



**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: 10:00 AM**
- II. MEMBERS PRESENT:** All members present except Fire Chief/Inspector, Land Planner & Code Enforcement officer. City of Fruitland Park staff: Sharon Williams & Emily Church were also in attendance.
- 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.

At the request of the School Board of Lake County, the second item on the agenda was heard first.

Present for the School Board of Lake County is Kelly Randall, Helen LaValley, Shane & Jamie (DACG Construction Managers), & John Leo (Civil Engineer).

Work will be completed between 7:00am and 3:30pm and will have signs for ingress and egress during construction. The site isn't planned to have fill delivery or export as the site is mostly balanced.

Lake County Public Works had concerns about car stacking. The design is for on-site stacking with the gates open and cars will be able to double stack to accommodate roughly 200 cars.

The school has a secure perimeter so the site can be accessed without cars lining up outside the school campus.

With the change of school location, there will be a larger number of walkable students. The county is working on extending the sidewalk to the East and work on signalization at 468 and Urick Street.

Risk Management will work with the jurisdictions to set up school zones and construct signs.

County Public Works is wanting a 320 foot extension of the turn lane around the corner to deal with stacking while the gate to the campus is closed. Kelly Randall doesn't think it is necessary since the gate will be open.

Halff requested a copy of the Water Management Permit for our records.

City Public Works Director asked how the parked cars will get out if they are double stacked on campus. Kelly responded that they are utilizing the extra parking for the double stacking with the expectation that parents and the school will work out solutions as they typically do in the first week of school when traffic is heaviest.

Leesburg Utilities has some issues with poles existing where they want to put the sidewalk so they would rather redesign the sidewalk.

The School Board of Lake County anticipates a Winter 2025 school opening. After the new school opens, the existing school will function as a swing school for Beverly Shores for one year. The School Board will need to get crossing guards, and a resource officer, and work out the bus route for Beverly Shores.

The City Public Works Director had some concerns about the force main and whether or not there would be valves for it. The civil engineer for the project responded yes.

When the School Board of Lake County gets comments resolved with Lake County Public Works the School Board will make a presentation to City Commission.

**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.

There was no objection by TRC to any of the variances and was approved to move forward to the September Planning & Zoning Meeting. The variance will have two reads at the City Commission Meetings in October.

### **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.

The southernmost parcel is not included in the unity of title which currently has a mulch business on it. While not included in the unity of title, they have a shared maintenance agreement for the retention pond that will service both parcels.

If there is future development on the southernmost parcel, when they submit their stormwater calculations they will be referencing the stormwater calculations for Lakeside Storage's Major Site Plan Submittal.

### **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:**