



**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

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
December 5, 2023
10:00AM**

- I. MEETING START TIME: 10:07 AM**
- II. MEMBERS PRESENT:** Gary La Venia (City Manager), Michael Rankin (Interim Community Development Director), Cecily Barnes (Halff Engineering), Anita Geraci-Carver (City Attorney), Robb Dicus (Public Works Director), Sharon Williams (Community Development Administrative Manager), & Emily Church (Office Assistant).
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from November 7, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Collins Unity of Title

A request for unity of title to combine three lots; alternate keys 1434360, 2688645, and 1639417 for the purpose of building a shed. The property is zoned R-4 and the future land use is Single Family Medium Density.

The City Attorney requested a copy of the survey to finalize documents. Approved. Applicant was not in attendance.

B. Evolve Minor Lot Split

The applicant is proposing a lot split creating two (2) parcels consisting of 16.9356 + acres (Lot 1) and 2.6245 + acres (Lot 2). A fifty-foot (50') ingress, egress and utility easement will provide access to each lot. Lot 1 will be developed as a multi-family complex with associated recreation amenities and Lot 2 will be developed as commercial. Easements are also provided for utilities. Resolution 2022-062, Unity of Title, approval will need to be released by the city before approval/issuance of a minor lot split.

John McDonald and James Wayne were present on behalf of the development. The City Attorney stated the Unity of Title will need to remain in place to get the configuration they want post lot split. The City Attorney stated the City needs a legal description and sketch of description for the easement before the December P&Z Meeting.

McDonald stated that the project will have high-end finishes and will have a hotel lobby feel. National retailers are interested in the front commercial parcel. As long as the commercial use is listed a PUD amendment will not be required.

The development will master meter and submeter to residents and there will be a separate meter for the commercial parcel. The development will still need irrigation lines and dry lines for reclaimed water, though that can be submitted at the Construction Plan submittal.

C. Life Church Assembly of God Unity of Title

A request for unity of title to combine two lots; alternate keys 1289238 and 1288967 for the purpose of demolishing a home and leaving the storage building intact. The property is zoned PFD and the future land use is Institutional.

The City Attorney requested a copy of the survey to finalize documents. Approved.

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: 10:41 AM