



**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

**REVISED AGENDA
TECHNICAL REVIEW COMMITTEE (TRC)
October 3, 2023
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from September 5, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Mirror Lake Phase II – Minor Site Plan (Alternate Key 3897102)

Minor site plan submittal for approval of model home sales center and associated parking on lots 134, 135, and 136. Model homes will be constructed on lots 134 and 135 with temporary stabilized parking on lot 136. The project area acreage is 0.55 acres.

B. Griffin Preserve – Annexation, Small Scale Comprehensive Plan Amendment, Rezoning, Planned Unit Development (Alternate Keys: 1287201 & 1287146)

The applicant is requesting annexation, a small-scale comp plan amendment, and a rezoning to receive city services and develop a proposed 67-unit single family subdivision. Based on the

proposed density limitation of 4 units/acre the maximum allowable development is 67 units.

Annexation

The subject site is adjacent to the City limits along the northeastern and eastern property boundaries and is eligible for voluntary annexation. The proposed annexation would be considered infill development. The subject site is also within the City's Utility Service Area.

Small Scale Comprehensive Amendment

The proposed small scale comprehensive plan amendment consists of 16.755 + acres and is located east of US Highway 27/441 and east of Register Road. The subject property is currently zoned Lake County Zoned Regional Office and the proposed is City Zoning Single-Family Medium Density.

Rezoning/Planned Unit Development

The subject property is currently zoned Agriculture and Light Manufacturing (LM) in Lake County and the proposed City zoning is Planned Unit Development (PUD) for the development of a 67-unit subdivision.

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: