



SUMMARY MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY HALL  
THURSDAY, DECEMBER 14<sup>TH</sup>, 2023 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, December 14<sup>th</sup>, 2023, at City Hall.

Chairman Tim Sennett called the meeting to order at 4:30 p.m.

The following Commission members were present:

Tim Sennett - Chairman  
Nathaniel Sanders – Vice-Chairman  
Frazier Marshall  
John O’Kelley  
Stewart Kaplan  
Ze’ Shieca Carter  
Ken Simeone  
Darin Akkerman

The following Commission members were absent:

Ted Bowersox

City staff that was present included Dan Miller, Planning & Zoning Director, Sabrina Mitchell, Executive Assistant I, Christine Rock, Senior Planner, Dianne Yekel, Senior Planner, Kandi Harper, Deputy Director, and Max Van Allen, Planner. City Attorney Grant Watson was also present.

The meeting opened with an invocation given by Vice-Chairman Sanders, followed by the Pledge of Allegiance to the Flag.

Dan Miller informed the audience of the rules of participation and the need to sign the speaker’s registry. He also informed Commissioners and the audience that the City Commission meeting dates are tentatively scheduled.

**MINUTES OF THE PLANNING COMMISSION MEETING FOR THURSDAY,**

**NOVEMBER 16<sup>TH</sup>, 2023.**

**Vice-Chairman Sanders moved to APPROVE the minutes from the November 16<sup>th</sup>, 2023 meeting. Commissioner Marshall SECONDED the motion.**

The roll call vote was:

Commissioner Sanders	Yes
Chairman Sennett	Yes
Commissioner O'Kelley	Yes
Commissioner Kaplan	Yes
Commissioner Carter	Yes
Commissioner Marshall	Yes

Six yeas, no nays, the Planning Commission approved the minutes from the November 16, 2023 meeting.

Sabrina Mitchell swore in staff as well as anyone wishing to speak.

Chairman Sennett called for the first case under new business be brought forward.

## **NEW BUSINESS**

### **1) PUBLIC HEARING CASE # PUD-23-511 – PDO CDC OFFICES ON PINE STREET – PLANNED DEVELOPMENT OVERLAY**

A REQUEST FOR A PLANNED DEVELOPMENT OVERLAY FOR AN OFFICE IN THE EXISTING R-3 (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT, AND FOR A WAIVER FROM SECTION 25-282(A)(1) PDO FIVE ACRE MINIMUM REQUIREMENT, ON 0.16 +/- ACRES GENERALLY LOCATED NORTH OF PINE STREET AND EAST OF CHILDS STREET, AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 22, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 26, 2024)** (PDO CDC Offices on Pine Street)

Dan Miller introduced case number #PUD-23-511 – PDO CDC Offices on Pine Street – Planned Unit Development Overlay into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, requests, went over conditions of the PDO (Planned Development Overlay).

Christine Rock, Senior Planner utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments there were no substantive comments from the City Departments. Lake County Public Works had no comments. Lake County School Board comments noted; read into the record. Public responses – we did not receive any public responses from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for the case; Staff supports the case; recommended approval.

Grant Watson, City Attorney stated for the record the waiver is written into Code that Planning is able to waive that 5' minimum.

Chairman Sennett stated if the Commission have any questions from Staff.

Commissioners' and Dan Miller discussed waiver, Pine Street zoning classification; Dan Miller gave a brief explanation of the zoning district, parking; changing front layout; Dan Miller stated no parking currently, park on the street, parking issue doesn't change; change of use, parking; location, suggestion; exceptions; Pine Street district, eliminated parking requirements, renovations; sufficient parking, renovations will increase parking availability; old building; productive use, CDC parking, square footages; office.

Pastor John Christian Chairman of the Board of CDC Inc. of Leesburg and went over aerial map to address parking concerns from the Commission; 30 additional parking lots, widening of Pine Street; on street parking, with usage of office space, walk, safely; no problem parking.

Pastor John Christian addressed comments from the Commission and stated the offices total units maybe 400 to 500', all rented out, hold last rental unit; zoning issues, more activities; compliment aquatics in Leesburg.

Chairman Sennett closes discussion from the Public, entertained a motion, and then the voting took place.

Chairman Sennett called for a vote on the first case.

