



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
FAX: 352 360-6652**

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

MEETING NOTES

**TECHNICAL REVIEW COMMITTEE
OCTOBER 4, 2022
10:00AM**

- I. MEETING START TIME: 10:00 AM**
- II. MEMBERS PRESENT:** All present except Fire Chief, Building Official, Fire Inspector, City of Leesburg Utilities, Lake County School Board/Public Works/Economic Development. Also present on behalf of the developments: Phillips Hollis and Bryan Potts for Fruitland Park Self Storage; Jose Kreutz and engineer on behalf of The Hawthorns.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from September 6, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Fruitland Park Self Storage – Lake Ella Road (Alternate Keys: 1284651 & 1284465; Conditional Use and Special Exception

The application was introduced by Michael Rankin of LPG for Conditional Use and Special Exception Use applications. The applicant is proposing a conditional use permit to develop mini warehouses (totaling 105,152 square feet), and a special exception use permit to include motor

vehicle and boat storage (an additional 22,558 square feet under RV canopy with 35' deep bays with drive-thru large RV parking).

There are five (5) mini warehouse buildings proposed, one 3-story building climate controlled with 29,867 square feet per story, 89,602 square feet total, and four (4) one-story self-storage facilities being 2,041 square feet, 7,263 square feet, 3,128 square feet, and 3,335 square feet each in size. A total of 105,152 square feet of mini warehouses for self-storage is being requested.

Staff recommends the following conditions:

- 1) No outside storage with the exception of the covered RV/Boat Storage
- 2) An 8' vinyl fence or wall shall be provided to screen the RV/Boat Storage area as shown on the conceptual site plan
- 3) The site shall be developed in substantial conformity to the conceptual site plan
- 4) All lighting shall meet dark sky requirements
- 5) The facility is to be used solely for the purposes of storage; retail sales and services with the exception of related sales associated with the use such as, but not limited to, boxes, tape, locks, pens are expressly prohibited; wholesale, manufacturing or other commercial uses are expressly prohibited.
- 6) Retention pond landscaping. Three (3) canopy trees for every 150 linear feet of retention pond bank shall be required as measured at the top of pond bank. Trees shall be planted within forty (40) feet from the top of bank line and include a ten (10) foot clear zone for maintenance. Curvilinear retention ponds, rather than geometric or rectangular ponds, are required, when possible.

Hugo Cabrera of Halff Engineering stated that all engineering issues had been addressed. City Attorney Anita Geraci-Carver stated that she would forward Ordinance to include the forementioned like/similar conditions. City Attorney also recommended the applicant submit an application for unity of title. A Unity of Title application will be sent to the applicant. Applicant encouraged to present elevations to during P&Z/ City Commission along with picture of the fencing.

TRC approval to move forward to P&Z tentatively scheduled October 20, 2022.

B. The Hawthorns – Annexation, Comp Plan Amendment, Rezoning, Planned Development, Unity of Title Alternate Keys: 3884325 & 1699649)

Michael Rankin of LPG introduced the Hawthorns proposed mixed-use development consisting of 240 multi-family apartments on 19.56± acres. The subject property consists of two properties; a 4.57-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 14.98-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 14.98-acre parcel (Alt Key 3884325) into the city limits and add it to the existing Burke's BBQ parcel (Alt Key 1699649). The existing Burke's Restaurant will be demolished to allow construction of the development.

A companion small-scale comprehensive plan map amendment is requested for the northern 14.98 +/- acre subject property amending the future land use from Lake County Rural to Multi-Family High Density (15 units/acre). The applicant is proposing to keep the zoning as C-2 in the front parcel along 466A, identified as alternate key 1699649 and change the zoning from Lake County Agricultural to PUD for the rear northerly parcel (alternate key 3884325). The concept plan shows the location of the multi-family units and residential supporting facilities including a community building with leasing office, pool, located adjacent to CR-466A with commercial lots along CR 466A. The proposed density of the PUD is 15 units per acre.

City Attorney requested clarification on the landscape buffers and stated that change may be needed in the western landscape. Section 5 and 14 of proposed MDA for the south and west setbacks should be 35'. Hugo of Halff stated that he currently has no additional comments. Also, no comments regarding utilities as they will be owned by the development. City attorney requested an updated title opinion prior to P&Z. Unity of Title has been submitted for approval.

Application will move forward to P&Z tentatively scheduled October 20th 2022.

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: 10:26 AM