



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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| Board Members: City Manager Gary La Venia, Chairman City Engineer BESH City Land Planner Greg Beliveau Jeff Gerling, Building Official Dan Hickey, Fire Inspector Tracy Kelley, CDD | Board Members: Chief Eric Luce, Police Department, Vice Chair Chief Donald Gilpin, Fire Department Dale Bogle, Public Works Director Lori Davis, Code Enforcement Lake County Public Works Department |
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MINUTES
TECHNICAL REVIEW COMMITTEE
MAY 7, 2019
10:00AM

- I. MEETING CALLED TO ORDER:** Meeting called to order 10:05 A.M.
- II. MEMBERS PRESENT:** Board members present with the exception of Jeff Gerling, Building Official, Chief Donald Gilpin, Fire Department, and Lori Davis, Code Enforcement. LPG Sherie Lindh attended on behalf of Greg Beliveau, City Land Planner, and Sargent David Cox attended on behalf of Chief Eric Luce, Police Department.
- III. MINUTES FROM PREVIOUS MEETING:** Motion to approve meeting minutes from March 5, 2019 by Public Works Director Dale Bogle. Second by City Engineer Brett Tobias, BESH. Approved.
- IV. OLD BUSINESS:** NONE
- V. NEW BUSINESS:**
- A. Leesburg Fruit Company, Inc./Holloway Properties Inc.

Wicks Engineering submitted a rezoning application on behalf of registered property owners. The property is currently zoned CPUD with a current use of a plant nursery. The applicant is requesting rezoning to allow for a mixed use PUD as shown on the concept plan. The proposed PUD Zoning and Land Use Designation is intended to facilitate the development of a residential community with a commercial component.

Applicant Engineer Ted Wicks gave introduction to the application and assured all outstanding recreation comments would be addressed as provided by City Land Planner LPG. Engineer Wicks would like to revise the concept plan to include sixty (60') foot and seventy (70') foot lots. LPG Sherie Lindh stated a commitment on lot sizes is needed to retain mixed use PUD in compliance with the Comprehensive Plan policy. Engineer Wicks and Realtor Dan Tatro, also in attendance, discussed the possibility of incorporating forty (40') foot lots in the concept plan. LPG Lindh stated the City would like photos or renderings of exactly what the applicant is proposing on the lots and an area would have to be set aside for storage of extra vehicles to include boats and recreational vehicles as the small lot sizes will restrict parking. Engineer Wicks would like to market the smaller lots to seniors who do not prefer to live in a deed restricted community. Engineer Wicks asked if detached garages would be an option as opposed to attached garages. LPG Lindh replied the Land Development Regulations do not require garages so either attached or detached garages could be accepted. City Engineer Brett

Tobias, BESH, responded if garages are not afforded for the smaller lots then cars may end up being parked all along the street, restricting the flow of traffic. Chairman Gary La Venia, City Manager, stated offset garages may be a possibility. Tracy Kelley, Community Development Director, stated in other areas alleyways are utilized so cars are not parked in front of the home or along the road. Engineer Wicks stated if forty (40') foot lots are considered a conceptual plan will be submitted.

Community Development Director Kelley made applicants aware sidewalks, curbing, and lighting is required by the City. Engineer Wicks acknowledged requirements and stated they will be completing a street lighting plan with the City of Leesburg. Public Works Director Bogle responded the Home Owner's Association will be responsible for maintaining the street lights.

City Engineer Tobias stated the Ordinance needs to be revised to incorporate the connection to Martin Luther King Boulevard into Phase I of the project. LPG Lindh notified the board that the city has not received an approved school concurrency application from Lake County Schools. Engineer Wicks responded the application has been submitted and will forward upon receipt. LPG Lindh stated Master Development Agreement will include setbacks for mixed lot sizes with percentage requirements for each lot size. LPG Lindh stated if a waiver is needed for the thirty (30%) percent maximum building coverage it will need to be requested by the applicant prior to approval and the minimum living size is thirteen-hundred (1300') square feet per unit.

Applicant Holloway, Holloway Properties, Inc., stated the well on the property has usable water. City Engineer Tobias responded public use of the well, other than irrigation, is required to be permitted and monitored by St. John's River Water Management District as well as the city.

LPG Lindh stated an updated title report will be required with the Master Development Agreement. CDD Kelley made applicant aware all documents must be submitted to the City with all comments addressed prior to June 13, 2019 to be considered at the June 20, 2019 Planning and Zoning Board meeting. City Engineer Tobias stated connection to county roads will be permitted with Lake County Driveway Permits. CDD Kelley stated 911 addressing and road name reservations will be submitted to Lake County by the City with associated costs to be billed to the applicant. Applicant Holloway responded he would like road names to be family names and the north entrance has been lined up with the entrance to Mirror Lake Village subdivision. CDD Kelley stated at this time Lake County has not issued any formal comments and they will be contacted by our department to verify there are no additional comments.

MEMBERS' COMMENTS: No additional comments.

ADJOURNMENT: Meeting adjourned at 10:39 A.M.