



506 WEST BERCKMAN STREET  
FRUITLAND PARK, FL 34731

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

<b>Board Members:</b> City Manager Gary La Venia, Chairman City Engineer BESH City Land Planner Greg Beliveau Jeff Gerling, Building Official Judd Wright, Fire Inspector Tracy Kelley, CDD	<b>Board Members:</b> Interim Chief Eric Luce, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement
---	--

---

**AGENDA**  
**TECHNICAL REVIEW COMMITTEE**  
**FEBRUARY 5, 2019**  
**10:00AM**

---

- I. MEETING CALLED TO ORDER:** Meeting called to order 10:06 A.M.
- II. MEMBERS PRESENT:** Board members present with the exception of Fire Inspector Judd Wright, Lori Davis, Code Enforcement Officer and Public Works Director Dale Bogle. Lieutenant Steve Ogden in attendance on behalf of Fire Chief Donald Gilpin.
- III. MINUTES FROM PREVIOUS MEETING:** Motion to approve meeting minutes from October 2, 2018 by City Engineer Brett Tobias. Second by City Land Planner Greg Beliveau. Approved.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
  - A. IC International Carwash

Wicks Engineering submitted a revised Site Plan on behalf of registered property owner. FDOT has denied the northern right in/right out driveway entrance off US Hwy 27/441; the site and landscape plans have been revised showing the removal of the northern driveway. Lake County Public Works is no longer requiring sidewalk construction along project adjacent to CR 25/S Dixie Ave.

CDD Kelley introduced Project Manager Rick Hartenstein with Wicks Engineering present to represent applicant. Project Manager Hartenstein gave introduction to submitted plan revision to include FDOT driveway denial and removal of denied entrance/exit. City Engineer Tobias questioned the functionality of traffic flow. Project Manager Hartenstein responded clients would go through the line and through the carwash and go through the line again to loop around. City Land Planner Beliveau mentioned the traffic flow is one way and would restrict the customers from exiting the site. Project Manager Hartenstein plans to revise. City Engineer Tobias questioned emergency access as the route is not accessible for fire engines. Project Manager Hartenstein proposed making one of the lanes two way. Fire Lt. Ogden questioned a second means of egress off of Dixie. CDD Kelley proposed a north to south design on site rather than the east to west design to better fit the site on the lot and improve the width of the aisles. Engineer Seth Lynch, Lake County Public Works, stated shared driveway access off of Dixie Ave is existing. Engineer Tobias responded though both driveways exist there is still only one access point into the carwash itself where both roads meet and emergency services need two points of access. CDD Kelley proposed opening up the barricade to provide another access point. Engineer Tobias proposed moving parking

against the pond while changing the drive aisle width. Engineer Tobias pointed out the auto-cad simulation shows the fire truck is on the grass and does not fit. Another formal TRC meeting is recommended but informal TRC will suffice. Engineer Tobias stated any increased impervious surface ratio will be required to comply with the stormwater permit.

B. Leesburg Fruit Company, Inc. /Rufus M. Holloway, Trustee /Holloway Properties, Inc.

Wicks Engineering submitted a Rezoning Application on behalf of registered property owner. The proposed rezoning is requesting to allow Mixed Community Planned Unit Development as shown on the concept plan for the project.

Property Owner Dr. Rufus Holloway introduced himself and spoke on family history in the area. Project Engineer Ted Wicks introduced the application as a mixed community PUD with a density of six (6) units per acre and an allowable land area of 65% to apply that density. Within the mixed community the applicant proposes to use all three (3) uses of neighborhood commercial, residential professional as well as residential use. The applicants plan on a direct connection to Martin Luther King Blvd. for access to the east, utilizing Urick Street for access to the north, and utilizing CR 468 for access to the west. Wicks Engineering is working with the City of Leesburg regarding access to the south of the property. Wicks Engineering is in the process of producing a traffic study and will provide it in the response to TRC comments. The site elevation is 150' to 160' and sewer is available to the site. Wicks Engineering would like to discuss the on-site well for future consideration for the city as the St. John's permit allows the use up to 149 million gallons per year. Lake County Engineer Lynch referred to a Visionary Map produced by Lake County projecting a connector road going through the property. Engineer Lynch also made applicant aware the entrance on Urick St is to line up with Wilder St and Mont Clair Rd needs to be formally vacated. Property owner Dr. Holloway responded he is not in favor of the connector road and he believes the vacation process has been taken care of and will submit documentation.

C. The Glen Final Plat Phases 11-13

Springstead Engineering submitted a Final Plat Application on behalf of registered property owner. The application is for Final Plat approval for The Glen Phases 11-13.

CDD Kelley introduced The Glen Phases 11-13 Final Plat Application. Project Engineer David Springstead, Springstead Engineering in attendance. Subject application will conclude the final phases of The Glen approved subdivision. City engineer, BESH reviewed Final Plat application with Chapter 157 Fruitland Park Land Development Regulations and issued standard checklist with comments. All permits secured other than the Floodplain Permit. Construction plans previously approved in 2006. Engineer Springstead questioned if improvements must be completed prior to plat. Engineer Tobias responded improvements can happen concurrently. Engineer Tobias stated if a bond is requested the application will not be moved to City Council until it has been signed off. The City is awaiting City Attorney comments and will forward to applicant and City Engineer accordingly.

**MEMBERS' COMMENTS:** No additional comments.

**ADJOURNMENT:** Meeting adjourned at 11:18 A.M.