



**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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**AGENDA  
TECHNICAL REVIEW COMMITTEE (TRC)  
April 4, 2023  
10:00AM**

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- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 7, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. Veterinary Emergency Clinic – Major Site Plan (Alternate Key: 3924369)**

The owner is seeking site plan approval for construction of Veterinary Emergency Clinic of 9,850 SF within the Village Park Commercial Subdivision. The proposed veterinary emergency clinic is a permitted use pursuant to Ordinance 2021-002. Development of the subject site must conform with PUD Ordinance 2018-002. Surrounding zoning is PUD and C-2. Ordinance 2018-002 requires a 50' setback and 25' Type "C", landscape buffer.

**B. Spring Lake Road – Planned Development (Alternate Key: 1284368)**

The proposed development consists of 14.10 + acres with 2.10 +/- acres of wetlands. The remaining 12 +/- acres to the south of the wetlands will be developed for multi-family residential uses. Current future land use allows up to 4 single family dwelling units per acre in the northern 1/3 of the property, and 15 dwelling units per acre in the southern 2/3 of the property. There are 36 one-story villas and 56 dwellings in two-story apartments. Access for the development would occur from Spring Lake Road via a dual boulevard. The surrounding zoning is PUD and Agricultural, R-1 and R-3 (Lake County). It is proposed to construct 92 multi-family units. This property is located at 2307 Spring Lake Road.

**C. Rolling Acres/Lake Ella Rd, Resibuilt - Preliminary Plan (Alternate Keys: 1284082 & 1284015)**

The applicant is seeking preliminary plan approval of the proposed subdivision consisting of 603 dwelling units of single family and attached single family [413 single family units and 190 townhomes] at a density of 3.78 units/acre.. Surrounding zoning is PUD and Lake County Agriculture, R-1 and R-3. Proposed single family minimum lot widths are 50' and 60' with corner lots to be 15' wider than the minimum lot widths.

**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:**