



SUMMARY MINUTES OF THE REGULAR MEETING OF  
THE PLANNING COMMISSION  
CITY HALL  
THURSDAY, MARCH 21<sup>ST</sup>, 2024 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, March 21<sup>st</sup>, 2024, 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  
Ted Bowersox  
John O’Kelley  
Stewart Kaplan  
Ken Simeone

The following Commission members were absent:

Frazier Marshall  
Ze’ Shieca Carter  
Darin Akkerman

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

The meeting opened with an invocation given by Commissioner Bowersox, 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, FEBRUARY 22<sup>ND</sup>, 2024.**

**Vice-Chairman Sanders moved to APPROVE the minutes from the February 22<sup>nd</sup>, 2024 meeting. Commissioner Bowersox SECONDED the motion.**

The roll call vote was:

Commissioner O’Kelley	Yes
Commissioner Kaplan	Yes
Commissioner Sanders	Yes
Commissioner Bowersox	Yes

Four yeas, no nays, the Planning Commission approved the minutes from the February 22, 2024 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 # SSCP-24-27 SOUTHWINDS PHASE III**  
AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 4.72 +/- ACRES FROM LOW DENSITY RESIDENTIAL AND INDUSTRIAL TO LOW DENSITY RESIDENTIAL FOR PROPERTY GENERALLY LOCATED EAST OF FLATWOODS ROAD AND WEST OF SOUTH 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, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (Southwinds Cove SSCP)

Grant Watson, City Attorney stated for the record to discuss the first two cases together, and then vote separate.

Dan Miller introduced case number #SSCP-24-27 – Southwinds Phase III – Small Scale Comprehensive Plan and case number #CUP-24-28 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, and requests.

Melissa Medders, 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 comments noted; read into the record. Lake County School Board comments noted; read into the record. Public responses – we received one approval and one disapproval, comment 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 cases; Staff supports both cases; recommended approval.

Chairman Sennett stated if the Commission have any questions from Staff or if the applicant would like to speak on this case.

Chad Morehead with Morehead & Stokes stated we agree with Staff recommendations and here to answer any questions.

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.

**Vice-Chairman Sanders made a motion to APPROVE case # SSCP-24-27 – SOUTHWINDS PHASE III – SMALL SCALE COMPREHENSIVE PLAN**  
**Commissioner Kaplan SECONDED the motion.**

The roll call vote was:

Commissioner Kaplan	Yes
Commissioner Sanders	Yes
Commissioner Bowersox	Yes
Commissioner O’Kelley	Yes
Chairman Sennett	Yes
Commissioner Simeone	Yes

Six yeas, no nays, the Planning Commission approved case # SSCP-24-27 – SOUTHWINDS PHASE III – SMALL SCALE COMPREHENSIVE PLAN.

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

2) **PUBLIC HEARING CASE # CUP-24-28 SOUTHWINDS PHASE III**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR APARTMENTS AND EXISTING TOWNHOME USE IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 4.72 +/- ACRES GENERALLY LOCATED EAST OF FLATWOODS ROAD AND WEST OF SOUTH STREET, AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Southwinds Cove CUP)

Chairman Sennett called for a vote on the second case.

**Vice-Chairman Sanders made a motion to APPROVE case # CUP-24-28 – SOUTHWINDS PHASE III – CONDITIONAL USE PERMIT**  
**Commissioner Kaplan SECONDED the motion.**

The roll call vote was:

Commissioner Sanders	Yes
Commissioner Bowersox	Yes
Commissioner O’Kelley	Yes
Commissioner Kaplan	Yes
Commissioner Simeone	Yes
Chairman Sennett	Yes

Six yeas, no nays, the Planning Commission approved case # CUP-24-28 – SOUTHWINDS PHASE III – CONDITIONAL USE PERMIT.

Chairman Sennett called for a vote on the third case.

3) **PUBLIC HEARING CASE # PUD-24-30 – DENHAM VILLAGE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 506 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED WEST OF CR 33, NORTH OF FLORIDA TURNPIKE, AND SOUTH OF CR 48, AS LEGALLY DESCRIBED IN SECTIONS 21, 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, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JUNE 10<sup>TH</sup>, 2024)**

Dan Miller introduced case number #PUD-24-30 – Denham Village – 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, current/proposed Ordinance, and went over (PUD) Planned Unit Development conditions.

Dianne Yekel, 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 from the reduction in the number of units. Lake County School Board comments noted; read into the record. Public responses – we received two responses, comments noted; read into 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.

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

Commissioners' and Dan Miller discussed traffic; improvement to traffic, more access; cars on CR 48, two lanes concern; Dan Miller replied development that comes through the City of Leesburg has to go through a traffic study; went over level of service; City decides level of service, addition to development; from C to D, deemed to have capacity to move forward, roadways; by study, Lake County responsible, expanded roadways; increase in demand CR 33/48, CR 48/27, extremely difficult, traffic study; change to current plan; Dan Miller gave brief overview of a traffic study and went over current zoning; reduction, development goes back to 2016; if pass; neighbors have less development and traffic, eight years ago approved; 1900 units; if goes through for 1500; 500 units less, staff decision, approved PUD for more, traffic issues, turn down for traffic; legal recourse; stated easements are honored; legally, Staff aware, engineering; road alignment construction road, traffic study, main concern; study; more roads who responsible; Dan Miller replied the developer is required under PUD conditions to implement all of the requirements that come out of the traffic study, Lake County, and Public Works and went over conceptual plan; improve road; up to Lake County, but rarely seen them pass that opportunity; to get road widened by a developer, developer; widens road, pays for it; in development, responsibility of developer for stop light; Dan Miller replied that's correct the developer responsible, clarify previous or existing PUD; not a CUP, expired, or still valid, density; Dan Miller stated it expired, not approved for 1900 units that discussed; Tatiana Ross stated that the PUD didn't have an expiration in it; Dan Miller stated that's correct, that PUD did not have an expiration in it; to try to get someone to utilize the design standards; applicant brought in, after eight year; D.R. Horton came along, most PUD's will have that expiration, this one didn't and couldn't put product on these lots; drop some lots.

Grant Watson, City Attorney stated to Dan Miller point there are some legal constraints;

traffic reduced, and respect everybody position improvement compared to what they could build, some impact from commercial; nothing concrete; road failure; puts City in a difficult place especially Staff.

Tatiana Ross with D.R. Horton in Orlando, FL the applicant stated looking to develop Denham Village, reduction from PUD; approved in 2016, architectural standards; our product doesn't meet, willing to reduce number of units, 500 unit; reduction, wants to bring our homes to Leesburg, want people to buy them, had many discussions and multiple meetings with Staff and happy to work with Staff and everybody else to make this work for everyone to benefit.

Citizens comments were based on: here on behalf of zoning property; last year approved to build 200 homes; CR 48 and South Quarters Road, traffic through Okahumpka; terrible mess, 500 homes reduced, other 2000 coming through Okahumpka, a lot of seniors; complaining about traffic, can't stop growth, traffic terrible; can't change things; something definitely needs to happen; traffic, inside Plantation, conceptual plan; exits to CR 33; house backs up to Manor Oaks; quiet crowded, 800 to 1000 trips a day; based on survey; two years ago, roads out of new development; line up; roads now, D.R. Horton; developing Cedar Creek, traffic light; requirement or more, exit; bigger problem, water approvals; come from St. John Water Authority, increase in water; Dan Miller stated it comes from the City of Leesburg based on the amount of water available, consumptive use permit; St. John, meet all St. John's requirements; installation of water/wastewater system, price of homes/apartments; Dan Miller replied he will let D.R. Horton answer that questions, traffic count, road alignment; east side Hwy 33; construction begin.

Dan Miller replied in each PUD they are given an window of years to move forward, we don't know; just Zoning, address with D.R. Horton representatives, move forward; Dan Miller replied the plans are conceptual, final plans; Administrative level; not subject to Public input, consistent shown now, soil and drainage issues; borings; consistent; meet conditions of PUD zoning, PUD, and COMP plan has two more Public Hearings, L-shaped property CR 33 north of property, easement concern, time of Bldg.; construction companies or anything else; Dan Miller stated if easement on citizen property, must be on other property; easement to cross onto property; will put you together with the D.R. Horton representatives; may not need at all, in/out traffic; don't won't anyone hurt, the only property on CR 48; this affects, traffic; cut through business park, instead of light; CR 48 & 33 bought property July 2020, unaware of proposal, cash offer; property paid in full through family Trust, likes seeing cows, spent six years in Air Force, nothing to stop project, dream property, like peace & tranquility; property, if there ways to appeal or oppose; will do it; not happy about project.

Tatiana Ross addressed comments from citizens and stated housing market change a lot; no promises, underwriting right now, around a sale price at 350K single-family, 300K; townhomes, apartments; market rate, understands concern with traffic, conducting; traffic study, will be reviewed by County/City, recommendations; will comply with study, hard to predict, construction start; thinking around two years; start development, go to through entitlements here, construction plans, working on utilities, appreciates everyone comments

and concerns, traffic study; will tell us what to do; aware of improvements; will take into consideration once we get recommendations; done, also stated she will get with party; regarding easement agreement.

Grant Watson, City Attorney stated it was something about road alignment with other neighboring D.R. Horton communities. Dan Miller stated we are always in favor of these lights; comes down to County/FDOT, as Staff we will always push for the lights; good idea and a big help.

Grant Watson, City Attorney stated it's probably best to let them talk; probably underlying easement agreement that probably governs their rights, remedies and responsibilities.

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

Vice-Chairman Sanders made a motion for approval, the motion dies for lack of second.

Grant Watson, City Attorney stated there was no approval, there was no formal denial; negative motion it could be denied.

Dan Miller stated this still does go to the Commission it's a recommendation of denial 2 to 4, but it will go to City Commission for final decision and two hearings.

Chairman Sennett called for a vote on the third case.

**Commissioner O'Kelley made a motion of DENIAL case # PUD-24-30 – DENHAM VILLAGE – PLANNED UNIT DEVELOPMENT**  
**Commissioner Bowersox SECONDED the motion.**

The roll call vote was:

Commissioner Bowersox	Yes
Commissioner O'Kelley	Yes
Chairman Sennett	No
Commissioner Sanders	No
Commissioner Simeone	Yes
Commissioner Kaplan	Yes

Four yeas, two nays, the Planning Commission denied case # PUD-24-30 – DENHAM VILLAGE – PLANNED UNIT DEVELOPMENT.

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

**4) PUBLIC HEARING CASE # CUP-24-41 1505 FLORADEL AVENUE**  
**MOTHER-IN-LAW SUITE**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR A MOTHER-IN-LAW SUITE IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 0.424 +/- ACRES GENERALLY LOCATED SOUTH OF

GUNSTON STREET AND SOUTHWEST OF FLORADEL AVENUE, AS LEGALLY DESCRIBED IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)**

(Floradel Avenue MIL Suite) **POSTPONED TO APRIL 18, 2024**

Chairman Sennett entertained a motion to postpone case #CUP-24-41, and then the voting took place.

Grant Watson, City Attorney stated we could do that, but announce date, time, and location of the postponed meeting to avoid advertising issues.

Chairman Sennett called for a vote on the fourth case.

**Commissioner Bowersox made a motion to POSTPONE case # CUP-24-41 – 1505 FLORADEL AVENUE MOTHER-IN-LAW SUITE to the April 18, 2024 Planning Commission meeting – CONDITIONAL USE PERMIT Commissioner O’Kelley SECONDED the motion.**

The roll call vote was:

Commissioner Bowersox	Yes
Commissioner O’Kelley	Yes
Chairman Sennett	Yes
Commissioner Sanders	Yes
Commissioner Simeone	Yes
Commissioner Kaplan	Yes

Six yeas, no nays, the Planning Commission postpone case # CUP-24-41 – 1505 FLORADEL AVEUNUE MOTHER-IN-LAW SUITE to the April 18, 2024 Planning Commission meeting – CONDITIONAL USE PERMIT.

Chairman Sennett called for a vote on the fifth case.

**5) PUBLIC HEARING CASE # VAR-24-34 – BANNING RANCH TELECOMMUNICATIONS TOWER – VARIANCE**

REQUEST FOR A VARIANCE FROM SECTION 25-804 SETBACKS TO ALLOW FOR A REDUCED SETBACK FOR A MONOPOLE TELECOMMUNICATIONS TOWER, IN THE PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT, FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33 AND NORTH OF ASHWOOD STREET, AS LEGALLY DESCRIBED IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Banning Ranch Telec. Tower VAR)



Dan Miller introduced case number #VAR-24-34 – Banning Ranch Telecommunications Tower – Variance 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, and requests.

Commissioners' and Dan Miller discussed intention to change the Ordinance, on the towers; Dan Miller replied in the future yes, but this is what brought it to our attention; telecom Ordinance; needs to be updated, it's our intention to change the Ordinance; future in this particular case, technology made this Variance operable, wind speed; tower bend over or break; take to fold in half; Dan Miller replied has to be built to withstand 130 to 140; depends where in Leesburg, bottom half, top half; Dan Miller replied it will still have to meet that same standard; turn over to Building Official.

Max Van Allen, 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 substantiative comments from the City Departments. Lake County School Board, comments noted, read into record. Lake County Public Works, comments noted; read into record. Staff is working them to allow temporary access along CR 33 for the project if it's built before the Banning Ranch Subdivision; built, we want to eliminate; as many access point, along high-speed roadways; end product, one entrance at Banning Ranch; working with Lake County and the applicant. Public responses – there we're no comments received 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.

Chairman Sennett if the Commission have any question of Staff.

Jennifer Frost, Anthemnet, Inc. at 5944 Luther Lane Suite 725 Dallas, Texas 75225; thank you Staff for all your hard work and for working with us, summarized everything beautifully and agree with all their conditions, and address comments from the Commission and stated she don't have that exact number in front of me, required to design; Florida Building Code, went over the bend over pole design, over designed; further failure very unlikely; the entire tower designed to meet that minimum requirement.

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 fifth case.

**Commissioner Bowersox made a motion to APPROVE case # VAR-24-34 – BANNING RANCH TELECOMMUNICATIONS TOWER – VARIANCE Vice-Chairman Sanders SECONDED the motion.**

The roll call vote was:

Commissioner Simeone	Yes
Commissioner Kaplan	Yes
Commissioner Bowersox	Yes
Commissioner O’Kelley	Yes
Chairman Sennett	Yes
Commissioner Sanders	Yes

Six yeas, no nays, the Planning Commission approved case # VAR-24-34 – BANNING RANCH TELECOMMUNICATIONS TOWER – VARIANCE.

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

**6) PUBLIC HEARING CASE # VAR-24-51 – HTEAO SIGN VARIANCE – VARIANCE**

REQUEST FOR A VARIANCE FROM SECTION 25-424 (F) (8) MENU BOARDS TO ALLOW FOR A 38.2 SQUARE FOOT, EXTERNALLY ILLUMINATED MENU SIGN, IN THE C-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT, FOR A PROPERTY GENERALLY LOCATED EAST OF NORTH 14<sup>TH</sup> STREET AND NORTH OF CITIZENS BOULEVARD, AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)**

(HTeaO Sign VAR)

Dan Miller introduced case number #VAR-24-51 – HTeaO Sign Variance – Variance 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 Code of Ordinances.

Commissioners’ and Dan Miller discussed what is the current Code; Dan Miller replied 32 square feet, how high; sign, block any additional traffic; Dan Miller replied where it’s located it won’t block any traffic at all; and then went over Exhibit B; menu board sign, monument sign; Dan Miller replied doesn’t have to a monument, pole type size; and went over signs to the Commission.

