



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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Board Members: City Manager Gary La Venia, Chairman City Engineer Duane Booth City Land Planner Greg Beliveau Jeff Gerling, Building Official Judd Wright, Fire Inspector Tracy Kelley, CDD	Board Members: Chief Mike Fewless, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement
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MINUTES
TECHNICAL REVIEW COMMITTEE
AUGUST 7, 2018
10:00AM

- I. MEETING CALLED TO ORDER:** Meeting called to order at 10:07 AM.
- II. MEMBERS PRESENT:** All board members present with the exception of Jeff Gerling, Building Official and Judd Wright, Fire Inspector
- III. MINUTES FROM PREVIOUS MEETING:** Motion to approve meeting minutes from June 5, 2018 and Special TRC June 18, 2018 by Lori Davis, Code Enforcement Officer. Second by Tracy Kelley. Approved 8-0.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. Westminster Services, Inc. Site Plan Application for Village Park Entrance Road Vacant Property (ALT Key 1287863)
- Applicant requesting site plan approval to construct approximately 1,000' of entrance road to the Village Park development. The road way is proposed to be constructed in two phases.

Tracy Kelley, Community Development Director introduced Greg Crawford, P.E. with Florida Engineering Group who is attending on behalf of Westminster Properties and will be presenting the application. Greg Crawford stated this project is in combination with Westminster Properties and it is associated with the First Baptist Church who made previous application with the City. This application is in regards to one thousand (1000) feet of entrance roadway that would connect County Road 466A with, at this time, the Church location with a roundabout and future development associated with this project. There are also some commercial parcels as mentioned. This site plan is for the entrance road and for the lift station to serve the project. The Stormwater ponds are part of the overall mass grading that was previously permitted. A St Johns River Water Management District Permit has been obtained with regards to a permit modification to accommodate the proposed use. City Engineer Brett Tobias, P.E., BESH Engineering stated a Statement of Compliance has been submitted in keeping with the Stormwater calculations that were originally submitted.

City Manager Gary La Venia, Chairman, questioned if the road was being moved or if it would be as-is on the original plans. Greg Crawford, P.E. stated he believed it had been closer to the middle of the property but had been shifted over with regards to previous discussion. Chairman La Venia questioned if it would be closer to the Windy Acres property. Engineer Crawford stated yes. Chairman La Venia clarified that the lift station is privately

owned and maintained and will not be maintained by the City. Engineer Crawford stated that has been added to the plans.

William White, P.E., Lake County Public Works stated the County aims to work with the City in incorporating phasing a portion in the set of plans in regards to the improvements to County Road 466A. Currently the County is looking for a need of a dedicated right turn lane that is not only necessarily applied only to the Church. We are allowing the striping of a right turn lane to serve the Church but when future development comes in phase two needs to be incorporated for a permanent turn lane. The County is looking to the City to make that a condition of development so the County does not have to enter into any kind of agreement with the developer. Chairman La Venia clarified that the County would like the City to be the initiator of said condition on County Road 466A at no cost to the City. Engineer White stated it is just a mechanism to initiate when that right turn lane would be constructed. Chairman La Venia questioned if there were any objections from the Board. No objections. Chairman La Venia requested a letter from the County to this affect that he could bring before City Commission. Engineer White stated yes.

City Engineer Brett Tobias stated that most of the comments from BESH are pertaining to minor plan changes. He spoke with Greg Crawford about the comment pertaining to the lift station and that the connection across the street is existing. The applicant will look at their operating point to see if they can get the velocity down as low as possible but at some point we need to be flexible on the connection so the developer will not have to tear up County Road 466A to replace that connection and we are looking at an eight (8) inch line and about sixty (60) feet of pipe. The conveyance calculations submitted are from the church and that didn't cover the pipes being built with the road. City Engineer Tobias questioned if the pipe that is stubbed out will be continued on the next phase. Engineer Crawford stated yes. City Engineer Tobias directed the applicant to put a note on the plans pertaining to future flow. Engineer Crawford stated that the pipe is designed and sized to go into the pond. City Engineer Tobias stated the City is not yet in receipt of the driveway permit for this project yet and he does not believe that this will hold up this part of the project. It is important to submit the driveway permit soon as it will need to be bonded which will take extra time. Engineer Crawford stated they would like to start on the entrance road while they are working on the driveway permit with Lake County. City Engineer Tobias stated the driveway permit must be in prior to the Certificate of Occupancy for the Church as it will be needed for access to the Church.

City Engineer Brett Tobias, BESH Engineering stated the current plans show the entrance and exit coming up to where the future outparcels will be but it only shows one lane going up to the roundabout. The developer was here and discussed that they have gotten prices for the completion of this road as well as phasing and there was not a substantial difference so they are not opposed to building to completion the roundabout at this time instead of phasing. Greg Beliveau, Land Planning Group stated phasing of the road leading to the roundabout was his major concern. City Engineer Tobias stated that the completion rather than phasing will alleviate his concern as well.

Engineer Greg Crawford and City Engineer Brett Tobias discussed the turn lanes off of County Road 466A to the development. The restriping of the left turn lane is long-term. The striping of the right turn lane will be completed to serve the church and a permanent right turn lane will be required when any development other than the church is completed. City of Fruitland Park Police Chief Mike Fewless, Vice Chair, questioned if a traffic control device would be constructed or if there would be a stop sign only. William White, Lake County Public Works stated at this time there is only a stop sign but this could possibly change in the future which would be part of the development. Chief Fewless stated that there would be a large influx of cars at that stop sign during service times. Engineer White stated that it may be a signalized intersection in the future. Tracy Kelley, Community Development Director questioned if having a traffic signal in such a close proximity to the traffic signal at

Timbertop Lane would be reasonable. Art Ayris, First Baptist Church of Leesburg stated one of the reasons why they chose the access location was because it was six hundred and sixty (660) feet from the closest traffic signal which meets the distance requirement between traffic signals. Engineer Crawford agreed. Engineer Crawford stated that the right turn would be on a phasing system and police services will be utilized. Beliveau stated that as of now a massive amount of traffic will be turning right into a two lane system. Greg Crawford stated that the current traffic study is based on Phase 1 of the project and not future conditions. City Land Planner Greg Beliveau stated that the traffic flow into the bottle neck on the road will need to be addressed. City Manager La Venia stated that traffic control on service days is a must. Chief Fewless stated that the off duty rate is \$40.00 per hour with a minimum of three hour shifts. City Land Planner Beliveau stated there will be a pattern during service times and traffic from surrounding area will get accustomed to these times. He stated he is more concerned with the commercial outparcels traffic. Engineer Crawford stated that the current traffic study includes the commercial outparcels as well as the church. City Engineer Brett Tobias stated if the current traffic study includes the church as well as outparcels and being that the intersection is a County intersection then Lake County will require another traffic study when warranted so the City would be satisfied. The traffic study will be updated with each site plan that comes in. Chief Fewless stated that he highly recommends a stop sign at the intersection coming onto CR 466A and also highly recommends City Police are utilized on an off-duty basis. City Manager stated that a traffic signal would not be constructed until 466A was widened into four lanes. Community Development Director Tracy Kelley stated the road will constantly be improved and the site will be an ongoing construction site. City Engineer Tobias stated that with future development updates are part of the process but at this time if the improvements will support current development of four outparcels and a church then we wait to assess the future development until the time of development.

MEMBERS' COMMENTS:

ADJOURNMENT: