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

 **TRC COFP Members: TRC Members:**

 City Manager Gary La Venia, Chairman City of Leesburg Utilities

 Police Chief Eric Luce, Vice Chair Lake County School Board

 City Attorney Lake County Public Works Department

 Building Official Lake County Economic Development

 Community Development Director (Acting)

 Code Enforcement Officer

 Engineer - Halff

 Fire Chief

 Fire Inspector

 Land Planner LPG

 Public Works Director

**MEETING NOTES**

**TECHNICAL REVIEW COMMITTEE**

**JULY 5, 2022**

**10:00AM**

1. **MEETING START TIME: 10:00 am**
2. **MEMBERS PRESENT:** Ryan Soltis (LPG), Anita Geraci-Carver (City Attorney), Clint Knox (Sparrow), Lee Wily (Sparrow), Gary La Venia (City Manager), Hugo Cabrera (Halff Associates), Danny Bass (COFP Building Official)
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from June 7, 2022 included for review/comment.
4. **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 Key1699649) to allow construction of a rental housing community

consisting of 181 duplex units.

City Manager opened the meeting at 10:00am. LPG Ryan Soltis introduced the application highlighting that the proposed development consisted of 181 duplex rental units. The old Burkes BBQ Restaurant will be converted to a community recreation building. The property is surrounding by C-2 zoning intended for high intensity commercial uses. The commercial uses will support future growth within the City of Fruitland Park as well as The Villages adjacent community.

Mr. Clint Knox of Sparrow provided clarification that upon approval of the proposed development, the restaurant will be demolished vice re-purposed. Sharon Williams read comments from PWD Robb Dicus, in absentia, stating that the proposed development would be responsible for maintaining the lift station. City Attorney stated that the Master Development Agreement (MDA) had been amended to include the aforementioned [similar] language. Terms of settlement agreement of installing fire hydrant and extending the utility line were also included in the “amended” MDA. Per City Attorney, the MDA will need to be reviewed and finalized before presentation to P&Z and Commission for approval. Halff stated they were satisfied with comments and responses and had no further comments. LPG provided a staff report to the city on Friday, 7/1/2022. As a result of the holiday on Monday, 7/4/22, LPG’s staff report had not been shared with the applicant at the time of the TRC meeting; however, the report will be shared with the applicant following TRC. Within the report, LPG shared comments the development would need to meet commercial requirements along the 466A corridor, as specified within the City’s Comprehensive Plan. The City’s Comprehensive Plan may need to be revisited/modified to allow a pre-determined/average percentage of commercial square footage within a proposed residential development.

 **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:**