

FRUITLAND PARK EAST & WEST

CR 466A & MICRO RACETRACK RD ~ FRUITLAND PARK, FLORIDA

**PROPOSED ADJACENT RETAIL DEVELOPMENTS
+/- 20 ACRES**



ANCHORS & OUTPARCELS AVAILABLE

**THE
BENCHMARK
GROUP**

4053 MAPLE ROAD
AMHERST, NY 14226
PHONE (716) 833-4986 EXT 424
WWW.BENCHMARKGRP.COM
JOHN DELLEBOVI
JDELLEBOVI@BENCHMARKGRP.COM

FRUTLAND PARK EAST & WEST

CR 466A & MICRO RACETRACK ROAD

FRUTLAND PARK, FLORIDA

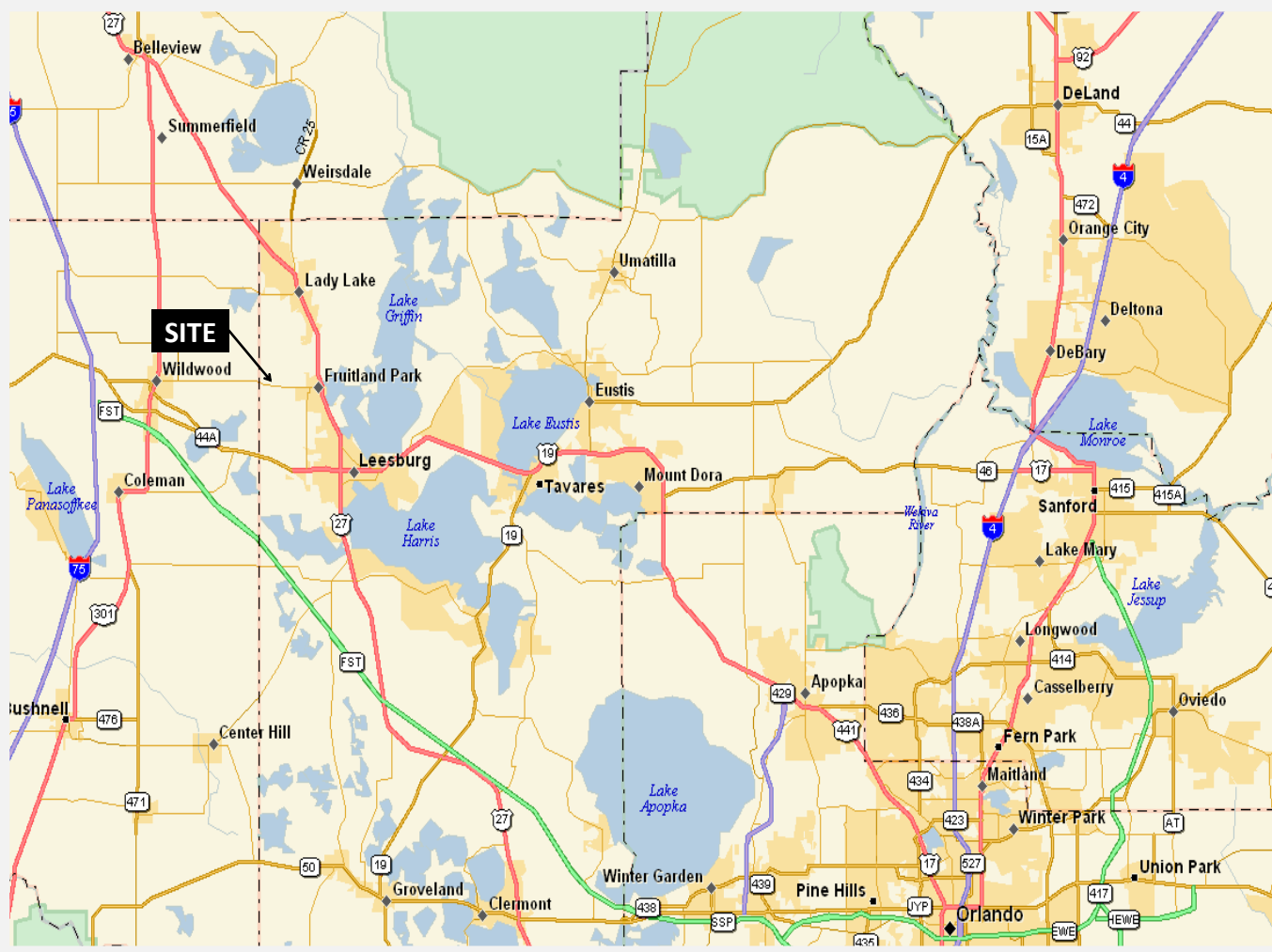
- TWO PROPOSED RETAIL DEVELOPMENTS ON ADJACENT CORNERS OF HIGH VISIBILITY INTERSECTION OF CR 466A/MILLER BLVD & MICRO RACETRACK ROAD
- COMBINED +/- 20 ACRES LOCATED AT SIGNALIZED CORNER WITH 17,400 ADT
- GROWING SECONDARY ARTERIAL: MICRO RACETRACK ROAD CAPTURES ROUGHLY 7,000 TO 9,000+ DAILY TRIPS, SERVING AS A KEY NORTH-SOUTH CONNECTOR
- REGIONAL CONNECTIVITY: CR 466A SERVES AS A MAJOR EAST-WEST "ARTERY" FOR THE VILLAGES, DIRECTLY LINKING RESIDENTS TO RETAIL, MEDICAL, AND PROFESSIONAL SERVICES
- MICRO RACETRACK ROAD WILL CONNECT TO KOITER HOMES HAMMOCK OAKS RESIDENTIAL DEVELOPMENT (2,500 HOMES)

DEMOGRAPHICS			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	4,825	41,440	104,968
MEDIAN HH INCOME	\$84,212	\$75,759	\$64,128



FRUITLAND PARK EAST & WEST

CR 466A & MICRO RACETRACK RD., FRUITLAND PARK, FLORIDA



West View



Advent Health Campus

**280 Apartments
Under Construction**

**11.74 Acre
Site**

**8.33 Acre
Site**

Micro Racetrack Rd.

CR 466A

NE & NW Corners of CR 466A & Micro Racetrack Rd, Fruitland Park, Florida





East View

Micro Racetrack Rd.

8.33 Acre Site

CR 466A

11.74 Acre Site

NE & NW Corners of CR 466A & Micro Racetrack Rd, Fruitland Park, Florida





NE & NW Corner of Micro Racetrack Rd & 466A ~ Fruitland Park, Florida

The Original Speedway Park (Central FL Premiere Go-Cart Track)



Retention Area

Fitness
20,000 SF

Retail
1,990 SF
5,395 SF

Retail
4,000 SF

Retail
6,912 SF

Village Institute of Plastic Surgery

Micro Racetrack Rd.
AADT 9,400

AADT 18,300



Existing Traffic Signal

AADT 17,100

C.R. 466-A (Miller Blvd.)

Right in / Right Out

The Village of Pine Ridge

Village Self-Storage

Jackson Villas



Retail Plaza NEC of C.R. 466-A & Micro Racetrack Rd.
Fruitland Park, FL







LINE	BEARING	DISTANCE
L1	N89°47'30" E	18.00'
L2	N89°47'30" E	18.00'
L3	N89°47'30" E	18.00'
L4	N89°47'30" E	18.00'

LINE	BEARING	DISTANCE
L1	N89°47'30" E	18.00'
L2	N89°47'30" E	18.00'
L3	N89°47'30" E	18.00'
L4	N89°47'30" E	18.00'

PROJECT SUMMARY

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

LEGAL DESCRIPTION:

SEE COVER PAGE FOR COMPLETE LEGAL DESCRIPTION.
 SEC-TOWNSHIP-RANGE: Section 6 Township 19S, Range 24E
 ALYKEY NO(s): 1288151, 1699665
 SITE ADDRESS: FRUITLAND PARK, FL 32159

GENERAL STATEMENT:

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

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

ZONING: C-2
 COMMERCIAL: HIGH INTENSITY
 PARCEL AREA: 360,962sf = 8.287AC.
 LAND USE: SHOPPING CENTER

PROPOSED BLDG. AREA:
 FITNESS: 20,000 SF
 COFFEE DRIVE-THRU: 1,993 SF
 RETAIL: 18,269 SF

MAX. BUILDING HEIGHT: 34'-6" (MAX 35 FT)
 F.A.R.: 0.112 (MAX. 0.50)

NUMBER OF STORIES: 1

REQUIRED SETBACKS: C-2 Zoning Provided Building Setbacks:
 Front = 50 Feet Rear (South): 113.81 Feet
 Rear = 15 Feet Front (North): 86 Feet
 Side Int. = 10 Feet East: 105 Feet
 West: 84 Feet

PARKING CALCULATIONS

HEALTH CLUB = 1 PARKING SPACE PER 150SF = 134 SPACES
 RETAIL = 1 PARKING SPACE PER 250SF 20,262 / 250 = 82 SPACES

TOTAL PARKING REQUIRED = 216 SPACES
 TOTAL HANDICAP SPACES REQUIRED = 1 PER 25 SPACES = 7 SPACES

PARKING PROVIDED = 216 SPACES
 PARKING PROVIDED = 282 SPACES
 BICYCLE = .01 PER REQUIRED PARKING = 4SPACES

TOTAL HANDICAP SPACES REQUIRED = 7 SPACES
 TOTAL HANDICAP SPACES PROVIDED = 15 SPACES

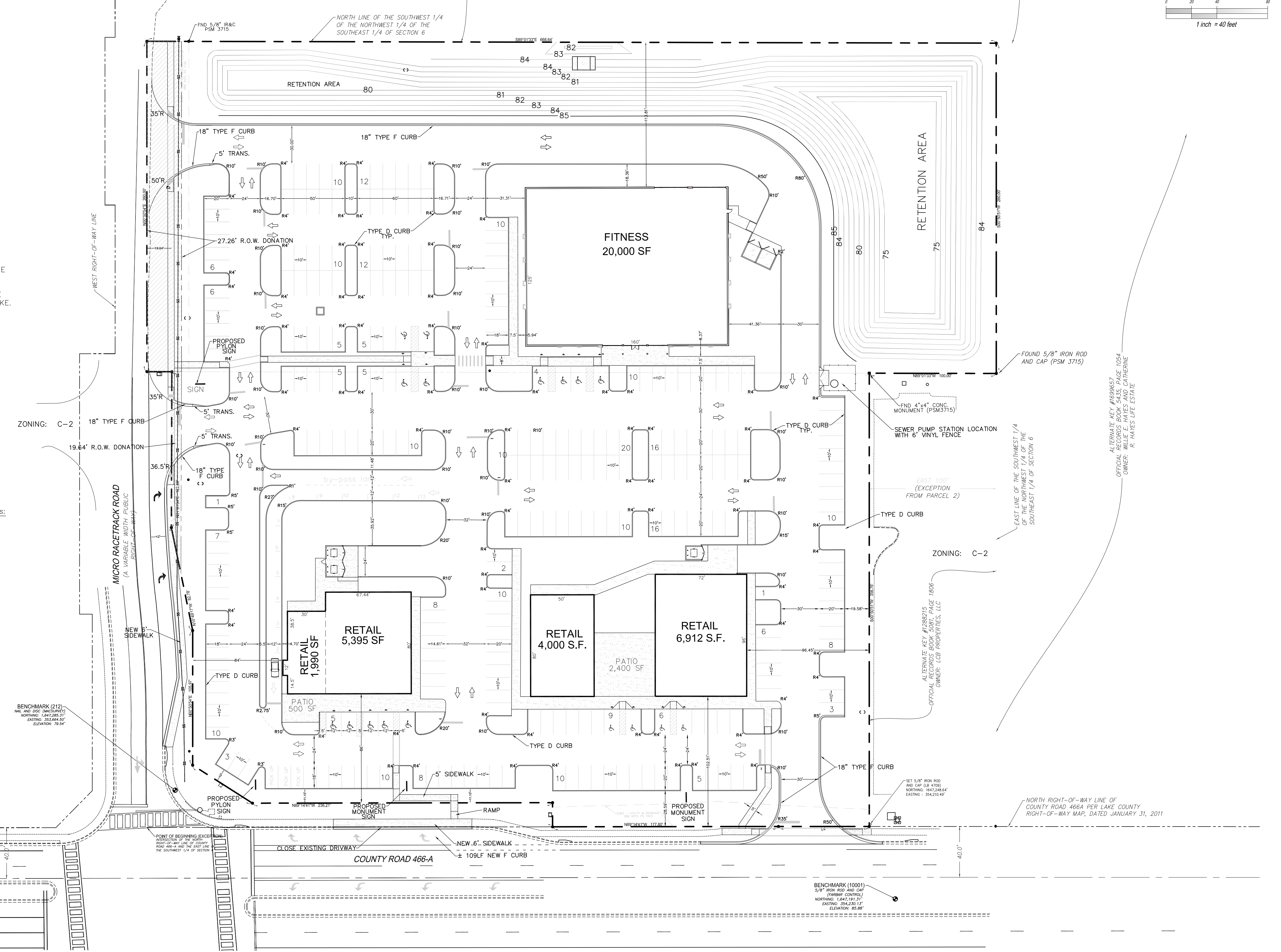
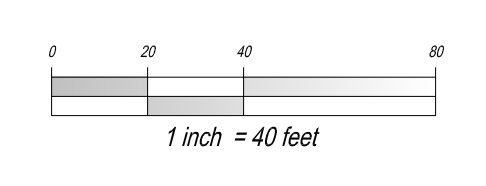
IMPERVIOUS AREAS

