

**506 WEST BERCKMAN STREET PHONE: 352 360-6727**

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

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| **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 |  |
| Code Enforcement Officer |  |
| Engineer - Halff |  |
| Fire Chief |  |
| Fire Inspector |  |
| Land Planner LPG |  |
| Public Works Director |  |

**AGENDA MINUTES**

**TECHNICAL REVIEW COMMITTEE AUGUST 2, 2022**

**10:00AM**

1. **MEETING START TIME:** 10:01AM
2. **MEMBERS PRESENT:** All members present except Code Enforcement, Fire Chief, Fire Inspector, City of Leesburg Utilities, Lake County School Board, Lake County Public Works Department and Lake County Economic Development. Also present was Marc Gauthier of Atlantic Housing and David Stokes of Madden, Moorhead & Stokes, LLC (engineer).
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from July 5, 2022 included for review/comment were approved.
4. **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

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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.

LPG Rankin introduced the project to TRC. City Manager requested comments from TRC: City Engineer Hugo

Cabrera of Halff, Building Official Danny Bass and City Attorney Anita Geraci-Carver had no additional

comments.

It was expressed that City Commission would like to see more recreational amenities (based on PUD/MDA application submitted -which preceded the major site plan) and pedestrian walkways with the contiguous rails and trails. PWD Dicus inquired whether the applicant is moving forward with apartments vice the SFRs. Sharon Williams clarified that they are moving forward with the apartments with the understanding that the applicant could change their mind and withdraw the major site plan and submit an application for the SFRs (this option is provided in the PUD/MDA being considered for approval by Commission – granting them the option of 128 apartments **or** 95 SFRs with ADUs). PWD Dicus stated that a water main clause has been included in the MDA currently being considered by Commission. There are currently no outstanding issues with the county pertaining to ingress/egress.

TRC will forward the application to P&Z for recommendation on the 18th of August as it appears there are no further outstanding issues.

**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:** 10:22AM