506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

SPECIAL MASTER:	**Others:**
Amanda Boggus, Atty	Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Administrative Assistant

AGENDA
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
November 19, 2026
4:00 PM

I. INVOCATION AND PLEDGE OF ALLEGIANCE

II. MEETING NOTES FROM PREVIOUS MEETING: Meeting notes from the October 15th meeting included for review/comment/approval.

III. NEW BUSINESS

1. **HHRE Medical Retail Center – Major Site Plan Alternate key 1699649**
The applicant, Upham, Inc., submitted an application on behalf of the owner, HHRE Villages MOB, LLC seeking approval of a major site plan to develop an approx. 24,380 sf multi-tenant use building for nine (9) tenants: Tenant 1 - 3,934sf; Tenant 2 - 2,030sf; Tenant 3 – 2,030sf; Tenant 4 – 2,660sf; Tenant 5 – 2,682sf; Tenant 6 – 2,660sf; Tenant 7 – 2,030sf; Tenant 8 – 2,030sf and Tenant 9 - 4,014sf. The proposed development is located north of CR466A (fronting CR466A), east of Oliver Lane and will include associated parking/ stormwater for approximately 2.625+/- acres.

STAFF 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

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

SPECIAL MASTER:	**Others:**
Amanda Boggus, Atty	Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Administrative Assistant

MINUTES
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
October 15, 2026
4:00 PM

I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Pledge led by Special Magistrate Amanda Boggus & Invocation was led by Sharon Williams.

II. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the August 20th meeting included for review and were approved.

IV. NEW BUSINESS

1. Urick and Wilder – Sign Variance Alternate key 1520690

The applicant, Creative Sign Designs, submitted an application on behalf of the owner seeking a variance from Chapter 163, Section 163.070(b)(1)(ii) where only one (1) free-standing monument sign - not exceeding thirty-two (32) square feet is allowed. The property will be developed with multiple buildings, to include residential buildings, amenities and a leasing office; 65.78 square feet (vice 32 sf of signage) is being proposed. Please see the enclosed staff report and letter of justification requesting the total square footage to cover a main wall sign (49.85 sf), signage for mail (3.58 sf), a leasing office sign (5.68 sf) and a directional ground sign (6.67 sf).

The City Attorney read Resolution 2026-054 into the record - a sign variance from Chapter 163 of the City's sign regulations - for a multifamily development located south of Urick Street and east of Wilder Street.

Mike Rankin presented the application submitted by Creative Sign Designs for a 150-unit multifamily development on approximately 10.42 acres zoned R-15. The applicant requested approval for four signs totaling 65.78 square feet, including a primary building identification sign, mail pavilion sign, leasing office sign, and directional sign. Staff recommended approval, noting that the existing code does not specifically address building-mounted identification or internal wayfinding signs for multifamily developments in the R-15 zoning district.

The applicant, Addie Mentry, 13266 Bird Drive, Odessa, Florida, representing Creative Sign Designs and Elmington Construction on behalf of the development, gave a presentation of a coordinated sign program for a new 150-unit multifamily residential community at Urick and Wilder Streets.

Ms. Mentry explained that the coordinated signage program would provide identification and wayfinding for residents, visitors, delivery personnel, and emergency services while maintaining compatibility with the surrounding residential character. The primary identification sign would be externally illuminated, the mail pavilion sign backlit, and the leasing office and directional signs non-illuminated.

The Special Master posed the following comments (1) the channel letters for the mail sign are only backlit (2) the main identification sign will be externally illuminated (3) the leasing sign and the directional sign are not illuminated.

Mike Rankin requested a photometric plan be provided to the City for both the external/ main sign and the mail sign.

The City Attorney noted that the resolution indicates 59.78 total sf. However, when you add all of the signage together, it's actually 65.78 total square feet.

At this time The Special Master opened for public comment.

Carl Yauk, Ritter Road in the Villages of Pine Hills expressed concerns regarding the proposed building height exceeding the current 35-foot maximum, the total sign area potentially increasing to 110.5 square feet when decorative foliage is included, and the angled lettering posing potential traffic safety concerns. He also questioned the sign's elevated, side-facing location, nighttime illumination impacts on nearby residents, and potential obstruction by growing trees.

Sarah McCallum, 2125 Miller Boulevard, 101 South Dixie Avenue, expressed support for the affordable housing development but raised concerns regarding the primary sign's vertical lettering, potential traffic safety impacts, and size exceeding the 32-square-foot code allowance. She questioned whether the applicant had demonstrated a hardship warranting a variance, noting that a smaller illuminated sign could serve the same purpose. She also expressed concern that the sign's size and design were inconsistent with the residential character of the development while acknowledging the practicality of the proposed wayfinding signs.

The Special Master closed public comment on this agenda item.

The Special Master asked the applicant to justify the proposed primary identification sign exceeding the 32-square-foot limit and questioned whether its size and vertical orientation were necessary. The applicant explained that the sign dimensions were based on visibility requirements, roadway speeds, and the building's architectural layout, which limited alternative placement options. The applicant stated that the sign would be externally illuminated for nighttime visibility and that the surrounding greenery was a separate architectural feature without lettering.

The Special Master asked staff whether the City could regulate the sign's wording or orientation. Staff indicated that the current code does not specifically address these matters but that recommendations could be considered. The Special Magistrate also confirmed that the project followed the traditional zoning process and asked whether the signs had already been installed. The

applicant confirmed that the signage remained proposed and had not been installed.

When asked about alternatives if the variance were denied, the applicant explained that a freestanding sign would have limited visibility due to required setbacks and site conditions, potentially causing motorists to miss the entrance. The Special Master further questioned whether the sign had been considered during the building's original design and whether the hardship was self-imposed. The applicant attributed the proposed sign placement to the approved site layout, parcel configuration, and building orientation, explaining that the arrangement was intended to maximize residential units. Staff noted that building and signage permits are processed separately, which can create coordination challenges, and identified an opportunity to improve coordination during development review.

The Special Master concluded that the existing land development regulations do not adequately address signage for developments of this type and recommended approval of the variance to the City Commission, noting that the final decision rests with the Commission. The applicant also stated that the proposed lighting would be less intense than the nearby Advent emergency room sign and would minimize light spill onto the roadway and neighboring properties.

STAFF 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.

Sarah McCallum, 2125 Miller Boulevard, expressed concerns regarding the process for responding to public questions raised during the August 2026 Planning and Zoning Board meetings. She noted that some questions remained unanswered and that the responses were not provided at the next City Commission meeting as anticipated. She thanked staff for their efforts and recommended clarifying the process to ensure all questions are addressed and responses are communicated in a timely manner.

Carl Yauk, Ritter Road, The Villages of Pine Hills, echoed these concerns, emphasizing the importance of clearly identifying questions requiring responses and establishing a timeframe for providing them.

The Special Master explained that the responses had been distributed at a subsequent City Commission meeting when the related agenda item was considered. Mr. Rankin clarified that staff had interpreted the direction to mean responses would be provided when the project returned before the Commission and agreed that expectations regarding timing could be communicated more clearly.

The Special Master recommended that public questions be submitted in writing to help staff prepare complete responses and ensure questions and answers are available as public records. She noted that this was a recommendation rather than a directive. She also identified potential recommendations regarding signage policies and amendments to the Land Development Regulations. With no further public comment, the meeting was adjourned.

ADJOURNMENT: 5:25 PM

Aerial Map

Micro Racetrack Rd

Miller Blvd

Site Location

Miller Blvd

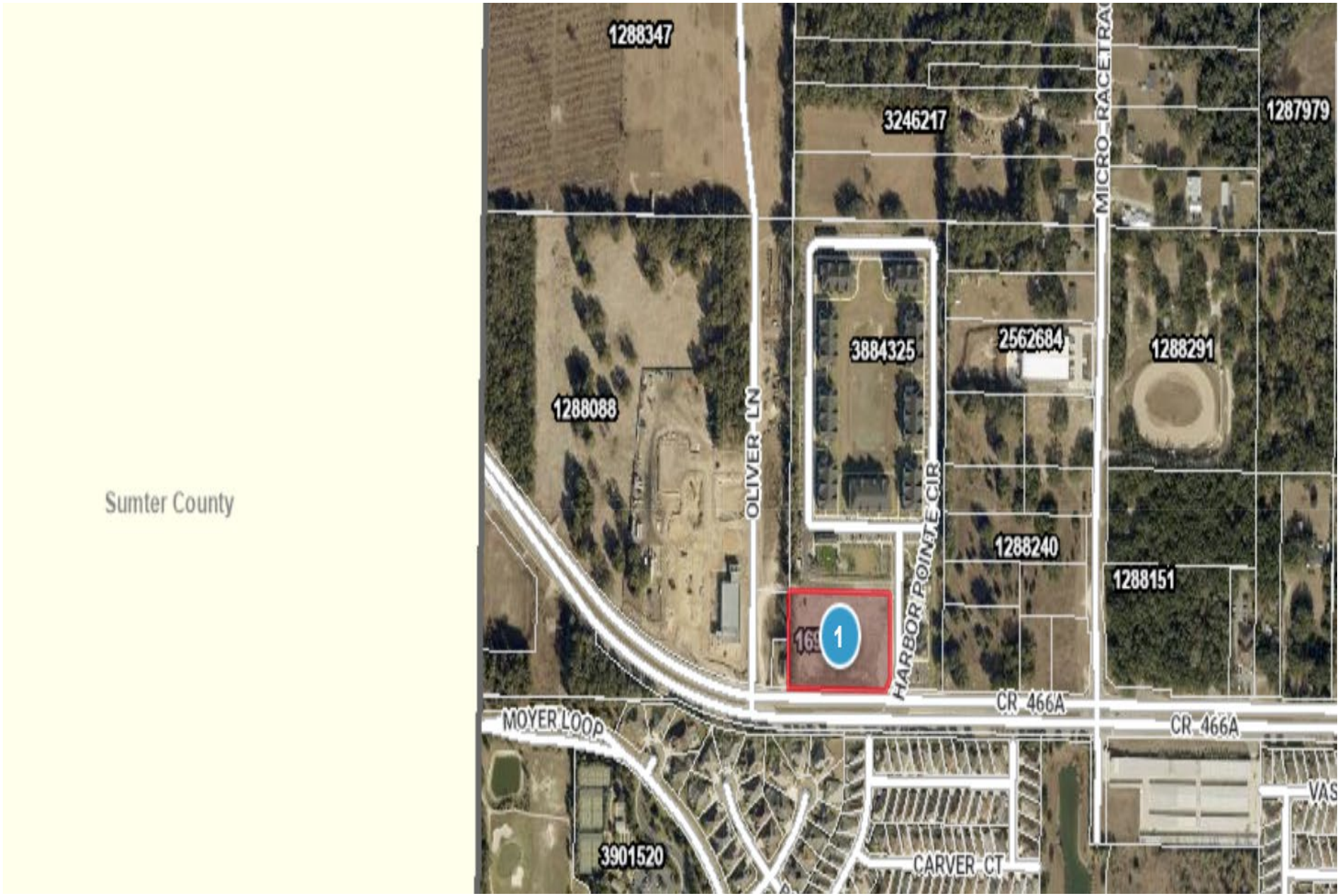
Google Earth

Image © 2025 Airbus

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3000 ft

LOCATION MAP: HHRE Medical Retail - Alternate Key 1699649



RESOLUTION 2026-061

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 24,150 SQUARE FEET BUILDING INCLUSIVE OF ASSOCIATED PARKING, STORMWATER AND OPEN SPACE TO THE OWNER/DEVELOPER HHRE VILLAGES MOB, LLC; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Roger W. Strcula, P.E. – Upham, Inc. filed an application for Major Site Plan Approval to allow for construction of a medical retail development for a multi-tenant use building with associated parking, stormwater and open space on real property located at 305 County Road 466A, Fruitland Park, Florida, east of Oliver Lane (the "Property"); and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

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

Section 1. Granting of Major Site Plan Approval.

The site plan prepared by Upham, Inc., a copy of which is on file with the city clerk, (hereafter referred to as "Applicant"), to allow for construction of approximately 24,150 square ft multi-tenant use building with associated parking, stormwater and open space on real property located at 305 C.R. 466A , Fruitland Park, Florida, east of Oliver Lane, Fruitland Park, Florida is hereby APPROVED, with conditions, for the following described properties:

Alt. Key Number: 1288088

06-19-24-0003-000-01900 (The Property)

LEGAL DESCRIPTION: See attached Exhibit A.

Section 2. Conditions of Approval.

(1) The Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:

(a) Prior to the issuance of a building permit, comply with all FWC requirements relating to gopher tortoises and USFWS requirements relating to sand skinks.

(b) Provide executed utility easement in recordable form provided by the City of Fruitland Park, and an updated title report for the property subject of the utility easement.

(2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.

(3) The Site Plan is attached hereto and incorporated herein.

(4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, upon condition (1)(b) having been met.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2026.

SEAL

CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA

_____
CHRIS CHESHIRE, MAYOR

ATTEST:

_____
GWEN JOHNS, CITY CLERK

Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice-Mayor DeGrave	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner VACANT	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Raysin	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Williams	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Approved as to form:

_____
Anita Geraci-Carver, City Attorney

EXHIBIT A

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6 TOWNSHIP 19 SOUTH RANGE 24 EAST RUN NORTH 00-49-58 EAST ALONG THE WEST LINE 2028.33 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A DESCRIBED IN ORB 4485 PG 481, CONTINUE NORTH 00-49-58 EAST ALONG THE WEST LINE 625.67 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89-06-05 EAST ALONG THE NORTH LINE 1161.46 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00-50-23 WEST 1259.66 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY TO WHICH A RADIAL LINE BEARS SOUTH 03-26-08 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO 466A AND THE ARC OF CURVE THRU A CENTRAL ANGLE OF 11-51-54, AN ARC LENGTH OF 223.92 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT OF WAY RESERVATION BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA IN DEED BOOK 237 PG 336, THENCE NORTH 89-07-03 WEST ALONG SAID NORTH LINE 25.87 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 466A, SAID POINT BEING A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1375.39 FEET TO WHICH A RADIAL LINE BEARS SOUTH 17-41-16 WEST, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ARC OF CURVE, THRU A CENTRAL ANGLE OF 21-33-10, AN ARC LENGTH OF 517.39 FEET TO THE POINT OF TANGENCY, THENCE NORTH 50-45-41 WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 585.35 FEET TO THE POINT OG BEGINNING

Record and Return to:
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34731

NOTICE OF SITE PLAN APPROVAL

TO: Upham, Inc.
Attn. Roger W. Strcula, P.E.
265 Kenilworth Ave.
Ormond Beach, FL 32174

HHRE Villages MOB, LLC
5550 West Executive Dr.
Suite 550
Tampa, FL 33609

You are hereby notified that as set forth in Resolution 2026-0xx site plan approval is GRANTED for construction of an approximately 24,150 square ft multi-tenant use building with associated parking, stormwater and open space on real property located at 305 C.R. 466A, Fruitland Park, Florida, more particularly described herein which lies wholly within the city limits of the City of Fruitland Park.

LEGAL DESCRIPTION:
Alt. Key Number: 1699649

Parcel Id No. 06-19-24-0003-000-01600

See attached **Exhibit A** attached hereto. (the "Property")

A copy of the approved site plan is on file with the City Clerk of the City of Fruitland Park.

Entered this ___ day of _____, 2026.

_____
Karen Manila, City Manager
City of Fruitland Park

Attest:

_____
Gwen Johns, City Clerk
City of Fruitland Park

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [_] online notarization, this ____ day of _____, 2026 by Karen Manila, City Manager of the City of Fruitland Park, Florida, a municipal corporation, on behalf of the corporation, who [_] is personally known or [X] has produced a driver's license as identification.

SEAL

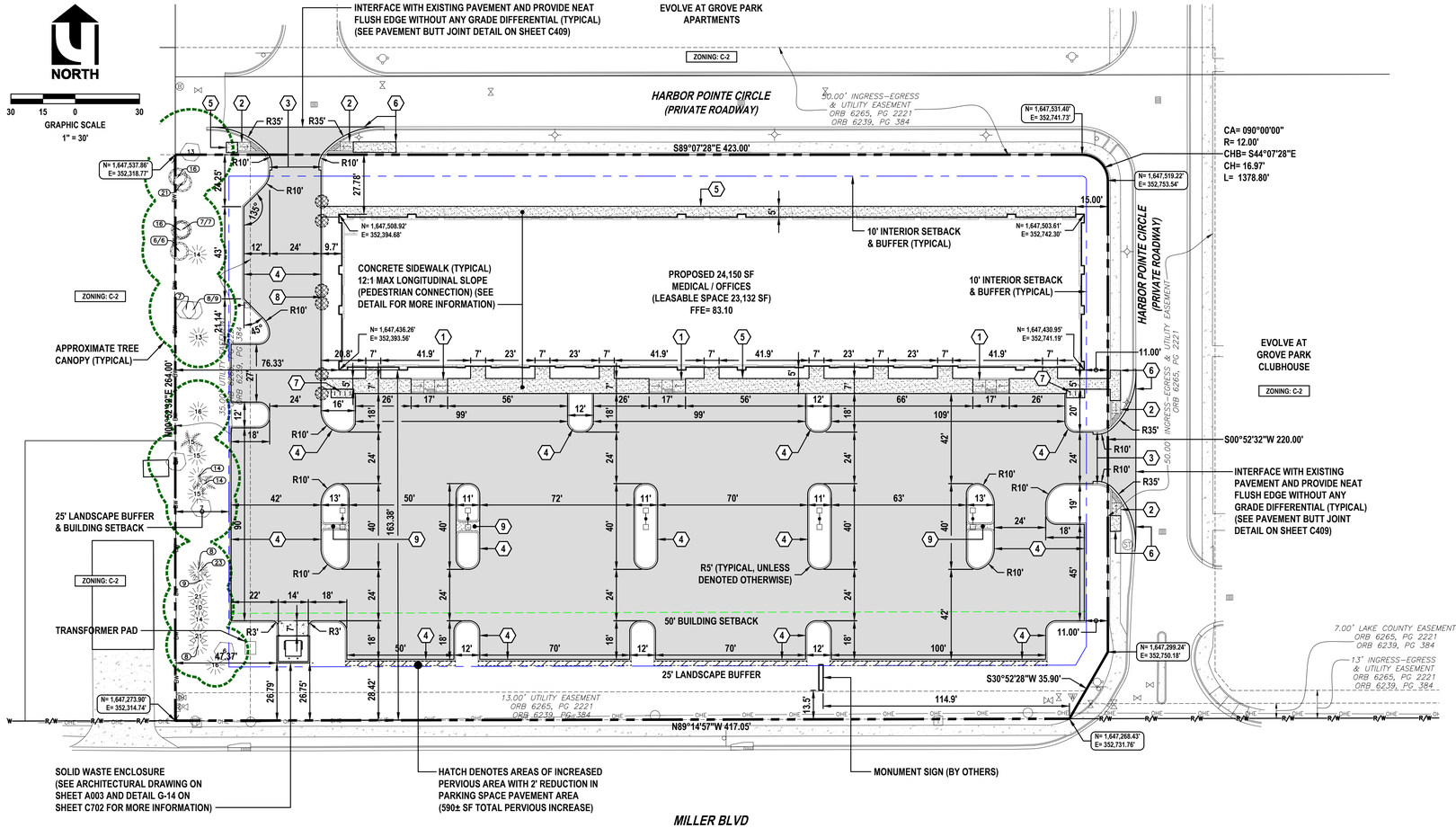
_____
Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT A

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE N 00°52'32" E ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 466A (MILLER BOULEVARD) AS RECORDED IN ROAD MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°52'32" E ALONG SAID WEST LINE FOR 264.00 FEET; THENCE S 89°07'28" E FOR 423.00 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 12.00 FEET, HAVING A CHORD BEARING OF S 44°07'28" E AND CHORD DISTANCE OF 16.87 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.85 FEET; THENCE S 00°52'32" W FOR A DISTANCE OF 220.00 FEET; THENCE S 30°52'28" W FOR A DISTANCE OF 35.90 FEET TO POINT ON SAID NORTH RIGHT-OF-WAY OF COUNTY ROAD 466A (MILLER BOULEVARD); THENCE N 89°14'57" W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 417.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 2.724± ACRES MORE OR LESS.



SYMBOL LEGEND:

- TYPE 'F' CURB (SEE DETAIL)
- TYPE 'D' CURB (SEE DETAIL)
- R5' — 5' MINIMUM CURB RADIUS UNLESS DENOTED OTHERWISE
- CURB TRANSITION TO FLUSH (SEE CURB TRANSITION DETAIL)
- LANDSCAPE BUFFER (SEE SHEET C100 FOR DIMENSIONS)
- BUILDING SETBACK (SEE SHEET C100 FOR DIMENSIONS)
- PROPOSED SITE LIGHT POLES

THE LOCATION OF THE LIGHT POLES SHALL ONLY BE INSTALLED PER THE DIGITAL COORDINATES TO AVOID CONFLICTS WITH UTILITIES (TYPICAL)

GENERAL NOTES:

1. ALL DIMENSIONS AND TIES ARE TO THE EDGE OF PAVEMENT AND OUTSIDE FACE OF BUILDING.
2. THE CONTRACTOR AT ITS OWN DISCRETION SHALL MAINTAIN THE CONSTRUCTION SITE SECURE FROM TRESPASS.

SEE SHEETS C402 FOR REFERENCED DETAILS NOT SHOWN HEREON.

NOTICE: PARCEL SHALL MEET THE DESIGN STANDARDS OF CHAPTER 154, SECTION 154.050 THROUGH SECTION 154.070 (INCLUSIVE) PER PUD

PAVING LEGEND:

STANDARD DUTY ASPHALT PAVEMENT		1.5" SUPERPAVE FDOT SP-9.5, PER FDOT - SSRBC, SECTION 334 6" LIMEROCK BASE (LBR 100) MIN OF 98% MOD. PROCTOR MAX DRY DENSITY PER FDOT - SSRBC, SECTION 200 & 230 & SECTION 911 LATEST VERSION ALTERNATIVELY, CRUSH CONCRETE OF EQUAL THICKNESS. GRADATION SHOULD MEET FDOT SSRBC, SECTION 285 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180
STANDARD DUTY CONCRETE PAVEMENT		6" CONCRETE (4,000 P.S.I. AT 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) PER FDOT - SSRBC, SECTION 160, PAGE 196 (TYPE B) AND COMPACTED TO 98% (MIN) MOD. PROCTOR MAX DRY DENSITY PER AASHTO T-180 MAX CONTROL JOINT SPACING 14'x14' MIN SAW CUT DEPTH 2-1/3"
CONCRETE SIDEWALK		4" THICK CONCRETE (MIN.) 4,000 PSI, CLASS I CONCRETE CONTROL JOINT SPACING PER FDOT INDEX No. 350-001 ON COMPACTED SUBGRADE

CURB CONSTRUCTION NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 4,000 P.S.I. CONCRETE.
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 100', VERTICAL SAWCUT JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
4. EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
5. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.
6. TOOLING OF JOINTS IS NOT PERMITTED. ALL JOINTS SHALL BE SAWCUT. CUTS SHALL BE PREFORMED WHILE CONCRETE IS STILL GREEN, IF JOINTS ARE CUT AFTER CONCRETE HAS CURED AND SHRINKAGE HAVE OCCURRED THROUGH THE THICKNESS OF THE CURB, THEN THE CONTRACTOR SHALL REPLACE THE CURB TO THE NEAREST JOINT OR 4' MINIMUM LENGTH.
7. CONTRACTOR SHALL BROOM FINISH CONCRETE VERTICALLY.

KEY NOTES

NO.	DESCRIPTION
1	TYPE "CR-C" CURB RAMP (FDOT INDEX 522-002)
2	TYPE "CR-F" CURB RAMP (FDOT INDEX 522-002)
3	CONSTRUCT TYPE "F" CURB (SEE SHEET C402)
4	CONSTRUCT TYPE "D" CURB (SEE SHEET C402)
5	4" SIDEWALK (SEE SHEET C402)
6	MATCH EXISTING CURB & SIDEWALK
7	BIKE RACK (7 LOOPS TOTAL AT 2 BIKES PER LOOP)
8	2' WIDE NOTCH IN CURB FOR DRAINAGE
9	2' WIDE CONCRETE FLUME FOR DRAINAGE

NOTE:
ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEYOR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING OR THE UTILIZATION OF THE GLOBAL POSITIONING SYSTEM (GPS) ARE AT THE SURVEYOR'S OWN RISK.

NOTE:
ALL WALKWAYS SHALL COMPLY WITH FLORIDA ADA GUIDELINES FOR SLOPES AND DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ADA GUIDELINES ARE MET.

NOTE:
SEE ARCHITECTURAL / STRUCTURAL DRAWINGS FOR SPECIFIC BUILDING ELEMENTS. ITEMS ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

NOTE:
ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL

REVISIONS

DATE	DESCRIPTION
07/23/26	REV PER CITY 06/25/26
09/09/26	REV PER CITY 08/04/26
10/05/26	REV PER CITY 09/29/26
11/05/26	REV PER CITY 11/05/26

ROGER W. STRCULA LICENSE NO. 52784 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID UNLESS SIGNED AND DATED

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROGER W. STRCULA, 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.

UPHAM
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
265 Kenilworth Avenue • Ormond Beach • Florida 32174
386.672.9515 • Fax: 386.673.6554 • uphaminc.com
LB # 6003612

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HHRE
HARROD HEALTHCARE REAL ESTATE

SITE GEOMETRY & LAYOUT PLAN

HHRE MEDICAL CENTER
305 COUNTY ROAD 466A
FRUITLAND PARK, FLORIDA 34731

PROJECT No:	260308
DATE:	MAY 19, 2026
DESIGN BY:	RWS
DRAWN BY:	JMB
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:
C400

VIA EMAIL echurch@fruitlandpark.org

October 19, 2026

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

RE: HHRE MEDICAL CENTER (AVO 064763.004)

Dear Ms. Church:

I have reviewed the documents which were included in your email for the above referenced project. Based on my review, I have no further comments.

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

Sincerely,
HALFF



Brett J. Tobias, P.E.
Vice President
Operations Manager, Tavares
btobias@halff.com

BJT:ab

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

SITE PLAN

Owner: **Evolve Fruitland, LLC, John McDonald**

Applicant: **Harrod Healthcare Development, LLC, Stuart Kessler**

Engineer: **Upham, Inc., Roger Strcula, P.E.**

General Location: **North side of CR 466-A and east of Oliver Lane**

Number of Acres: **2.625 ± acres**

Existing Zoning: **Mixed Use PUD**

Existing Land Use: **Commercial and MF High Density**

Date: **November 10, 2026**

Description of Project

Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as "The Hawthorne's" and is currently known as Evolve at Grove Park. The proposed development is for HHRE Medical Center, a 24,380 SF medical office/clinic development with associated parking, and stormwater on the commercial parcels fronting on CR 466-A. Per the MDA, the max ISR is 70%, maximum FAR is .50, maximum building height is 45' and medical office/clinic is an approved use.

	Surrounding Zoning	Surrounding Land Use
North	PUD	MF High Density (Evolve at Fruitland Park)
South	Village of Fruitland Park DRI	Village of Fruitland Park DRI
East	PUD	Commercial (Evolve at Fruitland Park)
West	Commercial PUD	Commercial

Assessment

Review Comments

Sheet L100 identifies building perimeter landscaping which is not required by code. The chart on Sheet L100 indicates that this additional landscaping accounts for 6 trees and 78 shrubs and accounts for 4,169 square feet (430 linear feet). Several of the landscaping islands located within the southern portion of the site have been increased and account for approximately 578 square feet. It appears that the building perimeter landscaping and increased landscaping islands were utilized to meet the criteria for the reduced width and length of parking spaces. The revised parking (Sheet C-100) indicates a total of 127 spaces based on gross leasable area of which 51 spaces with reduced length (10' x 18'); 30 spaces with reduced width (9' x 20'), 18 compact car spaces (9' x 18'), 24 standard spaces and 6 handicapped spaces. Section 162.060(a)(C)(ii) allows for reductions in width and length to reduce pavement area, preserve significant trees or vegetation or increase landscaped areas. An unlimited number of reduced width spaces to 9' to increase internal landscaped area and to preserve existing specimen trees.

Recommendation

The revised plans meet the minimum technical standards of Chapter 160.

The Villages®
DAILY SUN

Published Daily
State of Florida
County Of Sumter

Affidavit of Publication

Before the undersigned authority personally Appeared **Amber Sevison** who on oath says that he or she is Legal Ad Coordinator of the Villages DAILY SUN, a daily newspaper published in Sumter County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal Ad # **01331828** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

NOVEMBER 11, 2026

Affiant further says that the Daily Sun is a newspaper that complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature Of Affiant)

Sworn to and subscribed before me this 15 day November 2026.

Robin L Baldeschwieler, Notary

Personally Known ✓ or

Production Identification _____

Type of Identification Produced

_____

ROBIN L. BALDESCHWIELER
Notary Public - State of Florida
Commission # HH 588770
My Comm. Expires Oct 10, 2028
Bonded through National Notary Assn.

NOTICE OF PUBLIC HEARING
RESOLUTION 2026-061

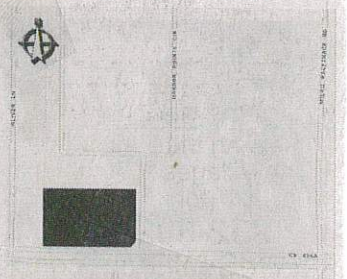
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 24,150 SQUARE FEET BUILDING INCLUSIVE OF ASSOCIATED PARKING, STORMWATER AND OPEN SPACE TO THE OWNER/DEVELOPER HHRE VILLAGES MOB, LLC; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Planning & Zoning Board
Thursday, November 19, 2026
@ 4:00 p.m.
City Commission Reading
Thursday, December 10, 2026
@ 6:00 p.m.

The public meetings will be held in the Commission Chambers located at City Hall, 506 West Berckman Street, Fruitland Park FL 34731. These meetings are open to the public and hearings may be continued as determined by the commission from time to time to a time/date certain. The proposed Resolution and metes and bounds legal description of property may be inspected by the public during normal working hours at City Hall. For further information call 352-360-6727. Interested parties may appear at the meetings and will be heard with respect to the proposed Resolution.

A person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105). Persons with disabilities needing assistance to participate in any of these proceedings should contact Gwen Johns, City Clerk at (352) 360-6790 at least 48 hours before the date of the scheduled hearing.



#1331828 November 11, 2026