



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
FAX: 352 360-6652**

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

**MINUTES
TECHNICAL REVIEW COMMITTEE (TRC)
April 7, 2026
10:00AM**

- I. MEETING START TIME: 10:10 AM**
- II. MEMBERS PRESENT:** All CoFP members except the Building Official, Code Enforcement Officer, Fire Chief, Fire Inspector, City of Leesburg and Lake County representatives. Staff Present: Emily Church/ Administrative Assistant and Sharon Williams/ Administrative Manager. Mr. Richard Wohlfarth was in attendance on behalf of the development.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from January 6, 2025 included for review/comment of which there were none.
- IV. OLD BUSINESS: NONE**
- V. NEW BUSINESS:**
- A. Vita Serena Rezoning, PUD – Alt Keys 3884327, 1288339, 1288053 & 1288347**
This development was previously considered by TRC on May 6, 2025; however, due to revisions made during the City Commission Meeting. The potential project is being reviewed a 2nd time with the suggested modifications, to ensure adherence to city code and regulations.

The revised development consists 95.35 acres +/- and is proposed to be developed in three (3) phases. The total number of units has been revised from 410 to 344 units with the following breakdown: 196 SF units on 40' lots (4,800 square feet), 104 SF units on 50' x 120 lots (6,000 square feet), and 44 SF units on 50' x 115' lots (5,750 square feet). The minimum living area proposed is 1,200 SF. The project at build out is anticipated to have a population of 805 residents (2.34 persons per household x 344 units) vice the 959 residents initially proposed. The proposed gross density is 3.61 units/acre.

A maximum building coverage of 55% (vice 30%) is also requested. The Future Land Use modification now reflects Single Family Medium Density allowing 4 units/acre maximum (from Multi-Family Low Density at 8 units/acre max).

Exception to the setbacks is requested for the 50' lots 23 – 35 with a rear setback of 14' unless adjacent to parking of 13'.

Mr. Wohlfarth, representative for the development, stated that comments were received last evening from the reviewing engineer, Wright Pierce via Sharon Williams. He acknowledged there were a few issues noted by the engineer which he thought were mainly graphical issues. Additionally, he will ensure the following actions will be taken: (1) an update submittal date will be added to the plans on the cover, (2) Rev. E will be dated in the title block on the cover sheet, (3) The scale on sheets 3.08, 3.09, 505 - 509 will be added, and the borings will be properly shown and (4) where stormwater calculations were not provided, the stormwater calculation(s) will be provided.

Mr. Wohlfarth inquired about the timeframe and next steps moving forward for the application approval process. He was informed that the Comprehensive Plan Amendment will have to go back to the P&Z Magistrate (on May 21st) as Special Master Boggus now acts as the Land Planning Agency (LPA) – there was a land use change from Multi-Family Low Density to Single Family Medium Density. It was further explained that the applications (Rezone/MDA and Comp Plan) will move forward to the 1st hearing of the City Commission meeting scheduled for June where the Comp Plan application would be forwarded to the state for a 30-day review. It was noted that the city has 10 days to provide the notice to the state after the 1st reading and a second hearing would be anticipated during the 1st or 2nd meeting scheduled in August for a 2nd reading.

After the aforementioned questions were addressed, the meeting was adjourned.

PUBLIC COMMENTS:

Jeff Hadley of Sumter County Villages, was concerned about the proximity of the proposed development, the amount of buffer, and water runoff. Mr. Wohlfarth noted that in this instance, the water runoff from The Villages would run into Vita Serena and there are retention ponds planned to address this issue. Furthermore, Mr Wohlfarth noted that Pre-Development and Post-Development water details are required for the Saint Johns River Water Management District Permit. Mr. Hadley noted that he was impressed with the fair treatment and consideration he has received from the City of Fruitland Park.

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: 10:29 a.m.