



**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

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
January 3, 2023
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:** Gary LaVenia (City Managaer), Anita Geraci-Carver (City Attorney), Hugo Cabrera (Halff), Robb Dicus (Public Works Director), Ryan Solstice (LPG), Erik Luce (Chief of Police), Chuck Hiott (Halff)
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from December 6, 2022 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. Arbor Park Phase 2 & 3 – Preliminary Plan/Plat (Alternate Key2: 1289874, 1289904, 1430411, 1639808, 3540468, 3691334, 3900702)

A preliminary plat for Phase II and Phase III of Arbor Park, formerly known as Leesburg Fruit Company, Inc. Planned Unit Development, a 177 ± acre mixed use planned unit development located south of Urick Street and east of C.R. 468. Phase II & Phase III includes approval for 347 single family detached units on 106.95 ± acres. Lot widths range from 50' to 70', The average lot size is listed as 7,000 square feet

and the minimum lot size is listed as 6,250 square feet.

Ordinance 2019-003 requires 80% of the lots be 50' wide, 10 percent of the lots to be 60' wide, and the remaining 10 percent to be 70' wide when the community is fully built out. Phase II and Phase III provide lot widths consistent with the intent of the approved PUD.

Chuck Hiott stated he plans to submit construction plans in a week or two.

The City Attorney has no comments. Halff cannot comment as Halff was the engineer for this project.

The Public Works Director asked if water calculations had been run. Hiott responded yes, using the hydrant off of Urick though he does believe that once the elementary school is built and other developments go in that the water main may need extended from 468 and believes this should be discussed soon before the right of ways are paved over for turn lanes.

No other comments and was approved to appear before the next Planning and Zoning meeting.

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: 10:15 AM