



**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 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

MEETING NOTES

TECHNICAL REVIEW COMMITTEE

JUNE 1, 2021

10:00AM

- I. MEETING START TIME: 10:00AM**
- II. MEMBERS PRESENT:** All members present except Building Official, Code Enforcement, Fire Chief, Fire Inspector, City of Leesburg Utilities, Lake County School Board, Lake County Public Works and Lake County Economic Development. Also present Mr. Jim Richardson, ERA Grizzard Real Estate, on behalf of Countryside Baptist Church; Mr. Angel Rivera P.E., A&B Engineering Consultants, on behalf of Crystal Lake Vista.
- 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.

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.

Countryside Baptist Church - TRC Comments

CDD Kelley presented overview of applications. The church is currently using a grass overflow parking area, whereas a single-family residence is also located. The aforementioned parcel is requested to be annexed within the city limits of Fruitland Park. The proposed minor lot split would subdivide the property to allow potential future sale of the home.

Per City Attorney, more than one variance may be necessary as the front setback may not meet the 30-foot requirement and the minimum lot size requirement may also not be met for the proposed zoning. CDD Kelley stated per LPG Staff Report, a variance would be required to meet the front setback from 30 feet to 13.8 feet.

Per Jim Richardson (applicant), it appears that the boundary line was pulled from the wrong line (119 ft). Consequently, the lot size is not as represented on the drawing per Halff's markup on the survey. The original lot size boundary calculation (based upon 92 x 119 lot size) was 10,890 sf which is incorrect. Applicant will ascertain new survey providing the correct property dimensions.

After further discussion, City Attorney stated the applicant would not qualify for 'lot size' variance due to availability of surrounding land on property that could be added to achieve minimum lot size requirement of 12,500 sf. It was recommended that applicant amend minor lot split and variance development applications to reflect 12,500 sf lot size (noting the overflow grassed parking area would be decreased to meet aforementioned).

City Attorney mentioned for proposed annexation, a development agreement drafted by the city may want to include - condition 'if' the grass overflow parking area were developed and the boundary line of the property changes then utility line would need to be extended up to the new boundary line, referencing the eastern edge of the property. Aforementioned potential to be contingent upon either future development of the property or failure of the current septic system.

TRC discussed that property may also need fire hydrant (as part of the annexation agreement) to ensure fire protection within the city of Fruitland Park. City will need to locate closest fire hydrant and evaluate. Public Works Dicus stated that well on the property is located directly behind the house however, if fences are some other encumbrances are put in place, fire service would/could be impacted.

TRC summarized the following regarding the applicant's development applications: only 1 variance for front setback required; lot split application to be amended to reflect 12,500 sf property size; fire review comments required for feedback regarding fire protection services; new survey required for correct dimensions for lot split.

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.

Crystal Lake Vista – TRC Comments

CDD Kelley gave overview of applicant’s development applications. City Attorney mentioned her only comments were pertaining to the applicant proposing septic tank vice city water; also, drainage of stormwater runoff into Crystal Lake. According to Halff Tobias the stormwater runoff is allowed as long as state requirements are met. Since there is currently no application for development (just rezoning with intent to sale), aforementioned would be determined at time of construction.

Mr. Rivera estimated approximately 48-50 lots with 12,500 minimum lot size (approx. 2 units per acre) could potentially be developed after sale. Clarification was discussed relative to applicant statement (made in development application submission) which stated the upper buffer and flood zone would not be impacted. Halff Tobias commented usually this statement is made when developing the property - not looking to sale only. Applicant stated they are not proposing any limitation tied to the property that would make such guarantees.

TRC discussed an environmental assessment/survey would not be required at this time since applicant has no plans to develop the property.

CDD Kelley reiterated LPG’s comment regarding request for additional information: amending owner/applicant affidavit; submission of Sunbiz data for Crystal Lake LLC; clarification on signature authorization on behalf of LLC; and 2020 annual tax bill/payment.

MEMBERS' COMMENTS: No further comments.

ADJOURNMENT: Meeting adjourned at 10:37 AM