



Community Development Department
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DEVELOPMENT ORDER

CRYSTAL LAKE VISTA

The City of Fruitland Park hereby finds that after review of the Construction Plans for the proposed development, the plans are consistent with Chapter 157 of the City's Land Development Regulations. This Development Order is issued this 4th day of June 2025 to Crystal Lake Land Holdings LLC, 114 Sleepy Hollow Rd, Leesburg, FL 34748, and authorizes the construction of the infrastructure to support 65 residential homes known as Crystal Lake Vista. The total development will consist of approximately 24.83+/- acres, is zoned Planned Unit Development, and has a future land use of Single Family Medium-Density.

The property is generally located north of Myrtle Lake Avenue and east of Myrtle Lake View Drive, identified as Alternate Key(s)# 1288606, and is further legally described in "Exhibit A" attached.

Before the onset of any construction, to exclude land clearing activities, a pre-construction meeting must be held. Upon request of the developer, the City shall schedule a pre-construction meeting to be attended by the following individuals or their representatives: (1) the property owner if not the developer; the developer and the developer's engineer(s) and surveyor(s), (2) All contractors, including subcontractors for the construction of site improvements, (3) All franchised utility companies affected by the proposed constructions and (4) TRC members and appropriate City inspectors. It shall be the responsibility of the developer to notify all parties of the meeting.

The following conditions apply to this Development Order, as specified in Chapter 157, Section 157.060 of the city's Land Development Regulations:

1. This development order shall be void within one hundred eighty (180) days if construction has not begun and shall expire eighteen (18) months from the date of issuance, regardless of whether or not the work is complete, unless the City Commission grants an extension of time, in response to the applicant's written request for such an extension submitted for consideration prior to the expiration date. The current expiration date is December 4, 2026.
2. The City shall have the right to inspect the project for the purpose of ensuring that all improvements are being constructed in conformance with the provision of the Land Development Regulations (LDRs). All required data, tests, and reports specified in the LDRs shall be submitted and approved by the City Engineer prior to acceptance or final approval of improvements.
3. The Community Development Department Director or designee shall be notified, in writing of the commencement and completion of the items of construction outlined per

code (see Chapter 157, Section 157.060(d)(18), *Notification* (attached hereto) so that an immediate inspection can be performed to ensure conformance.

4. Upon completion of construction of the improvements, the applicant shall provide the Community Development Department Director or designee with the following:
 - A) A certified letter stipulating that construction of the improvements has been completed and requesting final inspection and approval.
 - B) The testing reports and certificates of compliance from material suppliers.
 - C) One (1) paper set and one (1) electronic copy of as-built construction plans, including rims and inverts of all sewer and stormwater structures, the horizontal location of all valves, and fire hydrants signed by the engineer of record and surveyor.
 - D) Documents from a registered engineer with his seal affixed certifying that the improvements have been constructed in conformity with the land development permit and the provisions of the Land Development Code.
 - E) A document from the utility provider approving all utility installations.
 - F) Release of liens and affidavit that all liens are released on all improvements required by the Land Development Code. Upon receipt of the above items, the City Engineer and Public Works Director shall review said data and make a final inspection of the constructed improvements, and shall notify the applicant of any items of noncompliance with the approved construction plans and specifications. A certificate of completion shall be issued by the Community Development Director or designee when all improvements are completed in conformity with the approved design. This certificate shall release the construction surety.
 - G) The final plat [development application] must be submitted to the city, along with the applicable fees (see other items outlined in Chapter 157, Section 157.060 (d)(20)), to the Community Development Department Director or designee to be subsequently approved by City Commission. Once approved, the applicant must record the final plat in the Public Records of Lake County, and provide a copy of same to the City of Fruitland Park. Lot sales cannot begin until the final plat is recorded.

The City of Fruitland Park is authorized to take the following actions in the event it determines, at a duly noticed public commission hearing, that the Developer is not complying with this Development Agreement: (1) revoke the rights conferred in this Development Order and pursue remedies through code enforcement, (2) file for injunctive relief in the Lake County Fifth Judicial Circuit Court enjoining further Developer acts until the Developer complies with this Development Order, or (3) file for injunctive relief in the Lake County Fifth Judicial Circuit

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Court to force Developer to act consistent with this Development Order. The prevailing party in such court action shall be awarded attorney's fees and costs.



Karen Manila
City Manager

6/3/25

Date

EXHIBIT "A"
Legal Description

That part of the North 1/2 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, in Lake County, Florida, bounded and described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 19 South, Range 24 East, and run North 89°20'05" West along the North 1/2 of the Southeast 1/4 of said Section 8, a distance of 988.35 feet; thence North 00°59'55" East 25.00 feet to a point on the North right-of-way line of Myrtle Lake Avenue and the Point of Beginning of this description; from said Point of Beginning run North 89°20'05" West along the North right-of-way line of Myrtle Lake Avenue 658.92 feet to a point on the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence North 00°57'00" East along the West line of the East 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 1,219.46 feet to a point that is South 00°57'00" West 82.20 feet from the Northwest corner of the East 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 8; thence South 89°34'30" East parallel with the North line of the Southeast 1/4 of said Section 8 a distance of 529.99 feet; thence North 00°53'13" East 82.20 feet to a point on the North line of the Southeast 1/4 of Said Section 8; thence South 89°34'30" East along the North line of the Southeast 1/4 a distance of 1,120.29 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence South 65°13'49" West, 1,099.42 feet; thence South 00°59'55" West 836.39 feet to the Point of Beginning.

Section 157.060(d)(18), *Notification*

Notification

The Community Development Director or designee shall be notified, in writing of the commencement and completion of the following items of construction so that an immediate inspection can be performed to ensure conformance with said approved construction plans and specifications and the requirements of the Land Development Code. If the City notifies the developer that no City inspector is available to inspect within 48 hours of an inspection request, and if a delay in the inspection would cause a delay in the project, then this requirement may be met by submission of a certificate from the engineer of record that all construction was completed in accordance with the land development permit:

- A) Waterlines and sanitary sewer lines prior to backfilling
- B) Stabilized subgrade
- C) Curb and concrete work
- D) Roadway base
- E) Surface course
- F) Permanent reference monuments and permanent control points (set at the time of final platting)
- G) Storm sewer
- H) Lift stations

Failure to notify the City of the commencement and completion of the construction or installation of said items shall be good cause to refuse to issue a certificate of completion until such further investigation is conducted to verify compliance with the land development permit. In the case of Permanent reference monuments and permanent control points inspection is required to final plat approval.