



**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  
Attorney  
Building Official  
CDD Tracy Kelley  
Code Enforcement Officer  
Engineer BESH/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

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**MEETING NOTES**  
**TECHNICAL REVIEW COMMITTEE**  
**FEBRUARY 2, 2021**  
**10:00AM**

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- I. MEETING START TIME:** Meeting called to order by the City Manager at 10:04 AM.
- II. MEMBERS PRESENT:** All TRC members present with the exception of Police Chief, Fire Chief, Fire Inspector, City of Leesburg Utilities and Representatives from Lake County (School Board, Public Works and Economic Development). Also present was Administrative Assistant Sharon Williams.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from January 5, 2021 included for review/comment.
- IV. OLD BUSINESS:** NONE

**NEW BUSINESS:**

A. 110 SWFP LLC Minor Lot Split (Alternate key: 1431271)

A Minor Lot Split development application submitted by George Maltezos on behalf of 110 SWFP, LLC. Parcel zoned R2 and identified as Fruitland Park, Dream Lake Lots 25, 26. The applicant is requesting a minor lot split for future single family residence (SFR) on Lot 26 leaving Lot 25 a vacant parcel.

Clarification provided that minor lot split parcel was applicable to Sunset Way only; previously submitted development applications for variance and minor lot split of Picciola properties were formally withdrawn by Mr. Maltezos.

Building Official Gerling had no concerns as long as the newly created lot sizes satisfy current zoning and LDR specifics.

BESH (Brett Tobias) stated applicant should address previous comments provided in the CDD Development Review Letter (dated 1/14/21): newly created parcels should be specifically described by metes and bounds vice calling them lot 25 and 26; additionally, applicant should coordinate with surveyor on how property lines should be properly prorated between plat and measured.

The importance of applicant providing submittal of aforementioned information in time for P&Z meeting, scheduled February 18, 2021, is critical and was stressed.

With no further issues/concerns to discuss, meeting was adjourned at 10:24 AM.

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

**ADJOURNMENT:** Meeting adjourned at 10:24AM