



**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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**MEETING NOTES**

**TECHNICAL REVIEW COMMITTEE  
SEPTEMBER 6, 2022  
10:00AM**

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- I. MEETING START TIME: 10:08 AM**
- II. MEMBERS PRESENT:** Shane Gerwing (Alpha Inspections), Tyler Brandeburg (Lake County School Board), Michael Rankin (LPG), Robb Dicus (City Public Works Director), Hugo Cabrera (Halff), Sharon Williams (Administrative Manager), Emily Church (Office Assistant). Also present was Jimmy Crawford, Yog Melwani, Heath Rivers, Chad Moorehead, Chris Godwin, & Mohammed Abdul for Rolling Acres.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 2, 2022 included for review/comment were approved.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**Lake Myrtle Breezes Variance - 1108 Myrtle Breezes Court (Alternate Keys: 3845251)**

A Variance application was submitted by Angel Rivera P.E. of A&B Engineering Consultants, PA on behalf of the owner, Crystal Lake Land Holdings, LLC. The subject site consists of approximately .33 ± acres. On November 8, 2009 the City of Fruitland Park approved a lot line deviation between Lots 8, 9 and 10 pursuant to Chapter 157, Section 157.050. It appears that the lot line deviation was sought due to the existing construction of Lot 9 not meeting the side setbacks of 10'. After the lot line deviation, the remaining portion of Lot 10 indicates that the lot width does not

meet the minimum requirement of the zoning district which requires 80' width at the building setback line on cul-de-sacs and curves pursuant to the City of Fruitland Park Land Development Regulations (LDRs), Chapter 154, Section 154.040.

Review of the boundary survey indicates that there is 70' at the building setback line and indicates that the front setback would need to be increased to approximately 160' to achieve the 80' width requirement. Taking into consideration rear and side setbacks, the buildable area for a home and accessory structures would be approximately 60' x 25', which is not sufficient.

The R-4 zoning district requires a minimum lot size of 12,500 square feet with central water and septic tank. The subject lot was platted at 18,146 square feet (0.42 acres) and due to the approved lot line deviation, the lot is now approximately 14,374 square feet (0.33 acres) which exceeds the minimum required.

*Michael Rankin of LPG introduced the project and noted that LPG recommended approval to move to Planning & Zoning. Robb Dicus had concerns about the existing irrigation well on the property next door. He wants to make sure there is enough clearance for the septic. Approved to send to Planning & Zoning.*

### **Rolling Acres – Lake Ella Road (Alternate Keys: 1284082 & 1384015), Planned Development**

A Planned Development application was submitted by ResiBuilt Homes, LLC on behalf of the owner, Daryl M. Carter, Trustee. The proposed development consists of 158 + acres consisting of 413 single family units (50' x 120' - 6,000 SF and 60' x 120' – 7,200 SF) and 190 townhomes (24' x 120' – 2,880 SF) for a total unit count of 603 dwelling units at a density of 3.78 units/acre. The minimum net living area is 1432 SF. The proposed plan offers a varied landscape buffer with a 25' minimum width. The proposed plan designates 48.69 acres of open space (30%) consisting of 10.5 acres of recreation parcels and community park; 20.22 acres in buffers and other open space, and 17.97 acres of stormwater ponds (the ponds are proposed to be improved with walking trails and benches).

The existing approved PUD consisted of 210 single family units (50' x 120', 75' x 135', 80' x 150') and 426 townhomes for a total unit count of 636 units and 4.26 acres of neighborhood commercial uses. The previous plan also provided 46% open space with the majority of the buffers being 50' in width to mitigate the adjacent agriculturally zoned properties and low-density development. The proposed development is a reduction of 33 units. The properties are located at 1132 and 1342 Lake Ella Road.

*Michael Rankin of LPG introduced the project and indicated the real challenge is regarding traffic. Jimmy Crawford introduced himself as the project attorney and asked for his team to introduce themselves. Jimmy Crawford noted that they are offering a proportionate share agreement for traffic mitigation. They are okay with a clause being added to the Master Developers Agreement. Sharon Williams asked that they send the language as soon as possible to be able to advertise for Planning and Zoning. Jimmy Crawford thanked the staff for their hard work in getting this item on the agenda.*

*PWD Robb Dicus had no comments as he and Chad Moorehead (the engineer) had talked previously. Hugo Cabrera (engineering) and Shane Gerwig (fire inspections) had no comments. Tyler Brandeburg (Lake County School Board) also had no comments. Michael Rankin of LPG made a clarifying statement regarding the LPG staff report that staff supports the project; however, the issue with traffic needs to be resolved with legal counsel first.*

*Yog Melwani asked if we had the most recent Master Developer's Agreement draft and if we had comments back from the City Attorney. Sharon Williams responded that at present we don't have comments back from City Attorney. Yog asked if it was possible to get a copy of the Lake Saunders PUD and Sharon Williams stated that yes, we could provide them with a copy. Yog stated that previous review letters went to the applicant and property owner but a copy was not sent to Yog. He asked if it was possible to be on the September Planning and Zoning Meeting (P&Z). Sharon Williams indicated it is tentatively scheduled for this month ( pending advertisement requirements are met) on September 15<sup>th</sup> for P&Z and City Commission on September 22<sup>nd</sup> and October 13th. Michael Rankin recapped that it would go to Planning and Zoning this month and then onto City Commission. TRC is not recommending approval, as the attorneys should finalize the Proportional Share Agreement language specifically for the Master Developer Agreement.*

*Sharon William thanked the Resibuilt team for being so responsive in their correspondence.*

#### **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: 10:22 AM**