FRUITLAND PARK CITY COMMISSION
REGULAR MEETING AGENDA

April 9, 2015

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

7:00 p.m.

1. CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor John Stricklen, Countryside Baptist Church – Invocation

Interim Police Chief Lake County Sheriff's Office Captain Todd English - Pledge of Allegiance

2. ROLL CALL

3. PROCLAMATIONS (city clerk)

(a) ***Mayors Day of Recognition for National Service*, April 7, 2015**

(b) ***Volunteer Appreciation Week*, April 12-18, 2015**

(i) Proclamation

(ii) Events

- April 15, 2015 citywide breakfast at the city commission chambers at 9:00 a.m.

- April 17, 2015 volunteers' luncheon at the Fruitland Park Library at noon.

(c) Library:

- ***School Library Month*, April 2015;**
- ***National Library Week*, April 12-18, 2015, and**
- ***ALA-APA National Library Workers Day*, April 14, 2015**

(d) Water Proclamations:

(i) ***Water Conservation Month*, April 2015**

(ii) ***National Water Safety Month*, May 2015, and *Water Safety Day*, May 16, 2015**

Status update report on planned activities relating to "Water Safety Day".

4. PUBLIC COMMENTS

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Issues brought up may be discussed by the City of Fruitland Park Commission at this

meeting as they have not been posted for consideration. Issues may either be referred to the proper staff for consideration or brought up at a future meeting. Comments are limited to three (3) minutes unless otherwise permitted pursuant to City Resolution 2013-023. (Resolution 2013-023 and 286.0114, F.S.)

5. CONSENT AGENDA

Items placed on the Consent Agenda are considered routine business and shall all be considered and acted on as one item. Any Commissioner may request that any item in the consent agenda be removed and placed on the regular agenda for discussion and possible action as a separate item.

Approval of Minutes (city clerk)
March 26, 2015 regular meeting.

6. REGULAR AGENDA

(a) Auditor's Financial Report – W. Chet Ross, CPA, Shumacker, Johnston & Ross PA (city treasurer)
Comprehensive Annual Financial Report for the year ended September 30, 2014.

(b) Service Systems Repair Work - Wells 5, 1, 3, and 4 (city manager/public works director)
Motion to approve a service estimate for $4,027.31 with Guardian Equipment Inc. for service systems repair work on well 5, wells 1 and 3, and well 4 allocated from the public works budget.

(c) Water and Wastewater Treatment Plant Agreement (city manager)
Consider the approval of the Water and Wastewater Treatment Plant Agreement between the Town of Lady Lake and the City of Fruitland Park for the city to pay for wastewater treatment and for the town to receive and treat the city's wastewater.

(d) RFP 2015-002 Legal Services
City commission discussing, ranking and shortlisting the top three firms for RFP 2015-002 legal services and establishing the date of April 14, 2015 to conduct interviews with the city commission before appointing and negotiating a contract at the April 23, 2015 regular meeting.

(e) Firearm Ranges (city attorney)

(i) Resolution 2015-001 Backyard Gun Ranges

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, URGING THE STATE OF FLORIDA TO ADDRESS FLORIDA STATUTES THAT ALLOW UNRESTRICTED AND UNREGULATED FIREARM TARGET RANGES AND DISCHARGES IN URBAN RESIDENTIAL NEIGHBORHOODS; PROVIDING FOR DISTRIBUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

(ii) AGO – Gun Ranges
Discussion on Attorney General Opinions regarding Gun Ranges.

(f) First Reading - Cross-Connection Ordinance 2015-003 (city manager/public works director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REVISING CHAPTER 51 ENTITLED PLUMBING OF THE CODE OF ORDINANCES ADOPTED BY ORDINANCE 90-027 AND REPLACING WITH THE CROSS-CONNECTION CONTROL PROGRAM PROVIDED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE. (The second reading will be held on April 23, 2015.)

PUBLIC HEARING

(g) Second Reading and Public Hearing - Special Events Ordinance 2015-002 (community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING CHAPTER 99 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES PERTAINING TO SPECIAL EVENTS WITHIN THE CITY OF FRUITLAND PARK; SPECIFICALLY PROVIDING FOR PROCEDURES AND REGULATIONS APPLICABLE TO CONDUCTING SPECIAL EVENTS AS DEFINED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE. (The first reading was held on March 26, 2015.)

QUASI-JUDICIAL PUBLIC HEARING

(h) Second Reading and Quasi-Judicial Public Hearing – Ordinance 2015-001 – Rezoning – CR 466A and West of Josephine Drive (community development director)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 45 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; REZONING THE PROPERTY FROM LAKE COUNTY "AG" (AGRICULTURE) TO GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK;

DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (The first reading was held on March 12, 2015.)

END OF PUBLIC HEARING

9. NEW BUSINESS

10. OFFICERS' REPORTS

(a) City Manager

- **Fruitland Park Library Design Build RFP**
  Status update report.

(b) City Attorney

11. COMMISSIONERS' COMMENTS

(a) Commissioner Ranize

(b) Commissioner Lewis

(c) Vice Mayor Cheshire

(d) Commissioner Gunter, Jr.

11. MAYOR'S COMMENTS

12. ADJOURNMENT

DATES TO REMEMBER

Please note that in addition to the city commission meetings, more than one city commissioner may be present at the above-mentioned events.

April 10, 2015, Central Florida MPO Alliance, MetroPlan Orlando, David L. Grovdahl Board Room, 315 E Robinson St, #355, Orlando, FL 32801 at 10:00 a.m.
April 10, 2015, Lake County League of Cities, "Penny Sales Tax Update and City Information Due", Lake Receptions, 4425 N. Highway 19-A, Mount Dora, FL 32757 at noon
April 11, 2015, Fruitland Park Day ("the day we celebrate our founders") at 10:00 a.m.
April 15, 2015, Citywide Volunteer Appreciation Breakfast, Commission Chambers at 9:00 a.m.
April 22, 2015, Lake-Sumter MPO Governing Board, 1616 S 14 St (US 27), Leesburg, FL 34748 at 2:00 p.m.
April 23, 2015, Regular City Commission Meeting at 7:00 p.m.

May 2, 2015 – Employee Picnic, Gardenia Park Recreation Complex, at 11:00 a.m.
May 6, 2015, Lake County Community Service Awards, Lake Receptions, 4425 N. Highway 19-A, Mount Dora, FL 32757, TBD

May 8, 2015 Lake County League of Cities, Lake Receptions, 4425 N. Highway 19-A, Mount Dora, FL 32757 at 6:00 p.m.
May 14, 2015, Regular City Commission Meeting – 7:00 p.m.
May 16, 2015 "Water Safety Day", Gardenia Park, 201 W. Berckman Street, Fruitland Park, FL 34731 at 10:00 a.m.
May 27, 2015 Lake-Sumter MPO Governing Board, 1616 S 14 St (US 27), Leesburg, FL 34748 at 2:00 p.m.
May 28, 2015, Regular City Commission Meeting – 7:00 p.m.

June 11, 2015, Regular City Commission Meeting – 7:00 p.m.
June 12, 2015, Lake County League of Cities, "Lake County Property Appraiser's Office – Preliminary Tax Roll 2015", Lake Receptions, 4425 N. Highway 19-A, Mount Dora, FL 32757 at noon
June 23, 2015, Lake EMS 2761 W. Old Highway 441, Mount Dora, FL 32757 at 2:30 p.m.
June 24, 2015, Lake-Sumter MPO Governing Board, 1616 S 14 St (US 27), Leesburg, FL 34748 at 2:00 p.m.
June 25, 2015, Regular City Commission Meeting – 7:00 p.m.

AGENDA ITEM NUMBER
3a

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Proclamation**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	March 12, 2015				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Proclamation "Mayor's Day of Recognition for National Service"				

Description of Item:

Ms. Sharon Richards, Corporation for National and Community Service State Program Director, will be giving a presentation on the program which may assist the city meeting critical community needs through volunteerism

Action to be Taken: None.

Staff's Recommendation: N/A

Additional Comments: None.

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

Proclamation

WHEREAS, service to others is a hallmark of the American character and central to how we meet our challenges; and

WHEREAS, the nation's mayors are increasingly turning to national service and volunteerism as a cost-effective strategy to meet city needs; and,

WHEREAS, AmeriCorps and Senior Corps address the most pressing challenges facing our cities and nation, from educating students for the jobs of the 21st century and supporting veterans and military families to preserving the environment and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, national service participants serve in more than 70,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve with, both through their direct service and by recruiting and managing millions of additional volunteers; and,

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and,

WHEREAS, AmeriCorps members and Senior Corps volunteers demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with mayors across the country to support the Mayors Day of Recognition for National Service on April 7, 2015

NOW, THEREFORE, be it proclaimed that I "Christopher J. Bell, Mayor of the City of Fruitland Park, Florida", on behalf of the city commissioners, do hereby proclaim April 7, 2015 as *NATIONAL SERVICE RECOGNITION DAY*, and encourage residents to recognize the positive impact of national service in our city, to thank those who serve; and to find ways to give back to their communities.

DATED this 9th day of April 2015.

_____

Christopher J. Bell, Mayor

Attest:

_____

Esther Coulson, City Clerk

AGENDA ITEM NUMBER
3b

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Proclamation**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	March 31, 2015				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Proclamation and Invitations				

Description of Item:

i. Proclamation - *"Volunteer Appreciation Week"*, April 12-18, 2015

ii. Events
- April 15, 2015 citywide breakfast at the city commission chambers at 9:00 a.m.
- April 17, 2015 volunteers' luncheon at the Fruitland Park Library at noon.

Action to be Taken: None.

Staff's Recommendation: N/A

Additional Comments: None.

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

Proclamation

WHEREAS, service to others is a hallmark of the American character and central to how we meet our challenges; and

WHEREAS, the City of Fruitland Park, Florida participates in *National Volunteer Week* from April 12 to 18, 2015; and

WHEREAS, in Fruitland Park, we are proud of and wish to recognize these members of our community, who enrich the lives of those around them and help make our community a strong and vibrant place to live; and

WHEREAS, this is the perfect opportunity for the City of Fruitland Park to seize the moment and share the national spotlight that National Volunteer Week deservedly receives; and

WHEREAS, our volunteers are vital to our future as a caring and productive city; and

WHERAS, so many volunteers working in our community utilize their time and talent daily to make a difference in the lives of children, adults and the elderly; and

WHEREAS, the City of Fruitland Park is committed to encourage volunteerism among its partners, businesses, organizations, and citizens; and

WHEREAS, our volunteers provide vast improvement to our quality of life and increase community participation and ownership;

NOW, THEREFORE, be it proclaimed that I "Christopher J. Bell, Mayor of the City of Fruitland Park, Florida", on behalf of the city commissioners, do hereby proclaim April 12-18, 2015 as *NATIONAL VOLUNTEER WEEK,* and urge all citizens to recognize the valuable contributions made by volunteers and encourage others to serve the community to improve their own life as well as the lives of others.

DATED this 9th day of April 2015.

_____

Christopher J. Bell, Mayor

Attest:

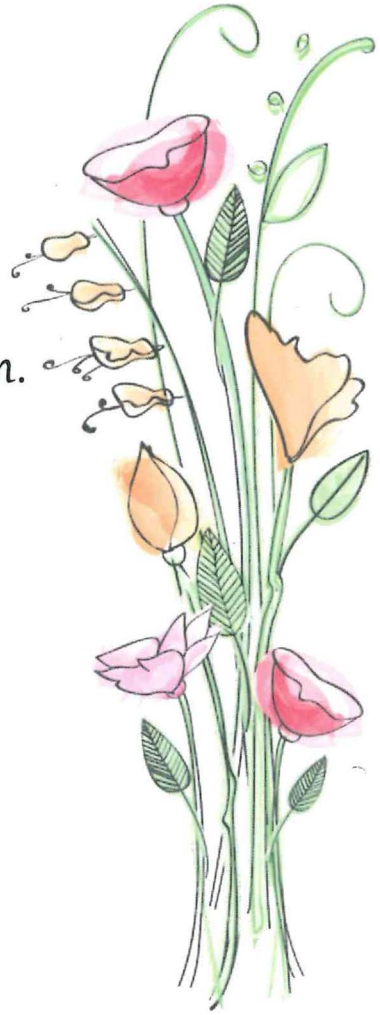
_____

Esther Coulson, City Clerk

You're Invited

to a

Volunteer Breakfast



Wednesday
April 15, 2015 at 9:00 a.m.

Fruitland Park City Hall
Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731

R.S.V.P. Esther by April 8th
352-360-6727

Volunteer Luncheon

You are invited to the
7th Annual
Volunteer's Luncheon

Friday, April 17, 2015 at 12:00 p.m.

Fruitland Park Library
205 W. Berckman Street
Fruitland Park, FL 34731

R.S.V.P. Jo-Ann by April 10th
352-360-6561

AGENDA ITEM NUMBER
4

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Public Comments**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	March 31, 2014				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	None				
Description of Item:					
Action to be Taken:					
Staff's Recommendation:					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

AGENDA ITEM NUMBER
5

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Meeting Minutes**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	March 31, 2015				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Not yet available.				
Description of Item: Consideration and approval of the March 26, 2015 regular city commission draft meeting minutes.					
Action to be Taken: Approve as submitted.					
Staff's Recommendation: Approval, if there are no amendments or corrections by the city commission.					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

AGENDA ITEM NUMBER
6a

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**CAFR**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	March 31, 2014				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	None				
Description of Item: Comprehensive Annual Financial Report for the year ended September 30, 2014.					
Action to be Taken:					
Staff's Recommendation:					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

AGENDA ITEM NUMBER
6b

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Service System Repair Work**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	March 31, 2014				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Estimate				

Description of Item:
Approve a service estimate for $4,027.31 with Guardian Equipment Inc. for service systems repair work on well 5, wells 1 and 3, and well 4 allocated from the public works budget.

Action to be Taken: Approval

Staff's Recommendation: Approval

Additional Comments:

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

Dale Bogle

From: William Fitch <wbfitch@guardianequipment.net>
Sent: Thursday, March 26, 2015 7:36 PM
To: 'Jim Rennard'
Cc: dboglefruitlandpark@comcast.net
Subject: annual cl2 P M Estimate
Attachments: FRUTILANDPARK.ANNUALPM.ESTIMATE.03.25.15.doc

Importance: High

Jim,

Attached is a more detailed estimate breaking it down by well. Please confirm this is an order, and I'll get the parts on order.

SINCERELY, WILLIAM B. FITCH, 321-689-4463

wbfitch@guardianequipment.net

GUARDIAN EQUIPMENT, INC.

330 Hickman Drive, Sanford, FL 32771 PH:888-928-3700 / 407-936-2216 FX:407-936-2217

03/25/15

SERVICE ESTIMATE

City of Fruitland Park
506 West Berckman St.
Fruitland Park, Fl. 34731
Attn: Jim Rennard

We are pleased to provide service estimates for the following locations:

Well #5:

(2) AAA-1160 W&T VACUUM REG. P.M. KITS	$175.00	$ 350.00
(2) AAA-1271 W&T SEAT	$ 15.00	$ 30.00
(1) KT-100-RMP ROTOMETER P.M. KITS Regal	$ 45.00	$ 45.00
(1) KT1-100-EJS EJECTOR PARTS	$ 70.00	$ 70.00
40 FT. 3/8" BLACK POLY TUBING	$ .50	$ 20.00
	MATERIAL:	$ 515.00
(8) HOURS LABOR	$ 99.00	$ 792.00
	Sub total	$1307.00

Wells 1&3:

(2) AAA-1160 W&T VACUUM REG. P.M. KITS	$175.00	$ 350.00
(2) AAA-1271 W&T SEAT	$ 15.00	$ 30.00
(1) AAA-1319 W&T ROTOMETER PM KIT	$ 71.31	$ 71.31
(1) APQ-4389 W&T EJECTOR PARTS	$ 110.00	$ 110.00
40 FT. 3/8" BLACK POLY TUBING	$ .50	$ 20.00
	MATERIAL:	$ 581.31
(8) HOURS LABOR	$ 99.00	$ 792.00
		$1373.31

Well 4:

(2) AAA-1160 W&T VACUUM REG. P.M. KITS	$175.00	$ 350.00
(2) AAA-1271 W&T SEAT	$ 15.00	$ 30.00
(1) KT-100-RMP ROTOMETER P.M. KITS Regal	$ 45.00	$ 45.00
(1) APQ-4389 W&T EJECTOR PARTS	$ 110.00	$ 110.00
40 FT. 3/8" BLACK POLY TUBING	$ .50	$ 20.00
	MATERIAL:	$ 555.00
(8) HOURS LABOR	$ 99.00	$ 792.00
	Subtotal	$1347.00

PAGE TOTAL..... $4027.31

Prices are firm for 60 days. Terms are net 30 days. Upon disassembly and inspection additional parts and labor could be required for a complete repair. Additional costs to be quoted prior to completion

Sincerely,

William B. Fitch, Sales manager

AGENDA ITEM NUMBER
6c

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Water and Wastewater Treatment Plant Agreement**				
For the Meeting of:	April 9, 2015				
Submitted by:	City Manager Gary La Venia				
Date Submitted:	February 19, 2015				
Are Funds Required:			Yes		No
Account Number:					
Amount Required:					
Balance Remaining:					
Attachments:	Yes				
Description of Item: Motion to the Water and Wastewater Treatment Plant Agreement with the Town of Lady Lake for the city to pay for wastewater treatment and for the town to receive and treat the city's wastewater.					
Action to be Taken: Approval.					
Staff's Recommendation: Approval.					
Additional Comments: The agreement was approved at the town's March 5, 2015 regular meeting and postponed from the March 26, 2015 regular meeting.					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

WASTEWATER TREATMENT PLANT CAPACITY
RESERVATION AND BULK TREATMENT AGREEMENT

THIS AGREEMENT is made this ____ day of _____, _____. Between the TOWN OF LADY LAKE, a political subdivision in the state of Florida (hereinafter "Town"), and THE CITY OF FRUITLAND PARK.

Terms and Conditions

In consideration of the commitment of the Town to receive and treat the wastewater of the City of Fruitland Park, and of the commitment of the City of Fruitland Park to pay for the treatment of wastewater by the Town, the receipt and sufficiency of such commitments being hereby acknowledged, the parties agree to the following terms and conditions.

1. **Effective Date**. This Agreement shall be effective upon execution by both parties. Upon execution by both parties, this Agreement shall be recorded in the Official Records of Lake County, Florida.
2. **Term**. The term of this Agreement shall be ten (10) years from the Effective Date unless earlier terminated or extended by mutual written agreement.
3. **Capacity Reservation and Bulk Treatment**. The Town agrees to reserve for the use of the City of Fruitland Park, wastewater treatment capacity of up to 500,000 gallons per day (GPD), flow rates and charges to be reviewed and adjusted annually during the term of the agreement. To allow the Town sufficient time for any future plant expansion to accommodate the capacity utilized by the City of Fruitland Park, the City of Fruitland Park may not increase its utilization of the reserved capacity in any one year by more than 100,000 GPD above the average actual utilized capacity for the prior calendar year. GPD shall be measure on a ninety day average of daily flows.
4. **Service Rates for Wastewater Treatment**. The service rates for wastewater treated by the Town pursuant to the initial capacity reservation by the City of Fruitland Park shall be as stipulated in attachment "A" of this agreement and adjusted annually by the Town of Lady Lake to equal the Town's current approved rate structure for customer wastewater billing rates.

   The City of Fruitland Park will not provide bulk service pricing to those customers of the City of Fruitland Park whose wastewater is treated in the Town's treatment plant pursuant to this Agreement, and will limit wastewater services to those areas within the incorporated boundary of the City of Fruitland Park.
5. **Wastewater Quality**.
   A. The City of Fruitland Park shall undertake whatever procedures are necessary in the inspection, policing, and regulation of all wastewater introduced into the City of Fruitland Park wastewater collection systems, to ensure that the quality of raw wastewater transmitted by the City of Fruitland Park to the Town shall not exceed the following criteria:

(1)	BOD	-	350 ppm
	TSS	-	350 ppm
	Fats, Oil, Grease	-	50 ppm
	Hydrogen, Sulfide	-	3.00 ppm

(2) In addition, the wastewater shall not contain the following pollutants:
   (a) Pollutants which create a fire or explosion hazard.

(b) Pollutants which will cause corrosive structural damage, but in no case discharges with pH lower than 5.5 or higher than 9.5.
(c) Solid or viscous pollutants in amounts which will cause interference with the operation of the treatment facilities.
(d) Any pollutant, including oxygen-demanding pollutants (BOD, etc.) released in a discharge of such volume or strength as to cause interference in the treatment facilities.
(e) Heat in amounts which will inhibit biological activity in the treatment facilities resulting in interference, but in no case heat in such quantities that the temperature at the treatment plant influent (one hundred four (104) degrees Fahrenheit).
(f) Unpolluted waters such as stormwater, groundwater, roof runoff, subsurface drainage or cooling water.

(3) Concentrations in excess of the limits and constituents defined below shall not be allowed. Should these limits be exceeded, Fruitland Park shall immediately eliminate the cause of the violation.

Antimony	1.00 ppm	Tin	5.00 ppm
Arsenic	0.25 ppm	Zinc	1.00 ppm
Barium	10.00 ppm	Total Metals	10.00 ppm
Beryllium	0.25 ppm	Fats, Oil and Grease	100.00 ppm
Boron	1.00 ppm	Iodine	10.00 ppm
Cadmium	0.70 ppm	Benzene compounds	5.00 ppm
Total Chromium	1.00 ppm	Carbon tetrachloride	10.00 ppm
Cobalt	0.30 ppm	Chloroethylene comps.	10.00 ppm
Copper	2.00 ppm	Chloroethene compounds	5.00 ppm
Cyanide	0.50 ppm	Chloroethane compounds	10.00 ppm
Lead	0.40 ppm	Chloroform	10.00 ppm
Lithium	0.03 ppm	Pentachlorophenol	10.00 ppm
Manganese	1.50 ppm	Total Phenol	0.50 ppm
Mercury	0.005 ppm	Hydrogen Sulfide	6.00 ppm
Nickel	0.70 ppm	COD	600.00 ppm
Selenium	0.50 ppm	BOD	600.00 ppm
Silver	0.50 ppm	TSS	600.00 ppm

Should Fruitland Park transmit any of the above-listed items other than those addressed in 3 (b) below, Fruitland Park shall pay for any costs or damages the Town of Lady Lake incurs because of Fruitland Park's violation and the Town of Lady Lake may immediately terminate this agreement if not eliminated within 30 days of initial date of detection. Fruitland Park's uncured violation as determined by the Town shall be sufficient cause to terminate this agreement.

B. In the event that the City of Fruitland Park transmits to the Town wastewater which exceeds the limits for 5-day biochemical oxygen demands (~~BOC~~BOD), total suspended solids (TSS), Fats, Oils and Grease or Hydrogen Sulfide, then the Town may estimate the total volume of wastewater not meeting the requirements of Paragraph 5A, above, and assess and collect a surcharge from the City of Fruitland Park as follows:

BOD or TSS (whichever is higher)			
350 – 400 ppm	-	$	0.50/1000 gal
400 – 450 ppm	-	$	1.25/1000 gal
450 – 500 ppm	-	$	3.15/1000 gal
500 – 550 ppm	-	$	7.95/1000 gal
550 – 600 ppm	-	$	20.00/1000 gal
Fats, Oils and Grease	-	$	0.10/1000 gal
Hydrogen Sulfide	-	$	0.20/1000 gal

6. **Wastewater Treatment Standards**. The Town shall continuously accomplish all health hazard and pollutant removal standards as then required by applicable regulatory requirements.

7. **Resolution of Disputes Involving Raw Wastewater Quality or Wastewater Treatment Standards**. Before litigating any dispute under this agreement, the parties' representatives shall personally meet in good faith to resolve their dispute.

8. **Costs and Expenses.**
   A. City of Fruitland Park shall be responsible for all engineering expenses and infrastructure installation costs associated with the connection to the Town's wastewater collection system, including but not limited to wastewater collection and transmission lines, wastewater sampling station, wastewater ~~bi-directional~~ master meter, and related improvements to the Town's wastewater collection system. All related improvements must be approved by Town staff prior to implementation.
   B. Town will specify and approve the proposed associated infrastructure and equipment prior to providing the City of Fruitland Park a "Notice to Proceed". City of Fruitland Park will be responsible for all maintenance and replacement costs for all associated infrastructure up to point of connection and associated equipment located on Town facilities incurred throughout the term of this agreement.
   C. Except for charges for service and items specified in this agreement, each Party shall be wholly responsible for and shall pay all of any such Party's costs and expenses incurred in complying with the terms of this Agreement.
   D. The City of Fruitland Park shall not charge the Town, and the Town shall not charge the City of Fruitland Park any connection fees, tapping fees, impact fees or any fee or charge of any kind, except service rates and operational charges as set forth herein for any obligation incurred or service performed pursuant to this Agreement. The Town Commission of the Town of Lady Lake expressly waives the imposition of impact fees to the City of Fruitland Park concerning this agreement.
9. **Ownership and Maintenance Responsibilities.**
   A. City of Fruitland Park will be responsible for all costs associated with infrastructure installed as a part of this project. Including but not limited to, easement acquisition, engineering services, and all related materials and equipment.
   B. City of Fruitland Park will be responsible for all maintenance and replacement costs of installed infrastructure and equipment installed on or outside of Town facilities related to this project.

C. City of Fruitland Park will install a wastewater quality sampling station on its isolated discharge inlet into the Town's ~~liftstation~~lift station , specified and approved by Town at a location approved by the Town. Town will monitor and report findings of wastewater quality sampling via the City of Fruitland Park installed sampling station and or other sampling methods.

D. City of Fruitland Park will install and maintain a properly sized and Town approved ~~bi-directional~~ wastewater meter. Such meter will be calibrated by the City of Fruitland Park annually by a certified calibration professional approved by the Town.

10. **Applicable Law**. The terms and provisions of this Agreement shall be governed by the law of Florida.
11. **Compliance with the Law**. The Town and the City of Fruitland Park will comply with all applicable laws, rules, regulations and ordinances that shall apply to the conduct of the Parties, treatment of wastewater, manning of facilities, regulatory reports, measurement, testing, qualifications of operating personnel., and all other such laws and regulations which may be applicable to the performance of the Parties pursuant to this Agreement.
12. **Cooperation**. The Parties will each cooperate with the other in providing such documents, analyses, test reports, studies and all things reasonably necessary for harmonious and successful compliance with the terms of this Agreement.
13. **Copies**. This Agreement shall be executed in three (3) copies, each of which shall be an original. One copy shall be provided to the City of Fruitland Park, one copy shall be provided to the Town, and other copy shall be provided to the Florida Department of Environmental Protection.
14. **Force Majeure**. Throughout the period of time when performance of any provision of this Agreement shall be prevented by occurrences or events wholly outside the control of the Party failing to perform as a result of such occurrence or event ("force majeure"), then such Party shall be excused from performance under the terms of this Agreement, for only that period of time such performance is prevented by force majeure, and during the time which the defaulting Party has made diligent effort to cure such default. With the exception of involuntary bankruptcy, this provision excusing performance during force majeure shall not apply to the payment of rates as specified by this Agreement.
15. **Notices**. All Notices required or authorized under this Agreement shall be given in writing and shall be served by mail or hand-delivery on the Parties at the addresses listed below:

Town:	Town of Lady Lake Town Manager 409 Fennell Blvd Lady Lake, FL 32159
City of Fruitland Park	City of Fruitland Park City Manager 506 West Berckman Street Fruitland Park, FL 34731

16. **Disclaimer of Third-Party Beneficiaries**. This agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action shall accrue upon or by reason thereof, to or for the benefit of any third party not a formal Party hereto.
17. **Costs and Attorney's Fees**. In the event that the City of Fruitland Park or the Town is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise,

then the prevailing Party shall be entitled to recover from the other Party all costs incurred, including reasonable attorney's fees in such actions, including appeals.

18. **Effect of Waiver.** Failure to insist upon strict compliance with any of the terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.
19. **Severability**. If any part of this Agreement is found invalid or unenforceable by a court or administrative agency, or by reason of changes in State or Federal laws or regulations, such invalidity or unenforceability shall not affect the other parts of this Agreement, the rights and obligations of the Parties contained herein not materially prejudiced, and if the intentions of the Parties can continue to be effectuated. To that end, this Agreement is declared to be severable.
~~19.~~20. **Termination Without Cause**. ~~Early termination would result in severe hardship to the City of Fruitland Park. A 30 month termination notice from the Town of Lady Lake would allow Fruitland Park enough time to find an alternative wastewater treatment solution, stipulations included in the Wastewater Standards portion of this agreement being paramount.~~The Town or Fruitland Park may terminate this Agreement without cause by providing 30 months written notice to the non-terminating party.

THIS WRITTEN AGREEMENT constitutes the entire agreement between the Parties, and has been entered into voluntarily and with independent advice and legal counsel, and has been executed by the authorized representative of each Party on the date first written above. Modifications to and waiver of the provisions herein shall be made in writing by the Parties hereto.

ATTEST: TOWN OF LADY LAKE

_____ By: _____

Print Name: _____ Ruth Kussard, Mayor

(Corporate Seal)

ATTEST: CITY OF FRUITLAND PARK, FLORIDA

_____ By: _____

Print Name: _____

FOR THE USE AND RELIANCE OF THE TOWN OF LADY LAKE, FLORIDA, ONLY, APPROVED AS TO FORM AND LEGALITY _____, 2014

_____
Derek Schroth
Town Attorney
Town of Lady Lake

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, By _____, the _____ of the Town of Lady Lake.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

_____
(Print name of Notary Public)
My Commission Expires: _____
_____
Serial/Commission Number
Personally Know _____ or Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, By _____, the _____ of the City of Fruitland Park.

_____
NOTARY PUBLIC – STATE OF FLORIDA
(Signature of Notary Public)

_____
(Print name of Notary Public)
My Commission Expires: _____
_____
Serial/Commission Number
Personally Know _____ or Produced Identification _____
Type of Identification Produced: _____

ATTACHMENT "A"

Fruitland Park Wastewater Interconnection Service Fees

Flow Rate(gpd)[1]	Operational Costs	Usage Charge	Base Facilites	Base Res Fee	Total Monthly Fee**
100,000	$10,573.33	$355.00	$5,400.00	$2,700.00	**$19,028.33**
110,000	$11,630.67	$390.50	$5,940.00	$2,970.00	**$20,931.17**
120,000	$12,688.00	$426.00	$6,480.00	$3,240.00	**$22,834.00**
130,000	$13,745.33	$461.50	$7,020.00	$3,510.00	**$24,736.83**
140,000	$14,802.67	$497.00	$7,560.00	$3,780.00	**$26,639.67**
150,000	$15,860.00	$532.50	$8,100.00	$4,050.00	**$28,542.50**
160,000	$16,917.33	$568.00	$8,640.00	$4,320.00	**$30,445.33**
170,000	$17,974.67	$603.50	$9,180.00	$4,590.00	**$32,348.17**
180,000	$19,032.00	$639.00	$9,720.00	$4,860.00	**$34,251.00**
190,000	$20,089.33	$674.50	$10,260.00	$5,130.00	**$36,153.83**
200,000	$21,146.67	$710.00	$10,800.00	$5,400.00	**$38,056.67**
210,000	$22,204.00	$745.50	$11,340.00	$5,670.00	**$39,959.50**
220,000	$23,261.33	$781.00	$11,880.00	$5,940.00	**$41,862.33**
230,000	$24,318.67	$816.50	$12,420.00	$6,210.00	**$43,765.17**
240,000	$25,376.00	$852.00	$12,960.00	$6,480.00	**$45,668.00**
250,000	$26,433.33	$887.50	$13,500.00	$6,750.00	**$47,570.83**
260,000	$27,490.67	$923.00	$14,040.00	$7,020.00	**$49,473.67**
270,000	$28,548.00	$958.50	$14,580.00	$7,290.00	**$51,376.50**
280,000	$29,605.33	$994.00	$15,120.00	$7,560.00	**$53,279.33**
290,000	$30,662.67	$1,029.50	$15,660.00	$7,830.00	**$55,182.17**
300,000	$31,720.00	$1,065.00	$16,200.00	$8,100.00	**$57,085.00**
310,000	$32,777.33	$1,100.50	$16,740.00	$8,370.00	**$58,987.83**
320,000	$33,834.67	$1,136.00	$17,280.00	$8,640.00	**$60,890.67**
330,000	$34,892.00	$1,171.50	$17,820.00	$8,910.00	**$62,793.50**
340,000	$35,949.33	$1,207.00	$18,360.00	$9,180.00	**$64,696.33**
350,000	$37,006.67	$1,242.50	$18,900.00	$9,450.00	**$66,599.17**
360,000	$38,064.00	$1,278.00	$19,440.00	$9,720.00	**$68,502.00**
370,000	$39,121.33	$1,313.50	$19,980.00	$9,990.00	**$70,404.83**
380,000	$40,178.67	$1,349.00	$20,520.00	$10,260.00	**$72,307.67**
390,000	$41,236.00	$1,384.50	$21,060.00	$10,530.00	**$74,210.50**
400,000	$42,293.33	$1,420.00	$21,600.00	$10,800.00	**$76,113.33**

410,000	$43,350.67	$1,455.50	$22,140.00	$11,070.00	**$78,016.17**
420,000	$44,408.00	$1,491.00	$22,680.00	$11,340.00	**$79,919.00**
430,000	$45,465.33	$1,526.50	$23,220.00	$11,610.00	**$81,821.83**
440,000	$46,522.67	$1,562.00	$23,760.00	$11,880.00	**$83,724.67**
450,000	$47,580.00	$1,597.50	$24,300.00	$12,150.00	**$85,627.50**
460,000	$48,637.33	$1,633.00	$24,840.00	$12,420.00	**$87,530.33**
470,000	$49,694.67	$1,668.50	$25,380.00	$12,690.00	**$89,433.17**
480,000	$50,752.00	$1,704.00	$25,920.00	$12,960.00	**$91,336.00**
490,000	$51,809.33	$1,739.50	$26,460.00	$13,230.00	**$93,238.83**
500,000	$52,866.67	$1,775.00	$27,000.00	$13,500.00	**$95,141.67**
510,000	$53,924.00	$1,810.50	$27,540.00	$13,770.00	**$97,044.50**
520,000	$54,981.33	$1,846.00	$28,080.00	$14,040.00	**$98,947.33**
530,000	$56,038.67	$1,881.50	$28,620.00	$14,310.00	**$100,850.17**
540,000	$57,096.00	$1,917.00	$29,160.00	$14,580.00	**$102,753.00**
550,000	$58,153.33	$1,952.50	$29,700.00	$14,850.00	**$104,655.83**
560,000	$59,210.67	$1,988.00	$30,240.00	$15,120.00	**$106,558.67**
570,000	$60,268.00	$2,023.50	$30,780.00	$15,390.00	**$108,461.50**
580,000	$61,325.33	$2,059.00	$31,320.00	$15,660.00	**$110,364.33**
590,000	$62,382.67	$2,094.50	$31,860.00	$15,930.00	**$112,267.17**
600,000	$63,440.00	$2,130.00	$32,400.00	$16,200.00	**$114,170.00**

Operational Costs*

Flow Rate	ERU's(per 250 gpd)	Term(Months)	ERU Rate	Monthly Fee
100,000	400	120	$3,172	$10,573.33
110,000	440	120	$3,172	$11,630.67
120,000	480	120	$3,172	$12,688.00
130,000	520	120	$3,172	$13,745.33
140,000	560	120	$3,172	$14,802.67
150,000	600	120	$3,172	$15,860.00
160,000	640	120	$3,172	$16,917.33
170,000	680	120	$3,172	$17,974.67
180,000	720	120	$3,172	$19,032.00
190,000	760	120	$3,172	$20,089.33
200,000	800	120	$3,172	$21,146.67
210,000	840	120	$3,172	$22,204.00
220,000	880	120	$3,172	$23,261.33
230,000	920	120	$3,172	$24,318.67
240,000	960	120	$3,172	$25,376.00
250,000	1000	120	$3,172	$26,433.33

260,000	1040	120	$3,172	$27,490.67
270,000	1080	120	$3,172	$28,548.00
280,000	1120	120	$3,172	$29,605.33
290,000	1160	120	$3,172	$30,662.67
300,000	1200	120	$3,172	$31,720.00
310,000	1240	120	$3,172	$32,777.33
320,000	1280	120	$3,172	$33,834.67
330,000	1320	120	$3,172	$34,892.00
340,000	1360	120	$3,172	$35,949.33
350,000	1400	120	$3,172	$37,006.67
360,000	1440	120	$3,172	$38,064.00
370,000	1480	120	$3,172	$39,121.33
380,000	1520	120	$3,172	$40,178.67
390,000	1560	120	$3,172	$41,236.00
400,000	1600	120	$3,172	$42,293.33
410,000	1640	120	$3,172	$43,350.67
420,000	1680	120	$3,172	$44,408.00
430,000	1720	120	$3,172	$45,465.33
440,000	1760	120	$3,172	$46,522.67
450,000	1800	120	$3,172	$47,580.00
460,000	1840	120	$3,172	$48,637.33
470,000	1880	120	$3,172	$49,694.67
480,000	1920	120	$3,172	$50,752.00
490,000	1960	120	$3,172	$51,809.33
500,000	2000	120	$3,172	$52,866.67
510,000	2040	120	$3,172	$53,924.00
520,000	2080	120	$3,172	$54,981.33
530,000	2120	120	$3,172	$56,038.67
540,000	2160	120	$3,172	$57,096.00
550,000	2200	120	$3,172	$58,153.33
560,000	2240	120	$3,172	$59,210.67
570,000	2280	120	$3,172	$60,268.00
580,000	2320	120	$3,172	$61,325.33
590,000	2360	120	$3,172	$62,382.67
600,000	2400	120	$3,172	$63,440.00

Usage Charge**

Flow Rate	ERU's(per 250 gpd)	Fee per 1000 gals	Monthly Fee
100,000	400	$3.55	$355.00
110,000	440	$3.55	$390.50

120,000	480	$3.55	$426.00
130,000	520	$3.55	$461.50
140,000	560	$3.55	$497.00
150,000	600	$3.55	$532.50
160,000	640	$3.55	$568.00
170,000	680	$3.55	$603.50
180,000	720	$3.55	$639.00
190,000	760	$3.55	$674.50
200,000	800	$3.55	$710.00
210,000	840	$3.55	$745.50
220,000	880	$3.55	$781.00
230,000	920	$3.55	$816.50
240,000	960	$3.55	$852.00
250,000	1000	$3.55	$887.50
260,000	1040	$3.55	$923.00
270,000	1080	$3.55	$958.50
280,000	1120	$3.55	$994.00
290,000	1160	$3.55	$1,029.50
300,000	1200	$3.55	$1,065.00
310,000	1240	$3.55	$1,100.50
320,000	1280	$3.55	$1,136.00
330,000	1320	$3.55	$1,171.50
340,000	1360	$3.55	$1,207.00
350,000	1400	$3.55	$1,242.50
360,000	1440	$3.55	$1,278.00
370,000	1480	$3.55	$1,313.50
380,000	1520	$3.55	$1,349.00
390,000	1560	$3.55	$1,384.50
400,000	1600	$3.55	$1,420.00
410,000	1640	$3.55	$1,455.50
420,000	1680	$3.55	$1,491.00
430,000	1720	$3.55	$1,526.50
440,000	1760	$3.55	$1,562.00
450,000	1800	$3.55	$1,597.50
460,000	1840	$3.55	$1,633.00
470,000	1880	$3.55	$1,668.50
480,000	1920	$3.55	$1,704.00
490,000	1960	$3.55	$1,739.50
500,000	2000	$3.55	$1,775.00
510,000	2040	$3.55	$1,810.50
520,000	2080	$3.55	$1,846.00

530,000	2120	$3.55	$1,881.50
540,000	2160	$3.55	$1,917.00
550,000	2200	$3.55	$1,952.50
560,000	2240	$3.55	$1,988.00
570,000	2280	$3.55	$2,023.50
580,000	2320	$3.55	$2,059.00
590,000	2360	$3.55	$2,094.50
600,000	2400	$3.55	$2,130.00

Base Facilities Fee*

Flow Rate	ERU's(per 250 gpd)	Fee per ERU	Monthly Fee
100,000	400	$13.50	$5,400.00
110,000	440	$13.50	$5,940.00
120,000	480	$13.50	$6,480.00
130,000	520	$13.50	$7,020.00
140,000	560	$13.50	$7,560.00
150,000	600	$13.50	$8,100.00
160,000	640	$13.50	$8,640.00
170,000	680	$13.50	$9,180.00
180,000	720	$13.50	$9,720.00
190,000	760	$13.50	$10,260.00
200,000	800	$13.50	$10,800.00
210,000	840	$13.50	$11,340.00
220,000	880	$13.50	$11,880.00
230,000	920	$13.50	$12,420.00
240,000	960	$13.50	$12,960.00
250,000	1000	$13.50	$13,500.00
260,000	1040	$13.50	$14,040.00
270,000	1080	$13.50	$14,580.00
280,000	1120	$13.50	$15,120.00
290,000	1160	$13.50	$15,660.00
300,000	1200	$13.50	$16,200.00
310,000	1240	$13.50	$16,740.00
320,000	1280	$13.50	$17,280.00
330,000	1320	$13.50	$17,820.00
340,000	1360	$13.50	$18,360.00
350,000	1400	$13.50	$18,900.00
360,000	1440	$13.50	$19,440.00
370,000	1480	$13.50	$19,980.00
380,000	1520	$13.50	$20,520.00

390,000	1560	$13.50	$21,060.00
400,000	1600	$13.50	$21,600.00
410,000	1640	$13.50	$22,140.00
420,000	1680	$13.50	$22,680.00
430,000	1720	$13.50	$23,220.00
440,000	1760	$13.50	$23,760.00
450,000	1800	$13.50	$24,300.00
460,000	1840	$13.50	$24,840.00
470,000	1880	$13.50	$25,380.00
480,000	1920	$13.50	$25,920.00
490,000	1960	$13.50	$26,460.00
500,000	2000	$13.50	$27,000.00
510,000	2040	$13.50	$27,540.00
520,000	2080	$13.50	$28,080.00
530,000	2120	$13.50	$28,620.00
540,000	2160	$13.50	$29,160.00
550,000	2200	$13.50	$29,700.00
560,000	2240	$13.50	$30,240.00
570,000	2280	$13.50	$30,780.00
580,000	2320	$13.50	$31,320.00
590,000	2360	$13.50	$31,860.00
600,000	2400	$13.50	$32,400.00

Base Facilities Res *

Flow Rate	ERU's(per 250 gpd)	Fee per ERU	Monthly Fee
100,000	400	$6.75	$2,700.00
110,000	440	$6.75	$2,970.00
120,000	480	$6.75	$3,240.00
130,000	520	$6.75	$3,510.00
140,000	560	$6.75	$3,780.00
150,000	600	$6.75	$4,050.00
160,000	640	$6.75	$4,320.00
170,000	680	$6.75	$4,590.00
180,000	720	$6.75	$4,860.00
190,000	760	$6.75	$5,130.00
200,000	800	$6.75	$5,400.00
210,000	840	$6.75	$5,670.00
220,000	880	$6.75	$5,940.00
230,000	920	$6.75	$6,210.00
240,000	960	$6.75	$6,480.00

250,000	1000	$6.75	$6,750.00
260,000	1040	$6.75	$7,020.00
270,000	1080	$6.75	$7,290.00
280,000	1120	$6.75	$7,560.00
290,000	1160	$6.75	$7,830.00
300,000	1200	$6.75	$8,100.00
310,000	1240	$6.75	$8,370.00
320,000	1280	$6.75	$8,640.00
330,000	1320	$6.75	$8,910.00
340,000	1360	$6.75	$9,180.00
350,000	1400	$6.75	$9,450.00
360,000	1440	$6.75	$9,720.00
370,000	1480	$6.75	$9,990.00
380,000	1520	$6.75	$10,260.00
390,000	1560	$6.75	$10,530.00
400,000	1600	$6.75	$10,800.00
410,000	1640	$6.75	$11,070.00
420,000	1680	$6.75	$11,340.00
430,000	1720	$6.75	$11,610.00
440,000	1760	$6.75	$11,880.00
450,000	1800	$6.75	$12,150.00
460,000	1840	$6.75	$12,420.00
470,000	1880	$6.75	$12,690.00
480,000	1920	$6.75	$12,960.00
490,000	1960	$6.75	$13,230.00
500,000	2000	$6.75	$13,500.00
510,000	2040	$6.75	$13,770.00
520,000	2080	$6.75	$14,040.00
530,000	2120	$6.75	$14,310.00
540,000	2160	$6.75	$14,580.00
550,000	2200	$6.75	$14,850.00
560,000	2240	$6.75	$15,120.00
570,000	2280	$6.75	$15,390.00
580,000	2320	$6.75	$15,660.00
590,000	2360	$6.75	$15,930.00
600,000	2400	$6.75	$16,200.00

[1] - Tiered Rate, charges up to flow rate shown, adjusted charges to next tier when flow rate is exceeded

* - Based on current fiscal year approved rates

** - Estimated at maximum tiered rates, actually metered usage will be billed monthly

AGENDA ITEM NUMBER
6d

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**RFP 2012-002 Legal Services**				
For the Meeting of:	April 9, 2015				
Submitted by:	Esther Coulson, City Clerk				
Date Submitted:	April 2, 2015				
Are Funds Required:			Yes	X	No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	April 2, 2015 Bid Opening				

Description of Item:

- April 9, 2015 regular meeting, discussing, ranking and shortlisting the top three firms;
- April 14, 2015 special meeting at 6:00 p.m., conducting interviews with the city commission;
- April 23, 2015 regular meeting at 6:00 p.m., appointing and negotiating a contract.

Action to be Taken: City commission's discretion.

Staff's Recommendation:

Additional Comments:

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

FRUITLAND PARK BID OPENING
April 2, 2015
City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731
10:15 p.m.

The advertised Request for Bids 2015-01 for legal services for the City of Fruitland Park bids were received on Thursday, April 2, 2015 at 10:00 a.m. with the following individuals present:

City Manager Gary La Venia, Finance Clerk Amanda Perez, and City Clerk Esther Coulson. Ms. Susan Wright, Anita Garaci-Carver, PA and Mr. Christian W. Waugh, Waugh Law, PA, were also in attendance.

At 10:45 a.m., Ms. Coulson announced the following firms:

Firm	Proposal	Amount
1. **Christman Law, PL**, Winter Haven		
	Services	$ 125.00 ph (max 10 hrs)
	Increase	$ 151.18 ph (after 10 hrs)
2. **Anita Garaci-Carver, PA**, Clermont		
	General Services	$ 165 ph (.10 hr increments)
	Additional Services (eg litigation)	$ 180 ph
	Reimbursable Expenses	$ .25 pp (non-routine)
	Travel	half of travel time
	Rate Increases	(price locked for four years)
		3.5 – 4.49, 4% increase
		4.5 or more, 5% increase
3. **Gray Robinson, PA,** Orlando		
	Partners	$ 225 ph
	Associates	$ 175 ph
	Paralegal	$ 75 ph
4. **The Hogan Law Firm LLC**, Brooksville		
	Retainer	$8,100 mth
	Legal Services	$ 180 mth (45 hrs)
	Legal Services	$ 225 ph (more than 45 hrs)
	Litigation/Court Appearances	$ 225 ph
	Labor Law	$ 225 ph
	Bonds/Note Issue	$ 225 ph
	Travel Per Diem to Fruitland Park	No cost
	Travel Per Diem outside FP	Standard Hourly Rate
	Out of town	State Statute mileage
	Out-of-Pocket	Actual cost without markup
5. **Hunt Law Firm PA**, Leesburg		
	Retainer	$ 3,000 monthly
	Non Retainer	$ 185 ph (.10 hr and no less than .25 hourly increments)
	Paralegal	$ 85.00 ph

	Travel to meetings	No cost
	Litigation	$ 250.00 ph

6.	**Saxon, Gillmore, Carraway**, Tampa		
		General	$ 200 ph Partners
			$ 170 ph Associates
			$ 120 ph Paralegal
		Litigation	$ 250 ph Partners
			$ 200 ph Associates
			$ 130 ph Paralegal

7.	**Vose Law Firm LLP**, Winter Park		
		Retainer General Services Option	$ 7,000
		Litigation	150 ph
		Out-of-pocket	No cost
		Hourly Rate	$ 150 ph
		Other Fee Arrange	negotiable

8.	**Waugh Law, PA**, Lady Lake		
		Retainer	$ 10,500 @ 15 hrs pwk
		General	$ 175 (over 80 hrs)*
		Meetings/Boards	$ 125*
		Annual	$105,000 (two months free)*

*Negotiable after three months if fee is disproportionate to work incurred or at the commission's request.

After proposals were opened in the city clerk's office at 10:00 a.m., Ms. Coulson reviewed the above-captioned bids and explained that bid recommendations would be presented before the City of Fruitland Park City Commission at its April 9, 2015 regular meeting for discussion and selection for a tentative interview date.

The bid opening ended at 10:45 p.m.

This synopsis represents the city clerk's understanding of the proceedings. Any misunderstandings or incorrect statements, please notify this office within five (5) days of receipt. If no corrections are received within this period this document will be considered to be an accurate account of the events.

Attachments: Proposals

Attest:

Esther Coulson, City Clerk

AGENDA ITEM NUMBER
6e i&ii

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	**Firearm Ranges Discussion**				
For the Meeting of:	April 9, 2015				
Submitted by:	City Attorney Scott Gerken				
Date Submitted:	March 26, 2015				
Are Funds Required:			Yes		No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Proposed Resolution 2015-001, Fire Arm Target Ranges and AGO				

Description of Item: Consideration of proposed Resolution 2015-001 and AGO. (Discussed at the March 26, 2015 regular meeting.)

Action to be Taken: City commission's discretion.

Staff's Recommendation:

Additional Comments:

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

STONE & GERKEN, P.A.
ATTORNEYS AT LAW

4850 N. Highway 19A
Mount Dora, Florida 32757
(352) 357-0330
Main Office Fax (352) 357-2474
Lakeside Office Fax (352) 357-5445

LEWIS W. STONE
SCOTT A. GERKEN

KATRINA T. STONE
KEVIN M. STONE

MEMORANDUM

TO: **City of Fruitland Park City Commission**

FROM: **Scott Gerken, City Attorney**
BY: **Katrina Stone, Esq.**
Stone & Gerken, P.A.

RE: **Backyard gun ranges**

Date: **March 31, 2015**

In December of 2011, the Palm Beach County Board of County Commissioners filed suit against the state, challenging HB 45 (2011), the firearms preemption bill from the legislative session in 2011. The case argued that the penalty provisions extend beyond the power of the Legislature to enact, and that the provision relating to termination of employment or removal from office by the Governor contradicts the authority granted to the Governor under the Florida Constitution. Additionally, the case challenged the power of the Legislature to intrude on the legislative immunity that county commissioners possess to exercise their legislative powers. On June 2, 2014, the circuit court found the removal provisions to be unconstitutional as applied to county commissioners. The court declared that FS 790.33(3)(e) was unconstitutional and contrary to Article IV, section 7 of the Florida Constitution (the Governor may only suspend and recommend removal of commissioners to Senate), and is a violation of the separation of powers doctrine (the Legislature cannot require the Governor to exercise suspension power).

During the pendency of the above-referenced litigation, the Mayor of the City of Sunrise requested an Attorney General Opinion regarding the authority and ability of a municipality to limit outdoor firearm ranges in urban residential neighborhoods and/or the discharge of firearms for the purposes of shooting practice. The AG's office responded and advised that given the pending lawsuit (Marcus v. Scott), the AG's office could not issue an opinion on the same until the case had been resolved.

The letter from the AG's office is enclosed herein, and it specifically references a number of AG opinions that have been previously issued where the AG considered whether local governments, both counties and municipalities, may regulate the recreational discharge of firearms in residential areas. The letter further

asserts that given the language of the statutes and the clearly expressed legislative intent for adoption of section 790.33, Florida Statutes, the previously issued opinions of the AG's office have concluded that local governments have no authority to regulate in the area of firearms.

Previously issued AG opinions concerning firearms and local government regulation include 2005-40 and 2011-17, copies of which are enclosed herein.

Florida Attorney General
Advisory Legal Opinion

Number: AGO 2005-40
Date: July 12, 2005
Subject: County ordinance re discharge of firearms

The Honorable Roy Raymond
Sheriff, Indian River County
4055 41st Avenue
Vero Beach, Florida 32960-1808

RE: FIREARMS AND WEAPONS-COUNTIES-SHERIFFS-no authority for county to enact ordinance prohibiting discharge of firearms. s. 790.33, Fla. Stat.

Dear Sheriff Raymond:

You ask substantially the following question:

May a county pass an ordinance prohibiting the discharge of a firearm in proximity to persons or property when such discharge endangers the health, welfare, and safety of the citizens of such county?

This office has been advised that Indian River County joins in your request. You have proposed a county ordinance to prohibit the discharge of firearms within 300 yards of a building or public road or right-of-way in order to preserve the life and safety of the general public in Indian River County. The proposed ordinance specifies exceptions.[1] There remains a question, however, as to whether such an ordinance is prohibited by section 790.33, Florida Statutes.

Section 790.33, Florida Statutes, preempts the field of regulation of firearms and ammunition to the Florida Legislature, as follows:

"(1) PREEMPTION.- Except as expressly provided by general law, the Legislature hereby declares that it is occupying the whole field of regulation of firearms and ammunition, including the purchase, sale, transfer, taxation, manufacture, ownership, possession, and transportation thereof, to the exclusion of all existing and future county, city, town, or municipal ordinances or regulations relating thereto. Any such existing ordinances are hereby declared null and

void. This subsection shall not affect zoning ordinances which encompass firearms businesses along with other businesses. Zoning ordinances which are designed for the purpose of restricting or prohibiting the sale, purchase, transfer, or manufacture of firearms or ammunition as a method of regulating firearms or ammunition are in conflict with this subsection and are prohibited."

While this office recognizes the need to protect the safety of the county's citizens against the dangerous discharge of firearms in proximity to people and property, the Legislature has expressed its intent to preempt the regulation of firearms and to provide uniform firearms laws in the state. Any ordinance or regulation attempting to regulate firearms is stated to be null and void when enacted by jurisdictions other than the state or the federal government.[2] Relative to the discharge of firearms, section 790.15(1), Florida Statutes, states:

"Except as provided in subsection (2) or subsection (3), any person who knowingly discharges a firearm in any public place or on the right-of-way of any paved public road, highway, or street or whosoever knowingly discharges any firearm over the right-of-way of any paved public road, highway, or street or over any occupied premises is guilty of a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083. This section does not apply to a person lawfully defending life or property or performing official duties requiring the discharge of a firearm or to a person discharging a firearm on public roads or properties expressly approved for hunting by the Fish and Wildlife Conservation Commission or Division of Forestry."

Thus, in addition to expressly preempting the field of firearm regulation to the state, the Legislature has enacted legislation making it a crime to discharge firearms in any public place, with specified exceptions. It is well settled that absent a general law stating otherwise, local governments have no authority to regulate firearms in any manner.[3] Attempts to circumvent this preemption of firearm regulation have not been allowed.[4] Thus, despite the county's concerns for the health, safety and welfare of its citizens, it may not enact an ordinance regulating the use of firearms.[5]

Accordingly, it is my opinion that a county ordinance prohibiting the discharge of a firearm in proximity to persons or property when such discharge endangers the health, welfare, and safety of the citizens of such county would be preempted by section 790.33, Florida Statutes.

Sincerely,

Charlie Crist
Attorney General

CC/tls

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[1] Section 2(b) of the proposed ordinance states:

"EXCEPTIONS - The prohibition set forth in section (a) above shall not apply to a person lawfully defending his life or property or performing official duties requiring the discharge of firearms. Further, this ordinance shall not apply to the discharge of firearms within the confines of approved and licensed shooting ranges, law enforcement agency ranges, existing commercial and private shooting ranges, gun clubs and hunting clubs and official hunting areas, or that land zoned agricultural and which has a minimum parcel size of fifty (50) acres. The prohibition is also not applicable to the discharge of shotguns utilizing shot size no larger than number four (4) shot on land which is zoned agricultural and which has a minimum parcel size of five (5) acres, so long as no discharge of firearms is conducted within three hundred (300) yards of any building situated on another's property."

[2] Section 790.33(3)(a), Fla. Stat.

[3] *See National Rifle Ass'n of America, Inc. v. City of South Miami,* 812 So. 2d 504 (Fla. 3rd DCA 2002).

[4] *See Penelas v. Arms Technology, Inc.*, 778 So. 2d 1042, 1045 (Fla. 3rd DCA 2001), *cert. denied, review denied*, 799 So. 2d 218 (Fla. 2001) (county's request for injunctive relief against firearm manufacturers and dealers found to be an attempt to regulate firearms and ammunition through the judiciary denied; power to legislate in area of firearm regulation belongs to the legislative branch).

[5] *National Rifle Ass'n of America, Inc. v. City of South Miami, supra.*

Florida Attorney General
Advisory Legal Opinion

Number: AGO 2011-17
Date: September 21, 2011
Subject: Counties – Firearms – Preemption – Regulation

Mr. Lane Lynchard
Chairman, Santa Rosa County
Board of Commissioners
6495 Caroline Street, Suite M
Milton, Florida 32570-4592

RE: COUNTIES - FIREARMS - PREEMPTION - REGULATION - authority of county to enact ordinance regulating discharge of firearms. ss. 790.33 and 790.15, Fla. Stat.

Dear Mr. Lynchard:

On behalf of the Santa Rosa County Board of Commissioners, you have asked for my opinion on substantially the following questions:

1. May Santa Rosa County regulate the recreational discharge of firearms in residentially zoned areas in light of section 790.33, Florida Statutes?

2. May a county impose new regulations impacting a private shooting range if the shooting range is not in compliance with current "National Rifle Association gun safety and shooting range standards?"

3. Is the "NRA Range Source Book" (National Rifle Association) the relevant standard referenced in section 823.16(6), Florida Statutes?

In sum:

1. Santa Rosa County may not regulate the recreational discharge of firearms in residentially zoned areas as the regulation of firearms is preempted to the state pursuant to section 790.33, Florida Statutes.

2. Pursuant to section 823.16(6), Florida Statutes, a sport shooting range that was lawful at the time of its construction loses any

applicable exemption from a "new ordinance or an amendment to an existing ordinance" if the shooting range does not "continue[ ] to conform to current National Rifle Association gun safety and shooting range standards."

3. In the absence of clear guidance from the statutory text, and without any clarifying legislative history, this office is unable to opine on whether the "NRA Range Source Book" contains the applicable National Rifle Association Standards.

You have posed several questions "regarding the ability of a county or other municipality to regulate the recreational discharge of firearms in a residentially zoned area in light of F.S. 790.33." In answering your questions, I am mindful of local governments' concern for the safety and well-being of their residents and I note that this opinion is limited to the issue of preemption and a county's authority to expand on the protections already in the law. This opinion does not address the many statutory provisions regulating the discharge of firearms. In light of the interrelated nature of these issues, your questions are answered together.

Chapter 790, Florida Statutes, operates to regulate the entire field of firearms and ammunition, including the purchase, sale, transfer, taxation, manufacture, ownership, possession, and transportation thereof.[1] Section 790.33(1), Florida Statutes, as amended by Chapter 2011-109, Laws of Florida,[2] states:

"Except as expressly provided by the State Constitution or general law, the Legislature hereby declares that it is occupying the whole field of regulation of firearms and ammunition, including the purchase, sale, transfer, taxation, manufacture, ownership, possession, storage, and transportation thereof, to the exclusion of all existing and future county, city, town, or municipal ordinances or any administrative regulations or rules adopted by local or state government relating thereto. Any such existing ordinances, rules, or regulations are hereby declared null and void."

In section 790.33, Florida Statutes, the Legislature, in furtherance of its intent to "provide uniform firearms laws in the state[,]"[3] has expressly stated that "it is occupying the whole field of regulation of firearms and ammunition." Moreover, in adopting Chapter 2011-109, Laws of Florida, the Legislature reaffirmed its intent to preempt the field of firearms regulation and mandated penalties for official acts that contravene state preemption.[4]

Particularly in light of its recent reaffirmation by the Legislature, section 790.33, Florida Statutes, provides a clear answer to your principal question: a county may not regulate the recreational discharge of firearms in residentially zoned areas when the discharge is not on a "shooting range," but merely recreational

shooting on private property. In addition to being mandated by the plain language of section 790.33, Florida Statutes,[5] this conclusion adheres to the position taken by this office in Attorney General Opinion 2005-40. That opinion concluded that section 790.33, Florida Statutes, prohibited Indian River County from adopting an ordinance that would have prohibited the discharge of firearms within 300 yards of a building or public road or right-of way. There is no material difference between the issue presented in your request and the issue addressed in Attorney General Opinion 2005-40. [6]

Although it is not entirely clear, your request seems to ask whether local governments could regulate the use of firearms "any place where firearms are discharged" simply by couching an ordinance in terms of regulating "shooting ranges." Specifically, your request asserts that "[t]he definition of 'shooting range' provided in [section] 823.16(1)(c) essentially makes a 'shooting range' synonymous with any location where firearms are discharged." This office respectfully disagrees with that characterization of the Legislature's use of the term "shooting range." The definition of "Sport shooting range" set forth in section 823.16(1)(c), Florida Statutes,[7] is nearly identical to the definition of "Sport shooting and training range" set out in section 790.333(3)(h), Florida Statutes.[8] In section 790.333(1)(a) and (c), Florida Statutes, the Legislature noted the importance of shooting ranges for firearms training programs and adopted a finding that "in excess of 400 sport shooting and training ranges exist on public and private lands throughout this state." Clearly, the Legislature does not deem a "shooting range" to consist of any location where firearms are discharged.

Your request concludes with questions about section 823.16(6), Florida Statutes. Under that provision, a sport shooting range that was lawful at the time of its construction loses any applicable exemption from a "new ordinance or an amendment to an existing ordinance" if the shooting range does not "continue[ ] to conform to current National Rifle Association gun safety and shooting range standards." The statute provides protection from application of new or amended local ordinances for those shooting ranges which are in compliance with current "National Rifle Association gun safety and shooting range standards" and were not in violation of any law at the time the range was constructed. If a shooting range does not comply with current "National Rifle Association gun safety and shooting range standards," it falls outside the protections of section 823.16(6), Florida Statutes, and new county regulations governing shooting ranges would be effective as imposed on such property. Again, however, we note that the Legislature's intent is clear that a "shooting range" is not synonymous with any place a firearm is discharged.

Finally, you ask whether the reference in section 823.16(6), Florida Statutes, to current "National Rifle Association gun safety and shooting range standards" is a reference to the "NRA Range Source Book." A review of the legislative history of this statute[9] does not provide any clear direction on this issue and in the absence of clear guidance from the statutory text and without any clarifying legislative history, this office is unable to opine on whether the "NRA Range Source Book" contains the applicable National Rifle Association standards.

Sincerely,

Pam Bondi
Attorney General

PB/tgh

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[1] Section 790.33(1), Fla. Stat.

[2] Effective October 1, 2011. *See* s. 2, Ch. 2011-109, Laws of Fla.

[3] Section 1(2)(a), Ch. 2011-109, Laws of Fla.

[4] *See* s. 1, Ch. 2011-109, Laws of Fla. The language of preemption contained in s. 790.33(1), Fla. Stat., providing that the Legislature has determined to occupy "the whole field" of firearms regulation is expansive. *See National Rifle Association of America, Inc. v. City of South Miami*, 812 So. 2d 504 (Fla. 3d DCA 2002), in which a city's firearms ordinance establishing safety standards for firearms was determined to be *ultra vires* based on the legislative preemption of "the entire field of firearm and ammunition regulation by enactment of section 790.33, Florida Statutes (2000)[,]" despite the absence of any mention of storage or safety within the scope of the statute.

[5] *See, e.g., In re McCollam*, 612 So. 2d 572 (Fla. 1993) (when language of statue is clear and unambiguous and conveys a clear meaning, statute must be given its plain and ordinary meaning).

[6] Your letter suggests a conflict between Ops. Att'y Gen. Fla. 05-40 (2005) and 08-34 (2008). The 2008 opinion deals with shooting ranges and the regulation of new construction of such ranges. The 2005 opinion is concerned with the discharge of firearms under the provisions of s. 790.15, Fla. Stat., but does not discuss or comment on shooting ranges, which are regulated separately from the general provisions of s. 790.33, Fla. Stat. I see no conflict between these opinions.

[7] Section 823.16(1)(c), Fla. Stat., defines a (sport shooting range(or (range(as "an area designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar type of sport shooting."

[8] Section 790.333(3)(h), Fla. Stat., defines "sport shooting and training range" or "range" to mean "any area that has been designed, or operated for the use of, firearms, rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, BB guns, airguns, or similar devices, or any other type of sport or training shooting."

[9] *See, e.g.*, Senate Staff Analysis and Economic Impact Statement for SB 776, 1999 Florida Legislative Session, dated March 15, 1999. SB 776 was the companion bill to the house version which became s. 823.16, Fla. Stat., and generally discusses gun safety and shooting range standards.

RESOLUTION 2015-002

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, URGING THE STATE OF FLORIDA TO ADDRESS FLORIDA STATUTES THAT ALLOW UNRESTRICTED AND UNREGULATED FIREARM TARGET RANGES AND DISCHARGES IN URBAN RESIDENTIAL NEIGHBORHOODS; PROVIDING FOR DISTRIBUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1987, the Florida Legislature passed Chapter 87-23, Laws of Florida, which created Florida Statutes section 790.33 and declared the preemption of the whole field of regulation of firearms and ammunition, reserving the exclusive right to regulate and/or enforce any laws involving firearms and ammunition to the Florida Legislature and the State of Florida; and

WHEREAS, in 2011, the Florida Legislature passed and Governor Scott signed Chapter 2011-109, Laws of Florida to allow the Governor to remove from office, without due process of law, any person acting in an official capacity for a local authority, including an elected official, who passes an ordinance or causes to be enforced a local ordinance, administrative rule or regulation impinging on the exclusive authority of Florida legislature to regulate firearms and ammunition in all respects; and

WHEREAS, the 2011 Amendment to Florida Statutes section 790.33 provides for personal liability of any person who enacts or causes to be enforced any local ordinance impinging upon the Legislature's occupation of the whole field of regulation of firearms and ammunition; and

WHEREAS, the 2011 Amendment to Florida Statutes section 790.33 also provides that if a Court finds a willful or knowing violation of the prohibition on the ability of local government to regulate or enforce firearms or ammunition in any regard, the Court may impose a personal fine of up to $5,000 on the elected or appointed local government official(s) or administrative agency head and cause the county, agency, municipality, district or other entity to reimburse the legal cost of those who sue to overturn the ordinance, rule, regulation and/or enforcement effort and to pay their actual damages; and

WHEREAS, Section 790.15, Florida Statutes, provides that it is a misdemeanor of the first degree for any person who "recklessly or negligently discharges a firearm outdoors on any property used primarily as the site of a dwelling as defined in s. 776.013 or zoned exclusively for residential use;" and

WHEREAS, the enforcement parameters of Section 790.15, Florida Statutes, for what is a reckless or negligent discharge of a firearm in an urban residential neighborhood is without any definition and therefore potentially unconstitutionally vague; and

WHEREAS, efforts of local counties and communities to place reasonable restrictions on the discharge of firearms in urban residential neighborhoods have been determined by the Florida Attorney General, as evidenced by AGO 2005-40 and AGO 2011-17, to be in violation of the Florida Statutes section 790.33 prohibition on the regulation of firearms and ammunition and therefore beyond the power of local communities to regulate or enforce reasonable restrictions; and

WHEREAS, as reported by the *Miami Herald*, the existing laws would permit a firearm target range in an urban residential neighborhood; and

WHEREAS, the existing Florida Statutes prevent a municipality from implementing reasonable restrictions on the circumstances surrounding the discharge of firearms with regard to urban residential firearm target ranges or discharges to address:

a. the type of backstop or safety protection;
b. the type of firearm which can be used;
c. the type of ammunition which can be used;
d. requirements to notify the police department in advance of a firearm discharge in a residential neighborhood;
e. restrictions on time of day or length of time such discharges may occur;
f. restrictions on how close the firearm discharge can be to a neighboring residential dwelling, school, place of worship, government building, park, or commercial development; or
g. the environmental impact from the accumulation of lead or other materials; and

WHEREAS, Florida Statutes section 790.15 does not define what constitutes a reckless or negligent discharge of a firearm on any property used primarily as the site of a dwelling or zoned exclusively for residential use; and

WHEREAS, there are standards of care employed in the firearm industry for the establishment of target ranges, but pursuant to Florida Statutes section 790.33, local communities are prevented from adopting an ordinance, rules, and/or regulations to ensure that any outdoor firearm target range meets reasonable standards; and

WHEREAS, while there is an argument that the establishment of a firearm target range of any sort in an urban residential neighborhood or area is per se negligent, the Attorney General opinions rejecting the ability of a local community to place "buffers" between residential areas involving the discharge of firearms undermine the ability of a local community to make a per se finding of a violation of Florida Statute section 790.15(1); and

WHEREAS, establishing what is a negligent or reckless discharge of a firearm in an urban residential setting requires the enumeration of those elements of the standard of care involving firearm ranges which, if not met, would cause a violation of Florida Statutes section 790.15(1); and

WHEREAS, pursuant to Florida Statutes section 790.33, local communities appear powerless to enumerate elements of the standard of care which should be met to protect the community and thereby serve as the basis for establishing identifiable restriction on the discharge of firearms in an urban residential neighborhood; and

WHEREAS, the City Commission of the City of Fruitland Park urgently requests the Governor and Legislature of the State of Florida to address this deficit in law by enacting legislation that would allow municipalities the ability to address these public health, safety, and welfare items by enacting local legislation without fear of removal from office, in accordance with the unique local characteristics of a community and with due respect to the risk to public safety of such unrestricted firearm discharges in urban residential neighborhoods; and

WHEREAS, local governments have a duty to protect their residents, visitors, tourists and businesses and that such duty should not be infringed upon by State government.

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

Section 1. The foregoing "WHEREAS" clauses are hereby ratified as true and correct, and incorporated herein by reference.

Section 2. The City Commission of the City of Fruitland Park urgently requests the Governor and the Legislature of the State of Florida to amend Florida Statutes section 790.33 to allow local governments to tailor reasonable legislation and enforcement efforts to meet their duty to protect the community from firearm discharges in urban residential neighborhoods.

Section 3. Alternatively, the City Commission of the City of Fruitland Park urgently requests the Governor and the Legislature of the State of Florida to amend Florida Statutes section 790.15 to define what type of firearm discharges in urban residential neighborhoods and areas zoned residential constitute "recklessly or negligently" with sufficient clarity to provide both meaningful notice and enforcement guidelines.

Section 4. The City Clerk is hereby directed to distribute copies of this Resolution to the Florida League of Cities, the Speaker of the House of Representatives, the Senate President and Governor Scott.

Section 5. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED THIS _____ DAY OF APRIL, 2015.

_____
Christopher J. Bell
Mayor

Attest:

_____
Esther Coulson, City Clerk

Approved as to Form:

_____
Scott A. Gerken, City Attorney

Vice Mayor Cheshire _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Ranize _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Lewis _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Gunther _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Mayor Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

AGENDA ITEM NUMBER
6f

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	First Reading Ordinance 2015-003				
For the Meeting of:	April 9, 2015				
Submitted by:	City Manager/Public Works Director				
Date Submitted:	March 31, 2015				
Are Funds Required:			Yes		No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Yes				
Description of Item: Proposed Cross-Connection Ordinance 2015-003.					
Action to be Taken: Approval.					
Staff's Recommendation: Approval.					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

ORDINANCE 2015-003

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, REVISING CHAPTER 51 ENTITLED PLUMBING OF THE CODE OF ORDINANCES ADOPTED BY ORDINANCE 90-027 AND REPLACING WITH THE CROSS-CONNECTION CONTROL PROGRAM PROVIDED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park Code of Ordinances currently addresses backflow and backflow prevention in a general way under Chapter 51 entitled PLUMBING; and

WHEREAS, the City of Fruitland Park finds the current processes listed under Chapter 51 to be inadequate for a cross-connection control program; and

WHEREAS, the City of Fruitland Park hereby wishes to implement a full cross-connection control program.

NOW THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

SECTION 1. TITLE: CROSS-CONNECTION CONTROL PROGRAM

SECTION 2. PURPOSE

The purpose of this Article is:

(a) To protect the public water main against actual or potential cross-connections, backflow by backpressure and backsiphonage by isolating within the premise or private property contamination or pollution that has occurred or may occur because of same un-discovered or unauthorized cross-connection on the premises or private property.

(b) To protect the water supply system within the premise or private property against actual or potential cross-connections, backflow by backpressure and backsiphonage by requiring such air gaps, vacuum breakers, backflow preventers, special devices as required by this Ordinance, or other applicable regulations.

(c) To eliminate cross-connections, backflow by backpressure and backsiphonage on any other source of water or process water used for any purpose whatsoever which may jeopardize the safety of the water supply or which may endanger the health and welfare of the general public.

(d) To establish a cross-connection control and backflow prevention program that includes provisions for inspection and maintenance to ensure compliance.

SECTION 3. RESPONSIBILITY:

The Public Works Director (Director), or his/her designee, shall be responsible for the protection of the public potable water distribution system from contamination or pollution due to backflow of contaminants or pollutants through the water service connection. An approved backflow prevention assembly shall be required for residential, commercial, or industrial facilities where:

a. there is an auxiliary water supply which is connected to the potable water piping; or
b. there is piping for conveying liquids other than potable water, where that piping is under pressure and is installed in proximity to potable water piping; or
c. there is intricate plumbing, within the Director's reasonable discretion, which makes it impractical to ascertain whether or not cross-connections exist; or
d. there are cross-connections or potential cross-connections.

Additionally, an approved backflow prevention assembly shall be required in the event the Director, or his designee, determines such is necessary within his or her reasonable discretion.

If an approved backflow prevention assembly is required pursuant to the terms of this section, at the city's water service connection to any customer's premises, for the safety of the water system, the Director, or his designated agent, shall give notice in writing to said customer to install such an approved backflow prevention assembly at each service connection to his premises. The customer shall immediately install such approved device, or devices, or assemblies at his own expense; and, failure, refusal, or inability on the part of the customer to install said device, or assemblies, immediately shall constitute a ground for discontinuing water service to the premises until such device, or assemblies, have been properly installed. Cross-connection control devices or assemblies shall comply with FAC 62.555.360.

SECTION 4. DEFINITIONS:

(a) Approved: Accepted by the Director or his designee, as meeting an applicable specification stated or cited in this Ordinance, or as suitable for the proposed use.
(b) Auxiliary Water Supply: Any water supply on or available to the premises other than the purveyor's approved public potable water supply. These auxiliary waters may include water from another purveyor's public potable water supply or any natural source(s) such as well, spring, river, stream, harbor, etc., or "used waters" or "industrial fluids". These waters may be polluted or contaminated or they may be objectionable and constitute an unacceptable water source over which the water purveyor does not have sanitary control.
(c) Backflow: The flow of water or other liquids, mixtures or substances under pressure into the distributing pipes of a potable water supply system from any source or sources other than its intended source.
(d) Backpressure: A pressure, higher than the supply pressure, caused by a pump, elevated tank, boiler, or any other means that may cause backflow.
(e) Backsiphonage: The flow of water or other liquids, mixtures or substances into the distributing pipes of a potable water supply system from any other source other than its intended source caused by the sudden reduction of pressure in the potable water supply system.
(f) Backflow prevention assembly: A mechanical backflow preventer (i.e., SVB, PVB, DCVA, RP), used to prevent the backward flow of contaminants or pollutants into a potable water distribution system. An assembly has a resilient seated, full-flow shut-off valve before and after the backflow preventer making it testable in-line. The assembly is shipped with the shut-off valves attached to the backflow preventer. An assembly is labeled with the manufacture's symbol, size, serial number, model number, the working pressure, and the direction of flow. The Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California tests and approves backflow prevention assemblies.
(g) Backflow Prevention Device: A means of backflow protection, usually mechanical that does not require shut-off valves and test cocks. Any backflow prevention assembly without the shut-off valves is called a device. The American Society of Sanitary Engineers (ASSE) approves backflow prevention devices.
(h) Backflow Preventer: A device, assembly or means designed to prevent backflow. These devices or assemblies are described below:

1) Air-Gap: A physical separation between the free-flowing discharge end of a potable water supply pipeline and an open or non-pressure receiving vessel. An "approved air gap separation" shall be at least double the diameter of the supply pipe measured vertically above the top of the rim of the vessel. In no case shall it be less than 1 inch. When an air-gap is used at the service connection to prevent the contamination or pollution of the public potable water system, an emergency by-pass shall be installed around the air0gap system and an approved reduced pressure principle assembly shall be installed in the by-pass system.

2) Approved Backflow Prevention Device: Must include isolation valves and test cocks to facilitate in-line testing and repair. The assembly must appear on a current approval list from the American Society of Sanitary Engineering (A.S.S.E.) or on an approval list from the Foundation of Cross-Connection Control and Hydraulic Research at the University of Southern California (FCCC & HR @ USC)

3) Reduced Pressure Principle Assembly: A device containing within its structure a minimum of two independently acting approved check valves, together with an automatically operating pressure differential relief valve located between the two check valves. The first check valve reduces the supply pressure a predetermined amount so that during normal flow and at cessation of normal flow the pressure between the checks shall be less than the supply pressure. In case of leakage of either check valve, the differential relief valve, by discharging to the atmosphere, shall operate to maintain the pressure between the checks less than the supply pressure. The unit shall include tightly closing shutoff valves located at each end of the device, and each device shall be fitted with properly located test cocks. The entire assembly shall meet the design and performance specifications and approval of a recognized and City-approved testing agency for backflow prevention assemblies. To be approved, these assemblies must be readily accessible for in-line maintenance and testing and be installed in a location where no part of the assembly will be submerged.

4) Double Check Valve Assembly: An assembly composed of two single, independently acting, check valves, including tightly closing shutoff valves located at each end of the assembly and suitable connections for testing the water tightness of each check valve, plus properly located test cocks for the testing of each check valve. A check valve is a valve that is drip-tight in the normal direction of flow when the inlet pressure is one psi and the outlet pressure is zero. The check valve shall permit no leakage in a direction reverse to the normal flow. The closure element (e.g., clapper) shall be internally weighted or otherwise internally loaded to promote rapid and positive closure. The entire assembly shall meet the design and performance specifications and approval of a recognized and City-approved testing agency for backflow prevention assemblies. To be approved, these assemblies must be readily accessible for in-line maintenance and testing.

5) Double Check Valve: A compact unit manufactured with two independent spring actuated check valves. The residential dual check is acceptable for use back-flow prevention in areas served by reuse systems defined in FAC Chapter 62-610, Part III, as defined in paragraphs (5)(a) and (5)(b)

6) Atmospheric vacuum breaker: An anti-siphon backflow prevention device that incorporates an air inlet to prevent backflow by backsiphonage. Designed to protect against high and low hazards during a backsiphonage condition only. Sometimes includes a shut-off valve on the upstream side only.
7) Pressure vacuum breaker: An assembly containing one independently operated internally loaded check valve and an independently operated internally loaded air inlet valve located on the discharge side of the check. Assembly includes tightly closing shut-off valves on the inlet and outlet sides of the assembly and properly located test cocks
8) Spill Resistant Pressure Vacuum Breaker: An assembly designed to prevent backsiphonage that can be used under continuous pressure; the assembly includes an independently operating spring loaded check valve and an independently loaded air inlet valve located on the discharge side of the check with shut-off valves located on the inlet and outlet side of the assembly, a resilient seated test cock located downstream of the number one shut-off valve and upstream of the check valve with a properly located air vent above the check valve and below the air inlet valve
9) Hose Bibb Vacuum Breaker: A device which is permanently attached to a hose bibb and which acts as an atmospheric vacuum breaker.

(i) Contamination: Means an impairment of the quality of the potable water by sewage, industrial fluids or waste liquids, compounds or other materials to a degree which creates an actual hazard to the public health through poisoning or through the spread of disease.
(j) Cross-Connection: Any physical connection or arrangement of piping or fixtures between two otherwise separate piping systems one of which contains potable water and the other non-potable water or industrial fluids of questionable safety, through which, or because of which, backflow by backpressure or backsiphonage may occur into the potable water system. A water service connection between a public potable water distribution system and a customer's water distribution system which is cross-connection to a contaminated fixture, industrial fluid system or

with a potentially contaminated supply or auxiliary water system constitutes one type of cross-connection. Other types of cross-connections include connectors such as swing connections, removable sections, four-way valves, spools, dummy sections of pipe, swivel or change-over devices, sliding multi-port tube, solid connections, etc.

(k) Cross-Connections – Controlled: A connection between a potable water system and a non-potable water system with an approved backflow prevention assembly properly installed that will continuously afford the protection commensurate with the degree of hazard.

(l) Cross-Connection Control by Containment: The installation of an approved backflow prevention assembly at the water service connection to any customer's premises where it is physically and economically infeasible to find and permanently eliminate or control all actual or potential cross-connections within the customer's water system; or, it shall mean the installation of an approves backflow prevention assembly on the service line leading to and supplying a portion of a customer's water system where there are actual or potential cross-connections which cannot be effectively eliminated or controlled at the point of cross-connection.

(m) Public Works Director: The Public Works Director, or his designee in charge of the Water Department with the authority and responsibility for the implementation of an effective cross-connection control program and for the enforcement of the provisions of this Ordinance.

(n) Hazard, Degree of: The term is derived from an evaluation of the potential risk to public health and the adverse effect of the hazard upon the potable water system.

1) Hazard-Health: Any condition, device or practice in the water supply system and its operation which could create, or in the judgment of the Director, or his designee may create a danger to the health and well-being of the water consumer. An example of a health hazard is a structural defect, including cross-connection, in a water supply system.
2) Hazard-Plumbing: A plumbing type cross-connection in a consumer's potable water system or to the potability of the public or the consumer's potable water system but which would constitute a nuisance or be aesthetically objectionable or could cause damage to the system or its appurtenances, but would not be dangerous to health.
3) Hazard-Pollutional: An actual or potential threat to the physical properties of the water system or to the potability of the public or the consumer's potable water system but which would constitute a nuisance or be aesthetically objectionable or could cause damage to the system or its appurtenances, but would

(o) Hazard-System: An actual or potential threat of severe damage to the physical properties of the public potable water system or the consumer's potable water system or of a pollution or contamination which would have a protracted effect on the quality of the potable water in the system.

(p) Industrial Fluids System: Any system containing a fluid or solution which may be chemically, biologically or otherwise contaminated or polluted in a form or concentration such as would constitute a health, system, pollutional or plumbing hazard is introduced into an approved water supply. This may include, but not be limited to: polluted or contaminated waters; all types of process waters and "used waters" originating from the public potable water system which may have deteriorated in sanitary quality; chemicals in fluid form; plating acids and alkalis, circulated cooling water connected to an open cooling tower and/or cooling towers that are chemically or biologically treated or stabilized with toxic substances; contaminated natural water such as from wells, springs, streams, rivers, bays, harbors, seas, irrigation canals or systems, etc.; oils, gases, glycerin, paraffin's, caustic and acid solutions and other liquids and gaseous fluids used in industrial or other purposes or for fire-fighting purposes.

(q) Isolation: Isolation consists of two types, fixture isolation and area or zone isolation. Isolation at a fixture means installing an approved backflow preventer at the source of the potential contamination. Isolation at an area or zone is confining the potential source of contamination within a specific area. Isolation may be appropriate with or without containment depending on the whether the conditions create a health or non-health hazard.

(r) Pollution: Means the presence of any foreign substance (organic, inorganic or biological) in water which tends to degrade its quality so as to constitute a hazard or impair the usefulness or quality of the water to a degree which does not create an actual hazard to the public health but which does adversely and unreasonably affect such waters for domestic use.

(s) Water-Potable: Any water, which, according to recognized standards is safe for human consumption.

(t) Water-Non Potable: Water which is not safe for human consumption or which is of questionable potability.

(u) Water Purveyor: The term water purveyor shall mean the owner or operator of the public potable water system supplying an approved water supply to the public. As used herein, the terms water purveyor and City of Fruitland Park may be used synonymously.

(v) Water Service Connections: The terminal end of a service connection form the public potable water system i.e., where the Water Purveyor loses jurisdiction and sanitary control over the water at its point of delivery to the customer's water system. If a meter is installed at the end of the service connection, then the service connection shall mean the downstream and of the meter. There should be no unprotected takeoffs from the service line ahead of any meter or backflow prevention assembly located at the point of delivery to the customer's water system. Service connection shall also include water service connection from a fire hydrant and all other temporary or emergency water service connections form the public water system.
(w) Water-Used: Any water supplied by a water purveyor from a public potable water system to a consumer's water system after it has passed through the point of delivery and is no longer under the sanitary control of the Water Purveyor.

SECTION 5. REQUIREMENTS:

The water system shall be considered as made up of two parts: the utility system and the customer system.

1) Utility system shall consist of the source facilities and the distribution system, and shall include all those facilities of the water system under the complete control of the utility, up to the point where the customer's system begins.
2) Source shall include all components of the facilities utilized in the production, treatment, storage, and delivery of water to the distribution system.
3) Distribution system shall include the network of conduits used for the delivery of water from the source to the customer's system.
4) Customer's system shall include those parts of the facilities beyond the termination of the utility distribution system that are utilized in conveying utility-delivered domestic water to points of use.

SECTION 6. POLICY:

a) No water service connection to any premises shall be installed or maintained by the Water Purveyor unless the water supply is protected as required by all applicable State laws and regulations and this Ordinance. Service of water to any premises shall be discontinued by the Water Purveyor if a backflow prevention assembly required by this Ordinance is not installed, tested and maintained, or if it is found that a backflow prevention or any water assembly has been removed, by-passed, or if an unprotected cross-connection exists on the premises. Service will not be restored until such conditions or defects are corrected.
b) The customer's system should be open for inspection at all reasonable times to authorized representatives of the City of Fruitland Park to determine whether cross-connections or other structural or sanitary hazards, including violations of these regulations exist. Water service may be discontinued after reasonable notice to the Customer if a violation of this Ordinance exists on the premises, as determined by the Public Works Director or designee, and such other precautionary measures may be taken as are deemed necessary to eliminate any danger to the potable water. Water service shall not be restored until the danger had been eliminated in compliance with the provisions of this Ordinance.
c) An approved backflow-prevention assembly shall be installed by customer, at customer's expense, on each service line to a customer's water system at or near the property line or immediately inside the building being served; but in all cases, before the first branch line leading off the service line wherever the following conditions exist:

1) In the case of premises having an auxiliary water supply which is not or may not be of safe bacteriological or chemical quality and which is not acceptable as an additional source by the Director, or his designee, the public water system shall be protected against backflow from the premises by installing a backflow prevention assembly in the service line appropriate to the degree of hazard.
2) In the case of premises on which any industrial fluids or any other objectionable substance is handled in such a fashion as to create an actual or potential hazard to the public water system, the public system shall be protected against backflow from the premises by installing a backflow prevention assembly in the service line appropriate to the degree of hazard. This shall include the handling of process waters and waters originating from the utility system which have been subject to deterioration in quality.
3) In the case of premises having (1) internal cross-connections that cannot be permanently corrected and controlled, or (2) intricate plumbing and piping arrangements or where entry to all portions of the

premises is not readily accessible for inspection purposes, making it impracticable or impossible to ascertain whether or not dangerous cross-connections exist, the public water system shall be protected against backflow from the premises by installing a backflow prevention device assembly in the service line.

d) The type of protection assembly required under Section 4. (c)-(i), (ii), and (iii) shall depend upon the degree of hazard which exists as follows:

1) In the case of any premises where there is an auxiliary water supply as stated in sub-section (c)-(i) of this Section and it is not subject to any of the following rules, the public water system shall be protected by an approved air-gap separation or an approved reduced pressure principle backflow prevention assembly.
2) In the case of any premises where there is water or substance that would be objectionable but not hazardous to health, if introduced into the public water system, the public water system shall be protected by an approved double check valve assembly.
3) In the case of any premises where there is any material danger to health which is handled in such a fashion as to create an actual or potential hazard to the public water system, the public water system shall be protected by an approved air gap separation or an approved reduced pressure principle backflow prevention assembly. Example of premises where these conditions will exist include sewage treatment plants, sewage pumping station, chemical manufacturing plants, hospitals, mortuaries and plating plants.
4) In the case of any problems where there are “un-controlled” cross-connections, either actual or potential, the public water system shall be protected by an approved air-gap separation or an approved reduced pressure principle backflow prevention assembly at the service connection.
5) In case of any premises where, because of security requirements or other prohibitions or restrictions it is impossible or impractical to make a complete in-plant cross-connection survey, the public water system shall be protected against backflow by backpressure or backsiphonage from the premises device in the service line. In this case, maximum protection will be required; that is, an approved air-gap separation or an approved reduced pressure principle backflow prevention assembly shall be installed in each service to the premises.

e) Any backflow prevention assembly required herein shall be of a model and size approved by the Director of Utilities or his/her designee. The term “Approved Backflow Prevention Assembly” shall mean a device that has been manufactured in full conformance with the standards established by the American Water Works Association entitled: 1.) AWWA C510-97 - Double Check Valve Backflow Prevention Assembly and 2.) AWWA C511-97 Reduced Pressure Principle and Double Check Valve Backflow Prevention Assembly as well as the standards set forth by the Foundation for Cross-Connection Control and Hydraulic Research of the University of Southern California. It shall be the duty of the customer-user at any premises where backflow prevention assemblies are installed to have certified inspections and operational tests made at least once per year. In those instances where the Director, or his designee, deems the hazard to be great enough, he may require certified inspections at more frequent intervals. These inspections and tests shall be performed by the assembly manufacturer’s representative, or by a certified tester approved by the Director, or his designee. It shall be the duty of the Director, or his designee, to see that these timely tests are made. The customer-user shall notify the Director, or his designee, in advance when the tests are to be undertaken so that he or his representative may witness the tests if it is so desired. These assemblies shall be repaired, overhauled, or replaced at the expense of the customer-user whenever said assemblies are found to be defective. Records of such test, repairs, and overhaul shall be kept and copies sent to the City of Fruitland Park, Attention: Public Works Department.

g) All presently installed backflow prevention assemblies which do not meet the requirements of this section but were approved assemblies for the purposes described herein at the time of installation and which have been properly maintained, shall, except for the inspection and maintenance requirements under sub-section (f), be excluded from the requirements of these rules so long as the Director is assured that they will satisfactorily protect the utility system. Whenever the existing assembly is moved from the present location or requires more than minimum maintenance or when the Director, or his designee, finds that the maintenance constitutes a hazard to health, the unit shall be replaced by a backflow prevention assembly meeting the requirements of this section.

h) Nothing herein shall relieve the consumer of the responsibility for conducting, or causing to be conducted, periodic surveys of water use practices on his premises to determine where there are actual or potential cross-connections in the consumer’s water system through which contaminants or pollutants could flow back into a public water system or potable consumer’s water system.

SECTION 7. DESIGNATED FACILTIES

(a) Facilities that have been identified where backflow preventers are required by the City include, but are not limited to, the following:

Beverage bottling plants,
Car washes,
High-rise buildings,
Canneries, packing houses and reduction plants,
Dairies,
Films and other laboratories,
Commercial laundries and dye works (excluding coin laundries),
Wastewater facilities,
Metal manufacturing, cleaning, processing, and fabricating plants,
Oil and gas production, storage and transmission facilities,
Plating plants and facilities,
Radioactive materials, research, production and utilization plants,
Restricted, classified and other facilities closed to inspection,
Steam generating facilities,
Schools and colleges with laboratories,
Sand and gravel plants,
Hospitals, medical buildings, doctors' offices, veterinarians' offices, sanitariums, morgues, mortuaries, autopsy facilities, nursing and convalescent homes and clinics,
Meat packing plants or related facilities,
Firefighting systems, including reservoirs, which are subject to contamination with anti-freeze solutions, "Foamite", or other chemicals or compounds used in fighting fires,
Auxiliary water systems,
Irrigation systems.

Backflow preventers may be required by the Director, or his designee, for other facilities not listed if deemed necessary to protect the water system form possible contamination.

SECTION 8. PENALTY FOR NON-COMPLIANCE.

Water service will be discontinued after reasonable notice to the Customer if a violation of this Ordinance exists on the premises, and such other precautionary measures may be taken as are deemed necessary to eliminate any danger to the potable water. Water service will be discontinued if the proper backflow prevention assembly is not installed or not tested at least annually or not repaired when the assembly fails to meet minimum design standards. Water service shall not be restored until the danger had been eliminated as determined by the Public Works Director or designee in compliance with the provisions of this Ordinance.

SECTION 9. CONFLICTS IN ORDINANCE

All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance be, and the same hereby repealed.

SECTION 10. SEVERABILITY.

If any section or portion of a section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 11. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption by the City Commission of the City of Fruitland Park, Florida.

PASSED AND ORDAINED this ____ day of _____, 2015, by the City Commission of the City of Fruitland Park, Florida.

_____
CHRISTOPHER J. BELL, MAYOR

Attest:

_____
Esther Coulson, City Clerk

Approved as to form:

_____
Scott A. Gerken, City Attorney

Vice Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Gunther	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____

Passed Second Reading _____

AGENDA ITEM NUMBER
6g

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	Second Reading and Public Hearing Ordinance 2015-002				
For the Meeting of:	April 9, 2015				
Submitted by:	Charlie Rector, Community Development Director				
Date Submitted:	March 26, 2015				
Are Funds Required:			Yes		No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Yes				
Description of Item: Proposed Special Event 2015-002. (First reading was held on March 26, 2015.)					
Action to be Taken: Approval.					
Staff's Recommendation: Approval.					
Additional Comments:					

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

ORDINANCE 2015-002

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, AMENDING CHAPTER 99 OF THE CITY OF FRUITLAND PARK CODE OF ORDINANCES PERTAINING TO SPECIAL EVENTS WITHIN THE CITY OF FRUITLAND PARK; SPECIFICALLY PROVIDING FOR PROCEDURES AND REGULATIONS APPLICABLE TO CONDUCTING SPECIAL EVENTS AS DEFINED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fruitland Park City Commission desires to provide procedures and regulations relating to conducting special events within the City; and

WHEREAS, the City of Fruitland Park City Commission hereby amends the Code of Ordinances to do so.

NOW THEREFORE, be it ordained by the City Commission of the City of Fruitland Park, Florida:

SECTION 1. Chapter 95 of the City of Fruitland Park Code of Ordinances is hereby amended to add a new section 95.100 as follows:

Section 95.100. Special Events.

(a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

1. "Special event" shall mean a temporary and exclusive use by people of public facilities or public right-of-way, or a gathering of any number of people that disrupts the ordinary and normal use of a public facility, public right-of-way, public street or private street subject to the exemptions contained in this chapter and/or requires the provision of increased or supplemental public services above that normally required in the absence of the event. It is further understood that special events may include, but not be limited to the following: athletic or sporting events, arts and crafts festivals, flea-markets, and similar transient amusement or recreational activities. Notwithstanding anything herein to the contrary, "special event" as defined herein shall not include events held in city parks, recreation areas, and structures as are addressed in Section 95.50 of the City Code.

2. "Supplemental public services" shall mean those reasonable and necessary services provided by the City of Fruitland Park which specifically result from the planning, operations, maintenance, capital and other support services and expenses associated with the special event. These supplemental public services result in measurable financial costs which are above and beyond the normal levels of health and safety services on a non-event day. Examples of supplemental public services may include, but not be limited to, police protection, traffic control, fire monitoring, dedicated paramedic or EMS services, parks facility and building services, provision of utility services, signage, sanitation, crowd management control and other

services necessary to ensure the protection of participants and citizens, the proper functioning of city services, and the proper administration of this part and Code provisions.

3. "Temporary" shall mean no longer than seven consecutive days nor more than a total of fifteen (15) special event dates in a single calendar year for non city-sponsored special events. City sponsored special events are not subject to time limitations.

(b) Exemptions. The provisions of this chapter shall not apply to the following:

1. Funeral processions and services.

2. Activities conducted or co-sponsored by the City of Fruitland Park in promotion of cultural, recreational, tourism or other activities which advance the public welfare of its citizens. However, in order to coordinate supplemental public services, an application is still required.

3. Lawful picketing or free speech expression activities.

4. Permits for events in city parks, recreation areas, and structures (see 95.50 of the City Code).

5. Sports facilities located on city property.

(c) Permit Required. Any person or organization desiring to conduct or cause to be held a special event within the City of Fruitland Park shall first obtain a special event permit. No special event permit will be issued without a completed application and any additional information requested by the City.

(d) Permit application. Any person or organization wishing to conduct a special event shall apply for a special event permit by filing an application with the City. Said application shall be filed at least 90 days in advance of the event date in order to provide adequate notice for organizing supplemental public services or accommodating potential modifications to the event proposal. Exceptions to this time requirement for filing a permit application may be granted by the city manager within the city manager's discretion. Application forms will be provided by the city. Incomplete applications will be denied. The intent of the application is to identify all impacts and services which may contribute to the operation of the event, and attempt to mitigate any negative impacts upon the community and adjacent neighborhoods.

The City Commission reserves the right to limit the proximity or number of concurrent or overlapping special events when the legislative determination is made that city resources are inadequate to meet the demands of said multiple events, or that the events will result in conditions or activity contrary to the public health, safety, and welfare. The standard policy, unless otherwise directed by the City Commission, is that no other special event application will be received for the same time and location where an existing or anticipated special event application has been or is expected to be approved.

(e) Permit fee. The fee for issuance of a special event permit shall be $_____, and such fee may be further adjusted by the City Manager or designee within his or her discretion. This permit fee is separate from the charge incurred for supplemental public services, which will also be billed prior to the event and be the responsibility of the applicant.

(f) Exemptions from permit fee. No fee shall be imposed upon events protected by the First and Fourteenth Amendments to the United States Constitution.

No fee shall apply to a block party with an anticipated attendance of 300 people or fewer that closes off a residential street segment or commercial alley of no more than one block in length, a sidewalk adjacent to a public park, or an unopened right-of-way for eight hours or less during daylight hours, and does not require supplemental public services involving personnel assignment as determined by the City Manager or his designee.

No fee shall be imposed upon a city-sponsored event.

The City Commission reserves the right to waive any applicable permit fee at its discretion.

(g) Supplemental public services. The special permit event applicant shall be liable and shall pay the estimated costs for supplemental public services upon approval of the permit and billing by the city. Charges for supplemental public services shall include the costs of personnel, equipment and other direct-related expenses necessary to support and manage the special event as determined by the city departments in consultation with the city manager. These supplemental public services shall be incorporated into a special event plan which considers the relative impacts of the size and scope of the special event.

In the event that the applicant fails to adequately and expeditiously clear their event site and follow through with the required permit conditions and special event plan, then the applicant will be billed for additional city costs to repair or restore the event site to its normal state. Depending upon circumstances, consideration for future permit applications of the offending applicant will be subject to additional fees, security deposits or bonding.

(h) Denial, revocation, or suspension of permit. A special event permit under the authority of this chapter shall be deemed temporary in nature, shall vest no permanent rights to the applicant, and may be immediately denied, revoked or suspended if any of the following conditions are found to exist within the city manager's discretion:

(1) The applicant, in the information supplied on the application, has made a misstatement of a material fact.
(2) The applicant has failed to fulfill a term or condition of the permit or compliance with the special event plan developed by the city.
(3) The applicant has failed to adequately pay the billed fees by the city for the special event permit in a timely manner.
(4) The applicant requests cancellation of the event.
(5) The event endangers or threatens persons or property, or otherwise jeopardizes the health, safety or welfare of persons or property.
(6) At the discretion of the City Commission, the event is determined to not be in the best interests of the City of Fruitland Park and will unreasonably burden the resources of the city.

Depending upon the timing and urgency of need, notification to the applicant of a denial, revocation or suspension may be in writing (preferred), either certified or regular mail, or verbally.

(i) Appeal procedure. Any applicant shall have the right to appeal the denial of a special event to the City Commission. The appeal shall specifically state the grounds upon which it is asserted and why the termination should be modified or reversed. The appeal shall be initiated within five days after receipt of the notice of denial by filing a written notice with the city clerk and a copy to the city manager. The City Commission shall consider the appeal at the next regularly scheduled meeting within 21 days following receipt of the appeal by the city clerk. The formal rules of evidence shall not apply to an appeal under this section, and the basis for the decision shall be a preponderance of evidence as presented at the appeal hearing. The City Commission may affirm, modify or reverse all or part of the permit requirements, conditions or other factors arising to a decision of denial by the city manager. The City Commission's decision on the appeal is final.

(j) Event cancellation fee. In the circumstance that a special event is cancelled prior to the event date by virtue of denial, revocation, suspension or voluntary cancellation, the applicant forfeits their application fee. The costs for supplemental public services will be returned with a cancellation fee imposed that recovers any actual expenses of the city incurred for the event.

(k) Indemnification. The applicant, and other persons, organizations, firms or corporations on whose behalf the application is made by filing a special event application, shall present, stipulate, contract and agree that they will jointly and severally indemnify and hold harmless the city against any and all liability. Said liability shall include costs for court and attorney fees, attorney fees on appeal, and any and all claims for damages to property, or injury to or death of a person arising out of or resulting from the issuance of the special event application, or the conduct of the assembly or any of its participants.

(l) Insurance. Proof of liability insurance shall be required in the amount of $1,000,000.00 per occurrence and $2,000,000.00 cumulative for each special event, with the City of Fruitland Park named as an additional insured for all accidents in the designated event area. Acceptability of insurance certificate is subject to approval by the city's risk manager. All insurance shall be in full force prior to commencing the event and remain in force throughout the entire event, including the cleanup period after the event. The City Manager or his or her designee may adjust the insurance coverage amounts after evaluating the circumstances of each individual event.

(m) Alcoholic Beverages. The sale and/or consumption of alcoholic beverages at any duly permitted special event may be permitted pursuant to the terms of the special event permit. In order for any alcoholic beverages to be sold at a special event under this subsection, a licensed alcoholic beverage vendor must show evidence of ownership of a valid liquor license allowing the sale of alcohol at the special event. This provision shall impose no duty upon city staff to allow the sale and/or consumption of alcoholic beverages in any particular circumstance, and the City may attach any conditions that it, in its discretion, deems reasonable and necessary to any special event at which the sale and/or consumption of alcoholic beverages is proposed to occur. The liability insurance provided for the special event must cover the sale and/or consumption of alcohol to the City's satisfaction.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 3. This Ordinance shall be codified and included in the Municipal Code by the appropriate party. The section of this ordinance may be renumbered or relettered, and the word "ordinance" may be changed to "section," "article," or other appropriate designation.

SECTION 4. This Ordinance shall become effective upon passage on second and final reading by the City Commission of the City of Fruitland Park.

PASSED AND ORDAINED this _____ day of _____, 2015, by the City Commission of the City of Fruitland Park, Florida.

_____
CHRISTOPHER J. BELL, MAYOR

Attest:

_____
Esther Coulson, City Clerk

Passed First Reading March 26, 2015_____
Passed Second Reading _____

Approved as to form:

_____
Scott A. Gerken, City Attorney

Vice Mayor Cheshire	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Lewis	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Gunther	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell	_____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

AGENDA ITEM NUMBER
6h

AGENDA ITEM SUMMARY SHEET

ITEM TITLE:	Second Reading and Quasi-Judicial Public Hearing –Ordinance 2015-001				
For the Meeting of:	April 9, 2015				
Submitted by:	Charlie Rector, Community Development Director				
Date Submitted:	February 16, 2015				
Are Funds Required:			Yes		No
Account Number:	N/A				
Amount Required:	N/A				
Balance Remaining:	N/A				
Attachments:	Yes				

Description of Item: Proposed Rezoning Ordinance 2015-001 on boundary amendment 45 acres of real property generally located south of CR 466A and west of Lake Josephine Drive. (First reading was held on March 12, 2015.)

Petitioner: Cara Singeltary, P.A., as applicant, on behalf of Donald L. Galbreath and Janet L. Galbreath, and William Kenneth Galbreath Trustee of the William Kenneth Galbreath Family Trust.

Action to be Taken: Approval.

Staff's Recommendation: Approval.

Additional Comments: Postponed from the March 26, 2015 meeting.

Reviewed by: _____
City Manager

Authorized to be placed on the Regular agenda: _____
Mayor

ORDINANCE 2015-001~~—~~

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF FRUITLAND PARK FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 45 ± ACRES OF LAND GENERALLY LOCATED SOUTH OF CR 466A AND WEST OF LAKE JOSEPHINE DRIVE; REZONING THE PROPERTY FROM LAKE COUNTY "AG" (AGRICULTURE) TO GENERAL COMMERCIAL (C-2) WITHIN THE CITY LIMITS OF FRUITLAND PARK; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE DEPARTMENT ~~SECRETARY~~ OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a petition has been submitted by Cara Singeltary, P.A., as applicant, on behalf of Donald L. Galbreath and Janet L. Galbreath, and William Kenneth Galbreath Trustee of the William Kenneth Galbreath Family Trust dated July 2, 2014, Owners, requesting that approximately 45 acres of real property generally located south of CR 466A and west of Lake Josephine Drive (the "Property") be annexed to and made a part of the City of Fruitland Park and rezoned from Lake County "A" (Agriculture) to General Commercial (C-2) within the city limits of Fruitland Park; and

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

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

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

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

Section 1.
The following described property consisting of approximately 45 acres of land generally located south of CR 466A and west of Lake Josephine Drive, contiguous to the City limits, is hereby incorporated into and made part of the City of Fruitland Park Florida. The property is more particularly described as follows:

LEGAL DESCRIPTION: The SE ¼ of the SW ¼ of Section 5, Township 19 South, Range 24 East, Lake County, Florida; AND

The South seven (7) acres of the West ¼ of the SW ¼ of the SE ¼ of Section 5, Township 19 South, Range 24 East, Lake County, Florida;

LESS: A parcel of land in the SW ¼ of Section 5, Township 19 South, Range 24 East, Lake County, Florida being more particularly described as follows:
Commence at a 4" x 4" concrete monument with a disk stamped "PSM 3715" located at the Southeast Corner of the SW ¼ of Section 5, Township 19 South, Range 24 East, Lake County, Florida; Thence run North 00°33'28" East, along the East line of the SW ¼ of said Section 5, a distance of 1249.69 feet to a point on a line running parallel with and 37.00 feet southerly of, when measured perpendicular to, the existing South right of way line of County Road 466A as depicted on the State of Florida Road Department Right of Way Map, Section 1153-250, recorded in Road Map Book 2, Pages 118-120, and in Road Map Book 6, Pages 61-63, Public Records of Lake County, Florida, said point being the Point of Beginning; Thence departing said East line run North 89°04'41" West, along said parallel line, a distance of 380.76 feet; thence departing said parallel line, Run North 00°55'19" East, a distance of 3.00 feet to a point on a line running parallel with and 34.00 feet southerly of, when measured perpendicular to said existing south Right of Way line of County Road 466A; thence run North 89°04'41" west, along said parallel line, a distance of 499.97 feet to a point of intersection with a line running parallel with and 34.00 feet southerly of, when measured perpendicular to said existing south Right of Way line of County Road 466A; thence run North 89°07'41" West, along said parallel line, a distance of 278.37 feet to a point on the monumented east line of the west 168.00 feet of the SE ¼ of the SW ¼ of said Section 5; thence, departing said parallel line, run North 00°43'38" East, along said monumented East line, a distance of 34.00 feet to a point on the aforesaid existing south Right of Way line of County Road 466A; thence, departing said monumented East line, run South 89°07'41" East, a distance of 278.46 feet to a point of intersection of said existing south Right of Way line; thence run South 89°04'41" East, along said existing south Right of Way line, a distance of 880.52 feet to a point on the aforementioned East line of the SW ¼ of Section 5; thence run South 00°33'28" West, along said East line, a distance of 37.00 feet to the Point of Beginning.

The Property annexed in this section shall be assigned a zoning designation of General Commercial within the City of Fruitland Park.

Parcel Alternate Key No. 1740436 and 1204071

Section 2. ~~The current uses of the Property are as follows:~~

a. ~~Equestrian and Rodeo Sporting Events~~
~~b. Camping Site~~
~~c. Farm Equipment Shows and Food Truck Events~~

Owner must first apply for and obtain a special event permit from the City Administration for any ~~of the proposed~~ special events ~~listed above~~. Owner shall be limited to ~~____~~ten (10) days per calendar quarter for temporary primitive camping and obtain a tent permit from the City Administration. ~~number of days per year during which camping is permitted at the site.~~

The use of the property referenced herein for the keeping of cattle, horses, and production of hay shall be considered ~~is~~ a legally existing, non-conforming use pursuant to the City of Fruitland Park's Land Development Regulations.

Section 3. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Department ~~Secretary~~ of State of Florida within seven (7) days after its passage on second and final reading.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendments to include the property annexed in the City Comprehensive Plan[k1].

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Fruitland Park, Lake County, Florida, this _____ day of _____, 2015.

_____
Chris Bell, Mayor
City of Fruitland Park, Florida

ATTEST:

_____
Esther Coulson, CMC, City Clerk

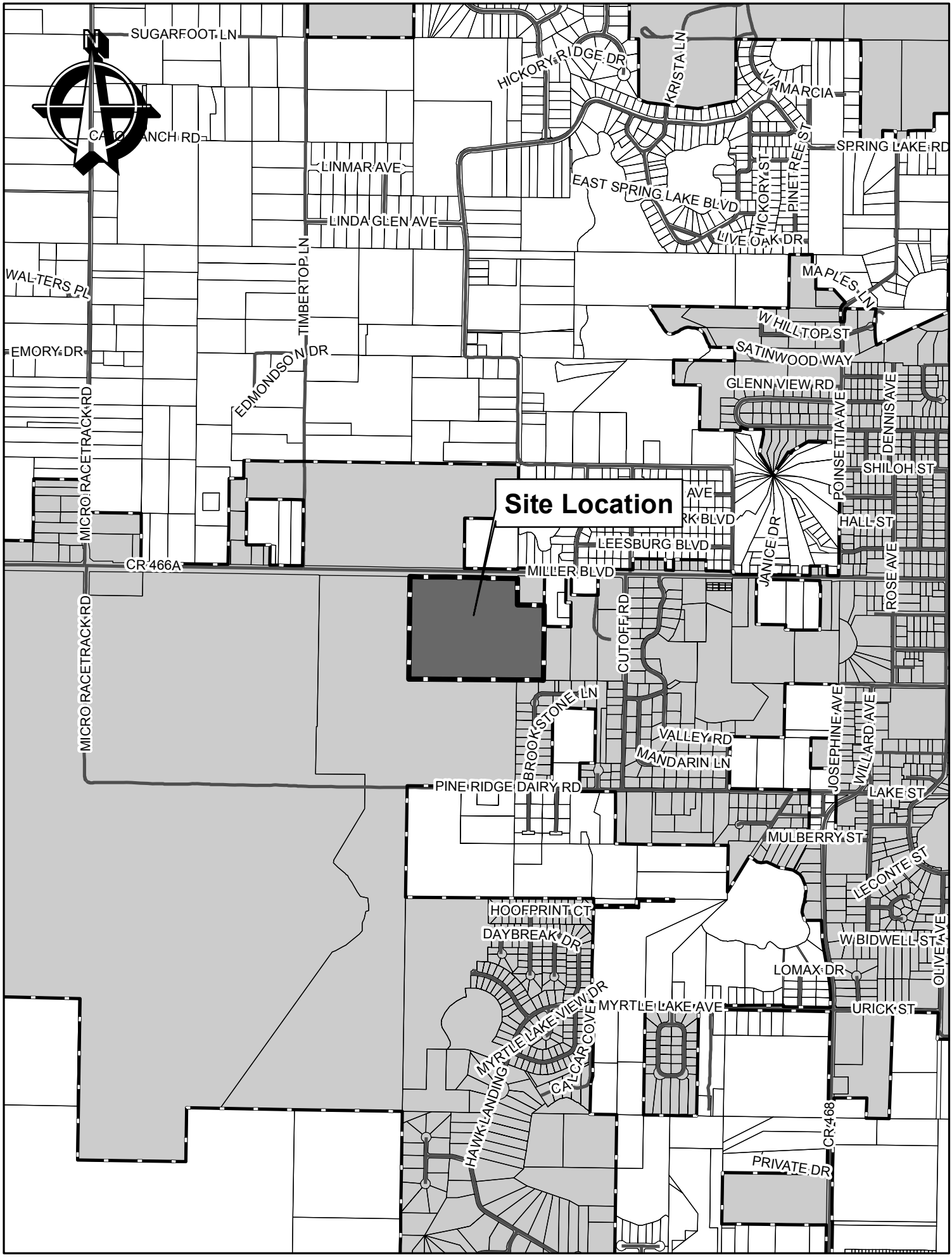
Approved as to Form:

_____
Scott Gerken
City Attorney

Vice Mayor Cheshire ~~Kelly~~ _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Ranize ~~Goldberg~~ _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Commissioner Lewis~~Cheshire~~ _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Gunther _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Mayor Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Passed First Reading _____
Passed Second Reading_____
(SEAL)


Site Location
SUGARFOOT LN
HICKORY RIDGE DR
KRISTA LN
VIA MARCIA
SPRING LAKE RD
LINMAR AVE
EAST SPRING LAKE BLVD
HICKORY ST
PINE TREE ST
LINDA GLEN AVE
LIVE OAK DR
WALTERS PL
TIMBERTOP LN
MAPLES LN
W HILLTOP ST
EMORY DR
EDMONDSON DR
SATINWOOD WAY
GLENN VIEW RD
DENNIS AVE
POINSETTIA AVE
SHILOH ST
MICRO RACETRACK RD
HALL ST
LEESBURG BLVD
JANICE DR
CR 466A
MILLER BLVD
ROSE AVE
CUTOFF RD
BROOKSTONE LN
VALLEY RD
MANDARIN LN
JOSEPHINE AVE
WILLARD AVE
PINE RIDGE DAIRY RD
LAKE ST
MULBERRY ST
LECONTE ST
HOOFPRINT CT
DAYBREAK DR
W BIDWELL ST
OLIVE AVE
LOMAX DR
MYRTLE LAKE VIEW DR
MYRTLE LAKE AVE
URICK ST
CALCAR COVE
HAWK LANDING
CR 468
PRIVATE DR

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members:	Others:
John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant

AGENDA
SPECIAL MEETING
PLANNING & ZONING BOARD
February 12, 2015
6:00PM

I. **INVOCATION:**

II. **ROLL CALL:**

III. **MINUTES FROM PREVIOUS MEETING: Approve minutes from November 20, 2014**

IV. **OLD BUSINESS: None**

V. **NEW BUSINESS:**

A. Approve The Villages of Fruitland Park Final Plat Submittal
   a. Jackson Villas
   b. Leo Villas
   c. Unit 27

CITIZENS' COMMENTS:

Pursuant to FS 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 City of Fruitland Park Planning and Zoning Board. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Planning and Zoning Board addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are generally limited to three minutes.

BOARD MEMBERS' COMMENTS:

ADJOURNMENT:

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

Board Members:	Others:
John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant

MINUTES
PLANNING & ZONING BOARD
November 20, 2014
6:00PM

I. **INVOCATION:** Chairman John Schaller called the meeting to order at 6:00P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.

II. **ROLL CALL**: All Board members present with exception of Daniel Dicus, and present CDD Rector and Assistant Kelley.

III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from September 4, 2014. Motion to approve Meeting Minutes from September 4, 2014, by Philip Purlee/Second by Colin Crews. Approved.

IV. **OLD BUSINESS:** None

V. **NEW BUSINESS:**

A. **Mirror Lake Village, ALT Key #1639794**
Owned by Fruitland Park, LLC (property formally known as Fruitland Estates, aka Atlantic Development) Rezoning from R2 (single family medium density residential) to PUD (planned unit development); representing the developer Mr. Jim Bartoe, Project Engineer, on behalf of Eric Peisner, applicant.

CDD Rector reviewed the submitted application and explained the PUD request to the planning board. Previously approved for single family attached housing (duplex style) the requested PUD would allow single family homes.

The plat layout would remain the same as before with interior lots 40ft wide and corner lots 60ft wide. The current layout of installed utilities and roads are for this standard. The setbacks would be front 30ft / rear 20ft / sides 5ft. The corner lots would be setback 20ft on outside corner with front 30ft. The homes would be a minimum of 1050 sq ft living area and include a minimum of a one car enclosed garage.

The developer will install 6ft privacy fence (vinyl or solid wall and maintained by HOA) along west property line and along east property line as shown on plan. Fence will be installed as stages are built-out. Urick Road will keep the tree lined natural buffering.

CDD Rector also pointed out the developer has agreed to install secured fenced improved storage area for parking of boats and RV's. The developer will include in HOA documents that NO PARKING of any boats, trailers, or RV's will be allowed in front of houses. Developer also will construct a playground with a gazebo, and playground equipment along secured fencing. Both storage yard and playground will have lighting and landscaping.

Chairman Schaller questioned the number of fire hydrants as he only saw (3) and CDD Rector stated that was correct, but that additional hydrants would be installed in the next phase and all would be looped connected in the development. Chairman Schaller asked about the proximity of the playground to the storage yard and would separation be landscaped, CDD Rector said both RV / boat storage yard and playground would be landscaped and secured separately.

Chairman Schaller asked about sidewalks and CDD Rector stated sidewalks were not being required in this development. (Note: In-between the P&Z meeting and followed by the City Commission Meeting, CDD Rector checked on sidewalk issue and sidewalks will be required on one side of the streets. City Commission was advised by the CDD of this fact. CDD Rector asked that this notation be included in these minutes.)

Board member Crews questioned a small area at east side of the development not identified, and CDD Rector and Mr. Bartoe clarified that was a utility easement, Board member Crews also asked about only (2) entrances into the development and CDD Rector said that was LDR requirements.

Board member Purlee questioned at the side setbacks and would measurement be from wall or roofline? CDD Rector said it was from wall which would put minimum of 10ft separation from homes which is in keeping with the City ISO rating.

CDD Rector recommended approval of rezoning from R2 to PUD and approval of the Master Development Agreement.

No further questions. Motion to approve Rezoning from R2 to PUD and approval of the Master Development Agreement for Mirror Lake Village by Connie Bame / second by Philip Purlee. Approved (4-0 with board member Daniel Dicus absent).

BOARD MEMBERS' COMMENTS: No additional comments

CITIZENS' COMMENTS: None

ADJOURNMENT: 6:18P.M.

Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731
Tel. (352) 360-6727
Fax. (352) 360-6652

STAFF REPORT

Property: **The Villages of Fruitland Park**

Report: The Villages of Fruitland Park have submitted 3 sub-division plats for Final Approval and Recording. The Planning and Zoning Board have reviewed the plats during conceptual review and recommended approval to the City Commission.

The intent of the Villages of Fruitland Park Land Development Regulations was to make the Final Plat process not to involve the Planning and Zoning Board for a second time but that wording was not included in the LDR's that were approved by board and commission.

Therefore, this request is for **Unit 27, Leo Villas, and Jackson Villas** recommendation of **Approval** of the Final Plat and recording of documents. Also the approval for the Planning and Zoning Board Chairman to sign the Final Plat.

I also ask the Boards consideration to recommend approval of the change to the Villages of Fruitland Park Land Development Regulations that the Final Plat approval does not need to come back to the Planning and Zoning Board, but accepted by the City Commission. Planning and Zoning Board Chairman would be authorized to sign the Final Plat.

2-5-15

Charlie Rector, CDD date

From the Desk of:
Charlie Rector, Community Development Director
City of Fruitland Park

COVENANTS, RESTRICTIONS, OR REVERSIONARY INTERESTS THAT MAY BE ATTACHED TO THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE DECLARATION OF RESTRICTIONS AND OFFICIAL RECORDS BOOK ____, PAGE ____, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTE:
THIS SUBDIVISION IS AN AGE-RESTRICTED COMMUNITY AS DESCRIBED BY THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4337, PAGE 2442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

VILLAGES OF FRUITLAND PARK JACKSON VILLAS

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK _____

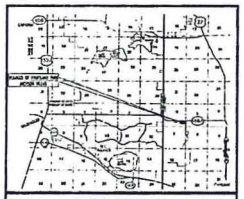
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE N89°54'33"W, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1,117.83 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N01°05'28"E, 777.56 FEET TO THE POINT OF BEGINNING; THENCE N01°13'11"E, 460.00 FEET; THENCE N00°45'43"E, 29.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 497, PAGE 1980, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S35°14'31"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 734.36 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S00°45'42"W, 34.84 FEET; THENCE S01°12'11"W, 201.58 FEET; THENCE S06°47'49"E, 10.00 FEET; THENCE S01°12'11"W, 22.35 FEET; THENCE S43°12'29"W, 14.39 FEET; THENCE S48°31'02"E, 65.04 FEET; THENCE S40°10'41"W, 15.01 FEET; THENCE N48°31'02"W, 66.64 FEET; THENCE S41°26'58"W, 15.24 FEET; THENCE S82°10'43"W, 21.12 FEET; THENCE N07°19'17"W, 10.00 FEET; THENCE S82°10'43"W, 93.35 FEET; THENCE N00°47'49"W, 625.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.54 ACRES, MORE OR LESS.



VICINITY MAP

LEGEND

- = U.S. HIGHWAY
- = COUNTY ROAD
- = SECTION LINE AND NUMBER

54 LO'S - 7 TRACTS

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

VILLAGES OF FRUITLAND PARK JACKSON VILLAS CONVEYANCE TO DISTRICT NO. 11

ALL ROADS, USE AND MAINTENANCE OF WHICH IS VESTED IN LAKE SUMTER, INC. (DEVELOPER) IN THE HOMEOWNERS ASSOCIATION, TRACTS A, B, C, D, E, F, G, H, AS SHOWN ON THE PLAT OF VILLAGES OF FRUITLAND PARK JACKSON VILLAS IN WHICH SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT), RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS THE RIGHT OF INGRESS OR ALL VEHICLES TO DRIVE AND WALK EXCLUSIVE OWNERS TO DELIVER ITS CONTINUALLY ESTABLISHED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TRUSTEE, HEIRS, ESTATE, SUCCESSORS, AND ASSIGNS A PERPETUAL EASEMENT FOR ACCESS AND POWER AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, SIGNAGE FACILITIES, GOLF CART PATHS, DRAINAGE, GOLF CART CROSSES AND ALSO PARKING SPACE, IF ANY, WHICH IS SUBJECT TO THE RESTRICTION SHALL NOT BE REPRESENTATION FACILITIES INCLUDING BUT NOT LIMITED TO SIGNS, PATHS, GOLF CART PATHS, BIKE PATHS OR PEDESTRIAN PATHS SHALL BE CONSTRUCTED UNDER THE DISTRICT BY PROCURING THE DESIGNATION CONTAINED ON THIS PLAT, RECEIVED THE CONSTRUCTION AND SUBJECT TO WARRANTY THE HOMEOWNERS AND ALL TRACTS LISTED ABOVE PERPETUALLY AND HOMEOWNERS AND HOMES TO THE RESTRICTIONS AND OBLIGATIONS SET FORTH ABOVE.

WITNESSES:
(1) Deborah Bryer
SIGNATURE
Deborah Bryer
PRINT NAME
(2) Kate Dietrich
SIGNATURE
Kate Dietrich
PRINT NAME

BY: VILLAGES OF FRUITLAND PARK, INC.
Martin L. Deuce V.P.
PRINT NAME / TITLE

STATE OF FLORIDA COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2015, BY Martin L. Deuce AS THE VICE President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Kate A. Dietrich
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Kate A. Dietrich
TYPE OF IDENTIFICATION USED PERSONALLY KNOWN

DEDICATION

VILLAGES OF FRUITLAND PARK JACKSON VILLAS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER), HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF FRUITLAND PARK JACKSON VILLAS, A SUBDIVISION OF LAND WITHIN DESIGNATED AND KNOWN VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT) AS SHOWN IN THE SUBJECT PLAT OF VILLAGES RECORDED HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND DOES HEREBY DEDICATE TO THE RESIDENTS OF THE DISTRICT, THE ROADWAYS, TRACTS "A", "B" & "C" DRAINAGE EASEMENT FOR ROADWAY, AND EASEMENTS SHOWN ON THE PLAT FOR THE USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND THE PUBLIC. THE ROADWAYS HEREIN ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY NEW ROADS, WAYFIRE AND METERED AND BUSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND TRAVELS IN AND AS NEEDED EASEMENTS. THE ROADWAYS SHALL BE OF THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, THE CITY OF FRUITLAND PARK SHALL HAVE NO RESPONSIBILITY OR OBLIGATION WHATSOEVER REGARDING SUCH ROADWAYS OR TRACTS OR EASEMENTS DEDICATED, THE UNDERSIGNED OWNERS HEREBY SET FORTH AND DEDICATE THE LANDS SHOWN.

WITNESSES:
(1) Deborah Bryer
SIGNATURE
Deborah Bryer
PRINT NAME
(2) Kate Dietrich
SIGNATURE
Kate Dietrich
PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: Martin L. Deuce V.P.
PRINT NAME / TITLE

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11
BY: Nancy H. Shump
Vice Chairman
PRINT NAME / TITLE

(1) Nancy H. Shump
SIGNATURE
Nancy H. Shump
PRINT NAME
(2) Lisa Carnes
SIGNATURE
Lisa Carnes
PRINT NAME

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Martin L. Deuce AS THE VICE President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Kate A. Dietrich
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Kate A. Dietrich SERIAL / COMM. NO. EE036545
TYPE OF IDENTIFICATION PRODUCED PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Nancy H. Shump AS THE VICE President OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND DID NOT TAKE AN OATH.
Nancy H. Shump
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Nancy H. Shump SERIAL / COMM. NO. FF008543
TYPE OF IDENTIFICATION PRODUCED PERSONALLY KNOWN

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED _____ DATE _____

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON _____, 20____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA. THE CITY ACCEPTS THE DEDICATION OF THE ROADWAYS BUT IS NOT RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS OF SAME.

MAYOR _____

ATTEST _____

CITY CLERK _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY _____

CITY ATTORNEY _____

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 12/18, 2014, SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF THE PLAT RECORDING DATE AS REQUIRED BY CHAPTER 177, PART I, (PLATTING) FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING; AND THAT SAID LAND IS LOCATED IN FRUITLAND PARK, FLORIDA.

FARMER, DARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

Kate A. Jackson
KATE A. JACKSON
REGISTERED PLS NO. 5312
2/4/15
DATE

SEAL

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR COMPLIANCE TO CHAPTER 177 FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER. THIS REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____

PRINT NAME _____ REGISTRATION NO. _____

SEAL

CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VILLAGES OF FRUITLAND PARK JACKSON VILLAS AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____, 20____, AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA.

BY _____
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA

SEAL

PREPARED BY:
FARMER DARLEY & ASSOCIATES, INC. — CONSULTING ENGINEERS & SURVEYORS & PLANNERS — LB 4709
4508 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3016

VILLAGES OF FRUITLAND PARK
JACKSON VILLAS

SHEET 2 OF 2

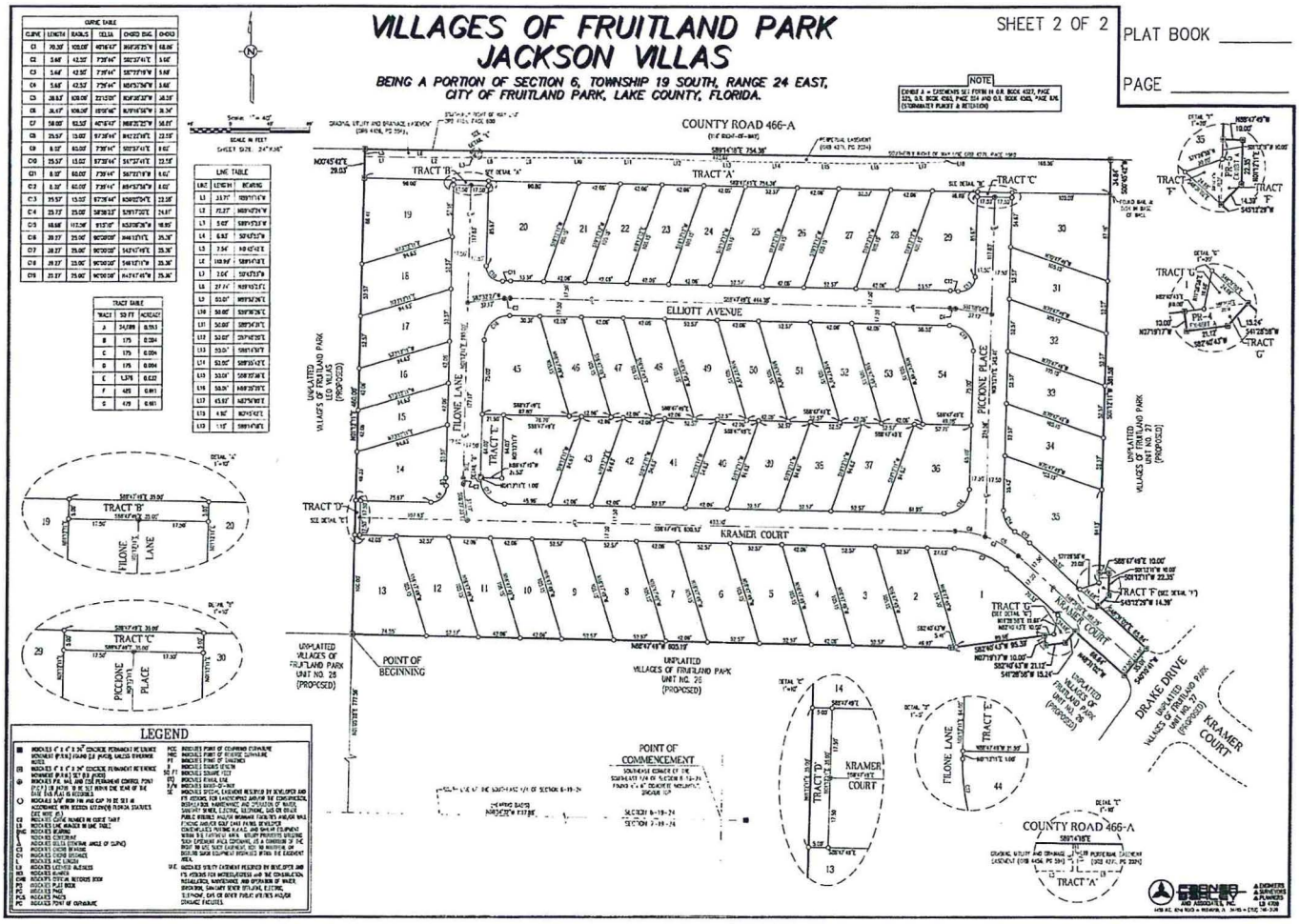
PLAT BOOK _____

PAGE _____

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

NOTE

EXHIBIT A = EASEMENTS SEE FORM IN O.R. BOOK 4327, PAGE 323, O.R. BOOK 4343, PAGE 334 AND O.R. BOOK 4365, PAGE 876, (TEMPORARY PURSUT & RETENTION)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEAR.	CHORD
C1	70.39'	100.00'	40°16'47"	N60°25'25"W	68.96'
C2	3.68'	42.00'	7°31'44"	S82°37'41"E	3.68'
C3	3.68'	42.00'	7°31'44"	S82°37'41"W	3.68'
C4	3.68'	42.00'	7°31'44"	N82°37'41"W	3.68'
C5	38.83'	108.00'	20°12'00"	N69°38'28"W	38.33'
C6	31.47'	108.00'	16°41'46"	N39°41'56"W	31.36'
C7	58.00'	92.50'	40°16'47"	N60°25'25"W	56.81'
C8	25.53'	13.00'	97°28'44"	N42°37'41"E	22.55'
C9	8.18'	42.00'	7°31'44"	S82°37'41"E	8.17'
C10	25.53'	13.00'	97°28'44"	S47°37'41"E	22.55'
C11	8.18'	42.00'	7°31'44"	S82°37'41"W	8.17'
C12	8.18'	42.00'	7°31'44"	N89°53'58"W	8.17'
C13	39.53'	13.00'	87°36'44"	N38°05'56"E	23.38'
C14	23.73'	25.00'	54°36'13"	S39°17'22"E	24.87'
C15	18.68'	112.50'	9°13'10"	N33°08'38"W	18.65'
C16	39.27'	25.00'	90°00'00"	N44°12'01"E	35.36'
C17	39.27'	25.00'	90°00'00"	S45°47'59"E	35.36'
C18	39.27'	25.00'	90°00'00"	S44°12'01"W	35.36'
C19	39.27'	25.00'	90°00'00"	N45°47'59"W	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.17'	S89°17'11"W
L2	72.27'	N00°42'24"W
L3	5.00'	S89°17'11"W
L4	6.83'	S0°42'11"W
L5	7.54'	N0°42'11"E
L6	110.94'	S89°17'11"E
L7	7.00'	S0°42'11"W
L8	27.71'	N89°53'21"E
L9	50.00'	N89°53'21"E
L10	50.00'	S89°36'26"E
L11	50.00'	S89°56'31"E
L12	50.00'	S89°56'31"E
L13	50.00'	S89°56'31"E
L14	50.00'	S89°56'31"E
L15	50.00'	S89°56'31"E
L16	50.00'	N89°56'31"W
L17	45.00'	N82°56'31"W
L18	4.00'	N0°42'11"E
L19	1.00'	S89°17'11"E

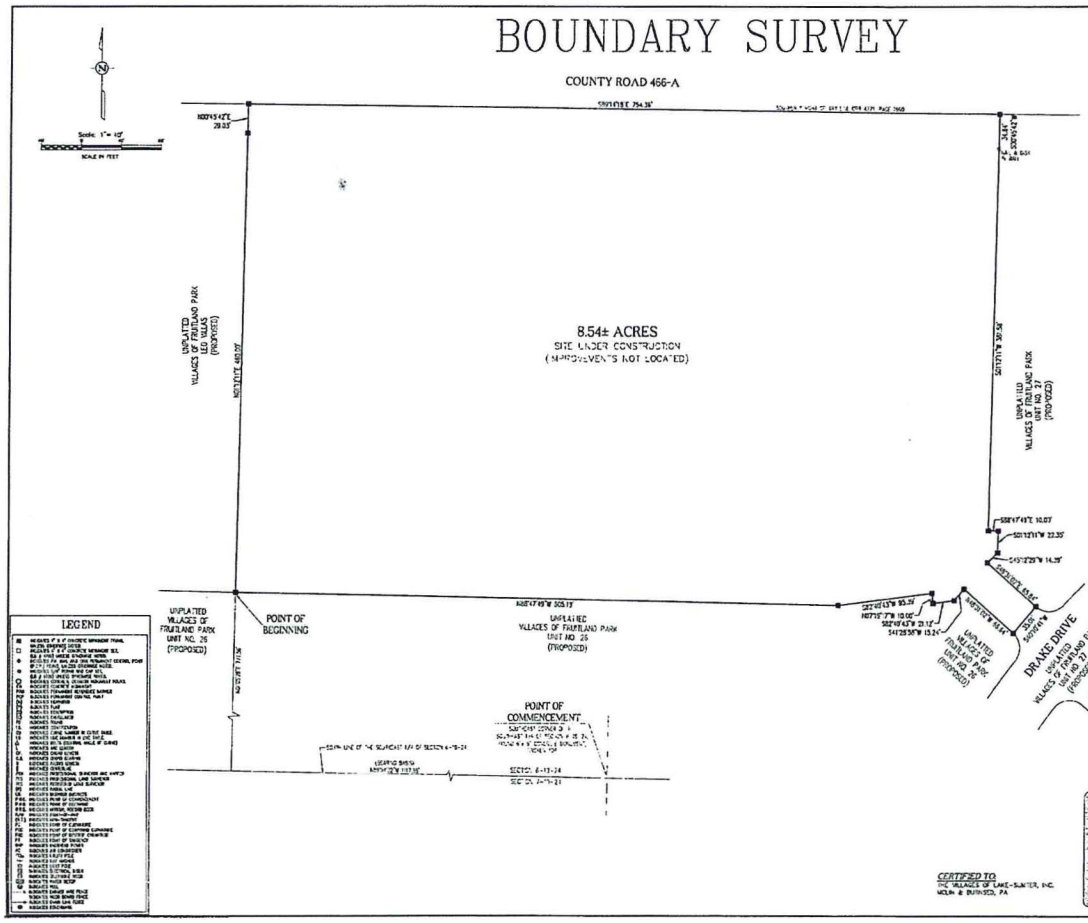
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	34,089	0.783
B	175	0.004
C	175	0.004
D	175	0.004
E	1,575	0.036
F	425	0.010
G	425	0.010

LEGEND

- ■ INDICATES 4" X 4" X 36" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) FOUND (U.S. INCHES) UNLESS OTHERWISE NOTED
- (B) INDICATES 4" X 4" X 36" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) SET (U.S. INCHES)
- ⊕ INDICATES P.R.M. AND THE PERMANENT CONTROL POINT (PCP) (LB NUM. 7) WE SET WITH THE SEAL OF THE LAND SURVEYOR IN RESPONSIBLE
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES (SEE NOTE #7)
- (1) INDICATES CURVE NUMBER IN CURVE TABLE
- (1) INDICATES LINE NUMBER IN LINE TABLE
- (BRG) INDICATES BEARING
- (R) INDICATES CENTERLINE
- (Δ) INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- (CH) INDICATES CHORD BEARING
- (CH) INDICATES CHORD DISTANCE
- (L) INDICATES ARC LENGTH
- (LB) INDICATES LICENSED BUSINESS
- (R) INDICATES RADIUS
- (PB) INDICATES PLAT BOOK
- (PG) INDICATES PLAT PAGE
- (PL) INDICATES PLACE
- (PG) INDICATES PAGE
- (PC) INDICATES POINT OF CURVATURE
- (PCC) INDICATES POINT OF COMPOUND CURVATURE
- (PRC) INDICATES POINT OF REVERSE CURVATURE
- (PT) INDICATES POINT OF TANGENCY
- (SQ. FT.) INDICATES SQUARE FEET
- (SY) INDICATES SQUARE YARD
- (S/N) INDICATES SEE NOTE
- (D.E.) INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES, WITHOUT WARRANTY FOR ITS AND/OR WALL FENCING AND/OR SIGN TAKE PAINS DEVELOPER CONTINUES PAYING D.E.A.D. AND SIMILAR EQUIPMENT WITHIN THE PARTICULAR AREA. UTILITY PROPERTY OWNERS SEE EASEMENT AREA CONTAINS, AS A CONDITION OF THE RIGHT OF USE SUCH EASEMENT, NOT TO INTERFERE OR DESTROY SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- U.E. INDICATES UTILITY EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INCREDIBLE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, GAS OR OTHER PUBLIC UTILITIES AND/OR STORAGE FACILITIES.

CHENEY & ASSOCIATES, INC.
AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS & PLANNERS
LB 4709

BOUNDARY SURVEY



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 6; THENCE N89°54'28"W, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ¼ A DISTANCE OF 1,317.88 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°05'31"E, 277.54 FEET TO THE POINT OF BEGINNING; THENCE N89°54'29"E, 460.00 FEET; THENCE N00°54'42"E, 29.03 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4371, PAGE 1955, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'18"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 254.36 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S22°43'43"W, 34.84 FEET; THENCE S01°17'17"W, 201.55 FEET; THENCE S89°47'49"E, 140.00 FEET; THENCE S01°17'17"W, 22.35 FEET; THENCE S45°12'28"W, 14.39 FEET; THENCE S49°12'28"W, 65.84 FEET; THENCE S40°12'54"W, 28.03 FEET; THENCE N49°12'02"W, 56.84 FEET; THENCE S41°28'28"W, 15.24 FEET; THENCE S89°47'43"W, 21.12 FEET; THENCE N01°17'17"W, 10.00 FEET; THENCE S82°47'43"W, 85.36 FEET; THENCE N89°47'49"E, 605.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.54 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE PARTIES NAMED HEREON.
3. THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND UNLESS THAT SHOWN HEREON.
4. THE DESCRIPTION WAS CREATED FOR THIS SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING N89°54'28"W.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD.

LEGEND

IR	INDICATES 5/8" x 18" CONCRETE MONUMENT FOUND, NO LEGIBLE CAP
CM	INDICATES 4"x4" CONCRETE MONUMENT N.G.
●	INDICATES 5/8" x 18" IRON ROD WITH CAP STAMPED "PARNER BARLEY" (UNLESS OTHERWISE NOTED)
⊙	INDICATES 1/2" FOUND, UNLESS OTHERWISE NOTED
○	INDICATES 1/2" FOUND AND CAP N.G.
PK	INDICATES PARKER KALON NAIL
CP	INDICATES CONCRETE PANEL
PRM	INDICATES PERMANENT REFERENCE MONUMENT
PCP	INDICATES PERMANENT CONTROL POINT
FND	INDICATES FOUND
SET	INDICATES SET
CALC	INDICATES CALCULATED
CONC	INDICATES CONCRETE
(R)	INDICATES RECORD
(M)	INDICATES MEASURED
(D)	INDICATES DEED
(P)	INDICATES PLAT
(C)	INDICATES CALCULATED
(F)	INDICATES FIELD
(S)	INDICATES SURVEY
(R/M)	INDICATES RECORD AND MEASURED
(R/C)	INDICATES RECORD AND CALCULATED
(R/D)	INDICATES RECORD AND DEED
(R/P)	INDICATES RECORD AND PLAT
(R/S)	INDICATES RECORD AND SURVEY
(M/D)	INDICATES MEASURED AND DEED
(M/P)	INDICATES MEASURED AND PLAT
(M/S)	INDICATES MEASURED AND SURVEY
(C/D)	INDICATES CALCULATED AND DEED
(C/P)	INDICATES CALCULATED AND PLAT
(C/S)	INDICATES CALCULATED AND SURVEY
(F/D)	INDICATES FIELD AND DEED
(F/P)	INDICATES FIELD AND PLAT
(F/S)	INDICATES FIELD AND SURVEY
(D/P)	INDICATES DEED AND PLAT
(D/S)	INDICATES DEED AND SURVEY
(P/S)	INDICATES PLAT AND SURVEY
(R/M/D)	INDICATES RECORD, MEASURED AND DEED
(R/M/P)	INDICATES RECORD, MEASURED AND PLAT
(R/M/S)	INDICATES RECORD, MEASURED AND SURVEY
(R/C/D)	INDICATES RECORD, CALCULATED AND DEED
(R/C/P)	INDICATES RECORD, CALCULATED AND PLAT
(R/C/S)	INDICATES RECORD, CALCULATED AND SURVEY
(R/F/D)	INDICATES RECORD, FIELD AND DEED
(R/F/P)	INDICATES RECORD, FIELD AND PLAT
(R/F/S)	INDICATES RECORD, FIELD AND SURVEY
(M/C/D)	INDICATES MEASURED, CALCULATED AND DEED
(M/C/P)	INDICATES MEASURED, CALCULATED AND PLAT
(M/C/S)	INDICATES MEASURED, CALCULATED AND SURVEY
(M/F/D)	INDICATES MEASURED, FIELD AND DEED
(M/F/P)	INDICATES MEASURED, FIELD AND PLAT
(M/F/S)	INDICATES MEASURED, FIELD AND SURVEY
(C/F/D)	INDICATES CALCULATED, FIELD AND DEED
(C/F/P)	INDICATES CALCULATED, FIELD AND PLAT
(C/F/S)	INDICATES CALCULATED, FIELD AND SURVEY
(R/M/C/D)	INDICATES RECORD, MEASURED, CALCULATED AND DEED
(R/M/C/P)	INDICATES RECORD, MEASURED, CALCULATED AND PLAT
(R/M/C/S)	INDICATES RECORD, MEASURED, CALCULATED AND SURVEY
(R/M/F/D)	INDICATES RECORD, MEASURED, FIELD AND DEED
(R/M/F/P)	INDICATES RECORD, MEASURED, FIELD AND PLAT
(R/M/F/S)	INDICATES RECORD, MEASURED, FIELD AND SURVEY
(R/C/F/D)	INDICATES RECORD, CALCULATED, FIELD AND DEED
(R/C/F/P)	INDICATES RECORD, CALCULATED, FIELD AND PLAT
(R/C/F/S)	INDICATES RECORD, CALCULATED, FIELD AND SURVEY
(M/C/F/D)	INDICATES MEASURED, CALCULATED, FIELD AND DEED
(M/C/F/P)	INDICATES MEASURED, CALCULATED, FIELD AND PLAT
(M/C/F/S)	INDICATES MEASURED, CALCULATED, FIELD AND SURVEY
(R/M/C/F/D)	INDICATES RECORD, MEASURED, CALCULATED, FIELD AND DEED
(R/M/C/F/P)	INDICATES RECORD, MEASURED, CALCULATED, FIELD AND PLAT
(R/M/C/F/S)	INDICATES RECORD, MEASURED, CALCULATED, FIELD AND SURVEY

4-2-15
DATE

SHEET 1 OF 1

CLIENT	VILLAGES OF LAKE SUMTER, INC.
JOB NO.	2011-10.2013
DATE	10-16-14 FIELD
DRAWN BY	CHECKED BY
REVISIONS	DATE

BOUNDARY SURVEY
IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA
VILLAGES OF FRUITLAND PARK
JACKSONVILLE

PARNER BARLEY AND ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 6700
A SURVEYOR & MAPPER
A PLANNER
LB 6700

CERTIFIED TO:
THE VILLAGES OF LAKE-SUMTER, INC.
MOLIN & BURNSED, PA

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442 AND OFFICIAL RECORDS BOOK ____ PAGE ____

NOTE:
THIS SUBDIVISION IS AN AGE-RESTRICTED COMMUNITY AS DESCRIBED BY THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK ________

PAGE ________

VILLAGES OF FRUITLAND PARK LEO VILLAS

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

VICINITY MAP

LEGEND

= U.S. HIGHWAY — = COUNTY ROAD — 27|26 / 34|35 = SECTION LINE AND NUMBER

69 LOTS - 7 TRACTS

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

NOTES:

1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING N89°54'32"W.

2) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) ALL DISTANCES SHOWN ARE IN FEET.

4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

6) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8) THE PLAT INCLUDES 2,270 LINEAR FEET OF PLATTED STREETS, ALL OF WHICH ARE "MINOR LOCAL" AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT.

9) TRACTS "C", "E", "F" AND "G" ARE FOR PERPETUAL OPEN SPACE, UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR MAINTENANCE THEREOF.

10) TRACTS "A" AND "B" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

11) TRACT "D" IS FOR TEMPORARY VEHICULAR PARKING AND IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES.

12) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) WATER, SEWER, GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR TO ROADS WITHIN THE SUBDIVISION OWNED BY THE DISTRICT; (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE SECURITY WALL FENCES RUNNING ALONG THE SOUTHEASTERLY PORTION OF HOMESITE # 1 AND THE WESTERLY PORTION OF HOMESITES # 1 THROUGH 7 AND ALONG THE NORTHERLY PORTION OF HOMESITES # 18 THROUGH 25 AND RUNNING ALONG THE SOUTHERLY PORTION OF HOMESITE # 45, UNLESS SUCH MAINTENANCE OBLIGATION IS OTHERWISE ASSUMED BY THE ADJOINING LAND OWNER; AND (F) MAINTENANCE AND REPAIR TO THAT PORTION OF THE WALL FENCE ABUTTING AND FACING THE TRACT WITHIN THE SUBDIVISION RESERVED FOR TEMPORARY VEHICULAR PARKING.

13) "HOMESITE" AS USED ABOVE IS SYNONYMOUS WITH "LOT", WHICH ARE THE NUMBERED AREAS ON THIS PLAT.

14) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

15) EASEMENTS, RESERVATIONS AND PROVISIONS MAY APPEAR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6 RUN N89°54'32"W A DISTANCE OF 1117.87 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N01°05'28"E A DISTANCE OF 777.55 FEET TO THE POINT OF BEGINNING; THENCE N88°47'49"W A DISTANCE OF 620.28 FEET; THENCE S00°38'44"W A DISTANCE OF 40.00 FEET; THENCE N88°47'49"W A DISTANCE OF 50.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE RUN SOUTHWESTERLY A DISTANCE OF 161.97 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 81°24'27"; THENCE ALONG A NON-TANGENT LINE RUN N55°14'40"W A DISTANCE OF 142.73 FEET; THENCE N24°45'06"E A DISTANCE OF 74.11 FEET; THENCE N14°27'39"E A DISTANCE OF 28.54 FEET; THENCE N04°28'24"E A DISTANCE OF 43.08 FEET; THENCE N00°28'16"W A DISTANCE OF 177.53 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3202, PAGE 179, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN N00°38'44"E A DISTANCE OF 295.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1660, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°14'18"E A DISTANCE OF 860.79 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S00°45'47"W A DISTANCE OF 29.03 FEET; THENCE S01°12'11"W A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.31 ACRES, MORE OR LESS.

VILLAGES OF FRUITLAND PARK LEO VILLAS CONVEYANCE TO DISTRICT NO. 11

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES OF LAKE-SUMTER, INC. (DEVELOPER) IN THE ROADWAYS AND TRACTS "A", "B", "C", "D", "E", "F" & "G" AS SHOWN ON THE PLAT OF VILLAGES OF FRUITLAND PARK LEO VILLAS IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT), RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS THE RIGHT OF APPROVAL OF ALL CHANGES TO SIGNAGE AND WALLS (INCLUDING CHANGES TO COLOR) AS ORIGINALLY CONSTRUCTED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. TRACT "C" IS FURTHER SUBJECT TO THE RESTRICTION THAT NO TRANSPORTATION FACILITIES INCLUDING, BUT NOT LIMITED TO ROADS, PATHS, GOLF CART PATHS, BIKE PATHS OR PEDESTRIAN PATHS SHALL BE CONSTRUCTED THEREON. THE DISTRICT BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE ROADWAYS AND ALL TRACTS LISTED ABOVE PERPETUALLY AND ACKNOWLEDGES AND AGREES TO THE RESTRICTIONS AND LIMITATIONS SET FORTH ABOVE.

WITNESSES AS TO ALL:
Deborah Baker (signature)
SIGNATURE
Deborah Baker
PRINT NAME
Rita Deitrich (signature)
SIGNATURE
Rita Deitrich
PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: (signature)
SIGNATURE
Martin L. Dzuro, V.P.
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *3rd* DAY OF *February* 2015 BY *Martin L. Dzuro* THE *Vice President* OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.

Rita A. Deitrich (signature)
NOTARY PUBLIC
PRINT NAME *Rita A. Deitrich*
MY COMMISSION EXPIRES *11-12-16*
SERIAL / COMMISSION NUMBER *EE843615*
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN ✓

DEDICATION
VILLAGES OF FRUITLAND PARK LEO VILLAS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF FRUITLAND PARK LEO VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT) AS OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND HEREBY DEDICATES TRACTS "D", "E", "F" & "G" TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGES OF FRUITLAND PARK LEO VILLAS, SUBJECT TO AN EASEMENT FOR UTILITIES, AND HEREBY DEDICATES TRACTS "A", "B" & "C" DEPICTED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11; AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND THE PUBLIC. THE ROADWAYS, HOWEVER, ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY THEIR TENANTS, INVITEES AND LICENSEES AND THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND SUBJECT TO USE AS UTILITY EASEMENTS. THE ROADWAYS SHALL BE OF THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11. THE CITY OF FRUITLAND PARK SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS OR TRACTS. IN WITNESS THEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON THE DATES BELOW.

WITNESSES:
(1) *Deborah Baker* (signature)
SIGNATURE
Deborah Baker
PRINT NAME
(2) *Rita Deitrich* (signature)
SIGNATURE
Rita Deitrich
PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY (signature)
SIGNATURE
Martin L. Dzuro, V.P.
PRINT NAME / TITLE

(1) *Nancy A. Sharp* (signature)
SIGNATURE
Nancy A. Sharp
PRINT NAME
(2) *Lisa Carnes* (signature)
SIGNATURE
Lisa Carnes
PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11
BY (signature)
SIGNATURE
Daniel Sprung / Vice Chairman
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *3rd* DAY OF *Feb.* 20*15* BY *Martin L. Dzuro* THE *Vice President* OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Rita A. Deitrich (signature)
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME *Rita A. Deitrich* SERIAL / COMM. NO. *EE843615*
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN ✓

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *3rd* DAY OF *Feb.* 20*15* BY *Daniel Sprung* THE *Vice-Chairman* OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND DID NOT TAKE AN OATH.
Nancy A. Sharp (signature)
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME *Nancy A. Sharp* SERIAL / COMM. NO. *FF008543*
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED ______________ DATE ________

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON ____________, 20____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA. THE CITY ACCEPTS THE DEDICATION OF THE ROADWAYS BUT IS NOT RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS OF SAME.

____
MAYOR

ATTEST:
____
CITY CLERK

SEAL

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

____
CITY ATTORNEY

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SEAL

________________ SIGNATURE ________ DATE

________________ PRINT NAME ________ REGISTRATION NO.

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VILLAGES OF FRUITLAND PARK LEO VILLAS AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ___ DAY OF __________, 20___ AND RECORDED ON PAGES ______ OF PLAT BOOK ______ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

BY ________________
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA.

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON *12/18* 20*14* SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF THE PLAT RECORDING DATE AS REQUIRED BY CHAPTER 177, PART I (PLATTING) FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, AND THAT SAID LAND IS LOCATED IN FRUITLAND PARK, FLORIDA.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

(signature) *2/4/15*
KATIE J. JAMISON — DATE
REGISTRATION NO. 5012

SEAL

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS · SURVEYORS · PLANNERS
LB 4709
4450 N.E. 83rd ROAD · WILDWOOD, FL 34785 · (352) 748-3126

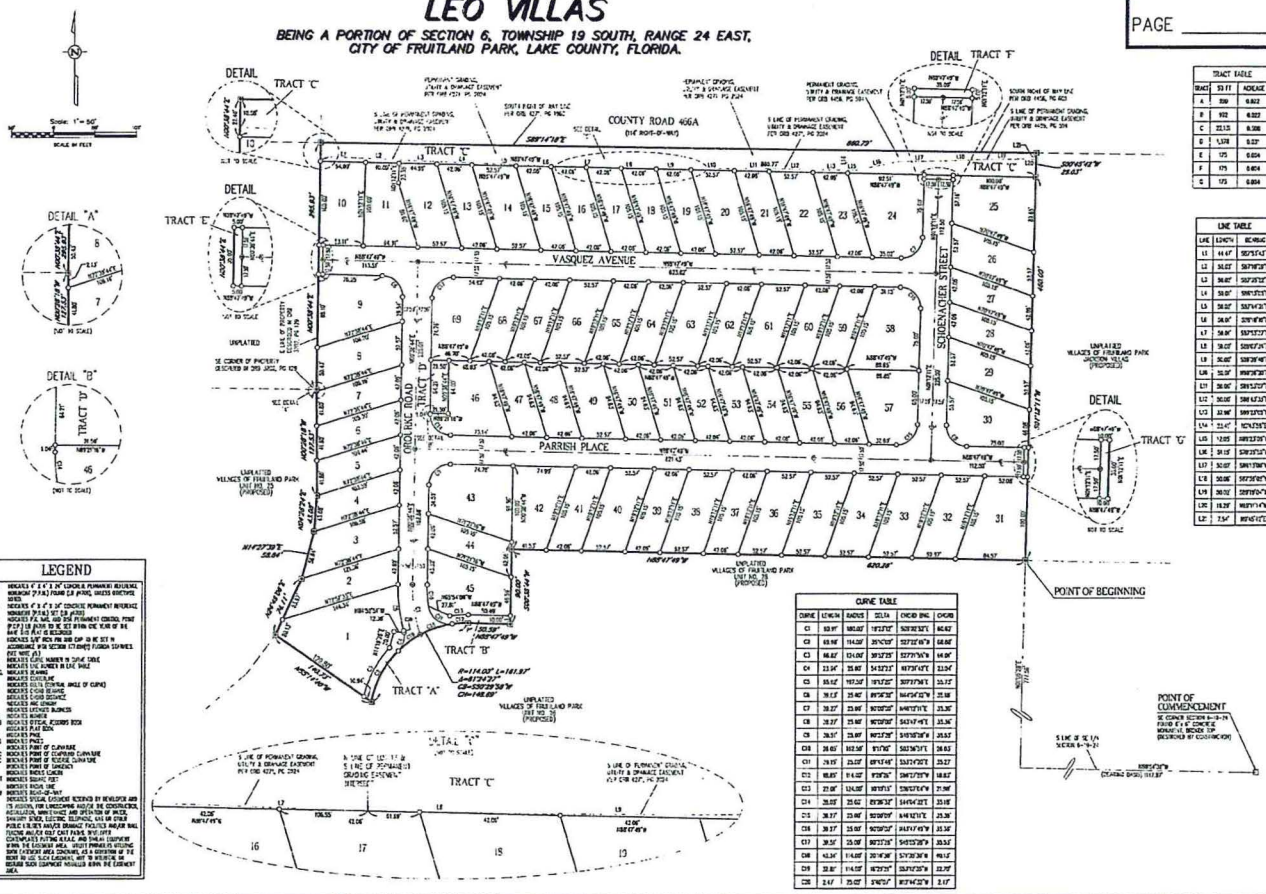
SHEET 2 OF 2

PLAT BOOK _____

PAGE _____

VILLAGES OF FRUITLAND PARK
LEO VILLAS

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	[illegible]	0.802
B	932	0.022
C	22,135	0.508
D	1,378	0.032
E	175	0.004
F	175	0.004
G	175	0.004

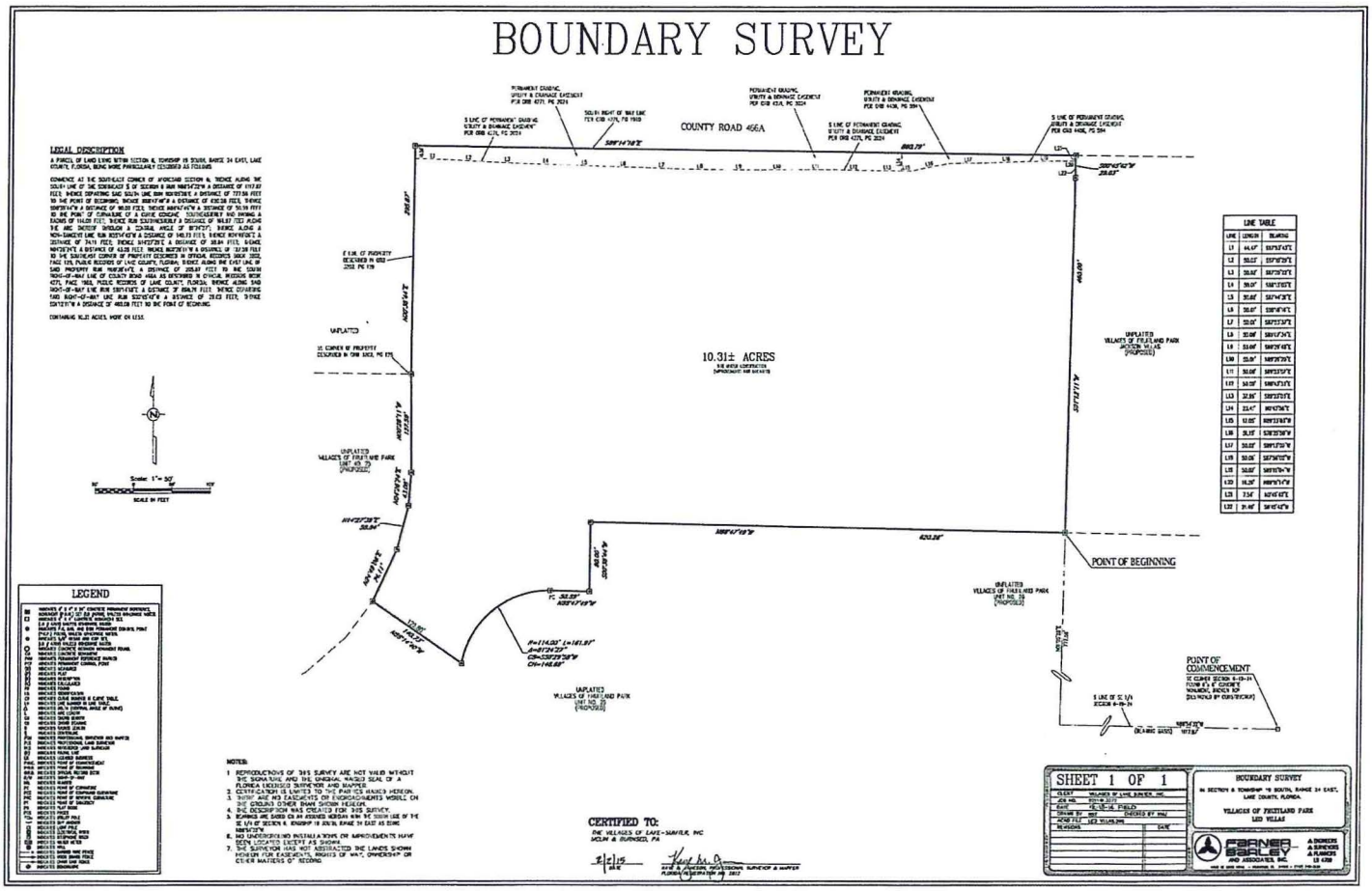
LINE TABLE		
LINE	LENGTH	BEARING
L1	44.47'	S02°57'47"E
L2	34.03'	S87°44'28"E
L3	34.40'	S02°28'32"E
L4	34.01'	S00°17'27"E
L5	34.03'	S02°44'32"E
L6	34.01'	S00°44'44"E
L7	34.01'	S02°57'27"E
L8	34.01'	S00°17'44"E
L9	34.01'	S00°28'44"E
L10	32.57'	N00°28'44"E
L11	34.01'	S00°17'27"E
L12	34.01'	S00°17'27"E
L13	32.57'	S00°17'27"E
L14	32.57'	N00°17'27"W
L15	12.05'	N00°17'27"W
L16	34.01'	S00°17'27"E
L17	32.57'	S00°17'27"E
L18	50.00'	S00°28'44"E
L19	30.02'	S00°28'44"E
L20	16.28'	N00°17'27"W
L21	7.54'	N00°17'27"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	53.01'	100.00'	30°22'02"	S00°28'32"E	52.42'
C2	63.94'	114.00'	32°12'00"	S02°22'46"W	63.08'
C3	46.82'	124.00'	30°32'25"	S02°27'36"W	44.80'
C4	23.54'	25.00'	54°32'12"	N00°28'44"E	22.67'
C5	39.52'	107.00'	30°32'25"	S00°28'44"E	39.27'
C6	39.27'	25.00'	89°56'30"	S44°59'32"W	35.36'
C7	39.27'	25.00'	90°03'30"	N44°59'32"E	35.36'
C8	39.27'	25.00'	90°03'30"	S44°59'44"E	35.36'
C9	39.27'	25.00'	90°03'30"	N44°59'44"W	35.36'
C10	39.65'	102.00'	37°15'00"	S02°38'30"E	38.93'
C11	29.95'	25.00'	68°37'48"	S34°31'02"E	28.22'
C12	48.85'	114.00'	24°33'26"	S44°17'30"W	48.47'
C13	27.00'	124.00'	12°28'15"	S38°32'54"W	27.00'
C14	28.00'	25.00'	63°36'32"	S44°54'22"E	26.58'
C15	39.27'	25.00'	90°00'00"	N44°42'11"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°17'49"W	35.36'
C17	39.54'	25.00'	90°32'26"	S45°32'28"W	35.55'
C18	43.34'	114.00'	20°14'36"	S71°20'36"E	43.11'
C19	32.81'	114.00'	16°29'26"	S53°42'26"W	32.70'
C20	2.17'	25.00'	4°58'51"	N73°42'22"W	2.17'

LEGEND

- ■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (U.N.O. UNLESS OTHERWISE NOTED)
- ⊠ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (U.N.O. UNLESS OTHERWISE NOTED)
- ● INDICATES P.R.M. AND SET PERMANENT CONTROL POINT (P.C.P.) (U.N.O. UNLESS OTHERWISE NOTED) PER CHAPTER 177.091(8) F.S.
- ○ INDICATES SET IRON PIN AND CAP (U.N.O. SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES.
- (NT) INDICATES NON TANGENT
- (R) INDICATES RADIAL BEARING
- (RB) INDICATES RADIAL BEARING
- (CH) INDICATES CHORD BEARING
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- L INDICATES ARC LENGTH
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- R INDICATES RADIUS
- (R) INDICATES RADIUS BEARING
- NR INDICATES NON RADIAL
- NT INDICATES NON TANGENT
- CBS INDICATES CONCRETE BLOCK STRUCTURE
- FB INDICATES FIELD BOOK
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- POC INDICATES POINT OF COMMENCE
- POB INDICATES POINT OF BEGINNING
- PRC INDICATES POINT OF REVERSE CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PT INDICATES POINT OF TANGENCY
- PI INDICATES POINT OF INTERSECTION
- P.O.B. INDICATES BEGINNING OF BOUNDARY
- (P) INDICATES PLAT LINE
- B/W INDICATES BLACK-WHITE
- D.E. INDICATES SPECIAL DRAINAGE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR SWALES, INCLUDING AND/OR CART PATHS, WHICH DEPTH CONTEMPLATES PUTTING A GRADE, AND SHALL EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY OWNERS IN UTILIZING SUCH EASEMENT AREA CONCURRE, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DAMAGE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

BOUNDARY SURVEY



COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442 AND OFFICIAL RECORDS BOOK NO. ______ PAGE ______

NOTE:
THIS SUBDIVISION IS AN AGE-RESTRICTED COMMUNITY AS DESCRIBED BY THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

VILLAGES OF FRUITLAND PARK UNIT NO. 27

PLAT BOOK ______

PAGE ______

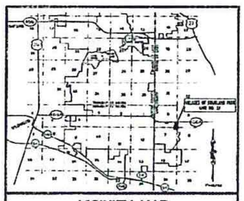
BEING A PORTION OF SECTIONS 5, 6, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THENCE RUN S89°35'50"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF THE WEST 210.00 FEET OF SAID NORTHWEST 1/4 OF SECTION 8, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN S00°47'54"W, ALONG THE EAST LINE OF THE WEST 210.00 OF SAID NORTHWEST 1/4 OF SECTION 8 A DISTANCE OF 250.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'16"W, 590.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 681.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°23'20"E, 5.30 FEET TO WHICH A RADIAL LINE BEARS S75°26'18"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'45", AN ARC DISTANCE OF 5.30 FEET TO A POINT ON A RADIAL LINE; THENCE N75°53'03"W, ALONG SAID RADIAL LINE A DISTANCE OF 151.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'02", AN ARC DISTANCE OF 121.80 FEET TO A POINT ON A RADIAL LINE; THENCE N89°03'05"W, ALONG SAID RADIAL LINE A DISTANCE OF 60.00 FEET; THENCE N00°56'55"E, 348.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 460.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°39'36", AN ARC DISTANCE OF 223.35 FEET TO THE POINT OF TANGENCY; THENCE N27°36'31"E, 283.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'42", AN ARC DISTANCE OF 144.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°42'15", AN ARC DISTANCE OF 33.27 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N40°10'41"E, 25.01 FEET; THENCE N48°31'02"W, 65.54 FEET; THENCE N45°22'29"E, 14.39 FEET; THENCE N01°12'11"E, 22.35 FEET; THENCE N89°47'49"W, 10.00 FEET; THENCE N01°12'11"E, 381.58 FEET; THENCE N00°45'42"E, 34.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°14'18"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 564.37 FEET TO A POINT ON THE EAST LINE OF THE WEST 210.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE S00°42'41"W, ALONG SAID EAST LINE A DISTANCE OF 1,271.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.96 ACRES, MORE OR LESS.



VICINITY MAP

N.T.S.

U.S. HIGHWAY — COUNTY ROAD — SECTION LINE AND NUMBER

77 LOTS – 5 TRACTS

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

NOTES:

1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING S89°35'50"E.

2) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) ALL DISTANCES SHOWN ARE IN FEET.

4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

6) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8) THE PLAT INCLUDES 4,989 LINEAR FEET OF PLATTED STREETS, ALL OF WHICH ARE "MINOR LOCAL" AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT.

9) TRACT "D" IS RESERVED BY THE DEVELOPER AND WILL BE MAINTAINED BY THE DEVELOPER OR ITS ASSIGNS.

10) TRACTS "C" & "E" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

11) TRACTS "A" & "B" ARE FOR PERPETUAL OPEN SPACE UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR MAINTENANCE THEREOF.

12) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

13) THAT PORTION OF THIS PLAT LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IS SUBJECT TO RESERVATION RECORDED IN DEED BOOK 237, PAGE 346, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11 F.S.)

14) EASEMENTS, RESERVATIONS AND PROVISIONS MAY APPEAR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

DEDICATION
VILLAGES OF FRUITLAND PARK UNIT NO. 27

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF FRUITLAND PARK UNIT NO. 27, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT) AS OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE PUBLIC AND HEREBY DEDICATES TRACTS "A", "B", "C" AND "E" TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, SUBJECT TO THOSE EASEMENTS DESCRIBED ON THIS PLAT. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON THE DATES BELOW.

WITNESSES:
(1) Deborah Baker (signature) — Deborah Baker, PRINT NAME
(2) Rita Deitrich (signature) — Rita Deitrich, PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: (signature), SIGNATURE — Martin L. Dzuro, V.P., PRINT NAME / TITLE

(1) Nancy A. Stump (signature) — Nancy A. Stump, PRINT NAME
(2) Lisa Carnes (signature) — Lisa Carnes, PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11
BY: (signature), SIGNATURE — Daniel Soraggi, Vice-Chairman, PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Martin L. Dzuro THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DO NOT TAKE AN OATH.
Rita A. Deitrich (signature), NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME Rita A. Deitrich SERIAL / COMM. NO. EE843615
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN ✓

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb 2015, BY Daniel Soraggi THE Vice-Chairman OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND DID NOT TAKE AN OATH.
Nancy A. Stump (signature), NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME Nancy A. Stump SERIAL / COMM. NO. FF008543
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

VILLAGES OF FRUITLAND PARK UNIT NO. 27
CONVEYANCE TO DISTRICT NO. 11

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES OF LAKE-SUMTER, INC. (DEVELOPER) IN THE ROADWAYS AND TRACTS "A", "B", "C" & "E" AS SHOWN ON THE PLAT OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT), RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS THE RIGHT OF APPROVAL OF ALL CHANGES TO SIGNAGE AND WALLS (INCLUDING CHANGES TO COLOR) AS ORIGINALLY CONSTRUCTED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. TRACTS "A" & "B" ARE FURTHER SUBJECT TO THE RESTRICTION THAT NO TRANSPORTATION FACILITIES INCLUDING, BUT NOT LIMITED TO ROADS, PATHS, GOLF CART PATHS, BIKE PATHS OR PEDESTRIAN PATHS SHALL BE CONSTRUCTED THEREON. THE DISTRICT BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN ALL THE TRACTS LISTED ABOVE PERPETUALLY AND TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED AND AGREES TO MAINTAIN THE DRAINAGE SYSTEMS LOCATED IN SAID ROADWAYS PERPETUALLY.

WITNESSES AS TO ALL:
Deborah Baker (signature), SIGNATURE — Deborah Baker, PRINT NAME
Rita Deitrich (signature), SIGNATURE — Rita Deitrich, PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: (signature), SIGNATURE — Martin L. Dzuro, V.P., PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February 2015 BY Martin L. Dzuro THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH. ✓
Rita A. Deitrich (signature), NOTARY PUBLIC — TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN ✓
PRINT NAME Rita A. Deitrich
MY COMMISSION EXPIRES 11-20-16
SERIAL / COMMISSION NUMBER EE843615

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED ______________ DATE ________

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON ____________, 20____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA. THE CITY ACCEPTS THE DEDICATION OF ROADWAYS.

MAYOR ____________ SEAL

ATTEST ____________

CITY CLERK ____________

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

CITY ATTORNEY ____________

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE ____________ DATE ____________ SEAL

PRINT NAME ____________ REGISTRATION NO. ____________

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ___ DAY OF ________, 20___, AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

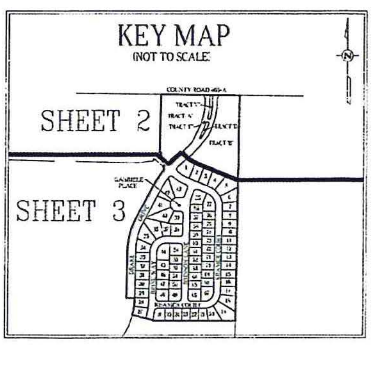
BY: ______________________
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 12/18, 2014, SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF THE PLAT RECORDING DATE AS REQUIRED BY CHAPTER 177, PART 1 (PLATTING) FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, AND THAT SAID LAND IS LOCATED IN FRUITLAND PARK, FLORIDA.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

(signature) 2/4/15 SEAL
KAY M. JAMESON, DATE
REGISTRATION NO. 5912



PREPARED BY

FARNER BARLEY AND ASSOCIATES, INC. ▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 NE 83rd ROAD – WILDWOOD, FL 34785 – (352) 748-3126

VILLAGES OF FRUITLAND PARK
UNIT NO. 27

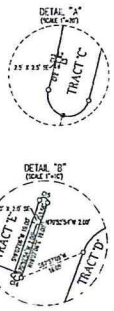
BEING A PORTION OF SECTIONS 5, 6, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

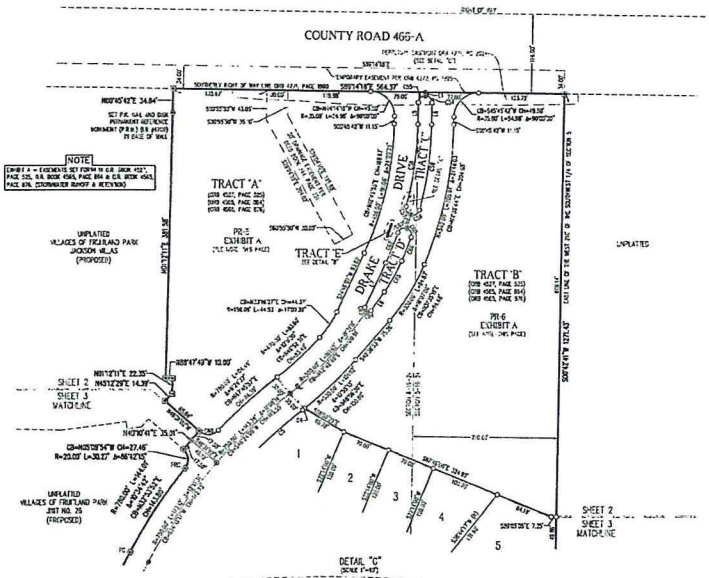
SHEET 2 OF 3

PLAT BOOK _____

PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACRE
A	171,771	3.925
B	126,124	2.944
C	3,375	0.077
D	3,274	0.075
E	41	0.001



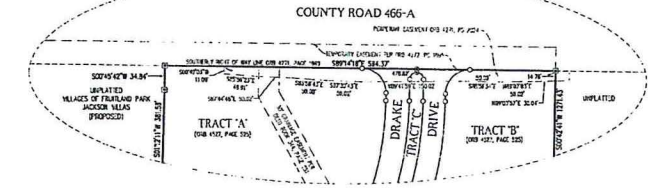


LINE TABLE		
LINE	LENGTH	BEARING
L1	4.96'	S27°45'42"W
L2	2.50'	N73°14'18"W
L3	2.50'	S27°30'11"W
L4	2.50'	N77°14'18"W
L5	3.16'	S27°45'42"W
L6	3.16'	S27°45'42"W
L7	73.51'	S24°46'02"W
L8	3.16'	S27°45'42"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	19.92'	500.00'	2°16'56"	S27°53'43"E	19.92'
C2	2.72'	1,500.00'	3°29'01"	S26°45'15"E	2.72'
C3	54.33'	725.00'	4°29'56"	S48°25'28"W	54.17'
C4	14.49'	450.00'	1°46'29"	S42°53'14"E	14.49'
C5	3.53'	450.00'	0°43'37"	S47°54'41"E	3.53'
C6	2.14'	1.50'	163°28'28"	S25°53'54"E	2.82'
C7	3.14'	1.50'	180°00'00"	N49°52'26"W	3.00'
C8	15.71'	10.00'	90°00'00"	N49°52'26"W	14.14'
C9	15.71'	10.00'	90°00'00"	S40°07'34"W	14.14'
C10	113.42'	450.00'	14°26'48"	N42°54'38"E	113.12'
C11	15.69'	10.00'	89°51'23"	S27°49'30"E	14.13'
C12	7.85'	15.00'	30°00'00"	N67°08'40"E	7.76'
C13	124.28'	310.00'	22°57'48"	N37°14'25"E	123.46'
C14	15.81'	10.00'	90°53'23"	N23°53'31"W	14.21'
C15	15.81'	10.00'	89°22'37"	S66°06'42"W	14.27'
C16	46.17'	490.00'	5°24'08"	N62°52'31"E	46.16'
C17	7.12'	5.00	81°36'14"	S41°52'06"E	6.53'
C18	7.09'	5.00	81°12'09"	N73°16'10"E	6.55'
C19	52.83'	250.00'	12°06'00"	N32°14'09"E	52.68'
C20	28.64'	343.52'	4°46'37"	N35°27'28"E	28.63'
C21	28.96'	71.00'	23°21'17"	S49°52'26"W	28.76'
C22	32.63'	20.00'	93°26'55"	N63°36'18"E	29.11'

LEGEND

■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (IN PLACE) UNLESS OTHERWISE NOTED
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (IN PLACE)
⊕	INDICATES P.R.M. NAIL AND CAP PERMANENT CONTROL POINT (P.C.P.) SET (PLACE IN SIDE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT)
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(7) FLORIDA STATUTES (SEE NOTE 23)
CB	INDICATES CURVE NUMBER IN CURVE TABLE
LB	INDICATES LINE NUMBER IN LINE TABLE
BRG.	INDICATES BEARING
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CD	INDICATES CHORD DISTANCE
CH	INDICATES CHORD BEARING
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
LS	INDICATES LICENSED SURVEYOR
BOB	INDICATES OF NOW, BEGINNING BACK
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
POB	INDICATES PAGES
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT OF CONTRARY CURVATURE
POB	INDICATES POINT OF BEGINNING
POT	INDICATES POINT OF TANGENCY
PI	INDICATES POINT OF INTERSECTION
50 FT	INDICATES SQUARE FOOT
SQ. FT.	INDICATES SQUARE FOOT
R/W	INDICATES RIGHT-OF-WAY
U	INDICATES UTILITY EASEMENT RESERVED TO DEVELOPER AND ITS FUTURE FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS AND OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR EXCEPT CABLE TELEVISION, DEVELOPER CONTINUES TO RETAIN A 6.0' AND SMALLER EASEMENT WITHIN THE EASEMENT AREA. WITH PROVISION, HOWEVER, THAT SUCH EASEMENT AREA CONTAINS, AS A CONDITION OF THE RESERVATION, NO WALL, SIGN, LANDSCAPE, NOR TO INCLUDE THE ATTACHED BUILDING EQUIPMENT REGARDLESS WITHIN THE EASEMENT AREA



Scale: 1" = 50'

SCALE IN FEET

SHEET SIZE 24"X36"

CFSENG AND ASSOCIATES, INC.

ENGINEERS
SURVEYORS
PLANNERS
LB 1709

1414 E. 12th ROAD • OCALA, FL. 34470 • (352) 48-1-1

VILLAGES OF FRUITLAND PARK
UNIT NO. 27

BEING A PORTION OF SECTIONS 5, 6, 7 & 8,
TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK,
LAKE COUNTY, FLORIDA.

SHEET 3 OF 3

PLAT BOOK _____

PAGE _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	45.41'	104.00'	25°2'35"	N62°35'23"E	45.42'
C2	125.24'	104.00'	69°2'35"	N62°35'23"E	118.13'
C3	3.93'	3.00'(R)	75°1'48"	N35°41'51"E	3.72'
C4	94.23'	228.28'	23°39'36"	S48°37'15"W	93.57'
C5	32.45'	20.00'	92°30'27"	S82°51'21"E	29.00'
C6	92.24'	275.00'	19°14'56"	S52°32'21"E	91.81'
C7	43.23'	150.00'	16°30'17"	N37°38'25"W	43.08'
C8	91.27'	150.00'	33°24'16"	N53°33'33"W	90.00'
C9	52.53'	150.00'	20°04'02"	N17°46'25"W	52.27'
C10	22.88'	150.00'	8°44'22"	N43°25'19"W	22.86'
C11	63.26'	104.00'	34°53'37"	N63°58'44"E	62.35'
C12	58.42'	104.00'	32°26'25"	N39°46'43"E	58.06'
C13	43.89'	104.00'	24°14'38"	N14°53'31"E	43.56'
C14	58.42'	104.00'	32°26'25"	N7°22'46"E	58.06'
C15	14.53'	104.00'	7°59'46"	N0°36'20"E	14.40'
C16	34.49'	53.00'	37°30'37"	N19°46'26"E	34.48'
C17	38.54'	53.00'	41°39'25"	N59°03'08"E	37.53'
C18	20.37'	53.00'	22°01'02"	N20°50'08"E	20.24'
C19	53.54'	53.00'	57°51'27"	N80°46'51"E	51.30'
C20	48.29'	104.00'	26°35'33"	S12°26'46"E	47.85'
C21	54.00'	104.00'	29°28'28"	S28°29'29"E	53.68'
C22	52.52'	104.00'	28°22'33"	S56°10'08"W	52.00'
C23	33.75'	104.00'	18°35'31"	S65°11'55"W	33.72'
C24	52.23'	420.00'	7°17'25"	S68°32'28"E	52.19'
C25	113.46'	420.00'	15°28'11"	S79°52'25"E	113.08'
C26	30.42'	20.00'	87°09'09"	N45°56'04"E	28.28'

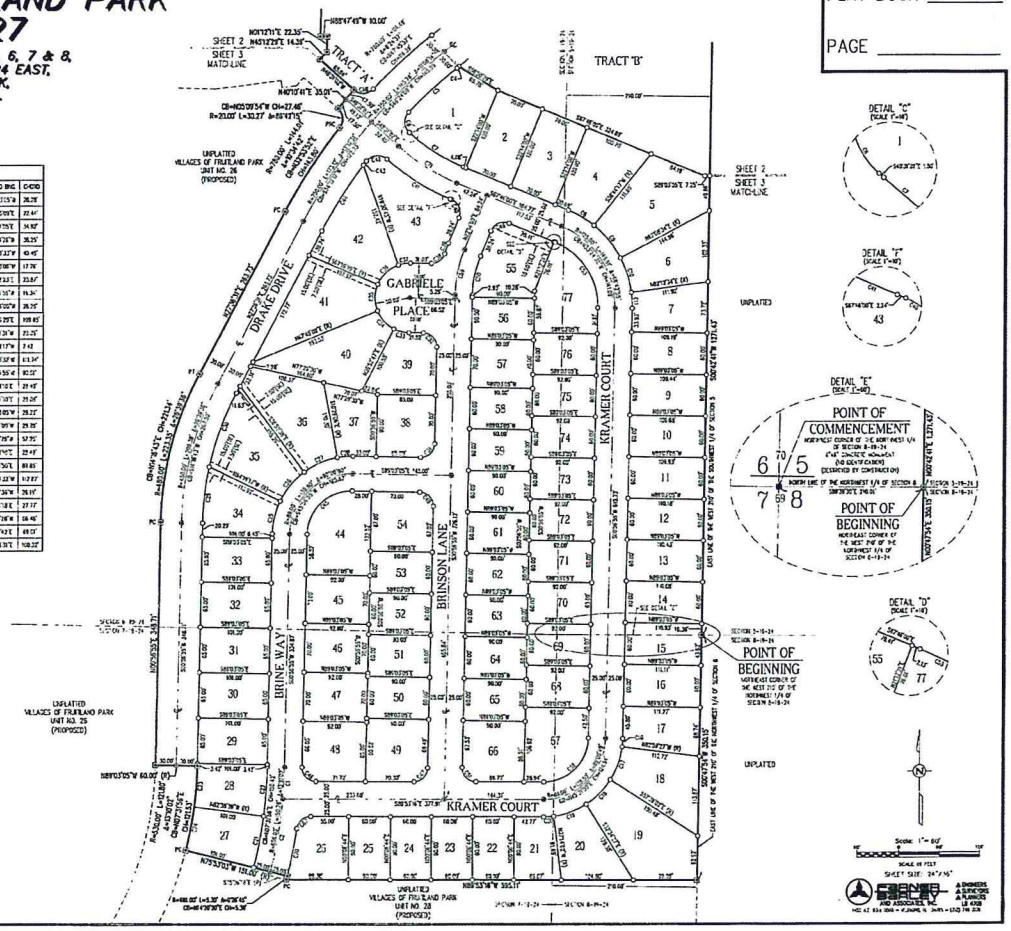
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C27	31.42'	20.00'	90°00'00"	N44°03'05"W	28.28'
C28	32.67'	53.00'	35°18'12"	S76°25'59"E	32.44'
C29	35.82'	53.00'	38°42'08"	S37°41'25"E	35.15'
C30	35.82'	53.00'	38°42'08"	S0°59'17"E	35.15'
C31	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C32	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C33	32.67'	53.00'	35°18'12"	S79°35'09"E	32.44'
C34	35.82'	53.00'	38°42'08"	S37°41'25"E	35.15'
C35	35.82'	53.00'	38°42'08"	S0°59'17"E	35.15'
C36	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C37	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C38	32.67'	53.00'	35°18'12"	S79°35'09"E	32.44'
C39	35.82'	53.00'	38°42'08"	S37°41'25"E	35.15'
C40	35.82'	53.00'	38°42'08"	S0°59'17"E	35.15'
C41	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C42	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C43	1.42'	750.00'	0°7'15"	S30°41'17"W	1.42'
C44	71.35'	750.00'	5°27'13"	S33°03'32"W	71.32'
C45	102.15'	64.00'	91°22'22"	S43°54'55"W	91.57'
C46	31.71'	20.00'	90°24'11"	S44°28'05"E	28.48'
C47	31.42'	20.00'	90°00'00"	N45°03'05"W	28.28'
C48	32.42'	20.00'	92°50'32"	N44°53'05"W	29.02'
C49	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C50	31.42'	20.00'	90°00'00"	N45°03'05"W	28.28'
C51	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C52	79.90'	64.00'	71°31'17"	N43°37'55"E	74.83'
C53	119.53'	450.00'	15°13'12"	S33°14'22"W	119.17'
C54	78.56'	20.00'	224°51'17"	S45°37'55"W	35.19'
C55	30.69'	20.00'	87°51'35"	N87°31'18"E	27.77'
C56	64.84'	120.00'	31°17'03"	S31°20'18"W	64.04'
C57	19.84'	120.00'	9°28'12"	N17°17'42"E	19.82'
C58	190.79'	220.00'	49°41'55"	S38°08'38"E	184.87'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	73,776	1.694
B	103,231	2.369
C	3,579	0.082
D	2,274	0.052
E	41	0.001

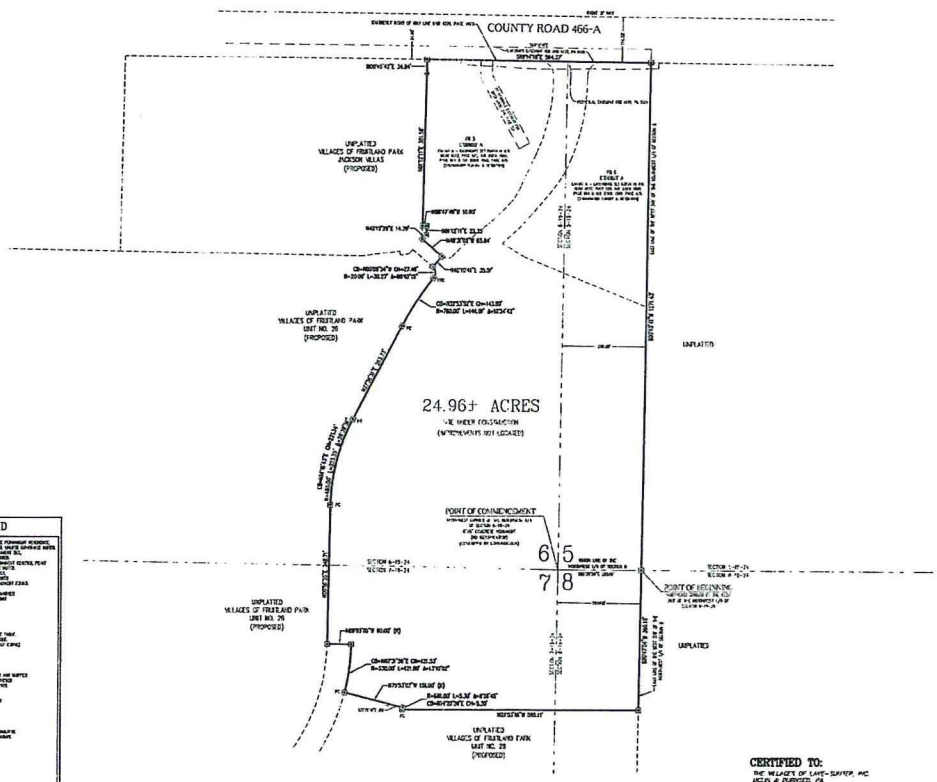
LEGEND

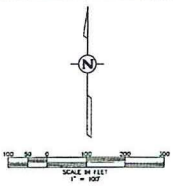
- ■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (# 4570), UNLESS OTHERWISE NOTED.
- ⊟ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (# 4570)
- ● INDICATES P.R.M. AND ONE PERMANENT CONTROL POINT (P.C.P.) (# 4570) TO BE SET WITH THE "CAP OF THE BLOCK THIS HEAD" IN BEGINNING
- ○ INDICATES 5/8" INTO PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES (SET 4570)

CB INDICATES CURVE NUMBER IN CURVE TABLE
LB INDICATES LINE NUMBER IN LINE TABLE
SMI INDICATES SEMICIRCLE
C INDICATES CENTER LINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
LB INDICATES DEFINED BOUNDARY
DB INDICATES BOUNDARY
ORB INDICATES OFFICIAL RECORDS BOOK
PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
POC INDICATES POINT OF COMMENCE
POB INDICATES POINT OF BEGINNING (BASEBALL)
PRC INDICATES POINT OF REVERSE CURVATURE
PT INDICATES POINT OF TANGENCY
R INDICATES RADIUS / RADIAL
SQ. FT. INDICATES SQUARE FEET
(M) INDICATES MEASURED
R/W INDICATES RIGHT-OF-WAY
SC INDICATES SPECIAL CONSENT RECEIVED BY DEVELOPER AND ITS SUCCESSORS, THEREIN, GRANTING AND/OR THE CONSTRUCTION, USE, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR GOLF COURSE PATHS, DEVELOPER CONTEMPLATES THAT THIS IS A LAKE, THE SMALLER CONTOUR WITHIN THE EASEMENT AREA. ALTHOUGH PROMISORS GRANTING SUCH EASEMENT AREA CONSENT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, THE CITY OF FRUITLAND PARK SHALL NOT BE RESPONSIBLE FOR REPAIR THE EASEMENT AREA.



BOUNDARY SURVEY





LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THENCE RUN SOUTH 89°, ALONG THE NORTH LINE THEREOF, A DISTANCE OF [illegible] FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF [illegible] FEET OF THE NORTHWEST 1/4 OF SECTION 8, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 0°, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION 8 A DISTANCE OF [illegible] FEET; THENCE DEPARTING SAID EAST LINE RUN NORTHWESTERLY [illegible] FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEAST HAVING A RADIUS OF [illegible] FEET AND A CHORD BEARING AND DISTANCE OF [illegible]; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A POINT ON A RADIAL LINE; THENCE NORTHWESTERLY ALONG SAID RADIAL LINE A DISTANCE OF [illegible] FEET TO A POINT ON A RADIAL LINE; THENCE NORTHEASTERLY, ALONG SAID RADIAL LINE A DISTANCE OF [illegible] FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF [illegible] FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF [illegible] FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A POINT ON A RADIAL LINE; THENCE NORTHEASTERLY, ALONG SAID RADIAL LINE A DISTANCE OF [illegible] FEET; THENCE NORTHWESTERLY, [illegible] FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF [illegible] FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO THE POINT OF TANGENCY; THENCE NORTH 0°[illegible]'E, [illegible] FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 0°[illegible]'E, [illegible] FEET; THENCE NORTH 89°[illegible]'E, [illegible] FEET; THENCE NORTH 0°[illegible]'E, [illegible] FEET; THENCE NORTHWESTERLY, [illegible] FEET; THENCE NORTH 0°[illegible]'E, [illegible] FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A, AS DESCRIBED IN OFFICIAL RECORDS BOOK [illegible], PAGE [illegible], PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°[illegible]'E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF [illegible] FEET TO A POINT ON THE EAST LINE OF THE WEST [illegible] FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTH 0°[illegible]'W, ALONG SAID EAST LINE, A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING.

CONTAINING 24.96 ACRES, MORE OR LESS.

LEGEND

[illegible]	[illegible]

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. INFORMATION IS LIMITED TO THE PARTIES NAMED HEREON.
3. SITE ARE NOT SHOWN DUE TO ENCROACHMENTS, VISIBLE ON THE GROUND ON OR NEAR SHOWN HEREON.
4. NO INSCRIPTION WAS MADE FOR THIS SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS SHOWN THEREON.
6. THE UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THE SURVEYOR HAS NOT ATTEMPTED THE LOCATION SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER RIGHTS OF RECORD.

CERTIFIED TO:

THE VILLAGES OF LAKE-SUMTER, INC
HELM & ASSOCIATES, PA

7/2/13
DATE

SIGNATURE OF PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5962

SHEET 1 OF 1	
CLIENT	VILLAGES OF LAKE SUMTER, INC.
JOB NO.	10-01-A-24
DATE	12/13/2004 FIELD
DRAWN BY: GMB	CHECKED BY: RMJ
MAP FILE	UNIT 27 - BOUNDARY.DWG
REVISIONS	DATE

BOUNDARY SURVEY
IN SECTIONS 5, 6, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA.
VILLAGES OF FRUITLAND PARK
UNIT NO. 27

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS & PLANNERS
LB 4700
[illegible]