



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

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<b>TRC COFP Members:</b> 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	<b>TRC Members:</b> 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 (TRC)  
February 7, 2023  
10:00AM**

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- I. MEETING START TIME:** 10:07am
- II. MEMBERS PRESENT:** All members were present except City Manager, Police Chief, Code Enforcement, Public Works Director and Fire Inspector. Present on behalf of the development - David Stokes (Engineer), Marc Gauthier (Atlantic Housing-Developer) and Alex Stringfellow (Land Planner).
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from January 3, 2023 included for review/comment.
- IV. OLD BUSINESS:** NONE

**NEW BUSINESS:**

**A. Miller at Cutoff – Planned Development & Rezoning (Alternate Key: 3933635)**

Michael Rankin provided overview of proposed development. The applicant is proposing to rezone 6.54 ± acres to a Planned Unit Development (from R-3) to accommodate 19 homes and 19 accessory dwellings, for a total of 38 dwelling units on 60 ‘ x 112’ lots. The proposed density is 5.75 units/acre which is consistent with the Mixed Community land use. It is the applicant’s intent to rent the single-

family homes with long term leases, typically one year and to utilize the ADUs as conventional rentals (not short term or vacation rentals). Three home types are proposed: (1) 2,148 sf home with a 470 sf 2-car garage and a 705 sf ADU over the garage, (2) a 2,152 sf home with a 442 sf 2-car garage and a 939 sf ADU with a 281 sf 1-car garage and (3) a 1,500sf home with a 470 sf 2-car garage and no ADU on overall sf of 6,720sf. Three (3) waivers are being sought to the following LDR regulations:

- (1) LDC Section 156.010(e), a waiver to exceed the maximum ADU size of 939 sf, as it is 44% whereas an accessory dwelling unit must not exceed 40% of the size of the principal dwelling unit.
- (2) LDR Section 154.030(11) to allow for a PUD that is less than 10 acres.
- (3) LDR Section 157.080(a)(1)(f) to allow for a cul-de-sac street longer than 600 feet.

Brett Tobias (Halff) inquired whether stormwater pond on the property was applicable to the residential portion or whether applicable to master designing to include the commercial parcel. Marc stated that the desire is for the master design. Brett stressed that it is important during the plat submittal to be very specific with the agreements. If platted separately, a private easement is sufficient but agreements specifying who will be responsible for what should be well defined and part of plat submittal should include HOA agreement.

During the time of application submittal on May 13, 2022, the original property owner, Patrick Donovan Dean, Trustee, had not sold the property. However, while in process review, the city ascertained property was purchased on July 28, 2022 by The Retreat at Miller Investment Partners, LLC.

Per City Attorney, at time of purchase of property, there was a deed split at closing through the property appraiser's office. The commercial parcel is excluded from the PUD zoning. A lot split application was not submitted to the City of Fruitland Park reflecting the aforementioned (which is necessary). Subsequently, a lot split application must be submitted for review and suggested approval prior to Planning & Zoning Board meeting.

City Attorney also inquired about mixed community zoning/FLUM with the types of land uses on both parcels (residential and commercial). The draft Ordinance and MDA will need to be applicable and cover both parcels (but not the rezoning for commercial). Additionally there is a "typo" on the plans and update the date on the site plan. Applicant will need to have the concept plan updated to reflect and address both parcels in the MDA. (Two different land uses: commercial for the front property and Mixed community for the SFRs.)

Michael asked for the length of the cul-de-sac but exact length was unsure. Applicant will need to know that number and provide prior to commission.

*Lot split will need to be submitted and subsequently approved prior to P&Z and before going to Commission.* Sketch of description and surveys reflecting parent parcel and lot split properties will need to be provided with lot split application.

Lake County Public Works comments were read for the record and compliance. David Stokes (engineer) felt comfortable the county's issues/concerns could be resolved. Additionally, City Attorney asked who would own the ADU. The developer would maintain ownership and will rent separately but, if ever sold, both SFR and ADU will be sold together. City recommended showing a parking map.

**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:**