Max Van Allen, 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 School Board has no comments. Lake County Public Works has no comments. Public responses – there were no comments received 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.

Chairman Sennett if the Commission have any question of Staff.

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 sixth case.

**Vice-Chairman Sanders made a motion to APPROVE case # VAR-24-51 – HTEAO SIGN VARIANCE – VARIANCE Commissioner Bowersox SECONDED the motion.**

The roll call vote was:

Chairman Sennett	Yes
Commissioner Sanders	Yes
Commissioner Simeone	Yes
Commissioner Kaplan	Yes
Commissioner Bowersox	Yes
Commissioner O’Kelley	Yes

Six yeas, no nays, the Planning Commission approved case # VAR-24-51 – HTEAO SIGN VARIANCE– VARIANCE.

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

- 7) **PUBLIC HEARING CASE # SSCP-24-36 – SILVER LAKE COMMONS SMALL SCALE COMPREHENSIVE PLAN 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 A CERTAIN PROPERTY CONTAINING 10.31 +/- ACRES FROM INSTITUTIONAL TO GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441 AND WEST OF COLLEGE DRIVE, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 25 EAST,

LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (Silver Lake Commons)

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

Dan Miller introduced case number #SSCP-24-36 – Silver Lake Commons – Small Scale Comprehensive Plan Amendment and case number #PUD-24-37 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, went over (PUD) Planned Unit Development conditions; discussed applicant has to get FAA talk to them about any development, Tracey Dean, Airport Manager is aware of project; working with them, and this will come to the attention of FAA; specifics on height, distance, and flight zones.

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 comments noted; read into the record. Public responses – there were no comments received 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.

Grant Watson, City Attorney stated residential will be prohibited on this property; not only from a City Zoning standpoint, but from a FAA standpoint, and a covenant recorded on that property to prohibit residential development as well.

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

McGregor Love at 215 North Eola Drive Orlando, FL 32801 from the Lowndes Law Firm on behalf of the applicant, and stated we concur with Staff recommendations and here to answer your questions; Mitch Collins, project engineer been working through the civil plans if you have more detailed questions.

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 # SSCP-24-36 – SILVER LAKE COMMONS – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Simeone SECONDED the motion.**

The roll call vote was:

Commissioner O’Kelley	Yes
Chairman Sennett	Yes
Commissioner Sanders	Yes
Commissioner Simeone	Yes
Commissioner Kaplan	Yes
Commissioner Bowersox	Yes

Six yeas, no nays, the Planning Commission approved case # SSCP-24-36 – SILVER LAKE COMMONS – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT.

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

**8) PUBLIC HEARING CASE # PUD-24-37 – SILVER LAKE COMMONS – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 10.31 +/- FROM P (PUBLIC) TO PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY NORTH OF US HIGHWAY 441 AND WEST OF COLLEGE DRIVE, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (Silver Lake Commons)

Chairman Sennett called for a vote on the eighth case.

**Vice-Chairman Sanders made a motion to APPROVE case #PUD-24-37 – SILVER LAKE COMMONS – PLANNED UNIT DEVELOPMENT Commissioner Bowersox SECONDED the motion.**

The roll call vote was:

Commissioner Bowersox	Yes
Commissioner Kaplan	Yes
Commissioner Simeone	Yes
Commissioner Sanders	Yes
Chairman Sennett	Yes
Commissioner O’Kelley	Yes

Six yeas, no nays, the Planning Commission approved case # PUD-24-37 – SILVER LAKE COMMONS – PLANNED UNIT DEVELOPMENT.

**DISCUSSION ITEMS**

N/A

**ANNOUNCEMENTS**

N/A

Chairman Sennett entertained a motion to adjourn.

**ADJOURNMENT**

Meeting was adjourned at 6:07 p.m.

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Timothy H. Sennett, Chairman

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Sabrina Mitchell, Executive Assistant I