



**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

**AGENDA MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
August 1, 2023
10:00AM**

- I. MEETING START TIME:** 10:02 AM
- II. MEMBERS PRESENT:** All members present except Fire Chief/Inspector & Code Enforcement officer. Present on behalf of the development were the following: Richard Wohlfarth. City of Fruitland Park staff: Emily Church & Kelli Fielder were also in attendance.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from July 11, 2023 included for review/comment.
- IV. OLD BUSINESS:** NONE

NEW BUSINESS:

A. The Village at Lake Geneva – PUD Amendment/Preliminary Plat (Alternate Keys: 1284490, 1284503, 1284511, 1284805, 1284821, 1771617, 1771625, 3883988)

PUD Amendment - The applicant would like to amend Ordinance 2022-012 (first amended and restated Master Development to include the following: (1) remove reference to 12.82 acres (2) reduce density from 3.11 to 2.96, (3) reduce units from 420 to 396, (4) increased phasing from two (2) to six (6); (5) add criteria for 40' lots, (6) delete reference to condominiums, (7) sidewalks on

both sides and delete the 15' pedestrian path and (8) allow natural landscape buffers to be used in lieu of planted buffers.

Preliminary Plan - The applicant is requesting preliminary plat approval for The Village at Lake Geneva (FKA Lake Saunders Grove) for 397 units consisting of single family detached and single family attached (townhomes). The applicant is also seeking an amendment to the PUD, Ordinance 2022-12. The proposed amendment is a reduction in density from 420 units to 397 units. The minimum lot size has been revised from 50' X 120' to 40' X 120'.

Brett Tobias of Halff stated that Halff already conditionally approved the preliminary plan. There are two minor changes needed for the PUD Amendment (1) lot width for the 40' lots still list 50' and (2) the Master Development Agreement still lists the old master plan.

City Attorney stated the PUD has an alternate key that is not part of the plat. Richard Wolfarth stated he is not under contract to purchase those 14 acres so while under the PUD it will not be part of this plat. City Attorney will review if there any implications for this situation and provide a review for the PUD Amendment.

Public Works Director inquired if they knew what size they would be using for irrigation lines. Richard Wohlfarth indicated they would likely be using 4-inch lines. They will have a master meter for water usage and set alternating days for lawn watering; if well water is used, the development doesn't plan to charge the residents however, if public water is used, the HOA will receive a bill and residents would pay their share.

No were no comments from the Building Official.

Michael Rankin of LPG stated that this project was formerly known as Lake Saunders Groves and is a reduction of units and a lot size change from 50' to 40'.

No comments from Police Chief.

The Amended Master Development Agreement in Ordinance 2022-012 did not include those 12 acres from the City Attorney's earlier comment.

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: 11:25 AM