



**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**  
**AUGUST 2, 2022**  
**10:00AM**

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

**NEW BUSINESS:**

**The Reserve at Spring Lake Cove: Major Site Plan and Unity of Title Planned Development**

(Alternate Keys: 1287251, 1287600, 1504333, 1504341, 1504350, 1504368, 2669306, 3038550, 3801592, 3823815, 3823816, 3839947)

Applications for Major Site Plan and Unity of Title was submitted by the owner, The Reserve at Spring Lake Cove LLC, on November 17, 2020 and June 22, 2022, respectively. The subject site consists of approximately 35.99 +/- acres and a portion of the site borders Zephyr Lake. The existing future land use is Multi-Family High Density (maximum of 15 units/acres). The applicant previously submitted a rezone and PUD amendment application to rezone all 12 parcels to PUD and request an Option B concept plan to construct 95 single family homes with accessory garage apartments on 65' x 120' lots. At this

time, the applicant has decided to move forward with the (Option A) development of 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.

**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:**