



**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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**REVISED AGENDA  
TECHNICAL REVIEW COMMITTEE (TRC)  
September 5, 2023  
10:00AM**

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- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 1, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

**NEW BUSINESS:**

**A. School Board of Lake County; Fruitland Park Elementary – Major Site Plan (Alternate Key: 1639743) Cursory Review**

A cursory site plan review is provided by Lake County Schools for informational purposes for the construction of a new Fruitland Park Elementary School. The plan allows for the construction of a replacement elementary school and accessory uses on approximately 19+/- acres located on the northeast corner of the intersection of Urick Street and Olive Avenue.

**B. Lakeside Storage II – Unity of Title & Variance (Alternate Key: 2919469, 2919507, 2919523, 2919531)**

**Variance**

The applicant is requesting the following four (4) variances for development of the proposed project: (1) allow 5 instead of 10 parking spaces near the front office to accommodate new customer flow; (2) reduce the required width of the loading zone from 12 ft to 10 ft,); (3) requesting the city to waive parking lot landscaping requirements for the RV/boat parking spaces and (4) requesting the city to allow installation of an 8” water main as the city does not have a 10” water main in this area.

Variance #1 - Reduce parking spaces request “withdrawn” by applicant; Variance #2 – Width of loading zone request “withdrawn” by the applicant; Variance #3 - Staff recommends approval of the variance and approval of the condition that the front building perimeter be planted with 3 understory trees, 28 shrubs, and groundcover for every 350 square feet of planting area. The planting area would be a 3’ strip. This would be considered comparable. Variance #4 - planning staff defers to the City Engineer and Lake County Fire Department. The city engineer does not object to a variance for a fire hydrant 10” main. The city does not have a 10” main within the area.

**Unity of Title/Shared Maintenance**

The subject property is 7.07 acres and consists of four parcels, a northern parcel (Alt Key 2919531), a southern parcel (Alt Key 2919469), and two parcels in between (Alt Key 2919523 and Alt Key 2919507). A single story 781 square foot manufactured office exists on the southern parcel (Alt Key 2919469). The proposed project consists of constructing a 93,205 SF storage facility including an office for a total of 93,986 square feet on the northern portion of the site, along with associated loading, parking, and stormwater management areas. The building sizes proposed to be built are 76,795 square feet, 6,150 square feet, 6,160 square feet, and 4,100 square feet, along with an office and forty-six (41) RV/boat storage spaces.

The max ISR is 75%, maximum FAR is .50. The minimum lot size is 30,000 square feet and 200’ roadway frontage. The required minimum open space is 25%, and setbacks are 50’ for front, and 25’ for side and rear.

**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:**