



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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<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	<b>TRC Members:</b> 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 7, 2022**  
**10:00AM**

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- I. **MEETING START TIME:**
- II. **MEMBERS PRESENT:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from April 5, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

**A. Timbertop Lane:** Planned Development/ (PUD Amendment) and Comp Plan Amendment (Alternate Key: 1287715)

A Planned Development and Comp Plan Amendment application was submitted by Tara Tedrow of Lowndes Law on behalf of the owner, Stephanie Bailey Bouis and Patricia Bouis Thompson. The proposed development consists of approximately 24.52 ± acres of commercial uses and 44.03 ± acres of a total of 486 units representing 288 garden apartments and 198 townhomes.

The proposed maximum height is 4 stories (approximately 60'). The existing PUD, known as Live Oak Center, allowed for 120 units (townhomes/apartments – 10 acres), 300,000 (30 acres) SF of commercial, and 200,000 (20 acres) SF of office with a maximum building height of 45 feet. The current

future land use designation is Mixed Community; development proposing future land use designation of General Mixed Use.

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

The subject site consists of 35.99 +/- acres and a portion of the site borders Zephyr Lake. The subject site's existing future land use is Multi-Family High Density (maximum of 15 units/acre). The applicant is seeking a rezoning to Residential PUD for a 128 unit apartment complex. The proposed gross density is 3.2 units/acre. The apartment layout consists of 30 buildings some of which are 2-story with units ranging from 2 units to 7 units per building. It should be noted that the subject site is an extension of the existing Spring Lake Cove Apartments located to the east. The recreation amenities provided include a dog park, trails, 20' x 20' pavilion with 4 picnic tables and 2 grills, and lake overlook sitting area with 2 grills. It is the applicant's intent to also utilize the recreational amenities at Spring Lake Cove apartments which includes playground equipment. In addition, the applicant is seeking Preliminary Plan approval for the rezoning process. The applicant is also requesting a variable buffer width adjacent to the cul-de-sac located within the southwestern property boundary from 25' to 10' and to allow a 10' buffer adjacent to a small portion of the stormwater pond.

A PUD MDA amendment has concurrently been submitted to city attorney for review/comments and subsequent submittal for city approval. The applicant is requesting both multi-family and single family use options for a . The multi-family option is part of the request for 128 apartments; the single family residence option is requested to be added to the MDA amendment to allow for 95 single family homes (with typical 65' lots). Due to shifts in the housing market, the owner/applicant wishes to amend the language in the Master Development Agreement to allow greater flexibility with permitted uses to include the aforementioned.

**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:**