506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

TRC COFP Members:	**TRC 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	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

AEGNDA
TECHNICAL REVIEW COMMITTEE (TRC)
November 3, 2026
10:00AM

I. MEETING START TIME:

I. MEMBERS PRESENT:

II. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from September 1, 2026 included for review/comment.

III. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Mirror Lake Phase 2 - Tree Variance, 27 Lots</u>
The applicant is requesting permission for 27 lots in the Mirror Lake Village Subdivision to have fewer than the three canopy trees required per lot per Chapter 164, Section 164.050 of the Land Development Code.

B. <u>Fruitland Park Commons Major Site Plan, Alternate Keys 1288151 and 1699665</u>
The applicants, Robb & Taylor Engineering Solutions, Inc., has submitted an application for approval of a major site plan to construct a commercial shopping center with 4 buildings on-site parking and stormwater management system. The proposed project has a maximum building

height of 35’ with a proposed height of 27’4” and is generally located north of CR 466A and east of Micro Racetrack Road. The shopping center will consist of an approximate 20,000 sf fitness center, 1,990 sf of retail space for a coffee drive through and 16,307 sf retail space with associated parking, buffers and stormwater ponds.

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

TRC COFP Members:	TRC Members:
City Manager Karen Manila, Chairman	City of Leesburg Utilities
Police Chief, Vice Chair	Lake County School Board
City Attorney	Lake County Public Works Department
Building Official	Lake County Economic Development
Community Development Director	
Code Enforcement Officer	
Engineer – Halff	
Fire Chief	
Fire Inspector	
Land Planner LPG	
Public Works Director	

MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
September 1, 2026
10:00AM

I. **MEETING START TIME:** 10:02 AM

I. **MEMBERS PRESENT:** Michael Rankin, Interim Community Development Director, Brett Tobias-Consulting City Engineer, Anita Geraci Carver-City Attorney, Robb Dicus-Public Works Director, Sharon Williams-City Staff, Kelli Fielder-Certified Permit Tech, Karen Manila-City Manager ; Applicants representing the development; Tom Daly & Josh Harrison from Daly Design Group for the Enclave at Lake Geneva.

II. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 4, 2026 included for review/comment and were approved.

III. **OLD BUSINESS:** NONE

V. **NEW BUSINESS:**

A. **The Enclave @ Lake Geneva Sign Variance, Alternate Keys 1284821, 1699223, 1284511, 3883988, 1771625, 1284503, 1284805, 1771617**

The applicant, Daly Design Group, has submitted a sign variance for the Enclave at Lake Geneva Parcels A-F proposed subdivision. The project is generally located south of Lake Ella Road and west of US Highway 27/441. The applicant is proposing one sign to be located at the main

entrance of the subdivision for of Spring Lake Road and two (2) secondary monument signs to be located off of and along Lake Ella Road. Chapter 168, Section 168.010(f) outlines the review criteria necessary to approve a variance and Chapter 163, Section 163.070((b) allow for only one monument sign per street frontage. Clarification on whether the signs would be illuminated should be made.

Mike Rankin introduced the Enclave at Lake Geneva sign variance application. Tom Daly and Josh Harrison of Daly Design Group were present as the Applicant. Mr. Daly clarified that the primary entrance sign would be reduced from 35.6 to 32 square feet, eliminating the need for a variance for sign size. Staff discussed whether the previously approved plans authorized two northern entrance signs and one southern entrance sign, and whether an additional sign required a variance.

The City Attorney reviewed the applicable Land Development Regulations and Master Development Agreement and determined that the residential PUD provisions allowed the proposed signage and did not prohibit multiple signs along the same street frontage. The applicant confirmed that the primary sign would not exceed 32 square feet and secondary signs would not exceed 18 square feet. The applicant also agreed to provide site-distance triangles and illumination calculations demonstrating compliance with the applicable foot-candle limit.

Brett Tobias raised no engineering objections, provided the signs did not obstruct required sight-distance areas. The Public Works Director found no conflicts with the proposed sign locations. In response to staff's request for sight distance triangles and illumination calculations, the applicant agreed to coordinate with City staff, submit the revised sign details with the construction plan revisions, and obtain the required illumination information from the sign contractor. Based on these clarifications, the Committee determined that a variance was unnecessary, and the Applicant withdrew the variance request.

B. <u>Fruitland Park Commons Major Site Plan, Alternate Keys 1288151 and 1699665</u>

The applicants, Robb & Taylor Engineering Solutions, Inc., has submitted an application for approval of a major site plan to construct a commercial shopping center with 4 buildings on-site parking and stormwater management system. The proposed project has a maximum building height of 35'and is generally located north of CR 466A and east of Micro Racetrack Road. The shopping center will consist of an approximate 20,000 sf fitness center, 1,990 sf of retail space for a coffee drive through and 16,307 sf retail space with associated buffers, stormwater ponds with associated parking.

Mike Rankin introduced the project and the applicant, Robin Taylot Engineering Services was not present.

The Public Works Director advised that the proposed water main loop should be reconsidered to allow an alternative connection near Micro Racetrack Road and CR 466A, providing a secondary water supply if service along Micro Racetrack Road is interrupted. He agreed to contact the applicant regarding this alternative.

The City Manager reported no comments. The City Attorney confirmed that her July 21 review comments had been provided to the applicant and noted that County Public Works had 12 comments under review with Seth Lynch and Brett Tobias.

Brett Tobias identified inconsistencies between the engineering plans and calculations, concerns

regarding the project's scope, and unresolved stormwater requirements. He noted that similar design challenges had arisen during an earlier application on this parcel and recommended that the applicant address the comments before a possible return to the TRC.

Mike Rankin noted 44 comments from Brett Tobias, 12 from the County, and nine detailed comments from the City Attorney. Additional concerns included tree mitigation, access coordination with adjacent property owners, and inconsistent information regarding proposed tenants and building uses. Brett explained that parking calculations and fire-flow requirements depend on the intended uses, but the submitted documents did not consistently identify those uses. Staff clarified that the proposed 20,000-square-foot building was intended for a fitness facility serving the public.

Mike Rankin advised that the applicant was expected to arrive around 1:00 p.m. but had not attended the meeting. He agreed to contact the applicant's engineers and update the Committee regarding the application's status. A future TRC review may be necessary to address outstanding comments. With no further discussion, the meeting was adjourned.

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: 10:32 AM

D·R·HORTON
America's Builder

COMMUNITY MAP

Mirror Lake Village

Fruitland Park



Mirror Lake Village • Atlantic Avenue, Fruitland Park, FL 34731 • (866) 476.2601 • DRHorton.com

D.R. Horton is an equal housing opportunity builder. Map is an artist's conception only and is not intended to be an actual depiction of the homes, lots, community amenities or landscaping. Map is not to scale. Lots vary in shape and size. Certified Builder Contractor License # CBC1265174. © 2026. D.R. Horton, Inc. All rights reserved. Revised 7/16/26

September 29, 2026

City of Fruitland Park

Community Development

506 W. Berckman St. Fruitland Park, FL 34731

RE: Mirror Lake Village Phase 2-Variance Request

D.R. Horton Homes respectfully requests a variance from the requirement to provide three canopy trees per homesite in Mirror Lake Village Phase 2.

D.R. Horton recently acquired 27 lots within the existing Park Square Homes community, where this requirement was not previously followed. For these 27 lots, D.R. Horton requests approval to plant one canopy tree per lot instead of the required three canopy trees per lot.

Please contact Jonathan Cornwall or myself if you need any additional information to review this request

Sincerely,

Erin Arnold

Forward Planner

D.R. Horton Lakeland

407-318-6723

Earnold@drhorton.com

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

MIRROR LAKE VILLAGE/PHASE II - VARIANCE

Owner:	**D.R. Horton, Erin Arnold**
General Location:	**West of Dixie Hwy. and North of Urick Street**
Number of Acres:	**3.33 ± acres**
Existing Zoning:	**Residential PUD**
Existing Land Use:	**Medium Density Residential (4 units/acre)**
Date:	**November 26, 2026**

Description of Project

The applicant is requesting a variance from Chapter 164, Section 164.050 which requires each lot to have a minimum of 3 canopy trees for 27 lots within the Mirror Lake Village Subdivision.

Assessment

The plan provided identifies 26 lots and the application indicates 27 lots and the list of lots indicates 27 lots. Please clarify or change the application, lot list and plan to be consistent.

The applicant is requesting a variance from Chapter 164, Section 164.050, which requires each lot will require a minimum of three (3) canopy trees with a minimum of 12' in height and a 1 ½" DBH. The applicant is proposing that this requirement be reduced to one (1) canopy tree per lot. Approximately 9 lots are 4,800 square feet and 17 lots are approximately 6,000 square feet. Based on staff's experience, the root zone for canopy trees is approximately 450 square feet and the root zone for understory trees is approximately 150 square feet.

Chapter 164, Section 164.050 does not take into account the size of lots as it was written to address the typical single family minimum lot size of 8,000 to 10,000 square feet per the zoning regulations of Chapter 154. Taking into consideration the lot size, building pad, and root zone, staff would recommend that one (1) canopy tree and one (1) understory tree be planted in lieu of three (3) canopy trees. An understory tree planted in the rear yard would provide shade, aesthetics, and should not interfere with the proposed building pad.

When reviewing an application for a 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;

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

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;

   The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

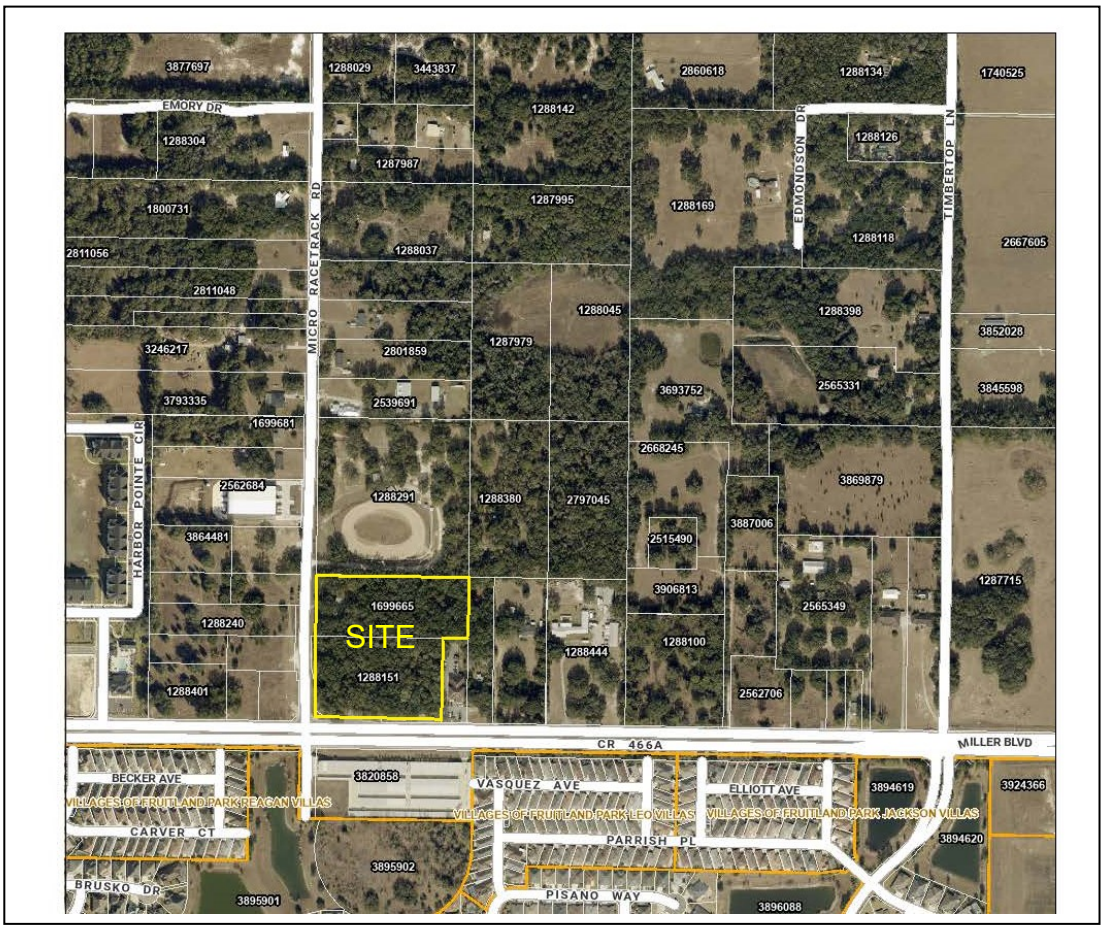
4) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

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.

Recommendation

The applicant needs to submit responses to the review criteria for variances as outlined in Chapter 168, Section 168.010(f).

Should the City Commission approve a lesser tree planting, staff would recommend that one (1) canopy tree and one (1) understory tree (a minimum of 6' and a ½" DBH) be planted in lieu of three (3) canopy trees.



FRUITLAND PARK COMMONS

4685 Hidden Lakes Place • Melbourne, Florida 32934 • Office: (321) 302-2313
r-tengineering@outlook.com

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°46'13"E	19.00'
L2	N36°41'35"W	55.80'
L3	N89°01'34"W	19.64'
L4	N89°01'47"W	71.50'

LINE TABLE (D)		
LINE TAG	BEARING	DISTANCE
L1	N00°46'13"E	19.00'
L2	N36°41'35"W	55.81'
L3	N89°01'34"W	19.64'

PROJECT SUMMARY

PROJECT NAME:	FRUITLAND PARK COMMONS
OWNER	FRUITLAND PARK COMMONS, LLC 4053 Maple Road Amherst, NY 14226–1072
APPLICANT:	FRUITLAND PARK COMMONS, LLC 4053 Maple Road Amherst, NY 14226–1072
ENGINEER:	Robb & Taylor Engineering Solutions, Inc. C/O Robert F. Robb, P.E. 4685 Hidden Lakes Place Melbourne, FL 32934 (321) 302–2313
SURVEYOR:	CFB LAND SURVEYORS 4450 NE 83rd ROAD WILDWOOD, FL 34785 352–748–3126

LEGAL DESCRIPTION:

SEE COVER PAGE FOR COMPLETE LEGAL DESCRIPTION.

SEC–TOWNSHIP–RANGE: Section 6 Township 19S, Range 24E

ALYKEY NO(s).: 1288151, 1699665

SITE ADDRESS: FRUITLAND PARK, FL 32159

GENERAL STATEMENT:

THE PROJECT IS A NEW COMMERCIAL SHOPPING CENTER LOCATED ON THE NE CORNER OF CR466A AND MICRO RACETRACK ROAD. THE PARCEL IS APPROXIMATELY 8.3AC. THE SITE CONSISTS OF NEW FITNESS CENTER AND THREE OUT BUILDINGS WITH DRIVE–THRU COFFEE, OFFICE AND RETAIL USES. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF LADY LAKE. STORMWATER RUNOFF WILL BE CONVEYED TO THE NEW STORMWATER RETENTION SYSTEM LOCATED ON THE NORTH PORTION OF THE SITE.

100 YEAR FLOOD PLAIN: Zone X
Per Map No. 12069C0305 E, LAKE COUNTY, FL
Dated: DECEMBER 18, 2012

ZONING: C–2
COMMERCIAL: HIGH INTENSITY

PARCEL AREA: 360,962sf = 8.287AC.
PARCEL AREA (AFTER ROW DEDICATION): 354,836sf = 8.15AC.
LAND USE: SHOPPING CENTER

PROPOSED BLDG. AREA:

FITNESS:	20,000 SF	(HEIGHT 27'–4")
COFFEE DRIVE–THRU	1,990 SF	(HEIGHT 24')
RETAIL	11,055 SF	(HEIGHT 22')
MEDICAL OFFICE:	4,000 SF	(HEIGHT 22')

MAX. BUILDING HEIGHT: 27'–4"
F.A.R: 0.135 (MAX. 0.50)
ESTIMATED NUMBER OF EMPLOYEES: 37

NUMBER OF STORIES: 1

REQUIRED SETBACKS: C–2 Zoning

Front	= 50 Feet	Rear (South):	113.81 Feet
Rear	= 15 Feet	Front (North):	86 Feet
Side Int.	= 10 Feet	East:	105 Feet
		West:	84 Feet

PARKING CALCULATIONS

HEALTH CLUB = 1 PARKING SPACE PER 100SF PUBLIC AREA
19,500 SF / 100SF = 195 SPACES
BICYCLE = .20 PER REQUIRED PARKING = 39 SPACES

RETAIL = 1 PARKING SPACE PER 250SF PUBLIC SPACES
= (20% OF BLDG IS STORAGE/WAREHOUSE, NON–PUBLIC SPACE)
11,055 (0.80) / 250 = 36 SPACES

DRIVE–THRU RESTAURANT = 1 PARKING SPACE PER 3 SEATS = 32 /3 = 11 SPACES
PLUS 1 SPACE / EMPLOYEE = 5

DENTAL = 1 PARKING SPACE PER 180 SF 4,000 / 180 = 23 SPACES
BICYCLE = .10 PER REQUIRED PARKING = 77 SPACES x 0.1 = 8 SPACES

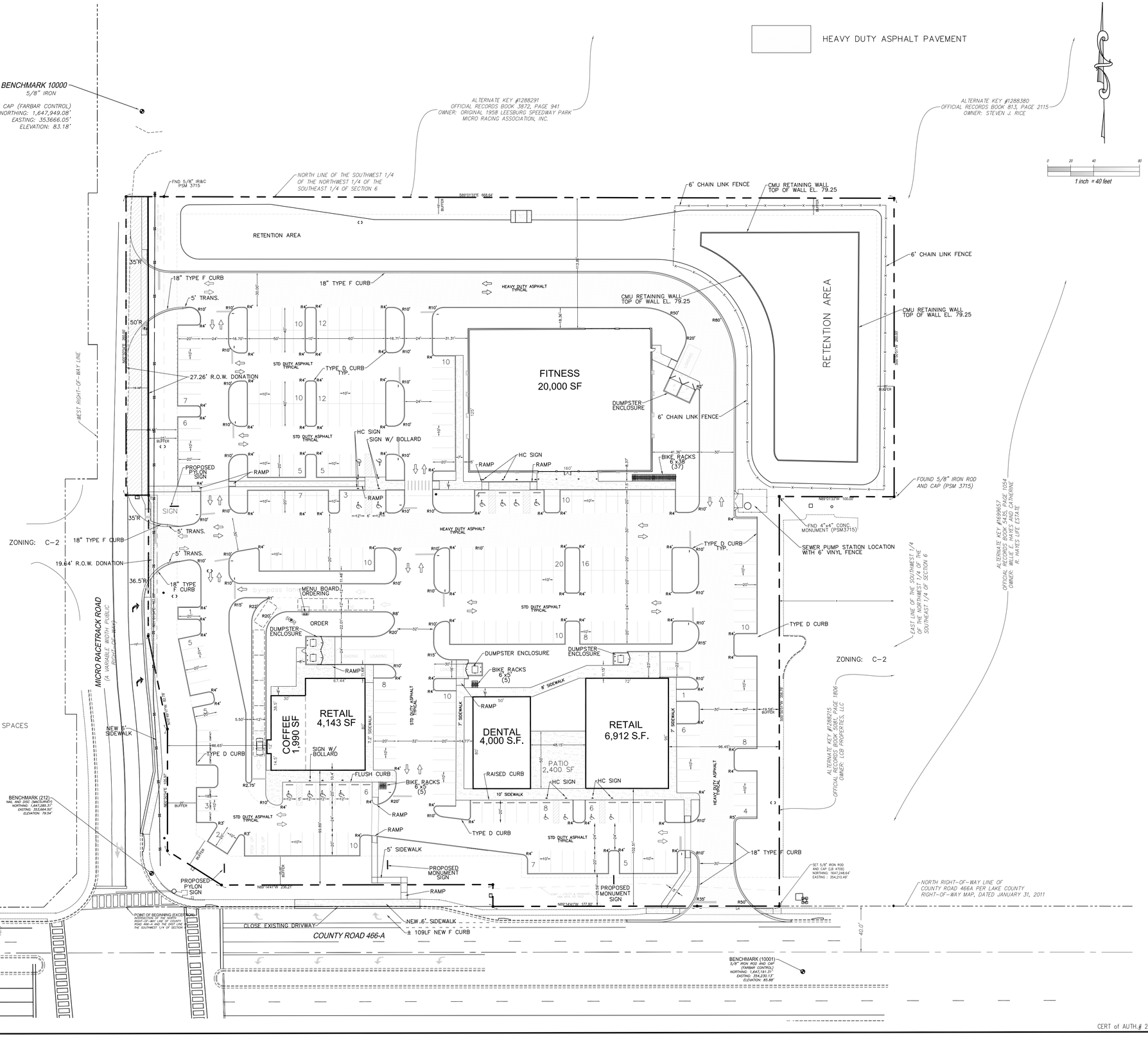
TOTAL PARKING REQUIRED = 270 SPACES
TOTAL HANDICAP SPACES REQUIRED = 7 SPACES
TOTAL BICYCLE SPACES REQUIRED = 47 SPACES

PARKING PROVIDED = 270 SPACES
BICYCLE SPACES PROVIDED = 47 SPACES

STD 10'x20' PARKING = 248 SPACES
COMPACT PARKING = 6 SPACES (2.1%)
TOTAL HANDICAP SPACES PROVIDED = 16 SPACES

IMPERIOUS AREAS

PARCEL AREA:	360,962 SF = 8.29 AC.	
MINIMUM OPEN SPACE: 25%		
ALLOWABLE IMPERVIOUS AREA:	360,962 SF x 70% = 252,673 SF	
PROPOSED BLDG AREA:	37,045 SF	
PROPOSED PAVEMENT AND WALKS:	187,315 SF	
TOTAL IMPERVIOUS AREA:	224,360	(62%)
TOTAL PERVIOUS AREA (OPEN SPACE):	136,602 SF	(38%)



CERT of AUTH.# 28304

SITE PLAN
Sheet 8 of 26
Scale 1" = 40'

Project: FRUITLAND PARK COMMONS
FRUITLAND PARK FLORIDA

Date:

Revision:

Engineer of Record
Robert F. Robb
P.E. # 55645
Date: 9/15/26

ROBB & TAYLOR
Engineering Solutions, Inc.
4685 HIDDEN LAKES PLACE
MELBOURNE, FLORIDA 32934
Office: (321) 302–2313

DEVELOPMENT REVIEW LETTER
FRUITLAND PARK COMMONS
MAJOR SITE PLAN
10/26/2026

Property Owner(s): Fruitland Park Commons, LLC
Applicant: Robert Robb, PE
Email: slongo@benchmarkgrp.com **(owner) /** r-tengineering@outlook.com **(applicant)**
Owner Mailing Address: 4053 Maple Rd
Amherst, NY 14226
Applicant Mailing Address: 4685 Hidden Lakes Pl
Melbourne, FL32934
Project Name: Fruitland Park Commons
Alt Key(s): 1288151 & 1699665
Project Address: Micro Racetrack Rd

Dear Mr. Robb,

Contained herein are the comments following informal TRC review.

City Attorney Review:
See enclosed comment memo.

City Engineer Review:
See enclosed review letter.

City Land Planner Review:
See enclosed Staff Report.

City Traffic Engineer Review:
Traffic Impact Study Methodology Memorandum (Triune Infrastructure Group, dated 4/2/26, 65 pages total)

To date, previous review comments have not been addressed by the Applicant, and the revised Traffic Impact Study Methodology Memorandum has not been submitted yet, as requested per previous review comments. Per The Lake-Sumter MPO TIS Methodology and Guidelines, the written methodology shall be approved "prior to start of the study" and "It shall be the Applicant's responsibility to ensure that a traffic study is not prepared or submitted without an approved Methodology Statement signed by the Local Government." Therefore, the same review comments are provided again, as follows:

1. Page 6 of 65, Proposed Land Uses – The proposed square footages for the Eastern Subarea do not match the submitted Plan Set.
2. Page 8-9 of 65, Table 3: Trip Generation – For this and all future studies, please add a column (or footnote) to indicate the fitted curve equation or average rate that is being utilized in the Trip Generation calculations, per Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines.
3. Page 9 of 65, Table 3.2: Eastern Subarea Gross Trip Generation – The proposed square footages for the Eastern Subarea do not match the submitted Plan Set.
4. Page 29 of 65, Site Access Review – While it may be helpful to view the 95th percentile queue, the primary FDOT methodology for calculating estimated turn lane storage for intersections shall be in accordance with the FDOT Green Book (page 3-107).
5. Page 34 of 65, Appendix A. Conceptual Site Plan – The latest site plan (for the Eastern Subarea) has not been used in the TIS Methodology. A more recent site plan was submitted within the Plan Set for Fruitland Park Commons (dated 6/11/26, see Site Plan), which includes different square footages for the retail areas.

Please incorporate the above items into the TIS Methodology Memorandum, as appropriate, and resubmit for final review and subsequent approval.

Plan Set (Robb & Taylor Engineering Solutions, Inc., dated 10/5/26, 26 pages total)
To date, previous review comments have not been addressed by the Applicant. Therefore, the same review comments are provided again, as follows:

1. Based on the largest anticipated design vehicle (WB-??, semi-truck?, fire truck, etc.), please provide an AutoTURN type analysis for truck navigation throughout the project site – starting from the external roadway, through the project site, and exiting/returning to the external roadway.
2. External turn lane lengths shall be determined based upon the Traffic Impact Study; therefore, we cannot fully address/approve the plan set until this aspect has been completed.

Response to Comments (Robb & Taylor Engineering Solutions, Inc. dated 10/5/26, 9 pages total)

1. The above review comments, submitted during the previous review, to date, have not been addressed.
2. Page 1 (Item 4) – See above. TIS Methodology Memorandum must be approved prior to the traffic study submittal. All elements of the traffic study will be reviewed/approved, as required, by City of Fruitland and coordinated with Lake County.
3. Page 6 (Item 7) - Applicant acknowledges that responses to previous review comments remain outstanding. Upon receipt, we will stand ready to review the Applicant's revised submittals and corresponding responses to each review comment.
4. Page 9 (Last Response) - TIS Methodology Memorandum must be approved prior to the traffic study submittal.

City Building Review:
No comment at time of review letter.

City Code Enforcement Review:
No comment at time of review letter.

City Fire Review:
No comment at time of review letter.

City Floodplain Review:
I do not have any comments for the subject application as the property (identified by alternate key no. 1288151 and 1699665) is located wholly within Zone X (area of minimal flood hazard).

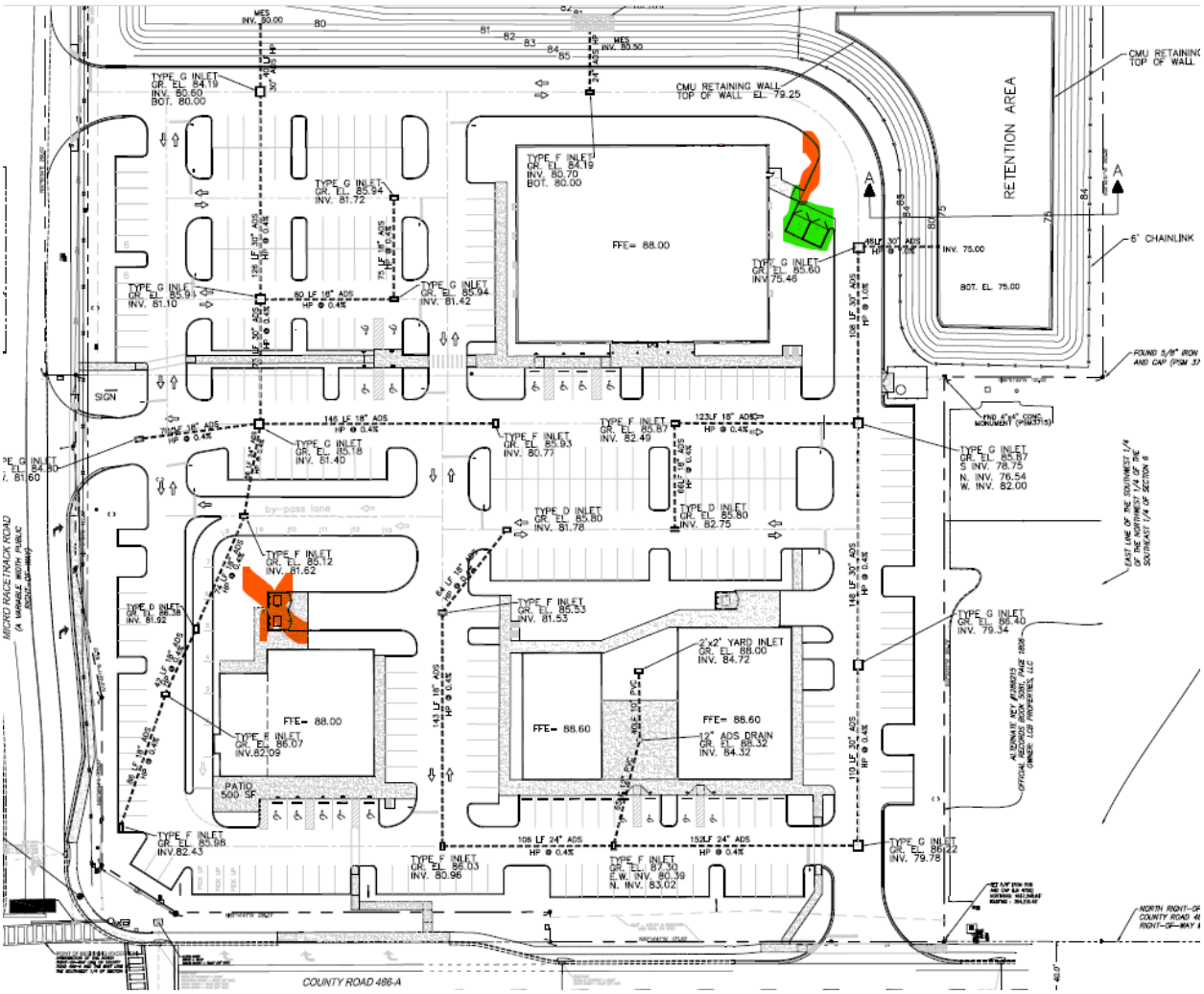
City Manager Review:
No comment at time of review letter.

City Police Review:
No comment at time of review letter.

City Public Works Department Review:
No comment at time of review letter.

Waste Management Review:
Thank you for providing the link with the plans. The double dumpster enclosure on the NE corner should work as long as the doors still swing to 180 degrees and are not impeded with the curbing designed on the right side of the enclosure. I am not sure that the other enclosure will work for our truck to be able to maneuver/navigate into that spacing and be able to back out and turn the truck in reverse to the left or right to be able to exit after servicing. The plans show a 10' x 20' enclosure for 2 dumpsters and we require 24' wide by 12' deep and ensuring the doors swing to 180 degrees with holes drilled to secure the doors in the open position. See dimension requirements below please.

The enclosures should be 12'x12' with the interior clearance being 12' and not the exterior dimensions. The doors for the enclosure should swing to a full 180 degrees and not stop at 90 degrees. They should have drop pins and holes drilled to secure the pins in the closed and open position for the doors. The main thing to consider here is ensuring the hinges are installed on the posts so they allow the doors to open and do not become trapped on the posts so to speak. If curbing is being installed to the side of the enclosure, just ensure the opening on the bottom of the door will clear it when opening the door. The caveat would be if a 2nd dumpster is desired for trash or even recycle, that the enclosure is built 24' wide instead



City of Leesburg Electric Review:
This project is outside of Leesburg Electric Service Territory and is in Seco's territory.

City of Leesburg Gas Review:
No comment rom gas.

SECO Energy Review:
No comment at time of review letter.

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:
No comment for the proposed commercial shopping center.

Lake County Public Works Review:
Lake County Public Works has the following comments.

In reviewing the updated plans and comment response, it does not appear the applicant responded to all of the previous Lake County Public Works comments. Some of the storm water comments have been responded to. I have copied all the previous comments to help us track our comments and pasted those below in blue. We did not want to do a full review yet until a plan was submitted that addressed the previous comments.

1. Please provide a spreader swale for the west pond outfall.
2. Please provide the node diagram for the stormwater design.
3. Please provide a cross section across the western pond area and the pond outfall.
4. The SHGWT appears to be very close to the bottom of the pond areas. These ponds will be wet unless the over excavation provides for percolation and changes the SHGWT.
    a. The east pond construction and exaction and fill material evaluation, testing, and approval must be performed by ECS or equally qualified geotechnical engineer.
    b. The west pond is identified to remain the same for the SHGWT. This is a concern that it will function as a wet pond and the outfall flow will be greater than indicated in the stormwater report.
    c. Additional stormwater measures may be required to reduce negative stormwater outfall impacts on neighboring properties.
5. Additional grading of swales along Micro Racetrack Road are required with the driveway access connections and the sidewalk to collect the stormwater runoff from the site and the additional pavement.
6. Additional road improvements that consisting of widening the travel lanes of Micro Racetrack Road along the development frontage as well as left turn lane will be required.
7. The driveway off Micro Racetrack Road located at the center of the property is very close to the CR 466A intersection and there are concerns for left turn movement in and out of this driveway. This driveway will be restricted to right-in and right-out turning movement. Additional median will need to be added and further review and discussion is required.
8. The provide traffic impact study is under review and comments will be provided separately.
9. **Two Commercial Driveway Connection Permit application** will be required to permit the access off Micro Racetrack 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.
10. A Commercial Driveway Connection Permit application will be required to permit the access off CR 466A. 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.
11. A Right-of-Way Utilization Permit application will be required to permit the utility and offsite road and right-of-way work along CR 466A and Micro Racetrack Road. To apply for the permit, you will need to go to this website - https://www.lakecountyfl.gov/public-works and "*APPLY for Right-of-Way (ROW) Utilization Permit*" under "*Forms*." Please

upload the plan, location map, MOT plan sheets or FDOT Indexes and any other supporting documents.

12. The right-of-way is currently under review by Lake County. The additional right-of-way dedication for the county road will require the following information to be provided to Lake County Public Works Department-Engineering Division.
    a. The legal description and sketch of the area being dedicated as additional right-of-way.
    b. Right-of-way Survey for the area of the offsite road improvements, as applicable.
    c. Boundary Survey of the property.
    d. Most recent title for the development property. This can be the Owners Policy from the most recent purchase or the Title Commitment.
    e. The By-Laws or Operating Agreement that clearly state who will sign the Deed and in what capacity. If neither of these are available, I can accept a letter from the attorney who represents the company, on their letterhead, stating who will sign and in what capacity.
    f. A contact person info will need to be provided that is on the development team that can assist with coordination and questions.
13. Additional comment from this quick review: it was noted in the conceptual plan in the traffic study that access of the ease and west phases will need to line up with one another. Please provide an updated over all conceptual plan showing the two phases.

Enc (3)

Anita Geraci-Carver
ESQUIRE
LAW OFFICE OF ANITA GERACI-CARVER, PA

TO: City of Fruitland Park
Community Development Department

FROM: Anita Geraci-Carver, City Attorney

DATE: October 23, 2026

RE: Fruitland Park Commons – Major Site Plan

Below please find my comments for the above-referenced Major Site Plan.

1. Prior to construction follow FWC requirements relating to gopher tortoises on site. **Response noted**.

2. 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. **Response noted.**

3. Provide updated title opinion with a copy of all documents referenced in the title opinion. **Title commitment is dated 2/15/2024. Please provide an updated title commitment.**

4. Provide a boundary survey that depicts all plottable items from the updated title opinion. **Survey does not depict Right of Way Easement to SECO recorded in OR 580, Pg 73, Public Records of Lake County, Florida, (as to Parcel 2), listed in B-II, #4 of the Title Commitment submitted by the applicant**.

5. 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. Sec. 164.090(f). **Response noted**.

6. Applicant must comply with comments from the City's traffic engineer David Muntean with Halff & Associates, Inc., and Lake County relating to TIA/improvements on CR 466-A & Micro Racetrack Road. **Response noted**.

7. Plans:

    a. Cover Sheet: revise General Statement re: water and sewer will be provided by the City of Fruitland Park **Site Plan Sheet 8 of 26 must be updated to remove Town of Lady Lake and replace with City of Fruitland Park.**

    b. Site Plan:

        i. Depict loading zones; include length and width

        ii. Provide information relating to lights in parking area. City requires: Maximum 0.5 footcandle at property line and dark sky compliant.

8. Demonstrate compliance with Sec. 154.050 and Sec. 154.070, Fruitland Park LDC – building design and architectural plans have not been submitted to demonstrate compliance.

9. Sec. 154-060 b) 2), Fruitland Park LDC– interconnect sidewalks from outparcels to health/fitness club.

VIA EMAIL swilliams@fruitlandpark.org

October 9, 2026

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

RE: FRUITLAND PARK COMMONS MAJOR SITE PLAN (AVO 064763.005)

Dear Ms. Church:

Per your email request dated October 7, 2026, 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. Defer to city as to name of the project. This will lead to two projects within the city limits, that are literally right next to each other, with no common affiliation. How will these projects be differentiated?
2. Repeat Comment: Proposed traffic study is for methodology approval. Turn lane warrants will be needed, and if required, designed prior to site plan approval. Traffic study is not provided.
3. Repeat comment: The weight of the concrete base in the lift station buoyancy calculations does not seem to match how the lift station is drawn. The thickness is listed as 1.5-feet, however, is counted for the entire 9-foot diameter, while the drawing only shows the outside 3-feet as 1.5-feet in thickness. The calculations have been revised to show that the depth of concrete below the wet well is 9-inches, however the drawing does not show this dimension.
4. Repeat comment: The weight of soil used in the buoyancy calculations seems very high. This weight would be for wet clay. It is unclear that is what will be used, and generally the weight of the water is subtracted out of this weight. Typical weight of dry sand is around 75lbs/CF.
5. Repeat Comment: Cover sheet index lists several pages of existing conditions survey. These were not included in the plan set and no other survey was submitted. Submit boundary and topographic survey less than 1-year old. A survey was included that is over 2.5 years old. It depicts a building on the site that no longer exists. It is unclear what other changes have taken place. As previously stated, submit a survey less than 1-year old.
6. Compact spaces must be marked as compact. Shown signage on plans.
7. Repeat comment: Provide spot grades at crosswalks so cross slope can be verified. Spot grades at northern crosswalk do not line up with cross walk striping.
8. Repeat comment: Verify stormwater piping inverts. Some inlets still show insufficient cover to be clear of the full pavement section, and pipes will be within the stabilized subgrade meaning that compaction of the subgrade will occur while the pipe is in the subgrade.
9. Repeat Comment: Add COFP details for relevant installations. It does not appear that city details have been used.
10. Repeat Comment: Show proposed force main on landscape plan. Proximity of trees to

main may need to be discussed. Force main is still not shown. Many trees appear to be in very close proximity.

11. Repeat Comment: Ground elevation of P-1 is shown as 84.8 in the calculations, but this does not match the elevation as shown on the grading plan, which is above elevation 85. Response that comment is “Incorrect” is incorrect. Sheet 10 very clearly shows boring P-1 south of the 85 contour and between three separate spot shots all higher than 85.
12. Repeat Comment: Total volume recovery in 14 days was not provided.
13. Repeat Comment: With the implementation of the new state-wide stormwater rule in January of 2026, the presumptive criteria for water quality is not the only calculation required. Nutrient criteria must also now be met for all basins. Provide nutrient calculations and show recovery of more strident treatment volume. The applicant response indicates that the SJRWMD permit has been issued. Note that Section 158.030(c) requires the approval of the stormwater system by the SJRWMD, however does not result in automatic approval of the stormwater system by the city. Provide the calculations as previously requested.
14. Repeat Comment: The project appears to be within a closed basin. As such, show the pre/post volume discharge for the 25yr-96hr storm event. Volume discharged in post must be less than pre. Note that Section 158.030(c) requires the approval of the stormwater system by the SJRWMD, however does not result in automatic approval of the stormwater system by the city. Provide the calculations as previously requested.
15. Repeat Comment: Pond stages on the cross-section detail do not match calculations.

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
btobias@halff.com

BJT:ab

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

SITE PLAN

Owner: **Fruitland Park Commons, LLC, Steve Longo**

Applicant: **Robb & Taylor Engineering Solutions, Inc., Robert Robb, P.E.**

General Location: **North of CR 466A and east of Micro Racetrack Road**

Number of Acres: **8.28+**

Existing Zoning: **Commercial (C-2)**

Existing Future Land Use: **Commercial High Intensity**

Date: **October 12, 2026**

Description of Project

The applicant is seeking site plan approval for a shopping center complex consisting of a 20,000 SF fitness center, 1,990 SF retail for a proposed coffee drive through, and 16,307 SF retail with associated parking, buffers and stormwater ponds. The site plan identifies one access point on CR 466A and two access points on Micro Racetrack Road. The maximum ISR is 0.70 and the proposed ISR is 0.62. The maximum building height is 35' and the proposed maximum building height is 27'4".

	Surrounding Zoning	Surrounding Land Use
North	Ag	Rural
South	C-2	Commercial
East	C-2 and Ag	Commercial and Rural
West	C-2	Commercial

Assessment

Site Plan

Per Chapter 154, Section 154.070 the proposed buildings will need to meet the building design and architectural standards. The applicant should be aware that this section requires that metal buildings are to be faced with other materials to break up the purely metal façade. The applicant did not submit

the color renderings of the proposed elevations or material list to assure compliance with these standards.

The response letter indicated that the lighting plan (Chapter 154, Section 154.70 and Chapter 162, Section 162.060) was included; however, it was not. Please submit.

Chapter 164, Section 164.090 regarding tree removal and replacement require at least 40% of the total number of trees removed shall be replaced. The tree survey submitted does not indicate the total number of trees removed nor a tree mitigation plan. The total provided for each tree type is based on total inches. Please be advised that Camphor and Mimosa trees are considered invasive and do not require a tree removal permit or mitigation. Please revise landscape plans accordingly.

Pursuant to Chapter 164, removal of historic or specimen trees require approval by the City Commission. A historic tree has a 36" or greater DBH and a specimen tree has a 24" to 36" DBH.

A traffic impact analysis is required per Chapter 162, Section 162.020 and Chapter 153. Please submit.

Signs

Please be advised that all free standing signs shall be monument signs (Chapter 163, Section 163.070(c)). Please be advised that a separate sign permit will be required.

Conclusions

Please submit the color renderings of the proposed elevations and material list (Chapter 154, Section 154.070). Please revise the site plan and landscaping plans as noted above. Please submit traffic impact analysis. Please submit lighting plan.

CR 466A and Micro Racetrack Road are under the jurisdiction of Lake County. Access management must comply with Lake County Land Development Regulations and driveway connection permits will need to be secured through Lake County.

Prior to development the applicant will need to conduct a 100% gopher tortoise survey.