



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

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

TRC COFP Members:

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

TRC Members:

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

**REVISED AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
October 3, 2023
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from September 5, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Mirror Lake Phase II – Minor Site Plan (Alternate Key 3897102)

Minor site plan submittal for approval of model home sales center and associated parking on lots 134, 135, and 136. Model homes will be constructed on lots 134 and 135 with temporary stabilized parking on lot 136. The project area acreage is 0.55 acres.

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

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the

proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

Annexation

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

Small Scale Comprehensive Amendment

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

Rezoning/Planned Unit Development

The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



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TRC Members:

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Lake County Economic Development

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

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 1, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. School Board of Lake County; Fruitland Park Elementary – Major Site Plan (Alternate Key: 1639743) Cursory Review

A cursory site plan review is provided by Lake County Schools for informational purposes for the construction of a new Fruitland Park Elementary School. The plan allows for the construction of a replacement elementary school and accessory uses on approximately 19+/- acres located on the northeast corner of the intersection of Urick Street and Olive Avenue.

B. Lakeside Storage II – Unity of Title & Variance (Alternate Key: 2919469, 2919507, 2919523, 2919531)

Variance

The applicant is requesting the following four (4) variances for development of the proposed project: (1) allow 5 instead of 10 parking spaces near the front office to accommodate new customer flow; (2) reduce the required width of the loading zone from 12 ft to 10 ft,); (3) requesting the city to waive parking lot landscaping requirements for the RV/boat parking spaces and (4) requesting the city to allow installation of an 8” water main as the city does not have a 10” water main in this area.

Variance #1 - Reduce parking spaces request “withdrawn” by applicant; Variance #2 – Width of loading zone request “withdrawn” by the applicant; Variance #3 - Staff recommends approval of the variance and approval of the condition that the front building perimeter be planted with 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area. The planting area would be a 3’ strip. This would be considered comparable. Variance #4 - planning staff defers to the City Engineer and Lake County Fire Department. The city engineer does not object to a variance for a fire hydrant 10” main. The city does not have a 10” main within the area.

Unity of Title/Shared Maintenance

The subject property is 7.07 acres and consists of four parcels, a northern parcel (Alt Key 2919531), a southern parcel (Alt Key 2919469), and two parcels in between (Alt Key 2919523 and Alt Key 2919507). A single story 781 square foot manufactured office exists on the southern parcel (Alt Key 2919469). The proposed project consists of constructing a 93,205 SF storage facility including an office for a total of 93,986 square feet on the northern portion of the site, along with associated loading, parking, and stormwater management areas. The building sizes proposed to be built are 76,795 square feet, 6,150 square feet, 6,160 square feet, and 4,100 square feet, along with an office and forty-six (41) RV/boat storage spaces.

The max ISR is 75%, maximum FAR is .50. The minimum lot size is 30,000 square feet and 200’ roadway frontage. The required minimum open space is 25%, and setbacks are 50’ for front, and 25’ for side and rear.

BOARD MEMBERS’ COMMENTS:

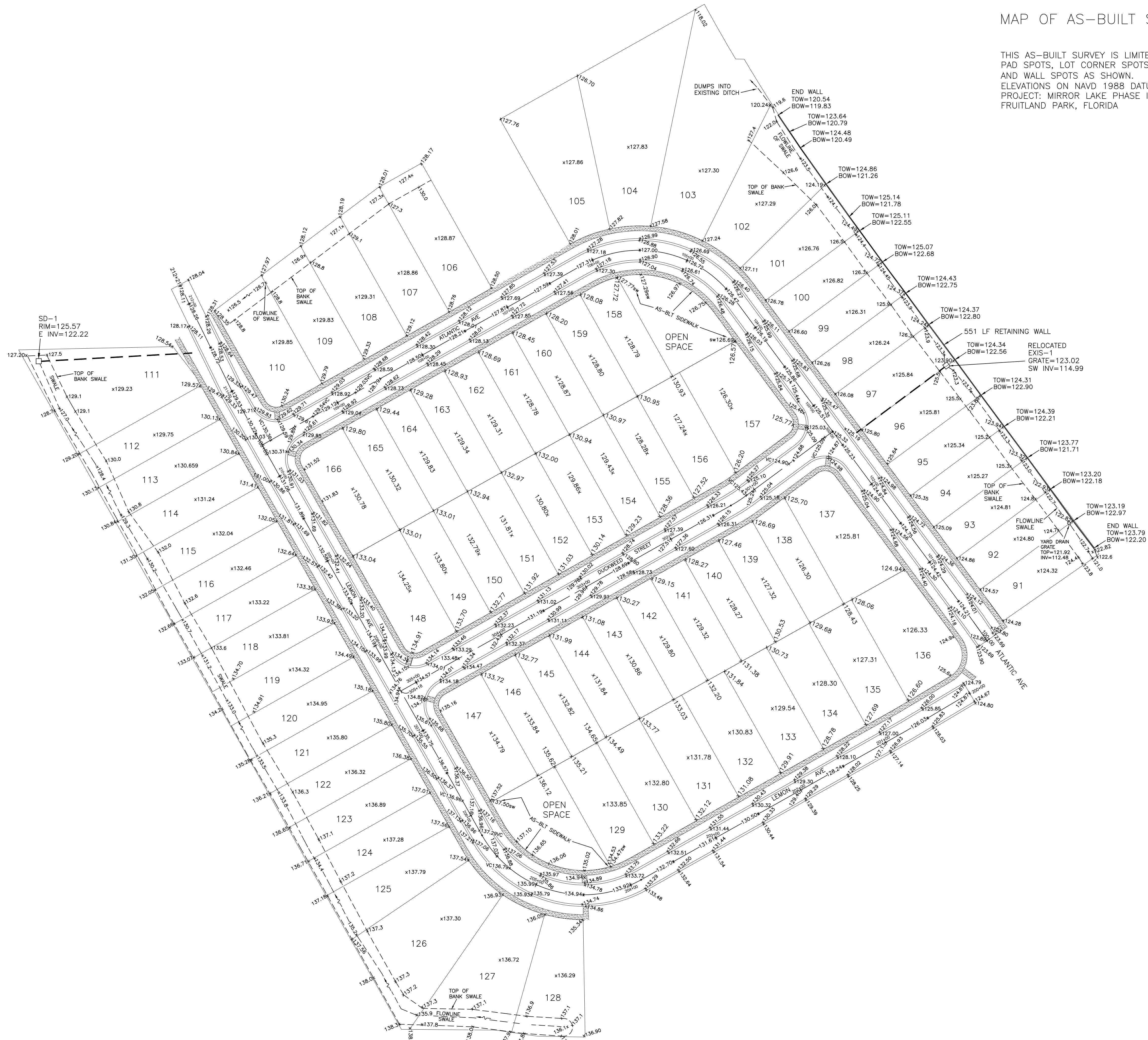
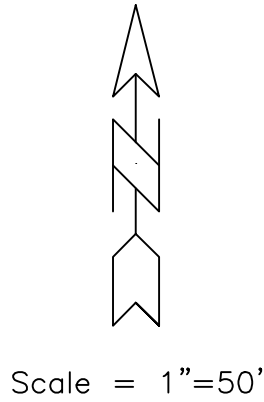
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ADJOURNMENT:

MAP OF AS-BUILT SURVEY

THIS AS-BUILT SURVEY IS LIMITED TO THE GRADING:
PAD SPOTS, LOT CORNER SPOTS, ROAD SPOTS
AND WALL SPOTS AS SHOWN.
ELEVATIONS ON NAVD 1988 DATUM.
PROJECT: MIRROR LAKE PHASE II
FRUITLAND PARK, FLORIDA



FIELD DATE: 06/13/2023

Prepared for: 22032.009
BOYKIN CONSTRUCTION
Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

GENERAL CONSTRUCTION NOTES:

- ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS SHOWN ON EACH SHEET.
- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES. IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CALL "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT ONLY THOSE INCLUDED IN THE "SUNSHINE" PROGRAM.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES (ABOVE OR BELOW GROUND) THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE GOVERNING MUNICIPALITY, THE UTILITY PROVIDER, FDOT, AND WATER MANAGEMENT DISTRICT AS APPLICABLE BY JURISDICTION.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL CIVIL SITE WORK MATERIAL WHICH INCLUDES BUT IS NOT LIMITED TO: PRECAST STRUCTURES, UTILITY PIPING, UTILITY ASSEMBLIES, CONCRETE WORK, ASPHALT MIX, STRIPING, SIGNAGE, ETC. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTORS PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUT, REGRADING, RESEEDING AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE BY THE REGULATORY AGENCY AND ENGINEER OF RECORD.
- THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS NOTICE PRIOR TO CONDUCTING FIELD TESTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING AND ARRANGING FOR INSPECTIONS.
- THE CONTRACTOR SHALL MAINTAIN, AT THE JOBSITE, A RECORD COPY OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. THESE "AS-BUILT" DOCUMENTS ARE TO BE MADE AVAILABLE TO THE OWNER/ENGINEER DURING CONSTRUCTION AND SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR IS ADVISED TO VERIFY AND LOCATE ALL HORIZONTAL AND VERTICAL CONTROL POINTS PRIOR TO CONSTRUCTION, BRING ANY LAYOUT DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND RUBBLE FROM THE SITE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT PREPARED BY ANDREYEV ENGINEERING, INC. CONTRACTOR SHALL REVIEW & FAMILIARIZE HIMSELF WITH, AND ADHERE TO THE RECOMMENDATIONS INCLUDED THEREIN.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY DESIGNATE THE LIMITS OF CONSTRUCTION ON SITE. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE LIMITS OF CONSTRUCTION.
- ALL WORK AND ALL MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
- THE SPECIFICATIONS, NOTES AND PLANS CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT PURPORT TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL FURNISH AND INSTALL THE WORKS IN ALL DETAILS AND READY FOR OPERATION.
- ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED AND OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURERS WRITTEN INSTRUCTIONS.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK COMPETENTLY AND EFFICIENTLY, DEVOTING SUCH ATTENTION THERETO AND APPLYING SUCH SKILLS AND EXPERTISE AS MAY BE NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- NO EXTRA PAYMENTS SHALL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATION AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACTS DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
- THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.

DEMOLITION AND EROSION CONTROL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THE FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY AND THE ENGINEER TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS EXISTING AND NEWLY INSTALLED, AND SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY. STREETS, STORM SEWERS, WATERWAYS AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR THE COUNTY/CITY/STATE, EXCESSIVE QUANTITIES OF EARTH ARE TRANSFERRED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO CLEAN AND RESTORE THE AREA TO THE SATISFACTION OF THE ENGINEER AND/OR THE JURISDICTIONAL AGENCY.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
- CONTRACTOR SHALL ASSURE THAT ALL APPROPRIATE AND REQUIRED PERMITS ARE IN HAND AND DISPLAYED ON THE SITE AS REQUIRED BY REGULATORY AGENCIES PRIOR TO PROCEEDING WITH DEMOLITION. CONTRACTOR SHALL ASSURE THAT THE OWNER HAS ISSUED A NOTICE TO PROCEED PRIOR TO COMMENCEMENT.
- CONTRACTOR SHALL PROTECT THE EDGE OF ALL REMAINING PAVEMENT AND HARDSCAPE. DO NOT HAUL OVER UNPROTECTED PAVEMENT OR SAWCUT EDGES.
- CONTRACTOR SHALL LEAVE SITE FREE OF HOLES, HAZARDS, IMPOUNDMENTS AND DEBRIS UPON COMPLETION.
- DISPOSAL OF ALL MATERIAL LEAVING THE SITE WILL BE ON HAUL ROUTES, BY METHODS AND TO DISPOSAL SITE AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- NOISE LEVELS AND HOURS OF DEMOLITION OPERATIONS RELATED THERETO SHALL BE AS DIRECTED BY OWNER.
- DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

PAVING, GRADING AND DRAINAGE NOTES:

- THE CONTRACTOR SHALL REFER TO ANDREYEV ENGINEERING INC. GEOTECHNICAL ENGINEERING REPORT, PROJECT NUMBER PGPT-21-020 FOR ALL SITE PREPARATIONS AND SHALL ADHERE TO THE REQUIREMENTS SET FORTH WITHIN.
- THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTION, ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATIONS OR REMOVAL IS PROVIDED OR IN THE CONTRACT, PLANS, OR SPECIFICATIONS.
- THE CONTRACTOR MUST MAINTAIN DRAINAGE TO THE EXISTING STRUCTURES THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- STANDARD PLANS REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- THE SUBGRADE SHOULD BE PROOF-ROLLED. PROOF-ROLLING CAN BE PERFORMED WITH APPROPRIATE HEAVY EQUIPMENT TO OBTAIN A MINIMUM COMPACTION AS SPECIFIED. THE PROOF-ROLLING SHOULD BE PERFORMED UNDER THE DIRECTION OF ANDREYEV ENGINEERING, INC. EXCESSIVELY WET OR DRY MATERIAL SHOULD EITHER BE REMOVED OR MOISTURE CONDITIONED AND RECOMPACTED. UNSTABLE SOIL (PUMPING) SHOULD BE REMOVED OR MOISTURE CONDITIONED AND COMPACTED IN PLACE PRIOR TO PLACING FILL.
- ANY WATER THAT COLLECTS OVER, OR ADJACENT TO, CONSTRUCTION AREAS SHOULD BE PROMPTLY REMOVED. IF THE SUBGRADE DESICCATES, SATURATES OR IS DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED, OR THESE MATERIALS SHOULD BE SACRIFICED, MOISTURE CONDITIONED, AND RECOMPACTED, PRIOR TO FLOOR SLAB AND PAVEMENT CONSTRUCTION. ALL THESE PROCESSES SHOULD BE OBSERVED BY THE GEOTECH ENGINEER.
- AS A MINIMUM, ALL TEMPORARY EXCAVATIONS SHOULD BE SLOPED OR BRACED AS REQUIRED BY THE OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) REGULATIONS TO PROVIDE STABILITY AND SAFE WORKING CONDITIONS. ALL EXCAVATIONS SHOULD COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING THE CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.
- PLACE FILL IN UNIFORM LIFTS NOT EXCEEDING 12 IN. IN LOOSE THICKNESS THAT WILL UNIFORMLY COMPACT TO THE REQUIRED DENSITIES.
- BRING EACH LAYER TO BETWEEN ±4% OF OPTIMUM MOISTURE CONTENT BEFORE COMPACTION. ADD WATER BY UNIFORM SPRINKLING AND MIXING WITH SOILS. ADD OR BLEND ADDITIONAL FILL MATERIALS OR DRY OUT EXISTING MATERIALS AS REQUIRED. WHEN MOISTURE CONTENT AND CONDITION OF EACH LAYER IS SATISFACTORY, COMPACT TO SPECIFIED DENSITY. COMPACT AREAS NOT ACCESSIBLE TO MOTOR-DRIVEN EQUIPMENT WITH MECHANICAL OR HEAVY HAND TAMPERS.
- PARKING AND PAVEMENT AREAS: COMPACT SOILS BELOW ALL PARKING AREAS, WALKS, SLABS, AND ASPHALT PAVEMENT TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR FULL DEPTH OF FILL.
- LANDSCAPE/OPEN DRAINAGE AREAS: COMPACT SOILS BELOW ALL LANDSCAPE, PLANTING, AND SOD AREAS TO 85% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE FULL DEPTH OF FILL.
- MINOR STRUCTURES: SUPPORT CATCH BASINS AND OTHER MINOR STRUCTURES ON BOTTOM AND ALL SIDES BY SOILS COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR FULL DEPTH OF FILL.
- EACH LIFT OF COMPACTED FILL SHOULD BE TESTED, EVALUATED, AND REWORKED AS NECESSARY UNTIL APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF ADDITIONAL LIFTS. EACH LIFT OF FILL SHOULD BE TESTED FOR DENSITY AND WATER CONTENT AT A FREQUENCY OF AT LEAST ONE TEST FOR EVERY 2,500 SQUARE FEET OF COMPACTED FILL. IN THE BUILDING AREAS AND 5,000 SQUARE FEET IN PAVEMENT AREAS, ONE DENSITY AND WATER CONTENT TEST FOR EVERY 50 LINEAR FEET OF COMPACTED UTILITY TRENCH BACKFILL.

- MOISTURE CONTENT AND DENSITY OF THE TOP 12 INCHES OF THE SUBGRADE BE EVALUATED AND THE PAVEMENT SUBGRADES BE PROOF-ROLLED AND TESTED WITHIN TWO DAYS PRIOR TO COMMENCEMENT OF ACTUAL PAVING OPERATIONS. COMPACTION TESTS SHOULD BE PERFORMED AT A FREQUENCY OF 1 TEST PER 10,000 SQUARE FEET OR FRACTION THEREOF. AREAS NOT IN COMPLIANCE WITH THE REQUIRED RANGES OF MOISTURE OR DENSITY SHOULD BE MOISTURE CONDITIONED AND RECOMPACTED. PARTICULAR ATTENTION SHOULD BE PAID TO HIGH TRAFFIC AREAS THAT WERE RUTTED AND DISTURBED EARLIER AND TO AREAS WHERE BACKFILLED TRENCHES ARE LOCATED. AREAS WHERE UNSUITABLE CONDITIONS ARE FOUND SHOULD BE REPAIRED BY REMOVING AND REPLACING THE MATERIALS WITH PROPERLY COMPACTED FILLS.
- IF A SIGNIFICANT PRECIPITATION EVENT OCCURS AFTER THE EVALUATION OR IF THE SURFACE BECOMES DISTURBED, THE SUBGRADE SHOULD BE REVIEWED BY QUALIFIED PERSONNEL IMMEDIATELY PRIOR TO PAVING. THE SUBGRADE SHOULD BE IN ITS FINISHED FORM AT THE TIME OF THE FINAL REVIEW.
- TO VERIFY THICKNESSES, AFTER PLACEMENT AND COMPACTION OF THE PAVEMENT COURSES, CORE THE WEARING SURFACE TO EVALUATE MATERIAL THICKNESS AND COMPOSITION AT A MINIMUM FREQUENCY OF 5,000 SQUARE FEET OR TWO LOCATIONS PER DAY'S PRODUCTION.
- AN ADEQUATE NUMBER OF LONGITUDINAL AND TRANSVERSE CONTROL JOINTS SHOULD BE PLACED IN THE RIGID PAVEMENT IN ACCORDANCE WITH ACI AND/OR AASHTO REQUIREMENTS. EXPANSION (ISOLATION) JOINTS MUST BE FULL DEPTH AND SHOULD ONLY BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA.
- THE CONTRACTOR IS RESPONSIBLE FOR CO-ORDINATING ALL OF THE APPLICABLE TESTING WITH THE SOILS ENGINEER.
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE COUNTY, THE UTILITY PROVIDER, THE WATER MANAGEMENT DISTRICT AND ANY OTHER AGENCY REQUIRING SUCH TESTS FOR THE IMPROVEMENTS.

STRIPING AND SIGNAGE NOTES:

- REFER TO STANDARD PLANS INDEX NO. 711-001 FOR PAVEMENT MARKING DETAILS.
- REFER TO STANDARD PLANS INDEX NO. 700-101 FOR SIGN PLACEMENT DETAILS.
- REFER TO STANDARD PLANS INDEX NUMBERS 700-020, 700-010, AND 700-011 FOR SIGN INSTALLATION AND HARDWARE REQUIREMENTS.
- THE SIGN LOCATIONS DEPICTED ON THESE PLANS ARE APPROXIMATE. CONTRACTOR TO REFER TO FDOT STANDARD INDEXES FOR REQUIRED LOCATIONS.
- THERMOPLASTIC STRIPING SHALL ONLY BE UTILIZED FOR ALL STOP BARS, DIRECTIONAL INDICATORS, CROSSWALKS, AND ALL MARKINGS WITHIN COUNTY/CITY OR FDOT RIGHT OF WAY. ALL PARKING SPACE STRIPING SHALL BE PAINTED. SEE NOTE 14 THIS SECTION.
- THERMOPLASTIC SHALL BE PLACED UTILIZING EXTRUSION APPLICATION EQUIPMENT.
- THERMOPLASTIC SHALL BE THE ALKYD RESIN TYPE.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROPRIATE F.D.O.T. STANDARD PLANS ON THE JOB SITE.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA D.O.T. STANDARD PLANS, (2019-2020 EDITION) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (2017 EDITION).
- THE CONTRACTOR SHALL PRESENT HIS MAINTENANCE OF TRAFFIC PLANS AT THE PRE-CONSTRUCTION MEETING FOR APPROVAL.
- SIGNAGE SHALL HAVE A MINIMUM BOTTOM OF SIGN TO FINISH GRADE OF 7 FEET.
- THERMOPLASTIC STRIPING SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATION SECTION 711, PAINTED PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT STANDARDS SPECIFICATION SECTION 710. CONTRACTOR SHALL SUBMIT PROPOSED MEANS OF STRIPING TO ENGINEER AND OBTAIN APPROVAL PRIOR INSTALLATION.

AS-BUILT NOTES:

- AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS IN BOTH HARDCOPY AND ELECTRONIC FILE (AUTOCAD 2015). THE CERTIFIED DRAWINGS SHALL CONTAIN A STATEMENT OF COMPLIANCE WITH SECTION 21 HH-6 MIN. TECHNICAL STANDARDS, RULES OF THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL LAND SURVEYORS, SECTION 21 H-6.03, SEC. 6, PART A, AS-BUILT SURVEY. AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS "AS-BUILT" OR "RECORD DRAWING". THE FOLLOWING INFORMATION, AT A MINIMUM AND AS APPLICABLE TO THIS PROJECT, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:
 - PAVING AND DRAINAGE SYSTEM:
 - DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM.
 - DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM.
 - ELEVATION AND LOCATION OF BENCHMARK (S) FOR THE SURVEY

SAFETY NOTES:

- DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS, SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL WARNING SIGNS, MARKINGS, ETC. FOR HAZARDS AND THE CONTROL OF TRAFFIC, IN CONFORMITY WITH DOT STANDARDS. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, OR AS DIRECTED BY FDOT, WHERE THE WORK CAUSES OBSTRUCTION TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.

STANDARDS & SPECIFICATIONS:

ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION OF THE CITY OF FRUITLAND PARK LAND DEVELOPMENT CODE AND FDOT STANDARDS.

CITY OF FRUITLAND LAND DEVELOPMENT CODE:
https://library.municode.com/fl/fruitland_park/codes/code_of_ordinances

FDOT STANDARD PLANS INDEX 2020-2021
<https://www.fdot.gov/design/standardplans/current/default.shtm>

FDOT DESIGN MANUAL 2019
<https://www.fdot.gov/roadway/fdm/default.shtm>

FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
<https://www.fdot.gov/programmanagement/implemented/specbooks/default.shtm>

UTILITIES - PUBLIC WORKS. STANDARD DETAILS PER CITY OF FRUITLAND UTILITY DESIGN MANUAL



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

6300 HAZELTINE NATIONAL DR.
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32059


REVISION NO. 8	DATE:	
REVISION NO. 7	DATE:	
REVISION NO. 6	DATE:	
REVISION NO. 5	DATE:	
REVISION NO. 4	DATE:	
REVISION NO. 3	DATE:	
REVISION NO. 2	DATE:	08/21/23
REVISION NO. 1	DATE:	06/28/23
STATUS:		100% BID & CONSTRUCT

REVISION NO. 10	DATE:	
REVISION NO. 9	DATE:	
REVISION NO. 8	DATE:	
REVISION NO. 7	DATE:	
REVISION NO. 6	DATE:	
REVISION NO. 5	DATE:	
REVISION NO. 4	DATE:	
REVISION NO. 3	DATE:	
REVISION NO. 2	DATE:	
REVISION NO. 1	DATE:	

GENERAL NOTES

MIRROR LAKE MODEL HOME SITE PLAN

CAUTION



IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

DUSTIN P. BRINKMAN
LICENSE
NOT VALID WITHOUT SEAL
No. 91758
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JOB NO. 21-0029.000

DESIGN DB

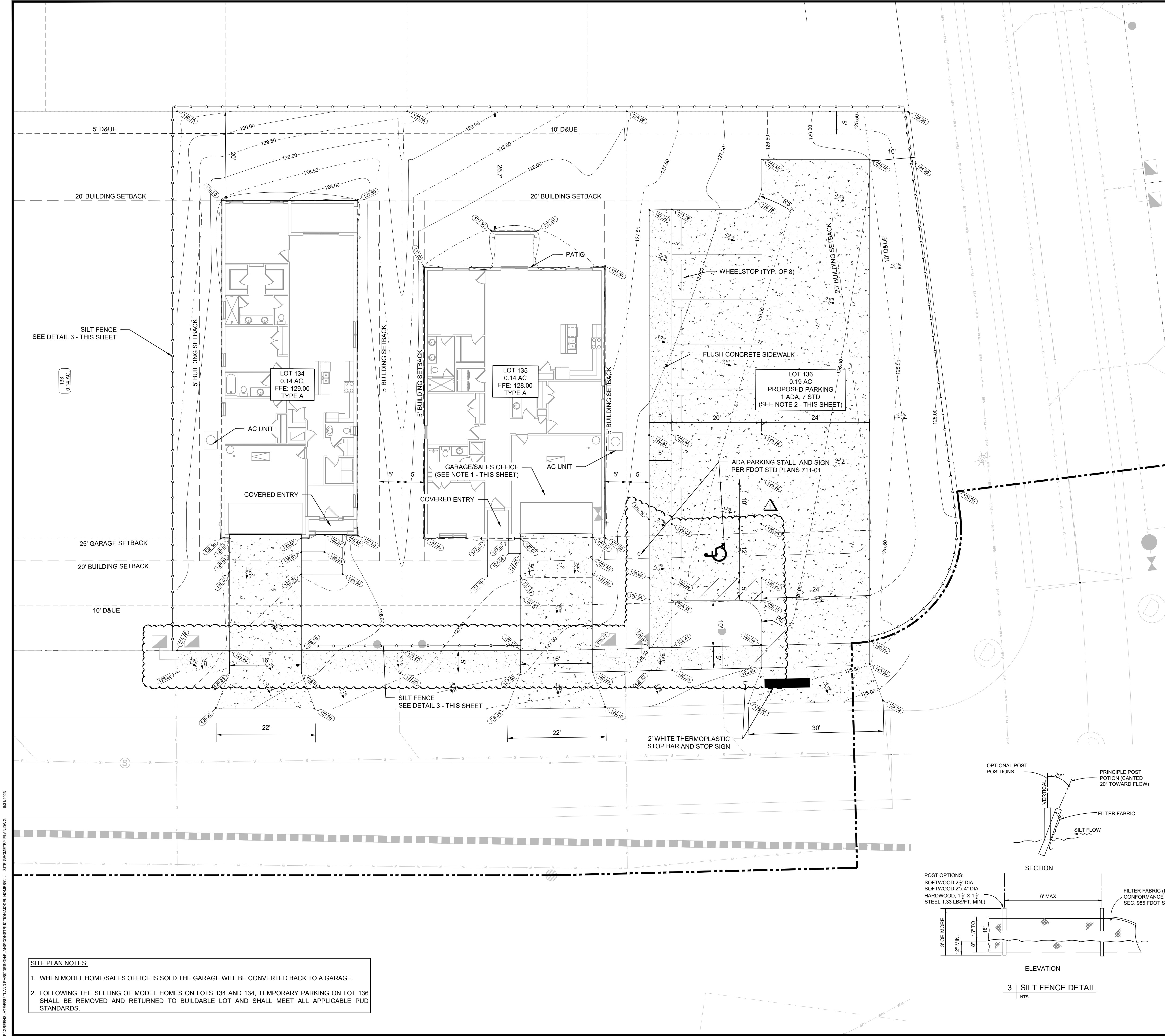
DRAWN CB/JG

APPROVED DB

SHEET NO. C0.1

REV:

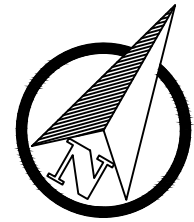
F:\GENERAL\ATE\FRUITLAND PARK\DEVELOPMENT\CONSTRUCTION\MODEL HOME\0201 - GENERAL NOTES.DWG 8/10/2023



SITE PLAN NOTES:

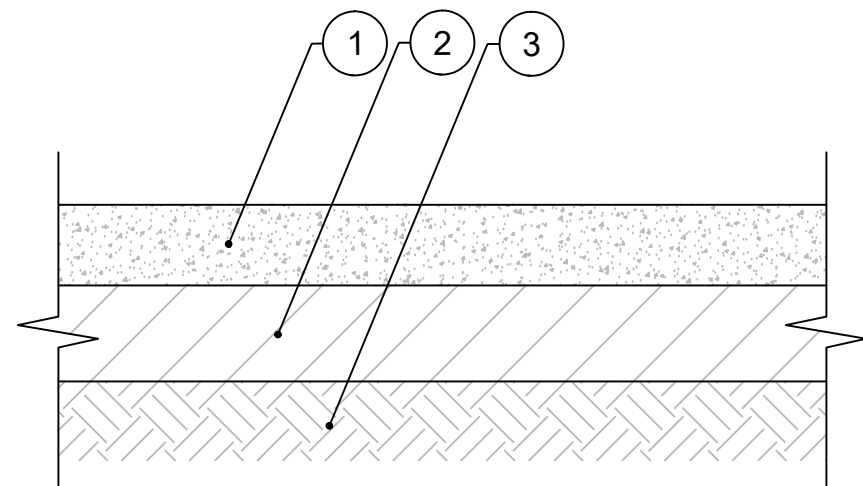
1. WHEN MODEL HOME/SALES OFFICE IS SOLD THE GARAGE WILL BE CONVERTED BACK TO A GARAGE.

2. FOLLOWING THE SELLING OF MODEL HOMES ON LOTS 134 AND 134, TEMPORARY PARKING ON LOT 136 SHALL BE REMOVED AND RETURNED TO BUILDABLE LOT AND SHALL MEET ALL APPLICABLE PUD STANDARDS.



0 5' 10' 20'
GRAPHIC SCALE
SCALE: 1"= 10'

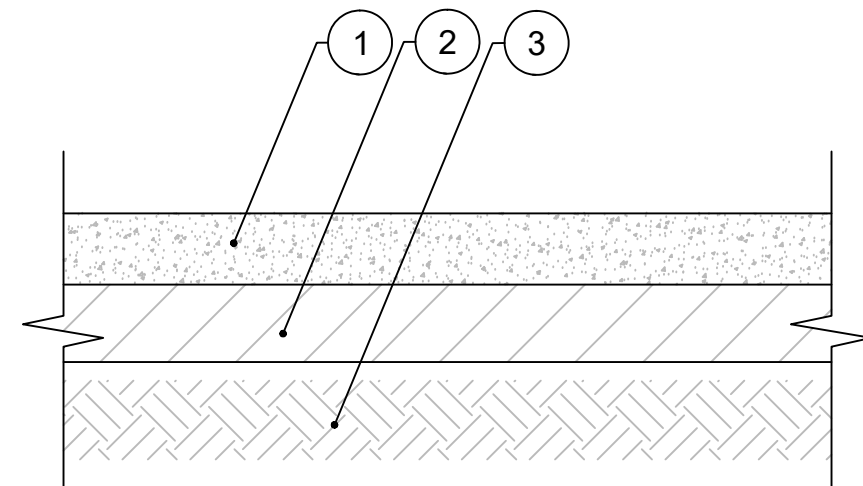
KEY LEGEND		
SYMBOL	DESCRIPTION	DETAILS KEY
	6" VEHICULAR CONCRETE	SEE DETAIL 1 - THIS SHEET
	4" PEDESTRIAN CONCRETE	SEE DETAIL 2 - THIS SHEET
	PROPERTY BOUNDARY	N/A
	LOT LINE	N/A
	RIGHT OF WAY	N/A
	DRAINAGE / UTILITY EASEMENT	N/A



- ① 6" THICK FIBERMESH CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 28 DAYS FOR VEHICULAR AREAS.
- ② 12" STABILIZED SUBGRADE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180 OR ASTM D-1557). SUBGRADE SOILS TO CONSIST OF CLEAN, FREE DRAINING SANDS WITH A FINES CONTENT PASSING A NO. 200 SIEVE OF 5% OR LESS.
- ③ EXISTING GRADE SOILS.

NOTE:
1. ALL CONCRETE JOINT SECTIONS SHOULD BE SQUARE OR NEARLY SO. UNDER NO CIRCUMSTANCES SHOULD THE LENGTH EXCEED 1.5 TIMES THE WIDTH.

1 | VEHICULAR USE CONCRETE PAVEMENT DETAIL
NTS

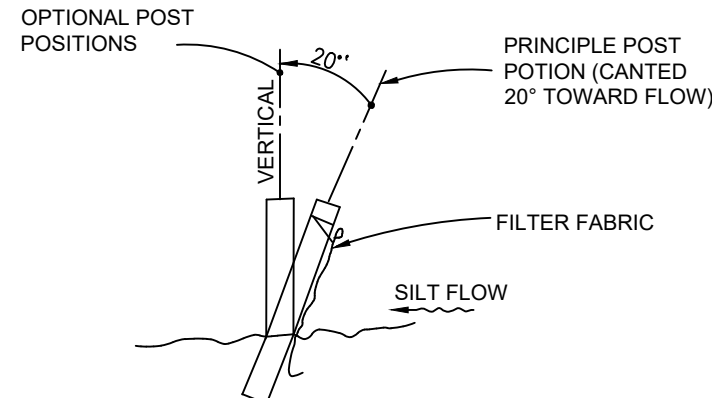


- ① 4" THICK FIBERMESH CONCRETE AND SHALL BE DESIGNED TO A MINIMUM OF 2,500 PSI AT 28 DAYS.
- ② 6" THICK STABILIZED SUBGRADE COMPACTED TO AT LAST 95% MAXIMUM DRY DENSITY (AASHTO T-180 OR ASTM D-1557). SUBGRADE SOILS TO CONSIST OF CLEAN, FREE DRAINING SANDS
- ③ EXISTING GRADE SOILS.

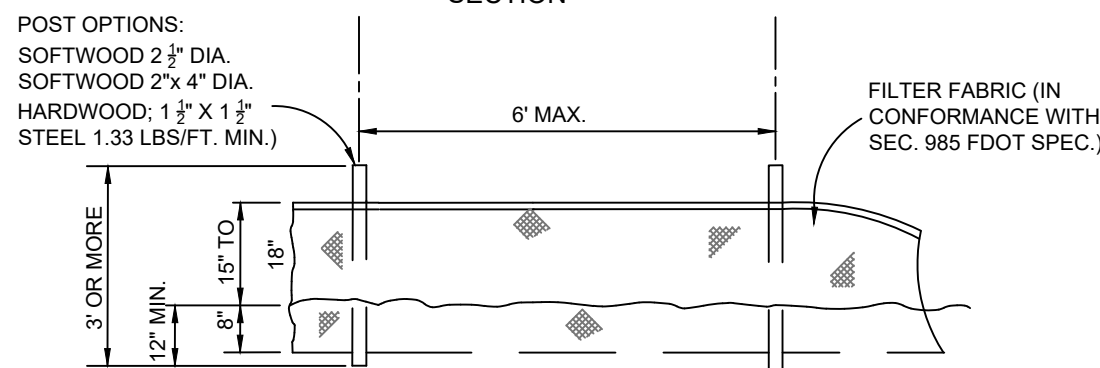
NOTES:
1. WHEN APPLICABLE AT RUNNING SIDEWALKS, INSTALL CONTROL JOINTS EVERY 5' AND EXPANSION JOINTS EVERY 15'.

2. ALL CONCRETE JOINT SECTIONS SHOULD BE SQUARE OR NEARLY SO. UNDER NO CIRCUMSTANCES SHOULD THE LENGHT EXCEED 1.5 TIMES THE WIDTH.

2 | NON-VEHICULAR USE CONCRETE PAVEMENT DETAIL
NTS



SECTION



ELEVATION

3 | SILT FENCE DETAIL
NTS

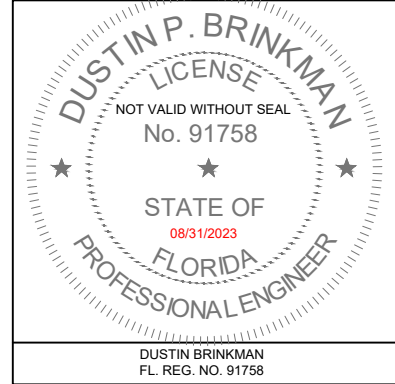
REVISION NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1	06/28/23	MINOR SITE PLAN SUBMITTAL 1
	08/31/23	MINOR SITE PLAN SUBMITTAL 2
STATUS: 100% BID & CONSTRUCT		

REVISION NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	08/30/23	REVISED TO ADDRESS CITY COMMENTS

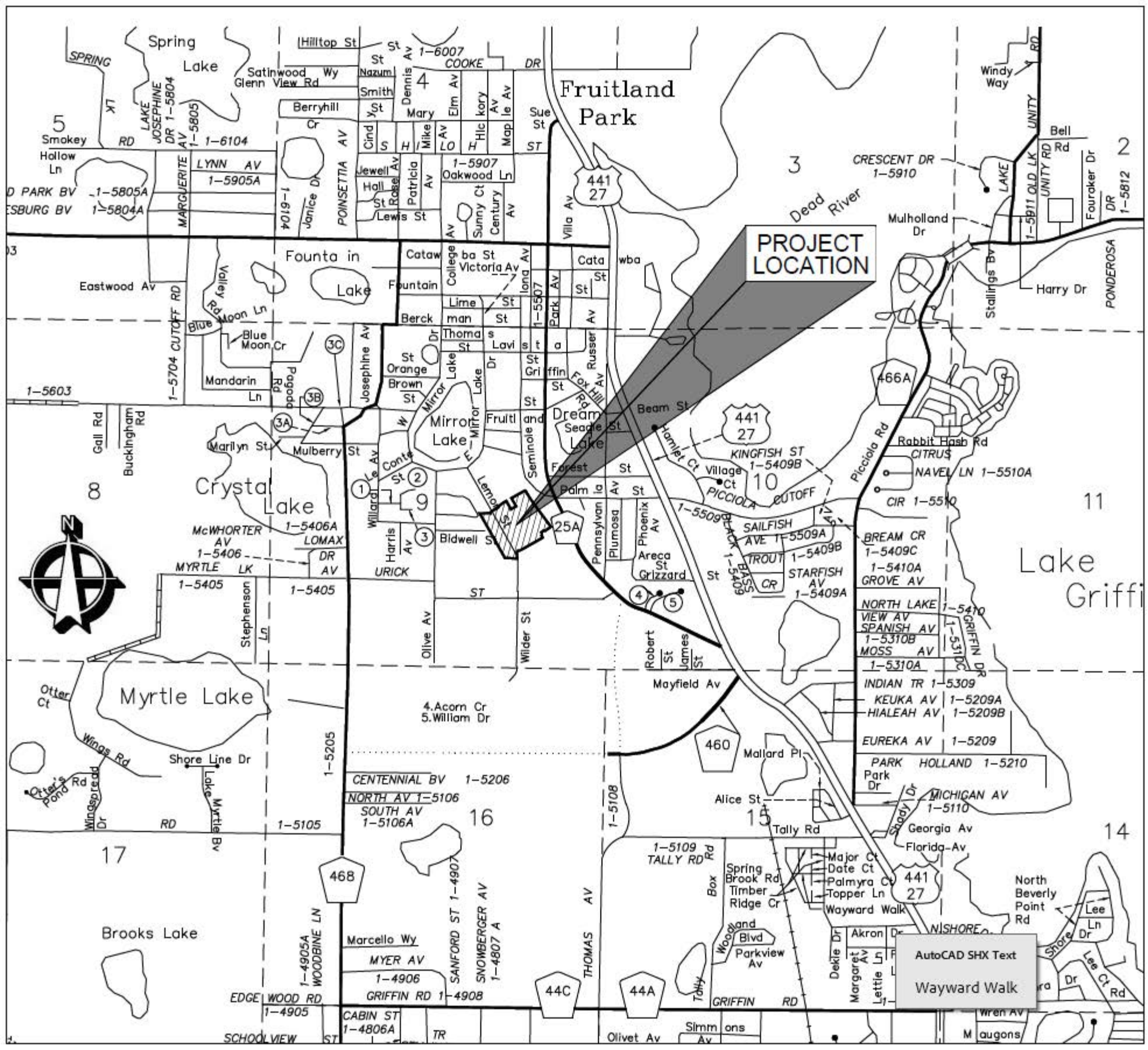
SITE IMPROVEMENT PLAN

MIRROR LAKE MODEL HOME SITE PLAN

CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE



JOB NO.	21-0029.000
DESIGN	DB
DRAWN	CB/JG
APPROVED	DB
SHEET NO.	C1.1
REV.	1



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

MINOR SITE PLAN

Owner: Fruitland Park, LLC

Applicant: Park Square Homes

General Location: West of S. Dixie Ave, south of Lemon Ave, North of Atlantic Ave

Number of Acres: 14.14 ± acres

Existing Zoning: PUD

Existing Land Use: Single Family Medium Density

Date: September 26, 2023

Description of Project

Minor site plan submittal for approval of model home sales center and associated parking on lots 134, 135, and 136. Model homes will be constructed on lots 134 and 135 with temporary stabilized parking on lot 136. The project area acreage is 0.55 acres.

Assessment

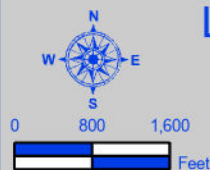
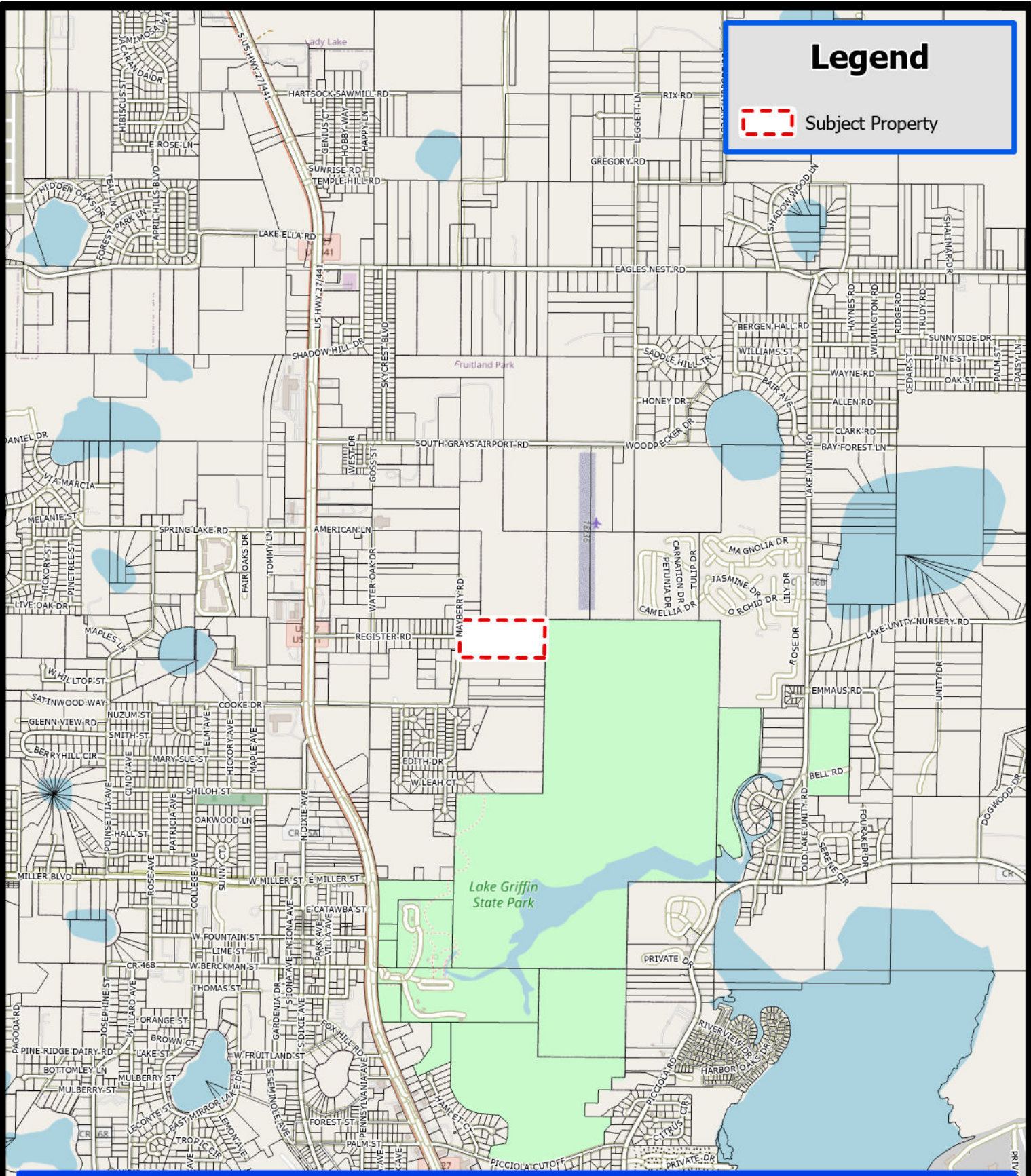
The applicant has addressed all outstanding planning comments.

Recommendation

Planning staff recommends approval subject to the condition that the temporary parking area on Lot 136 will be returned to a buildable lot and comply with the ISR limitation once the model homes are sold.

Legend

 Subject Property



Lake Griffin Preserve Location

Fruitland Park, FL

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



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

ANNEXATION, SSCPA, AND REZONING

Owner: Beryl Stokes, III

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

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

Number of Acres: 16.755 ± acres

Existing Zoning: Agriculture and Light Manufacturing (Lake County)

Proposed Zoning: PUD (City of Fruitland Park)

Existing Land Use: Regional Office

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

Date: September 19th, 2023

Description of Project

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

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

Assessment

Annexation

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

Small Scale Comp Plan Amendment

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

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

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

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

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

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

Existing County Land Use Residential Units: 218 MF units

Proposed Development Residential Units: 67 SF units

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

TABLE 1
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT

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

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

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

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

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

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

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

TRIP GENERATION ANALYSIS

Proposed Land Use Program

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

Existing Land Use Program

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

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

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

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

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

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

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

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

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

Rezoning

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

Concept Plan

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

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

Comprehensive Plan Compliance

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

FLU Policy 1-1.1: Adequate Residential Land Area.

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

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

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

Recommendation

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

ORDINANCE 2023 - 015

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION: See attached Exhibit A.

Parcel Alternate Key No. 1287201 and 1287146

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

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

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

(SEAL)

ATTEST:

Esther Coulson, CMC, City Clerk

Approved as to Form:

Anita Geraci-Carver, City Attorney

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

Passed First Reading _____
Passed Second Reading _____

EXHIBIT A
Legal Description

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

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

Commercial Commercial

Indus

Indus

Industrial

Rural Transition


Rural Transition

Rural Transition

Recreational

Legend

 Subject Property


 Lake County/Sumter County Line

Lake County Future Land Use

 Regional Commercial

 Regional Office


 Rural Transition


 Urban Low


 Urban Medium

Fruitland Park Future Land Use

 SFLD, Single Family Low Density

 SFMD, Single Family Medium Density

 MFLD, Multiple Family Low Density

 MFHD, Multiple Family/High Density

 COMM, Commercial

 IND, Industrial

 REC, Recreational

 OSC, Open Space - Conservation

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

Single Family Low Density

Rural Transition

Regional Office

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

BENJAMIN CT

CHESTNUT DR

DEATA CT

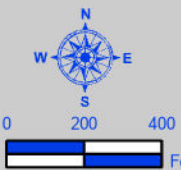
Multiple Family/High Density

AVE

EDITH DR

REGISTER RD

Urban Low



Lake Griffin Preserve Proposed Future Land Use

Fruitland Park, FL

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



Commercial Commercial

Industrial

Industrial

Industrial

Regional Office

Regional Office

Regional Office

Regional Office

Regional Office

MAYBERRY RD

Single Family Medium Density

Urban Low

Urban Low

Urban Low

Urban Low

Urban Low

REGISTER RD

BENJAMIN CT

CHESTNUT DR


DEATA CT


Multiple Family/High Density

A AVE


EDITH DR


Legend


 Subject Property


 Lake County/Sumter County Line

Fruitland Park Future Land Use

 SFLD, Single Family Low Density

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 Regional Commercial

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 Rural Transition

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Rural Transition

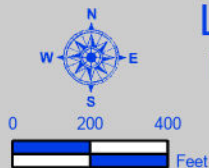
Rural Transition

Single Family Low Density

Rural Transition

Rural Transition

Recreational



Lake Griffin Preserve Proposed Future Land Use

Fruitland Park, FL

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



ORDINANCE 2023-016

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

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

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

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

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

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

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

Section 3. Direction to the City Manager.

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

Section 4: Severability.

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

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

Section 6: Scrivener's Errors.

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

Section 7. Adoption

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

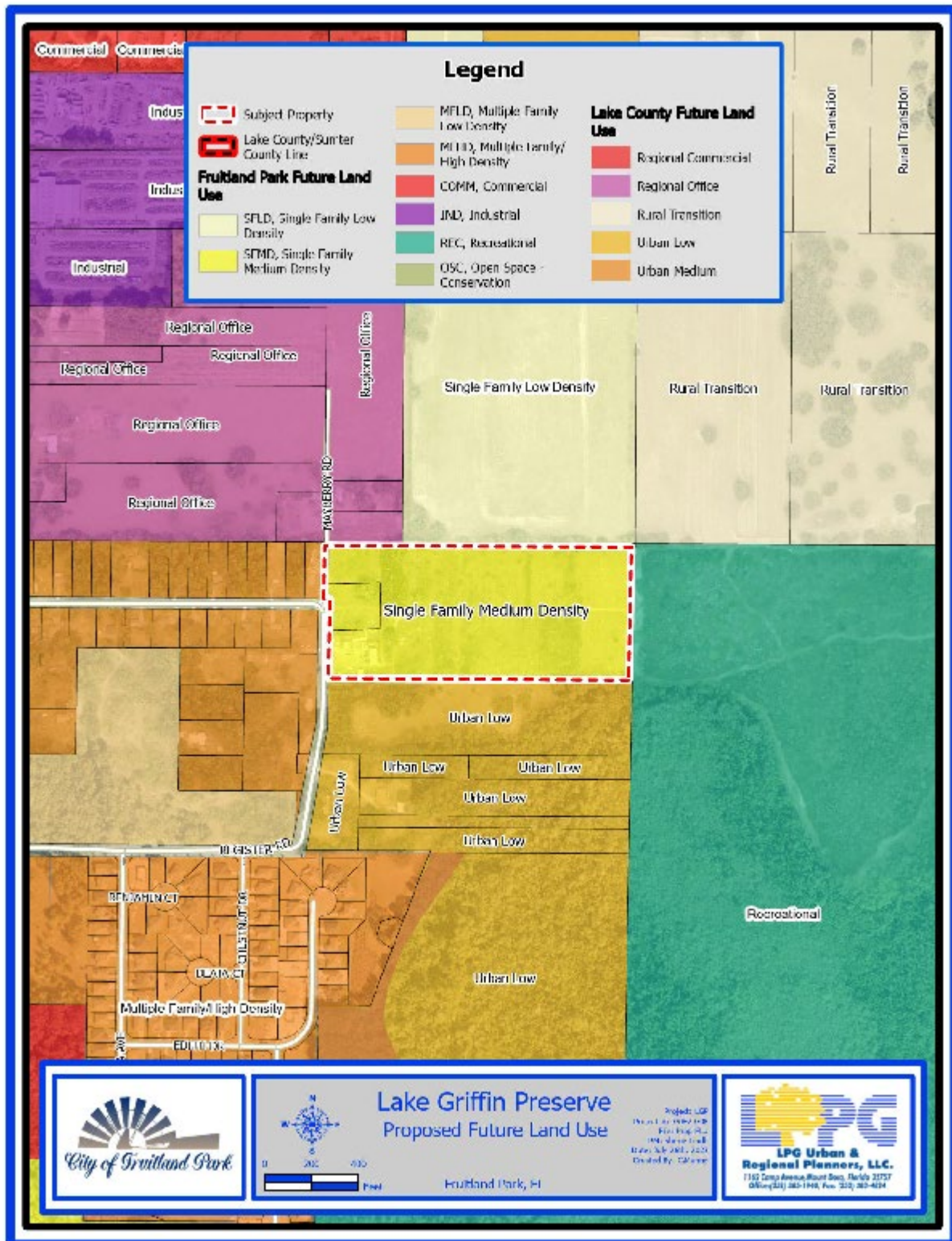
Passed First Reading _____
Passed Second Reading _____
(SEAL)

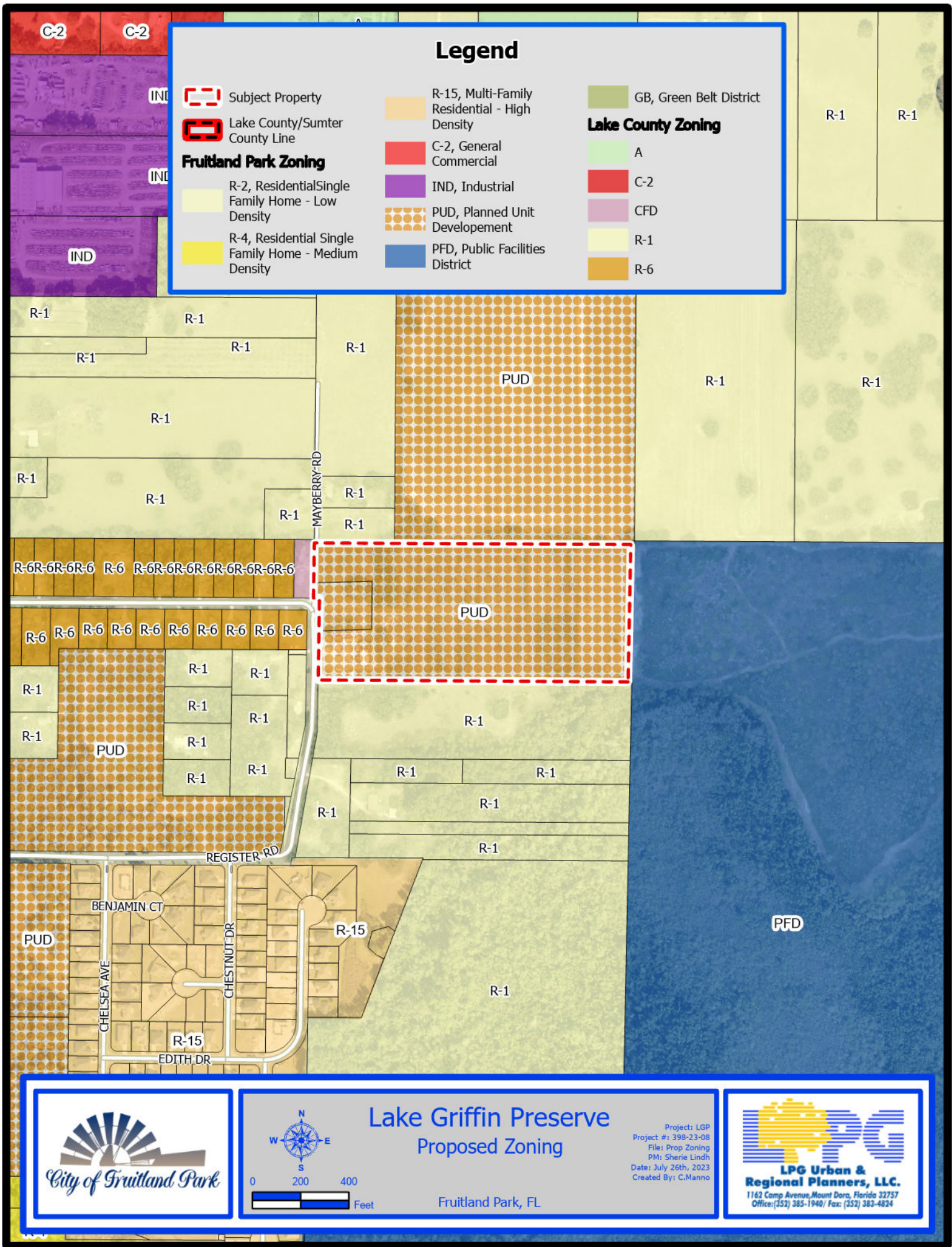
“EXHIBIT A”

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

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

EXHIBIT B





ORDINANCE 2023-017

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

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

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

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

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

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

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

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

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

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

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

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

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

Chris Cheshire, Mayor
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Esther Coulson, CMC, City Clerk

Anita Geraci-Carver, City Attorney

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

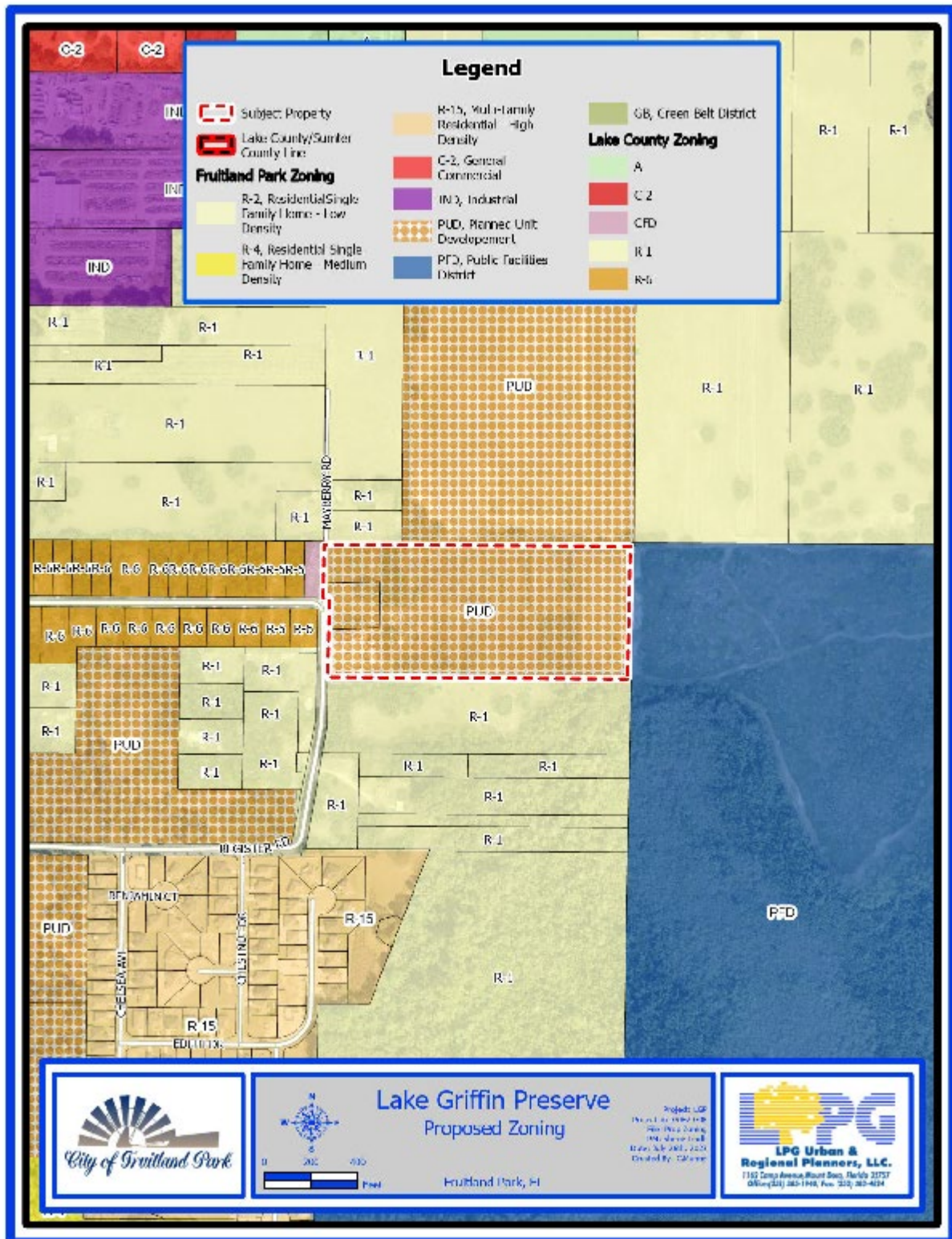
Passed First Reading _____
Passed Second Reading _____
(SEAL)

“EXHIBIT A”

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

EXHIBIT "B"



**EXHIBIT “C”
MASTER DEVELOPMENT AGREEMENT**

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

MASTER DEVELOPMENT AGREEMENT

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

RECITALS

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

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

agree as follows:

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

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

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

Section 4. Permitted Uses for Permitted Uses shall include:

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

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

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

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

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

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

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

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

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




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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature pages to follow

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

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

Witness Signature

By: _____
Beryl N. Stokes, III

Print Name

STATE OF FLORIDA
COUNTY OF _____

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

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

ACCEPTED BY THE CITY OF FRUITLAND PARK

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

By: _____
Chris Cheshire, Mayor

Date: _____

Anita Geraci-Carver
City Attorney

ATTEST: _____
Esther B. Coulson
City Clerk

STATE OF FLORIDA
COUNTY OF LAKE

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

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

EXHIBIT "A"
LEGAL DESCRIPTION

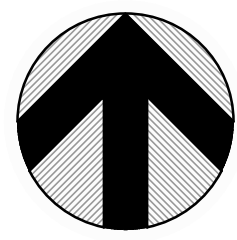
That part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 19 South, Range 24 East, in Lake County, Florida, more particularly described as follows:

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

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

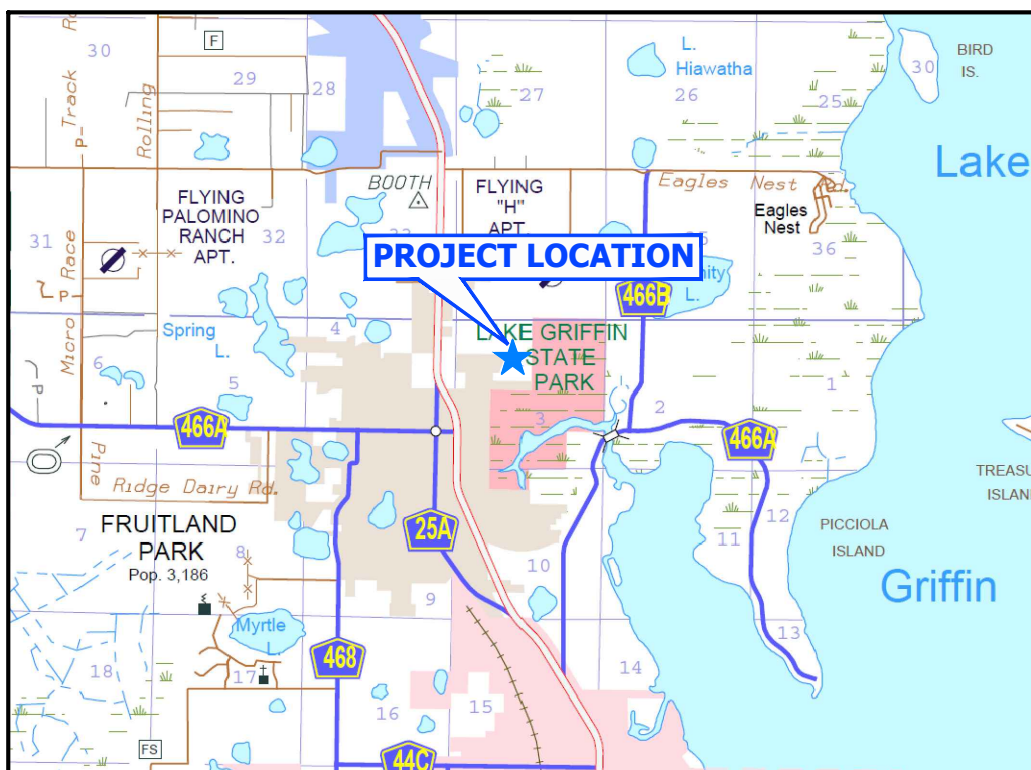
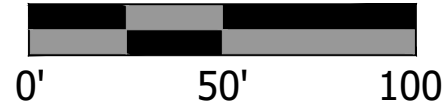
EXHIBIT "B"
THE PLAN

GRIFFIN PRESERVE

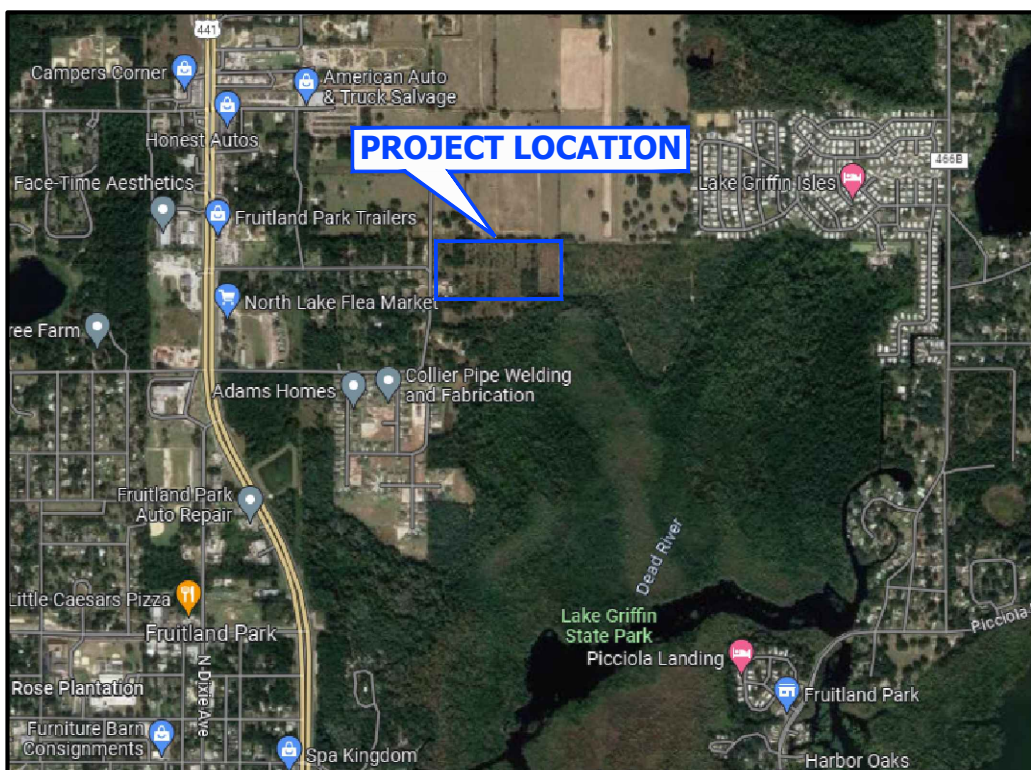


NORTH

SCALE: 1" = 50'



VICINITY MAP
N.T.S.



AERIAL PHOTO
N.T.S.

PROPERTY INFORMATION

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

SITE NOTES

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

LEGAL DESCRIPTION

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

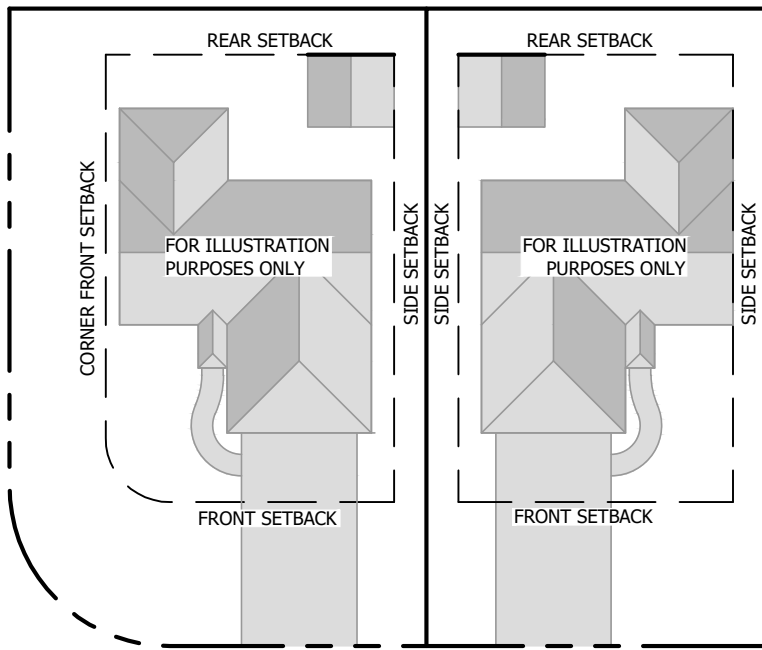
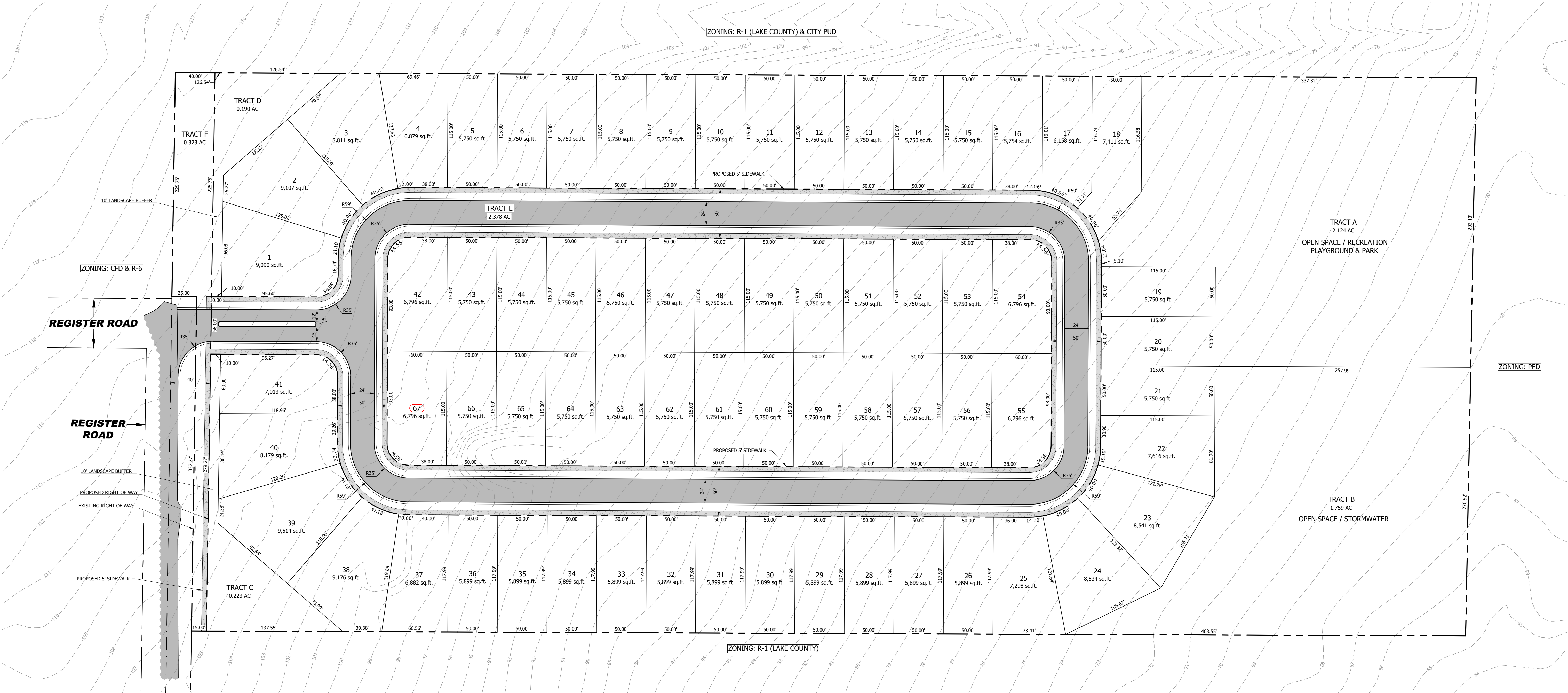
Commence at the Northeast corner of said Northeast 1/4 of the Northwest 1/4 of Section 3; thence run N89°46'22"W along the North line of said Northeast 1/4 of the Northwest 1/4, a distance of 1327.38 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4; thence run S0°53'13"W along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

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

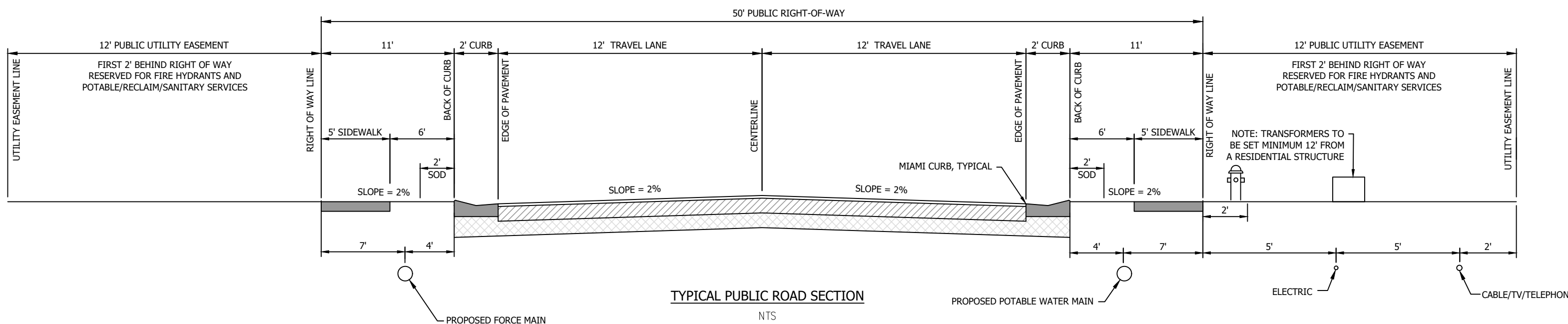
ZONING: R-1 (LAKE COUNTY) & CITY PUD

ZONING: PFD

ZONING: R-1 (LAKE COUNTY)



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



TYPICAL PUBLIC ROAD SECTION
N.T.S.

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

REVISION BLOCK

DESIGNED BY: SS
DRAWN BY: RM
CHECKED BY: MF
DATE: 08/28/2023
NOT VALID UNLESS PHYSICALLY SIGNED AND SEALED



CLIENT: CARLOU OF LAKE MARY LLC
PROJECT: GRIFFIN PRESERVE
PRELIMINARY SITE PLAN

PROJECT NO.

2652

FRUITLAND PARK

SHEET
1