

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

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

**AGENDA**

**TECHNICAL REVIEW COMMITTEE**

**SEPTEMBER 6, 2022**

**10:00AM**

1. **MEETING START TIME:**
2. **MEMBERS PRESENT:**
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 2, 2022 included for review/comment.
4. **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

TRC Meeting September 6, 2022

Page 2 of 2

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.

**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 13421 Lake Ella Road.

**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:**