506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

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

AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
February 4, 2025
10:00AM

I. MEETING START TIME:

II. MEMBERS PRESENT:

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from January 7, 2024 included for review/comment.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Lake Myrtle Breezes Variance – Alternate Key 3845251</u>
The applicant is requesting a variance for a minimum lot width from 80' to 70' at the building setback line for lots located on a cul-de-sac or curve. At the time of the previous lot line deviation, the building setback line was 30' from the front property line. The current regulations require a minimum front building setback of 20' from the front property line. The property had a previous variance via Resolution 2022-040 that expired in December 2024.

B. <u>Urick & Wilder St Fruitland Park Multifamily Major Site Plan – Alternate Key 1520690</u>
The applicant is requesting approval of the site plan for a multi-family development consisting of 150 units within 5 buildings (2 and 3 story buildings) and a clubhouse with pool, fitness center and grill stations. Units range from 686 SF to 1,142 SF (26 - 1 bedroom, 74 - 2 bedroom and 50 - 3 bedroom).

Proposed open space is 61.73% (6.43 acres) which exceeds the minimum 25% (2.61 acres) requirement. Open space appears to include the stormwater pond; however, the majority of the open space is located within the southern portion of the site. The applicant is requesting a vehicle parking deferral from 325 spaces to 250 spaces or 1.67 spaces per unit. There are currently outstanding Engineering comments that need to be addressed.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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

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

MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
January 7, 2025
10:00AM

I. MEETING START TIME: 10:09 AM

II. MEMBERS PRESENT: All members present except Interim Community Development Director, Code Enforcement Officer, Fire Chief, Police Chief and Lake County members. Also present was the applicant, Shelton Rice [with Ryan Bairn].

III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from December 3, 2024 were included for review/comment. No corrections or deletions were recommended.

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Pine Ridge Dairy Subdivision – Annexation, Large Scale Comp Plan Amendment and Rezoning/PUD for Alternate Keys 1204097, 2565373, 1740584 and 2516445</u>

The Applicant is requesting annexation, a large-scale comp plan amendment and PUD/rezoning for 52.25 +/- acres, to receive city services and develop a proposed 227-unit single family subdivision with lots ranging in widths from 35’ to 50’ at a proposed density of 4.3 units/acre. The property is generally located south of Pine Ridge Dairy Road and west of Brookstone Land. The property is currently zoned Agricultural and the existing land use is Urban Low Density (4 acres/acre) and Urban Density (7 units acre). The proposed zoning is PUD with a future land use of Multi-family Low Density (8 units/acre). Minimum lot sizes range from 3,850 SF (82 lots), 4,400 SF (42 lots), and 5,500 SF (103 lots). A 3.19-

acre amenity/open space tract is proposed. Proposed amenities include clubhouse, pool, dog park, BBQ area, putting green, pickleball courts and bocci court. The concept plan identifies 227 single family units consisting of the aforementioned: (1) 82 units of 35' x 110' (3,850 SF) lots, (2) 42 units of 40' x 110' (4,400 SF) lots and (3) 103 units of 50' x 110' (5,500 SF) lots. Staff recommends that should the rezoning be approved, the developer's agreement contain requirements that if the retention/stormwater ponds are utilized for common open space that they be suitably improved.

Brett Tobias of Halff Engineering introduced the project. Access remains an issue with this project and applicant Shelton wants access language conditioned upon approval within the Master Development Agreement. The same developer, pending entitlements, may develop the property to the parcel north of this one and some elements may shift on the concept plan.

Mr. Rice was made aware that a PUD amendment may be required depending on how much of the plan is changed (upon initial approval). Mr. Rice also stated that there will unlikely be two separate amenity centers if the same developer does both projects; the amenity center on the concept plan will likely be moved. The City Attorney recommended an exhibit to the Master Development Agreement to reflect that and inquired if the size of the amenity center would remain the same. Mr. Rice wasn't sure and would need to confer with their client.

The City Public Works Director inquired what they would do if the project to the north of the parcel doesn't go through and the County doesn't think access is sufficient. Mr. Rice is not sure but they would review all possible options.

Halff Engineering agrees with the conditioned upon approval language but access would need to be solved before the Preliminary Plat.

The City Attorney requested a phasing plan to include in the Master Development Agreement. Mr. Rice asked if phase lines were okay to wait until the Construction Plans and provide more of a unit number timeline and City Attorney and Engineering were both amenable with that. Mr. Rice has questions about the Master Development Agreement but he will get with the City Attorney at a later date to go through the document.

The Public Works Director asked if they would have garages, and Mr. Rice responded "yes" though they would appear different than depicted on the presentation. The City Attorney asked if the houses would have tiled roofs and Mr. Rice responded the presentation was just to provide an idea of what aesthetic style might be used.

Mr. Rice stated the open space might wind up shifting "some" but not below the threshold required if the property is developed with the parcel north of this one. Mr. Rice asked about the water reuse policy and the Public Works Director responded that it is required by code but not currently in use. The Applicant also asked if irrigation wells were permitted. The Public Works Director and City Engineer responded they are currently not allowed and they would prefer if they connected to the domestic line.

Tanner Kalebough of LPG noted there is a limitation on density for the Future Land Use; allowing up to 8 units per acre. The City Attorney will update the Future Land Use Ordinance to reflect the limited density.

City Engineer and City Manager stated City Commission may want to see larger lot sizes and decreased density. There is fatigue with small lots. City Commission has may wnats to maintain the

rural community feel with larger lots. Mr. Rice asked if they present to City Commission and their project was not favorable, is there any recourse to pulling the project and coming back with changes? The City Attorney stated the proposed project could be tabled and then go back through the TRC Review Process.

Mr. Rice will confer with their client and see how they would like to proceed.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

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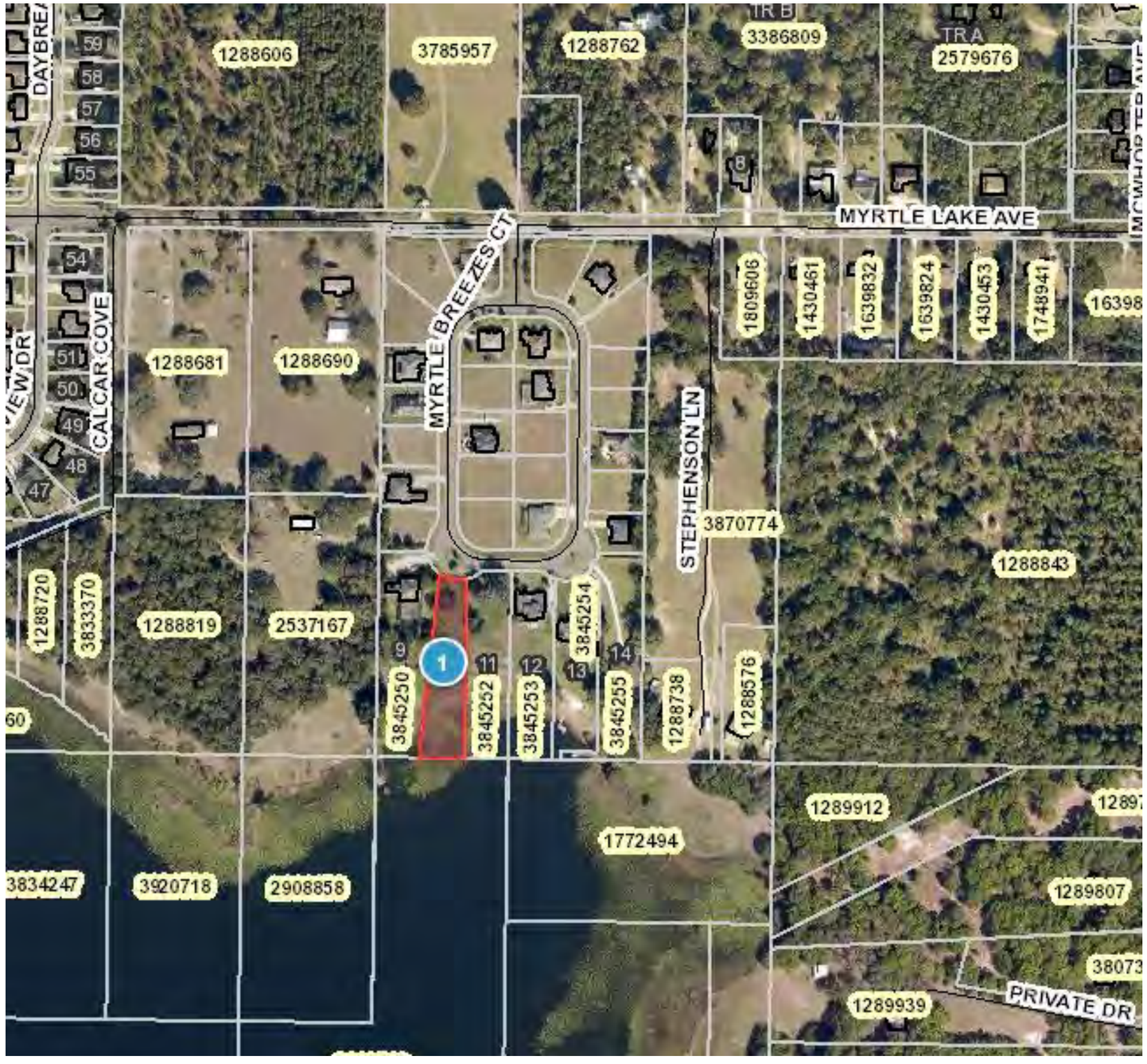
ADJOURNMENT: 11:14 AM

1108 Myrtle Breezes Ct (Alt Key 3845251)

Fruitland Park, FL



A&B Engineering Consultants, P.A.
www.anbcompanies.com

Sheet Title:

Exhibit A

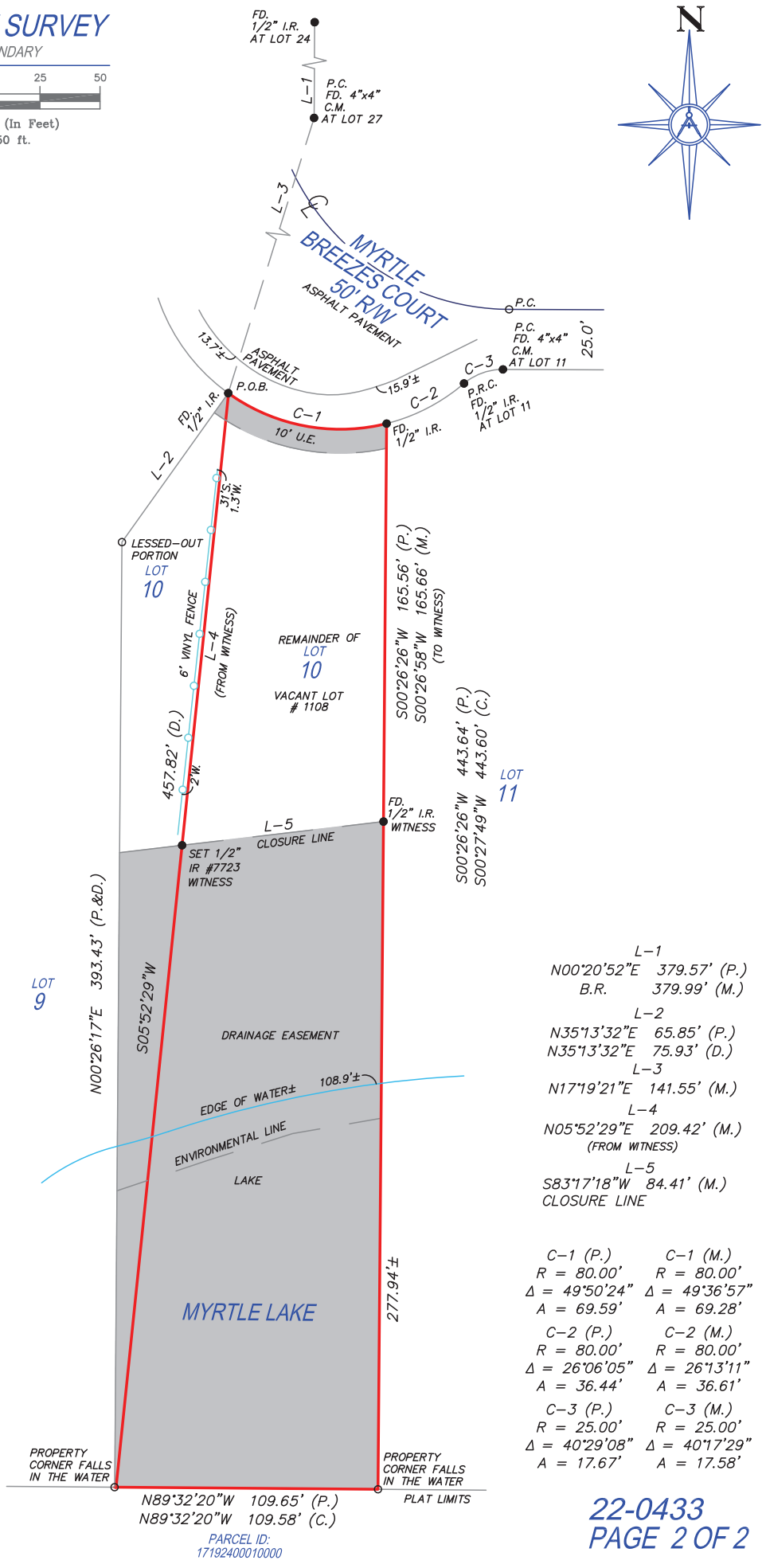
(Aerial Photo)

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

50 0 25 50

GRAPHIC SCALE (In Feet)
1 inch = 50 ft.



L-1
N00°20'52"E 379.57' (P.)
B.R. 379.99' (M.)

L-2
N35°13'32"E 65.85' (P.)
N35°13'32"E 75.93' (D.)

L-3
N17°19'21"E 141.55' (M.)

L-4
N05°52'29"E 209.42' (M.)
(FROM WITNESS)

L-5
S83°17'18"W 84.41' (M.)
CLOSURE LINE

C-1 (P.)
R = 80.00'
Δ = 49°50'24"
A = 69.59'

C-1 (M.)
R = 80.00'
Δ = 49°36'57"
A = 69.28'

C-2 (P.)
R = 80.00'
Δ = 26°06'05"
A = 36.44'

C-2 (M.)
R = 80.00'
Δ = 26°13'11"
A = 36.61'

C-3 (P.)
R = 25.00'
Δ = 40°29'08"
A = 17.67'

C-3 (M.)
R = 25.00'
Δ = 40°17'29"
A = 17.58'

22-0433
PAGE 2 OF 2

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:
Lot 10 of Lake Myrtle Breezes, as shown on the plat Book 56, Page(s) 95 and 96, Public Records of Lake County, Florida. Less and Except that portion amended by the lot line deviation recorded in Official Records Book 3902, Page 307, Public Records of Lake County, described as follows: Begin at the Northwesterly corner of said Lot 10; thence run South 05°52'29" West a distance of 457.82 feet to Southwest corner of said Lot 10, thence run North 0°26'17" East along said West line of Lot 10 a distance of 393.43 feet, thence run North 35°16'12" East a distance of 75.93 feet to the Point of Beginning

Property Address:
1108 Myrle Breezes Court
Fruitland Park, Florida 34731

22-0433
PAGE 1 OF 2

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP.OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120387-0306 E, LAST REVISION DATE 12/18/2012. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH
B.R.	BEARING REFERENCE	N&D	NAIL & DISC
C.	CALCULATED	N.R.	NON RADIAL
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P.	PLAT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CB	CHORD BEARING	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	PG.	PAGE
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL
ELEV.	ELEVATION	P.O.L.	POINT ON LINE
E.	EAST	P.P.	UTILITY POLE
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT
		P.R.C.	POINT OF REVERSE CURVE
ESMT.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY
FD.	FOUND	R.	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M.	FIELD MEASURED	S.	SOUTH
M.E.	MAINTENANCE EASEMENT		

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

S/W	SIDEWALK
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER

SYMBOLS

℄	CENTERLINE
Δ	CENTRAL ANGLE/DELTA
CONCRETE	CONCRETE
CONC. BLOCK WALL TYPICAL	CONC. BLOCK WALL TYPICAL
COVERED AREA	COVERED AREA
10.50	EXISTING ELEVATION
PVC FENCE	PVC FENCE
PROPERTY CORNER	PROPERTY CORNER
SITE BENCH MARK	SITE BENCH MARK
W	WELL
WIRE FENCE	WIRE FENCE
WOOD DECK	WOOD DECK
WOOD FENCE	WOOD FENCE

CERTIFIED TO:
NCRC Housing Rehab Fund, LLC, a Florida limited liability company;
Fidelity National Title of Florida, Inc.;
Fidelity National Title Insurance Company.

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

SHEET 1 OF 2

Section 08, Township 19 South, Range 24 East

Drawn By: AV | Survey Number: 22-0433

NO.	REVISIONS	BY	DATE
4			
3			
2			
1			00-00-2022

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723
PHONE 407-385-3151
407-385-3152
FAX 1-866-941-8789

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 02-05-2022

Robert w Richmond

Digitally signed by Robert w Richmond
Date: 2022.02.08 11:42:39 -05'00'

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

December 19th 2024

Community Development Department, City of Fruitland Park

Attn: Mrs. Sharon Williams

506 W Berckman Street

Fruitland Park Fl 34731

Re: Request For Variance

1108 Myrtle Breezes Ct

Fruitland Park FL

Dear Mrs. Williams

We hereby request a variance to the minimum lot width set forth in your land development code for a zoning district R-2. The requirement is 80Ft and the lot has a 70.3ft at 30ft from the street right of way.

Justification.

1. The lot has a width larger than 80 ft in more then half the lot.
2. The required side setbacks will remain
3. No other variances are needed
4. The lot was split by a previous owner and the current owner didn't know.
5. Required Services are already available without Construction of additional improvements
6. The granting of a variance is consistent with the overall intent of the LDC, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The Intent of this Variance is to conclude a sale to a builder, so a new home can be built on the developed lot. I hope that you find our request acceptable.

Thank you

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

VARIANCE

Owner: **Crystal Lake Land Holdings, LLC**

Applicant: **Eric Coe**

General Location: **1108 Myrtle Breezes Court**

Number of Acres: **0.33 ± acres**

Existing Zoning: **R-4**

Existing Land Use: **Single Family Medium Density (4 units/acre)**

Date: **December 30, 2024**

Description of Project

The applicant is requesting a variance for a minimum lot width from 80' to 70' at the building setback line for lots located on a cul-de-sac or curve. At the time of the previous lot line deviation, the building setback line was 30' from the front property line. The current regulations require a minimum front building setback of 20' from the front property line.

	Surrounding Zoning	Surrounding Land Use
North	R-4	SF Medium Density (4 units/acre)
South	Myrtle Lake	Conservation Open Space
East	R-4	SF Medium Density (4 units/acre)
West	R-4	SF Medium Density (4 units/acre)

Assessment

Chapter 168, Section 168.010(f) lists the review criteria to be considered by the Planning and Zoning Board and City Commission.

1)Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district.

Response: The applicant indicated that the lot line deviation was conducted by a previous property owner. Staff reviewed the application and other data regarding the previous lot split and found the following:

On November 8, 2009 the City of Fruitland Park approved a lot line deviation between Lots 8, 9 and 10 (Appendix A) pursuant to Chapter 157, Section 157.050. This transaction reduced the lot width of Lot 10 in the northern portion of the lot by approximately thirty-six feet (36'); however, the frontage along the roadway remained the same. Lot 10 is approximately 75' wide versus approximately 110' wide as platted. The buildable area as a result of the lot line deviation is approximately 14,000 square feet (0.32 acres) versus the 18,146 square feet (0.42) acres as originally platted.

Review of the remaining portion of Lot 10 indicates that the lot width does not meet the minimum requirement of the zoning district which requires 80' width at the building setback line on cul-de-sacs and curves pursuant to the City of Fruitland Park Land Development Regulations (LDRs), Chapter 154, Section 154.040 that were in effect at that time. No variance would be required should the front setback be increased to meet the 80' lot width requirement. Review of the boundary sketch indicates that the front setback would need to be increased to approximately 160' to achieve the width requirement. Taking into consideration rear and side setbacks, the buildable area for a home and accessory structures would be approximately 60' x 25', which is not sufficient and would not be consistent with other homes in the area.

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

Response: The special conditions and circumstances are not the result of actions of the applicant or registered property owner.

3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant.

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

Response: The applicant is requesting a variance from the 80' width requirement to 70.3' at the building setback line (30' from the street right of way) pursuant to Chapter 154, Section 154.030(2)((E)(ii). The request is being made based on a previously approved lot line deviation approved by the City of Fruitland Park on November 8, 2009. The request is the minimum variance necessary to make possible the reasonable use of the land.

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

Response: The setbacks of the zoning district are as follows:

Front – 25' garage
20'
Side – 10'

Rear – 20'

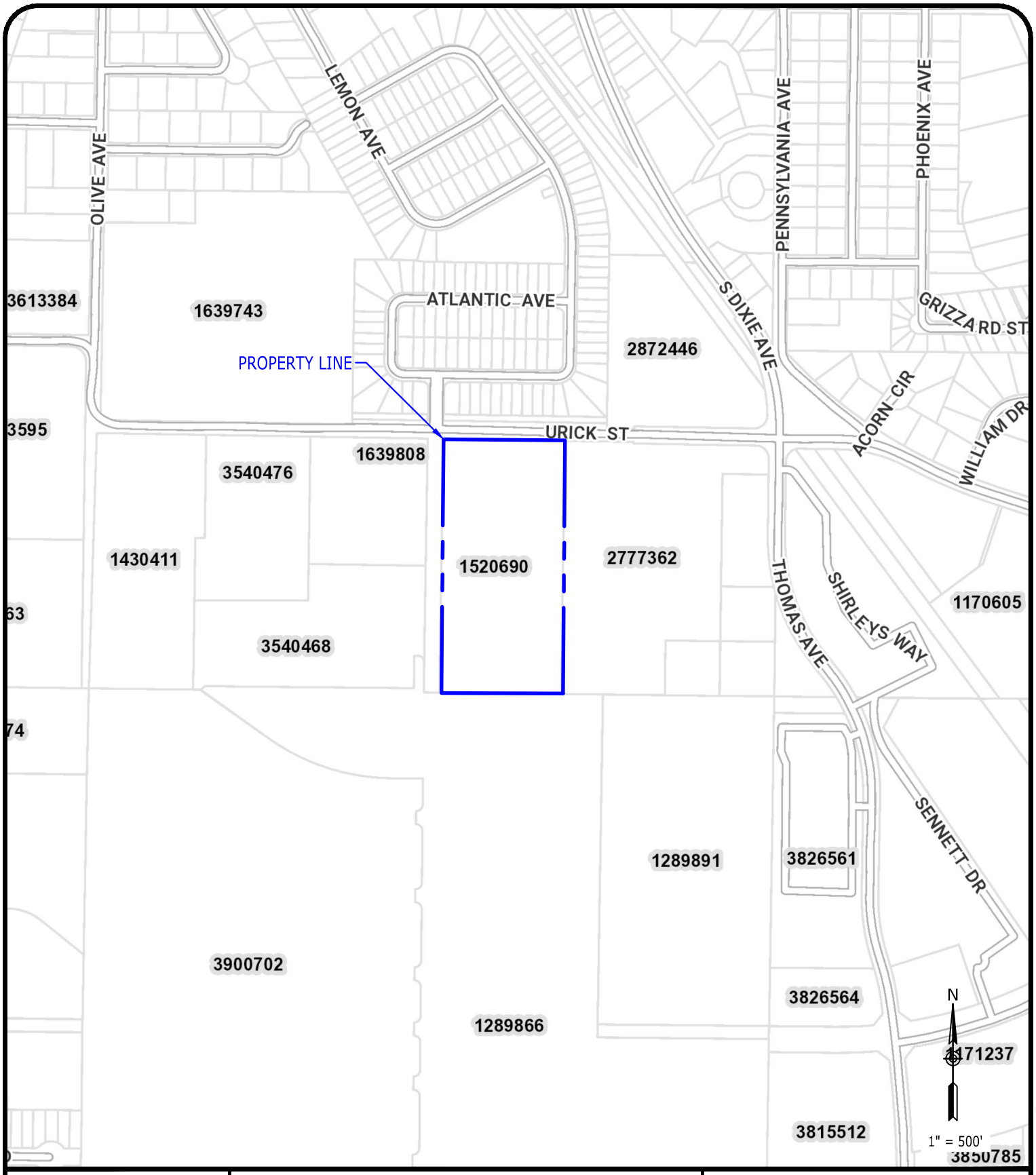
The proposed variance reduces the required lot width at the building setback line; however, the proposed development will still be able to maintain the required minimum building setbacks. Granting of the variance will not confer any special privilege.

5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Response: The applicant indicates that the granting of the variance is consistent with the overall intent of the LDC, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Recommendation

Staff recommends approval of the variance.



Drawing Path: P:\2024\20240179_UHS MARTINTOWN RD FED\DWG\EXHIBITS\2024-08-28_SITE LOCATION EXHIBIT.DWG

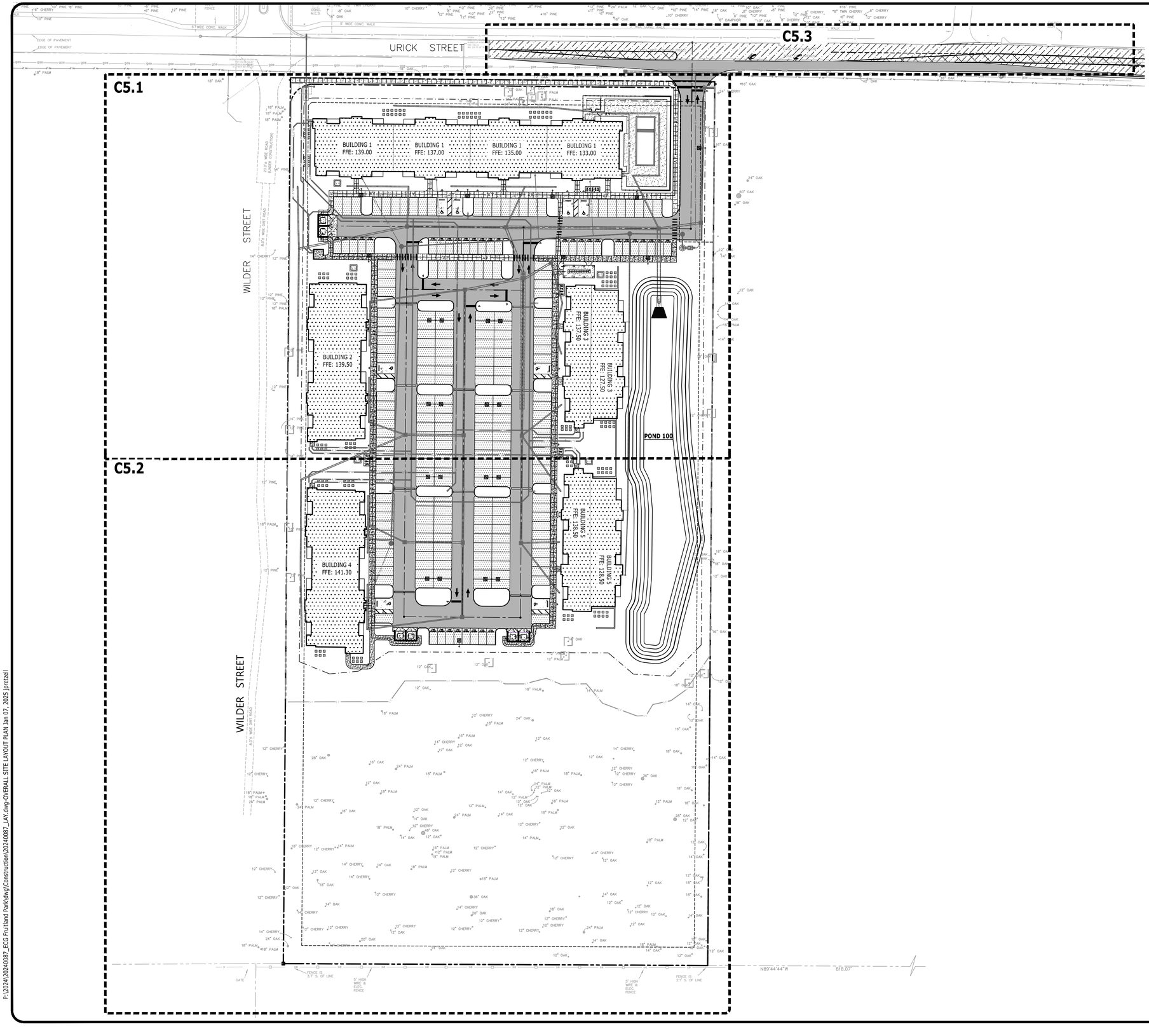
Catalyst DESIGN GROUP
1085 WEST MORSE BLVD., WINTER PARK, FL 32789
(689) 219-8900 | WWW.CATALYST-DG.COM

PROJECT:
URICK & WILDER ST
FRUITLAND PARK MF
FRUITLAND PARK, FL

TITLE:
LOCATION MAP

PROJ #	20240087
DATE:	09/30/2024

DWG. NO.
FIG. 1



LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
MILL OVERLAY	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
BUILDING SETBACK	
LANDSCAPE BUFFER	
SITE LIGHTING	
ADA ASSESSABLE PATH	AP AP

NOTES

1. SEE SHEET C2.0 FOR SITE NOTES.
2. ALL WORK PERTAINING TO FIRE AND LIFE SAFETY SHALL BE IN COMPLIANCE WITH THE FFPC 7TH EDITION 2020

N

Know what's below.
Call before you dig.

0 25 50 100 150
GRAPHIC SCALE

Catalyst DESIGN GROUP
1065 S. ORANGE BLVD. WINTER PARK, FL 32789
(689) 210-9080 | WWW.CATALYST-CG.COM
JAKE PRETZELL, PE 95544
BORIS WONG, PLA LA6667315

BIRCH ENTERPRISES LLC
PO BOX 7878
GAINESVILLE, GA

JAKE PRETZELL LICENSE No. 95544 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONSTRUCTION DOCUMENTS

URICK FLATS

FRUITLAND PARK, FL

NO.	DATE	DESCRIPTION
	12/20/2024	ISSUE FOR PERMIT
	9/27/2024	DESIGN DEVELOPMENT

DRAWING TITLE

OVERALL SITE LAYOUT PLAN

PROJECT NUMBER
20240087

DRAWING NUMBER
C5.0

P:\2024\20240087_ECG Fruitland Park\dwg\Construction\20240087_LAY.dwg-OVERALL SITE LAYOUT PLAN Jan 07, 2025 jpretzell

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

SITE PLAN

Owner: **Birch Enterprises, LLC**

Engineer: **Catalyst Design Group**

General Location: **South of Urick Street and east of Wilder Street**

Number of Acres: **10.42 ± acres**

Existing Zoning: **R-15**

Existing Land Use: **Multi-Family High Density**

Date: **December 5, 2024**

Description of Project

The applicant is requesting approval of the site plan for a multi-family development consisting of 150 units within 5 buildings (2 and 3 story buildings) and a clubhouse with pool, fitness center and grill stations. Units range from 686 SF to 1,142 SF (26 - 1 bedroom, 74 - 2 bedroom and 50 - 3 bedroom). Proposed open space is 61.73% (6.43 acres) which exceeds the minimum 25% (2.61 acres) requirement. Open space appears to include the stormwater pond; however, the majority of the open space is located within the southern portion of the site. The applicant is requesting a vehicle parking deferral from 325 spaces to 250 spaces or 1.67 spaces per unit.

	Surrounding Zoning	**Surrounding Land Use**
North	PUD	SF Medium Density
South	PUD	Mixed Community
East	R-15	MF High Density
West	PUD	Mixed Community

Assessment

Prior to construction, an updated environmental assessment will need to be provided, along with the appropriate regulatory permit for any proposed relocation of gopher tortoises.

Recommendation

The applicant has addressed all outstanding planning comments and recommends approval subject to city engineering approval.

From: Lynch, Seth
To: Emily Church
Cc: Michael Rankin
Subject: RE: Urick & Wilder St Fruitland Park Multifamily Submittal 1_7_2025
Date: Tuesday, January 21, 2025 3:57:55 PM

Lake County Public Works has the following informational comments as the outstanding items are offsite and the engineer of record for the project is working on the revisions.

1. The right-of-way dedication, performance bond, and plan revision to the Urick Street widening and drainage improvements will need to be provided to Lake County Public Works Department for both the current applications for right-of-way utilization and driveway/access connection.

Thanks,
Seth

SETH LYNCH
Development Engineer/Project Manager
PUBLIC WORKS DEPARTMENT
Engineering Division, Development Section

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From: Emily Church <echurch@fruitlandpark.org>
Sent: Thursday, January 9, 2025 9:17 AM
To: Amy Bowens <aBowens@halff.com>; Anita Geraci <anita@agclaw.net>; Bonnie L. Flournoy <bflournoy@fruitlandpark.org>; Brett Tobias <btobias@halff.com>; Cecily Barnes <cbarnes@halff.com>; Corey Goepfert <corey.goepfert@leesburgflorida.gov>; dannybassco@hotmail.com; Duane Booth <dbooth@halff.com>; Emma Booth <ebooth@halff.com>; Croney, Heather <croneyh@lake.k12.fl.us>; LaValley, Helen <lavalleyh@lake.k12.fl.us>; Henry E. Rains <hrains@fruitlandpark.org>; Karen Manila <kmanila@fruitlandpark.org>; Kelly Turner <kelly@alpha-inspections.net>; Lori Davis <ldavis@fruitlandpark.org>; Michael Rankin <michaelr@lpgurp.com>; Michael Rankin <mrankin@fruitlandpark.org>; Vitta, Michael <michael.vitta@lakecountyfl.gov>; Robb Dicus <rdicus@fruitlandpark.org>; SECO Energy <noobjectionrequests@secoenergy.com>; Lynch, Seth <seth.lynch@lakecountyfl.gov>; Sharon Williams <swilliams@fruitlandpark.org>; Sherie <sherie@lpgurp.com>; Steve Davis <steve.davis@leesburgflorida.gov>; Garcia, Tracy <tracy.garcia@lakecountyfl.gov>; Wayne Williams <Wayne.Williams@leesburgflorida.gov>
Subject: Urick & Wilder St Fruitland Park Multifamily Submittal 1_7_2025

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Good Morning TRC Members,

Please find the Dropbox link below for the subject submittal. Please forward comments, as appropriate, even if "no comment" as soon as possible but, not later than the close of business **Friday, January 24th.**

https://www.dropbox.com/scl/fo/1wf9m2w5yq4tdppu4zj1r/ACQOJR26bnumCYNk31e3zAU?rlkey=525lq3ch0t1ybg822uupgh0rj&st=5ai3n2er&dl=0

Respectfully,

Emily Church
Office Assistant
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