PARCEL AREA: 360,962 SF = 8.29 AC.
 MINIMUM OPEN SPACE: 25%
 ALLOWABLE IMPERVIOUS AREA: 360,962 SF x 75% = 270,721 SF
 PROPOSED BLDG AREA: 40,262 SF
 PROPOSED PAVEMENT AND WALKS: 184,098 SF
 TOTAL IMPERVIOUS AREA: 224,360 SF (62.2%)
 TOTAL PERVIOUS AREA: 136,602 SF (37.8%)

BENCHMARK 10000
 5/8" IRON
 ROD AND CAP (FARBAR CONTROL)
 NORTHING: 1,647,949.08'
 EASTING: 353,666.05'
 ELEVATION: 83.18'

ALTERNATE KEY #1288291
 OFFICIAL RECORDS BOOK 3872, PAGE 941
 OWNER: ORIGINAL 1958 LEESBURG SPEEDWAY PARK
 MICRO RACING ASSOCIATION, INC.

ALTERNATE KEY #1288380
 OFFICIAL RECORDS BOOK 814, PAGE 2115
 OWNER: STEVEN J. RICE



BENCHMARK (212)
 1/2" IRON ROD AND CAP (FARBAR CONTROL)
 NORTHING: 1,472,085.57'
 EASTING: 353,664.50'
 ELEVATION: 79.24'

ALTERNATE KEY #1288215
 OFFICIAL RECORDS BOOK 5091, PAGE 1806
 OWNER: CFB PROPERTIES, LLC

ALTERNATE KEY #1698857
 OFFICIAL RECORDS BOOK 5435, PAGE 1054
 OWNER: WILLIE E. HAYES AND CATHERINE R. HAYES LIFE ESTATE

NORTH RIGHT-OF-WAY LINE OF
 COUNTY ROAD 466A PER LAKE COUNTY
 RIGHT-OF-WAY MAP, DATED JANUARY 31, 2011

BENCHMARK (10001)
 5/8" IRON ROD AND CAP
 (FARBAR CONTROL)
 NORTHING: 1,447,191.31'
 EASTING: 354,553.14'
 ELEVATION: 85.88'

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

Project: FRUITLAND PARK COMMONS
 FLORIDA
 FRUITLAND PARK

Date: _____
 Revision: _____

Engineer of Record
 Robert F. Robb
 P.E. # 55645
 Date: 5/5/26

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