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 **506 WEST BERCKMAN STREET PHONE: 352 360-6727**

 **FRUITLAND PARK, FL 34731 FAX: 352 360-6652**

 **TRC COFP Members: TRC Members:**

 City Manager, Chairman City of Leesburg Utilities

 Police Chief, Vice Chair Lake County School Board

 Attorney Lake County Public Works Department

 Building Official Lake County Economic Development

 CDD

 Code Enforcement Officer

 Engineer Halff

 Fire Chief

 Fire Inspector

 Land Planner LPG

 Public Works Director

**MINUTES**

**TECHNICAL REVIEW COMMITTEE**

**August 3, 2021**

**10:00AM**

1. **MEETING START TIME:** 10:05 AM
2. **MEMBERS PRESENT:** All TRC members present except Building Official, Fire Chief, Fire Inspector, City of Leesburg, Lake County School Board, Lake County Public Works and Lake County Economic Development. Present also on behalf of the applicant wereMark Batievsky (Director of Retail Operations-Fluent), Rebeca Gilling (Designer, Fluent), Bob Porter (General Contractor, Fluent) and Tim Bauer (Engineer, Progressive Development Group).
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from June 1, 2021 and July 6, 2021 included for review/comment.
4. **OLD BUSINESS:** NONE

 **NEW BUSINESS:**

1. **Fluent – Minor Site Plan Preliminary Subdivision Plan (Alternate Key: 1740657)**

Application submitted by Mark Batievsky on behalf of Fruitland Outparcel LLC. The subject property consists of 1.01 acres, located on US Hwy 27/441 north of the intersection of S. Dixie Avenue and US Hwy 27/441 (Alt Key 1740657). The request is for minor site plan approval to allow a change of use of the existing 4,026 SF building from retail sales to medical office/clinic. The previous use was a Mattress Firm store. The proposed is a Fluent Cannabis Care facility (medical office/clinic).

The proposed improvements include internal renovation to the building, installation of grass parking spaces, installation of additional landscaping, a new wall mounted sign and refacing of existing free-

TRC Minutes Continued

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standing signs. The project site takes access from both US 27/441 and S. Dixie Avenue, both access points have free standing signs approved for the previous mattress store.

After City Manager requested self- introduction of all in attendance, LPG Rankin reviewed the applicant’s 8/2/2021 response submittal pertaining to city planner’s issues/concerns and stated that all appeared to be satisfactorily addressed. Halff Tobias requested clarification on whether pavers or true grass pavers would be used for the required two (2) additional parking spaces. Fluent confirmed grasscrete or geo webbing grass pavers would be used for true grass parking.

Questions ensued regarding hours of operation which were stated by Tim Bauer to be: Monday – Thursday, 9 am to 8pm; Friday & Saturday, 9am – 8:30pm and Sunday, 9am to 7pm. Chief Luce inquired whether a security plan was in place [during normal business operating hours and/or after hours]. Tim Bauer stated there were 25 cameras on property in all areas except the restrooms; an offsite security monitoring system during operating hours and six (6) silent alarms for staff emergencies are being utilized. Employees are encouraged to call 911 as part of staff training. There will be ‘no’ onsite security officers. Fluent transitioned one year ago from onsite security officers and current security approach is thereby consistent with all other facilities across the state.

PWD Dicus explained the sewer pump system on property is owned by the City of Fruitland Park; if any damage occurs, responsibility for repair/replacement would fall on the applicant. Code Enforcement Officer Davis asked about external building maintenance and cleanup of the property. Per Bauer, they will perform a major cleanup and obtain maintenance agreement for ongoing maintenance services (anticipated to be twice a month).

Halff Tobias further inquired whether applicant was aware when the last cleanup/cleanout of underground stormwater system occurred, as property has been vacant for 2 years; system requires regular maintenance. Applicant states that last cleanup on property is unknow. Check-in with landlord may be required. Anticipates applying for a SJRWMD exemption. Halff Tobias stated he would like to see plan regarding how will this will be handled going forward and requested stipulation that before CO is issued, the aforementioned cleanup must occur.

No comment from City Attorney.

 **MEMBERS’ COMMENTS**: No additional comments.

**ADJOURNMENT**: 10:23AM