



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, OCTOBER 24TH, 2019 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, October 24th, 2019, in the Commission Chambers at City Hall.

Chairman Ted Bowersox called the meeting to order at 4:30 p.m.

The following Commission members were present:

Clell Coleman – Vice Chair
Frazier Marshall
John O’Kelley
Michael Fitzpatrick
Ze’Shieca Carter

The following Commission members were absent:

Ted Bowersox - Chairman
Chris Wood
Craig Brown
Alfred C. Haliday

City staff in attendance included Dan Miller, Planning & Zoning Manager, Sabrina Mitchell, Administrative Assistant II, Dianne Pacewicz, Planner, CareyLee Murray, Planner, and Kandi Harper, Senior Planner. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commission Carter, 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.

Mr. Miller stated for the record the first reading is on Monday, December 9, 2019.

DRAFT SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING FOR THURSDAY, SEPTEMBER 19TH, 2019

Commissioner O'Kelley moved to APPROVE the draft minutes from the SEPTEMBER 19TH, 2019 meeting. Commissioner Carter SECONDED the motion, which PASSED by a vote of 5-0.

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

Vice-Chairman Coleman called for the first case under new business be brought forward.

NEW BUSINESS

- 1. SWEARING-IN OF PLANNING COMMISSION MEMBERS – JOHN O'KELLEY, MICHAEL FITZPATRICK, ALFRED C. HALIDAY, ZE'SHIECA CARTER.**

Sabrina Mitchell swore in the new members of the Planning Commission Board.

- 2. PUBLIC HEARING CASE # PUD-19-186 – SPRING CREEK – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 51.97 +/- ACRES FROM CITY PUD (PLANNED UNIT DEVELOPMENT) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO ADD FIVE LOTS TO THE CURRENTLY APPROVED 124 LOTS FOR SINGLE FAMILY DEVELOPMENT FOR A PROPERTY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF COUNTY ROAD 48 AS LEGALLY DESCRIBED IN SECTIONS 13 AND 14, 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, DECEMBER 9, 2019 AND SECOND READING ON MONDAY, JANUARY 26, 2020)** (Spring Creek)

Dan Miller introduced case number #PUD-19-186 – Spring Creek – 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, departmental review summary, and staff recommendations.

Mr. Miller gave a background of the property. He stated this is the Spring Creek property which has been before the Planning Commission numerous times over the past decade or more. The case was previously approved under Ord 10-68 and Ord 05-81 (174 units) and in 2017 Ord 17-35 for 124 units. Mr. Miller read the two requests from the applicant into the record. Staff considers this a minor request, but one that the Commission does need to review.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site.

Department Review Summary – This case was sent out to all the different departments for review and no new comments. Under the public comments these are same comments we received in the 2017 case; Lake County Schools has noted that there is a valid school concurrency capacity reservation that is good until March 14, 2020 by adding these five units the County will review that again, but do not expect much change. We have some approvals and disapprovals on the public side.

Mr. Miller read the Staff Recommendations into the record; staff recommended approval, and stated nothing has changed in this PUD, since the 2017 case; with the exception with the condition on page 1&2 that notes a maximum of 129 detached single-family units.

Kathy Hattaway with Poulos & Bennet 2602 East Livingston Street Orlando gave a presentation of the changes requested at the subject project and stated she's available to answer any questions; will appreciate your support of their request.

Planning Commissioners and Mr. Miller discussed if the re-engineering; reduced any of the conservational wetland areas, (PUD) Planned Unit Development explanation, no requirement for a 55+community; open to all ages, value of homes; comparable in cost; (Legacy), single-family, two-story homes; up to market, 55+ community; no school impact fees, capacity reserve by School Board, project being approved previously, number of lots, city utilities available; required, lot sizes (interior/exterior), and fencing.

Kathy Hattaway replied they didn't reduce any of the wetland areas; not imposing any impact.

Vice-Chairman Coleman entertained comments from the public.

Larry King stated for the record he is the owner of property adjacent to subject property; no problems with new subdivision; followed by questions of the developer regarding the construction plans.

Kathy Hattaway gave an explanation of the developer plans; she stated the property owner today will not be the home builder on the property; negotiating with home builder; currently on-going and moving forward.

Vice-Chairman Coleman stated any other comments from the public and any closing remarks from Staff.

Mr. Miller stated staff supports the request; no issues with project.

Vic-Chairman Coleman closes the discussion from the public and the voting took place.

Commissioner Marshall made a MOTION for APPROVAL of case # PUD-19-186 – SPRING CREEK PLANNED UNIT DEVELOPMENT Commissioner Fitzpatrick SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5- 0.

DISCUSSION

None

ANNOUNCEMENTS

None

ADJOURNMENT

Approximately 4:57 p.m.

Clell Coleman, Vice-Chairman

Sabrina Mitchell, Administrative Assistant II