



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

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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

AGENDA NOTES
TECHNICAL REVIEW COMMITTEE
APRIL 6, 2021
10:00AM

- I. MEETING START TIME:** 10:00AM
- II. MEMBERS PRESENT:** Members present via google meet and in-person with the exception of Police Chief, Building Official, Fire Chief and Fire Inspector.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from February 2, 2021 included for review/comment. No comments.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

**A. New Life Presbyterian Church - 115 S Villa Avenue & 212 E LaVista Street
(Alternate Keys: 1639492 & 1248744)**

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

115 S. Villa Avenue, Fruitland Park, is currently zoned PFD (Public Facilities District). Applicant is seeking rezoning to RP (Residential Professional) whereas the property is under contract to sell as a single-family residential home.

212 E. LaVista Street, Fruitland Park, is currently zoned RP (Residential Professional). Applicant is 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 with proposed future use unchanged.

CDD Kelley gave introductory overview of the re-zoning development applications submitted by the applicant for properties located at 115 S. Villa Avenue and 212 E. LaVista Street, Fruitland Park.

City Manager inquired if the city had vested ownership in an easement between the two properties and whether rezoning applications would be affected (if there is indeed an easement that abuts the property). CDD Kelley responded that a title search would have to be conducted and referred to City Attorney. City Attorney responded that an easement would not affect the church's rezoning application; adding her only comment in this regard was whether the church would be submitting an application to address the future land use designation. The aforementioned would be necessary in order to be consistent with the proposed zoning.

CDD Kelley stated it was suggested to the applicant to consider comments from TRC to address future rezoning on the application in case other concerns needed to be addressed. LPG Beliveau stated that his comment echoed those of City Attorney in LPG's staff report. CDD Kelley will have the applications submitted per City Attorney.

Mr. Justin Richey, applicant, addressed the committee and thanked them for their help with the rezoning process.

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 convenience store with associated car wash, gas pumps and canopy, parking and stormwater management at the intersection of Eagle's Nest Road and US HWY 27/441 and Fruitland Park.

CDD Kelley introduced the application and requested that LPG Beliveau elaborate further on the development application (applicants present: Bob Brett/RTM Development, Gary Murray/Woolpert, and others). LPG Beliveau inquired whether TRC comments were received; applicants confirmed received TRC comments/report.

LPG Beliveau stated there were a number of specific items that were not addressed on the site plan application that required clarification. Gary Murray of Woolpert stated they were in the process of addressing the issues and hoped to resubmit within the week. There is information they are still in the process of gathering (such as information pertaining to cross access easements; as well as additional platting issues).

BESH Brett Tobias, stated that there was a lengthy list of comments and would not go through each line by line. Per BESH, however, there was a question of property ownership whereas the applicant noted construction on land not yet owned by the applicant or Lake County.

Bob Brett of RTM Development stated all parcels are currently under contract and a pre-application meeting was conducted with Lake County and FDOT. Plans have been submitted to FDOT and they are working with a consultant on the signalization redesign. CDD Kelley requested that whatever information is submitted to Lake County and FDOT be shared with the City of Fruitland Park.

The applicant inquired about the process for a lot split. BESH Tobias recommended clarification be provided with exhibits of the various parcels to be acquired for review first; then the city can move forward as necessary based on evaluation before addressing lot split (i.e., ownership, what is being dedicated and to whom and what is the anticipated end goal). CDD Kelley clarified the development application was submitted with only one property record card referenced; parcel identified by alternate key # 2748770.

Applicant had a question/comment in response to TRC comment applicable to sprinklers and meters. Applicant stated typically stores do not have sprinklers; BESH clarified the actual type/model of meters would then be required. Questions ensued by applicant regarding force main and responsibility of maintenance. PWD Dicus stated the city's force main would be maintained by the city, up to the applicant's property line.

PWD Dicus further stated 'City of Ocala' should be removed from all of the applicant's referenced information/drawings presented to the City of Fruitland Park for consideration. Details relating to the car wash ensued and applicant stated the architect is working on finalizing stormwater report (note; per applicant, not yet subject to water mgt district as they would like to ascertain the city's comments 1st). BESH requested the applicant make sure storm water calculations are still in compliance with SJWMD criteria.

Gary Murray of Woolpert added a traffic study was submitted via email; however, he was informed that a partial submittal would not be accepted. BESH Tobias stated he believed comment regarding the traffic study came from Lake County Public Works, Seth Lynch, and the applicant would need to verify with Lake County.

Applicant inquired about 15' rear land buffer request listed in LPG's staff report. LPG Beliveau responded documentation and justification would be required as to why applicant would have to place stormwater pond within the buffer area; additionally, how are they compensating for the impact of vegetation; and finally, what will be proposed in lieu of it in order to determine if the encroachment is warranted. If a waiver would be proposed and can be justified, it would go before City Commission for validation. Conversation also ensued regarding loading area limitation.

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

PUD Rezoning, Major Site Plan, 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 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 to be removed. Applicant also submitted development application for ROW Vacate to address vacating driveways per City Attorney.

CDD Kelley gave general overview of the development application and the type of submittals received by the City.

BESH stated the ROW Vacate was currently being reviewed by staff. David Stokes, applicant on behalf of the development (who attended virtually), stated the SJWMD 25/96 permit was approved wherein the storm event was modeled. BESH Tobias states his inquiry pertaining to the elevations were obtained and calculated and still not adequately addressed via his follow-up correspondence of March 24, 2021. Per Mr. Stokes there was a follow-up submittal of March 18th that was forwarded to the city. To date, the city has not received any submittal dated March 18, 2021.

City Attorney stated there were documents referenced that were not provided; the easement utilities were not received and was missing from the second submittal. Mr. Stokes will inquire about the missing documents. CDD Kelley relayed specific information applicable to the listed/referenced missing utility easements on the Letter of Transmittal.

David Stokes inquired regarding the development process hereafter and was informed of the following: Per BESH, last comment was informal and stated felt no need for another TRC; City Attorney stated TRC was not necessary and will address any issues in writing; Per LPG, if comments on last review was addressed in full, it would not be necessary to come back to TRC.

TRC Committee requested city input regarding the development process/next steps, however, Google Meet audio connection lost with the city at approximately 11:10AM. With no further comments/recommendations, the meeting ended at 11:13AM.

MEMBERS' COMMENTS: None

ADJOURNMENT: 11:13AM