



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

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**TRC COFP Members:**

City Manager, Chairman  
Police Chief, Vice Chair  
Attorney  
Building Official  
CDD  
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**

**JUNE 1, 2021**

**10:00AM**

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- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from April 6, 2021 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. Countryside Baptist Church – Annexation (Alternate Key: 1287499)**

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Owners are seeking to annex approximately 0.973 ± acres currently being utilized by the church for grass overflow parking; site also has an existing single-family residence. The subject site is generally located north of Register Road and east of US Hwy 27/441.

**B. Countryside Baptist Church – Minor Lot Split (Alternate Key: 1287499)**

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Applicant is requesting a lot split to create two (2) parcels; Parcel 1 to be identified as vacant land for church grass overflow parking; Parcel 2 to be identified as location of single-family residence.

Applicant should file a Unity of Title to adjoin Parcel 1 to the parent church property.

**C. Countryside Baptist Church – Small Scale Comprehensive Plan Amendment (Alternate Key: 1287499)**

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application for the proposed SSCPA is to amend the property generally located at 2811 Register Road, north of Register Road and east of US Hwy 27/441 from the future land use designation of Lake County Urban Medium Density to Single Family Medium Density on the City of Fruitland Park’s Comprehensive Plan.

**D. Countryside Baptist Church – Rezoning (Alternate Key: 1287499)**

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. Application to rezone 0.973 ± acres of property generally located at 2811 Register Road from Lake County R-1 zoning to the City of Fruitland Park designation of R-2. A portion of the site is proposed for the purpose of grassed overflow parking associated with the church; the remainder R-2 for the existing single-family residence.

LDR Chapter 154, Section 154.030(d)(11)(A)(vi) allows for houses of worship; Section 154.030(d)(11)(B) states that the approved use shall front on an arterial or collector roadway. Both parcels have frontage on Register Road which is a local roadway and serves as a local collector.

The proposed rezoning for the single-family residence is consistent with density; however, the lot size of 10,028 SF would be consistent with provision of central water and sewer. The existing residence utilizes well and septic and per State Health regulations the required minimum lot size is 21,780 SF or 1/2 acre. Should the site connect to central water, the City’s LDRs require a lot size of 12,500 SF; State Health regulations require a minimum lot size of 10,890 SF. The proposed lot size will need to be revised. Staff will support a variance to the lot size of a minimum lot size of 10,890 SF with connection to central water. Central sewer is not available unless applicant desires to extend a force main from the intersection of US Hwy 27/441 to the property. The lot does meet frontage requirements of the City’s LDRs.

The applicant should file a Unity of Title to adjoin the proposed PFD parcel to the parent church property.

**E. Countryside Baptist Church – Variance (Alternate Key: 1287499)**

Application applied on behalf of Countryside Baptist Church Ministries, Inc., by Mr. Jim Richardson “Agent”, ERA Grizzard Real Estate. The existing SF residence built in 1962 maintains a front setback of 13.8’ from the property line; the City’s LDRs require a front setback of 30’. The applicant is requesting a variance to 13.8’. The existing front setback within Lake County is considered a grandfathered non-conforming structure. A variance would be necessary in order to make the existing home conforming and allow for financing.

Conditions of the variance may require if the existing structure is demolished, any new structure would need to comply with the front setback of 30’. Staff also recommends an additional variance to lot size is also required from 12,500 SF to 10,890 SF.

**F. Crystal Lake Vista - Annexation (Alternate Key: 1288606)**

Application applied on behalf of Crystal Lake Land Holdings, LLC, by Mr. Angel Rivera, P.E. “Applicant”, A&B Engineering Consultants. Applicant is requesting annexation of approximately 24.83 ± acres of land generally located north of Myrtle Lake Avenue and west of CR 468. The subject property is currently zoned Lake County R3 and is proposing City of Fruitland Park R2 zoning to allow development of a single-family residential subdivision with city services.

**G. Crystal Lake Vista – Large Scale Comprehensive Plan Amendment (Alternate Key: 1288606)**

Application applied on behalf of Crystal Lake Land Holdings, LLC, by Mr. Angel Rivera, P.E. “Applicant”, A&B Engineering Consultants. Applicant is requesting a LSCPA to amend the future land use designation to single-family medium density of approximately 24.83 ± acres of land generally located north of Myrtle Lake Avenue and west of CR 468.

**H. Crystal Lake Vista – Rezoning (Alternate Key: 1288606)**

Application applied on behalf of Crystal Lake Land Holdings, LLC, by Mr. Angel Rivera, P.E. “Applicant”, A&B Engineering Consultants. Applicant is requesting rezoning of approximately 24.83 ± acres of land generally located north of Myrtle Lake Avenue and west of CR 468 from Lake County R3 zoning to City of Fruitland Park R2, Single-Family Medium Density, within the city limits of Fruitland Park. Minimum lot size of 12,500 SF is required with central water and septic tank.

**MEMBERS’ COMMENTS:**

**ADJOURNMENT:**