



**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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**MINUTES  
TECHNICAL REVIEW COMMITTEE  
DECEMBER 6, 2022  
10:00AM**

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- I. MEETING START TIME: 10:00AM**
- II. MEMBERS PRESENT:** Gary La Venia (City Manager), Anita Geraci-Carver (City Attorney), Michael Rankin (LPG), Hugo Cabrera (Halff), Robb Dicus (Public Works Director), Danny Bass (Building Official), Chuck Hiott (Halff), Angel Rivera (A&B Engineering)
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from November 1, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. Park Square Fruitland Park – Annexation, Rezoning & Small Scale Comp Plan Amendment (SSCPA) - Alternate Keys: 1289691**

Application for Annexation, Rezoning and SSCPA submitted by applicant, Vishaal Gupta, on behalf of the owner Kimaya, LLC. The subject site is approximately 19.10 ± acres, located adjacent to the city limits along the northern and western property boundaries, and is within the city's utility service area. The property is eligible for voluntary annexation and would be considered infill development.

The property is currently zoned Agriculture in Lake County. The applicant is proposing a zoning designation to R-15, multi-family high density, along with a small-scale comprehensive plan amendment conducive to the proposed zoning. The proposed zoning is compatible with the adjacent lands. The property to the North is zoned R-15 and to the west the property is zoned MUPUD (6 units/acre). The property to the South is City of Leesburg (appears to be City of Leesburg right of way), and to the east the property is zoned C-3.

Michael Rankin introduced the project. City Manager is not confident that City Commission will annex projects with 15 units/acre max density; a lower density is more likely (such as 8 or 10 – or lower - dwelling units/acre). City Manager will seek Commission comments during next meeting scheduled on December 8<sup>th</sup>. Chuck Hiott stated that his client desires ‘straight zoning’ as opposed to a Planned Development. City Attorney advised that the client should decide on the density first before coming to the City Commission; if the density is denied, applicant will have to start the application process over. City Attorney recommended the process of annexation and setting a future land use designation; then rezone at a later date. City Attorney suggested correcting their application for the zoning designation change. The City Manager and Mr. Rankin stated that City Commission will look for strict design standards and amenities. Chuck inquired if December 15<sup>th</sup> P&Z meeting possible. City Attorney responded ‘no’ that it would have to go through to January for P&Z and January-February for City Commission.

Hiott conferred with his client and stated 450 units total required to make the project feasible. They would consider connecting the 20 acres they want to annex with another parcel of 17 acres for a total of 37 acres and a density of 12.7 units per acre. Hiott suggested R-15 zoning but set a conditional maximum at that 12.7 units per acre, if amenable to the city. There were no other comments.

**B. Crystal Lake Vista – Preliminary Plan/Plat (Alternate Key: 1288606)**

A preliminary plat to request to develop the subject site into 65 single family lots with a minimum living area of 1,200 square feet and with sanitary sewer and central water. The proposed density is 2.71 dwelling units per acre. The property is approximately 24.83 ± acres.

The subject site consists of 24.83 +/- acres currently zoned PUD (Planned Unit Development). A preliminary plat review seeking approval is requested to develop the subject site into a 65 single-family lot subdivision with sanitary sewer and central water.

City Attorney advised Angel Rivera that they need to resolve the issue regarding the private easement before the preliminary plat could move forward. Rivera asked if they could have conditional approval or at the developer’s risk move forward without dealing with the easement so it won’t hold up their project. The private easement is at the sloped part of their planned retention pond which could shift their layout if it was not approved. City Attorney stated they would need an updated boundary survey showing the resolution of the easement and the lift station tract on their preliminary plat application.

**BOARD MEMBERS’ COMMENTS:** None

December 6, 2022

**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:** 10:50AM