

**506 WEST BERCKMAN STREET PHONE: 352 360-6727**

**FRUITLAND PARK, FL 34731 FAX: 352 360-6652**

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| **TRC COFP Members:** | **TRC Members:** |
| City Manager Gary La Venia, Chairman | City of Leesburg Utilities |
| Police Chief Eric Luce, Vice Chair | Lake County School Board |
| City Attorney | Lake County Public Works Department |
| Building Official | Lake County Economic Development |
| Community Development Director  |  |
| Code Enforcement Officer |  |
| Engineer - Halff |  |
| Fire Chief |  |
| Fire Inspector |  |
| Land Planner LPG |  |
| Public Works Director |  |

 **REVISED AGENDA**

**TECHNICAL REVIEW COMMITTEE (TRC)**

 **July 11, 2023**

 **10:00AM**

1. **MEETING START TIME:**
2. **MEMBERS PRESENT:**
3. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from June 6, 2023 included for review/comment.
4. **OLD BUSINESS:** NONE

**NEW BUSINESS:**

1. **Mirror Lake Phase 2 – Final Plat/Easement (Alternate Key: 3897102)**

**Final Plat**

A final plat is requested to develop Phase 2 of a 166-lot subdivision. Phase 2 consists of 76 lots, while Phase 1 (existing) consists of 90 lots. It should be noted that the applicant has requested to build model homes within the development. As the model homes were not previously presented/addressed, the city’s land planner has advised that a minor site plan is required. One lot (lot 135) will be designated as a sales office (in the garage) and five (5) lots will be allotted as models.

Technical Review Committee Meeting

July 11, 2023

**Release of Utility Easement**

The applicant has requested the termination of a utility easement [outlined in Resolution 2006-032]. A termination of easement will need to be recorded in the public records once the city finds that retaining such easements are no longer necessary. A title opinion for the property will need to be updated with an effective date that is within 30 days of plat recording.

Additionally, the NOC recorded in O.R. Book 6115, page 555 must be terminated prior to the recording of the final plat. Note that the utility easement must be approved in conjunction with the final plat approval.

 **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**: