



**506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727  
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**TRC COFP Members:**

City Manager Gary La Venia, Chairman  
Police Chief Eric Luce, Vice Chair  
Attorney  
Building Official  
CDD Tracy Kelley  
Code Enforcement Officer  
Engineer BESH/Halff  
Fire Chief  
Fire Inspector  
Land Planner LPG  
Public Works Director

**TRC Members:**

City of Leesburg Utilities  
Lake County School Board  
Lake County Public Works Department  
Lake County Economic Development

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**AGENDA**

**TECHNICAL REVIEW COMMITTEE**

**APRIL 6, 2021**

**10:00AM**

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**I. MEETING START TIME:**

**II. MEMBERS PRESENT:**

**III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 2, 2021 included for review/comment.

**IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. New Life Presbyterian Church (Alternate Keys: 1639492 & 1248744)**

Re-zoning applications submitted by Justin Richey, President, on behalf of New Life Presbyterian Church:

115 S. Villa Avenue currently zoned PFD (Public Facilities District) and the church is seeking rezoning to RP (Residential Professional). Property is under contract to sell as a single-family residential home.

212 E. LaVista Street is currently zoned RP (Residential Professional). Applicant seeking rezoning to PFD (Public Facilities District). Upon pre-application meeting the church became aware the property was not zoned PFD or the same as other church owned property. Applicant requesting rezoning to be

consistent with other properties owned by New Life Presbyterian Church. The property is presently used for storage and parking and future with no proposed change is use.

**B. 7-Eleven (Alternate Key: 2748770)**

A Major Site Plan application submitted by William “Bill” Lloyd (441 Lake Ella, LLC) on behalf of Fruitland Lake Ella, LLC. Parcel currently zoned General Commercial (C-2). Applicant proposing development of a 4,650 sf 7-Eleven gas station and convenience store at the intersection of Eagle’s Nest Road and US HWY 27. Applicant also proposing 996 sf car wash on property.

**C. Reserve at Spring Lake Cove – PUD Rezoning and Major Site Plan; ROW Vacate  
(Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550,  
3801592, 3823815, 3823816, 3839947)**

Major Site Plan, PUD Rezoning, and ROW Vacate application submitted by applicant Paul Missigman and David Stokes of Madden, Moorehead & Stokes, LLC on behalf of The Reserve at Spring Lake Cove, LLC. Existing zoning is R1 (Single-Family Low Density Residential), R3 (Multi-Family High Density Residential) and PUD (Planned Unit Development). Applicant desires to rezoning all parcels to PUD. Applicant plans to develop 128 multi-family units on property. The referenced parcels consist of both vacant land and structures that will be removed. Applicant also submitted development application for ROW Vacate to address vacating driveways per City Attorney.

**MEMBERS’ COMMENTS:**

**ADJOURNMENT:**