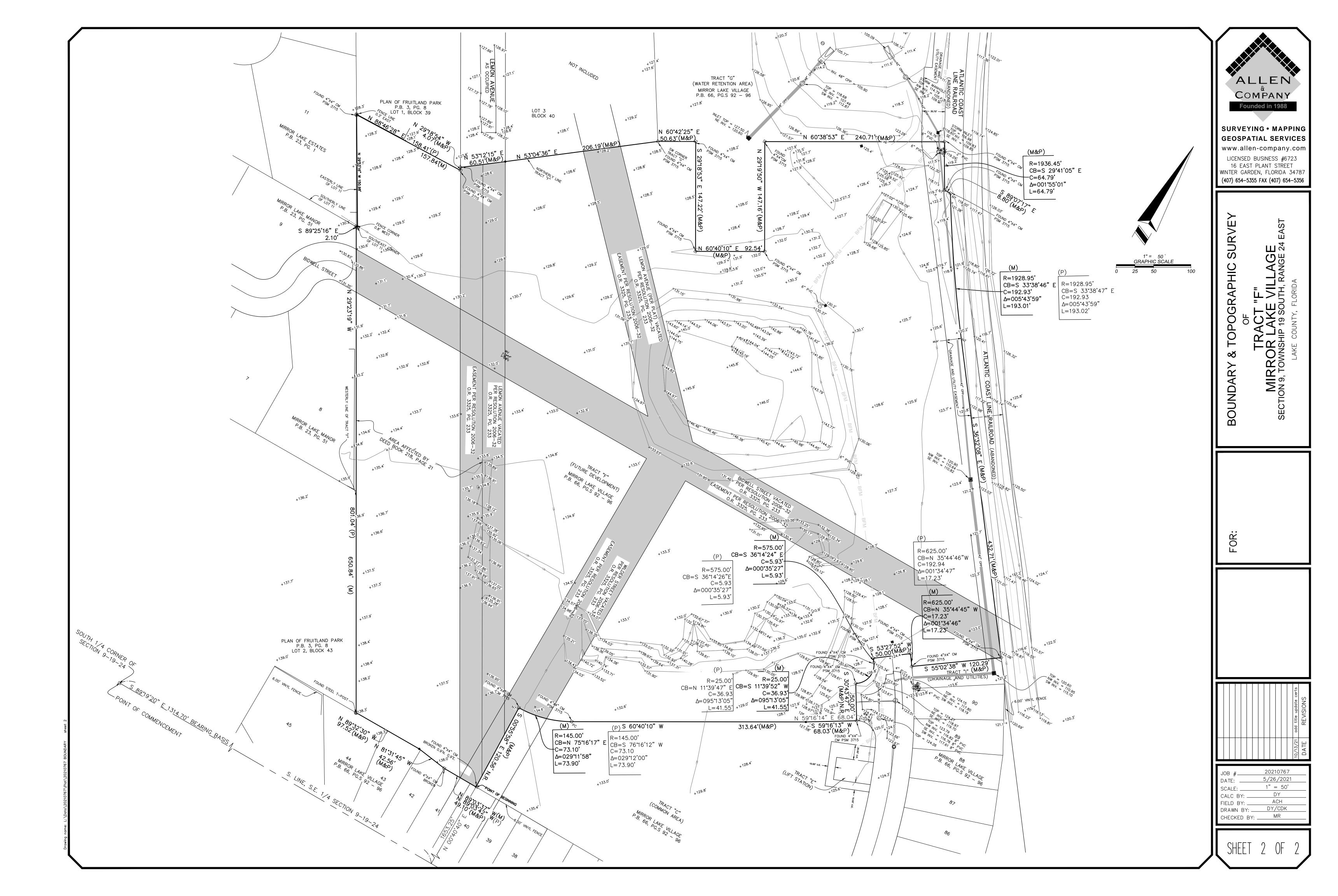
SURVEYING • MAPPING **GEOSPATIAL SERVICES**

www.allen-company.com LICENSED BUSINESS #6723 16 EAST PLANT STREET WINTER GARDEN, FLORIDA 3478

(407) 654-5355 FAX (407) 654-5356

APHIC

JOB #. 5/26/2021 1" = 50'SCALE CALC BY: FIELD BY: DRAWN BY: _ CHECKED BY: ____



MIRROR LAKE VILLAGE PHASE II

REPLATTING A PORTION OF TRACT F. MIRROR LAKE VILLAGE. AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

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CONTAINS 14.41 ACRES MORE OR LESS.

ALLEN

COMPANY

Founded in 1988

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LICENSED BUSINESS #6723

16 EAST PLANT STREET

WINTER GARDEN, FLORIDA 34787

(407) 654-5355 FAX (407) 654-5356

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9-19-24 BEING AN ASSUMED BEARING OF NORTH 89°19'20" WEST. THE GRID BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1990 (NAD-83-2011), FLORIDA EAST ZONE,
- 2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 4. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS OR RIGHT-OF-WAY WITHOUT APPROVAL FROM THE CITY OF FRUITLAND PARK.
- 5. INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS AS SET FORTH IN SECTION 9.01, LAND DEVELOPMENT REGULATIONS.
- 6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83).
- 7. TRACTS OS—1 AND OS—2 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION)
- 8. THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE VILLAGE, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 4597, PAGES 557 THROUGH 623 AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.
- THE RETAINING WALL, FENCE EASEMENTS AND WALL EASEMENTS SHOWN HEREON ARE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- 10. ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177 REQUIREMENTS.
- 11. PERMANENT CONTROL POINT (PCP) WILL BE SET IN ACCORDANCE WITH CHAPTER 177 REQUIREMENTS.
- 12. MORTAGEE JOINDER/ CONSENT WILL BE RECORDED BY SEPARATE INSTRUMENT.
- 13. PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FATIC FILE NO. 2037-6290381 THROUGH DECEMBER 19.2022 AT 8:00A.M. REV1- REVISED JANUARY 17. 2023.

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN ON THE PLAT OF MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGE(S) 92 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTRY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C) (AFFECTS SUBJECT PROPERTY)

ORDINANCE NUMBER 87-003 RECORDED MARCH 14, 1988, IN OFFICIAL RECORDS BOOK 956, PAGE 1444, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED ON MARCH 16, 2015, IN OFFICIAL RECORDS BOOK 4597, PAGE 557; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED JANUARY 6, 2016 IN OFFICIAL RECORDS BOOK 4724, PAGE 1921 AND RECORDED JULY 15, 2021 IN OFFICIAL RECORDS BOOK 5752, PAGE 1941; CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION RECORDED AUGUST 2, 2021 IN OFFICIAL RECORDS BOOK 5763, PAGE 796; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED NOVEMBER 2, 2021, IN OFFICIAL RECORDS BOOK 5828, PAGE 1638, AND ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED ON OCTOBER 29, 2018, IN OFFICIAL RECORDS BOOK 5825, PAGE 2018, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS. CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)

THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE 2019-001, RECORDED IN OFFICIAL RECORDS BOOK 5311, PAGE 250, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, THERE ARE NO PLOTTABLE EASEMENTS)

RESOLUTION RECORDED ON OCTOBER 19, 2021, IN OFFICIAL RECORDS BOOK 5817, PAGE 545, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY)

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

- SET 4" X 4" CONCRETE MONUMENT STAMPED P.R.M. LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)
- SET NAIL AND DISK, STAMPED P.C.P. 6723

PERMANENT CONTROL POINT (P.C.P.)

LB LICENSED BUSINESS P.C. POINT OF CURVATURE

P.T. POINT OF TANGENCY P.I. POINT OF INTERSECTION

N.R. NON RADIAL N.T. NON TANGENT € CENTERLINE

D.U.E. DRAINAGE & UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

CCR# CERTIFIED CORNER RECORD R/W RIGHT-OF-WAY W.R.A. WATER RETENTION AREA F.E. FENCE EASEMENT W.E. WALL EASEMENT NO ID NO IDENTIFICATION (O.A.) OVERALL

FENCE AND WALL EASEMENT

P.B. PLAT BOOK

PGS. PAGES

SHEET INDEX

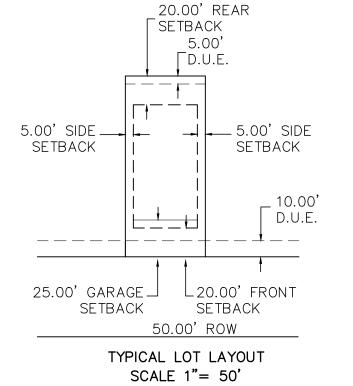
SHEET 1 OF 2 - LEGAL DESCRIPTION, DEDICATION, LEGEND & NOTES

SHEET 2 OF 2 - BOUNDARY INFORMATION.

CENTERLINE, TRACT & LOT GEOMETRY

20.00' REAR SETBACK . 5.00' SIDE SETBACK 20.00' CORNER SETBACK D.U.E. L20.00' FRONT 25.00' GARAGE → SETBACK SETBACK 50.00' ROW TYPICAL CORNER LOT LAYOUT

SCALE 1"= 50'



MIRROR LAKE W BIDWELL STREET

SHEET 1 OF 2

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

VICINITY MAP (not to scale)

THIS IS TO CERTIFY, THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FRUITLAND PARK, FLORIDA ATTEST:

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY. THAT THIS PLAT WAS PRESENTED TO THE CITY COMMISSION OF FRUITLAND PARK, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COMMISSION OF FRUITLAND PARK FOR RECORD AND THE DEDICATION OF STREETS AND EASEMENTS IS ACCEPTED FOR MUNICIPAL PURPOSES OF SAID CITY ON THE ____ DAY OF______ 2023, PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN 90 DAYS FROM THE DATE OF APPROVAL BY SAID CITY COMMISSION, CITY OF FRUITLAND PARK, FLORIDA.

BY: MAYOR

ATTEST: CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

CITY ATTORNEY

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS FOR THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON 5/26/2021, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P WILL BE SET AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

JAMES L. RICKMAN P.S.M. # 5633 ALLEN & COMPANY LICENSED BUSINESS # 6723 16 EAST PLANT STRËET, WINTER GARDEN, FLORIDA 34787

PLAT BOOK PAGE

MIRROR LAKE VILLAGE PHASE II

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, PARK SQUARE ENTERPRISES, LLC. A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER IN FEE SIMPLE OF ALL THE LANDS DESCRIBED AND PLATTED HEREIN AS MIRROR LAKE VILLAGE PHASE 2, BEING IN THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON DOES HEREBY DEDICATE AS FOLLOWS:

ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT (ATLANTIC AVENUE, LEMON AVENUE AND DUCKWEED AVENUE) ARE DEDICATED IN PERPETUITY TO THE CITY OF FRUITLAND PARK FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

TRACTS OS-1 AND OS-2, (OPEN SPACE) ARE DEDICATED TO AND MAINTAINED BY MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS / EGRESS AS APPROVED BY THE CITY.

THE UTILITY EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY TO THE CITY OF FRUITLAND PARK FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COMMISSION OF FRUITLAND PARK.

IN WITNESS WHEREOF, PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ______, 2023.

SIGNED AND SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

SIGNATURE	OWNER: PARK SQUARE ENTERPRISES, LI A DELAWARE LIMITED LIABILITY COMPAN
PRINTED NAME	_
SIGNATURE	SIGNATURE
PRINTED NAME	RANDY JONES VICE PRESIDENT OF LAND DEVELOPMEN

ACKNOWLEDGMENT

STATE OF FLORIDA. COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF

BY RANDY JONES, VICE PRESIDENT OF LAND DEVELOPMENT OF PARK SQUARE ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC PRINTED NAME:

COMMISSION NO .: _ MY COMMISSION EXPIRES:___

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY, THAT ON _____ 2023. THE FOREGOING PLAT WAS OFFICIALLY APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

EXAMINED AND APPROVED:

SIGNATURE

REVIEWER STATEMENT

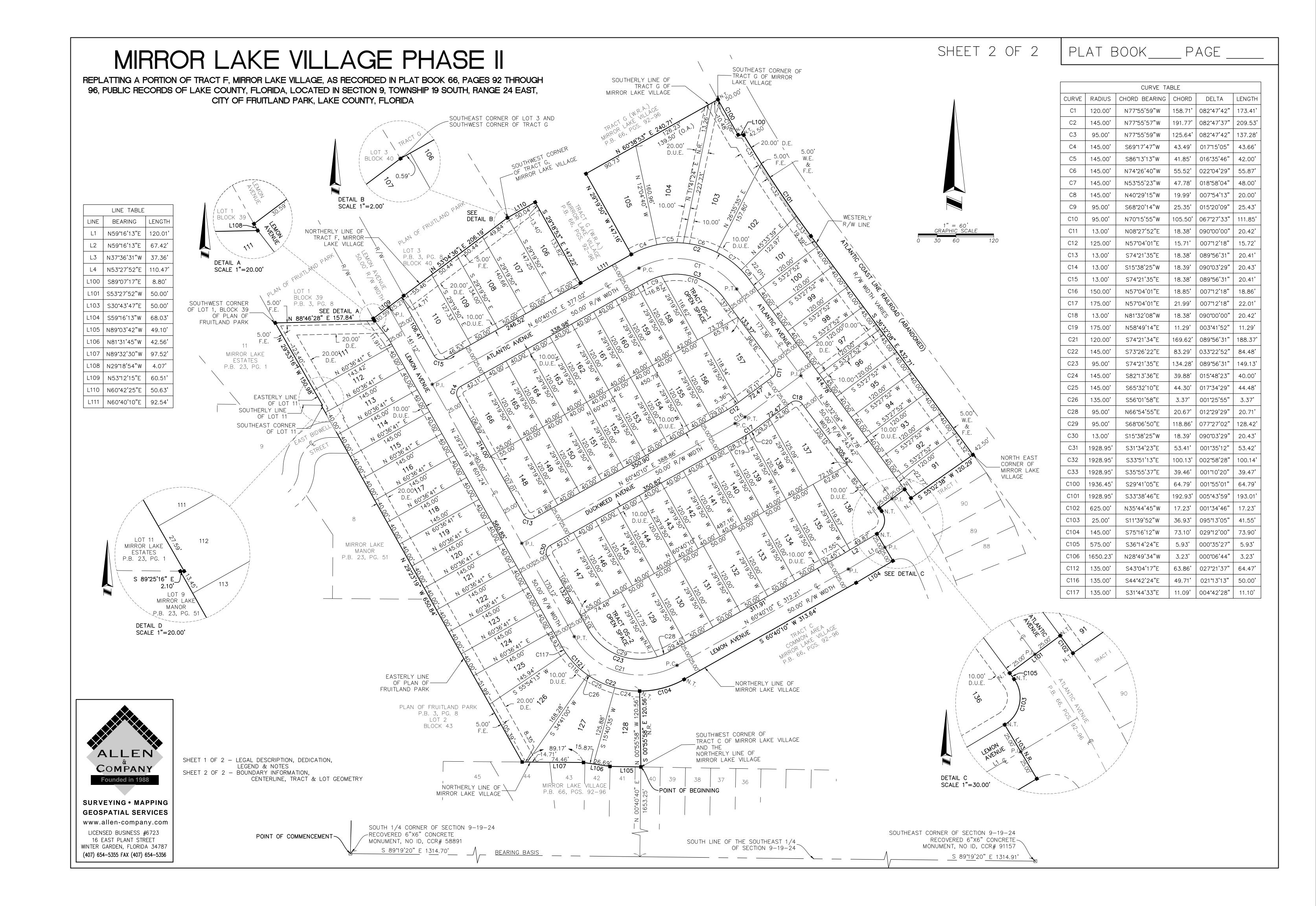
PURSUANT TO SECTION 177.081 FLORIDA STATUTES. I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1. PLATTING FLORIDA STATUTES. AND FIND SAID PLAT COMPLIES WITH THE REQUIREMENTS OF THAT CHAPTER. PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

REGISTRATION NO. SIGNATURE

CERTIFICATE OF COUNTY CLERK

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS OF FLORIDA CH. 177. THIS PLAT FILED FOR RECORD THIS ___ DAY OF _____ 2023 AND RECORDED ON PAGE_____ OF PLAT BOOK____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA





First American Title Insurance Company 2301 Maitland Center Parkway, Suite 450 Maitland, FL 32751 Phone: (407)691-5200

Fax: (407)691-5300

PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

FATIC File No.: 2037-6290381/REV3-REVISED April 24, 2023 CMP

A search of the Public Records of LAKE County, Florida, through April 21, 2023 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of MIRROR LAKE VILLAGE PHASE II (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

- A. The last deed of record was dated October 22, 2021 and recorded November 3, 2021 in Official Records Book 5828, Page 1635, Public Records of LAKE County, Florida.
- B. The record title holder is Park Square Enterprises, LLC, a Delaware limited liability company.
- C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of MIRROR LAKE VILLAGE PHASE $\rm II$.
- D. Unsatisfied mortgages or liens encumbering said property are as follows:
- 1. Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$50,000,000.00, executed by Park Square Enterprises, LLC, a Delaware limited liability company in favor of FLAGSTAR, FSB, a federally chartered savings bank, recorded February 22, 2022 in Official Records Book 5900, Page 1882, as affected by Partial Release of Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on May 2, 2022, in Official Records Book 5947, Page 136, of the Public Records of Lake County, Florida. (Note: Recorded Partial Release above has incorrect county references within said release.)
- E. Underlying rights of way, easements or plats affecting said property are as follows:
- 2. Easement for water pipe contained in Warranty Deed recorded May 1, 1944, in Deed Book 218, Page 21, of the Public Records of Lake County, Florida.
- 3. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of MIRROR LAKE VILLAGE, as recorded in Plat Book 66, Page(s) 92 through 96, inclusive, of the Public Records of Lake Country, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).
- F. Other information regarding said property includes:
- 4. Ordinance Number 87-003 recorded March 14, 1988, in Official Records Book 956, Page 1444, of the Public Records of Lake County, Florida.

- 5. Intentionally Deleted
- 6. Blanket Utility Easements in favor of the City of Fruitland Park as retained in Resolution 2006-032 recorded December 13, 2006, in Official Records Book 3325, Page 233, of the Public Records of Lake County, Florida.
- 7. Declaration of Covenants, Conditions, Restrictions, and Easements, which contains provisions for a private charge or assessments, recorded on March 16, 2015, in Official Records Book 4597, Page 557; Assignment of Declarant and Developer's Rights and Obligations Under Declaration recorded January 6, 2016 in Official Records Book 4724, Page 1921 and recorded July 15, 2021 in Official Records Book 5752, Page 1941; Certificate of Amendment of Articles of Incorporation recorded August 2, 2021 in Official Records Book 5763, Page 796; Assignment of Declarant and Developer's Rights and Obligations Under Declaration recorded November 2, 2021, in Official Records Book 5828, Page 1638, and Assignment of Declarant and Developer's Rights and Obligations Under Declaration recorded on October 29, 2018, in Official Records Book 5825, Page 2018, of the Public Records of Lake County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 8. The terms, provisions, and conditions contained in that certain Ordinance 2019-001, recorded in Official Records Book 5311, Page 250, of the Public Records of Lake County, Florida.
- 9. Resolution recorded on October 19, 2021, in Official Records Book 5817, Page 545, of the Public Records of Lake County, Florida.
- 10. Notice of Commencement recorded on March 29, 2023, in Official Records Book 6115, Page 555, of the Public records of Lake County, Florida.
- G. 2022 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 09-19-24-1400-00F-00000.

PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the City of Fruitland Park and Lake County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

By:_____Authorized Signatory

Exhibit "A"

A REPLATTING OF A PORTION OF TRACT F, MIRROR LAKE VILLAGE, AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE RUN SOUTH 89°19'20" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9 FOR A DISTANCE OF 1314.70' FEET: THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°40'40' EAST FOR A DISTANCE OF 1653.25' TO THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF TRACT C OF MIRROR LAKE VILLAGE AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, ALSO BEING THE NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTHERLY LINE; RUN NORTH 89°03'42" WEST FOR A DISTANCE OF 49.10 FEET; THENCE RUN NORTH 81°31'45" WEST FOR A DISTANCE OF 42.56 FEET; THENCE RUN NORTH 89°32'30" WEST FOR A DISTANCE OF 97.52 FEET TO A POINT ON THE EASTERLY LINE OF PLAN OF FRUITLAND PARK AS RECORDED IN PLAT BOOK 3, PAGE 8 OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE EASTERLY LINE OF MIRROR LAKE MANOR AS RECORDED IN PLAT BOOK 23, PAGE 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 29°23'19" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 650.84 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, MIRROR LAKE ESTATES AS RECORDED IN PLAT BOOK 23, PAGE 1 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°25'16" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 2.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE RUN NORTH 29°53'16" WEST ALONG THE EASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 150.98 FEET TO A POINT ON THE NORTH LINE OF TRACT F, OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING THE AFORESAID EASTERLY LINE OF LOT 11, MIRROR LAKE ESTATES, RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF AFORESAID TRACT F: RUN NORTH 88°46'28" EAST FOR A DISTANCE OF 157.84 FEET; THENCE RUN NORTH 29°18'54" WEST FOR A DISTANCE OF 4.07 FEET; THENCE RUN NORTH 53°12'15" EAST FOR A DISTANCE OF 60.51 FEET; THENCE RUN NORTH 53°04'36" EAST FOR A DISTANCE 206.19 FEET TO THE SOUTHWEST CORNER OF TRACT G OF AFORESAID MIRROR LAKE VILLAGE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID TRACT G; THENCE RUN NORTH 60°42'25" EAST FOR A DISTANCE OF 50.63 FEET; THENCE RUN SOUTH 29°18'53" EAST FOR A DISTANCE OF 147.22 FEET; THENCE RUN NORTH 60°40'10" EAST FOR A DISTANCE OF 92.54 FEET; THENCE RUN NORTH 29°19'50" WEST FOR A DISTANCE OF 147.16 FEET; THENCE RUN NORTH 60°38'53" EAST FOR A DISTANCE OF 240.71 FEET; TO THE SOUTHEAST CORNER OF SAID TRACT G ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ABANDONED ATLANTIC COAST LINE RAILROAD LINE AND POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1936.45 FEET WITH A CHORD BEARING OF SOUTH 29°41'05" EAST AND CHORD DISTANCE OF 64.79 FEET: THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'01" FOR A DISTANCE OF 64.79 FEET TO THE POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 89°07'17" EAST FOR A DISTANCE OF 8.80 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1928.95 WITH A CHORD BEARING OF SOUTH 33°38'46" EAST AND A CHORD DISTANCE OF 192.93; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°43'59" FOR A DISTANCE OF 193.01; THENCE RUN SOUTH 36°32'08" EAST FOR A DISTANCE OF 432.71 FEET TO THE NORTHEAST CORNER OF AFORESAID MIRROR LAKE VILLAGE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG AFORESAID NORTHERLY LINE OF SAID MIRROR LAKE VILLAGE: SOUTH 55°02'38" WEST FOR A DISTANCE OF 120.29 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 625.00 FEET WITH A CHORD BEARING OF NORTH 35°44'45" WEST AND A CHORD DISTANCE OF 17.23 FEET THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°34'46" FOR A DISTANCE OF 17.23 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 53°27'52" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 575.00 FEET WITH A CHORD BEARING OF SOUTH 36°14'24" EAST AND A CHORD DISTANCE OF 5.93 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'27" FOR A DISTANCE OF 5.93 FEET TO A POINT OF A NON-TANGENT CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET WITH A CHORD BEARING OF SOUTH 11°39'52" WEST AND A CHORD DISTANCE OF 36.93 FEET THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°13'05" FOR A DISTANCE OF 41.55 FEET TO A NON-TANGENT LINE; THENCE RUN SOUTH 30°43'47" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 59°16'13" WEST FOR A DISTANCE OF 68.03 FEET; THENCE RUN SOUTH 60°40'10" WEST FOR A DISTANCE OF 313.64 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 145.00 FEET WITH A CHORD BEARING OF SOUTH 75°16'12" WEST AND CHORD DISTANCE OF 73.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 29°12'00" FOR A DISTANCE OF 73.90 FEET TO A POINT ON A NON-TANGENT LINE: THENCE RUN SOUTH 00°55'58" EAST FOR A DISTANCE OF 120.56 FEET TO THE POINT OF BEGINNING.

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

OF

MIRROR LAKE VILLAGE

Prepared by and Return to:

Gary M. Kaleita, Esquire Lowndes, Drosdick, Doster, Kantor & Reed, P.A. P.O. Box 2809 Orlando, Florida 32802-2809

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF MIRROR LAKE VILLAGE

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MIRROR LAKE VILLAGE (the "Supplemental Declaration") is made as of the _____ day of _______, 2023, by PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 ("Declarant").

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions of Mirror Lake Village on March 16, 2015 at Page 4597, Page 557 of the official records of Lake County, Florida, and subjected the Property described therein to such Declaration.

WHEREAS, Declarant on the date hereof owns all of the real property located in Lake County, Florida, according to the Plat thereof as recorded in Plat Book ____, Page ____ of the Public Records of Lake County, Florida (such property being the "Phase II Property" and such plat being the "Phase II Plat"), which real property is a part of the Property previously submitted to the Declaration and is further described in the attached Exhibit "A".

WHEREAS, the Declarant intends to develop the Phase II Property as single-family residences, subject to the covenants, restrictions, conditions and easements of the Declaration.

WHEREAS, Declarant wishes to modify and add to certain provisions of the Declaration relating to the Phase II Property.

NOW THEREFORE, Declarant hereby declares that:

- 1. The foregoing recitals are true and correct and are incorporated herein by reference. Unless otherwise defined herein, capitalized terms shall have the meanings and definitions set forth in the Declaration.
- 2. All of the Phase II Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the covenants, conditions, easements, restrictions, reservations, liens and charges hereinafter set forth in the Declaration, as amended and supplemented herein. all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of said real property. The covenants, conditions, easements, restrictions, reservations, liens and charges set forth herein shall run with the Phase II Property, shall be binding upon all parties having and/or acquiring

any right, title or interest in the Phase II Property or any part thereof, and shall inure to the benefit of each and every person or entity, from time to time, owning or holding an interest in the Phase II Property.

3. The Common Areas shall include Tracts OS-1 and OS-2 (Open Space), the Fence Easements (F.E.), Wall Easements (W.E.) and retaining wall as set forth on the Phase II Plat, which Common Areas are dedicated to and shall be maintained by the Association.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of the date first set forth above.

IN WITNESS WHEREOF, Declarant has executed this Supplemental Declaration as of the day and year first above written.

Signed, sealed and delivered	
in the presence of: WITNESSES:	PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company
·	By:
Print Name:	Name:
	Title: Manager
Print Name:	
[] online notarization, this, as Manag	day of, 2023, by ger of PARK SQUARE ENTERPRISES, LLC, a Delaware e company. He [] is personally known to me or [] has n.
	NOTARY SIGNATURE
	PRINTED NOTARY NAME NOTARY PUBLIC, STATE OF FLORIDA Commission Number: My Commission Expires:

JOINDER OF ASSOCIATION

The undersigned, **MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for profit corporation (the "Association") does hereby join in this SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF MIRROR LAKE VILLAGE, to which this Joinder of Association is attached, and agrees and acknowledges that the terms and provisions thereof are and shall be binding upon the undersigned and its successors in title.

Signed, sealed and delivered in the presence of:	"ASSOCIATION"
Print Name:	MIRROR LAKE VILLAGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation
Time Name.	
Print Name:	By: Print Name: Title:
STATE OF FLORIDA	
COUNTY OF	
[] online notarization this day	dged before me by means of [] physical presence of of, 2023, by of MIRROR LAKE VILLAGE
HOMEOWNERS ASSOCIATION, INC., a	Florida not-for-profit corporation, on behalf of the e or has produced as
Prir	nt Name
1111 Ser	e: Notary Public ial Number, if any:
Mv	Commission Expires:
	OTARY SEAL)

JOINDER OF MORTGAGEE

The undersigned, **FLAGSTAR FSB**, a federally chartered bank, hereby consents to and subordinates to the foregoing Supplemental Declaration of Covenants, Conditions, Easements and Restrictions of Mirror Lake Village, and all of its covenants, conditions, easements, restrictions, terms and provisions, the lien created by that certain Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$50,000,000.00, executed by Park Square Enterprises, LLC, a Delaware limited liability company in favor of FLAGSTAR, FSB, a federally chartered savings bank, recorded February 22, 2022 in Official Records Book 5900, Page 1882, as affected by Partial Release of Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on May 2, 2022, in Official Records Book 5947, Page 136, of the Public Records of Lake County, Florida.

Signed, sealed and delivered in the presence of:	
WITNESSES:	FLAGSTAR FSB , a federally chartered savings bank
	By:
Print Name:	Name:
Print Name:	Title:
STATE OF COUNTY OF	
[] online notarization, this d	knowledged before me by means of [] physical presence or ay of, 2023, by, as R FSB, on behalf thereof. He/She [_] is personally known to as identification.
(NOTARY SEAL)	NOTARY SIGNATURE
	PRINTED NOTARY NAME

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT F, MIRROR LAKE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 92 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED ON MARCH 16, 2015, IN BOOK 4597, PAGE 557; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED JANUARY 6, 2016 IN BOOK 4724, PAGE 1921 AND RECORDED JULY 15, 2021 IN BOOK 5752, PAGE 1941; CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION RECORDED AUGUST 2, 2021 IN BOOK 5763, PAGE 796; ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED NOVEMBER 2, 2021, IN BOOK 5828, PAGE 1638, AND ASSIGNMENT OF DECLARANT AND DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER DECLARATION RECORDED ON OCTOBER 29, 2018, IN BOOK 5825, PAGE 2018, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

HALFF, INC. 350 N. Sinclair Avenue Tavares, Florida 32778 352-343-8481-Office 352-343-8495-Fax

PLAT REVIEW CHECK LIST-CITY OF FRUITLAND PARK

with references to Florida Statute

PLAT NAME: MIRROR LAKE VILLAGE PHASE II – THIRD REVIEW

CHECKED BY: JENNINGS E. GRIFFIN, PLS 4486 DATE: 05-10-23

CHAPTER 177, FLORIDA STATUTES, REQUIREMENTS

Legend:

OK= Complies with chapter 177 F.S. N/A=not applicable

NO=needs more information

	NO	NOT ON MYLAR.
1. ORIGINAL DRAWING BLACK PERMANENT DRAWING INK ON FILM (0.003 INCHES MINIMUM THICKNESS). 177.091 (1)		
2. SHEET SIZE – 24" X 36"; ½" MARGIN ON TOP, BOTTOM, & RIGHT; 3" LEFT MARGIN. Per Lake County Code Chapter XIV Section 14.07 2.	OK	
3. MAP BOOKPAGE, UPPER RIGHT HAND CORNER, per clerk of court.	OK	
4. SHEET NOOF177.091 (3)	OK	
5. INDEX SHEET IF MULTIPLE PAGES WITH MATCHLINES. 177.091. (3)	N/A	
6. CLEARLY LABELED MATCHLINES TO SHOW WHERE SHEETS MATCH OR ADJOIN. 177.091 (3)	N/A	
7. STATED AND GRAPHIC SCALE. 177.091 (4)	OK	
8. SUFFICIENT SIZE LETTERING AND SCALE TO SHOW DETAIL. 177.091 (4)	OK	
And Per Lake County Code		
Chapter XIV Section 14.07		
	1	

9. PLAT NAME ON EACH SHEET (THE SAME SIZE AND TYPE OF LETTERING, INCLUDING THE WORDS "SECTION", "UNIT", "REPLAT", "AMENDED", ETC.). 177.091 (5) & 177.051 (1)	OK
10. NAME OF SURVEYOR OR SURVEY BUSINESS, STREET, AND MAILING ADDRESS ON EACH SHEET. 177.091 (5)	OK
11. NORTH ARROW. 177.091 (6)	ОК
12. BEARING REFERENCE TO A WELL ESTABLISHED AND MONUMENTED LINE. 177.091 (6)	OK
13. PERMANENT REFERENCE MONUMENTS AT EVERY CORNER WITH APPROPRIATE SYMBOL OR DESIGNATION (LB OR LS NUMBER PRIOR TO PLATTING. 177.091 (7)	OK
14. PERMANENT CONTROL POINTS ON THE CENTERLINE OF R.O.W. WITH APPROPRIATE SYMBOL OR DESIGNATION (LB OR LS NUMBER) WITHIN 1 (0NE) YEAR OR BEFORE BOND EXPIRATION. 177.091 (8)	NO
15. MONUMENTS AT LOT CORNERS – BEFORE THE TRANSFER OF ANY LOT OR BOND EXPIRATION. 177.091 (9)	OK
16. SECTION, TOWNSHIP, AND RANGE UNDER THE NAME OF THE PLAT WITH REPLATTING INFORMATION, IF ANY. 177.091 (10) & 177.091 (17)	OK
17. NAME OF THE CITY, TOWN, VILLAGE, COUNTY, AND STATE THAT THE LAND BEING PLATTED IS IN. 177.091 (10)	ОК
18. CAPTION (DESCRIPTION) MUST BE SO COMPLETE THAT FROM IT, WITHOUT REFERENCE TO THE PLAT, THE STARTING POINT AND BOUNDARY CAN BE DETERMINED. 177.091 (11)	OK

19. ADOPTION AND DEDICATION WITH NOTARY. 177.081 (2) & 177.091 (12)	OK	
20. CERTIFICATE OF APPROVAL AND ACCEPTANCE BY GOVERNING BODY. 177.071 & 177.091 (12)	ОК	
21. CERTIFICATE OF CLERK. 177.091 (13)	ОК	
22. SURVEYOR'S CERTIFICATE 177.091 (13)	OK	
23. SURVEYOR'S CERTIFICATE INCLUDES "THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING.".	OK	
24. PRINTED NAME OF THE SURVEYOR; LICENSE NUMBER; SURVEY BUSINESS NAME, IF ANY; LB NUMBER, IF ANY; AND ADDRESS UNDER THE SURVEYOR'S CERTIFICATE 177.061	OK	
25. CERTIFICATE OF REVIEW BY PROFESSIONAL SURVEYOR AND MAPPER. 177.081 (1)	OK	"PLATTING" MISSPELLED.
26. SECTION LINES AND 1/4 SECTION LINES. 177.091 (14)	OK	
27. POINT OF REFERENCE, IF ANY. 177.091 (14)	OK	
28. POINT OF BEGINNING. 177.091 (14)	ОК	
29. BEARINGS AND DISTANCES AROUND BOUNDARY. 177.091 (14)	OK	
30. STREET NAMES. 177.091 (15)	ОК	

31. R.O.W. WIDTHS. 177.091 (15)	OK	
	NI/A	
32. WATERWAYS. 177.091 (15)	N/A	
33. LOCATION AND WIDTH OF PROPOSED EASEMENTS. 177.091 (16)	OK	
34. LOCATION AND WIDTH OF EXISTING EASEMENTS IDENTIFIED IN THE TITLE OPINION. 177.091 (16)	OK	
35. BEARINGS AND DISTANCES FOR NON CONCENTRIC OR NON PARALELL EASEMENTS. 177.091 (16)	ОК	
36. IDENTIFY CONTIGUOUS PROPERTIES BY SUBDIVISION TITLE, PLAT BOOK AND PAGE OR IF UNPLATTED, SO STATE. 177.091 (17)	OK	
37. LOT AND BLOCK NUMBERS MUST BE PROGRESSIVE. 177.091 (18)	ОК	
38. BEARINGS AND DISTANCES ON ALL TRACTS. 177.091 (19)	OK	
39. BEARINGS AND DISTANCES ON ALL LOTS. 177.091 (19)	OK	
40. BEARINGS AND DISTANCES ON ALL ROADS. 177.091 (19)	OK	
41. IF LOT OR BOUNDARY IRREGULAR, A WITNESS LINE MUST BE SHOWN. 177.091 (19)	N/A	
42. CURVILINEAR LOTS – SHOW RADIUS, ARC, AND DELTA. 177.091 (20)	OK	
43. RADIAL LINES WILL BE SO DESIGNATED. 177.091 (20)	OK	
44. BEARINGS OR ANGLES ON ALL LINES. 177.091 (21)	OK	

45. BEARINGS AND DISTANCES ON CENTERLINE STREETS. 177.091 (22)	ОК
46. CURVED CENTERLINES SHOW ARC, DELTA, RADIUS, CHORD, AND CHORD BEARING. 177.091 (22)	OK
47. DESIGNATE PARK AND RECREATION PARCELS, IF ANY. 177.091 (23)	N/A
48. INTERIOR EXCEPTED PARCELS, AS DESCRIBED IN THE CAPTION, MUST BE LABELED "NOT A PART OF THIS PLAT". 177.091 (24)	N/A
49. SHOW PURPOSE OF ALL AREAS DEDICATED ON THE PLAT. 177.091 (25)	OK
50. TABULAR DATA MUST APPEAR ON SHEET WHICH IT APPLIES. 177.091 (26)	OK
51. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY." 177.091 (27)	OK
52. EASEMENTS REFERENCED FOR CABLE TELEVISION USE. 177.091 (28)	OK
53. LEGEND OF ALL SYMBOLIZED ABBREVIATIONS. 177.091 (29)	OK
54. BOUNDARY SURVEY. 177.041	ОК

55. CHECK ACCESS TO PUBLIC OR DEDICATED RIGHT OF WAY. Informational	OK	

NOTES:

CITY OF FRUITLAND PARK CHAPTER 157 SUBDIVISIONS CHECKLIST

Legend:
OK= Complies with Chapter 157
N/A=not applicable
NO=needs more information
CITY= For City use or does not apply to the Final plat

20) Final Plat.

The approved final plat is the official record of the subdivision to be filed with the City Clerk and a copy shall be submitted to the Building Department. It is verification that the subdivided land has been developed substantially in accordance with the approved preliminary plat or that a bond has been posted which will secure the development as specified in the final plat, if applicable. The final plat must be approved by the City Commission and recorded in the Public Records of Lake County prior to the developer selling any lot or parcel.

- A) Procedure. No final plat application shall be approved prior to the issuance of a land development permit. The plat shall be accompanied by:
 - i) A complete final plat application furnished by the Building Department;
 CITY
 - ii) The appropriate filing fee and application; CITY
 - iii) Appropriate security for required improvement as specified in the VOFP LDR's unless a certificate of completion has been issued by the City Engineer;

 CITY
 - iv) Seven (7) copies of the final plat drawing showing the required information and certifications; <u>CITY</u>
 - v) Security for maintenance of improvements meeting the requirements of the Land Development Code when a certificate of completion has been issued; CITY
 - vi) A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant; <u>CITY</u>
 - vii) All applicable informational requirements of the Land Development Code. <u>CITY</u>

viii) The City Manager or designation is complet interdepartmental review. No be routed for review.	
ix) Current opinion of title prepa or title policy.	ared by a Florida attorney-at-law <u>OK</u>
rmat of Drawings. The final plate	shall ha

- 21) Format of Drawings. The final plat shall be:
 - A) Prepared by a land surveyor registered and licensed in the State of Florida; OK
 - B) On sheets twenty-four (24) inches by thirty-six (36) inches with one half inch margin on three sides and a three inch margin on the left side for binding;

 OK
 - C) To a scale of no smaller than one inch represents one hundred (100) feet; OK
 - D) Clearly drawn or printed with permanent black drawing ink;
 NO NOT ON MYLAR
 - E) On linen tracing cloth or stable base film a minimum of 0.003 inches thick coated upon completion with plastic material or a non-adhered scaled print on a stable base film made by photographic processes to ensure permanency; and <a href="https://www.noi.org/n
 - F) Printed with lettering no smaller than 1/8", with a commensurate letter-line width.

 OK
- 23) <u>Information Required.</u> (All information as required in Chapter 177.091, F.S.). The final plat shall contain:
 - A) A title block; OK
 - B) The name of the proposed subdivision which shall not duplicate nor closely approximate the name of any other existing subdivision in the City. If the plat is an addition to an existing subdivision, it shall bear the same name as the existing subdivision;

 CITY
 - C) The name of the city, county and state; OK
 - D) The legal description; OK
 - E) The date of preparation of the final plat and of any revisions;

CITY

- F) A prominent "north arrow" on each sheet showing any portion of the subdivided lands; also, the reference bearing or azimuth in the notes or legend;

 OK
- G) The scale stated and graphically illustrated on each sheet;

<u>OK</u>

- H) An index sheet on page one showing the entire subdivision and indexing the area shown on succeeding sheets. Each sheet must show the particular number of the sheet and the total number of sheets as well as clearly labeled match lines; N/A
- I) The point of beginning shown together with the letters P.O.B. in bold letters when a point of beginning is used in the legal description;
- J) The initial point in the description shall be accurately tied to the nearest section corner, quarter section corner or government lot corner, and a certified corner record must be submitted to the Department of Natural Resources for such corner in accordance with Florida Statutes Section 177, part III;

 OK
- K) Boundary lines of the subdivided tract shown as a heavy line; OK
- L) All adjacent platted property identified by the subdivision name, plat book and page number; if not platted, so state; <u>OK</u>
- M) County and City limit lines within or abutting the tract; OK
- N) Permanent reference monuments and permanent control point locations as prescribed in Chapter 177, Florida Statutes, permanent reference monuments shall be installed prior to submission of final plat, permanent control points shall be installed within one year for the recording date;

 OK
- O) Survey data including all pertinent dimensions; OK
- P) Lot and block identification. Each lot and each block shall be identified; OK
- Q) Street names; OK
- R) The location and width of all existing or recorded streets intersecting or contiguous to the boundary of the plat;

 OK
- S) "Not included" parcels to be labeled "not a part of this plat"; N/A
- T) All easements including limited access easements shall be graphically depicted on the plat or included in the covenants and restrictions established by the applicant; CITY
- U) The following statements shall be noted on the plat in a prominent place:

Notice: "There may be additional restrictions that are not recorded on this plat that may be found in the public records of Lake County";

V) A three inch by five inch space in the upper right hand corner of each sheet to be used by the Clerk of the Circuit Court for recording information. The following shall be depicted: PLAT BOOK:
PAGE: <u>OK</u>
W) The boundary of the final plat having a mathematical error of closure not greater than .01 foot. Any plat undertaking to establish a local tidal datum and determine the location of the mean high water line or mean low water line shall comply with the notification requirements of Florida Statutes Section 177.37. OK
23) <u>Covenants, Restrictions, Reservations</u> .
All covenants, restrictions or reservations placed by the developer or required by the City shall appear on the final plat or be established by separate recorded document, which documents shall be submitted to the City with the final plat. If done by separate document, the public record location of such documents shall be indicated beneath the subdivision name or in the margin as follows: "Covenants, restrictions, or reservations affecting the ownership or use of the property shown in this plat are filed in Official Record Book No, page" CITY
24) <u>Certification.</u>
The final plat shall contain on the face or first page the following certifications, dedications and approvals, all executed and acknowledged as required by law, in the forms set forth below:
A) Dedications. All areas reserved for use by the residents of the subdivision and all areas or facilities intended for public use, shall be specifically dedicated by the owner of the land at the time the plat is recorded. All streets, rights-of-way, easements, recreation facilities designed to serve more than one property owner shall be dedicated to the City, Community Development District or residents within the subdivision". The dedication to Community Development Districts and/or residents within the subdivision shall be dedicated without recourse to the City or any other public agency. All dedications shall be in the following forms or as approved by the City Attorney:
CERTIFICATE OF DEDICATION (Corporate) STATE OF COUNTY OF KNOW ALL MEN BY THESE PRESENTS, that (exact corporate name), a (state) corporation, fee simple owner of the land described and platted herein, as (exact name of subdivision), being in the City of Fruitland Park, Lake County, Florida, have caused said lands to be surveyed and

CERTIFICATE OF DEDICATION

follows:

platted as shown hereon and does hereby dedicate as

<u>CITY</u>

(Individual)	
STATE OF	
COUNTY OF	

KNOW ALL MEN BY THESE PRESENTS, that (exact owner's name), fee simple owner of the land described and platted herein, as (exact name of subdivision), being in the City of Fruitland Park, Lake County, Florida, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:

N/A

(SELECT AS APPROPRIATE):

B) Streets and Right-of-ways. (For public streets)
All streets and rights-of-way shown on this plat (name specifically if less than all) are hereby dedicated in perpetuity to the City of Fruitland Park for the use and benefit of the public for proper purposes.

B) Streets and Right-of ways. (For public streets)

All streets and rights-of-ways shown on this plat (name specifically if less than all) are hereby dedicated in perpetuity to the City of Fruitland Park for the use and benefit of the public for proper purposes.

OK

i) Private Streets.

All streets and rights-of-way shown on this plat (name specifically if less than all) are hereby declared to be and shall remain private. They are dedicated for the use and benefit of the owners and residents of this subdivision, and shall be of the perpetual maintenance obligation of the (state exact legal name of maintenance entity). All public authorities, including but not limited to police, fire, ambulance, and utility providers shall have the right to use the streets in the course of performing their respective duties. The City of Fruitland Park shall have no responsibility, duty or liability whatsoever regarding such streets.

ii) Utility Easements.

The utility easements shown are reserved by the Developer for the construction, installation, maintenance and operation of utilities.

CITY

iii) Drainage and Stormwater Management Easements.

The drainage easements and stormwater management tracts or easements as shown are reserved by the Developer or conveyed to a CDD or DD for construction, operation and maintenance of drainage facilities CITY

iv) Park and Recreation Areas.

The park and recreation areas are reserved by the Developer.

<u>N/A</u>

v) Limited Access Easements.

The limited access easements as shown are reserved by the Developer or its assignees for the purposes of control and jurisdiction over access rights. N/A

vi) Conservation Easements.

Conservation easements as shown are dedicated to the appropriate agency for the purpose of preservation of environmentally sensitive areas. N/A

(ADD APPROPRIATE CONCLUSION):

(Corporate)

	(Corporate		
has ca and it	used these p s corporate s	oresents to be eal to be affix	above named co e signed by its _ ked hereto by a es this o	nd with the
				,
(FULI	CORPORAT	Γ Ε ΝΑΜΕ), a Sy:	corporation of (Si nief executive	
				<u>CITY</u>
	(Individual)		
hereu		(our) hand(s)	we), (name(s))) and seal(s) th	
WÍTNI	ESSES:			
/T		(Signature)	
	d Name)			N/A
	ACKNOWLED	GEMENT OF	THOSE EXECUT	ING THE
5) <u>Joind</u> <u>Inter</u>		nt to Dedicat	ion by Mortgag	or or Other Party ir
	MORTG	AGOR'S CON	NSENT	
	STATE (OF Y OF		
mortg prope conse dedica mortg (are)	age(s), lien(sometry described on the dedication by the objection by the objection of the conded in Conded	s), or other end the contraction of the owner thereof or other endificial Record	d that it is the Incumbrance(s) does hereby joi land described and agrees the cumbrance(s) I Book at unty, Florida, s	upon the n in and in said at its which (is) page(s)

subordinated to the dedication shown hereon.

do hereunto set (my) (our) hand(s) and seal(s) this day of,				
uay oi		•		
WITNESS	MORTGAGOR			
	_ (Signature)	(Signature)		
	$_$ (Typed name) $_$	(Typed name) N/A		

ADD ACKNOWLEDGMENT OF THOSE EXECUTING MORTGAGOR'S CONSENT

NOTE: In accordance with Florida Statutes, Section 177.081, this joinder may be executed by a separate instrument joining in and ratifying the plat and all dedications thereon. If this means of joinder is used, such fact must be stated on the plat together with a reference to the location in the public records of such separate instrument.

26) Certificate of Title.

A title certification shall appear on the face or first page of each plat or may be submitted by a separate document, and shall state:

<u> OK</u>

- A) The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;

 CITY
- B) That all taxes have been paid on said property as required by Section 197.192, Florida Statutes, as amended; and CITY
- C) The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

CITY

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The City reserves the right to require that the title certification be brought current at the time of final plat approval.

OK

27) Certification of Surveyor. The plat shall contain:

A) The signature, registration number and official seal of the land surveyor certifying the survey data compiled and shown on the plat complies with all of the requirements of Chapter 177, Florida Statutes, as amended, chapter in the following forms:

NO (not signed yet)

CERTIFICATE OF SURVEYOR					
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct presentation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed and each P.C.P. will be set as shown thereon within one year of the plat recording date as required by Chapter 177, Florida Statutes and Subdivisions and Platting, Chapter; and that said land is located in Fruitland Park, Florida. Dated Registration No;					
B) A statement that permanent reference monuments, "P.R.M.", have been set in compliance with Chapter 177, Florida Statutes, as					
amended; and <u>OK</u>					
C) Each P.C.P. will be set under the direction and supervision of the surveyor within one year from the date the plat was recorded. NO					
28) Certificate of Approval by the City Commission.					
The plat shall contain the approval and signature block for the City Commission and the acknowledgment and signature block of the Clerk of Circuit Court and the City Attorney. In the event the plat contains dedications to the City, this certificate shall also indicate whether the Ci accepts in whole or in part the dedications made. The following form is acceptable:					
CERTIFICATE OF APPROVAL BY CITY COMMISSION					
THIS IS TO CERTIFY, that on, the foregoing plat was approved by the City Commission of Fruitland Park, Florida. (Address acceptance of dedications in whole or in part, as appropriate).					
Mayor Attest:					
City Clerk					
APPROVED AS TO FORM AND LEGAL SUFFICIENCY					
City Attorney OK					

The final plat shall contain the approval and signature of the Planning and Zoning Board Chairman in the following form:

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

	Examined and Approved		ate	
		<u>OK</u>		
30) <u>Clerk's C</u>	ertification.			
	State of Florida County of Lake			
	I, Clerk of the Circuit Court hereby certify that I have a subdivision and that it com	examined this plat	of	
	Chapter 177 of the Laws of this day of in the Court of Lake County, Flori	,, and re the office of the C	ecorded on Page	
	By: Clerk of Circuit Court, Lake	County, Florida. <u>OK</u>		
31) <u>Instrume</u>	nt Prepared By.			
	e and address of the Surveyor the plat shall be contained o		ompany who	
32) <u>Signature</u>	<u>es.</u>			
	ures required shall be origina permanent black ink.		at and shall be NOT ON MYLAR)	
NOTES:				
Jennings E. Griffin, P.L.S. #4486				
HALFF, Inc.				

CFN 2006181538
Bk 03325 Pss 0233 - 237; (5pss)
DATE: 12/13/2006 09:44:39 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 44.00

RESOLUTION 2006-032

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, CLOSING AND VACATING THOSE PORTIONS OF UNIMPROVED RIGHT OF WAY OF WILDER, LEMON, HURST, AND BIDWELL STREETS LOCATED WITHIN THE PROPOSED PLAT OF THE FRUITLAND ESTATES SUBDIVISION; CLOSING AND VACATING ANY UNNAMED UNIMPROVED STREETS WITHIN THE FRUITLAND ESTATES SUBDIVISION; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received from Demetree Builders, Inc., as Owner and Applicant, to close and vacate portions of Wilder, Lemon, Hurst and Bidwell Streets located within the proposed Fruitland Estates subdivision, as well as any unnamed unimproved streets within the Fruitland Estates subdivision; and

WHEREAS, the City of Fruitland Park finds and determines that there is no public necessity for retaining those portions of right of way on Wilder, Lemon, Hurst and Bidwell Streets and those unnamed unimproved streets within the Fruitland Estates subdivision; and

WHEREAS, such vacation shall have no impact on any services provided by the City of Fruitland Park, and the City is willing to grant the vacation request on the condition that the City retains a blanket utility easement over the vacated portions for utility easement purposes.

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

Section 1. The portions of the right of way of Wilder, Lemon, Hurst and Bidwell Streets located within the proposed subdivision known as Fruitland Estates designated as Area "A," Area "B," Area "C," and Area "D" on attached Exhibit "A" and legally described on attached Exhibit "B" are hereby closed and vacated. Additionally, those unnamed, unimproved streets located within the Fruitland Estates subdivision are hereby closed and vacated.

Return To: City Clerk City of Fruitland Park 506 W. Berckman St. Fruitland Park, FL 34731

- <u>Section 2.</u> The City of Fruitland Park hereby retains a perpetual, non-exclusive easement over those portions closed and vacated in Section 1 for utility purposes.
- <u>Section 3.</u> Upon passage of this Resolution, the City Clerk is hereby directed to record the same in the Public Records of Lake County, Florida.

Section 4. This Resolution shall take effect immediately upon passage.

PASSED AND RESOLVED this 9th day of Inventor, 2006 the City Commission of the City of Fruitland Park, Florida.

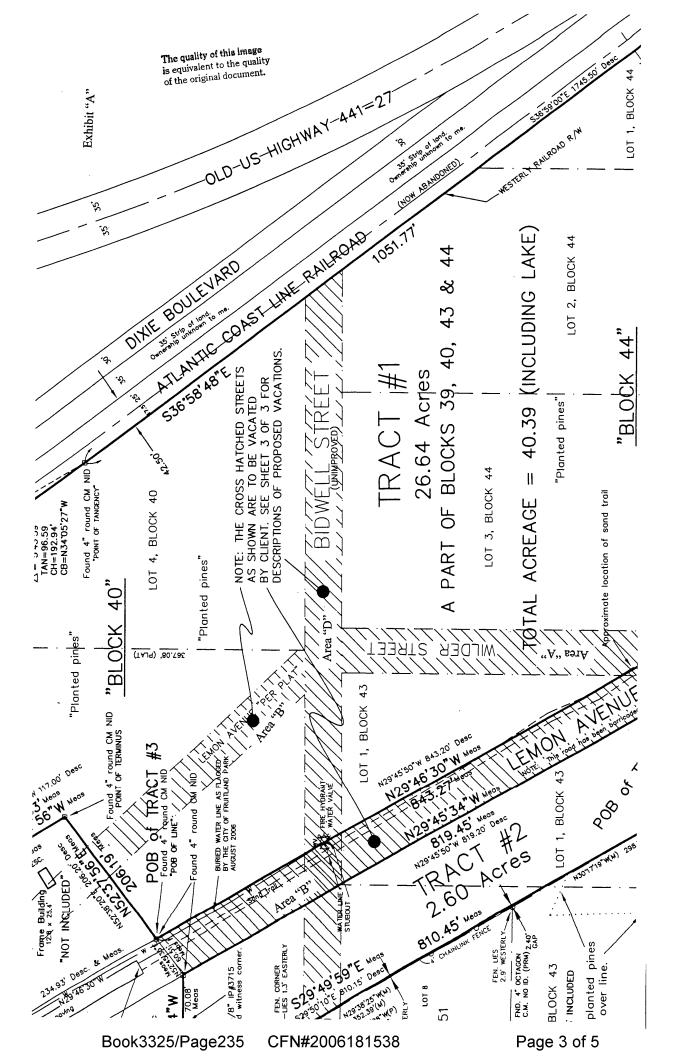
Christopher J. Bell, MAYOR

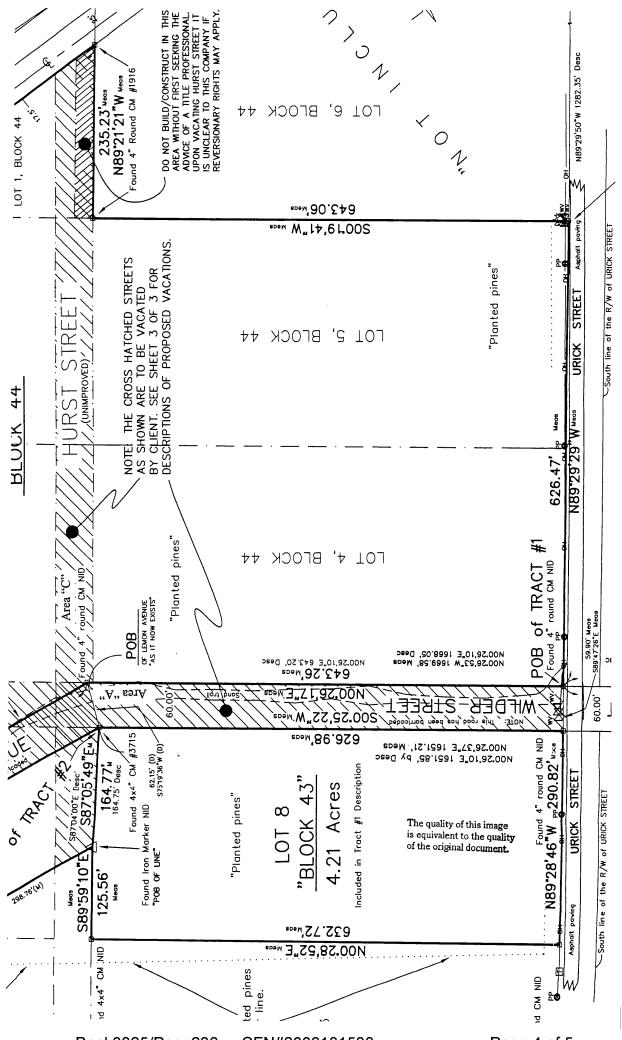
ATTEST:

LINDA RODRICK, CITY CLERK

Approved as to farm and legality:

Scott Gerken, City Attorney





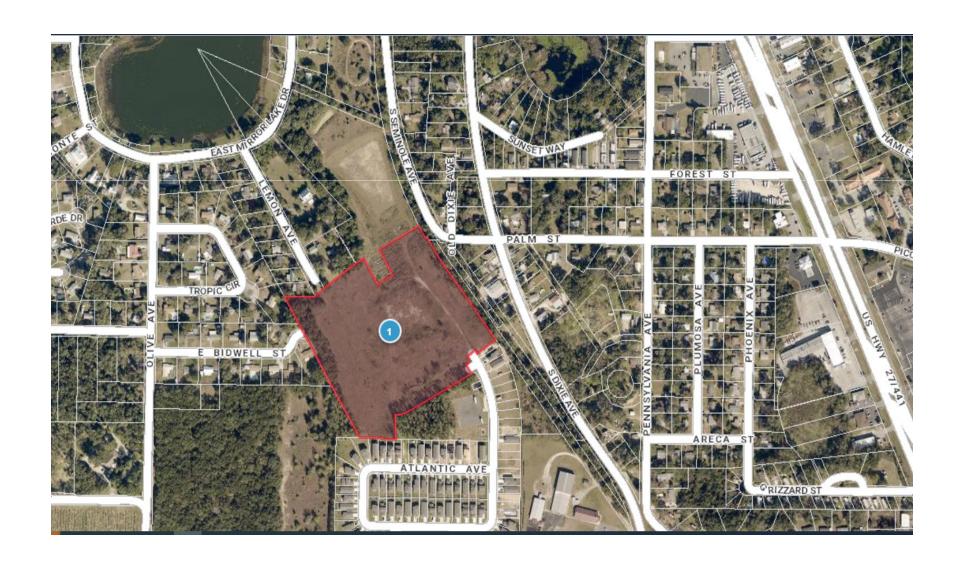
Book3325/Page236 CFN#2006181538

Page 4 of 5

Exhibit "B"

PROPOSED OVERALL DESCRIPTION TO BE USED FOR STREET VACATIONS

Those portions of Blocks 39, 40, 43 and 44 according to the Map of Fruitland Park, recorded in Plat Book 3, pages 8 and 9, public records of Lake County, Florida lying Southwesterly of the right-of-way of the Atlantic Coast line Railroad in Section 9, Township 19 South, Range 24 East, Lake County, Florida described as follows: Commence at the Southwest corner of the Southeast 1/4 of said section 9, run thence South 89° 46' 00" East 1344.95 feet along the South boundary of the Southeast 1/4 of said section 9 to a 4-inch round concrete monument, located on the East boundary of the 60-foot wide Wilder Street; thence North 00° 26' 10" East 1024.85 feet along the East boundary of said Wilder Street to a 4-inch round concrete monument located on the North boundary of 50-foot wide Urick Street, said monument being the Point of Beginning of this description; from said Point of Beginning, run thence North 89° 47' 26" West 59.90 feet along the North Boundary of said Urick Street to a 4-inch round concrete monument located on the West Boundary of said Wilder Street; thence continue North 89° 28' 46" West 290.82 feet, along the North Boundary of said Urick Street to a 4-inch round concrete monument located at the Southwest corner of Lot 8, Block 43 of said Map of Fruitland Park; departing the North Boundary of said Urick Street, run thence North 00° 28' 52" East 632.72 feet along the West Boundary of said Lot 8, Block 43 to a 4x4 concrete monument located on the South Boundary of Hurst Street; thence South 89° 59' 10" East 125.56 Feet along the South Boundary of said Hurst Street to a iron marker; departing the South Boundary of said Hurst Street run thence North 29° 49' 59" West 810.45 feet to a 4-inch round concrete monument; thence South 89° 59' 44" East 161.00 feet to a 4-inch round concrete monument located on the Southwesterly Boundary of Lemon Avenue; thence North 52° 45' 35" East 60.51 feet to a 4-inch round concrete monument located on the Northeasterly boundary of said Lemon Avenue; departing said Northeasterly Boundary of Lemon Avenue, run thence North 52° 37' 56" East 206.19 feet to a 4-inch round concrete monument; thence North 32° 01' 56" West 207.81 feet to a found 5/8 inch iron pin marked No. 3715; thence North 60° 14' 10" East 103.80 feet to a found 5/8 inch iron pin marked No. 3715; thence North 44° 37' 43" West 582.93 feet to a found 5/8 inch iron pin marked No. 3715 located on the Southeasterly Boundary of East Mirror Lake Drive, said Iron pin also being on a curve concave Northwesterly having a radius of 235.52 feet; thence Northeasterly along said right-of-way curve through a central angle of 17° 21'04" an arc distance of 71.32 feet to the point of beginning of a right-of-way curve concave Northwesterly having a radius of 1531.61 feet; thence Northeasterly along said right-of-way curve through a central angle of 06° 13' 14" an arc distance of 166.29 feet to a found 5/8 inch iron pin marked No. 3715 located on the Southwesterly Boundary of Desoto Avenue; departing the Southeasterly boundary of East Mirror Lake Drive, run thence South 68° 24' 39" East 522.81 feet along the Southwesterly Boundary of Desoto Avenue to a 5/8 iron pin marked No 3715 located on the Southwesterly Boundary of the Atlantic Coast Line Railroad, said iron pin being on a curve concave Northeasterly having a radius of 1936.45 feet; thence Southeasterly along the Southwesterly Boundary of said railroad through a central angle of 17°11'41" an arc a distance of 581.14 feet to a point of the East -West Mid-Section line of said Section 9; from said point, run thence South 89°33'57" East 8.80 feet along the East-West Mid-Section line and said railroad right-of-way to a curve on the Southwesterly Boundary of said railroad having a radius of 1928.95 feet; thence Southeasterly along the Southwesterly Boundary of said railroad through a central angle of 05°43'59" an arc distance of 193.02 feet to a 4-inch round concrete monument at the point of tangency; thence South 36°58'48" East 1051.77 feet along the Southwesterly Boundary of said railroad to a 4-inch round concrete monument marked No. 1916 located on the South Boundary of Hurst Street; departing said railroad right-of-way; run thence North 89°21'21" West 235.23 feet along the South Boundary of Hurst Street to a 4-inch round concrete monument marked No. 1916 located on the East Boundary of Lot 5, Block 44, of said Map of Fruitland Park; departing said South Boundary of Hurst Street, run thence South 00°19'41" West 643.06 feet along the East Boundary of said Lot 5, Block 44 to a ½ inch iron pin marked No. 1916 located on the North Boundary of Urick Street; thence North 89°29'29" West 626.47 feet along the North Boundary of Urick Street to the Point of Beginning of this description. Subject to above ground and underground utilities. Also: Subject to reversionary rights, if any.



Aerial Location Map – Mirror Lake Phase II



owner to submit application.

City of Fruitland Park, Florida Community Development Department

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

1	Sta	Use Only	
Case No.:			
Fee Paid:			
Receipt No.:			

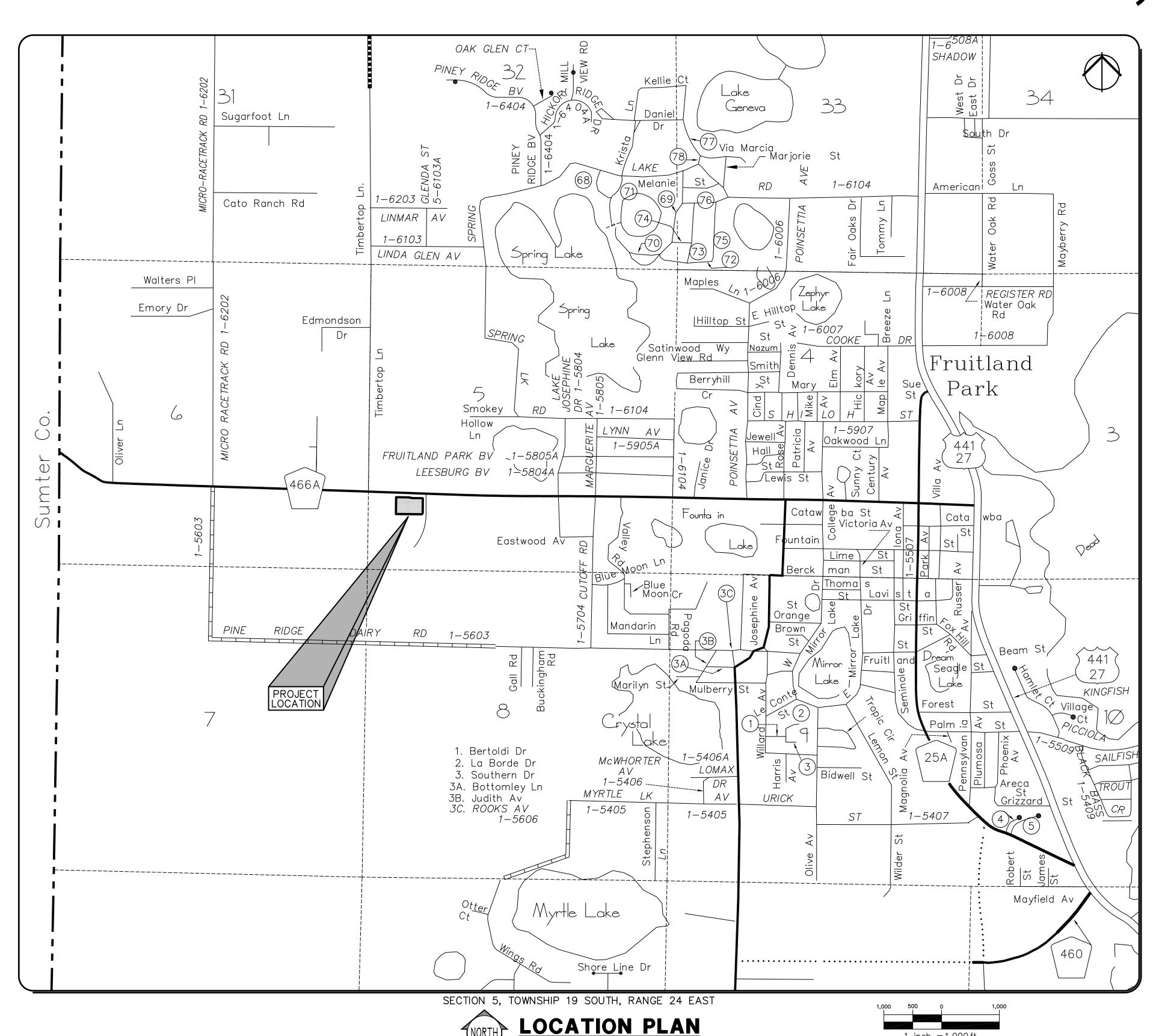
	Develop	ment Application			
Contact Information:	•				
Owner Name: Bone Doctors,	, LLC				
Address: 1400 North US Hwy 44	11, Suite 552, The Villages, FL 32159				
Phone: 352-751-2862	none: 352-751-2862 Email: micheleg@goaoi.com				
Applicant Name: Bone Docto	rs, LLC				
Address: 1400 North US Hwy 44	11, Suite 552, The Villages, FL 32159	***************************************			
Phone: 352-751-2862 Email: micheleg@goaoi.com					
Engineer Name: Keith E. Rido				9100	
Address: 115 North Canal Stree					
Phone: 352-787-7482	Email: k	eith@riddlenewman.com			
Property and Project Inform	mation:				
PROJECT NAME*: Advanced	Orthopedics				
*A project name is required for al	ll submissions. Please choose a name repr	resentative of the project for ease of ref	erence.		
Property Address: Village Par	rk Commercial Subdivision, Lots 2 and 3, F	ruilland Park, FL 34731			
Parcel Number(s): 05-19-24-0010-000-00300 & 05-19-24-0010-000-002		Section: 05	Township: 19	Range 24	
Area of Property: 3.03 acres Nearest Intersection: SW Corner of CR466A & Village Park Drive			ve		
Existing Zoning: C-2	Existing Zoning: C-2 Existing Future Land Use Designation: Commercial				
Proposed Zoning: C-2		Proposed Future Land Use Designation: Commercial			
The property is presently u	used for: Vacant				
The property is proposed t	o be used for: Medical Office				
Do you currently have City	Utilities? YES				
Application Type:					
Annexation	Comp Plan Amendment	Rezoning	☐ Plann	ed Development	
Variance	Special Exception Use	Conditional Use P	Permit Final I	Plat	
Minor Lot Split Preliminary Plan		Construction Plan ROW/Plat Vac		Plat Vacate	
✓ Site Plan		Replat of Subdivision			
Please describe your request in detail: Site Plan Approval					
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: John T. Wi∥iams, Jr. MD, Manager					
Signature: Date: 2/17/23				-3	
	Signature: Date:				
ii application is being submitt	ied by ally person other than the lega	ii owner(s) or the property, the app	biicant must have written	authorization from the	

Development Application Checklist The Following are Required for ALL Development Applications: ✓ 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 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, Environmental Constraints Section 154.030,10,G 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: As Described in LDRs, Chapter 157 (Preliminary Plan, Improvement Plan and Final Plat) Minor Subdivision Applications: As Described in LDRs, Chapter 157 Site Plan Applications: ✓ As Described in LDRs, Chapter 160

FRUITLAND PARK, FLORIDA

1 inch = $1,000 \, \text{ft}$

GRAPHIC SCALE



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY CLYMER FARNER BARLEY, INC., DATED 2/25/2021.
- 2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FRUITLAND PARK, LAKE COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- 5. ALL DISTURBED OPEN AREAS SHALL BE SODDED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- 6. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- 7. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- 8. CONTRACTOR TO PAY COST OF WET TAPS INTO CITY OF FRUITLAND PARK WATER MAIN.
- 9. ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF FRUITLAND PARK REQUIREMENTS.
- 10. ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (MATERIAL PASSING THE NO. 200 SIEVE) SHALL BE LESS THAN 5%.
- 11. THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.

LEGAL DESCRIPTION

LOTS 2 AND 3, VILLAGE PARK COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 23 AND 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

	SHEET INDEX
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C2.1	GEOMETRY PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
C6.1-C6.2	FRUITLAND PARK UTILITY DETAILS

SITE DATA

TOTAL AREA = 132,137 sq.ft. (3.03 ac.)

PERCENT IMPERVIOUS AREA = 69.9% (of total area)

EXISTING IMPERVIOUS AREA = 0 sq.ft. (0 ac.) PROPOSED BUILDING = 28,298 sq.ft. (0.65 ac.) PROPOSED CONCRETE = 4,870 sq.ft. (0.11 ac.) PROPOSED PARKING & DRIVE AISLES = 59,245 sq.ft. (1.36 ac.) TOTAL IMPERVIOUS AREA = 92,413 sq.ft. (2.12 ac.)

ISR MAX = 80%OPEN SPACE = 30.1%MIN. OPEN SPACE = 20%

FLOOD ZONE = "X" ZONING = PUD ORDINANCE 2018-002 FUTURE LAND USE = MIXED COMMUNITY

SOIL CLASSIFICATION = APOPKA SAND & CANDLER SAND EXISTING USE OF SITE = VACANT PROPOSED USE OF SITE = MEDICAL OFFICE

EXISTING BUILDING SQUARE FOOTAGE = 0 sq.ft. NEW BUILDING SQUARE FOOTAGE = 28,298 sq.ft. (OFFICE SPACE) TOTAL BUILDING SQUARE FOOTAGE = 28,298 sq.ft. (NEW & EXISTING)

PROPOSED FLOOR AREA RATIO = 0.21

MAX F.A.R. = 0.7

MAX HEIGHT OF BUILDING = 35' NUMBER OF STORIES = 1 STORY

PROJECTED NUMBER OF EMPLOYEES = 35 EMPLOYEES PARKING REQUIRED = 1 per 200 sq.ft. = 142 spaces

REGULAR PARKING PROVIDED = 137 spaces HANDICAP PARKING PROVIDED = 6 spaces TOTAL PARKING PROVIDED = 143 spaces

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

OWNER

John T. Williams, Jr., MD, Manager Bone Doctors, LLC 1400 North US Hwy 441, Suite 552 The Villages, Florida 32159 Phone (352) 751-2862

ENGINEER

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

ARCHITECT

Jeff Powell, A.I.A., Architect Powell Studio Architecture 713 West Montrose Street Clermont, Florida 34711 Phone (352) 874-2340

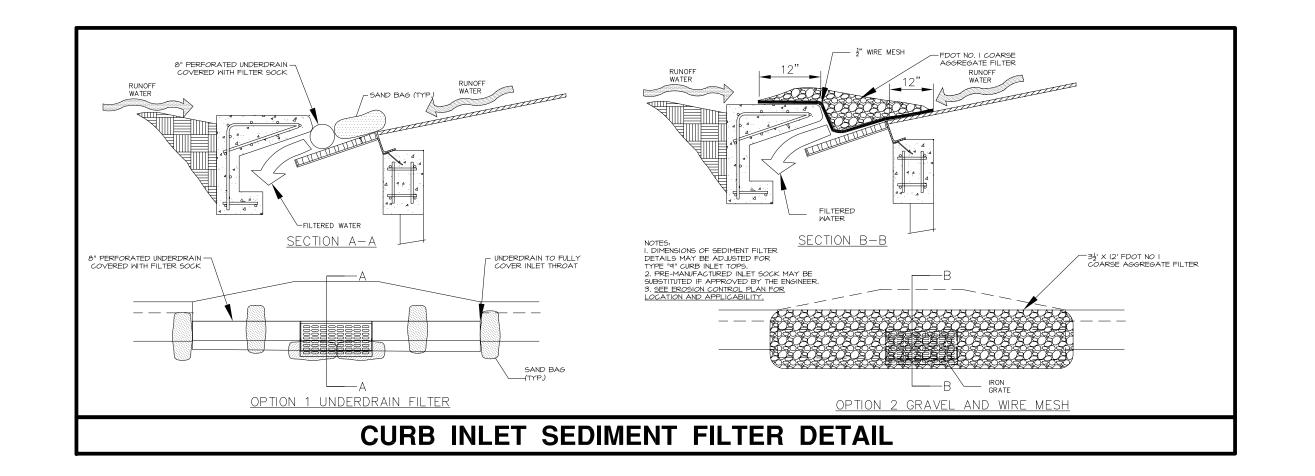
SURVEYOR

Kaye M. Jameson Clymer Farner Barley, Inc. 4450 NE 83rd Road Wildwood, Florida 34785 Phone (352) 748-3126

4 **当**日 INSTITU-FLORII

PEDICS 0

ORTHO! ADVANCEI FRUITLAND



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

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

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

GRAVEL CONSTRUCTION ENTRANCE DETAIL

6" MINIMUM THICKNESS 50' MINIMUM

AS REQUIRED

F.D.O.T. # 1 —

COARSE AGGREGRATE

HARD SURFACE

PUBLIC ROAD

NPDES Requirements

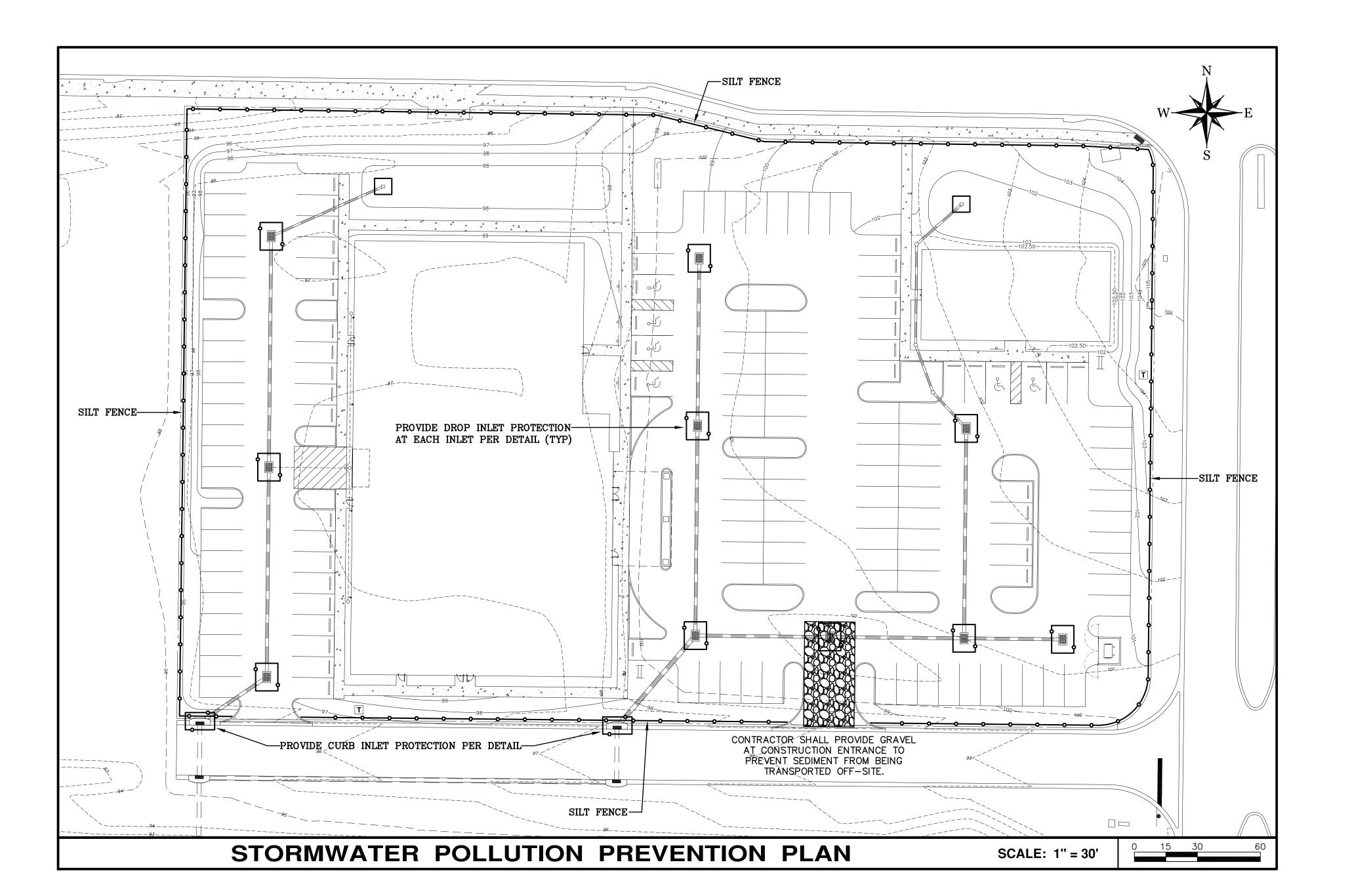
• Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acres) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operators that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Town, City or County), shall obtain coverage either under a Generic permit or an Individual permit.

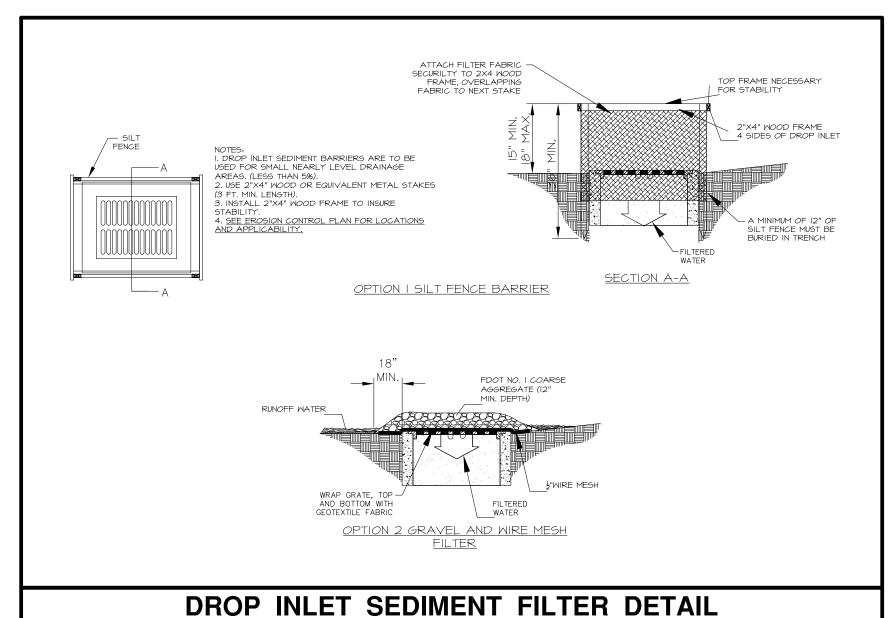
• The Contractor shall obtain the NDPES permit during the permitting process.

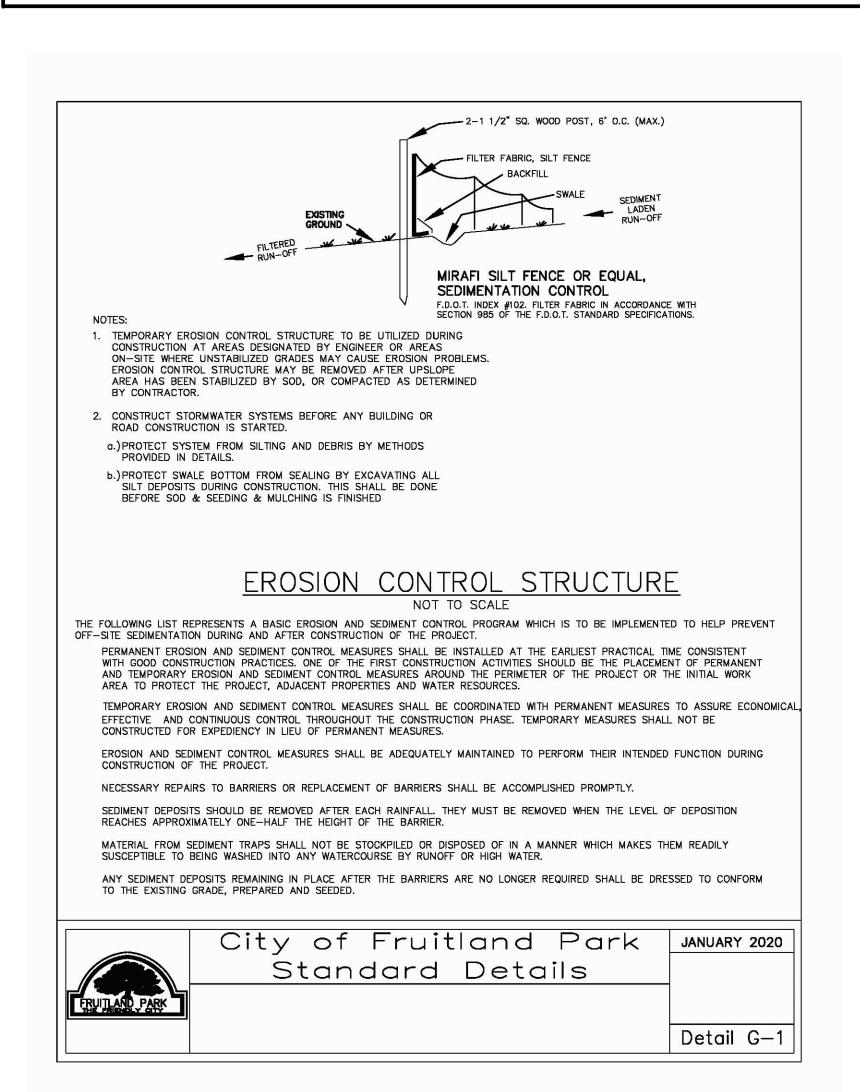
• The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPP). Contractor may obtain information pertaining to the NPDES program online at www.dep.state.fl.us/water/stormwater/npdes. The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Forms. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for not complying with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance related activities shall be included in the bid submitted by the Contractor.

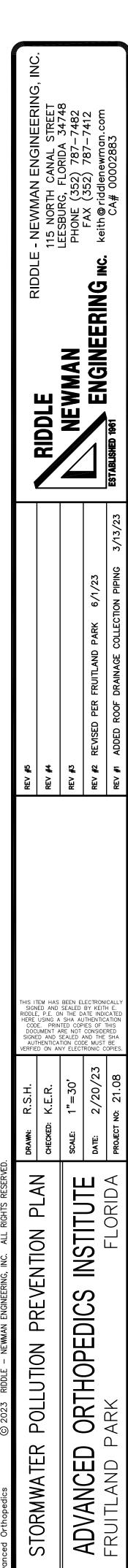
• The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspections and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWFPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the FDEP at (850) 245-7522 for additional information on qualified inspectors or additional information on the NPDES requirements.