**Commissioner O'Kelley made a motion to APPROVE case # PUD-23-511 – PDO CDC OFFICES ON PINE STREET – PLANNED DEVELOPMENT OVERLAY Vice-Chairman Sanders SECONDED the motion.**

The roll call vote was:

Chairman Sennett	Yes
Commissioner O'Kelley	Yes
Commissioner Kaplan	Yes

Commissioner Carter	Yes
Commissioner Simeone	Yes
Commissioner Sanders	Yes

Grant Watson, City Attorney stated to Commissioner Marshall if you sit on the Board to abstain from this particular vote; just the proximity to the company itself whether volunteer or not that was appropriate to volunteer that information and we appreciate it, but abstaining on this particular matter is the right thing to do.

Commissioner Marshall abstained from voting, due to a conflict of interest.

Six yeas, no nays, the Planning Commission approved case # PUD-23-511 – PDO CDC OFFICES ON PINE STREET – PLANNED DEVELOPMENT OVERLAY.

Chairman Sennett called for the second case under new business be brought forward.

2) **PUBLIC HEARING CASE # LSCP-23-479 – BANNING RANCH PHASES III AND IV – LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT**

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING 464 +/- ACRES FROM NEIGHBORHOOD MIXED USE TO ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33, SOUTH OF FLORIDA’S TURNPIKE, AND EAST OF COUNTY ROAD 48, AS LEGALLY DESCRIBED IN SECTIONS 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 22<sup>ND</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 11<sup>TH</sup>, 2024)** (Banning Ranch Phases III & IV LSCP)

Dan Miller stated for the record to discuss the first two cases together, and then vote separate.

Dan Miller introduced case number #LSCP-23-479 – Banning Ranch Phases III and IV Large Scale Comprehensive Plan Map Amendment and case number #PUD-23-480 Planned Unit Development into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, requests, and went over (PUD) Planned Unit Development, permitted uses; conditions.

Dianne Yekel, Senior Planner utilized a power point presentation to demonstrate the area of the proposed site for both cases.

Department Review Summary: This case was sent out to all the different City departments there were no substantive comments from the City Departments; connection to city water and wastewater is required, and natural gas is required in 80% of the single family detached units per City Code. Lake County School Board comments noted; read into the record. Lake County Public Works is working with the developer; on providing necessary improvements; any turn lanes, signalization, and widening of roads, required; Lake County roads. Public responses – Staff did receive one disapproval; read into the record from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for both cases; Staff supports both cases; recommended approval.

Chairman Sennett stated if the Commission have any questions of Staff.

Heather Urwiller a representative with LPG of Mt. Dora stated she wants to thank the Staff for their wonderful presentation and recommendation of approval; here to answer any questions that you may have.

Chairman Sennett stated if the Commission have any questions of the applicant.

Commissioners' and Dan Miller discussed speak with Staff regarding maps, Planning Commission approve concept plan; final decision City Commission; dates read into the record, how far; northern subdivision, reminder statement; impact school, childcare, charter, partnership, nice addition, consider, a lot more housing; 1.15 acre, 60 to 70' house, use gross density; make calculations, ton of wetlands; natural buffer, smaller lots, crowded, ingress/egress; interior development; Dan Miller went over conceptual plan for clarification purposes concerning ingress/egress, east side coming into CR 33 property; approved; Dan Miller replied yes approved for that development Phase 1 & 2, but property hasn't been developed, density, wetlands; upland, buildable; 224 uplands, go out through Phase 1 & 2 road usage; no name yet; CR 33 enter; sewage lines/wells clarification; school prior to development; size of lots, first come/first serve; service; Dan Miller gave a brief recap on the City utilities requirements, wildlife study, FDEP, drainage, wetlands, stormwater systems; calculated, designed, and stamped, schools; always in contact with LCSB; mitigation agreement, anticipate significant payment, density concern, small lots; water issues, road; access, riding through development, no problem; two entrances; west side; not for sure, second exit; emergencies; Dan Miller replied the property to the east is designed with boulevard entrance/exit, lot size; normal; single story, min. 20' front/rear yard, multi-family community; two story houses.

Chairman Sennett stated if anyone from the Public want to speak on this case.

Citizens' comments were based on sewage lines concern, bldg. built; top of wetlands, increased water; sink holes, environmental assessment report; multiple evaluations/multiple animals; read into the record, FWC, assessment; State and National levels, required permits; read into the record, environmental assessment report; expires 90 days, December 19, FL statue; zoning, zoned; rural community, conceptual plan; 1.2 dwellings per acre, 35% space, low density urban housing; not permitted, spot zoning, urban sprawl, harmful to community, flooding, agitating animals, representing Clearwater Reserve HOA; CR 33, traffic nightmare; 48 & 470, 2K homes; no plans to widen 33, schools, wetlands; plans, runoffs, City water/well water, septic, sewer, roads, water, utilities, add tree barrier; northern side, wildlife, maps; housing density.

Dan Miller gave a brief explanation on housing density, 1.15 unit per acre; gross basis entire land and number of houses, 10 or 15' apart, representing Hammock Grove HOA; at meeting May 2021, amendment land use; Dan Miller replied subdivision from previous meeting; Phase 1 & 2 addition to that; actual zoning; PUD conditions; read into the record, significant reduction, change land use; lower density; Dan Miller stated leave density the same, timeline; Dan Miller stated on a PUD (COL) 10 years substantial commencement; depending on market; sit 10 years; nothing happen, Phase 1 & 2 timeline; Dan Miller replied project approved 2021, plans 33; substantial improvements; Dan Miller stated county roads; feed information to Lake County Public Works; constantly in contact, until development occurs; roads won't change, representing Plantation; CR 48, 33, & 470 intersection concerns; fix roads, County roads, represent; builder, left hand turn, north on 33; left on CR 470 turnpike, left turn light/lane in event of development, not planned to wetlands; not going to be filled in, control water, runoff, mitigation, permitted; build homes north; proposed, wetlands; not filling, cross development, building plan, smaller lots; lot size 50x115 to 70x115' lots or bigger, road usage; certain condition; action taken, houses north 470; east of turnpike; not already met condition, not sufficient, meet criteria; road improvement; 33/48.

Grant Watson, City Attorney stated just to clarify the City advertisement was not 5:30 p.m. correct; Dan Miller replied my understanding it's always been 4:30 p.m. for Planning Commission and 5:30 p.m. for City Commission.

Heather Urwiller of LPG of Mt. Dora addressed concerns from the citizens' and stated sewage/water; City facilities; connecting to City services; agreements, issues environmental report expiration dates; recertified; City requirements/ land development Code, EA further studied/evaluated, first steps, conceptual approval, recommendation; City Commission, final approval; for PUD, requirements subdivision improvement plan; plat approval, various permits; obtained, closer to development process, subdivision design, provided by Federal, local, and regional; St. John's Florida Fishing Wildlife; permits, wetlands; no plans to fill; maintained, addition to open space; include with wetlands, recreational space provided, 1.15; density, requested FLU; 4, down grading, asking; SF type subdivision, lot sizes ranging from 50 to 70' lots; FLU, address number of houses/buffering; property; north, large wetlands, physical separation, landscaping; existing, don't know distance

between to first lot; boundary, significant distance, lot of acreage; wet, flood zones, further studying; significant amount of work.

Chairman Sennett stated if the Commission have any questions of the applicant.

Heather Urwiller of LPG of Mt. Dora addressed concerns from the Commission and stated there's 446 acres we are starting from, we show alignment; projects in the works; conceptual to understand; connecting into existing development and future planned development, road; same subdivision; different phases, total of wetlands; 240 of the 464.

Heather Urwiller of LPG of Mt. Dora addressed additional concerns from the citizens' and Commission and stated a few wetland areas that will be filled, required permits, large contiguous; State permit; won't permit, blue area; stormwater ponds, regional permits; water discharged, conceptual plan, see subdivision plan, utility easements, drainage easements, put ponds, adjacent areas; uplands, lower, stormwater management systems, swales, conveyor systems, adjacent roadways, move water, elevations, St. John permits; required maintain, on site, match preconditions; vacant property, not impact adjacent property owners, water; maintained on property, water; not untreated, stormwater collection systems; stormwater ponds, not sewage water; same quality; discharged in the wetland, post condition, off site problem; show flows, connect to existing Phase 1 and 2; to CR 33, additional properties; potential development, connections, COMP; requirement, develop later, whomever there first; align project, 10 year window, subdivision review, conditions, ground water sewer systems, schools, no wells here; connected to central sewer and water system, not treated on site, process working with City of Leesburg; agreements, Bldg. permit process, meet level of services; Staff report, FLU, developer requirements, working with Lake County Schools; need school, will contribute, not planned; central school site, developer, timeframe; construction side, charter school private provider of school systems; public children, voucher, fee/tuition; pay, developer buy property; develop charter school, private entity; buying land, State sizing; level of schools, County; purchase property, submit; school concurrency, evaluating; 530 homes, different size lots; 359; 50' lots, 50x115' deep, 118; 60' lots, 60x115' deep, 53; 70 lots, 70x115' deep.

Kandi Harper, Deputy Director stated for the record regarding the meeting time in the newspaper advertisements; wasn't a Staff error.

Chairman Sennett closes discussion from the Public, entertained a motion, and then the voting took place.

Chairman Sennett called for a vote on the second case.

**Vice-Chairman Sanders made a motion to APPROVE case # LSCP-23-479 – BANNING RANCH PHASES III AND IV – LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT Commissioner Kaplan SECONDED the motion.**

The roll call vote was:

Commissioner O’Kelley	Yes
Commissioner Kaplan	Yes
Chairman Carter	Yes
Commissioner Marshall	No
Commissioner Simeone	No
Commissioner Sanders	Yes
Chairman Sennett	Yes

Five yeas, two nays, the Planning Commission approved case # LSCP-23-479 – BANNING RANCH PHASES III AND IV – LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT.

Chairman Sennett called for a vote on the third case.

**3) PUBLIC HEARING CASE # PUD-23-480 – BANNING RANCH PHASES III AND IV – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 464 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) AMENDMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33, SOUTH OF FLORIDA’S TURNPIKE, AND EAST OF COUNTY ROAD 48, AS LEGALLY DESCRIBED IN SECTIONS 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 22<sup>ND</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 11<sup>TH</sup>, 2024)** (Banning Ranch Phases III & IV PUD)

**Vice-Chairman Sanders made a motion to APPROVE case # PUD-23-480 – BANNING RANCH PHASES III AND IV – PLANNED UNIT DEVELOPMENT Commissioner Kaplan SECONDED the motion.**

The roll call vote was:

Commissioner Kaplan	Yes
Commissioner Carter	Yes
Chairman Marshall	No
Commissioner Simeone	No
Chairman Sanders	Yes
Chairman Sennett	Yes
Commissioner O’Kelley	Yes

Five yeas, two nays, the Planning Commission approved case # PUD-23-480 – BANNING RANCH PHASES III AND IV – PLANNED UNIT DEVELOPMENT.

Chairman Sennett called for the fourth case under new business be brought forward.



4) **PUBLIC HEARING CASE #LSCP-23-509 – VOWL 6<sup>TH</sup> SP – LARGE SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 4,192.5 ACRES FROM LEESBURG CONSERVATION, SP MIXED USE, INSTITUTIONAL, INDUSTRY AND TECHNOLOGY COMMERCE PARK, AND LAKE COUNTY REGIONAL OFFICE TO AGE RESTRICTED DEVELOPMENT FOR PROPERTY GENERALLY LOCATED EAST AND WEST OF THE FLORIDA TURNPIKE AND NORTH OF COUNTY ROAD 48 AS LEGALLY DESCRIBED IN SECTIONS 16, 17, 18, 20, 21, 28, 29, 30, 31, AND 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND TO DELETE THE SECRET PROMISE DRI POLICIES FOUND IN FUTURE LAND USE ELEMENT OBJECTIVE 1.14.1 AND POLICIES 1.14.1.1 THROUGH 1.14.1.6; AND AMEND FUTURE LAND USE POLICY 1.1.6 TO ADDRESS WETLAND AND HABITAT PROTECTION, LAND USE PLANNING AND OTHER ISSUES; AND TO AMEND FUTURE LAND USE POLICY 1.1.1 TO ADD COMMERCIAL CENTERS TO THE LIST OF NON-RESIDENTIAL CENTERS PERMITTED A 3.0 FAR; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 12<sup>TH</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (VOWL 6<sup>th</sup> SP)

Chairman Sennett stated for the record to discuss the first two cases together, and then vote separate.

Dan Miller introduced case number #LSCP-23-509 – VOWL 6<sup>th</sup> SP – Large Scale Comprehensive Plan Map and Text Amendment and case number #RZ-23-510 Rezoning into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, requests, went over the PUD (Planned Unit Development), exhibit A & B, and new language added in exhibit C.

Christine Rock, Senior Planner utilized a power point presentation to demonstrate the area of the proposed site for both cases.

Department Review Summary: This case was sent out to all the different City departments there were no substantive comments from the City Departments. Lake County Public Works are working together with the Villages on all the roadway issues and upgrades needed there. Public responses – we received one written disapproval noted; read into the record and one phone call noted; read into the record from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for both case; Staff supports both cases; recommended approval.

Chairman Sennett if the Commission have any question of Staff.

Darrin Taylor representing the Villages and stated this project approved approximately 20 years ago; FLU map change, mixed use, approximately 14 years ago DRI master plan; approved, COL; significant investments; plan, development didn't take place, Villages expanded; taking entitlements; COL approved, 6800; 3.1M square feet, retiring, taking our entitlements and applying those to the project, 6800 less a units; 3.1M less square feet; overall future development, not increasing, significantly decreasing, move forward; master planning; future steps, land use/zoning standpoint; reducing impact.

Chairman Sennett stated if the Commission have any questions of the applicant.

Chairman Sennett closes discussion from the Public, entertained a motion, and then the voting took place.

Chairman Sennett called for a vote on the fourth case.

**Vice-Chairman Sanders made a motion to APPROVE case # LSCP-23-509 – VOWL 6<sup>TH</sup> SP – LARGE SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT Commissioner Kaplan SECONDED the motion.**

The roll call vote was:

Commissioner Carter	Yes
Commissioner Marshall	Yes
Commissioner Simeone	Yes
Commissioner Sanders	Yes
Chairman Sennett	Yes
Commissioner O'Kelley	Yes
Commissioner Kaplan	Yes

Seven yeas, no nays, the Planning Commission approved case # LSCP-23-509 – VOWL 6<sup>TH</sup> SP – LARGE SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT.

Chairman Sennett called for a vote on the fifth case.

5) **PUBLIC HEARING CASE #RZ-23-510 – VOWL 6<sup>TH</sup> SP – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 4,192.5 ACRES FROM LAKE COUNTY HM (HEAVY INDUSTRIAL) AND LEESBURG C-3 (HIGHWAY COMMERCIAL), M-1 (INDUSTRIAL), R-1-A (SINGLE FAMILY RESIDENTIAL) AND PUD (PLANNED UNIT DEVELOPMENT) TO LEESBURG ARD (AGE RESTRICTED DEVELOPMENT) FOR PROPERTY GENERALLY LOCATED EAST AND WEST OF THE FLORIDA TURNPIKE AND NORTH OF COUNTY ROAD 48 AS LEGALLY DESCRIBED IN SECTIONS 16, 17, 18, 20, 21, 28, 29, 30, 31, AND 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 12<sup>TH</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (VOWL 6<sup>th</sup> SP)

**Commissioner O’Kelley made a motion to APPROVE case # RZ-23-510 – VOWL 6<sup>TH</sup> SP – REZONING Vice-Chairman Sanders SECONDED the motion.**

The roll call vote was:

Commissioner Marshall	Yes
Commissioner Simeone	Yes
Commissioner Sanders	Yes
Chairman Sennett	Yes
Commissioner O’Kelley	Yes
Commissioner Kaplan	Yes
Commissioner Carter	Yes

Seven yeas, no nays, the Planning Commission approved case # RZ-23-510 – VOWL 6<sup>TH</sup> SP – REZONING.

Chairman Sennett called for the sixth case under new business be brought forward.

6) **PUBLIC HEARING CASE # PUD-23-489 – 2512 W MAIN TRIPLEX PDO – PLANNED DEVELOPMENT OVERLAY**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ADDING A PLANNED DEVELOPMENT OVERLAY TO THE EXISTING C-1 (NEIGHBORHOOD COMMERCIAL) ZONING TO ALLOW A TRIPLEX, AND TO REQUEST A WAIVER FROM SECTION 25-282(A)(1) PDO FIVE ACRE MINIMUM REQUIREMENT, ON APPROXIMATELY 0.34 +/- ACRES FOR A PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF HAROLD STREET AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY,

FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 22, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 26, 2024)** (2512 W Main Triplex PDO)

Dan Miller introduced case number #PUD-23-489 – 2512 W Main Triplex PDO – Planned Development Overlay into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, requests, and went over (PDO) Planned Development Overlay, proposed conceptual elevation and flood zones.

Max Van Allen, Planner utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments, and Lake County Public Works there were no substantiative comments from the City Departments or the County. Lake County School Board comments noted; read into the record. Public responses – we received one approval noted; read into the record and one disapproval noted; read into the record, also one notice of appearance received, comment in opposition to the case noted; couldn't stay from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for the case; Staff supports the case; recommended approval.

Dan Miller addressed neighbor concerns about potential run-offs; has to be engineered and directed into a swale; retention pond; done through Bldg. permits.

Chairman Sennett stated if the Commission have any questions of Staff or the applicant.

Tony Huang 3931 Eagles Nest Road stated he has no comments.

Chairman Sennett closes discussion from the Public, entertained a motion, and then the voting took place.

Chairman Sennett called for a vote on the sixth case.

**Commissioner Kaplan made a motion to APPROVE case # PUD-23-489 – 2512 W MAIN TRIPLEX PDO – PLANNED DEVELOPMENT OVERLAY**  
**Commissioner Carter SECONDED the motion.**

The roll call vote was:

Commissioner Simeone

Yes

Commissioner Sanders	Yes
Chairman Sennett	Yes
Commissioner O’Kelley	Yes
Chairman Kaplan	Yes
Commissioner Carter	Yes
Commissioner Marshall	Yes

Seven yeas, no nays, the Planning Commission approved case # PUD-23-489 – 2512 W MAIN TRIPLEX PDO– PLANNED DEVELOPMENT OVERLAY.

Chairman Sennett called for the seventh case under new business be brought forward

**7) PUBLIC HEARING CASE # CUP-23-463 – 2114 WAITMAN AVENUE – CONDITIONAL USE PERMIT**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR A DUPLEX IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 0.15 +/- ACRES GENERALLY LOCATED NORTH OF WAITMAN AVENUE AND EAST OF TUSKEGEE STREET, AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (2114 Waitman Ave Duplex)

Dan Miller introduced case number #CUP-23-463 – 2114 Waitman Avenue – Conditional Use Permit into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, requests and went over aerial map, working with the CDC on the lot line deviation, and flood zones maps.

Max Van Allen, Planner utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments, there were no substantiative comments from the City Departments. Lake County Public Works had no comments. Lake County School Board comments noted; read into the record. Public responses we received three responses noted; read into the record from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for the case; Staff supports the case; recommended approval.

Commissioners’ and Dan Miller discussed gap on south side of all those lots to east;

roadway/sidewalks; Dan Miller went over aerial map, discussed ROW, working on lot lines deviation with CDC; appropriately sized, ROW vacated; used as a secondary access, providing good housing, project done, plans on sideway; discuss with City departments, flood zones, add condition; enough land subject to lot line deviation, zoning; split ownership; Dan Miller stated when we get the right size lot; split, townhouse, duplex or condo, no problem; construction, vacant residential properties; surrounding land use; Dan Miller stated peripheral issue; condition for years, owner; internal, purchase or easement granted; Dan Miller stated he would take care of the conditions.

Grant Watson, City Attorney gave a brief explanation of options of land lot property owners, ROW, and easement to the Commission.

Chairman Sennett stated if the Commission have any questions of Staff or the applicant.

Fred Griffin Jr. President of west Leesburg CDC off of 468; gave history of the Covid funding; 750K, use of funding; common ground, City Commission; approved, L- shape; 3 parcels before Commission; Tuskegee and Waitman, additional funding; 9K, take blight out of the community, first time home buyer, help with closing cost, etc. entrance point Waitman; sidewalk in place; Kevco funding.

Chairman Sennett closes discussion from the Public, entertained a motion, and then the voting took place.

Chairman Sennett called for a vote on the seventh case.

**Vice-Chairman Sanders made a motion to APPROVE case # CUP-23-463 – 2114 WAITMAN AVENUE – CONDITONAL USE PERMIT Commissioner Marshall SECONDED the motion.**

The roll call vote was:

Commissioner Sanders	Yes
Chairman Sennett	Yes
Commissioner O’Kelley	Yes
Commissioner Kaplan	Yes
Commissioner Carter	Yes
Commissioner Marshall	Yes
Commissioner Simeone	Yes

Seven yeas, no nays, the Planning Commission approved case # CUP-23-463 – 2114 WAITMAN AVENUE– CONDITIONAL USE PERMIT.

## **DISCUSSION ITEMS**

## **ANNOUNCEMENTS**

Chairman Sennett entertained a motion to adjourn.

**ADJOURNMENT**

Meeting was adjourned at 7:05 p.m.

---

Timothy H. Sennett, Chairman

---

Sabrina Mitchell, Executive Assistant I