



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, NOVEMBER 21ST, 2019 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, November 21st, 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:

Ted Bowersox - Chairman
Clell Coleman – Vice Chair
Chris Wood
John O’Kelley
Michael Fitzpatrick
Alfred Haliday

The following Commission members were absent:

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

The meeting opened with an invocation given by Chairman 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.

**DRAFT SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING
FOR THURSDAY, OCTOBER 24TH, 2019**

Commissioner Fitzpatrick moved to APPROVE the draft minutes from the OCTOBER 24TH, 2019 meeting. Commissioner Wood SECONDED the motion, which PASSED by a vote of 6-0.

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

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

NEW BUSINESS

1. SWEARING-IN OF PLANNING COMMISSION MEMBERS – ALFRED C. HALIDAY

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

OLD BUSINESS

1. PUBLIC HEARING CASE # LSCP-19-157 – WINDSONG PHASE II – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE AMENDING FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 38.6 +/- ACRES FROM INSTITUTIONAL TO ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF HIGHLAND LAKES BOULVDARD AS LEGALLY DESCRIBED IN SECTION 24, 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 13TH, 2020 AND SECOND READING ON MONDAY, MARCH 23RD, 2020)** (Windsong)

Mr. Miller stated we would like to speak about these two cases as a unit and then upon completion the Commission can do separate motions one for the Large-Scale Comprehensive Plan and one for the Zoning.

Dan Miller introduced case number #LSCP-19-157 - Windsong Phase II – Large Scale Comprehensive Plan Amendment and case number# PUD-19-158 – Windsong Phase II – 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 case in regard of 38 acres in the city they have PUD zoned and Institutional future land use. The current zoning under Ordinance 11-

78. Dan Miller stated this project was held from the August 22 meeting to allow the applicant to come back to you with a revised site plan.

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

Department Review Summary – We received standard comments back from the departments including that natural gas is available and from Lake County Schools there is a valid school concurrency capacity reservation, under public responses we received 12 approvals and 18 disapprovals on the disapproval side most of the concerns included, view, buffer zones, safety and privacy, wildlife, drainage, traffic, noise, lights, and price of the homes.

Mr. Miller read the Staff Recommendations into the record for both cases; staff recommended.

Dan Miller explained changes to the future land use on the Comprehensive Plan case and the PUD case; changes to the zoning, under previous PUD zoned for this property that were permitted; types of uses, and stated this is a change from church related, and assisted living to single family residential.

Sarah Meir with Dewberry Engineering on behalf of Hanover Land Company the applicant; gave a presentation on the project and appreciate support on the project.

Planning Commissioners and Mr. Miller discussed 6' fence installed; backing up on existing homes, buffer, swale, condition of the fence, monetary value of property, City of Leesburg water system, Highland Lakes pressure problems; Public Works (pressure issues), zoning portion settled; developer begin turning in plans in a few months; not sure on developer plans, and state approvals.

Chairman Bowersox stated any other questions from the applicant.

Chairman Bowersox entertained comments from the public.

Citizens comments followed; too close to development, project affect monetary value of property, homes water supply, Highland Lakes pressure problems, and construction on subject property.

Ben Snyder with Hanover Homes stated construction to move the development forward; PUD zoning is done, file engineering, build homes, no state approvals yet; (6 to 8 months), under construction mid to late next year.

Chairman Bowersox asked if anyone else would like to speak on the case and if the Commission has no more question of the applicant.

Chairman Bowersox entertained a motion this was the end of the discussion and the voting took place.

Commissioner Fitzpatrick made a MOTION for APPROVAL of case # LSCP-19-157 – WINDSONG PHASE II – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6- 0.

2. **PUBLIC HEARING CASE # PUD-19-158 – WINDSONG PHASE II – PLANNED UNIT DEVELOPMENT ZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 38.6 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF HIGHLAND LAKES BOULEVARD AS LEGALLY DESCRIBED IN SECTION 24, 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 13TH, 2020 AND SECOND READING ON MONDAY, MARCH 23RD, 2020)** (Windsong)

Commissioner Fitzpatrick made a MOTION for APPROVAL of case # PUD-19-158 – WINDSONG PHASE II – PLANNED UNIT DEVELOPMENT ZONING Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6- 0.

NEW BUSINESS

1. **PUBLIC HEARING CASE # LSCP-19-221 – SUNNYSIDE LANDING - PLANNED UNIT DEVELOPMENT**
POSTPONED BY APPLICANT TO DECEMBER 19TH REGULAR MEETING OF THE PLANNING COMMISSION

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 18.5 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF U.S. HIGHWAY 441 AND EAST OF SUNNYSIDE DRIVE (SOUTH) AS LEGALLY DESCRIBED IN SECTION 33, 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, JANUARY 13th, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, MARCH 23rd, 2020)**

Postponed until the December 19th Planning Commission meeting.

Chairman Bowersox entertained a motion to postpone the case.

Commissioner O’Kelley made a MOTION to POSTPONE case # LSCP-19-221 to December 19th meeting – SUNNYSIDE LANDING – LARGE SCALE COMPREHENSIVE PLAN ADMENDMENT Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6- 0.

2. **PUBLIC HEARING CASE # PUD-19-222 –SUNNYSIDE LANDING - PLANNED UNIT DEVELOPMENT**
POSTPONED BY APPLICANT TO DECEMBER 19TH REGULAR MEETING OF THE PLANNING COMMISSION

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 137.35 +/- ACRES FROM CITY PUD (PLANNED UNIT DEVELOPMENT) AND LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR THE DEVELOPMENT OF 231 DETACHED SINGLE FAMILY UNITS FOR A PROPERTY LOCATED SOUTH OF U.S. HIGHWAY 441 AND EAST AND WEST OF SUNNYSIDE DRIVE (SOUTH) AS LEGALLY DESCRIBED IN SECTIONS 29, 32 AND 33, 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, JANUARY 13TH, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, MARCH 23RD, 2020)**

Postponed until the December 19th Planning Commission meeting.

Chairman Bowersox entertained a motion to postpone the case.

Commissioner O’Kelley made a MOTION to POSTPONE case # PUD-19-222 to December 19th meeting – SUNNYSIDE LANDING – PLANNED UNIT DEVELOPMENT Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6- 0.

DISCUSSION

None

ANNOUNCEMENTS

None

Chairman Bowersox entertained a motion to adjourn.

Motion to adjourn made by Vice-Chairman Coleman and seconded by Commissioner O'Kelley.

ADJOURNMENT

Approximately 5:10 p.m.

Ted W. Bowersox, Chairman

Sabrina Mitchell, Administrative Assistant II