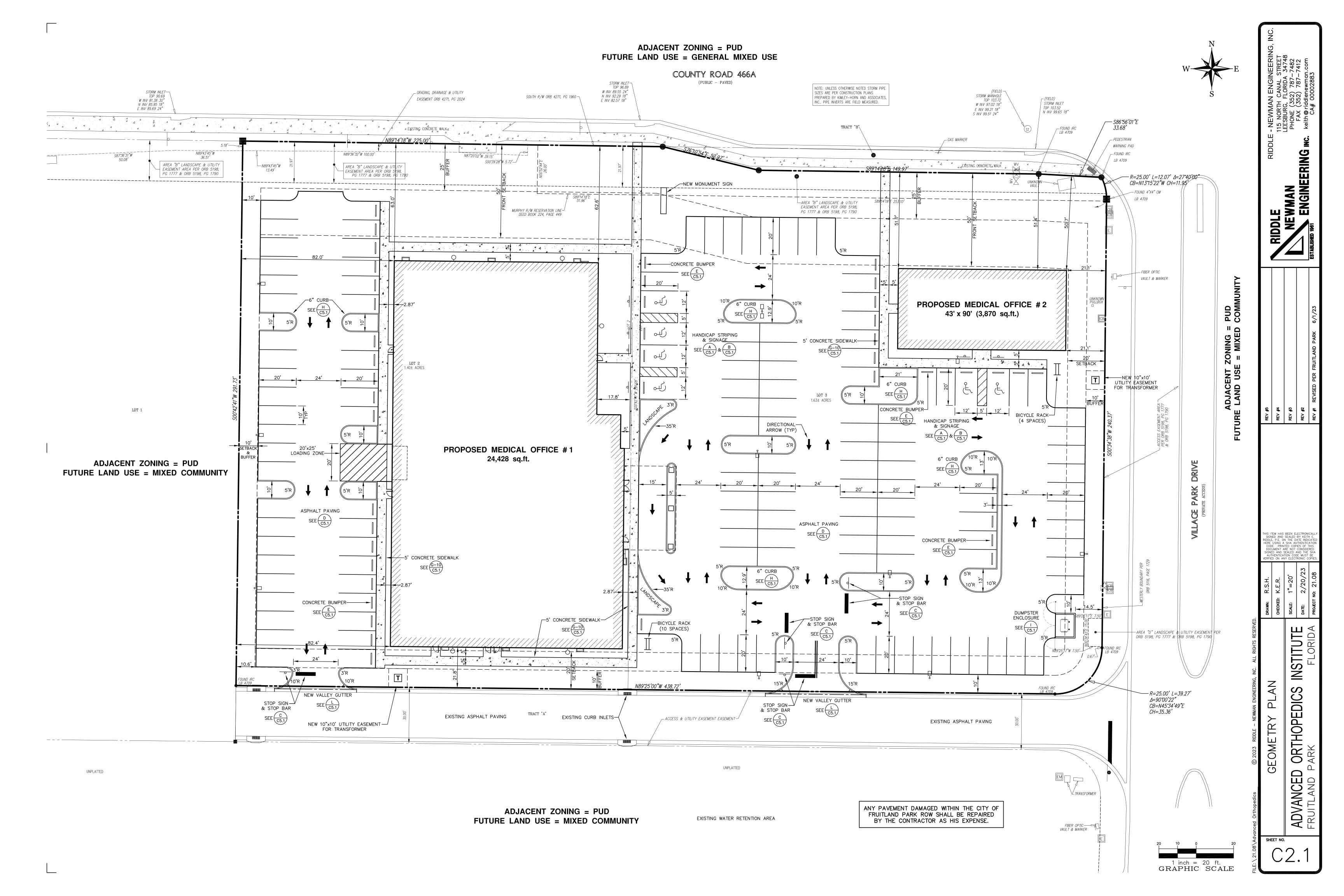
NPDES REQUIREMENTS

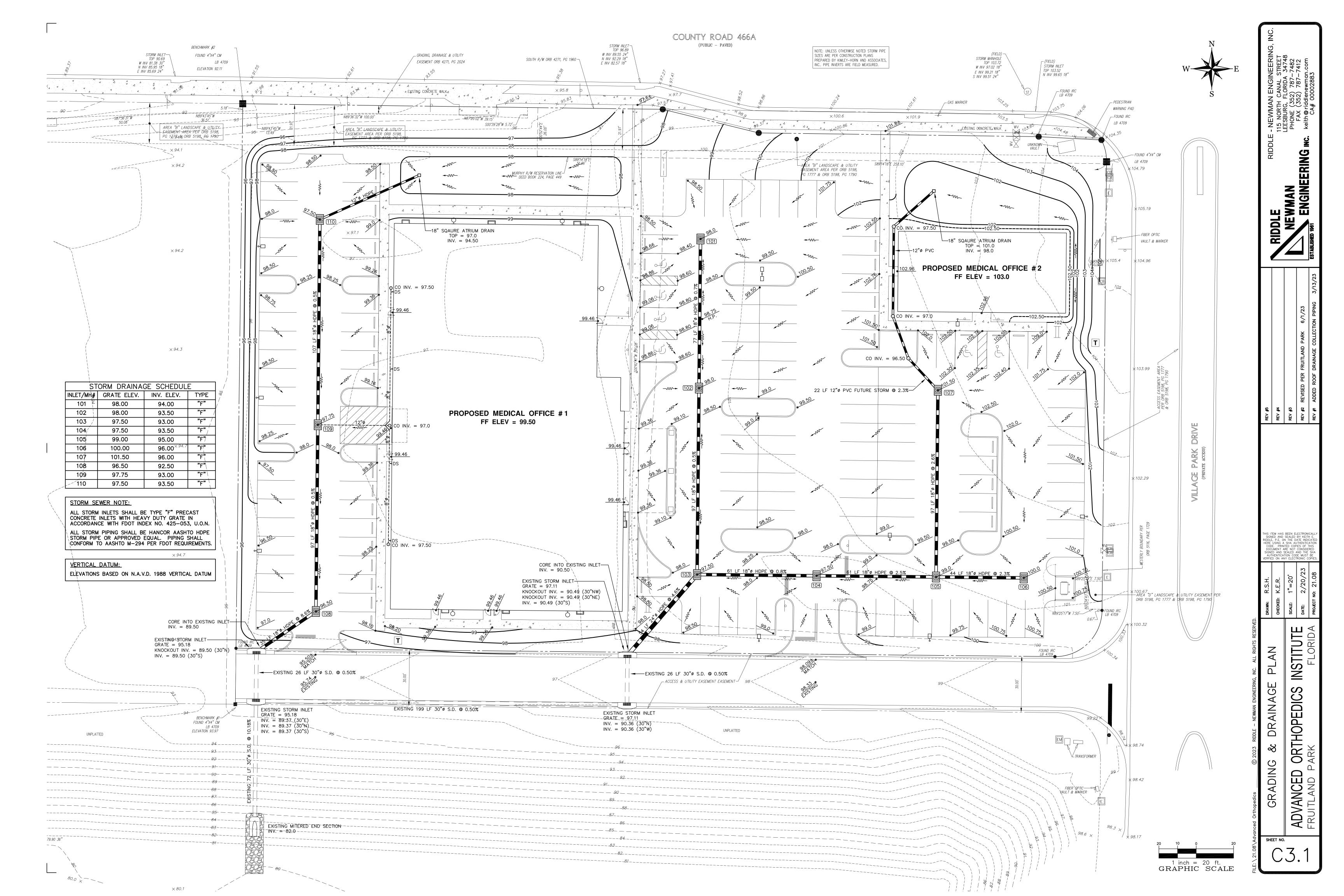


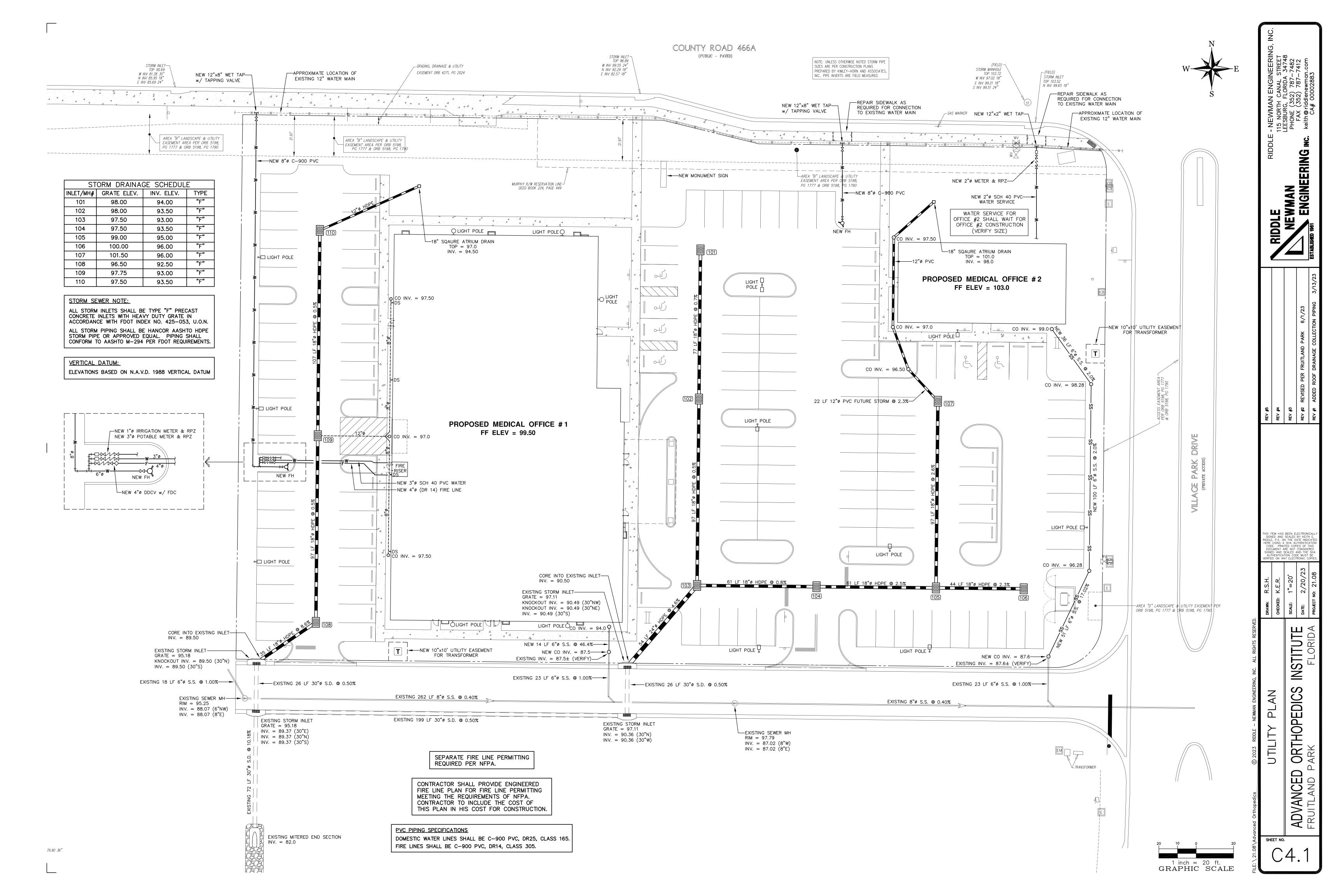


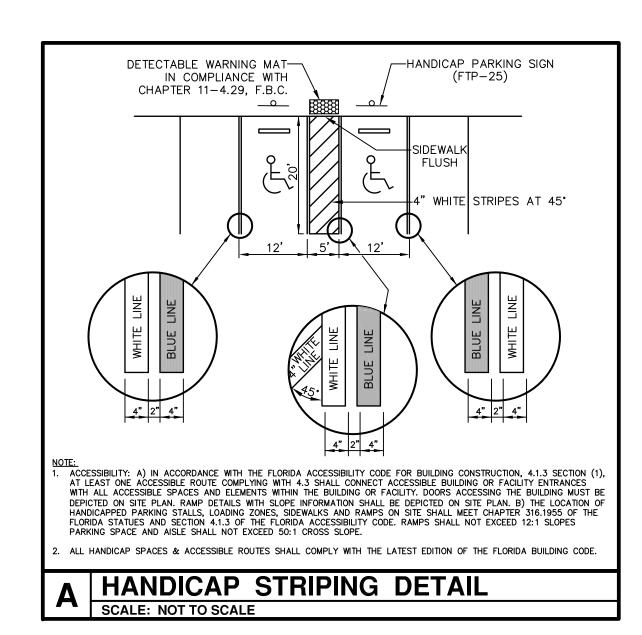


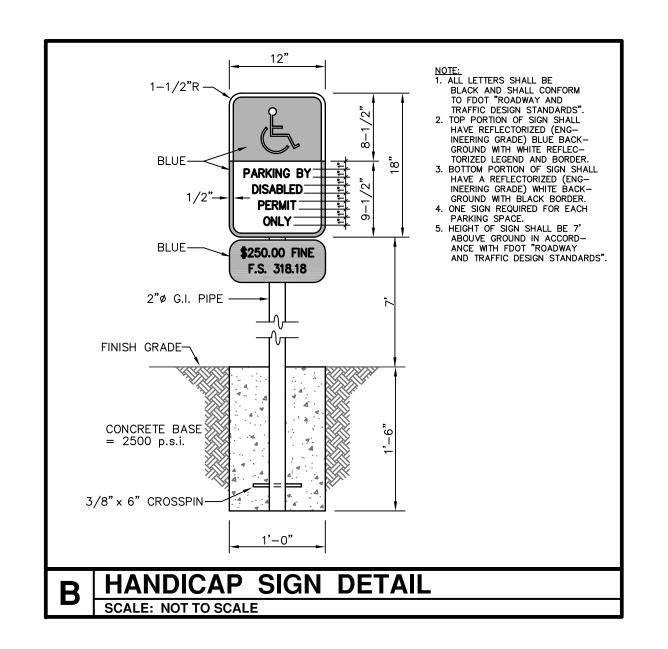


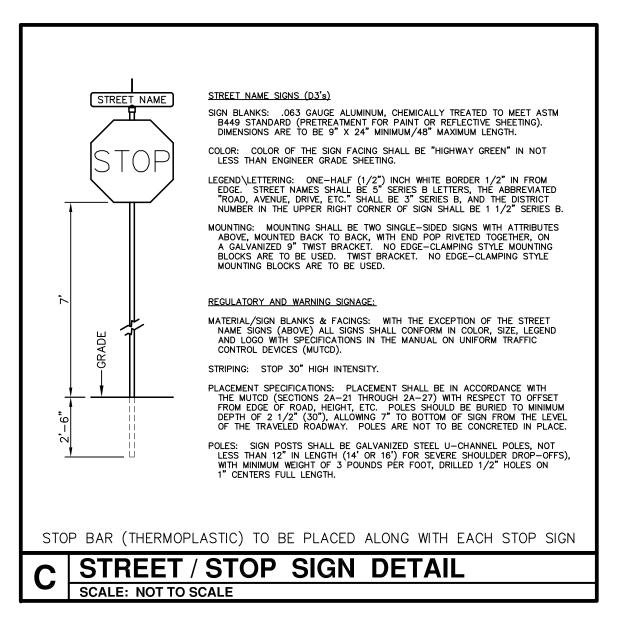


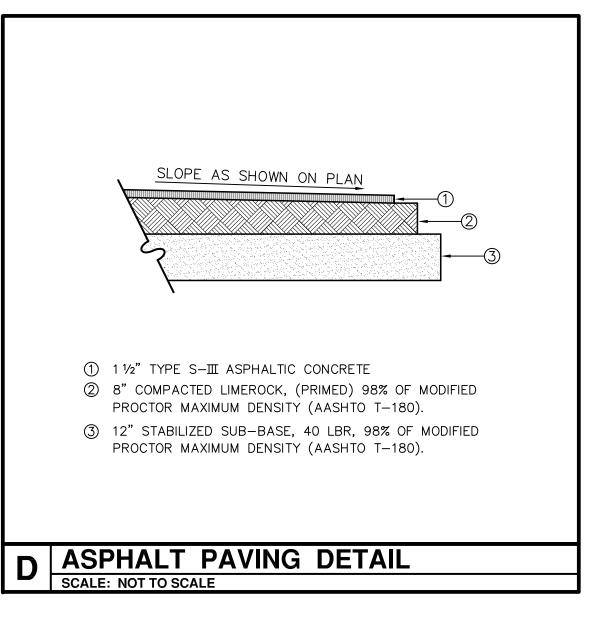


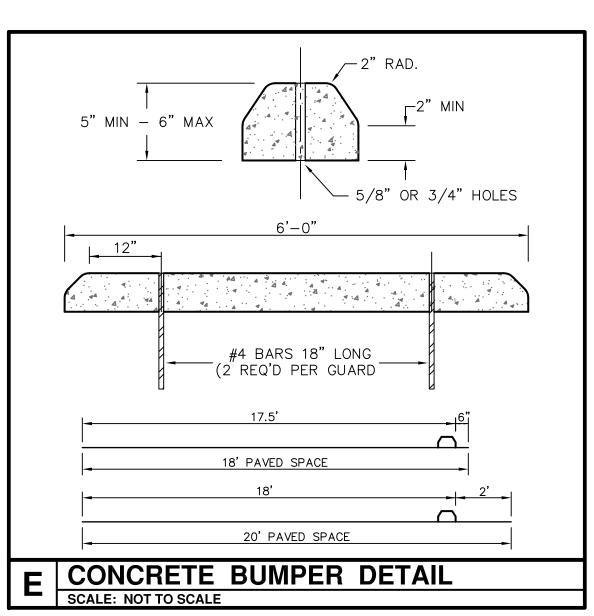


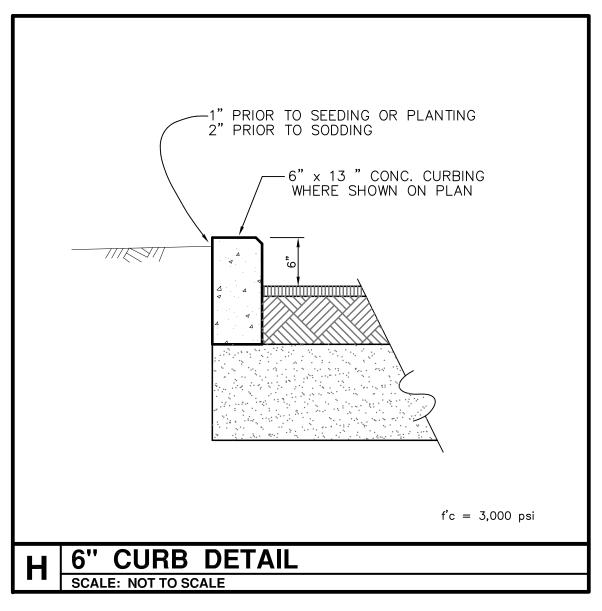


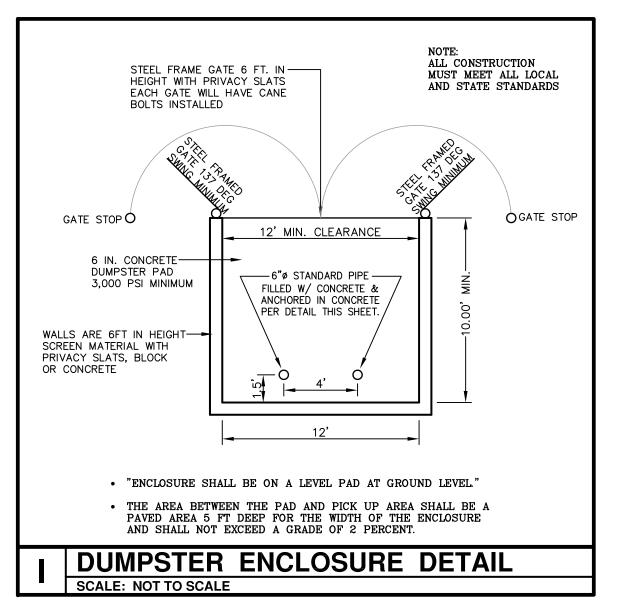


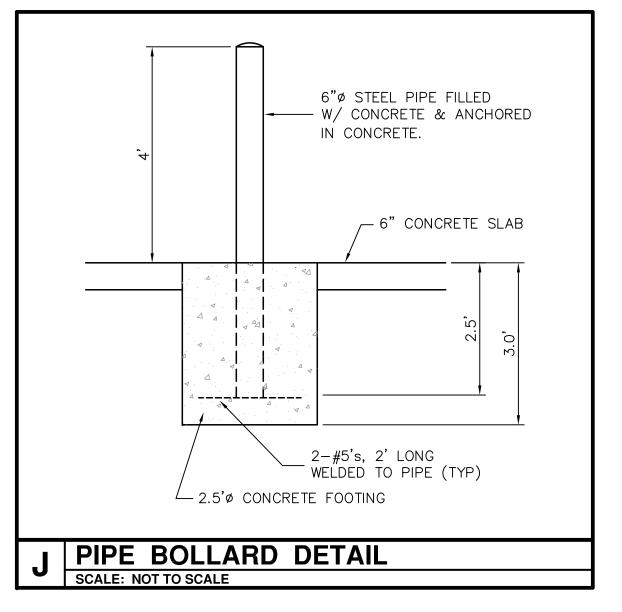


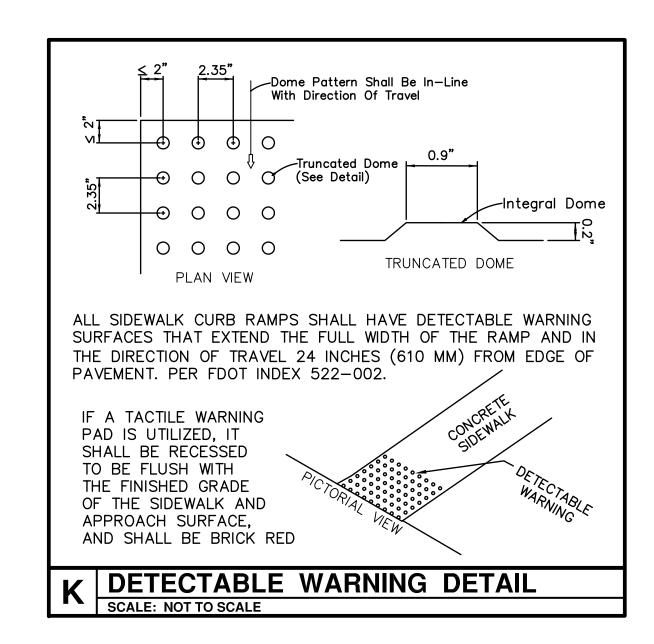


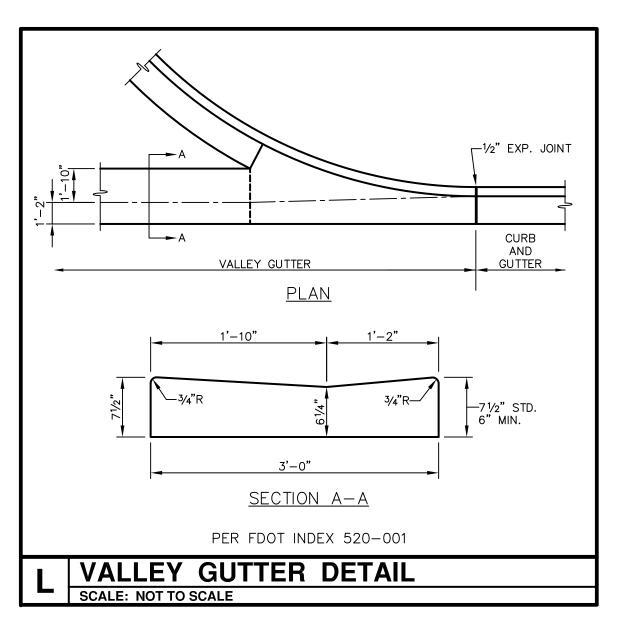


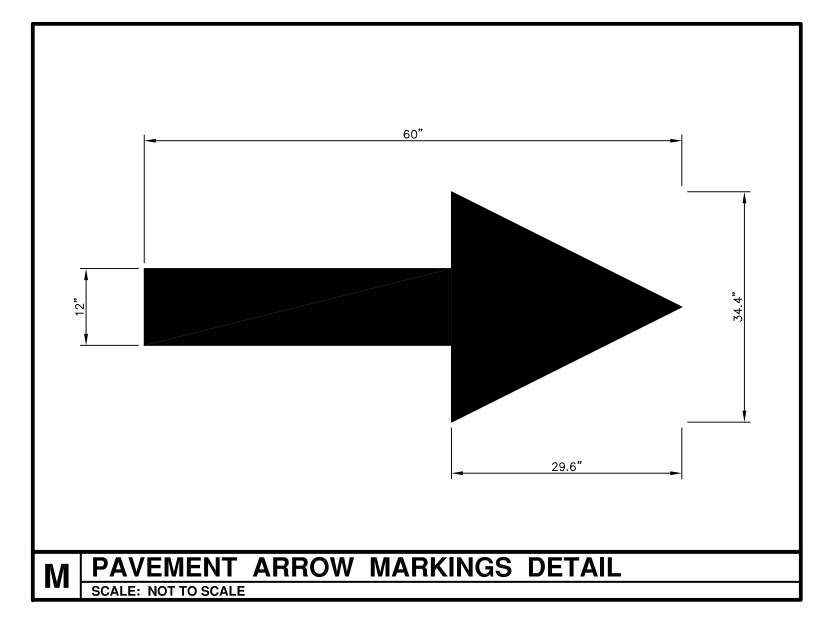


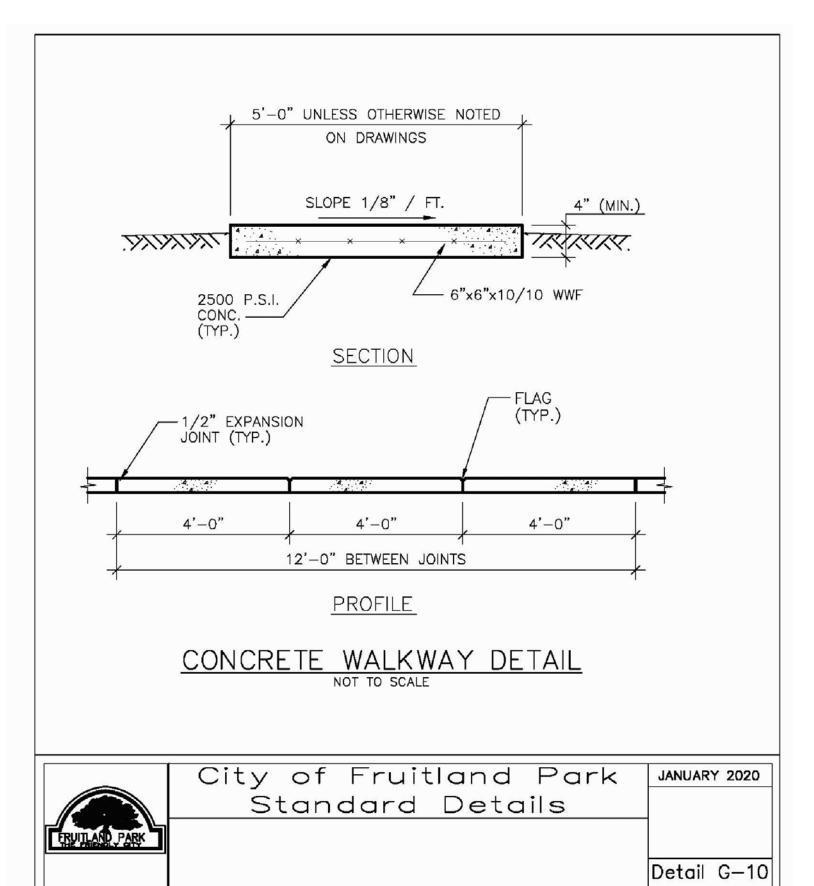


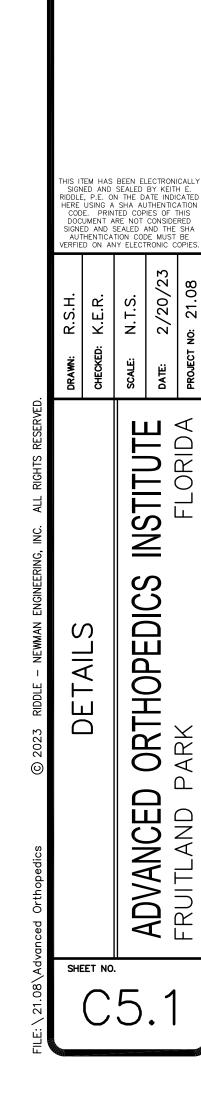






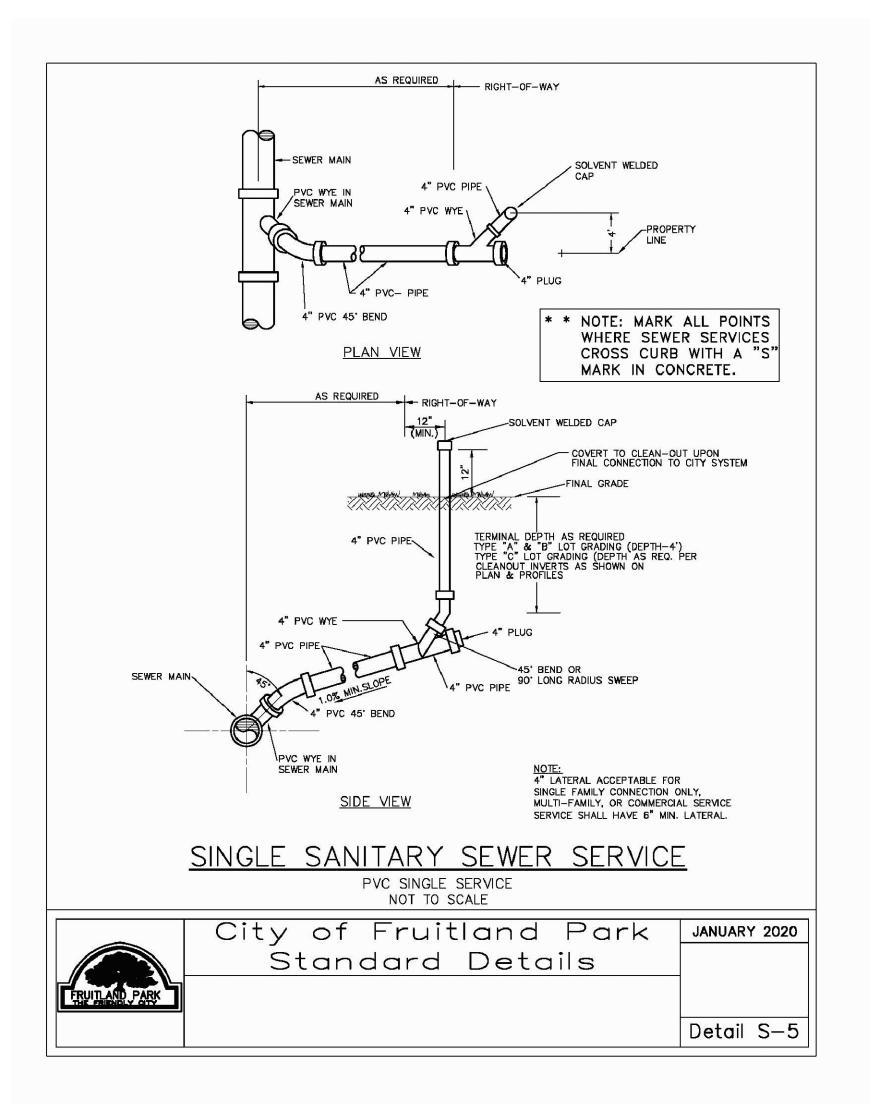


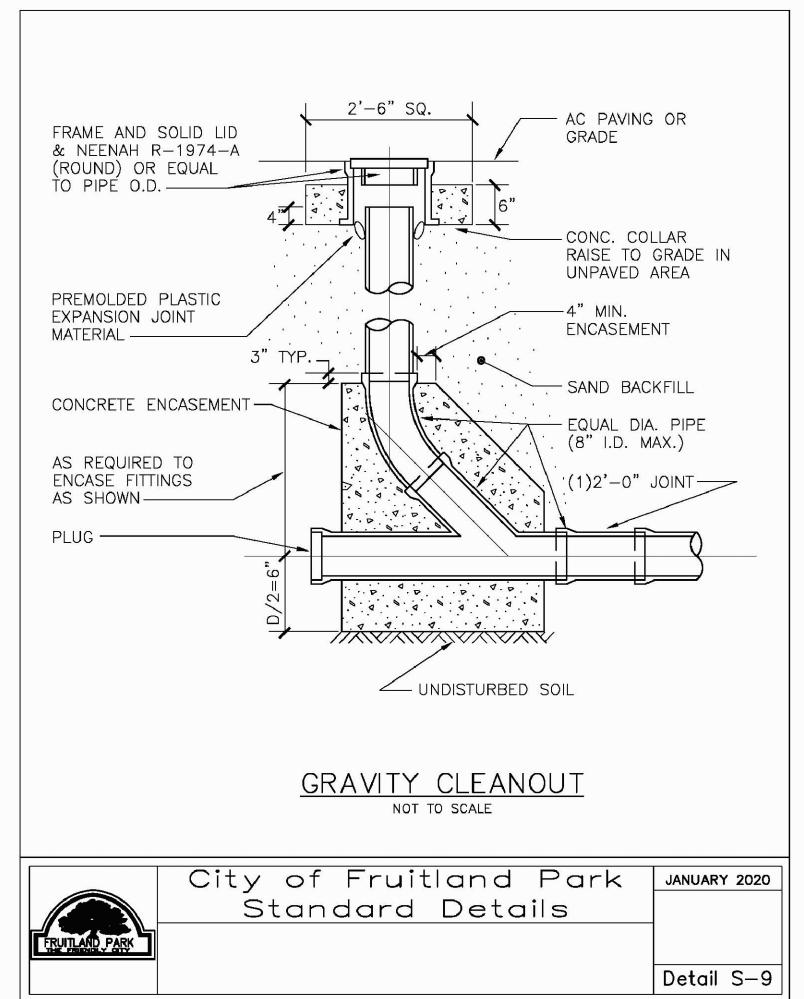


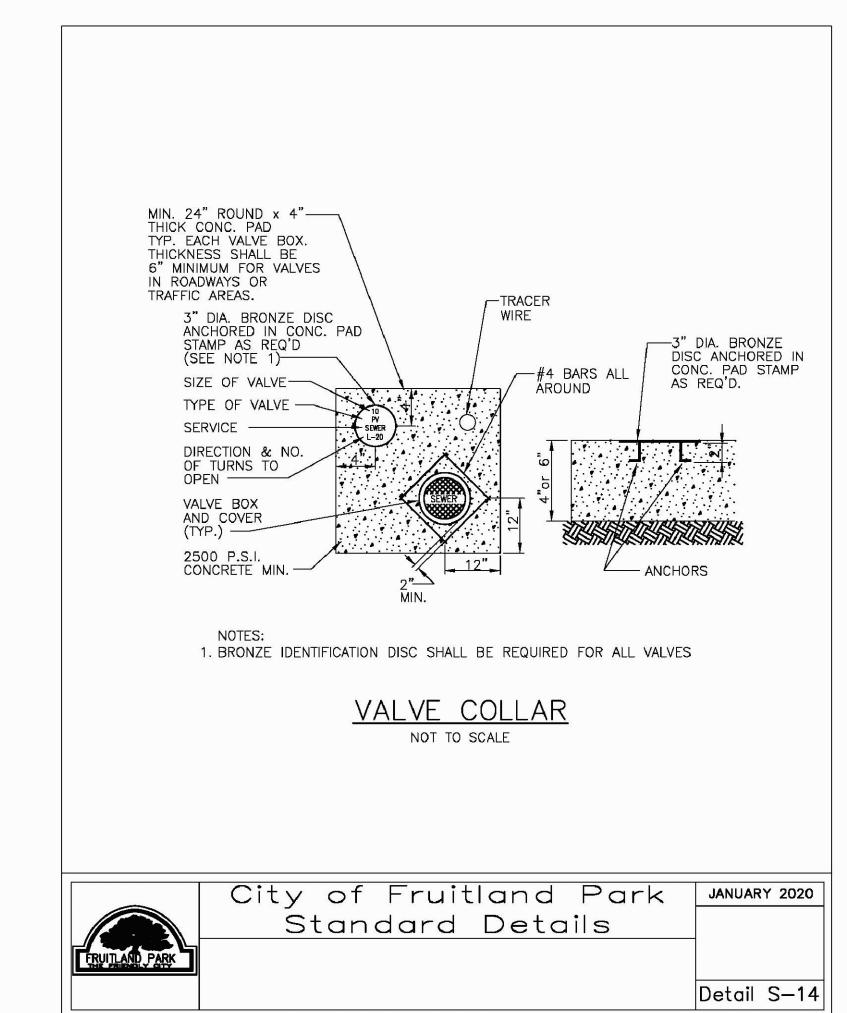


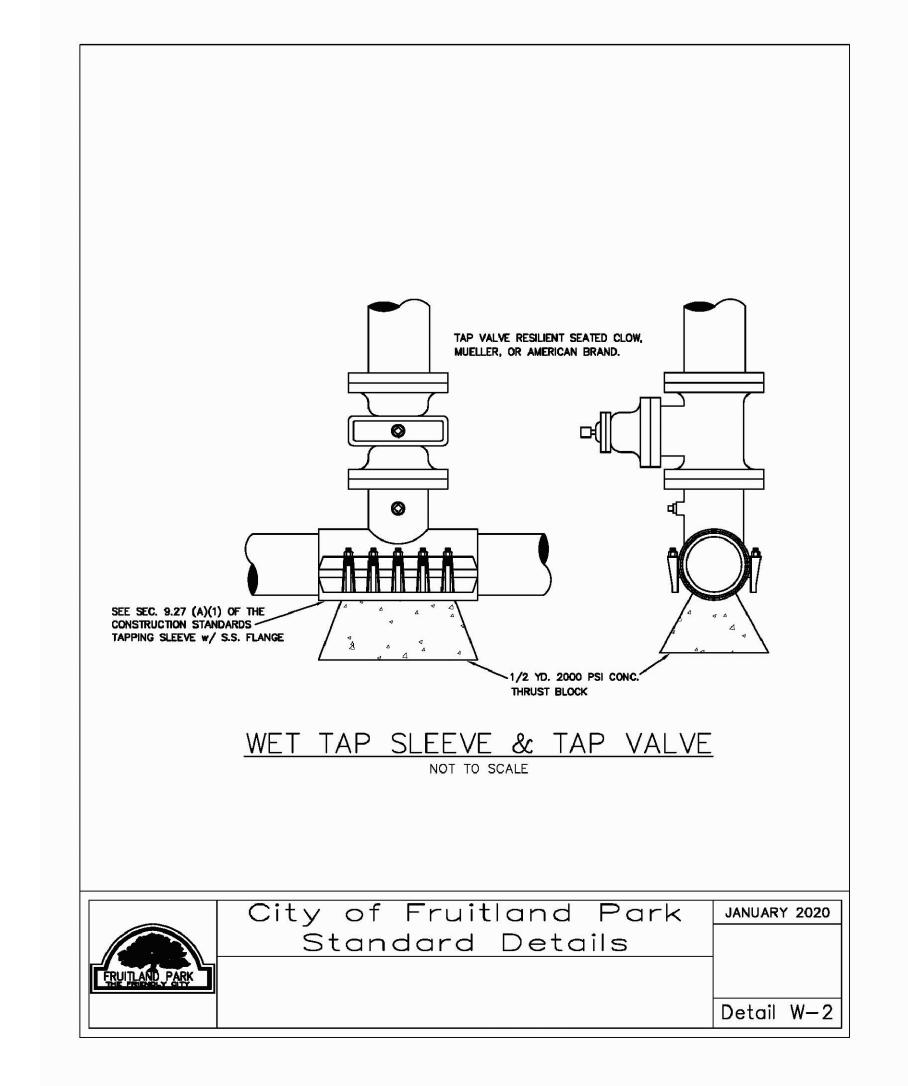
- NEWMAN ENGINE
115 NORTH CANAL ST
LEESBURG, FLORIDA 3
PHONE (352) 787-7
FAX (352) 787-7
keith@riddlenewman.

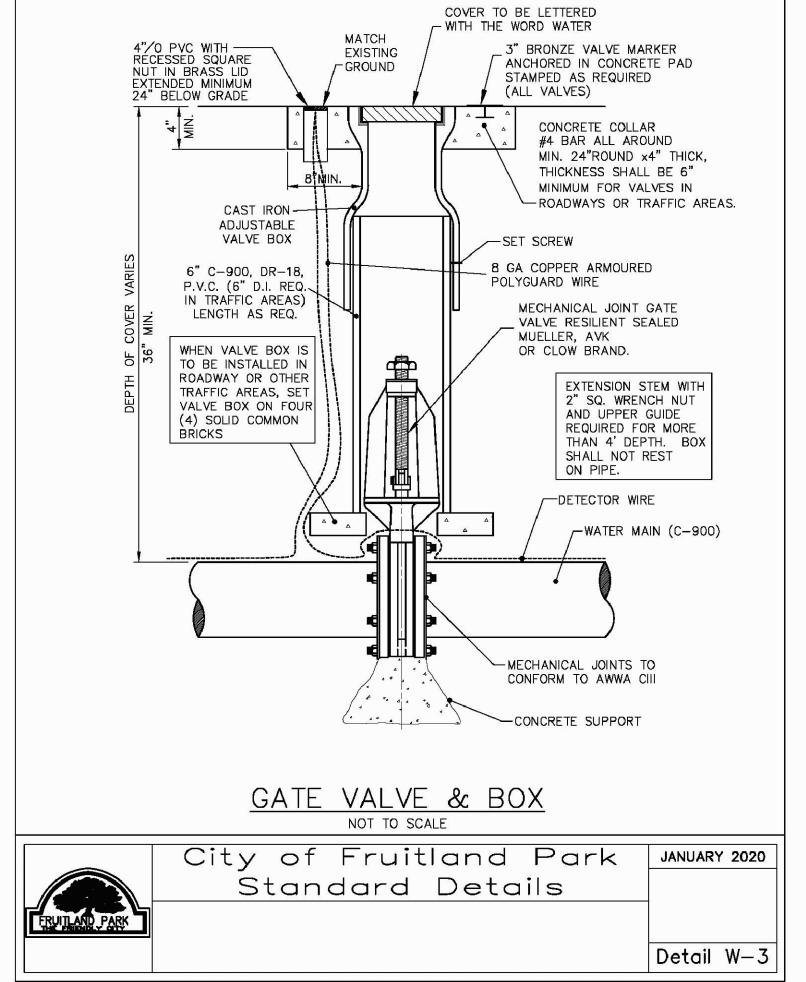
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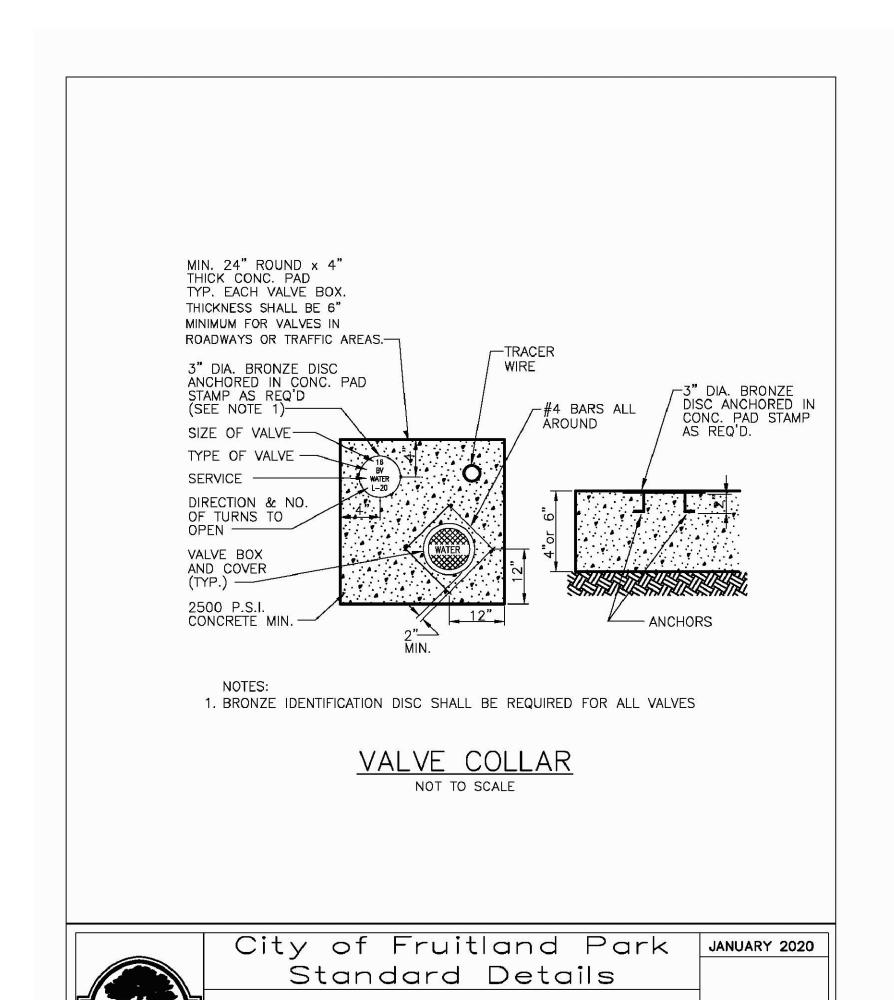


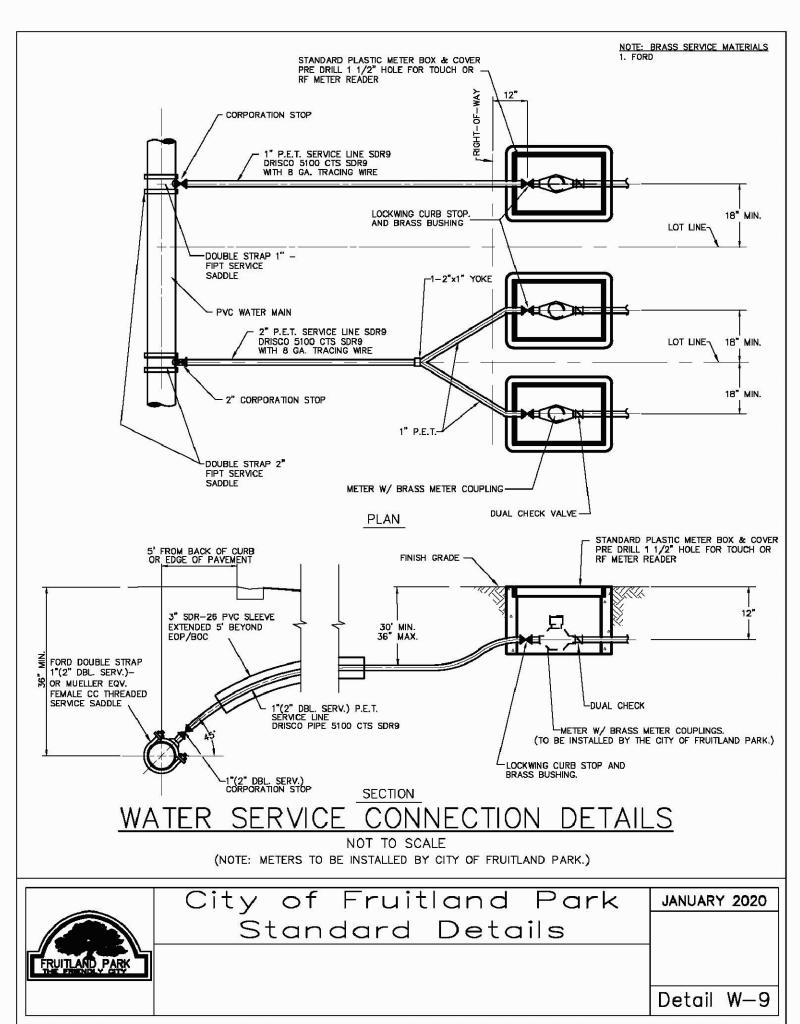


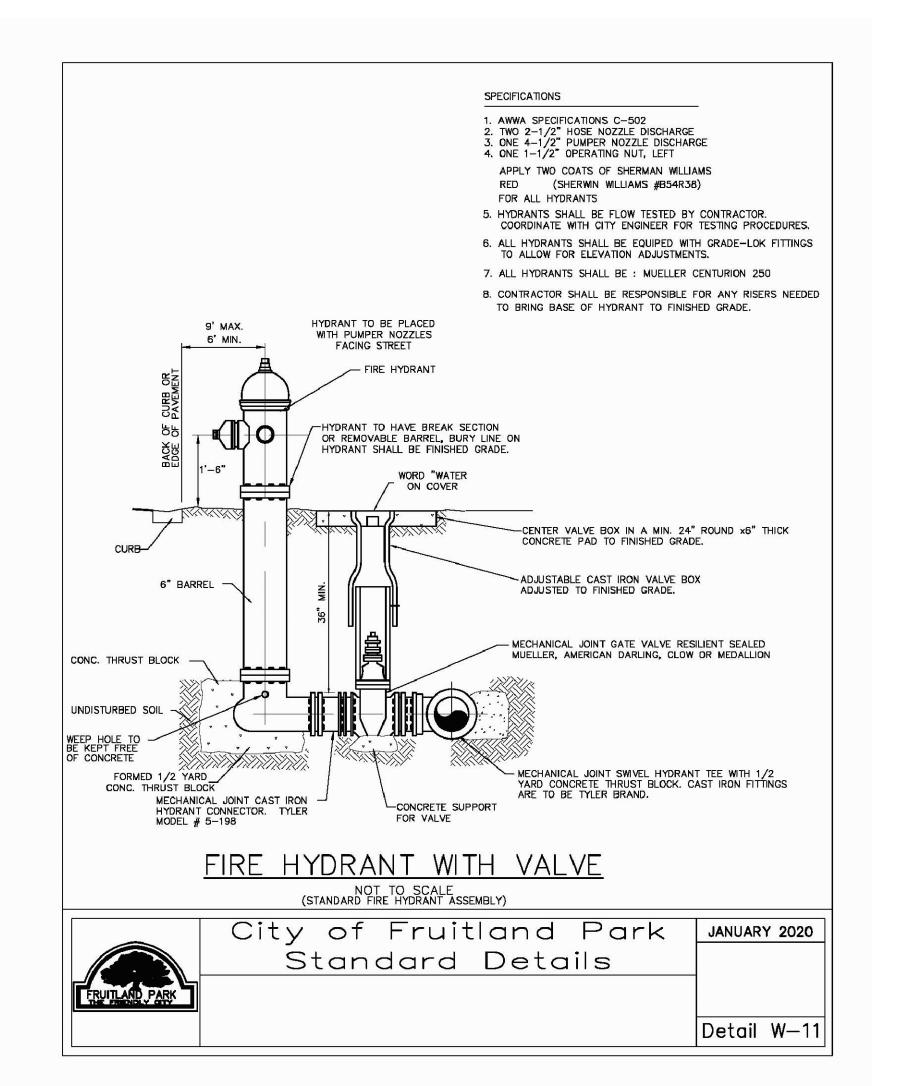


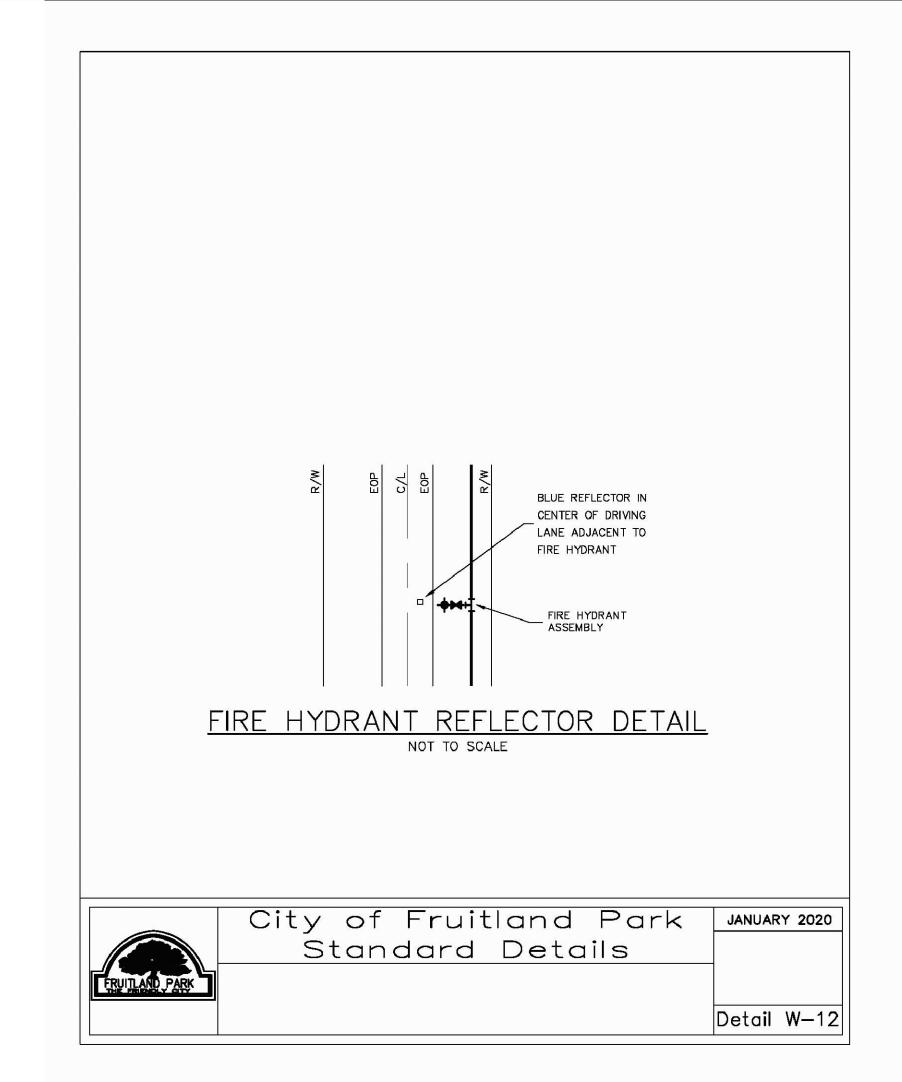
RIDDLE NEWMAN ENGINEERING IN REV #5
REV #3
REV #3
REV #3 INSTITUTE FLORIDA ORTHOPEDICS

ADVANCED FRUITLAND P

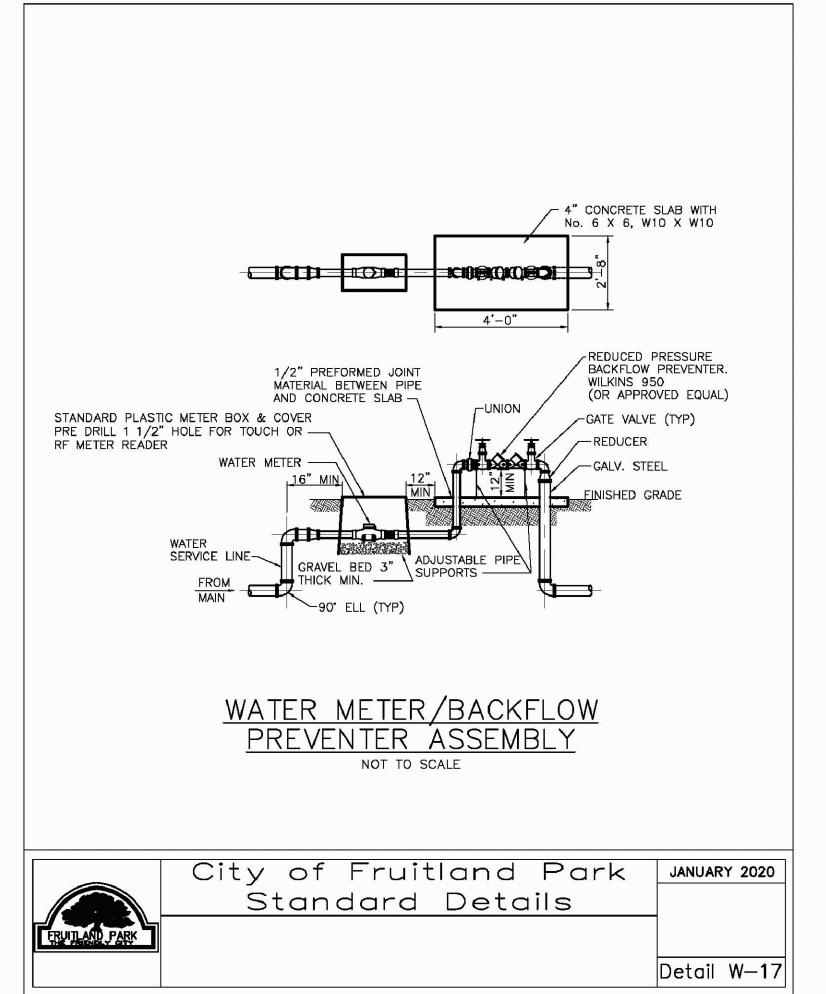


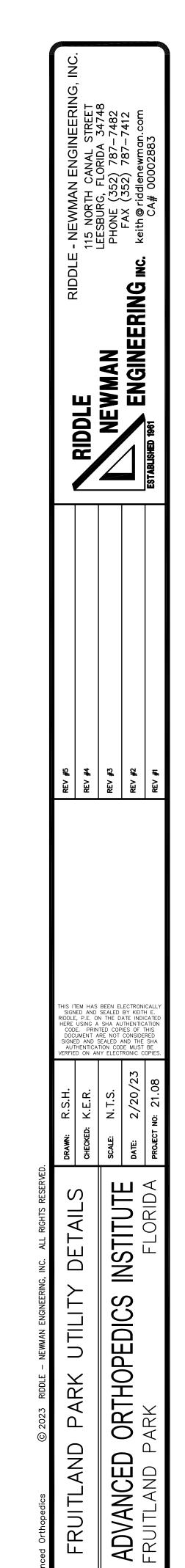






Detail W-5









RIDDLE - NEWMAN ENGINEERING, INC.

115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748

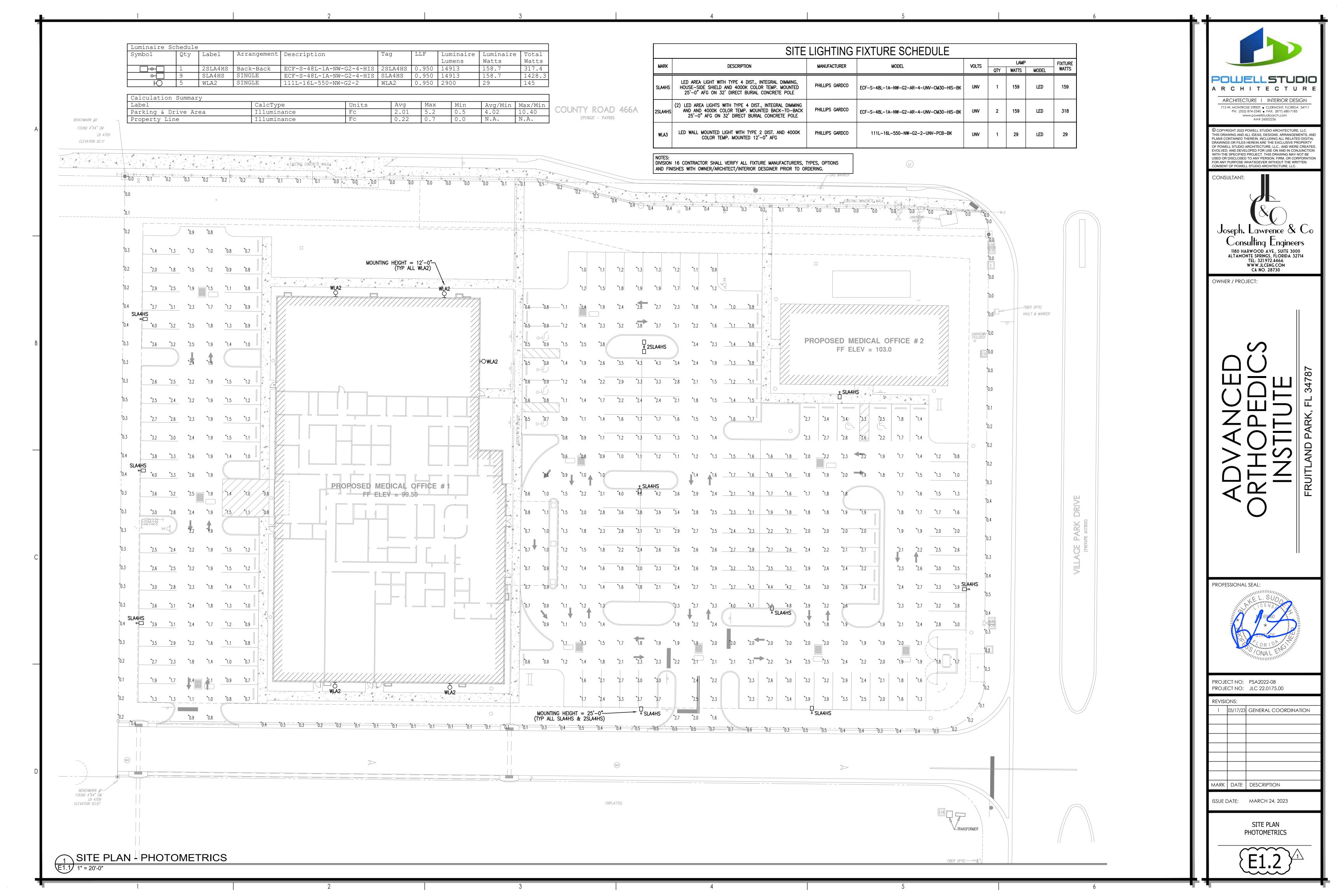
ENGINEERING INC.

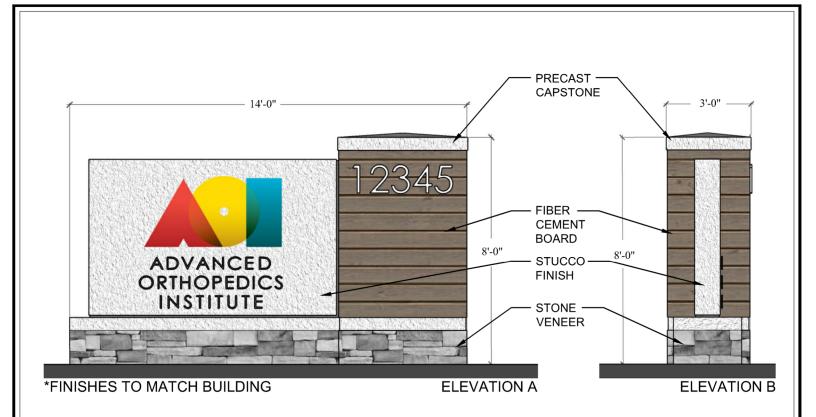
PHONE (352) 787-7482
FAX (352) 787-7412

ADVANCED ORHTHOPEDICS **AERIAL** MAP

DATE: 8/17/22 SCALE: 1"=300" FILE: 21.08

SHEET: 1 of 1



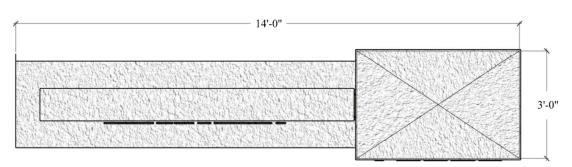




MONUMENT SIGN ELEVATIONS

N.T.S.









MONUMENT SIGN PLAN

N.T.S.

DRAWING TITLE:

SCHEMATIC MONUMENT SIGN NOT TO SCALE

PROJECT NAME:

ADVANCED ORTHO INSTITUTE



713 W. MONIROSE STREET CLERMONT, FLORIDA 34711 PH: (352) 874-2340 FAX: (877) 680-7183 www.powellstudioarch.com AA26002236 05-18.

05-18-2023

SHEET NO:

SFP-01





Date: **6/15/2023**

Project No.: **21373 – Task 1**

To: Fruitland Park

From: Walt Nickel, PE, Wright-Pierce

Subject: Advanced Orthopedics Major Site Plan - Review Comments, 2nd Review

Wright-Pierce has reviewed the resubmittal for the Major Site Plan for the proposed Advanced Orthopedics project located in Lots 2 and 3, Village Park Commercial Subdivision.

Documents Reviewed by Wright-Pierce

- Resubmittal Cover Letter
- Advanced Orthopedics Institute Site Plan
- Advanced Orthopedics Landscape and Irrigation Plan
- Fire Truck Turning Plan
- Site Lighting Photometric Plan
- SIRWMD Permit

Comments:

1. It appears that our previous comments have been satisfactory addressed. However, we request that the City comment on the engineer's responses for items (2 h.) and (2 i.) highlighted in the screen shot below. We take no exception to the requests but defer to the City for their opinion.

Wright - Pierce Engineering Review

- 1. GENERAL
- a. Site Lighting has been shown on the Site Plan and the Photometric Plan is submitted herewith.
- b. Transformers have been shown on site plan along with the required Utility Easements.
- c. Per my discussion with Shane Gerwig there are no existing fire hydrants in the immediate vicinity of the project and thus fire hydrant flow testing will be part of the post-construction process.
- 2. Site Plan Comments
- Statement has been added to the plan on Sheet C2.1.
- b. Number of Stories and Height of building are shown in the Site Data Box on Sheet C1.1. We have added the number of employees to that box.
- Site data box has been revised to show the breakdown of impervious area as requested.
- d. Sherie Lindh with LPG Planning has confirmed that the PUD for this project allows for 80% maximum impervious surface. We have revised the plans to show Max ISR = 80%.
- e. Bicycle Racks for each building have been shown on Sheet C2.1 (14 total required spaces).
- f. Soil types added to the Site Data Box on Sheet C1.1.
- g. Sheet C1.2 has been revised to show inlet protection for the curb inlets on the access road
- h. We would like to request a Variance to the 35' radius requirement for the garbage truck. The garbage is typically retrieved in the early morning hours prior to businesses opening. The garbage truck can do a 3-point maneuver to overcome the 35' radius. I have not seen any site that provides the large turning radius for a full turn without backing and performing at least one 3-point maneuver.
- We would like to request a Variance from the requirement for 1 dumpster for each 10,000 sf of Commercial development. These buildings will be used for Medical and medical waste is handled separately and does not utilize the dumpster. One dumpster is more than enough for this site.
- j. Sign is shown on the site plan. Sign rendering submitted herewith.
- k. Curb radii have been shown on Sheet C2.1
- We have discussed the configuration of the landscape islands with Sherie Lindh and she confirmed
 that 10' x 20' islands with curved radii are standard acceptable islands. We have revised the plan to
 ensure a minimum nominal size of each landscape island to be 10' x 20'.
- m. We have added wheel stops to prevent damage to the landscape in the area in question.

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

SITE PLAN

Owner: Bone Doctors, LLC

Engineer: Keith E. Riddle, P.E.

General Location: South of CR 466A, west of Village Park Dr

Number of Acres: 3.03 \pm acres

Existing Zoning: Mixed Use PUD

Existing Land Use: Mixed Use

Date: June 21st, 2023

Description of Project

The owner is seeking site plan approval for construction of two medical offices, medical office #1 of 24,428 SF, and medical office #2 of 3,870 SF within the Village Park Commercial Subdivision. The proposed medical office is a permitted use pursuant to Ordinance 2018-002. Development of the subject site must conform with PUD Ordinance 2018-002.

	Surrounding Zoning	Surrounding Land Use
North	PUD	General Mixed Use
South	PUD	Mixed Community
East	PUD	Mixed Community
West	PUD	Mixed Community

Recommendation

Staff recommends approval subject to approval of the Traffic Impact Analysis by Lake County and MPO.