



**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)
April 7, 2026
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from January 6, 2025 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. Vita Serena Rezoning, PUD – Alt Keys 3884327, 1288339, 1288053 & 1288347

This development was previously considered by TRC on May 6, 2025; however, due to revisions made during the City Commission Meeting. The potential project is being reviewed a 2nd time with the suggested modifications, to ensure adherence to city code and regulations.

The revised development consists 95.35 acres +/- and is proposed to be developed in three (3) phases. The total number of units has been revised from 410 to 344 units with the following breakdown: 196 SF units on 40' lots (4,800 square feet), 104 SF units on 50' x 120 lots (6,000

square feet), and 44 SF units on 50' x 115' lots (5,750 square feet). The minimum living area proposed is 1,200 SF. The project at build out is anticipated to have a population of 805 residents (2.34 persons per household x 344 units) vice the 959 residents initially proposed. The proposed gross density is 3.61 units/acre

A maximum building coverage of 55% (vice 30%) is also requested. The Future Land Use modification now reflects Single Family Medium Density allowing 4 units/acre maximum (from Multi-Family Low Density at 8 units/acre max).

Exception to the setbacks is requested for the 50' lots 23 – 35 with a rear setback of 14' unless adjacent to parking of 13'.

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: