

**506 WEST BERCKMAN STREET PHONE: 352 360-6727**

**FRUITLAND PARK, FL 34731 FAX: 352 360-6652**

|  |  |
| --- | --- |
| **TRC COFP Members:** | **TRC Members:** |
| City Manager Gary La Venia, Chairman | City of Leesburg Utilities |
| Police Chief Eric Luce, Vice Chair | Lake County School Board |
| City Attorney | Lake County Public Works Department |
| Building Official | Lake County Economic Development |
| Community Development Director  |  |
| Code Enforcement Officer |  |
| Engineer - Halff |  |
| Fire Chief |  |
| Fire Inspector |  |
| Land Planner LPG |  |
| Public Works Director |  |

 **MEETING MINUTES**

**TECHNICAL REVIEW COMMITTEE (TRC)**

 **April 4, 2023**

 **10:00AM**

1. **MEETING START TIME:** 10:02am
2. **MEMBERS PRESENT:** LPG Ryan Solstice, PWD Robb Dicus, City Manager Gary La Venia, Building Official Danny Bass, Police Chief Eric Luce, Adm. Asst. Emily Church, Adm. Mgr. Sharon Williams: On behalf of Halff Associates - Brett Tobias and Cecilia Barnes
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from February 7, 2023 included for review/comment.
4. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

1. **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. There were no representatives from the development that were present

Application was approved to move forward to P&Z as there were no additional comments.

Technical Review Committee Meeting Minutes

April 4, 2023 – Page 2 of 2

1. **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.

LPG Ryan Solstice stated TIA standards are not met. Alex Stringfellow and Marc Gautier, on behalf of the development, stated an exemption letter was sent to Lake County by VHB. To date, however, the city does not have a copy of same. Ryan requested a copy of the letter be sent to the city. Public Works Director Dicus and city engineer Tobias of Halff stated all issues were previously addressed.

City Attorney’s comments were read regarding the property’s split FLU designation of MFHD and SFMD. Applicant stated he provided city attorney with follow-up overlay ensuring the two-story rental apartments will be located on that portion of the property having the FLU designation of MFHD, along with an updated narrative.

Applicant will provide elevations, parking, recreation and open space details at least a week prior to Commission meeting. Application will move forward to May’s P&Z.

1. **Rolling Acres/Lake Ella Rd. - 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.

Per applicant, they have worked out the ingress/egress with Lake County. Public Works Director Dicus stated his concern with the trees which are located in the right-of-way which could interfere with utility. He requested cleanup of the trees and the applicant inquired whether this is something that could be handled as a condition of approval in the final engineering plans. PWD Dicus stated that he would be ok with that. They will be placed back behind the sidewalks.

 **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**: 10:23 AM