



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
FAX: 352 360-6652**

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

**AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
February 6, 2024
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from December 5, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Thiele Micro Racetrack Rd Garage Major Site Plan

A site plan submittal for a 24,000 square foot private garage allowed per Special Exception Use (Ordinance 2023-007). Conditions of the SEU include no outside storage, garage to be used solely for purpose of storage of property owner's personally owned vehicles, 40% building perimeter landscaping (3' minimum, average 5' with 1 canopy tree or 3 understory trees and 28 shrubs for every 350 SF of planting area), and connect to City sewer within 180 days after notice from the City. The maximum ISR is .70, maximum FAR is .50 f and a maximum building height of thirty-five (35) feet for the C-2 zoning district.

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:



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TRC Members:

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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, was previously approved in 2022.

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.

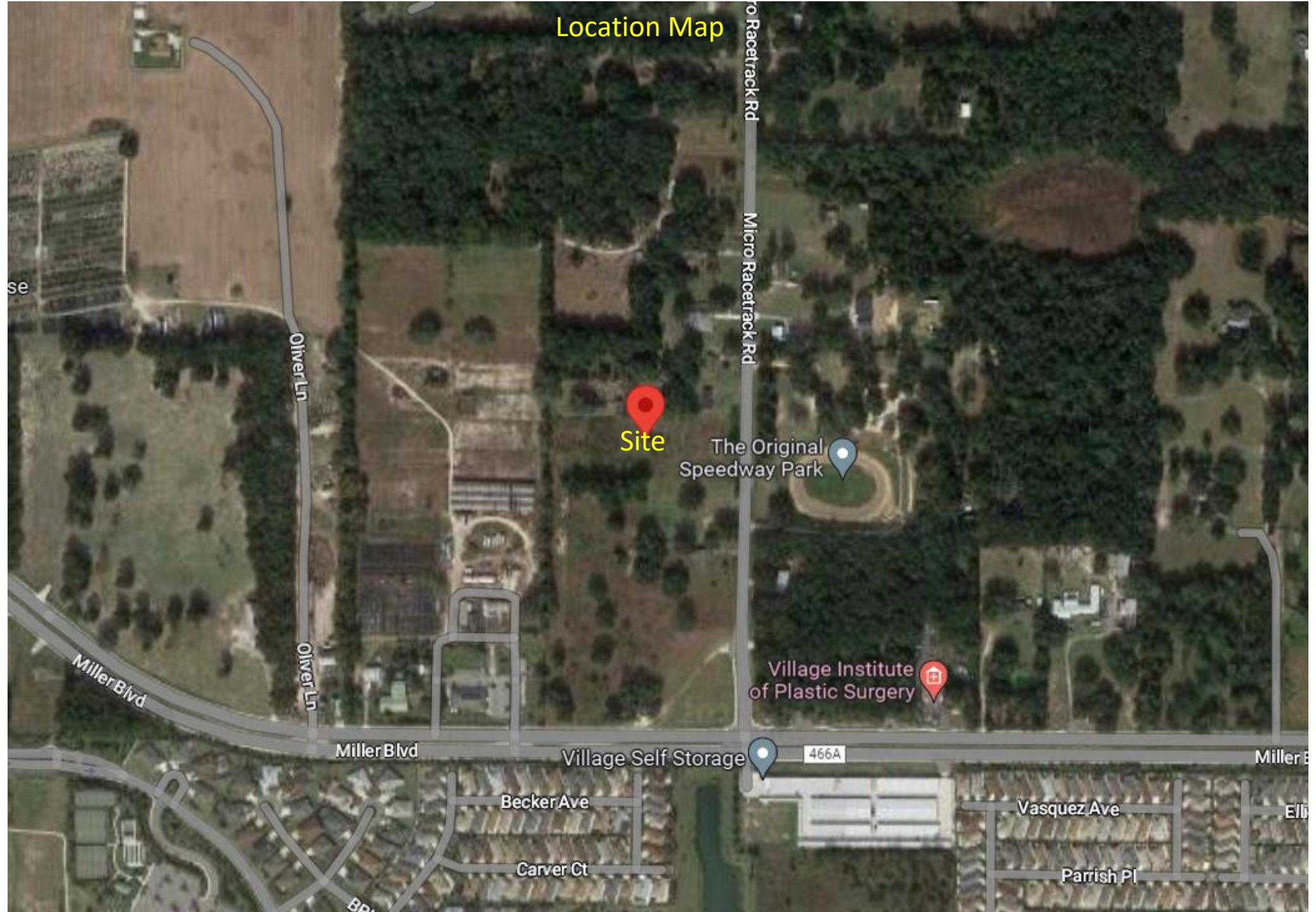
BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

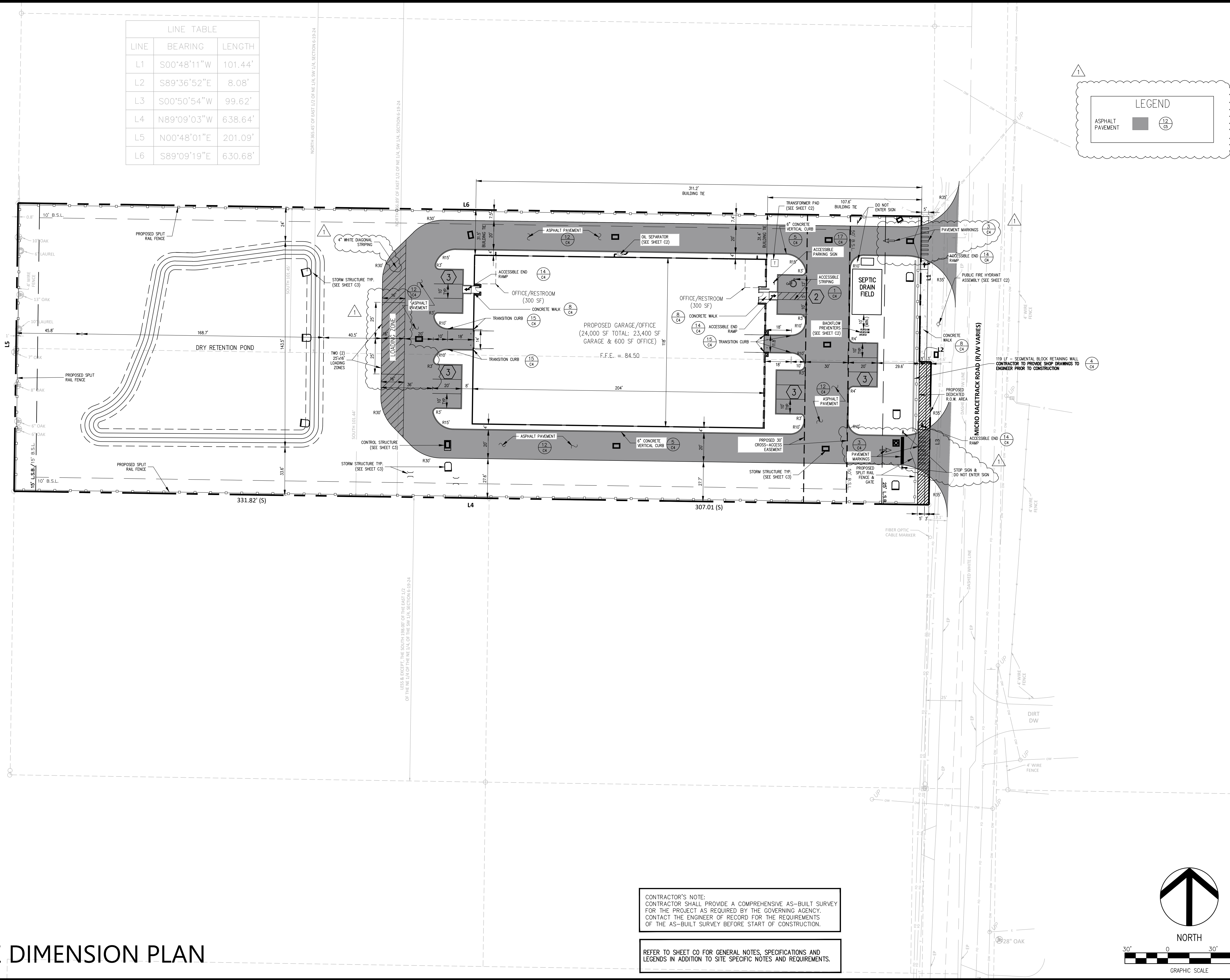
This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to 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

Location Map



SITE DIMENSION PLAN



Z DEVELOPMENT
s e r v i c e s
CA 29354

1201 E. ROBINSON ST.
ORLANDO, FL 32801

PH: (407) 271-8910

REVISION	DATE	REVISION	DATE
1	11-09-23		

THIELE FAMILY PRIVATE GARAGE
35421 MICRO RACETRACK RD
FRUITLAND PARK, FLORIDA

DATE: 07-27-23
DRAWN: BT
CHECKED: CT

C1
SITE DIMENSION
PLAN
PROJECT NO: 2022.233

CHRISTOPHER THOMPSON, P.E.
FL REG. # 83165

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.**

SITE PLAN

Owner: Ralph W Thiele

Applicant: Christopher Thompson and/or Julie Farr

General Location: 35421 Micro Racetrack Road

Number of Acres: 2.93 ± acres

Existing Zoning: C-2

Existing Land Use: COMM (Commercial)

Date: October 13, 2023

Description of Project

A site plan submittal for a 24,000 square foot private garage allowed per Special Exception Use (Ordinance 2023-007). Conditions of the SEU include no outside storage, garage to be used solely for purpose of storage of property owner's personally owned vehicles, 40% building perimeter landscaping (3' minimum, average 5' with 1 canopy tree or 3 understory trees and 28 shrubs for every 350 SF of planting area), and connect to City sewer within 180 days after notice from the City. The maximum ISR is .70, maximum FAR is .50 and a maximum building height of thirty-five (35) feet for the C-2 district.

	Surrounding Zoning	Surrounding Land Use
North	C-2	Commercial
South	CPUD & C-2	Commercial
East	Ag	Rural
West	Ag	Rural

Assessment

The rear buffer required per Chapter 164, Section 164.030(b) is a Type B" buffer of 15' with 4 canopy trees, 2 understory trees and 15 shrubs per 100 linear feet. Sheet L1 or L2 does not indicate the additional plantings necessary to meet code requirements. Staff does understand that the applicant appears to utilize the existing trees to meet the tree canopy requirements. Please revise accordingly.

Chapter 154, Section 154.060 requires a front 25' landscape "Type C" buffer (5 canopy trees, 4 understory trees, and 15 shrubs per 100 linear feet). Please revise plans accordingly.

Chapter 154, Section 154.070 requires submittal of elevation plans including colors. Please submit.

Please submit tree removal permit application and provide data on number of trees removed and any tree mitigation per Chapter 164, Section 164.090(c). The submitted site plans did not include a tree survey or mitigation plan. Please revise accordingly.

The notes on Sheet C0 indicate the required and provided landscape buffers; however, the provided buffers indicated are in error. No landscape buffers are provided along the sides, the rear provided buffer should be 15' and the front provided buffer should be 25'. Please revise accordingly.

The approved SEU requires that the site plan be in substantial conformance to the concept plan; however, the site plans does not appear to reflect the required office/restroom facility as indicated on the concept plan. Please revise the plans accordingly to indicate the office/restroom facility.

Chapter 162, Section 162.050 requires 2 loading spaces which should be a minimum of 12' x 25' per Section 162.060(4)(B).

The subject site is located within the sand skink consultation area and the soils are conducive to gopher tortoises and associated burrow species. It is highly recommended that an environmental assessment be conducted prior to development.

Recommendation

Please revise the site plan as indicated above. Please submit copies of regulatory agency permits upon receipt.

RESOLUTION 2024-007

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING MAJOR SITE PLAN APPROVAL WITH CONDITIONS TO ALLOW FOR CONSTRUCTION OF A 24,000 SQUARE FOOT PRIVATE GARAGE INCLUSIVE OF AN OFFICE AND RESTROOMS, ASSOCIATED PARKING AND STORMWATER; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO ISSUE A NOTICE OF SITE PLAN APPROVAL UPON COMPLETION OF ALL CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Christopher Thompson and/or Julie Farr as applicants on behalf of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21, Owner, filed an application for Major Site Plan Approval to allow for construction of a private garage on real property located 35421 Micro Racetrack Road, Fruitland Park, Florida (the “Property”); and

WHEREAS, the Planning and Zoning Board of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations; and

WHEREAS, the City Commission of the City of Fruitland Park has considered the application in accordance with the Land Development Regulations for Major Site Plan Approval in Chapter 160 of the Land Development Regulations, subject to conditions;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Major Site Plan Approval.

The application filed by Christopher Thompson and/or Julie Farr (hereafter referred to as “Applicant”), to allow for construction of a 24,000 square foot private garage, inclusive of an office and restrooms, associated parking, and stormwater on real property having an address of 35421 Micro Racetrack Road, Fruitland Park, Florida is hereby GRANTED, with conditions, for the following described properties:

Alt. Key Number: 2562684

06-19-24-0003-000-04100

(The Property)

LEGAL DESCRIPTION: See attached Exhibit A.

Section 2. Conditions of Approval.

- (1) The Applicant shall resolve, to the satisfaction of the City Manager or designee, the following matters:
 - (a) Prior to the issuance of a building permit, execute and delivery of a right of way deed for Micro Racetrac Road in favor of Lake County, Florida in the form provided by Lake County.
 - (b) Prior to construction provide exemption from USFWS for a formal cover board survey, or follow requirements of USFWS relating to sand skink study and mitigation.
 - (c) Prior to construction follow FWC requirements relating to gopher tortoises on site.
- (2) Site plan approval shall terminate and become null and void automatically without notice if construction has not commenced within twelve (12) months from the date of this conditioned approval.
- (3) The Site Plan is attached hereto and incorporated herein.
- (4) The City Manager is authorized to issue and record a Notice of Site Plan Approval in the public records of Lake County, Florida, **once conditions have been met.**

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2024.

SEAL

CITY COMMISSION OF THE CITY OF
FRUITLAND PARK, FLORIDA

CHRIS CHESHIRE, MAYOR

ATTEST:

ESTHER COULSON, CITY CLERK

Mayor Cheshire _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Vice Mayor DeGrave _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Gunter _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Mobilian _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)
Commissioner Bell _____ (Yes), _____ (No), _____ (Abstained), _____ (Absent)

Approved as to form:

Anita Geraci-Carver, City Attorney

EXHIBIT A

Parcel 1: The South 101.45 feet of the North 365.45 feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 19 South, Range 24 East, Lake County, Florida, Less Road on East as described in Official Records Book 356, Page 493 and Official Records Book 1305, Page 446, Public Records of Lake County, Florida.

together with

Parcel 2: The South 101.44 Feet of the North 466.89 Feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 19 South, Range 24 East, Less Public Road Right-of-Way as set forth in Deed Book 344, Page 11 and Official Records Book 356, Page 495, Public Records of Lake County, Florida. Less and Except that Part Lying in the South 198.00 Feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6 Township 19 South, Range 24 East, Lake County, Florida.

Record and Return to:
City of Fruitland Park
506 W. Berckman St
Fruitland Park, FL 34731

NOTICE OF SITE PLAN APPROVAL

TO: Ralph W Theile, Trustee
Ralph W Thiele 2021 Revocable Trust dated 12/16/21
17300 SW 90 Ave.
Palmetto Bay, FL 33157

You are hereby notified that as set forth in Resolution 2024-007 site plan approval is GRANTED for construction of a 24,000 square foot private garage, inclusive of an office and restrooms, associated parking, and stormwater on real property having an address of 35421 Micro Racetrack Road, Fruitland Park, Florida, more particularly described herein which lies wholly within the city limits of the City of Fruitland Park. All conditions of approval have been met.

LEGAL DESCRIPTION:

Alt. Key Number: 2562684 (The Property)

Parcel ID No. 06-19-24-0003-000-04100

See attached **Exhibit A** attached hereto. (the "Property")

A copy of the approved site plan is on file with the City Clerk of the City of Fruitland Park.

Entered this ____ day of _____, 2024.

Gary La Venia, City Manager
City of Fruitland Park

Attest:

Esther B. Coulson, City Clerk
City of Fruitland Park

Approved as to form:

Anita Geraci-Carver, City Attorney
City of Fruitland Park

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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