



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727  
FAX: 352 360-6652

<p><b>TRC COFP Members:</b> City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer - Halff Fire Chief Fire Inspector Land Planner LPG Public Works Director</p>	<p><b>TRC Members:</b> City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development</p>
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**MEETING NOTES**  
**TECHNICAL REVIEW COMMITTEE**  
**APRIL 5, 2022**  
**10:00AM**

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- I. MEETING START TIME: 10:00AM**
- II. MEMBERS PRESENT:** All members present except Police Chief, Building Official, Code Enforcement, Fire Chief/Inspector; City of Leesburg Utilities and Lake County School Board/Public Works Department and Lake County Economic Development. Also present were Angel Rivera, via teleconference, applicant for Myrtle Lake Breezes and Crystal Lake Vista; Jimmy Crawford, Tara Tedrow on behalf of Lake Saunders.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 1, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. Lake Myrtle Breezes Amendment to Annexation Agreement (Alternate Key: 3845274)**

Introduction of application provided by LPG Michael Rankin of the proposed Annexation Agreement Amendment submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Eric Coe (Developer). The annexation agreement was approved on June 10, 2004. Per The annexation

amendment is requested to remove the sidewalk requirements both within the Lake Myrtle Breezes subdivision and along Myrtle Lake Road from the subdivision entrance to the corner of County Road 468. City attorney is in concurrence that the amendment would require a sidewalk to be constructed along the subdivision frontage within Tract A (identified by the above referenced alternate key. Tract A is approximately 658.7 linear feet and has been dedicated to the City of Fruitland park for right-of-way purposes.

No recognized issue with moving forward with the aforementioned request. Application to be scheduled for P&Z on April 21, 2022 at 6:00 pm. Staff to send follow-up email to applicant to confirm same.

**B. Crystal Lake Vista - Annexation, Comp Plan Amendment & PUD Application (Alternate Key: 1288606)**

Introduction of application provided by LPG Michael Rankin Annexation for Large Scale Comprehensive Plan Amendment (LSCPA) and Planned Unit Development applications submitted by Angel Rivera of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The applicant is requesting annexation to receive city services and develop a proposed single family residential subdivision. The proposed future land use is a decrease in density and the proposed rezoning to PUD is consistent with the city's LDRs and Comprehensive Plan. The subject property is currently zoned R-3 in Lake County and the proposed city zoning is PUD (Minimum lot size of 8,000 sf with central water and central sewer). Staff/LPG recommends approval.

Per PWD Dicus, water is available however, sewer is not available. Halff's Hugo Cabrera stated that clarification of road width of 24' should be provided. Per discussion with applicant, City of Fruitland Park will require a 24' road with and will need modification on the applicable submittal documentation.

Application will follow same timeline as the aforementioned application with P&Z to be scheduled on April 21, 2022 at 6:00pm.

**C. Lake Saunders Groves PUD Amendment (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, and 3883988)**

CDD Dwayne Williams introduced PUD amendment request submitted by Jimmy Crawford, Esq on behalf of Lake Saunders Groves Land, LLP. The applicant is requesting an amendment to the existing PUD (Ordinance 2018-043) and associated Development Agreement to reduce the density from 542 units to 420 units, eliminate the potential for multi-family apartments, allow 50' and 60' lots, allow 20' to 22' townhome lots; reduce phasing from five (5) to two (2), remove language regarding potential road connection to US 441; allow for a pioneer agreement for utility extensions, and allow temporary irrigation wells until City reuse is available.

CDD Williams stated that alignment with county and MPO suggested for internal road network for the northern part of the city's boundaries. Staff/LPG recommends approval. City attorney has provided MDA amendment. Hugo Cabrera requested that Halff be excused from discussion/recommendations as they are the engineering representative for this development.

Jimmy Crawford requested procedure clarification on whether this action entails a PUD or MDA amendment. With such substantial changes, city attorney stated that this would involve both PUD and MDA amendment. Further discussion ensued regarding school concurrency and water/sewer hookup.

Application will be scheduled for P&Z on April 21, 2022.

**BOARD MEMBERS' COMMENTS:**

**PUBLIC COMMENTS:**

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

**ADJOURNMENT:**