



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

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TRC COFP Members:

City Manager Karen Manila, Chairman
Police Chief, 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)
January 6, 2026
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:**
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. CR 468 Subdivision Preliminary Plan; Alt Keys 1740509 and 2933232

The applicant is requesting approval of the preliminary plan for development of a 124-unit single family subdivision with lots consisting of 50' x 120' (6,000 SF) at a density of 3.87 units/acre. The landscape buffer consists of a 10' wide tract and a 15' easement at the rear of the lots for a total of 25'. The landscape buffer adjacent to CR 468 is a 10' wide tract. Total open space is 8.03 acres (25.1%) which includes an amenity tract (1.0 acres) with tot lot/playground, landscape buffer (0.95 acres), and stormwater pond with trail and benches (6.08 acres). The applicant is dedicating additional right of way (17') for CR 468. The property is zoned PUD per Ordinance 2025-013 containing the development's Master Development Agreement.

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: