



**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)

September 1, 2026

10:00AM

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from August 4, 2026 included for review/comment.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**

A. The Enclave @ Lake Geneva Sign Variance, Alternate Keys 1284821, 1699223, 1284511, 3883988, 1771625, 1284503, 1284805, 1771617

The applicant, Daly Design Group, has submitted a sign variance for the Enclave at Lake Geneva Parcels A-F proposed subdivision. The project is generally located south of Lake Ella Road and west of US Highway 27/441. The applicant is proposing one sign to be located at the main entrance of the subdivision for of Spring Lake Road and two (2) secondary monument signs to be located off of and along Lake Ella Road. Chapter 168, Section 168.010(f) outlines the review criteria necessary to approve a variance and Chapter 163, Section 163.070((b) allow for only one monument sign per street frontage. Clarification on whether the signs would be illuminated should

be made.

B. Fruitland Park Commons Major Site Plan, Alternate Keys 1288151 and 1699665

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' 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 buffers, stormwater ponds with associated parking.

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: