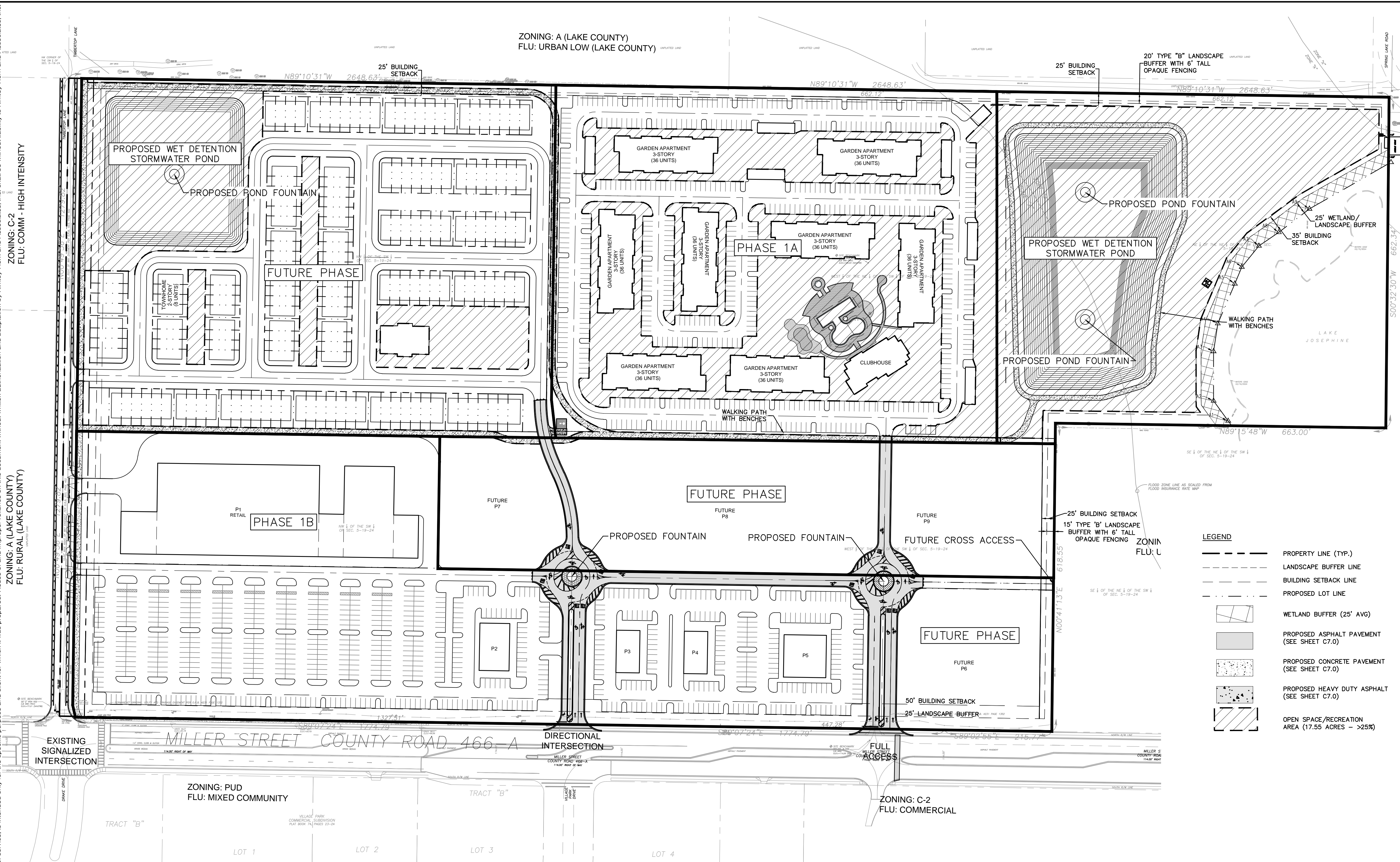
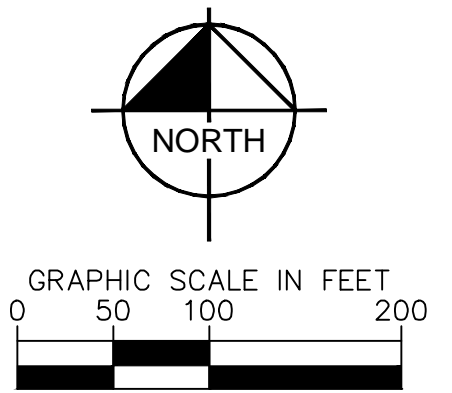


ZONING: A (LAKE COUNTY)  
 FLU: URBAN LOW (LAKE COUNTY)



**LEGEND**

	PROPERTY LINE (TYP.)
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	PROPOSED LOT LINE
	WETLAND BUFFER (25' AVG)
	PROPOSED ASPHALT PAVEMENT (SEE SHEET C7.0)
	PROPOSED CONCRETE PAVEMENT (SEE SHEET C7.0)
	PROPOSED HEAVY DUTY ASPHALT (SEE SHEET C7.0)
	OPEN SPACE/RECREATION AREA (17.55 ACRES - >25%)

**LEGAL DESCRIPTION:**  
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE RIGHT OF WAY OF STATE ROAD NO. S-466-A.  
 FOR A TOTAL AREA OF 68.55 ACRES MORE OR LESS.

**SOIL LEGEND**

1	SPARR SAND
5	APOPKA SAND, 0 TO 5 PERCENT SLOPE
6	APOPKA SAND, 5 TO 12 PERCENT SLOPE
40	PLACID AND MYAKKA SANDS, DEPRESSIONAL
42	POMPANO SAND
99	WATER

**SITE DATA:**

TOTAL SITE AREA:	68.55 ACRES
WETLAND/LAKE AREA:	3.22 ACRES
TOTAL DEVELOPABLE AREA:	65.33 ACRES
ZONING:	MUPUD
EXISTING FUTURE LAND USE:	MIXED COMMUNITY
PROPOSED FUTURE LAND USE:	GENERAL MIXED USE
MAXIMUM ISR:	0.80
MAXIMUM FAR:	0.70
MINIMUM OPEN SPACE/PARKS AND RECREATION:	20%
PROVIDED OPEN SPACE:	25.6%

**SERVICES:**

WATER/SEWER:	CITY OF FRUITLAND PARK
FIRE:	CITY OF FRUITLAND PARK
NATURAL GAS:	SECO

**SETBACKS**

BUILDING	LANDSCAPE*
NORTH:	25 FT / 20 FT
SOUTH (CR 466A):	50 FT / 25 FT
EAST:	25 FT / 15 FT
WEST:	25 FT / 15 FT
LAKE JOSEPHINE:	35 FT** / 25 FT**

\*INTERNAL (BETWEEN USES) LANDSCAPE BUFFERS WILL BE 10 FEET.  
 \*\*FROM ORDINARY HIGH WATER LINE PURSUANT CHAPTER 165.

**COMMERCIAL (P1 - P6)**

TOTAL AREA:	19.15 ACRES (27.9%)
MAXIMUM FAR:	0.70
MAXIMUM BUILDING AREA:	575,688 SF
MAXIMUM BUILDING HEIGHT:	35 FEET
PROPOSED BUILDING AREA:	168,000 SF
PROPOSED FAR:	0.20

**INSTITUTIONAL (P7 - P9)**

TOTAL AREA:	7.57 ACRES (11.1%)
MAXIMUM FAR:	0.70
MAXIMUM BUILDING AREA:	209,784 SF
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING AREA:	209,784 SF
FAR:	0.70

**MULTI-FAMILY RESIDENTIAL**

TOTAL AREA:	41.83 ACRES (61.0%)
MINIMUM LIVING AREA:	600 SF
MAXIMUM BUILDING HEIGHT:	35 FEET (3-STORY)
MAXIMUM PERMITTED DENSITY:	12 UNITS/ACRE
TOWNHOMES:	165 UNITS
(8) 3-STORY BUILDINGS (36 UNITS):	288 UNITS
TOTAL UNITS:	453
GROSS DENSITY (453 UNITS / 41.83 AC):	10.83 UNITS/ACRE
TOWNHOME UNIT SIZE:	39'x38'
TOWNHOME NET LIVING AREA:	1,480 SF
GARDEN APARTMENT SIZE:	35'x34'
GARDEN APARTMENT NET LIVING AREA:	1,200 SF

**PROJECTED PHASING**  
 THIS DEVELOPMENT IS TO BE DEVELOPED IN MULTIPLE PHASES:  
 PHASE 1A: GARDEN APARTMENTS AND STORM WATER MANAGEMENT AREA, MASS GRADING COMMERCIAL AREA (P1-P5) AND PROVIDE UTILITY STUBOUTS  
 PHASE 1B: COMMERCIAL (P1-P5)  
 TOWNHOMES AND P6 - P9 WILL BE DEVELOPED IN THE FUTURE.

**GENERAL NOTES:**  
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DUE TO ENGINEERING AND OTHER INFLUENCES.

**PROJECT TEAM**

**OWNER/DEVELOPER:**  
 INTRAM INVESTMENTS, INC.  
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 PHONE: (407) 898-1511  
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**SURVEYOR:**  
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 CONTACT: TARA TEDROW  
 PHONE: (407) 419-6361

Always call 811 two full business days before you dig to have underground utilities located and marked.

Plotted By: Clean, John, Sheet Set: FRUITLAND PARK, Layout: C4.0, June 26, 2025, 01:14:05pm, K:\ORL\_Civil\048119010-Fruitland Park Mixed Use\CADD\EXHIBIT\2025-05-19 - Concept Plan on Infrastructure.dwg  
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**OVERALL SITE PLAN**

**FRUITLAND PARK MIXED USE**

FLORIDA

CITY OF FRUITLAND PARK

SHEET NUMBER  
**C4.0**

**Kimley-Horn**

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 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 45%;">Description</th> <th style="width: 50%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	DATE				<p><b>DATE</b></p> <p> </p>
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