



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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TRC COFP Members: 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	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
JULY 5, 2022
10:00AM

- I. **MEETING START TIME:**
- II. **MEMBERS PRESENT:**
- III. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from June 7, 2022 included for review/comment.
- IV. **OLD BUSINESS:** NONE

NEW BUSINESS:

A. The Hawthorns: Annexation, Small Comp Plan Amendment, Rezoning and Planned Development (Alternate Keys: 1699649 & 3884325)

An Annexation, Comp Plan Amendment, Planned Development and Rezoning application was submitted by Luxury Leased Homes USA, LLC (Jose Kreutz) on behalf of the owner, T.B. Burke December 2, 2021. A subsequent Unity of Title application was submitted by the owner, Timothy D. Burke, on December 15, 2021. The subject property consists of two properties; a 3.93-acre parcel (Alt Key 1699649) in the city limits with frontage on CR-466A, developed with the Burke's BBQ restaurant and an office building along with a 15.65-acre parcel (Alt Key 3884325) to the north of the existing restaurant in Lake County [developed with a landscaping business and nursery]. The applicant is

requesting to annex the 15.65-acre parcel (Alt Key 3884325) into the city limits and add it to the existing Burke's BBQ parcel (Alt Key 1699649) to allow construction of a rental housing community consisting of 181 duplex units.

Annexation

The southern parcel is located within the City limits. The request is to annex the northern 15.65 acres into the City limits. The existing use on the property is a landscaping company and plant nursery. The adjoining properties to the east are within the City limits. The property is contiguous to the City limits on the south side as well.

Small Scale Comp Plan Amendment, Rezoning and Planned Development

A companion small-scale comprehensive plan map amendment is requested for the combined 19.58-acre subject property amending the future land uses from Lake County Rural, and City Commercial to High Intensity to Multifamily High Intensity Residential. A concurrent rezoning amendment is proposed from Lake County Agriculture and C-2 to PUD. The concept plan shows the location of the duplex units and residential supporting facilities including a community building/amenity center, pool, pickle ball court, dog park and 2,400 sf commercial/retail space will be located adjacent to CR-466A with the rental duplex units located on the northern portion of the site. The proposed density of the PUD is 11 units per acre. A total of 181 units are proposed. The existing Burke's Restaurant will be converted to the community building.

The immediate surrounding properties are zoned for C-2 and intended for high intensity commercial uses. The subject property is located immediately north of the Villages of Fruitland Park, consisting of primarily single-family homes and supporting neighborhood commercial use. The existing area has a mix of uses. If approved, the PUD will be the only duplex rental community in the immediate area. The applicant is designing the community to provide amenities along CR-466a as a means to address the compatibility with the adjacent existing and planned commercial uses. The City's intent is for properties adjacent to CR-466a to be developed with commercial uses to support future growth in the City and the Village of Fruitland Park. The property west of Oliver Lane is The Benchmark property aka the Commons which consists of up to 140,000 square feet.

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: