506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

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TRC COFP Members:	**TRC 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	City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

AEGNDA
TECHNICAL REVIEW COMMITTEE (TRC)
November 3, 2026
10:00AM

I. MEETING START TIME:

I. MEMBERS PRESENT:

II. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from September 1, 2026 included for review/comment.

III. OLD BUSINESS: NONE

V. NEW BUSINESS:

A. <u>Mirror Lake Phase 2 - Tree Variance, 27 Lots</u>
The applicant is requesting permission for 27 lots in the Mirror Lake Village Subdivision to have fewer than the three canopy trees required per lot per Chapter 164, Section 164.050 of the Land Development Code.

B. <u>Fruitland Park Commons Major Site Plan, Alternate Keys 1288151 and 1699665</u>
The applicants, Robb & Taylor Engineering Solutions, Inc., has submitted an application for approval of a major site plan to construct a commercial shopping center with 4 buildings on-site parking and stormwater management system. The proposed project has a maximum building

height of 35’ with a proposed height of 27’4” and is generally located north of CR 466A and east of Micro Racetrack Road. The shopping center will consist of an approximate 20,000 sf fitness center, 1,990 sf of retail space for a coffee drive through and 16,307 sf retail space with associated parking, buffers and stormwater ponds.

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: