



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

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

TRC COFP Members:

City Manager Karen Manila, Chairman
Police Chief, 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

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
August 5, 2025
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from July 1, 2025 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. WaterVUE at Lake Geneva Major Site Plan– Alt Key 1284368

The existing PUD/MDA Ordinance 2023-004 was approved in 2023 with the request to re-zone to a Residential Planned Unit Development, meeting the R-15 zoning standards; a future land use designation of Single-Family Medium Density (SFMD) and Multi-Family High Density (MFHD). The property is generally located North of Spring Lake Road and West of Poinsettia Avenue. The proposed development consists of 14.07 +/- acres with 1.79 +/- acres of wetlands. The remaining 12.28 +/- acres will be developed for multi-family residential uses. There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

B. Reserve at Spring Lake Cove Major Site Plan– Alt Keys 3801592, 3823815, 3823816, 1287600, 1287251, 2669306, 3038550

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The MDA Agreement allowed for either an apartment complex or a 95-unit single family development with or without garage apartments. The applicant is requesting site plan approval for Phase I consisting of 35 single family homes (13.43 acres).

C. AdventHealth Sign Variance – Alt Key 1288088

The applicant has submitted a variance request to the sign regulations to allow an increase in total sign square footage from 150 square feet to 746.2 square feet, increase in height of monument sign from 10' to 12' for the sign located adjacent to CR 466A, additional monument sign location and additional wall signage. As a 24-hour health facility, the applicant would like to ensure visibility from all approach directions north, east, south and west to assist with wayfinding in a safe and timely manner.

D. Summit Self Storage Planned Unit Development – Alt Key 1432391

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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

ADJOURNMENT:



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

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Fire Chief
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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

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
July 1, 2025
10:00AM**

- I. MEETING START TIME:** 10:03 AM
- II. MEMBERS PRESENT:** All members present except City Manager, City Attorney, Code Enforcement Officer, Fire Chief, Police Chief, & Lake County Members. Also present were Chris DiMillo (Griffin Preserve) and Josh Conradi (Fruitland Park Single Family.)
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from June 3, 2025 included for review/comment. No corrections or deletions.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
- A. Griffin Preserve PUD Amendment – Alt Keys 1287201 & 1287146**
The applicant is requesting an amendment to the Master Development Agreement (Ordinance 2023-017) to allow a maximum building coverage from 30% to 50% and a maximum Impervious Surface Ratio (ISR) of 60%. Section 5 (h) of the MDA states that “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.” The R-4 zoning district standards (Chapter 154, Section 154.030(4)(d)(2)(E)(v) state that the maximum building coverage is 30%. The existing MDA allows development of a 67-unit single family subdivision located off of

Register Road currently known as Griffin Preserve. The applicant wishes to amend PUD/MDA to request 55% maximum Impervious Surface Ratio, but to date, an amended application has not been received.

Brett Tobias (Halff Engineering) had no comments but wanted clarification on the overall versus lot ISR and noted that an email with that clarification would be sufficient.

No comments from City Public Works, Building Official, or Department Staff.

This item would be moved forward to the August Planning and Zoning Board Meeting provided that the applicant sends an email to address the City Engineer's ISR comment.

B. Fruitland Park Single Family Annexation, Small Scale Comp Plan Amendment, & Rezoning – Alt Keys 1288738, 1288576, & 3870774

The applicant is requesting annexation, a small-scale comp plan amendment, and rezoning to receive city services and develop a proposed 22-duplex unit single family subdivision with lots ranging in widths from 80' to 150' at a proposed density of 2.49 units/acre and include pre-existing lots 15 & 16 (single family homes) for a total of 24 units (46 overall total dwelling units). The applicant is requesting to be considered for annexation with septic tanks. Previous comments from TRC include the removal of septic tanks from the concept plan and connection to city utilities (to include extension of a nearby water line). The R-4 zoning district with septic tank requires a minimum lot size of 12,500 SF. Minimum lot sizes range from 10,270 SF to 44,090 SF. Eleven (11) lots are over 11,000 SF. Total open space proposed is 25%.

Brett Tobias noted that they do not support septic and the Applicant clarified that they are doing a lift station and connecting to city sewer. He also questioned if the existing structures towards the back of the property were being added to the city sewer. It was noted that ultimately, they would need to dedicate ROW or an easement from the west.

Robb Dicus (City Public Works Director) noted that the discussion for the existing homes could be for later with the hope that the neighboring development could share a lift station.

Per the comments by the City Manager on the Development Review Letter, a variance will be needed for the single point of ingress/egress before this can proceed to a Planning and Zoning Board Meeting.

C. WaterVUE at Lake Geneva Major Site Plan– Alt Key 1284368

The existing PUD/MDA Ordinance 2023-004 was approved in 2023 with the request to re-zone to a Residential Planned Unit Development, meeting the R-15 zoning standards; a future land use designation of Single-Family Medium Density (SFMD) and Multi-Family High Density (MFHD). The property is generally located North of Spring Lake Road and West of Poinsettia Avenue. The proposed development consists of 14.07 +/- acres with 1.79 +/- acres of wetlands. The remaining 12.28 +/- acres will be developed for multi-family residential uses. There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

The applicant was not present so this agenda item was remanded to the August TRC Meeting.

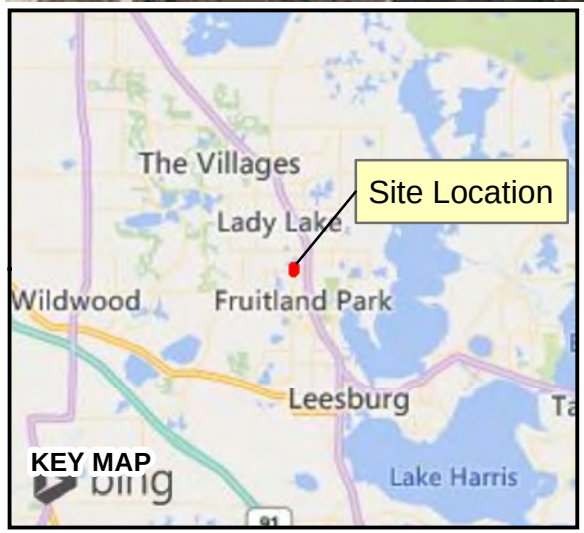
BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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ADJOURNMENT:

C:\Users\dmahnik\OneDrive\Documents\Projects - 1-2603-001\4_figures and drawings\GIS\1_Location Map.mxd By:



Background Source:

Legend

 Property Location



E Sciences, Incorporated
FL Engineering Lic. #8691
34 East Pine Street
Orlando, FL 32801
www.esciencesinc.com
Phone: 407-481-9006
Fax: 407-481-9627

PROJECT NUMBER:1-2603-001

2307 Spring Lake Road
Fruitland Park, Lake County, Florida
Section 33, Township 18 South, Range 24 East

Location Map

SCALE:
1"=1,000'

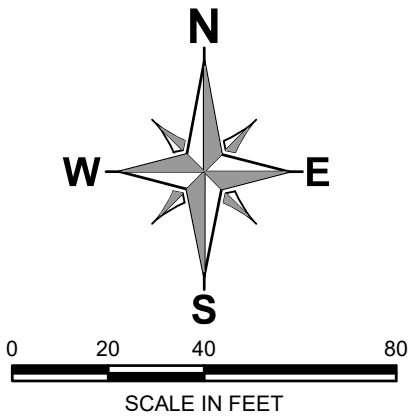
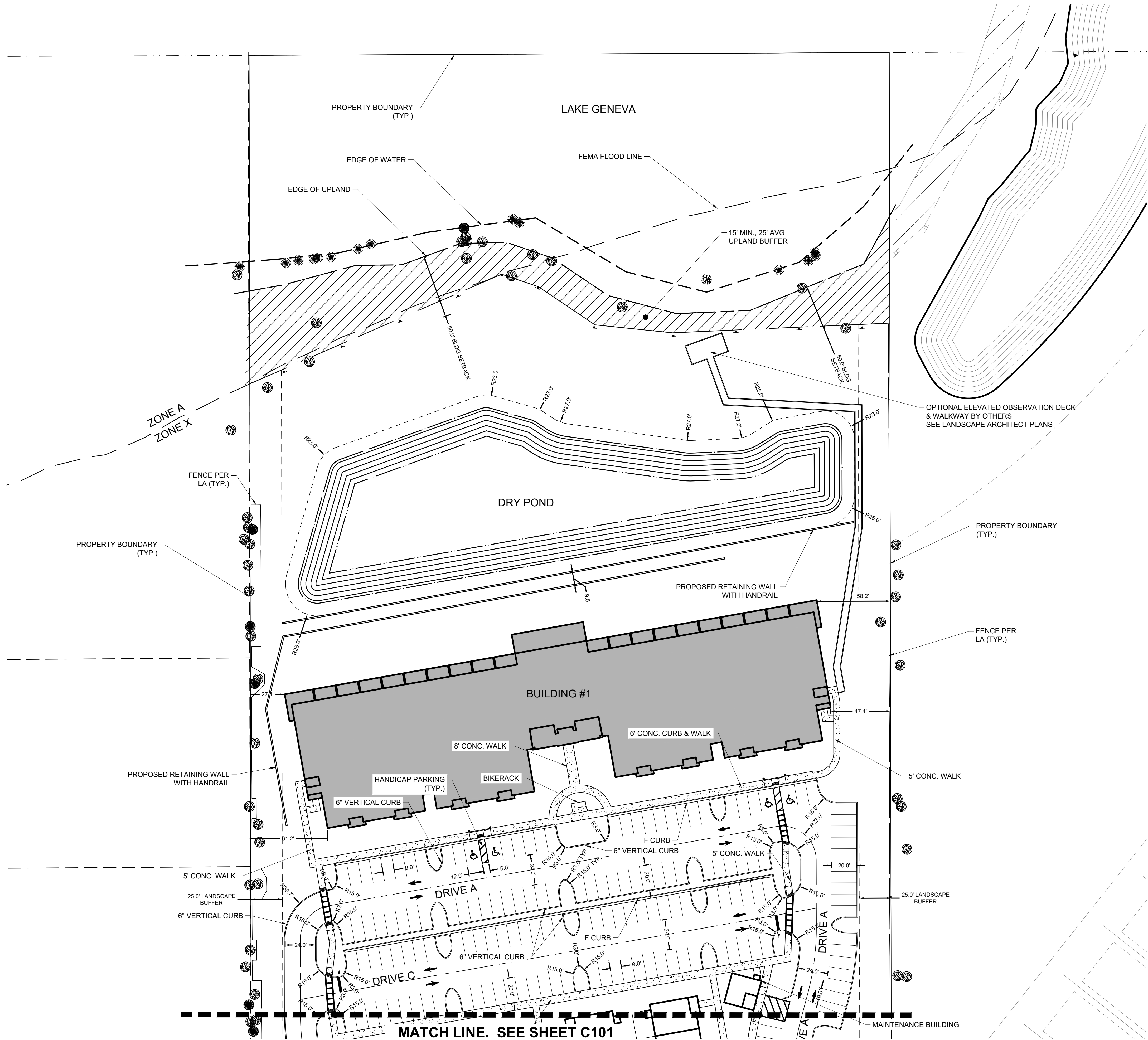
DATE:
3/4/2022

FIGURE

1

WATERVUE @ LAKE GENEVA - 2307 Spring Lake Road (Alternate Key 1284368)

I:\Data\22\MS\000-207 Spring Lake Road-Fruiiland Park\Eng\Final\2020 C100 Site Plan.dwg, May 14, 2023, 3:19 PM

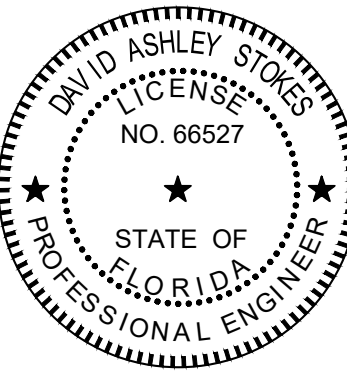


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

SITE PLAN
FOR
WATERVUE AT LAKE GENEVA
CITY OF FRUITLAND PARK
FLORIDA

SOUTHWINDS COMMERCIAL, LTD.
208 E. CANTON AVENUE, SUITE 102
WINTER PARK, FLORIDA 32789
407-741-8500

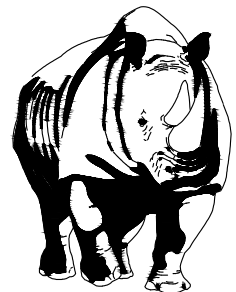
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This item has been digitally signed and sealed by David Ashley Stokes, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
ENGINEER OF RECORD

JOB # 250006
DATE: 05/12/25
DATUM: NAVD 88
DESIGNED BY: RK
DRAWN BY: FM/AM
APPROVED BY: DS

C100

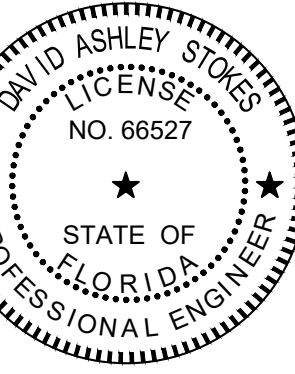


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FOR
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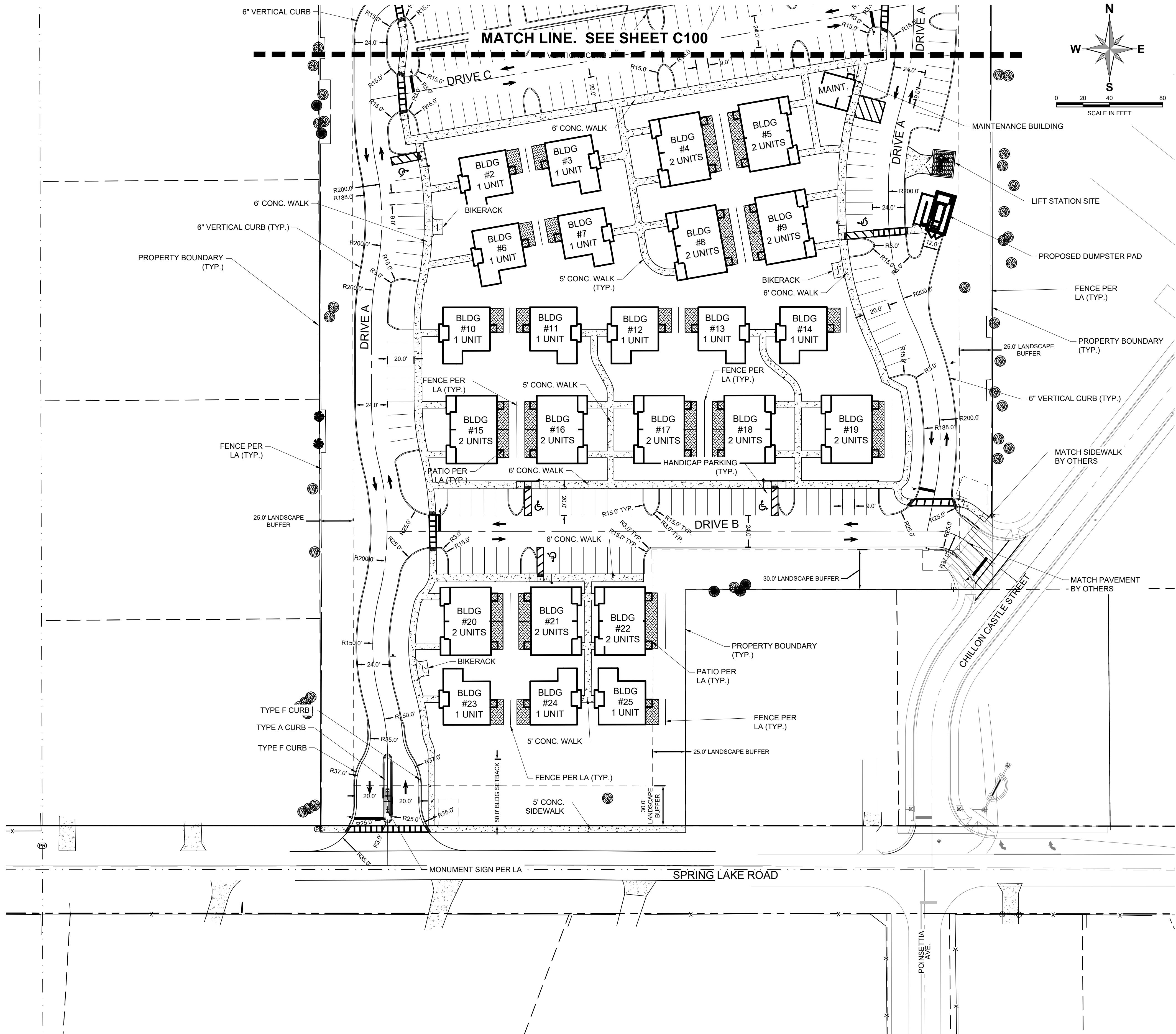


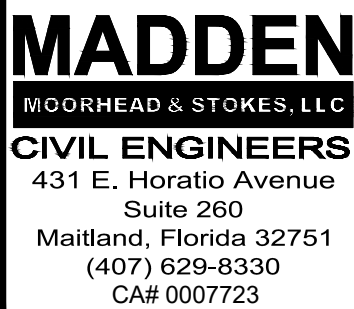
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ENGINEER OF RECORD

JOB # 250006
DATE: 05/12/25
DATUM: NAVD 88
DESIGNED BY: RK
DRAWN BY: FM/AM
APPROVED BY: DS

C101

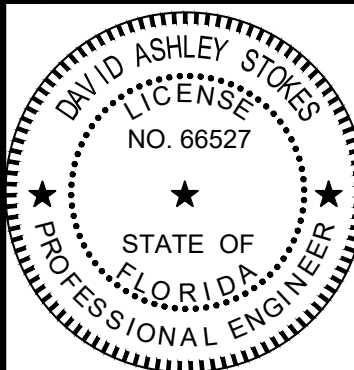




OVERALL SITE PLAN FOR WATERVUE AT LAKE GENEVA CITY OF FRUITLAND PARK FLORIDA

SOUTHWINDS COMMERCIAL, LTD.
203 E. CANTON AVENUE, SUITE 102
WINTER PARK, FLORIDA 32789
407-741-8500

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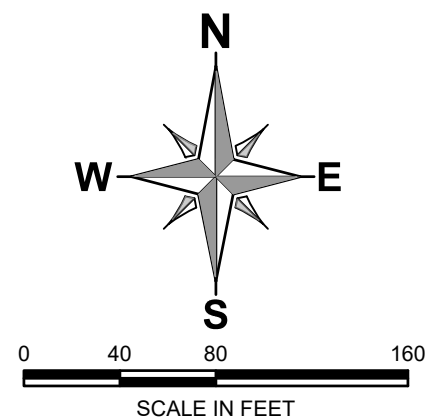
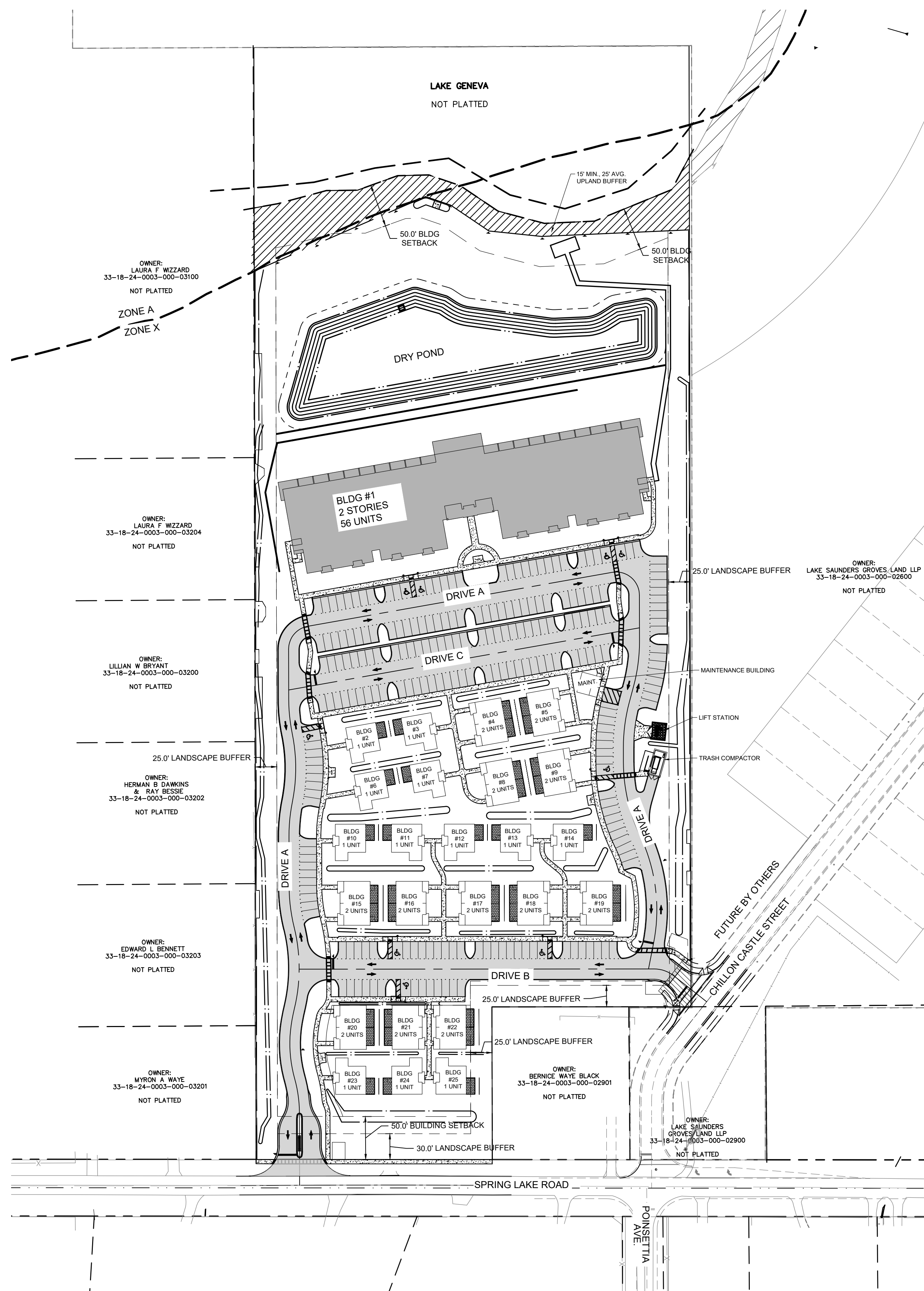
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ENGINEER OF RECORD

JOB # 250006
DATE: 05/12/25
DATUM: NAVD 88
DESIGNED BY: RK
DRAWN BY: FM/AM
APPROVED BY: DS

C005



SITE DATA

1. **TOTAL PROJECT AREA:**
TOTAL SITE AREA 14.07 AC.
DEVELOPED AREA 12.28 AC.
 2. **PARCEL ID:**
33-18-24-0003-000-03000
 3. **PROPOSED USE**
MULTI-FAMILY - 92 UNITS
 4. **EXISTING USE**
SINGLE FAMILY
 5. **ZONING:**
PUD - PLANNED UNIT DEVELOPMENT
 6. **BUILDING AREAS:**

APARTMENT:	44,568 S.F. / FLOOR
MAINTENANCE BUILDING:	594 S.F.
SINGLE UNIT BLDG:	1,310 S.F. / BUILDING
TWO UNIT BLDG:	1,924 S.F. / BUILDING
TOTAL S.F.:	83,964 S.F.
 7. **MAX BUILDING HEIGHT:** 35' (2 STORIES)
 8. **LANDSCAPE BUFFERS:**

FRONT	50' SPRING LAKE RD/ 25' OTHER
REAR	50'
SIDE	25'
 9. **SETBACKS:**

FRONT	50'
REAR	10'
SIDE	50'
LAKE GENEVA	50'
 10. ACCORDING TO FIRM MAP PANEL NO. 12069C0170E DATED 12/18/2012, THE NORTH SECTION OF THE SITE LIES WITHIN FLOOD ZONE 'A'.
 11. WATER AND SEWER PROVIDED BY THE CITY OF FRUITLAND PARK.
 12. STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER SYSTEM UTILIZING DRY RETENTION.
 13. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF FRUITLAND PARK.
 14. PROPERTY OWNER SHALL MANAGE COMMON AREAS AND FACILITIES
 15. **PERVIOUS/IMPERVIOUS**

BUILDINGS	1.93 AC	16%
SIDEWALKS	0.49 AC	4%
PAVEMENT	2.36 AC	19.2%
STORMWATER MANAGEMENT	1.42 AC	12%
OPEN SPACE	6.09AC	50%
TOTAL PERVIOUS	6.09 AC	49.6%
TOTAL IMPERVIOUS	4.77 AC	38.8%
STORMWATER MANAGEMENT	1.42 AC	11.6%
TOTALS	12.28 AC	100%
 16. **PARKING:**

1 BEDROOM UNIT:	24 X 1.5 SPACES	= 36 SPACES
2 & 3 BEDROOM UNIT:	68 X 2 SPACES	= 136 SPACES
GUEST PARKING	92 X 0.25 SPACES	= 23 SPACES
REQUIRED PARKING:		195 SPACES

REQUIRED HANDICAP PARKING:	7 SPACES
PROVIDED HANDICAP PARKING:	9 SPACES

PROVIDED PARKING:	
9'X20' STANDARD PARKING:	223 SPACES
12'X20' ACCESSIBLE PARKING:	9 SPACES
TOTAL PROVIDED SPACES PROVIDED:	232 SPACES

TRAFFIC VOLUME (ESTIMATED):

LAND USE	ITE CODE*	NUMBER OF UNITS	RATE*	WEEKDAY AVG TRIPS	AM PEAK HR		PM PEAK HR	
					RATE*	TOTAL	RATE*	TOTAL
MULTIFAMILY HOUSING (LOW RISE)	220	92	7.32	673	0.46	42	0.56	52

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

SITE PLAN

Owner: Southwinds Commercial, LTD

General Location: 2307 Spring Lake Road

Number of Acres: 14.07 ± acres

Existing Zoning: Planned Unit Development (PUD)

Existing Land Use: Multi-Family High Density (15 du/acre) & Single Family Medium Density (4 du/acre)

Date: June 17, 2025

Description of Project

The proposed development consists of 14.07 ± acres with 1.79 +/- acres of wetlands. The remaining 12.28 +/- acres will be developed for multi-family residential uses. There are 36 one-story villas and 56 dwellings in two-story apartments for a total of 92 units and an overall gross density of 7.67 units/acre. It should be noted that no structures are proposed within the SFMD land use as it will be utilized for stormwater and buffers. Access for the development would occur from Spring Lake Road via a proposed dual boulevard.

	Surrounding Zoning	Surrounding Land Use
North	PUD	Multi-Family High Density (15 units/acre)
South	Ag, R-1, and R-3 (Lake County)	Urban Medium Density (Lake County) (7 units/acre)
East	PUD	Multi-Family High Density (15 units/acre)
West	Ag (Lake County)	Urban Medium Density (Lake County) (7 units/acre)

Assessment

Developers Agreement and Conceptual Plan

The conceptual plan attached to the Master Developers Agreement identifies one (1) community amenity/leasing office with a fitness center, and one (1) landscaped park, with mews and a gazebo and other recreational amenities; however, the site plan does not appear to reflect these amenities.

Chapter 154 requires a minimum of 25% of common open space (3.07 acres) of which portions should be suitably improved to meet the recreational needs of the community. Total open space proposed is 6.09 acres (50%) and it appears to consist of buffers, stormwater and landscaped areas; however, it is unclear. Please revise the note section to clearly indicate the areas utilized as open space. The MDA allows stormwater ponds as open space if designed as an amenity (Section 6, f).

The plan notes indicate a standard parking space of 9' x 20'; however, the standard parking space is 10' x 20' (Chapter 162, Section 162.060(a)(4)(A)). Twenty-five percent (25%) of the required parking may be compact spaces (9' x 18'). Bicycle parking is required at .10 per required parking space. A reduction in the required width may be reduced to 9' wide to increase internal landscaped area above the minimum specified by the Land Development Code, and to preserve existing specimen trees. There are no notes indicating that the internal landscaped areas have been increased or to preserve specimen trees (Chapter 162, Section 162.060(a)(4)(C)(ii)). Please clarify.

The site plan and boundary survey indicate 14.07 +/- acres; however, the stormwater report indicates 14.10 acres. Please clarify.

The MDA requires the elevations to meet certain design criteria (Section 7). Please provide elevations of the proposed units.

Tree mitigation proposed is 25%; however, the LDRs require 40% replacement (Chapter 164). It appears that historic and specimen trees are proposed for removal. Historical or specimen trees shall not be removed without the finding of the City Commission that the tree is a hazard or that it is not feasible to develop the site without removing the tree (Chapter 164, Section 164.090(C)(6)(f)). Please revise accordingly and note any historical or specimen trees to be removed.

Schools

A school capacity reservation has been applied for and applicant to submit to the City upon approval.

Environmental Assessment

An Ecological Assessment was performed by res + ESciences in 2022. The assessment indicates the presence of wetlands (approximately 2.1 acres including the open water area of Lake Geneva) with a forested wetland along the shore. Wetland alterations would be regulated through the SJRWMD and FDEP through FDEP assumption of the Section 404 permitting program. The site contains suitable habitat for the presence of gopher tortoises, so while they were not observed on the site, a follow up survey is recommended prior to development.

Concurrency

Please submit concurrency application (Chapter 153). Please submit TIA or exemption per the Lake-Sumter Metropolitan Planning Organization guidelines pursuant to Chapter 153, Section 153/040.

Recommendation

Please revise site plan and tree mitigation plan as noted above and submit Concurrency application and TIA or exemption.



VIA EMAIL swilliams@fruitlandpark.org

May 29, 2025

Sharon Williams
Administrative Manager
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

**RE: WATERVUE AT LAKE GENEVA (AVO 043866.165)
MAJOR SITE PLAN REVIEW #1**

Dear Ms. Williams:

Per your email request dated May 28, 2025, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Sheet C05 note 8 calls the front landscape buffer out as 50-feet on Spring Lake Road, but in the plan view it is labeled as 30-feet. The PUD appears to state that 30-feet is required.
2. Sheet C05 note 9 calls the side building setback out as 50-feet. There are several buildings within 50-feet of the side property line. Section 6 of the PUD calls out that the side setback is 25-feet. Please clarify.
3. Section 6 of the PUD specifies that the minimum distance between multifamily buildings is 20-feet. It does not appear that buildings #21 and #22 meet this requirement.
4. It is unclear from Section 6 of the PUD if the 20-feet separation is intended to be only between two multifamily buildings, or between a multifamily building and any other building. Buildings #20, #21 and #22 do not appear to be more than 20-feet away from Buildings #23, #24 and #25 respectively.
5. Section 162.050 requires loading space for multifamily floor area over 50,000 square feet.
6. Sheet C05, C100 and C101 shows standard parking spaces as 9' x 20'. City standard space is 10' x 20' with 25% allowable for compact parking (9' x 18') (Chapter 162.060)
7. PUD requires dry line reuse piping to be installed for future reuse connections.
8. PUD states that utilities will be transferred to the city upon completion. How will the city have access to these facilities? Will a blanket easement be recorded?
9. Handicap space by Building #2 exceeds 2% slope.
10. Sheets C401 and C402 show drainage swales for conveyance, but do not specify the depth of the swale. Provide typical cross sections or add spot grades such that the top of the swale can be determined. Ensure that flow is not being blocked from offsite (for instance immediately east of building #25).
11. It appears that all internal drives will be privately owned/maintained. If this is correct, add a note to this effect to the plans.
12. Wheel stops required per 162.060(a)(4)(G).
13. Lift station layout to be discussed at TRC with city public works director.
14. Coordinate with city for latest utility details.
15. Lift station detail is not city standard detail. If Lift Station is to be owned by the city, then station will need to be built to city standard.
16. Lighting plan not provided.



17. The Phase II environmental report shows a specific area that should be over excavated and removed from the site. This is not shown on the plans.
18. The seepage analysis calls out that the pond area is to be over excavated. The plans do not show this over excavation or give parameters for the fill. Show over excavation depth, lateral extents, and specifications for fill in keeping with the seepage analysis provided. Ensure that the proper procedures from the analysis are included on the plans and reference the report on the plans.
19. Add a note that Yovaish is to be onsite to inspect the over-excavation in keeping with the recommendations of the seepage analysis.
20. While called out in the landscape plan, the site plan does not show the calculation for bicycle parking, or show/callout the location of the bicycle parking.
21. The recovery analysis uses 10 ft/day for vertical permeability. A Safety Factor on vertical permeability is generally accepted (and required by the SJRWMD) to account for long term clogging of the system. Alternately, the specification of the fill material can be increased to 20 ft/day.
22. Total volume recovery (required in 14 days) analysis not provided.
23. Pre-development CN calculation shows open space good condition with a CN of 50. CN for good condition is 39. Fair condition is 49.
24. As stated in the stormwater report, there is no depressional storage in the pre-development condition. A peaking factor of 323 should be used.
25. ICPR model shows outfall pipe to be 36-inches. Plans show 18-inches.
26. Max depth of slot in ICPR should be set to 2-feet.
27. Post development volume for the 25yr-96hr storm event was not included. Pre/post volume requirement could not be verified.
28. Lift station calculations not provided.

Please address any comments or questions to city staff, who will forward if warranted.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", written over a light blue horizontal line.

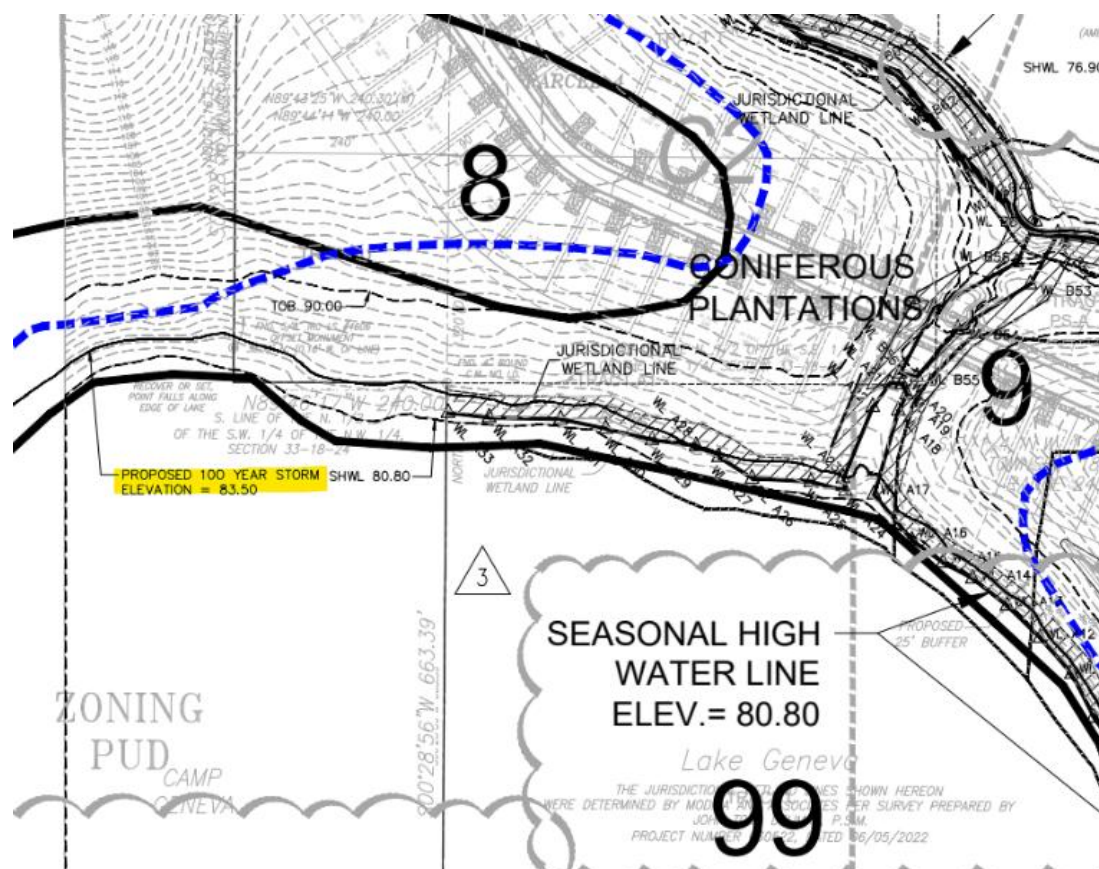
Brett Tobias, P.E.
Team Leader
btobias@Halff.com

BJT:ab

**WaterVue at Lake Geneva [ALT KEY NO. 1284368]
Floodplain Management Review Comments
Review Completed June 20, 2025**

Per FIRM Panel Number 12069C0170E, the subject property lies partially within the Special Flood Hazard Area (SFHA) Zone A (determined to be within the Special Flood Hazard Area using approximate methodologies). Base Flood Elevations are not included on the effective FIRM panel. A Base Flood Elevation determination for the southern portion of Lake Geneva has been provided for another application (Enclave at Lake Geneva). This data is included herein and is therefore provided to the applicant pursuant to LDC Sec. 161.090(1)(E)(2)(2). Please be aware the data has not yet been accepted by FEMA. Should the applicant disagree with the BFE determination and data received from the provided source, the applicant shall establish the BFE pursuant to LDC Sec. 161.090(1)(E)(1)(3).

1. Base Flood Elevations must be included on site plans and construction documents pursuant to LDC Sec. 161.090(1)(E)(1)(1). Please revise the Final Engineering Plans to include the BFE delineation (83.5' NAVD) in relation to the proposed improvements OR submit new BFE determination data and revise plans accordingly.



The referenced data may be found here:

<https://www.dropbox.com/scl/fo/epoqdtx2qr1bf4k8ayxcg/AGn0UqUKOpeNCS1vtLJN5cQ?rlkey=uupiufxbvwexmmypkrnpilp64&st=gdwvsxwx&dl=0>



July 25, 2025

City of Fruitland Park
Attn: Emily Church
506 W Berckman St.
Fruitland Park, FL 34731

**RE: Project Name: WaterVUE at Lake Geneva
Alt Key(s): 1284368
Project Address: 2307 Spring Lake Road**

Dear Emily:

Please see below for our responses to the comments enclosed in the City of Fruitland Park Development Review Letter dated 6/17/2025, and any outstanding comments received after that date.

City Attorney Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the City Attorney at the time of resubmission.

City Engineer Review (5/29/2025 Enclosed):

Comment 1: Sheet C05 note 8 calls the front landscape buffer out as 50-feet on Spring Lake Road, but in the plan view it is labeled as 30-feet. The PUD appears to state that 30-feet is required.

Response 1: The Landscape Buffer section of the overall site plan has been reviewed and modified based on the PUD. Please see the revised sheet C005.

Comment 2: Sheet C05 note 9 calls the side building setback out as 50-feet. There are several buildings within 50-feet of the side property line. Section 6 of the PUD calls out that the side setback is 25-feet. Please clarify.

Response 2: The building setback section of the overall site plan has been reviewed and modified based on the PUD. Please see the revised sheet C005.

Comment 3: Section 6 of the PUD specifies that the minimum distance between multifamily buildings is 20-feet. It does not appear that buildings #21 and #22 meet this requirement.

Response 3: After reviewing Section 6 of the PUD, we feel this comment should be discussed at the scheduled TRC.

Comment 4: It is unclear from Section 6 of the PUD if the 20-foot separation is intended to be only between two multifamily buildings, or between a multifamily building and any other building. Buildings #20, #21 and #22 do not appear to be more than 20-feet away from Buildings #23, #24 and #25 respectively.

Response 4: After reviewing Section 6 of the PUD, we feel this comment should be discussed at the scheduled TRC.

Comment 5: Section 162.050 requires loading space for multifamily floor area over 50,000 square feet.

Response 5: A loading space has been added in front of the apartment building per section 162.050. Please see the revised master site plan.

Comment 6: Sheet C05, C100 and C101 shows standard parking spaces as 9' x 20'. City standard space is 10' x 20' with 25% allowable for compact parking (9' x 18') (Chapter 162.060)

Response 6: The parking spaces have been left at their current 9'x20' size for this resubmission, we would like to discuss the dimensions at the upcoming TRC meeting.

Comment 7: PUD requires dry line reuse piping to be installed for future reuse connections.

Response 7: A master meter is installed for reuse at the south-east connection to site. Reuse lines onsite should be installed as required by the proposed landscaping.

Comment 8: PUD states that utilities will be transferred to the city upon completion. How will the city have access to these facilities? Will a blanket easement be recorded?

Response 8: Utilities provided to the city will be within public ROWs, and within utility easements around the onsite master meters.

Comment 9: Handicap space by Building #2 exceeds 2% slope.

Response 9: The grades have been reviewed and revised to ensure that the parking space is within ADA requirements. Please see the revised grading plan sheet C401.

Comment 10: Sheets C401 and C402 show drainage swales for conveyance, but do not specify the depth of the swale. Provide typical cross sections or add spot grades such that the top of the swale can be determined. Ensure that flow is not being blocked from offsite (for instance immediately east of building #25).

Response 10: The drainage swales shown along the property are to help visual the grade break/low points between buildings. There is no typical swale dimensions for this site. Flow to the east of building #25 flows northward to the roadside swale adjacent to road B and then into an inlet eventually leading to the dry pond.

Comment 11: It appears that all internal drives will be privately owned/maintained. If this is correct, add a note to this effect to the plans.

Response 11: Internal drives will be privately owned and maintained. Note #14 of the overall site plan has been expanded on to mention this specifically. Please see the revised sheet C005.

Comment 12: Wheel stops required per 162.060(a)(4)(G).

Response 12: The parking spaces have been left at their current 9'x20' size for this resubmission, we would like to discuss the dimensions at the upcoming TRC meeting.

Comment 13: Lift station layout to be discussed at TRC with city public works director.

Response 13: The lift station will be privately owned and maintained.

Comment 14: Coordinate with city for latest utility details.

Response 14: The City of Fruitland Park utility details have been updated with the latest versions available as of 4/28/2025. Please see the revised sheet C910-C912.

Comment 15: Lift station detail is not city standard detail. If Lift Station is to be owned by the city, then station will need to be built to city standard.

Response 15: The lift station is to be privately owned and maintained. A note clarifying this has been added to the Overall Site Plan and Lift Station Plan. Please see the revised sheet C005 and C902.

Comment 16: Lighting plan not provided.

Response 16: The lighting plans are included with the Landscaping plans. Please review and advise if any additional comments are required.

Comment 17: The Phase II environmental report shows a specific area that should be over excavated and removed from the site. This is not shown on the plans.

Response 17: Hatching for the area to be over-excavate has been added to the demolition and erosion control plan sheet C003 and the Grading Plan sheet C400.

Comment 18: The seepage analysis calls out that the pond area is to be over excavated. The plans do not show this over excavation or give parameters for the fill. Show over excavation depth, lateral extents, and specifications for fill in keeping with the seepage analysis provided. Ensure that the proper procedures from the analysis are included on the plans and reference the report on the plans.

Response 18: Hatching for the area to be over-excavate has been added to the demolition and erosion control plan sheet C003 and the Grading Plan sheet C400.

Comment 19: Add a note that Yovaish is to be onsite to inspect the over-excavation in keeping with the recommendations of the seepage analysis.

Response 19: A note has been added to the plans, as well as hatching for the area to be over-excavated. Please see the revised demolition and erosion control plan, sheet C003, and the Grading Plan sheet C400.

Comment 20: While called out in the landscape plan, the site plan does not show the calculation for bicycle parking, or show/callout the location of the bicycle parking.

Response 20: Calculations for the required and provided bicycle parking have been added to the overall site plan. Please see the revised sheet C005.

Comment 21: The recovery analysis uses 10 ft/day for vertical permeability. A Safety Factor on vertical permeability is generally accepted (and required by the SJRWMD) to account for long term clogging of the system. Alternately, the specification of the fill material can be increased to 20 ft/day.

Response 21: Please see the revised seepage report by Yovaish Engineering.

Comment 22: Total volume recovery (required in 14 days) analysis not provided.

Response 22: Please see the revised seepage analysis by Yovaish Engineering including the total volume recovery.

Comment 23: Pre-development CN calculation shows open space good condition with a CN of 50. CN for good condition is 39. Fair condition is 49.

Response 23: The CN calculations have been revised to make use of a CN of 39 for good condition. Please see the revised drainage report.

Comment 24: As stated in the stormwater report, there is no depression storage in the pre-development condition. A peaking factor of 323 should be used

Response 24: The model has been re-run using a peaking factor of 323 as requested. Please see the revised drainage report.

Comment 25: ICPR model shows outfall pipe to be 36-inches. Plans show 18-inches.

Response 25: The outfall pipe has been revised to be consistent across the plans and ICPR model.

Comment 26: Max depth of slot in ICPR should be set to 2-feet.

Response 26: The control structure has been revised in the plan set. No flow passes through the structure in ICPR.

Comment 27: Post development volume for the 25yr-96hr storm event was not included.
Pre/post volume requirement could not be verified.

Response 27: The post development time series has been included in the revised stormwater report to allow the volumes to be verified.

Comment 28: Lift station calculations not provided.

Response 28: Please see the Riley Lift Station Calculations provided with this submittal.

City Land Planner Review (6/17/2025 Enclosed):

Developers Agreement and Conceptual Plan:

Comment 1: The conceptual plan attached to the Master Developers Agreement identifies one (1) community amenity/leasing office with a fitness center, and one (1) landscaped park, with mews and a gazebo and other recreational amenities; however, the site plan does not appear to reflect these amenities.

Response 1: Our current site plan identifies a viewing platform adjacent to the stormwater pond. The building's internal amenities, and any additional recreational areas should be discussed during the upcoming TRC meeting.

Comment 2: Chapter 154 requires a minimum of 25% of common open space (3.07 acres) of which portions should be suitably improved to meet the recreational needs of the community. Total open space proposed is 6.09 acres (50%) and it appears to consist of buffers, stormwater and landscaped areas; however, it is unclear. Please revise the note section to clearly indicate the areas utilized as open space. The MDA allows stormwater ponds as open space if designed as an amenity (Section 6, f).

Response 2: Please see a below summary of some of the different types of open space on the project.

LA Buffers: 1.44 AC; Pond (With Observation Deck Amenity): 1.15 AC; Parking Island LA: 0.17 AC; Open Space Around Apartment: 0.63 AC

Total community Open Space: 3.39 AC

Comment 3: The plan notes indicate a standard parking space of 9' x 20'; however, the standard parking space is 10' x 20' (Chapter 162, Section 162.060(a)(4)(A)). Twenty-five percent (25%) of the required parking may be compact spaces (9' x 18'). Bicycle parking is required at .10 per required parking space. A reduction in the required width may be reduced to 9' wide to increase internal landscaped area above the minimum specified by the Land Development Code, and to preserve existing specimen trees. There are no notes indicating that the internal landscaped areas have been increased or to preserve specimen trees (Chapter 162, Section 162.060(a)(4)(C)(ii). Please clarify.

Response 3: The parking spaces have been left at their current 9'x20' size for this resubmission, we would like to discuss the variance at the upcoming TRC meeting. Calculations for the required and provided bicycle parking has been added to the overall site plan. Please see the revised sheet C005.

Comment 4: The site plan and boundary survey indicate 14.07 +/- acres; however, the stormwater report indicates 14.10 acres. Please clarify.

Response 4: The stormwater report has been reviewed and revised to match the 14.07 acres calculated on the site plan and boundary survey. Please see the revised stormwater report.

Comment 5: The MDA requires the elevations to meet certain design criteria (Section 7). Please provide elevations of the proposed units.

Response 5: Elevations of the proposed structures have been added to the overall site plan. Please see the revised sheet C005.

Comment 6: Tree mitigation proposed is 25%; however, the LDRs require 40% replacement (Chapter 164). It appears that historic and specimen trees are proposed for removal. Historical or specimen trees shall not be removed without the finding of the City Commission that the tree is a hazard or that it is not feasible to develop the site without removing the tree (Chapter 164, Section 164.090(C)(6)(f). Please revise accordingly and note any historical or specimen trees to be removed.

Response 6: The Landscaping plans have been revised to list the historic and specimen trees present on the site and list why the protected tree must be removed, when necessary.

Schools:

Comment 1: A school capacity reservation has been applied for and applicant to submit to the City upon approval.

Response 1: Acknowledged.

Environmental Assessment:

Comment 1: An Ecological Assessment was performed by res + ESciences in 2022. The assessment indicates the presence of wetlands (approximately 2.1 acres including the open water area of Lake Geneva) with a forested wetland along the shore. Wetland alterations would be regulated through the SJRWMD and FDEP through FDEP assumption of the Section 404 permitting program. The site contains suitable habitat for the presence of gopher tortoises, so while they were not observed on the site, a follow up survey is recommended prior to development.

Response 1: Acknowledged. All necessary pre-construction inspections will be conducted.

Concurrency:

Comment 1: Please submit concurrency application (Chapter 153). Please submit TIA or exemption per the Lake-Sumter Metropolitan Planning Organization guidelines pursuant to Chapter 153, Section 153/040.

Response 1: A concurrency application is being prepared for this project. Details can be discussed during the TRC meeting.

Recommendation:

Comment 1: Please revise site plan and tree mitigation plan as noted above and submit Concurrency application and TIA or exemption.

Response 1: The tree mitigation plan has been revised. A concurrency application is being prepared for this project. Details can be discussed during the TRC meeting.

City Building Review:

Comment 1: No comment at time of review letter.

Response 1: No comments were provided by the City Building department at the time of resubmission.

City Code Enforcement Review:

Comment 1: No comments.

Response 1: The applicant acknowledges that no comments were provided by the City Code Enforcement during their review.

City Fire Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from City Fire at the time of resubmission.

City Floodplain Review (06/20/2025):

Comment 1: Base Flood Elevations must be included on site plans and construction documents pursuant to LDC Sec. 161.090(1)(E)(1)(1). Please revise the Final Engineering Plans to include the BFE delineation (83.5' NAVD) in relation to the proposed improvements OR submit new BFE determination data and revise plans accordingly.

Response 1: The 100 Year base flood elevation of 83.5' has been added to the Overall Site Plan, Site Plan, and Drainage Plan. Please see the revised sheets C005, C100 and C300.

City Manager Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the City Manager at the time of resubmission.

City Police Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the City Police at the time of resubmission.

City Public Works Department Review (06/17/2025):

Comment 1: I do not see any permanent backup power or pumping equipment for the sanitary lift station. Does DEP require permanent onsite power for this population density? If not how does the developer intend to provide this service during times of prolonged power outages?

Response 1: We are not required to provide a permanent backup power supply, the Riley Lift Station includes a generator receptacle which allows it to be connected to a portable power source if needed.

City of Leesburg Electric Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the Leesburg at the time of resubmission.

City of Leesburg Gas Review:

Comment 1: No comment.

Response 1: The applicant acknowledges that no comments were provided by the City of Leesburg Gas during their review.

SECO Energy Review:

Comment 1: This project area is not located in SECO Energy's service territory. Therefore, we have no comments or objections to the submittal.

Response 1: The applicant acknowledges that no comments were provided by the SECO during their review.

Lake County Economic Development Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the Lake County Economic Development reviewers at the time of resubmission.

Lake County Fire Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the Lake County Fire at the time of resubmission.

Lake County Public Schools Review:

Comment 1: No comment at time of review letter.

Response 1: Comments were not received from the Lake County Public Schools at the time of resubmission.

Lake County Public Works Review (07/08/2025):

Comment 1: Spring Lake Road is a county maintained paved road. Access to the road will require permitting with Lake County Public Works.

- a. A Commercial Driveway Connection Permit application will be required to permit the access off Spring Lake Road. The permit application can be found here - <https://www.lakecountyfl.gov/public-works> and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.
- b. A Right-of-Way Utilization Permit application will be required to permit the utility, sidewalk, and right-of-way work along Spring Lake Road. The permit application can be found here - <https://www.lakecountyfl.gov/public-works> and please send the permit app and supporting documents to pwpermits@lakecountyfl.gov.

Response 1: A commercial driveway connection permit and right-of-way utilization permit are being prepared and submitted to Lake County.

Comment 2: The sidewalk proposed along Spring Lake Rd will need to extend to the Enclave at Lake Geneva entrance (Chillon Castle Street) to make a usable connected sidewalk.

Response 2: The sidewalk along Spring Lake Road has been extended to tie into the proposed sidewalk by others at Chillon Castle Street.

Comment 3: Regrading of the swale drainage along Spring Lake Road will be required with the addition of the sidewalk.

Response 3: The plans are being revised to include the additional sidewalk and swale along Spring Lake Road.

Comment 4: The sidewalk along the county road shall be 3000 PSI with fiber reinforcement. The detectable warning mats at the entrance shall be cast in-place type with color brick red.

Response 4: The additional sidewalk proposed along Spring Lake Road will use the specifications above.

If you have any questions, please don't hesitate to contact our office.

Sincerely,

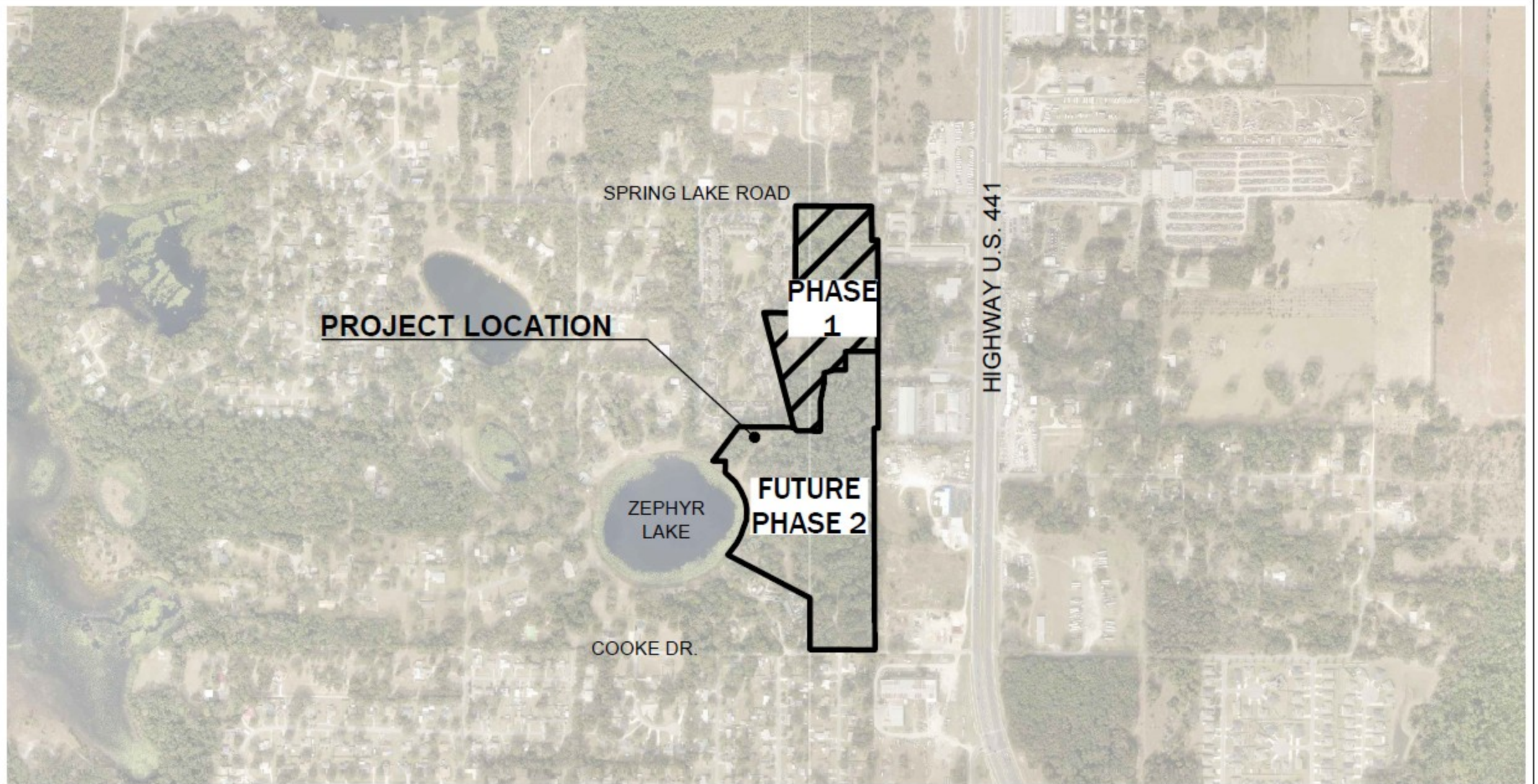
David A. Stokes

David A. Stokes, P.E.

President

DAS/ja

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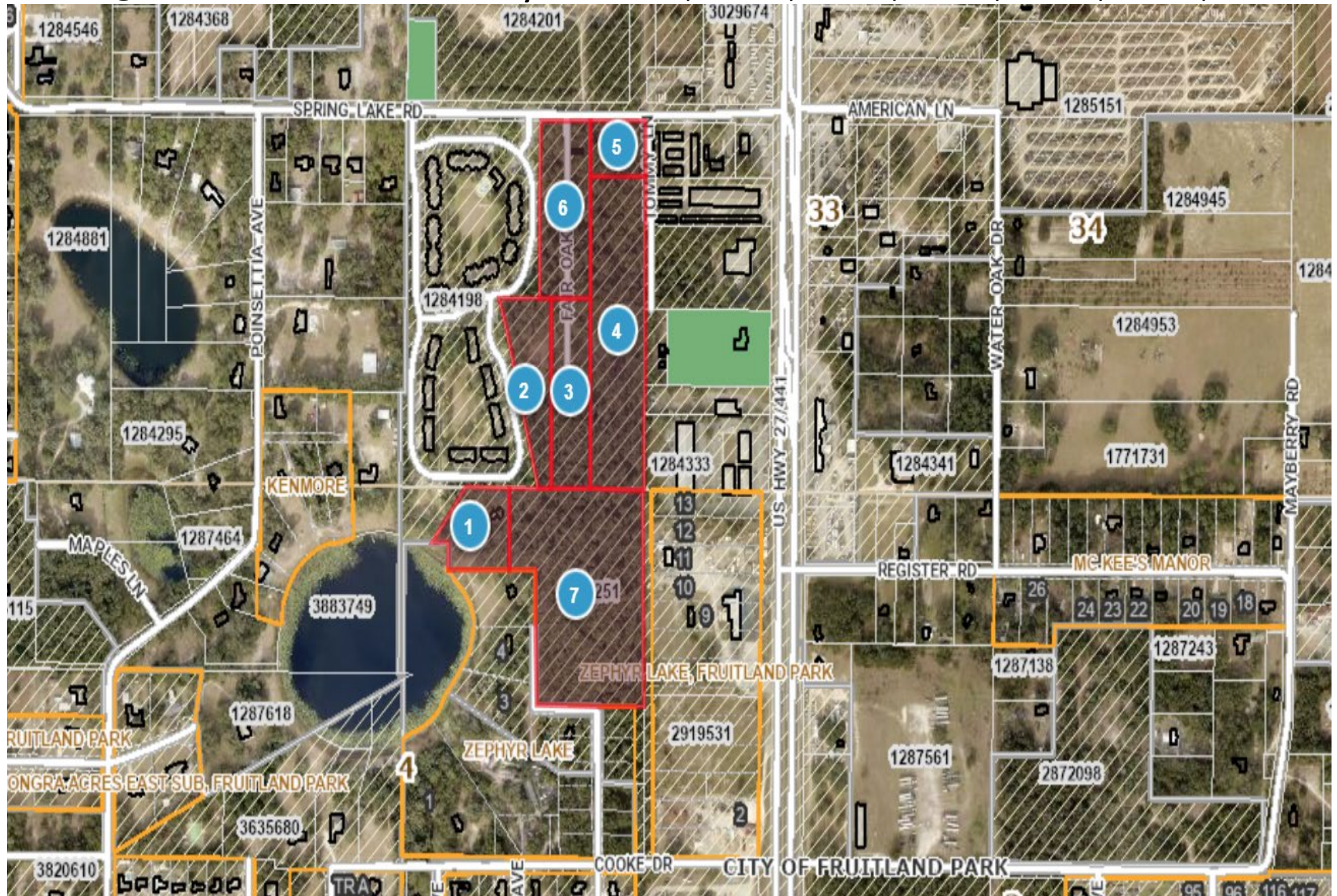


VICINITY MAP

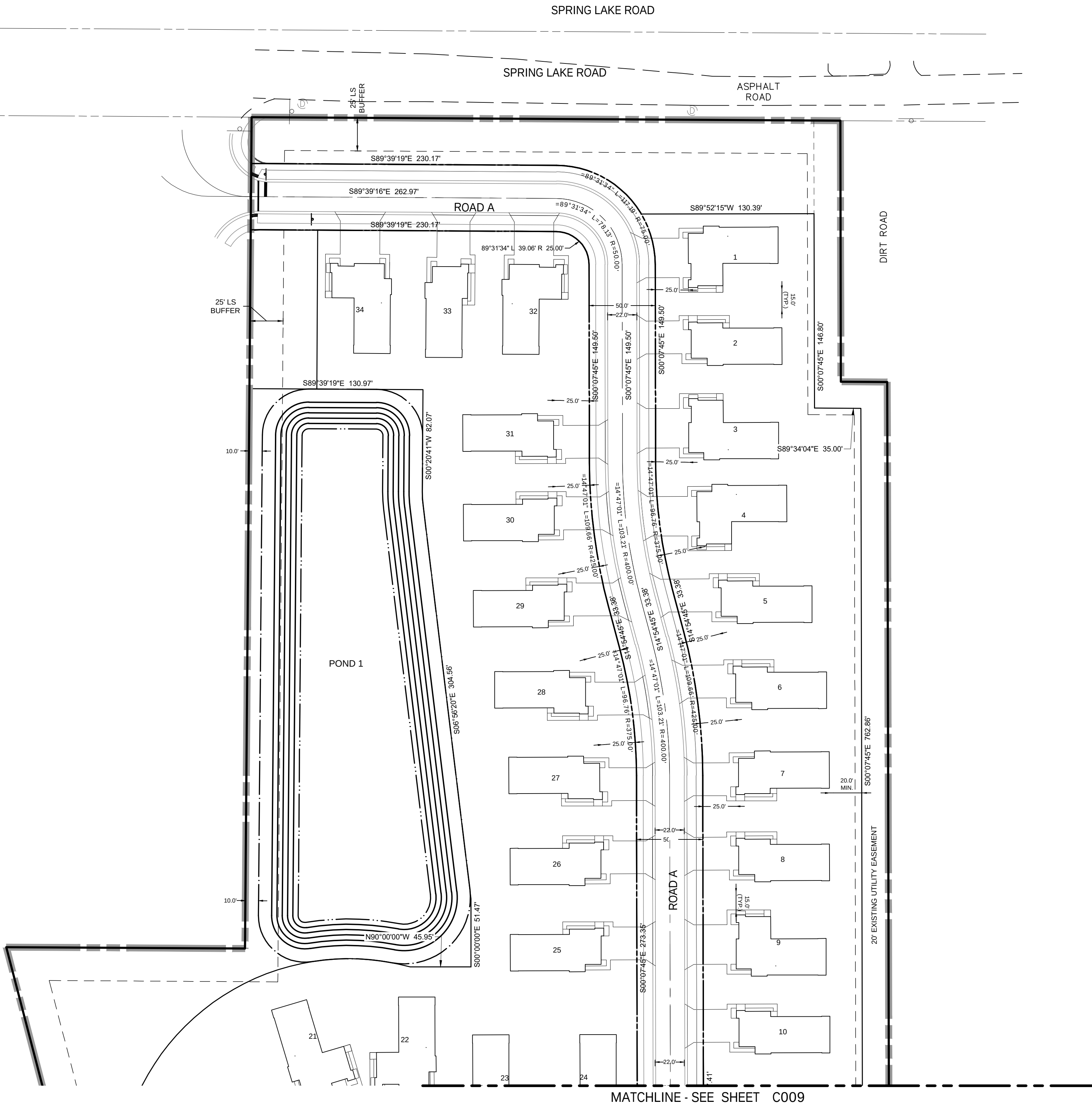
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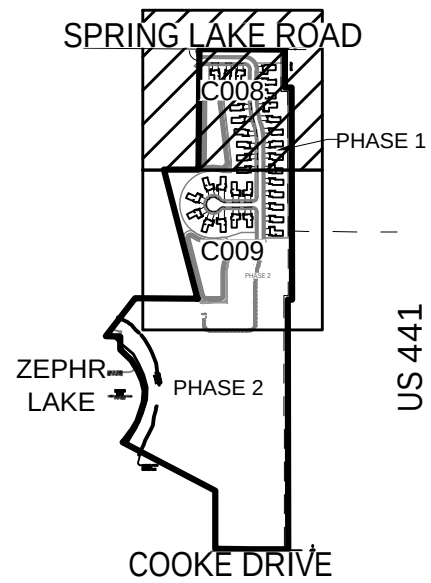
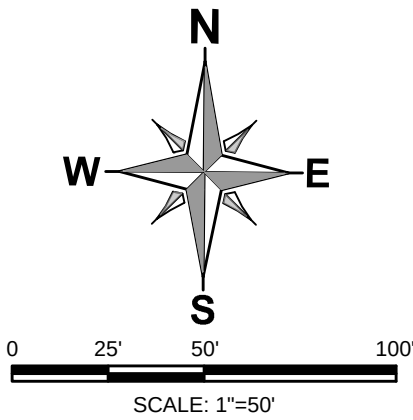
RESERVE @ SPRING LAKE COVE –Alternate Keys #: 1287600, 3823815, 3823816, 3801592, 2669306, 3038550, 1287251



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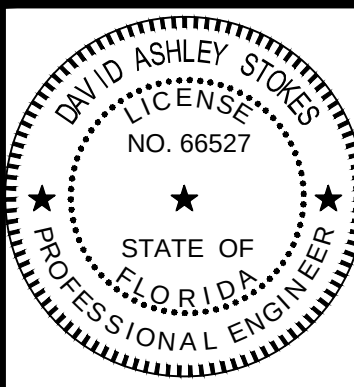
MATCHLINE - SEE SHEET C009



GEOMETRY PLAN
FOR
RESERVE AT SPRING LAKE COVE
LAKE COUNTY
FLORIDA

THE RESERVE AT SPRING LAKE COVE, LLC
200 EAST CANTON AVE
WINTER PARK, FL 32789
(407) 741-9500

NO.	DATE	REVISIONS
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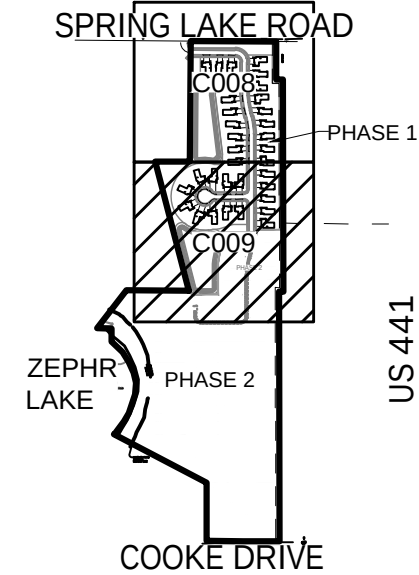
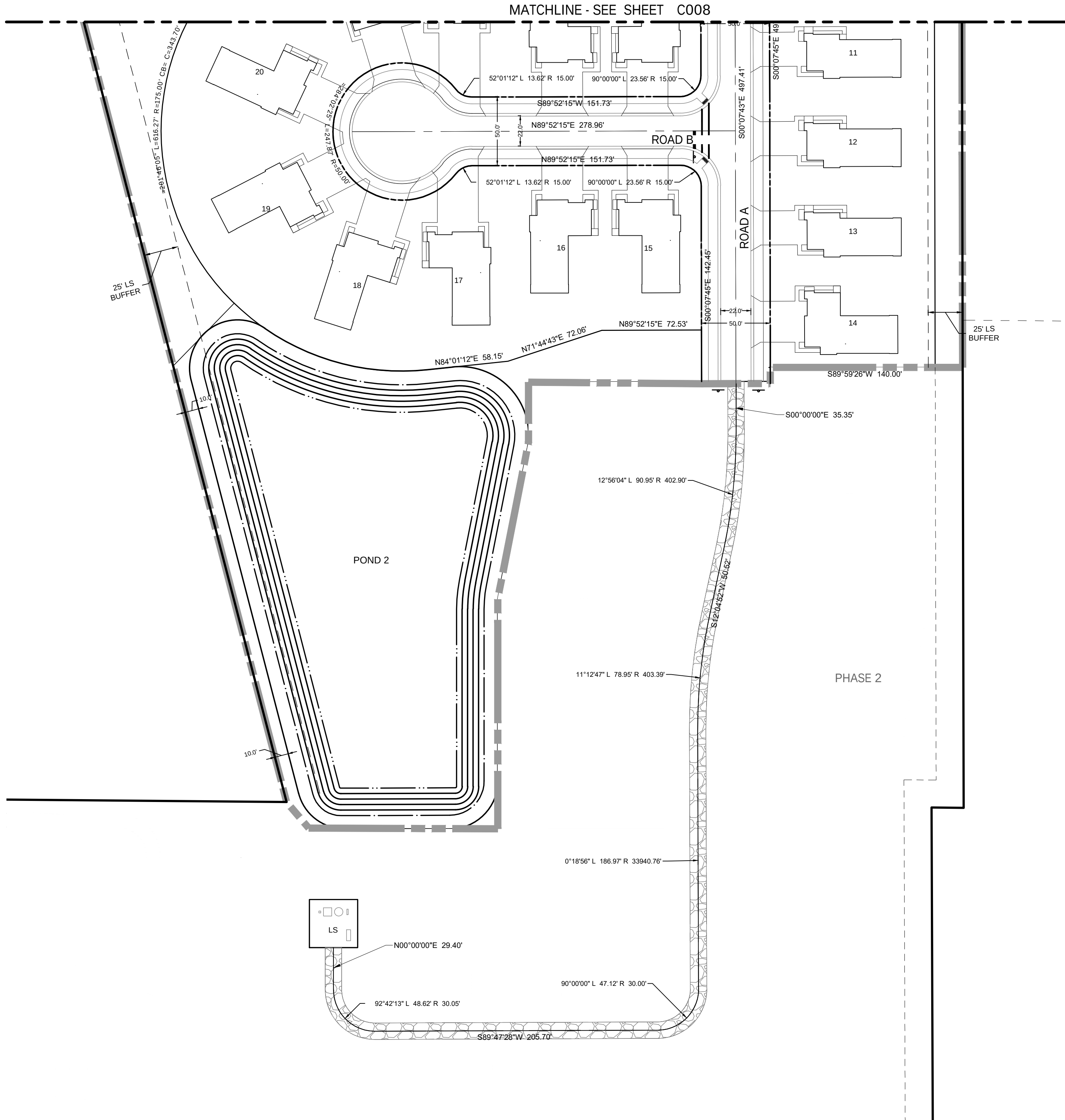
This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
ENGINEER OF RECORD

JOB # 19MMS0790
DATE: 06/24/25
DATUM: NAVD 88
DESIGNED BY: BCH
DRAWN BY: JFV/LLB
APPROVED BY: DAS

C008

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

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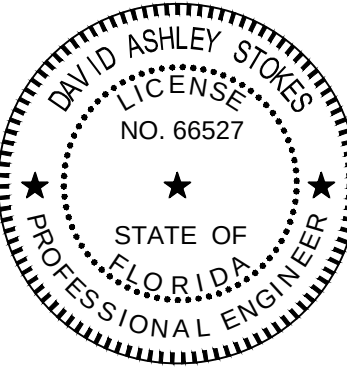


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Maitland, Florida 32751
(407) 629-8330
CA# 0007723

GEOMETRY PLAN
FOR
RESERVE AT SPRING LAKE COVE
LAKE COUNTY
FLORIDA

THE RESERVE AT SPRING LAKE COVE, LLC
200 EAST CANTON AVE
WINTER PARK, FL 32789
(407) 741-9500

NO.	DATE	REVISIONS
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This item has been digitally signed and sealed by David Ashley Stokes, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
ENGINEER OF RECORD

JOB # 19MMS0790
DATE: 06/24/25
DATUM: NAVD 88
DESIGNED BY: BCH
DRAWN BY: JFV/LLB
APPROVED BY: DAS

C009

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

SITE PLAN

Owner: Paul Missigman, Manager, Reserve at Spring Lake Cove, LLC,
Reserve at Spring Lake Cove II, LLC

General Location: West of US 27/441, north of Cooke Drive and south of Spring
Lake Road

Number of Acres: 35.99 ± acres

Existing Zoning: Residential PUD

Existing Land Use: Multiple-Family High Density (MFHD) (15 units/acre) and
Single-Family Low Density (2 units/acre)

Date: June 30, 2025

Description of Project

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The MDA Agreement allowed for either an apartment complex or a 95-unit single family development with or without garage apartments. The applicant is requesting site plan approval for Phase I consisting of 35 single family homes (13.43 acres).

	Surrounding Zoning	Surrounding Land Use
North	PFD and CP (County fire station)	Institutional
South	R2	SF Medium Density
East	IND and C2	Industrial & Commercial
West	R3 and Ag	Lake County Urban Medium (7 du/acre)

Assessment

The future land use noted on the cover sheet is incorrect. The existing future land use is City Multi-Family High Density and Single Family Low Density.

It is unclear on whether the single family homes will have garage apartments. Please clarify.

The landscape buffers noted on Sheet C007 appear to be in error. Section 14 of the MDA requires 25' perimeter landscape buffers with the exception of the property adjacent to Spring Lake Cove.

The MDA allows for 95 single family homes on a minimum of a 5,500 square foot lot with a minimum of 50' frontage (Section 6 of MDA) regardless if platted or developed under a site plan. The maximum ISR per lot is 85% (Section 5 of MDA). The single family minimum living area is 1,200 sq. ft. and garage apartment is 450 sq. ft. The lot exhibit or Sheet C007 provided does not appear to meet these minimum standards. Please revise the lot exhibit to clearly indicate lot lines and dimensions. Minimum open space is 25% which may include all buffers, manmade stormwater ponds, recreation and other pervious are not located within platted road right of way (Section 5 of MDA); however, Section 5, f(a) states stormwater ponds may not be included as open space unless designed as an amenity. Phase I is 13.43 acres and 25% open space is 3.35 acres. Open space as noted is 1.71 acres. Is it the applicant's intent to utilize the stormwater ponds as open space? If so, the stormwater ponds do not appear to be designed as an amenity. Please clarify. Please provide the proposed density of Phase I (Chapter 165, Section 160.080(2)(D)). Please clarify if any recreational amenities are proposed.

Chapter 162 provides parking for homes based on the number of bedrooms with minimum parking standards of two spaces per unit. It is unclear how many bedrooms are proposed in the single family units. Please revise Sheet C007 to include parking provided and parking requirements (Chapter 160, Section 160.080(3)(C)).

Historical or specimen trees shall not be removed without the finding of the City Commission that the tree is a hazard or that it is not feasible to develop the site without removing the tree. A historic tree is 36" or greater and a specimen tree has a 24" to 36" DBH. Please revise the tree removal chart to include how many historic and specimen trees are proposed for removal (Chapter 164, Section 164.090, 6(f)).

Conclusions

Please revise site plan and landscaping plans as noted above.



VIA EMAIL echurch@fruitlandpark.org

July 9, 2025

Emily Church
Office Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

**RE: RESERVE AT SPRING LAKE COVE (MAJOR SITE PLAN)
(HALFF AVO 043866.167)**

Dear Ms. Church:

Per your email request dated June 27, 2025, I have reviewed the documents which were included in the drop box for the above referenced project. Based on my review, my comments are below:

1. Access is shown though the adjacent parcel. The owners are shown to be different entities. How does this parcel have legal right to access through the adjacent parcel?
2. The city is in the process of installing a new watermain along the eastern edge of the property. What is the relation of that main to the proposed plantings within the landscape buffer? Discussions need to be had a TRC regarding what types of vegetation and/or trees are appropriate to plant over the main.
3. Sanitary manhole symbols missing.
4. Is the intent that the utilities are private or public? More discussion at TRC warranted.
5. Chapter 157 only allows RCP under roadways for stormwater pipes. Discussion at TRC warranted as to if this applies since the road is private.
6. C301 check contour labeling. Pond 1 has two different elevations at top of bank.
7. The rim for DS012 is below the max stage for the listed design storms. This manhole will flood during those storms. It is also unclear that this structure can be constructed at such a shallow depth.
8. Weir in overflow structure detail does not have dimensions.
9. Pre-development and post-development peaking factor of 256 assumes significant depressional storage that does not appear to be present onsite. Peaking factor of 323 more appropriate.
10. The time/stage report submitted shows the water level in the ponds at the beginning of an event dropping below the pond bottom. Percolation links are not shown in the ICPR Model, it is unclear why this output would occur.
11. The stormcad model does not appear to match the pipe layout from the plans, specifically the I3 – I6 portion.
12. Minimum storm pipe size is 18-inches. A 15-inch pipe is present in the stormcad model but does not appear to be included in plans. Please clarify.
13. Recovery analysis was submitted for total volume, but not for treatment volume.
14. The submittal was for a major site plan, however there is a lot line exhibit. Lot lines are not shown on the plan. If the plan is to be subdivided, then lots should be shown on the plans.



Additionally, this would not be a site plan but would need to go through the subdivision plan process. Several of the lots shown on the lot line exhibit would not/do not meet setback requirements.

15. Informational: There are several stormwater inlets that have the rim/grate elevation below the top of bank of the retention pond. While it is understood that the design storm stages are below the grates of the inlets, if the pond were ever to stage to the top of bank, the road will flood.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", written over a light blue horizontal line.

Brett J. Tobias, P.E.
Team Leader
btobias@halff.com

BJT:ab



**DEVELOPMENT REVIEW LETTER
RESERVE AT SPRING LAKE COVE
MAJOR SITE PLAN
7/16/2025**

Property Owner(s): Reserve at Spring Lake Cove, LLC

Applicant: The Reserve at Spring Lake Cove, LLC

Owner/Applicant Email: m.gauthier@atlantichousing.com

Owner/Applicant Mailing Address: 200 E Canton Ave, Suite 102
Winter Park, FL 32789

Project Name: Reserve at Spring Lake Cove

Alt Key(s): 3801592, 3823815, 3823816, 1287600, 1287251, 2669306, & 3038550

Project Address: Tommy Ln, 36033 Fair Oaks Dr, Fair Oaks Dr, 35935 Breeze Ln, Breeze Ln, Tommy Ln, 36221 Fair Oaks Dr

Dear Mr. Missigman,

Contained herein are the comments following informal TRC review.

City Attorney Review:

1. Sheet C007 – add:
 - a. Minimum lot width – 50’
 - b. Minimum lot area – 5,500 SF
 - c. Street Side Setback – 15’
 - d. Minimum Living Area – 1,200 SF
 - e. Max ISR per lot – 85%
 - f. Proposed Density
2. Depict lot width and lot depth of each lot
3. Depict landscape buffers and widths
4. Is lift station proposed to be private or City owned? If City owned with City agreement, then a utility easement over R-1 and the lift station tract is required.
5. Provide proposed Declarations at final plat
6. Prior to construction provide exemption from USFWS for a formal cover board survey, or follow requirements of USFWS relating to sand skink study and mitigation.
7. Prior to construction follow FWC requirements relating to gopher tortoises on site.
8. Applicant must demonstrate to the Commission and obtain City Commission approval for removal of the specimen tree. Approval requires a finding by the City Commission that the tree is a hazard or it not feasible to develop the site without removing the tree.

City Engineer Review:

See enclosed review letter.

City Land Planner Review:

See enclosed staff report.

City Building Review:

No comment at time of review letter.

City Code Enforcement Review:

No comments at this time.

City Fire Review:

No comment at time of review letter.

City Floodplain Review:

No comment at time of review letter.

City Manager Review:

No comment at time of review letter.

City Police Review:

No comment at time of review letter.

City Public Works Department Review:

No comment at time of review letter.

City of Leesburg Electric Review:

Leesburg Electric will reject the plans for lack of easements for Leesburg electric lines. We will require an additional 10' on either side of the 50' easement along the roadways for Fruitland Park. The developer will have to pay to upgrade the primary along Spring Lake road to feed the load. This will also require a line extension to feed the lift station. Easements will also be required to get to the lift station with power. They can contact me at 352-728-9822 or by email at Steve.Davis@LeesburgFlorida.gov to discuss before they resubmit. Also, attached is our current procedures to obtain power for the apartments.

City of Leesburg Gas Review:

No comment.

SECO Energy Review:

This project area is not located in SECO Energy's service territory. Therefore, we have no comments or objections to the submittal.

Lake County Economic Development Review:

No comment at time of review letter.

Lake County Fire Review:

No comment at time of review letter.

Lake County Public Schools Review:

The project is subject to school concurrency review. Please refer to the applicant to us for more information. Contact Information is Helen LaValley at LavelleyH@Lake.k12.fl.us.

Lake County Public Works Review:

No comment at time of review letter.

Enc (3)



Sumter County

Lake County

Site Location

EMORY DR

OLIVER

CR 466A

BECKER AVE

CARVER CT

THAYER TER

CHANCE CT

BRUSKO DR

MOYER LOOP

YODER DR

INCORVAIA WAY

KHIRBAT CT

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

VARIANCE

Owner: Adventist Health System/Sunbelt, Inc.

General Location: North of CR 466A and west of Oliver Lane

Number of Acres: 24.7 ±

Existing Zoning: Commercial PUD

Existing Future Land Use: High Intensity Commercial

Date: July 10, 2025

Description of Project

The applicant has submitted a variance request to the sign regulations to allow an increase in total sign square footage from 150 square feet to 746.2 square feet, increase in height of monument sign from 10' to 12' for the sign located adjacent to CR 466A, additional monument sign location and additional wall signage.

	Surrounding Zoning	Surrounding Land Use
North	Agriculture	Rural
South	Agriculture, PUD	Rural, Villages of Fruitland Park
East	C-2, Agriculture	Commercial, Rural
West	PUD	The Villages

Assessment

In the CPUD district one (1) free standing sign per parcel for street frontage is allowed, the maximum signage allowed by code is 150 square feet and can be used as either wall or free-standing monument sign or a combination of both, and the maximum height along CR 466A is ten feet (10'). The subject site has frontage on CR 466A and Oliver Lane which would allow a maximum of two (2) ground signs.

The applicant is requesting a variance from Chapter 163, Section 163.070(c)(1)(i), Chapter 163, Section 163.070(c)(1)(ii) and Section 163.070(c)(1)(vi) regarding number of freestanding

monument signs, maximum height of freestanding monument sign along CR 466A and total square footage of signage allowed.

The variance overview and requests provided by the applicant appears to have a discrepancy. The table indicates total wall signage of 590.2; however, the total proposed wall signage note indicates 686 square feet. Please clarify.

It appears that the variance request is to allow aggregate total signage from 150 square feet (Chapter 163, Section 163.070(c)(1)(vi)) to 746.2 square feet (9 signs) according to the table provided. According to the table, the total wall signage is 590.2 square feet (6 wall signs) and total monument signage is 156 square feet (1 sign of 60.2 square feet, and two (2) signs of 47.9 square feet each); and a variance from Chapter 163, Section 163.070(c)(1)(vi) regarding height from 10' to 12'.

Conclusions

The applicant has submitted a justification statement for the variance (see attached).

When reviewing an application for variance, the Planning and Zoning Board and the City Commission shall consider the following requirements and criteria.

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

RESPONSE: The applicant indicates the variance request arises from the unique and critical nature of the facility as a 24-hour emergency healthcare provider. The need for clear, visible, and properly distributed signage on all building elevations and surrounding approaches is a function of the buildings essential public service. Compliance with strict code allowances would materially impair the facility's ability to effectively guide patients, first responders, and emergency vehicles to and from the site in a timely and safe manner.

Additionally, signage visibility from all approach directions is needed – South (CR 466A), East (Oliver Lane), West (access driveways and internal road network), and North (rear ingress and egress).

- 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

RESPONSE: The applicant indicates that the special conditions and circumstances are not the result of the applicant. See response to item 1.

- 3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

RESPONSE: *The applicant indicates that strict adherence to current sign code limitations would unreasonably restrict AdventHealth from placing sufficient signage on key elevations, particularly the North and West facades which are crucial for vehicular access, EMS operations, and navigation by patients unfamiliar with the site. Additionally, the size of the building, its four-sided exposure, and the need for differentiated entry points (e.g., Emergency, Ambulance, General Public) create legitimate, code-unanticipated needs for additional signage beyond what is allowed by right.*

- 4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

RESPONSE: *The applicant indicates that granting the requested variances will result in substantial justice being done by enabling AdventHealth to fulfill its public health mission while also meeting modern healthcare industry standards for site identification and emergency accessibility. The facility's signage system has been intentionally designed to enhance visibility from all approach directions – South (CR 466A), East (Oliver Lane), West (access driveways and internal road network), and North (rear ingress and egress). Ensuring such visibility benefits the entire community by reducing response times and facilitating intuitive wayfinding in urgent situations.*

- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

RESPONSE: *The City's LDR's address the purpose and intent of sign regulations including to provide a visually aesthetic and safe environment, promote the public health, safety and general welfare of the public. The aggregate signage should take into consideration the scale and type of development in which they are intended to serve.*

The applicant indicates the request is reasonable, justified by the unique operational needs of a 24-hour ER facility, and aligned with the public interest in promoting safety, clarity, and responsiveness in healthcare delivery. The signage plan has been designed with restraint, clarity, and proportionally, and the proposed variances are essential for the effective functioning of this vital community resource.

In addition, the applicant indicates that the proposed signage is professional in design, scaled appropriately to the building, and will not result in visual clutter or adversely impact surrounding properties. Rather, it will serve as an orderly, coherent system of communication that reinforces the site's medical function. The building is one-story institutional structure with large façade expanses, allowing for proportional signage that does not overwhelm the built environment. The signage is tastefully branded and limited to essential operational identifiers.



VIA EMAIL echurch@fruitlandpark.org

July 11, 2025

Emily Church
Administrative Assistant
City of Fruitland Park
506 W. Berckman St.
Fruitland Park, FL 34731

RE: ADVENTHEALTH SIGN VARIANCE (AVO 043866.157)

Dear Ms. Church:

Per your email request dated July 7, 2025, I have reviewed the documents which were included in the drop box link for the above referenced project. Based on my review, I have no objection to the Sign Variance.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,
HALFF

A handwritten signature in blue ink, appearing to read "BT", written over a light blue horizontal line.

Brett Tobias, P.E.
Team Leader
btobias@Halff.com

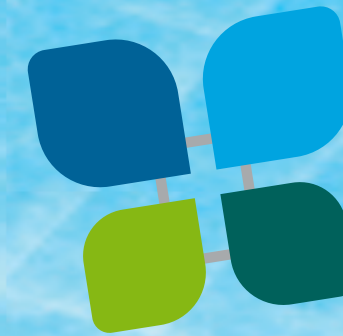
BJT:ab

Justification Statement

- Overview of Request:
 - The owner and applicant, AdventHealth, seeks a variance from the allowable wall and ground signage requirements as outlined in the Development Agreement (Ordinance 2020-007) and Chapter 163 of the LDC for the freestanding emergency room (ER) located at the intersection of CR 466A and Oliver Lane in Fruitland Park, Florida. The variance pertains to total square footage, number of wall signs, and the allowable height for one ground sign. The proposed signage is essential to ensure adequate wayfinding, emergency visibility, and patient safety.
- Hardship:
 - The hardship necessitating this request is not self-imposed but arises from the unique and critical nature of the facility as a 24-hour emergency healthcare provider. The need for clear, visible, and properly distributed signage on all building elevations and surrounding approaches is a function of the building's essential public service. Compliance with strict code allowances would materially impair the facility's ability to effectively guide patients, first responders, and emergency vehicles to and from the site in a timely and safe manner.
- Substantial Justice and Public Benefit:
 - Granting the requested variances will result in substantial justice being done by enabling AdventHealth to fulfill its public health mission while also meeting modern healthcare industry standards for site identification and emergency accessibility. The facility's signage system has been intentionally designed to enhance visibility from all approach directions—South (CR 466A), East (Oliver Ln), West (access driveways and internal road network), and North (rear ingress and egress). Ensuring such visibility benefits the entire community by reducing response times and facilitating intuitive wayfinding in urgent situations.
- No Adverse Impact on Surrounding Properties:
 - The proposed signage is professional in design, scaled appropriately to the building, and will not result in visual clutter or adversely impact surrounding properties. Rather, it will serve as an orderly, coherent system of communication that reinforces the site's medical function. The building is a one-story institutional structure with large façade expanses, allowing for proportional signage that does not overwhelm the built environment. The signage is tastefully branded and limited to essential operational identifiers.
- Practical Difficulty:
 - Strict adherence to current sign code limitations would unreasonably restrict AdventHealth from placing sufficient signage on key elevations, particularly the North and West façades which are crucial for vehicular access, EMS operations, and navigation by patients unfamiliar with the site. Additionally, the size of the building, its four-sided exposure, and the need for differentiated entry points (e.g., Emergency, Ambulance, General Public) create legitimate, code-unanticipated needs for additional signage beyond what is allowed by right.

Justification Statement

- Conclusion:
 - AdventHealth's variance request is reasonable, justified by the unique operational needs of a 24-hour ER facility, and aligned with the public interest in promoting safety, clarity, and responsiveness in healthcare delivery. The signage plan has been designed with restraint, clarity, and proportionality, and the proposed variances are essential for the effective functioning of this vital community resource.



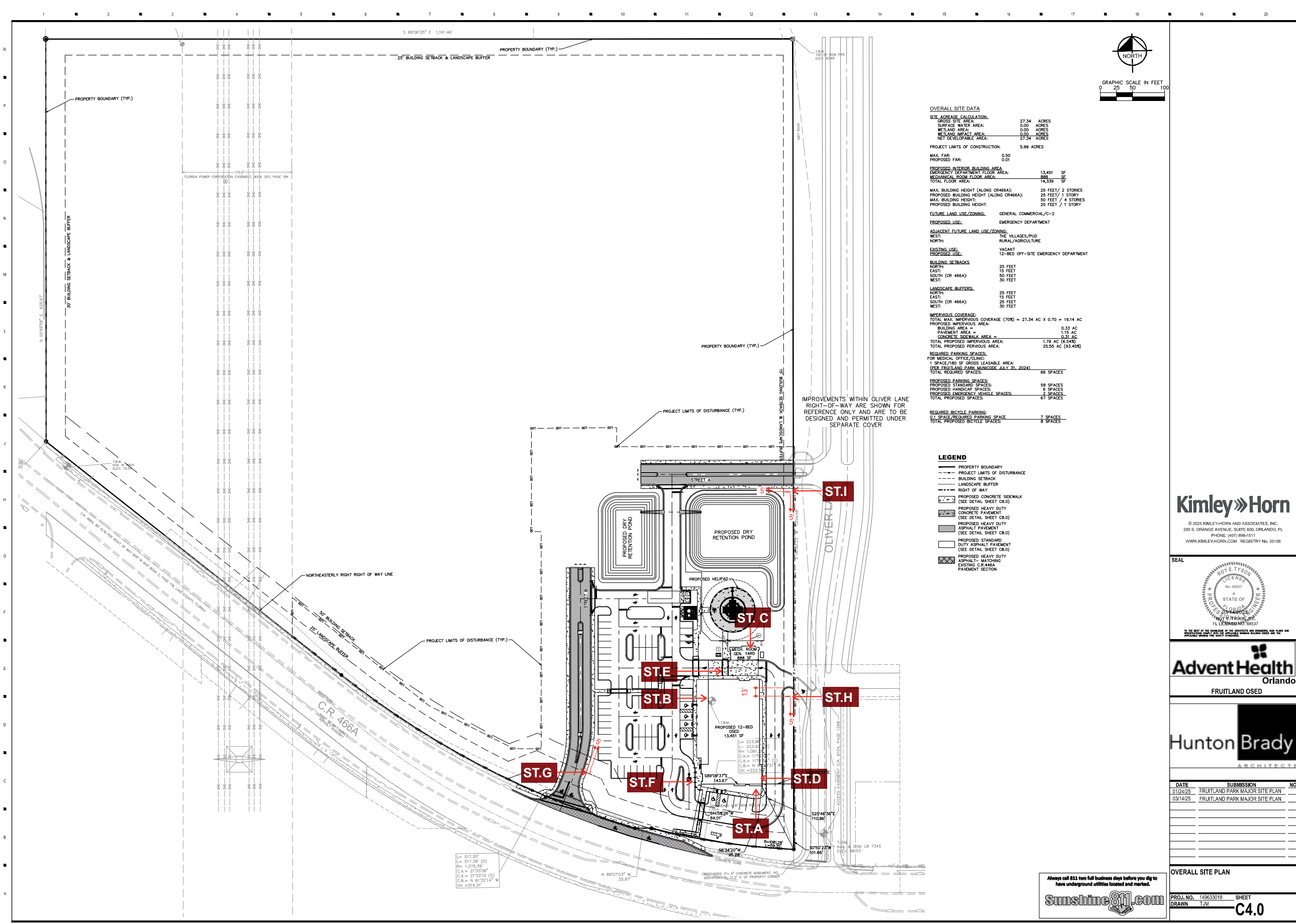
Advent Health

Fruitland Park ER

SIGN PACKAGE



12801 Commodity Place
Tampa, Florida 33626
Phone: 813-818-7100
Fax: 813-749-2311
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OVERALL SITE DATA

SITE AREA CALCULATION:

GROSS SITE AREA:	27.34 ACRES
SURFACE WATER AREA:	0.00 ACRES
WETLAND AREA:	0.00 ACRES
NET DEVELOPABLE AREA:	27.34 ACRES

PROJECT LIMITS OF CONSTRUCTION:

MAX. FAR:	0.50
PROPOSED FAR:	0.01

PROPOSED INTERIOR BUILDING AREA:

EMERGENCY DEPARTMENT FLOOR AREA:	13,451 SF
MECHANICAL ROOM FLOOR AREA:	898 SF
TOTAL FLOOR AREA:	14,350 SF

MAX. BUILDING HEIGHT (ALONG CR466A): 25 FEET / 2 STORIES

PROPOSED BUILDING HEIGHT (ALONG CR466A): 25 FEET / 1 STORY

MAX. BUILDING HEIGHT: 25 FEET / 4 STORIES

PROPOSED BUILDING HEIGHT: 25 FEET / 1 STORY

FUTURE LAND USE/ZONING: GENERAL COMMERCIAL/C-2

PROPOSED USE: EMERGENCY DEPARTMENT

ADJACENT FUTURE LAND USE/ZONING:

WEST: THE VILLAGES/PUD

NORTH: RURAL/AGRICULTURE

EXISTING USE: VACANT

PROPOSED USE: 12-BED OFF-SITE EMERGENCY DEPARTMENT

BUILDING SETBACKS:

NORTH:	25 FEET
EAST:	15 FEET
SOUTH (OR 466A):	50 FEET
WEST:	30 FEET

LANDSCAPE BUFFERS:

NORTH:	25 FEET
EAST:	15 FEET
SOUTH (OR 466A):	50 FEET
WEST:	30 FEET

IMPERVIOUS COVERAGE:

TOTAL MAX. IMPERVIOUS COVERAGE (70%) = 27.34 AC X 0.70 = 19.14 AC	
PROPOSED IMPERVIOUS AREA:	0.33 AC
BUILDING AREA:	1.15 AC
CONCRETE SIDEWALK AREA:	0.31 AC
TOTAL PROPOSED IMPERVIOUS AREA:	1.79 AC (6.54%)
TOTAL PROPOSED PAVEMENT AREA:	25.55 AC (93.45%)

REQUIRED PARKING SPACES:

FOR MEDICAL OFFICE/CLINIC:

1 SPACE/100 SF GROSS LEASABLE AREA:	66 SPACES
(SEE FRUITLAND PARK MUNICODATE JULY 31, 2024)	
TOTAL REQUIRED SPACES:	66 SPACES

PROPOSED PARKING SPACES:

PROPOSED STANDING SPACES:	59 SPACES
PROPOSED HANDICAP SPACES:	6 SPACES
PROPOSED EMERGENCY VEHICLE SPACES:	2 SPACES
TOTAL PROPOSED SPACES:	67 SPACES

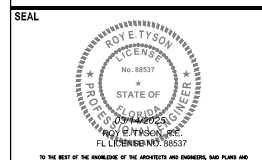
REQUIRED BICYCLE PARKING:

0.1 SPACE/REQUIRED PARKING SPACE:	7 SPACES
TOTAL PROPOSED BICYCLE SPACES:	8 SPACES

- LEGEND
- PROPERTY BOUNDARY
 - PROJECT LIMITS OF DISTURBANCE
 - BUILDING SETBACK
 - LANDSCAPE BUFFER
 - RIGHT OF WAY
 - PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C8.0)
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C8.0)
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C8.0)
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C8.0)
 - PROPOSED HEAVY DUTY ASPHALT - MATCHING EXISTING CR 466A PAVEMENT SECTION

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



AdventHealth
Orlando
FRUITLAND OSED

Hunton Brady
ARCHITECTS

DATE	SUBMISSION	NO
01/24/25	FRUITLAND PARK MAJOR SITE PLAN	
03/14/25	FRUITLAND PARK MAJOR SITE PLAN	

OVERALL SITE PLAN

PROJ. NO. 149633018 SHEET
DRAWN TJM C4.0



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PROJECT

**ADVENTHEALTH
FRUITLAND FSED**

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Resized UF-18W to 75sf. max. Night view pg. 5-RC
2	6.6.25	Resized UF-18W to NTE 100sf. Addt signs on elevs. Pylon / NS Signs-RC
3	6.10.25	Newly sized CL signs. Relabeled sign types. Added scaled site plan -RC
4	6.17.25	ST.F Omitted. Toggle for Pylon is now Grey/Silver. Address added -RC
5	6.19.25	Added "ER" to all wall Main ID wall signage. Updated elevs. -RC
6		
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DATE: 05-29-2025

SIGN / SHEET TYPE

SITE MAP

QUOTE #

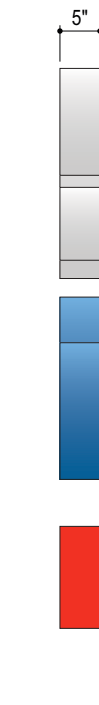
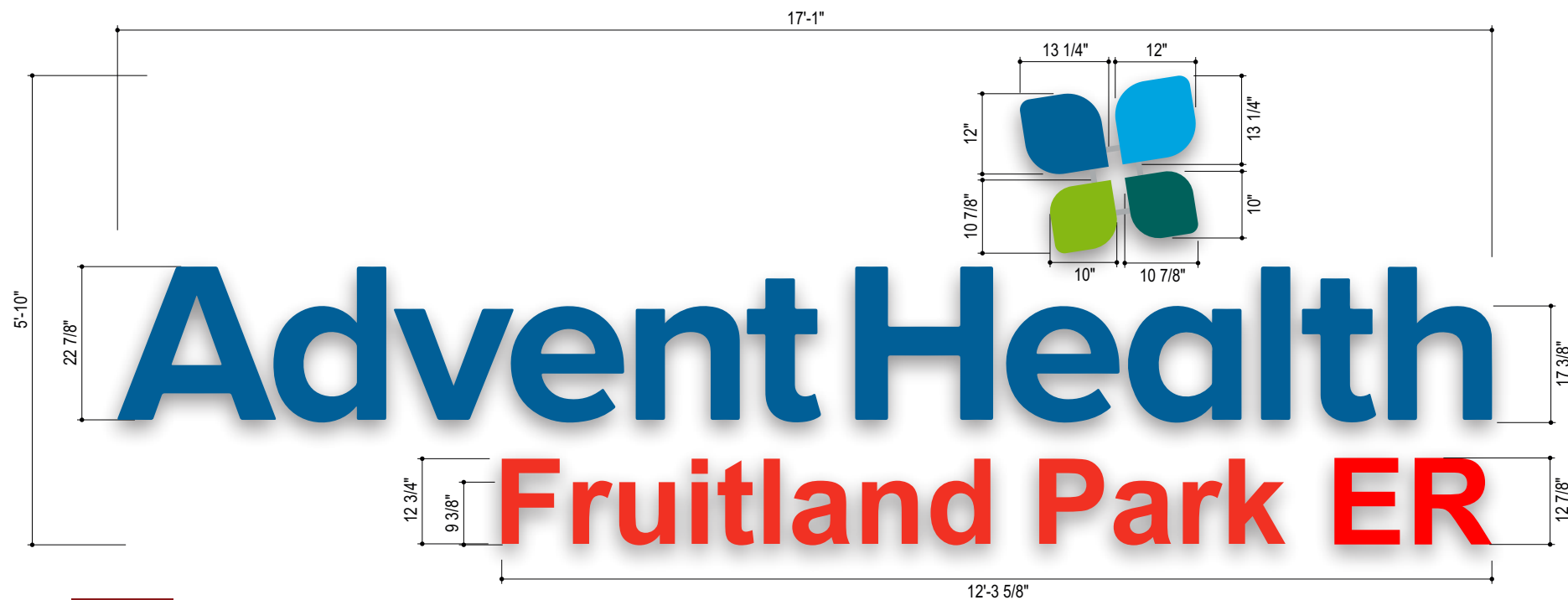
2754

SHEET #

2 OF **11**

SITE PLAN WITH SIGNAGE LOCATIONS

SCALE 1" = 150'



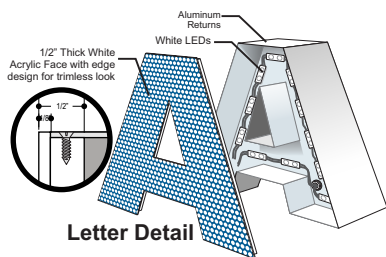
SIDE VIEW

ST.A FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS DISPLAY

SQ.FT **99.7** SCALE $1/2" = 1'-0"$

Vinyl Color Reference Chart

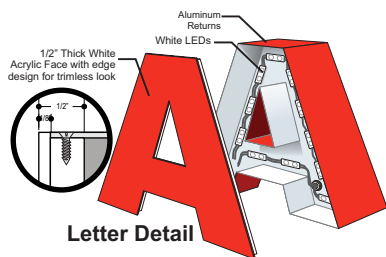
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- PMS-299C LIGHT BLUE Translucent Film
- PMS-7720C DARK GREEN Translucent Film
- PMS-430C GREY Translucent Film
- PMS-376C LITE GREEN Translucent Film
- PMS-485C RED Translucent Vinyl



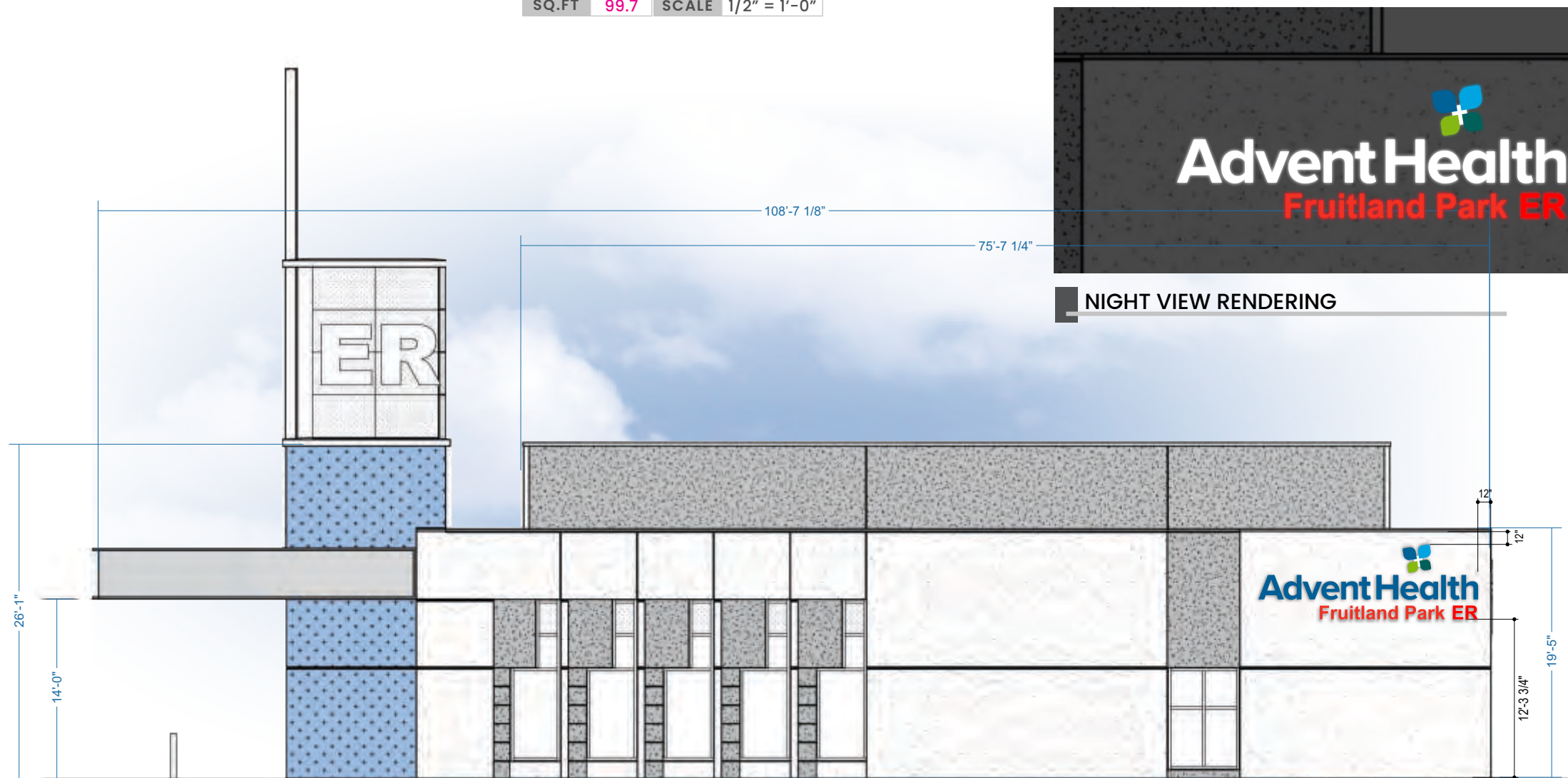
Letter Detail



DAY NIGHT



Letter Detail



NIGHT VIEW RENDERING

ST.A FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS ON BUILDING ELEVATION

SCALE $3/32" = 1'-0"$



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PROJECT

ADVENTHEALTH FRUITLAND FSED

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: A. BARRY

PM: XXX

DESIGNER: DRB

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SIGN / SHEET TYPE

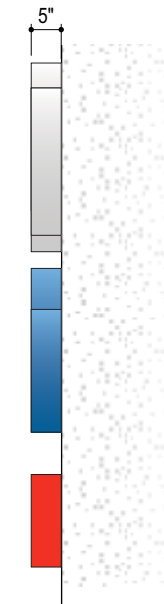
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QUOTE #

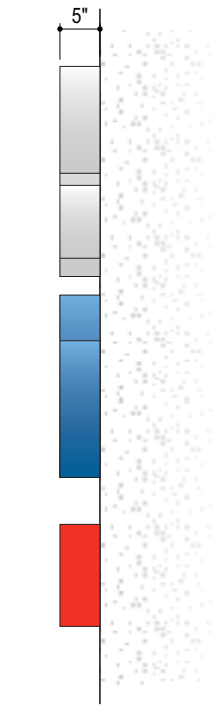
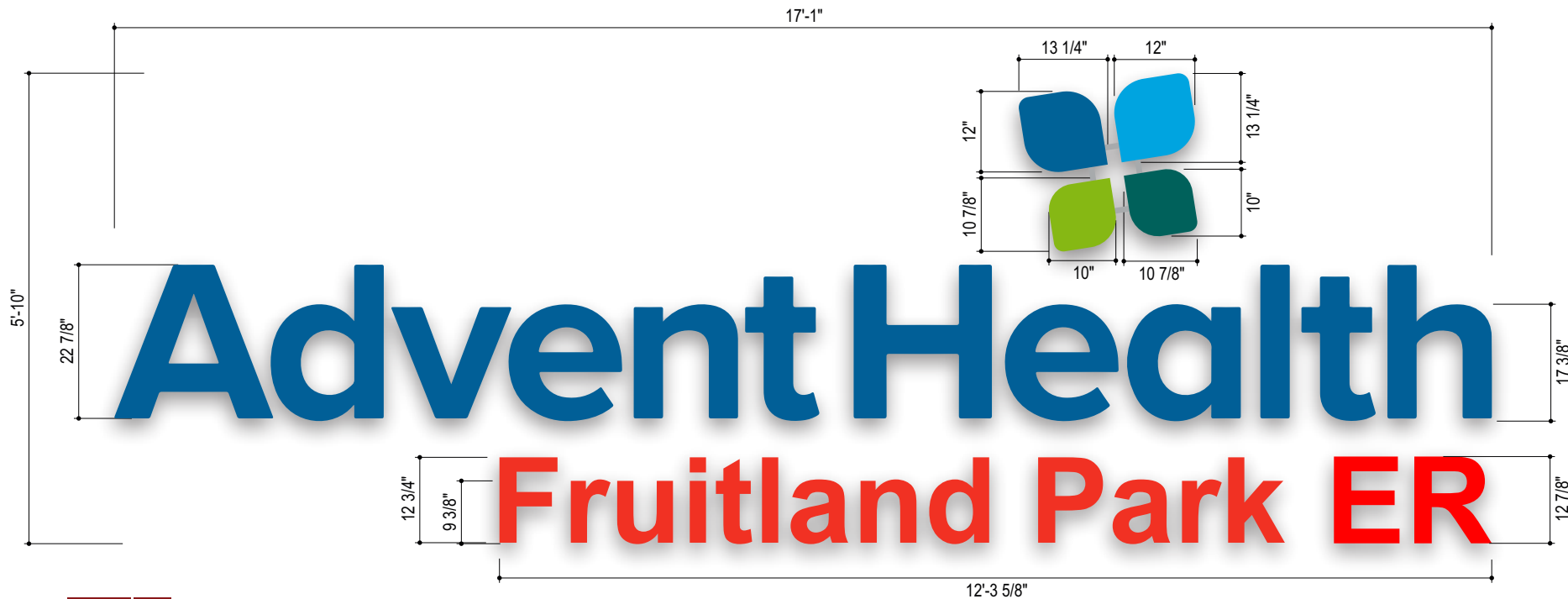
2754

SHEET #

3 OF **11**



4 OF 11



Vinyl Color Reference Chart	
	3M 2635-21 WHITE DUAL COLOR FILM PAINTED-PMS-7691C DARK BLUE
	PMS-7691C DARK BLUE Translucent Film
	PMS-7720C DARK GREEN Translucent Film
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	PMS-299C LIGHT BLUE Translucent Film
	PMS-430C GREY Translucent Film
	PMS-485C RED Translucent Vinyl

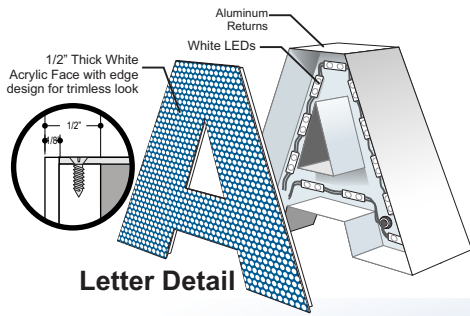
ST.C FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS DISPLAY

SQ.FT 99.7 SCALE 1/2" = 1'-0"

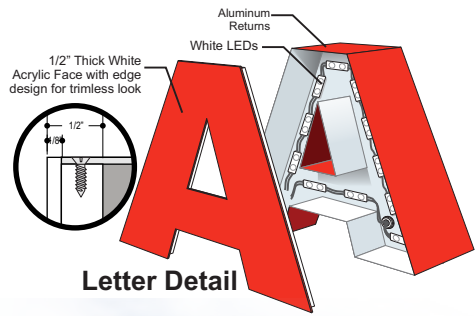


ST.C NIGHT VIEW RENDERING

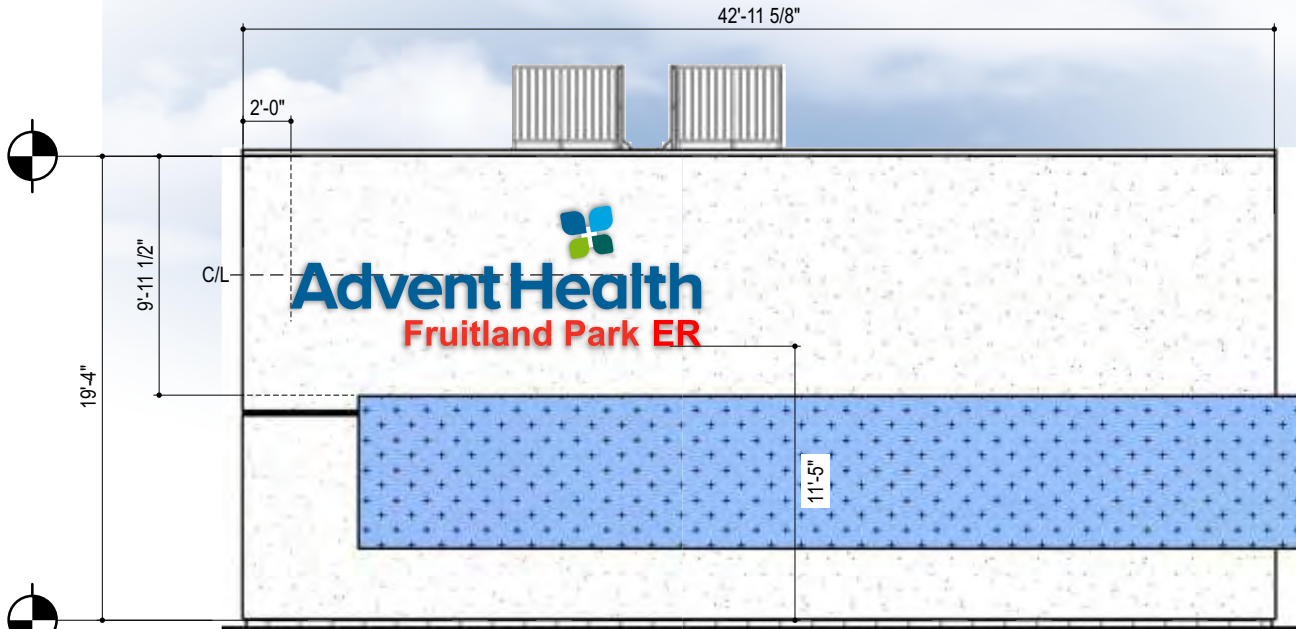
SCALE NTS



Letter Detail



Letter Detail



ST.C FLUSH MOUNT, MAIN ID FACE LIT LOGO /
CHANNEL LETTERS ON M10 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



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**ADVENTHEALTH
FRUITLAND FSED**

SITE ADDRESS

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FRUITLAND PARK, FL. 34731

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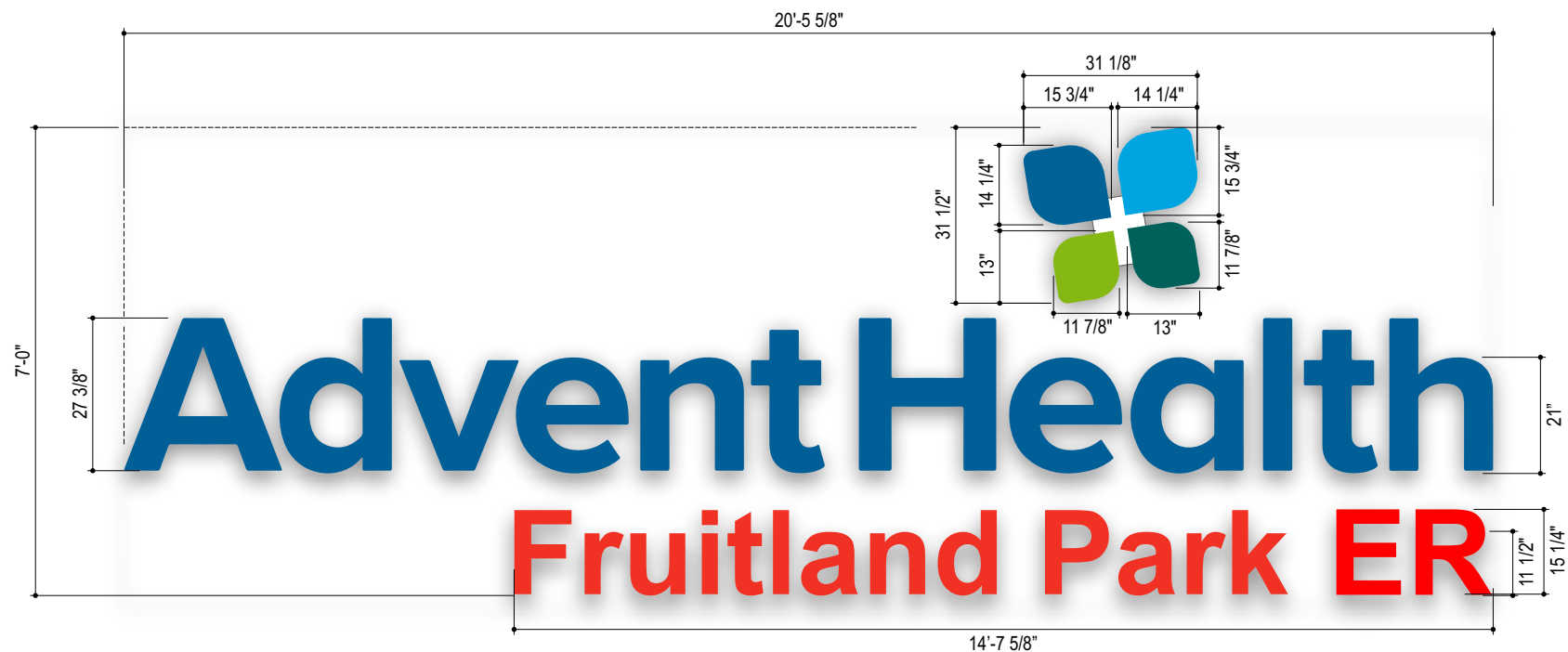
ST.C

QUOTE #

2754

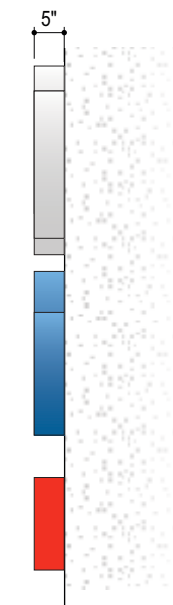
SHEET #

5 OF **11**



ST.D FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS DISPLAY

SQ.FT **143.3** SCALE **3/8" = 1'-0"**



SIDE VIEW

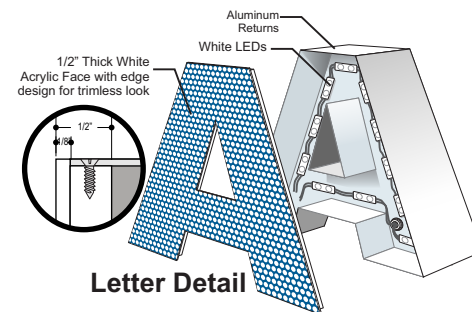
Vinyl Color Reference Chart

- 3M 2635-21 WHITE DUAL COLOR FILM
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- PMS-7691C DARK BLUE Translucent Film
- PMS-299C LIGHT BLUE Translucent Film
- PMS-7720C DARK GREEN Translucent Film
- PMS-430C GREY Translucent Film
- PMS-376C LITE GREEN Translucent Film
- PMS-485C RED Translucent Vinyl

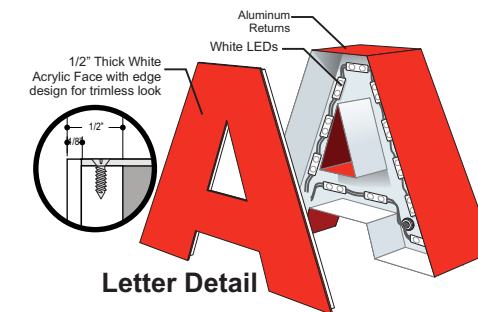
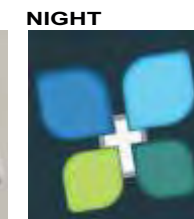


ST.D NIGHT VIEW RENDERING

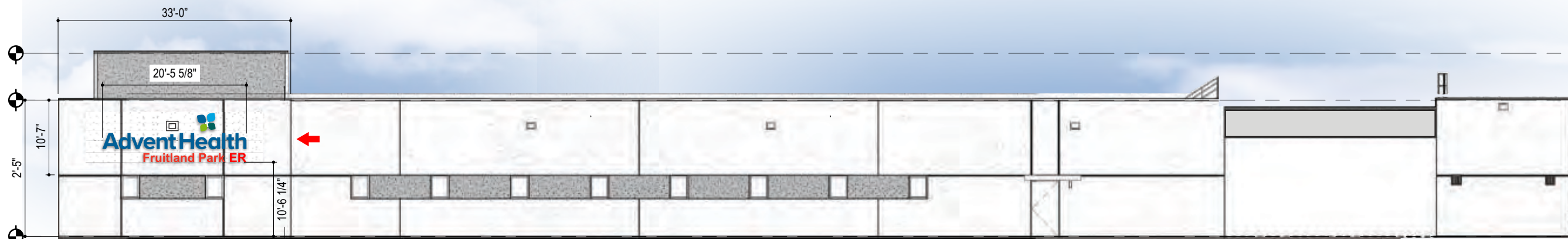
SCALE NTS



Letter Detail



Letter Detail



ST.D FLUSH MOUNT, MAIN ID FACE LIT LOGO / CHANNEL LETTERS ON A1 BUILDING ELEVATION

SCALE **1/16" = 1'-0"**



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PROJECT

**ADVENTHEALTH
FRUITLAND FSED**

SITE ADDRESS

CR 466A & OLIVER LANE
FRUITLAND PARK, FL. 34731

AM: **A. BARRY**

PM: **XXX**

DESIGNER: **DRB**

REVISIONS

#	DATE	DESCRIPTION
1	5.30.25	Resized UF-18W to 75sf. max. Night view pg. 5-RC
2	6.6.25	Resized UF-18W to NTF 100sf. Add signs on elev. Pylon / MS Signs-RC
3	6.10.25	Newly sized CL signs. Relabeled sign types. Added scaled site plan -RC
4	6.17.25	STF Omitted. Toggline for Pylon is now Grey/Silver. Address added -RC
5	6.19.25	Added "ER" to all wall Main ID wall signage. Updated elevs. -RC
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DATE: **05-29-2025**

SIGN / SHEET TYPE

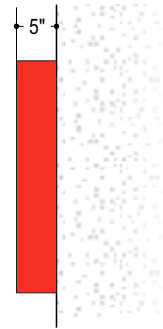
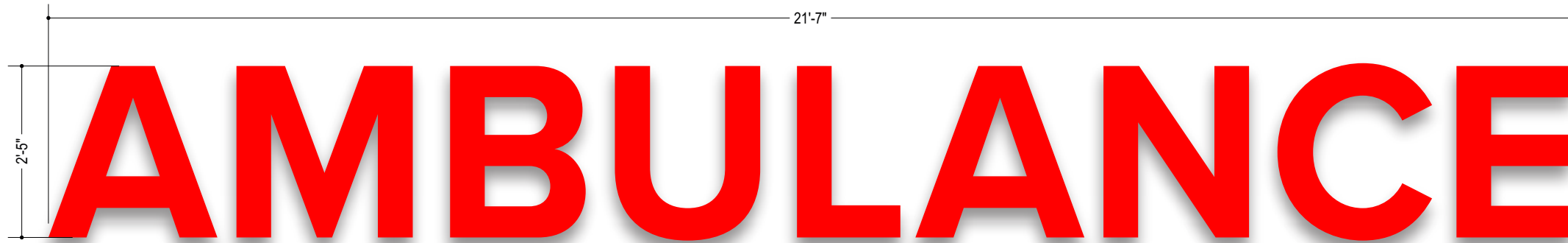
ST.D

QUOTE #

2754

SHEET #

6 OF **11**



SIDE VIEW

ST.E

FLUSH MOUNT, FACE LIT AMBULANCE CHANNEL LETTER DISPLAY

SQ.FT 52.1 SCALE 1/2" = 1'-0"



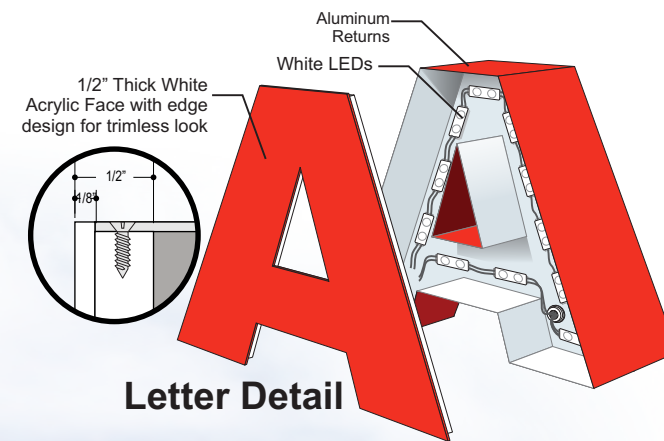
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NIGHT VIEW RENDERING

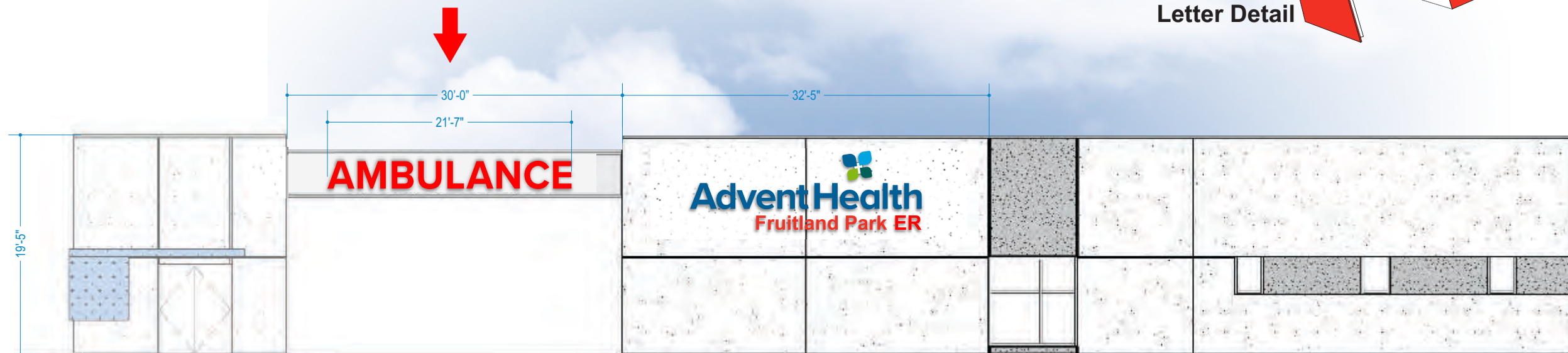
SCALE NTS

Color Palette

- Red Paint Returns
- PMS-485C RED Translucent Vinyl



Letter Detail



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12801 COMMODITY PLACE
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PHONE: 813.818.7100

FAX: 813.749.2311

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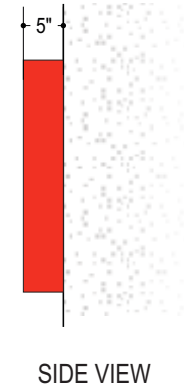
SHEET #

7 OF 11

21'-4 1/4"

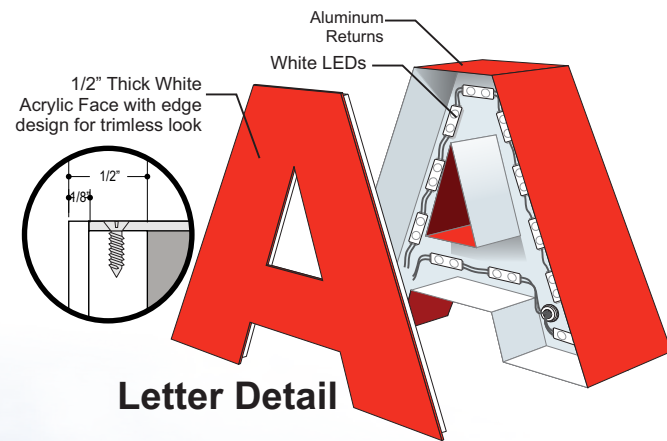
2'-5"

EMERGENCY



ST.G FLUSH MOUNT, FACE LIT AMBULANCE CHANNEL LETTER DISPLAY

SQ.FT 52.1 SCALE 1/2" = 1'-0"



Color Palette

Red Paint Returns

PMS-485C RED Translucent Vinyl

ST.G NIGHT VIEW RENDERING

SCALE NTS



ST.G FLUSH MOUNT, EMERGENCY ON BUILDING ELEVATION

SCALE 3/32" = 1'-0"



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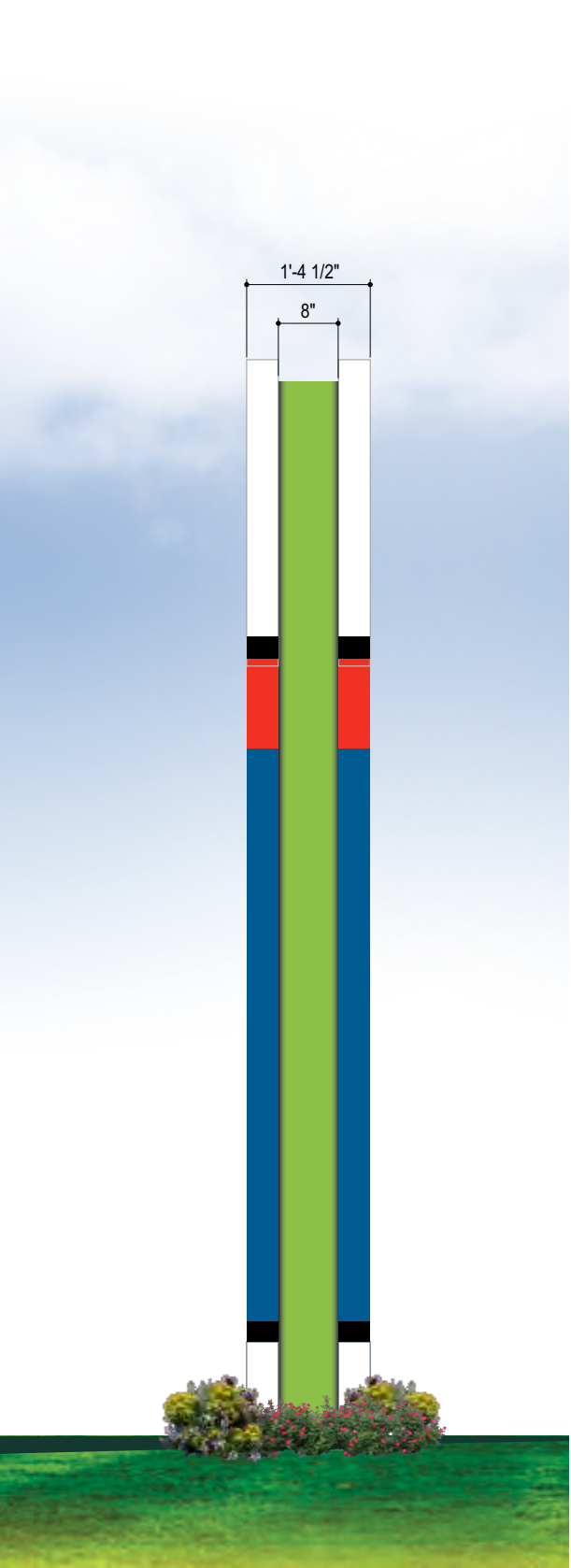
SHEET #

8 OF 11

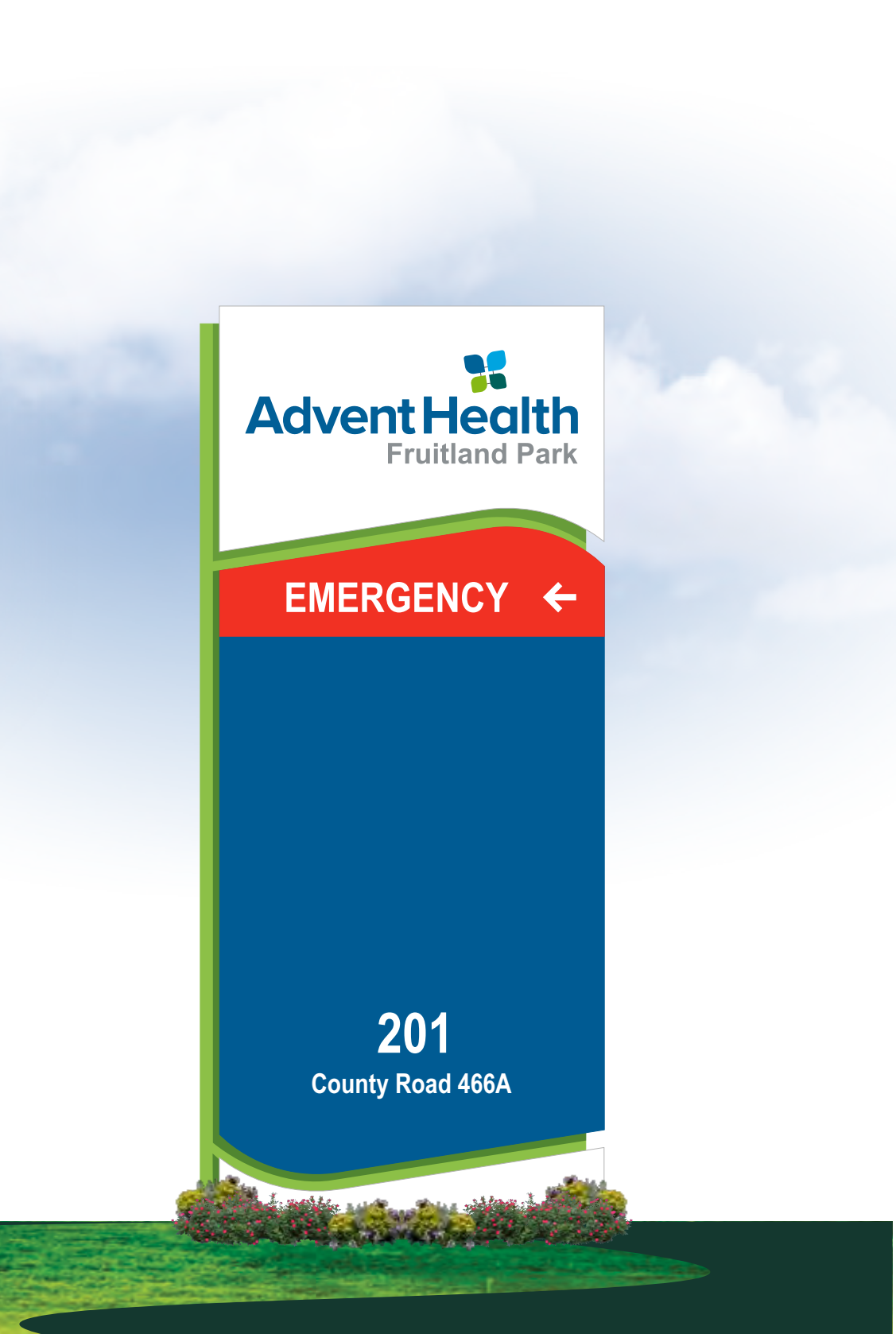


SIDE A

STREET



END VIEW



SIDE B

STREET



D/F ILLUMINATED MAIN ID PYLON SIGN

SQ.FT 60.2 SCALE 1/2" = 1'-0"

Color Palette

- 3M 2635-21 WHITE DUAL COLOR FILM
- PAINTED-PMS-7691C DARK BLUE
- PMS-7691C DARK BLUE Translucent Film
- PMS-7720C DARK GREEN Translucent Film
- PMS-376C LITE GREEN Translucent Film
- PMS-299C LIGHT BLUE Translucent Film
- PMS-430C GREY Translucent Film
- PMS-485C RED Translucent Vinyl



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SHEET #

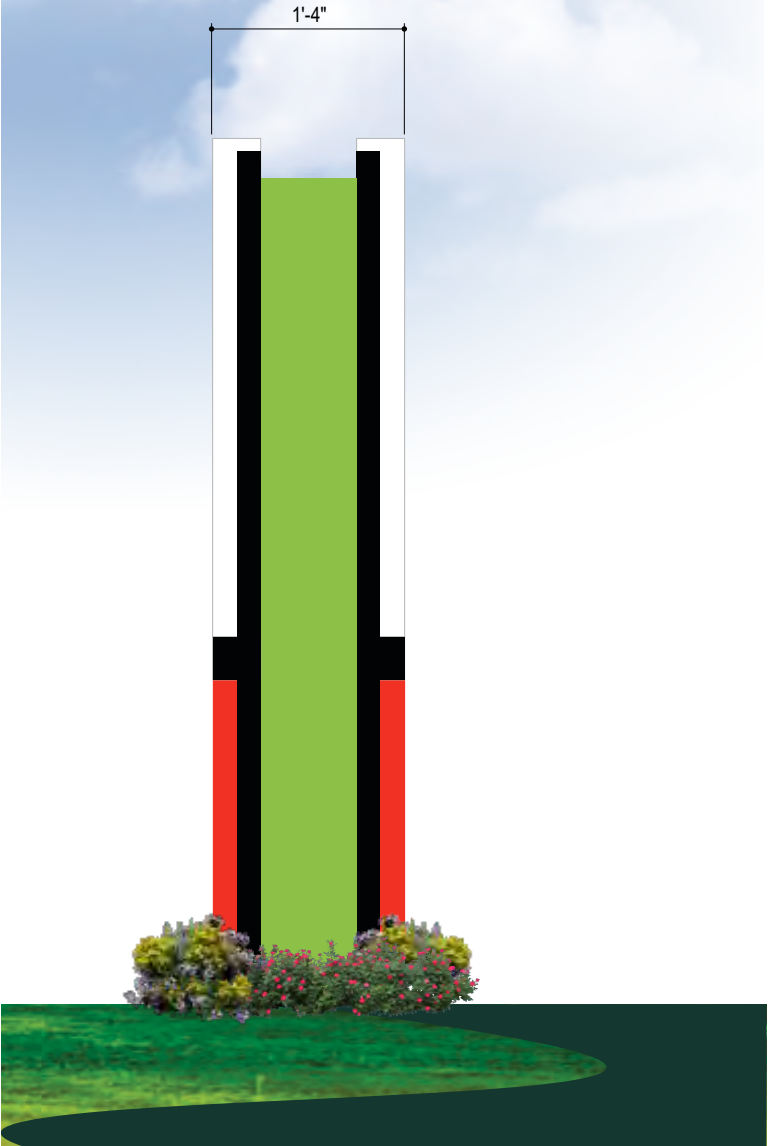
9 OF 11



SIDE B



SIDE A



END VIEW

Color Palette

	3M 2635-21 WHITE DUAL COLOR FILM PAINTED-PMS-7691C DARK BLUE		PMS-299C LIGHT BLUE Translucent Film
	PMS-7691C DARK BLUE Translucent Film		PMS-430C GREY Translucent Film
	PMS-7720C DARK GREEN Translucent Film		PMS-485C RED Translucent Vinyl
	PMS-376C LITE GREEN Translucent Film		



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QUOTE #

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SHEET #

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OF

11



D/F ILLUMINATED MAIN ID PYLON SIGN

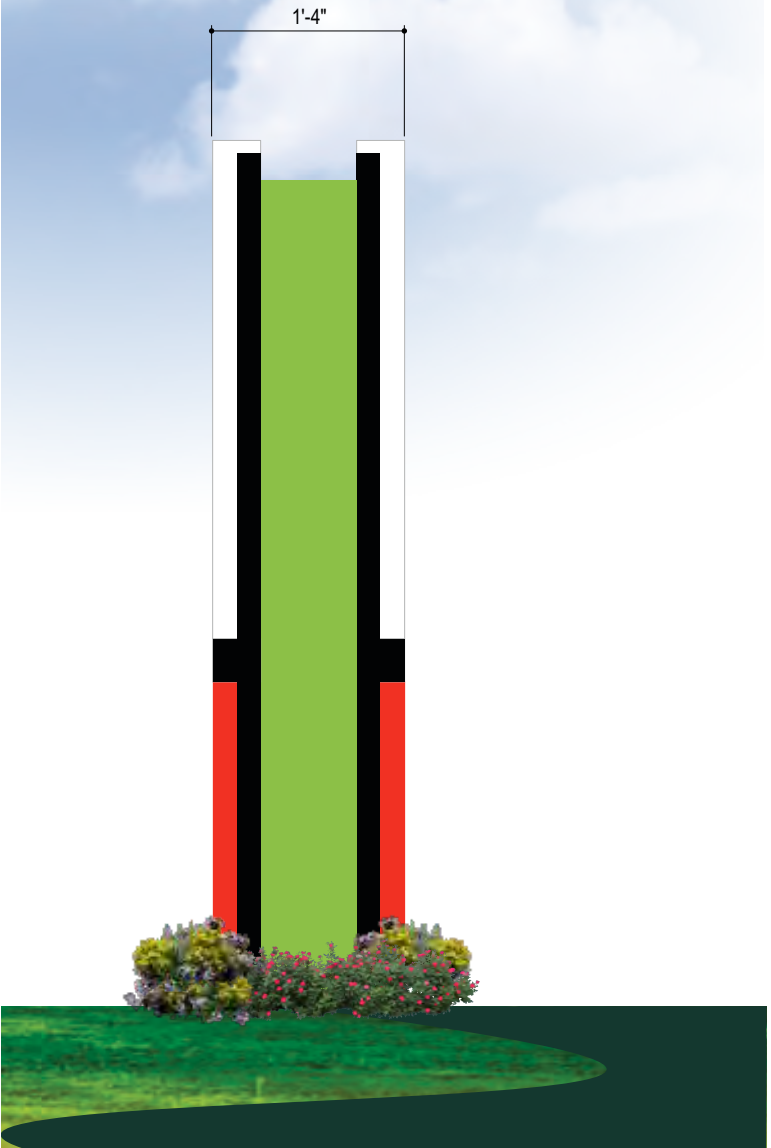
SQ.FT 47.9 SCALE 3/4" = 1'-0"



SIDE B



SIDE A



END VIEW

Color Palette

- 3M 2635-21 WHITE DUAL COLOR FILM
PAINTED-PMS-7691C DARK BLUE
- PMS-7691C DARK BLUE
Translucent Film
- PMS-7720C DARK GREEN
Translucent Film
- PMS-376C LITE GREEN
Translucent Film
- PMS-299C LIGHT BLUE
Translucent Film
- PMS-430C GREY
Translucent Film
- PMS-485C RED
Translucent Vinyl



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QUOTE #

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SHEET #

11 OF 11

ST.J

D/F ILLUMINATED MAIN ID PYLON SIGN

SQ.FT 47.9 SCALE 3/4" = 1'-0"

SUMMIT SELF STORAGE (Aerial Map) Alternate Keys: 1432391, 1170443, 1383251, 1740312



Date: **6/26/2024**

Project No.: **21373 – Task 7**

To: **Fruitland Park**

From: **Walt Nickel, PE, Wright-Pierce**

Subject: **Summit Self Storage CUP, Variance, Major Site Plan, Plan Review**

Wright-Pierce has reviewed the submittal of the Comp Plan Amendment, Rezoning, Major Site Plan, and Planned Development application for the proposed Summit Self Storage.

Documents Reviewed by Wright-Pierce

- Response Letter
- Civil Set
- Retaining Wall Plans
- SWM Report

General Comments:

1. Project requires an access permit, utility permit, and a drainage connection permit from FDOT.
2. Project requires a driveway connection permit from Lake County.
3. Project requires a right of way use permit from Lake County for grading in the CR25A ROW.
4. Project requires an ERP from SJRWMD or FDEP 10-2 Self Certification.
5. Project requires a FDEP permit to construct the water mains and the lift station.
6. Recommend not to issue a Development Order until receiving copies of previously mentioned permits, information from the regulatory bodies that a permit is not required, or correspondence from the regulatory body that a permit is imminent pending City approval.
7. The proposed zoning of the project is PUD, however, 154.030, d, 10, B states that minimum size of any parcel shall be 10 acres. The project is less than 10 acres. A lesser minimum area may be approved if the City Commission determines that the intent and purpose of the PUD district and expressed municipal development policy would be served in this case

Civil Set

1. C-2A: Walls located on C-2A are noted 'design by others'. If the structural plans apply, we would expect a coordinated reference to the applicable wall.
2. C-3: Provide skimmer on C.S. #3.
3. C-3: What is the plan for the existing cross culvert? If this connection is to be maintained it needs to be addressed in the stormwater report
4. C-3: Contour Labels in the west pond are inconsistent for example a contour is labeled as both 98 and 99. This happens several times. Revise as needed.
5. C-4B: Segmental / pervious wall is shown on C-4B. These typically refer to performance specs, none noted available for review. Wall limits on plan are not explicit

6. C-4C: Section B appears to be incorrect when compared with the grading plan on C-3. Existing grade listed as 97 at the wall in the section, however, existing grade appears to be 86. Address and revise as needed. This may impact the structural plans as well.

Retaining Wall Plans

1. Plans omit retaining wall located along northern, western, and southern limits of east pond.
2. Key reinforcing bars are called out but referenced 'Not by ES'. Unclear if that implies the shop detailer is to verify the actual bar size and spacing.
3. Unable to verify that surcharge loads due to traffic / vehicular parking (ref section H on Sheet C-4C) are included in wall design / details.
4. Wall / fence connection details not provided.
5. Wall types and limits are not explicit on the structural plans or coordinated with the Civil Plans.
6. Special inspections related to wall construction QC not listed.

SWM Report

1. Control Structure 2 (D-4) has not been modeled. Due to the presence of Control Structure 2 (D-4), the areas that drain to D-1A, D-1, and D-3 should be modeled as a separate basin. Based on the plans, this appears to require an additional stage/area node (D-4), an additional drop structure link (Drop Structure 2) connecting D-4 to Pond 1 (east), an additional Basin (Basin 4) loaded to node D-4, revisions to Basin 1, and revisions to Drop Structure 1.
2. Results provided indicate that the eastern pond is discharging to the State Road via the hydraulic connection to Structure D-8 and the driveway crest elevation of 75.40. Revise calculations to quantify the discharge rates leaving the site from the State Road driveway for pre and post conditions or revise design to prevent discharge for the 25-year/24-hour storm.
3. Total areas of pre-development and post-development should be equal in the nutrient analysis and match the ICPR model. The analysis should also match the routing and hydrology of the ICPR model. In addition, as commented previously, the pre-development condition will be required to be considered open space unless correspondence from SJRWMD is provided indicating the current existing condition can be used.
4. A Water Quality Treatment Volume recovery analysis was not provided. Provide a recovery analysis that applies a "slug load" to the dry retention ponds. This is typically done by setting the initial stage of the pond equal to the water treatment elevation with no rainfall. This treatment volume used in the analysis should be the greater of the following: volume required to meet net improvement OR volume required per SJRWMD Applicant's Handbook Vol II, Part V.
5. A curve number of 76 is being used for pre-development conditions. As commented previously, a review of aerial imagery from 1983 indicates that much of the existing impervious that is currently present on site was not present in 1983. The pre-development condition will be required to be considered open space in good condition (Curve Number = 39) unless correspondence from SJRWMD is provided indicating the current existing condition can be used.
6. As commented previously, ponds are considered open space in CN calculations and percolation links are being used in modeling. If percolation links are used in the model, the pond area being modeled for infiltration must be considered as having a CN of 100.
7. For percolation link, perc_2, the effects of the retaining wall on the horizontal conductivity are not being considered. Review slides 61 through 63 of *ICPR4 Regulatory Review Webinar Series, Lesson 4 Hydraulics, Part 4*, and revise percolation link(s) as needed.

8. Stormwater system is connected to the swale system of CR 25 A and does not include the drainage area on the west side of CR 25 A which is connected via an existing cross culvert. Update existing and proposed drainage conditions map to include all upstream areas that discharge to the project and/or are re-routed by the project. Recommend reviewing available LiDAR which can be obtained here <https://www.floridagio.gov/pages/lidar-resources>
9. Please clarify the purpose and differences between the Scenario: Flood Routing and the Scenario: Recovery. In addition, please clarify which scenario the reported results in the peak discharge table presented on page 7 correspond to.
10. Drop Structure Link Control Structure 3, Weir 1, is entered as 3ft x 4ft horizontal when on the plans its listed as a Type C inlet. A Type C inlet has 2' x 3' horizontal opening. Revise model or plans as needed.

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

LSCPA, PUD ZONING REQUEST AND SITE PLAN

Owner: Summit Self Storage, LLC

Engineer: Mills, Short & Associates, LLC

General Location: West of US 27/441 and east of Dixie Ave.

Number of Acres: 2.095 ± acres

Existing Zoning: Commercial (C-2)

Proposed Zoning: PUD

Existing Land Use: Commercial High Intensity

Date: June 23, 2025

Description of Project

The owners are seeking rezoning of the subject site to PUD to allow a 4-story self-storage facility (45') with a proposed FAR of 1.02 which exceeds the maximum FAR of the Commercial land use district of .50 (FLU Policy 1-1.2 and Table 1.1). Based on the site acreage the maximum FAR is 45,629 and they are requesting a maximum of 1.02 which is 93,858 SF. A text amendment which is classified as a large-scale comprehensive plan amendment is required. A text amendment to FLU Policy 1-1.2, Table 1.1 is being sought; however, since application was made the city amended this policy to limit heights to 35 feet

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial High Intensity
South	C-2	Commercial High Intensity
East	PUD	Commercial High Intensity
West	PFD	Institutional

Assessment

The applicant is proposing a text amendment to existing FLU Policy 1-1.2 and Table 1-1 regarding the Commercial – High Intensity land use category.

Policy 1-1.2: **Density and Intensity Standards.** The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table.

Table 1.1

Commercial – High Intensity		Buildings are limited to 3-story maximum and maximum height of 35-ft. The building height may be increased through a Planned Unit Development.	Higher intensity commercial uses and wholesale commercial uses. Max ISR 70%, Max FAR 0.2-0.5. The FAR may be increased through a Planned Unit Development.
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The current maximum FAR is 0.50 which equates to 45,629 SF per the Comprehensive Plan, Future Land Use (FLU) Policy 1-1.2, Table 1.1. The applicant is requesting a FAR of 1.02 which equates to 93,858 SF. The maximum FAR allowed within the city is within the Central Business District Mixed Use is 1.0. The Central Business District Mixed Use category is located along Berkman Street. The FLU Policy 1-1.8 indicates that the Central Business District is established to encourage economic activity, living quarters and local employment opportunities within the central area of Fruitland Park. This category permits the highest commercial floor area ratios in the city and is intended to provide flexibility and to enable uses that meet the retail and service needs of a traditional city center and its vicinity. The subject property is located along US Highway 27/441 and CR 25A. Properties along US Highway 27/441 within Lake County have a maximum FAR ranging from .70 to 2.0 and maximum height of 50'. Adjacent municipalities range from 2.0 FAR (City of Leesburg with a maximum height of 40'), Lady Lake 0.60 FAR with a maximum height of 35' unless adequate fire protection measures are provided, and Sumter County 0.70 FAR and maximum height of 50'.

Chapter 152, Section 152.040(e) list criteria for review of comprehensive plan and rezoning amendments as follows:

1) Consistency with the Comprehensive Plan, or in the case of a Plan amendment, consistency with the remainder of the Plan and its goal, objectives and policies.

The applicant indicates that the proposed text amendment is consistent with the Comprehensive Plan Goals as follows:

The facility design aligns with the City's comprehensive plan objectives to support economic vitality, increase accessibility to needed services, and create aesthetically pleasing, high-quality developments that enrich the community landscape.

Goal 1, Policy 1-2.1 promotes compact and orderly growth that reduces urban sprawl and allows for development in areas with existing infrastructure. This proposed site will make use of infrastructure currently available and serve community needs in a strategic manner.

Policy 1-3.2 encourages developments that are visually appealing and compatible with surrounding architecture. The proposed facility will feature an enhanced design that complements the surrounding area and a mural on the side of the building, offering an inviting, artistic entryway to the city.

Enhancing the City Gateway – As one of the first structures visible when entering Fruitland Park, this facility will serve as an important visual landmark. Its unique architectural design and mural will create a welcoming first impression for residents and visitors, adding character and a sense of identity to the city's gateway. By enhancing this high-visibility location, the project aligns with the comprehensive plans goals of supporting a sense of place and community pride.

Enhanced Landscaping and Community Aesthetics – We are committed to further elevating the site's appearance through enhanced landscaping features. In alignment with Policy 1-2.2, which supports integrating natural landscape features with development, the landscaping plan will include native plants and trees to compliment the facility, creating a lush, green buffer around the site. This landscaping will add visual appeal, mitigate the impact of the grade changes, and provide a pleasant environment that enriches the cityscape. The site's extreme grade changes and challenging development parameters have informed the structures design, ensuring alignment with the surrounding topography. This approach aligns with Policy 1-3.3, which promotes conservation-based design principles that respect and adapt to natural site conditions.

2) Consistency with applicable sections of the Land Development Code.

Chapter 154, Section 154.030(11) indicates that a conceptual plan is required for the rezoning which the applicant has submitted.

3) Additionally, as to rezoning amendments:

A) Whether justified by changed or changing conditions.

Due to the proposed increases in the floor area ratio (FAR) and height increase would require a rezoning to PUD.

B) Whether adequate sites already exist for the proposed district uses.

A PUD zoning allows for specific development criteria allowing for development which cannot be achieved by a straight zoning category. The proposed development requires a PUD zoning which the applicant has applied for.

C) Whether specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the Comprehensive Plan.

Any proposed development must comply with the land development regulations including landscape buffers which assist in buffering adjacent uses.

It should be noted that the applicant is providing 10' buffers along the northern and southern boundary which is not required by the LDRs and the applicant is offering enhanced landscaping.

Conclusions

The proposed increase in the FAR would be consistent with adjacent municipalities and Lake County and similar to the FAR allowed within the City's Central Business District. The applicant indicates that the proposed increase is consistent with the comprehensive plan as indicated above.

Enhanced landscaping is being offered along the property boundaries and along the building.

The proposed building height of 4 stories (45') is being sought. It should be noted that Lake County Fire has an aerial fire truck which would serve the subject site. Properties along US Highway 27/441 within Lake County allow maximum building heights of 50'.

Summit Self-Storage

1. PUD amendment must be processed prior to the site plan public hearing.
2. Provide title opinion letter or title search report inclusive of a copy of any documents referenced therein. Any easements, etc. must be depicted on the survey and proposed site plan.
3. Applicant must demonstrate to the Commission and obtain City Commission approval for removal of the specimen tree. Approval requires a finding by the City Commission that the tree is a hazard or it not feasible to develop the site without removing the tree.