

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

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

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| **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 |  |

**MINUTES**

**TECHNICAL REVIEW COMMITTEE (TRC)**

**November 7, 2023**

**10:00AM**

1. **MEETING START TIME:** 10:03 AM
2. **MEMBERS PRESENT:** Gary La Venia (City Manager), Michael Rankin (Interim Community Development Director), Brett Tobias (Halff Engineering), Anita Geraci-Carver (City Attorney), Robb Dicus (Public Works Director), Danny Bass (Building Official), Chief Eric Luce (Police), Sharon Williams (Community Development Administrative Manager), & Emily Church (Office Assistant).
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from October 3, 2023 included for review/comment.
4. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

1. **608 Leconte Minor Lot Split**

A request for a lot split to create two lots. Parcel 1 is proposed to be 14,809 square feet (0.339 acres), and Parcel 2 is proposed to be 12,679 square feet (0.291 acres). The property is zoned R-4 and the future land use is Single Family Medium Density.

LPG recommends fixing a possible fence encroachment, no other issues or comments.

1. **Mirror Lake Village Phase II -ISR PUD Amendment**

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

Dustin Brinkman present on behalf of the applicant. This development is already under construction but was met with difficulty retrofitting models to lots with the per lot max ISR. Brett Tobias from Halff Engineering had no comments or concerns, it just adds more due diligence for the City to confirm that they are building to the ISR. City Attorney agrees that the tracking for any future homeowner improvements will be important for the City.

1. **Evolve at Grove Park Major Site Plan**

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject site which are to be demolished for development of the site. Development of the site is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as “The Hawthorne’s”. The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

John McDonald and Jeff Strcula were present on behalf of the applicant. Minor adjustments were made to the plan for traffic comments. The plan is for one commercial out parcel instead of two. Brett Tobias of Halff Engineering stated all their comments have been addressed satisfactorily.

City Attorney asked if part of their submittal included a response to Lake County’s cross-connection plan with the property next door. Strucula stated that yes they were included and would build their improvements for it to the property line and then the neighbor would complete it with their development. McDonald stated that they have a commitment from a lender/equity partner that expires end of January with all extensions and plans to build at start of February.

A concern for McDonald is the Minor Lot Split, as the commercial piece is not part of the collateral so it needs to be carved out before they can close the loan.

Director Rankin asked if they were working with a broker or had any details regarding the commercial parcel – there is a lot of interest in the property. They plan to grade it and stub out the utilities for its future commercial use as pad-ready. The clearing permit will include this section. A sign permit will be an additional permit.

Building Official Danny Bass reminded the applicants that the Florida Building code cycle change occurs on January 1st, 2024.

Public Works Director Rob Dicus asked if the commercial parcel will be on the same lift station as the residential and they responded yes. The multi-family will have a master meter and they will submeter behind privately. The commercial would have its own meter.

1. **The Enclave at Lake Geneva (formerly the Village at Lake Geneva) Variance**

The proposed development is seeking a variance to Section 157.080(a)(4)(C) (iii) of the city’s Land Development Regulations pertaining to roadway and street construction – construction standards for storm sewers. The development is proposing to use Corrugated Polyethylene Pipe (HP) vice concrete under the roads. After review by the city’s engineer, there is no objection- provided that post inspection services are provided by the pipe manufacturer.

Richard Wohlfarth present for the meeting. Brett Tobas from Halff Engineering has no concerns with this/ Lake County Public Works recently adopted this type of pipe usage under their roads as the quality has vastly improved and it’s a readily available material.

City Attorney has not had an opportunity to review the code section for the variance criteria, but Commission has not heard many variances to know if they will be strict in enforcing hardship criteria, if they are pertinent.

**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**: 10:27 AM