



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, DECEMBER 19TH, 2019 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, December 19th, 2019, in the Commission Chambers at City Hall.

Chairman Ted Bowersox called the meeting to order at 4:29 p.m.

The following Commission members were present:

Ted Bowersox - Chairman
Frazier Marshall
Chris Wood
John O'Kelley
Michael Fitzpatrick
Alfred Haliday
Ze'Shieca Carter

The following Commission members were absent:

Clell Coleman – Vice-Chair

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

The meeting opened with an invocation given by Commission Marshall, 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, NOVEMBER 21ST, 2019**

Commissioner Wood moved to APPROVE the draft minutes from the NOVEMBER 21ST, 2019 meeting. Commissioner Marshall SECONDED the motion, which PASSED by a vote of 7-0.

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. PUBLIC HEARING CASE # LSCP-19-221 – SUNNYSIDE LANDING – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

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, FEBRUARY 10TH, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, APRIL 22ND, 2020)**

Chairman Bowersox entertained a motion to postpone the case.

Motion made to postpone case # LSCP-19-221 for 30 days or until the next Planning Commission meeting.

Commissioner O'Kelley made a MOTION to POSTPONE case # LSCP-19-221 for 30 days or until the next Planning Commission meeting – SUNNYSIDE LANDING – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7- 0.

2. PUBLIC HEARING CASE # PUD-19-222 – SUNNYSIDE LANDING – PLANNED UNIT DEVELOPMENT

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, FEBRUARY 10TH, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, APRIL 22ND, 2020)**

Chairman Bowersox entertained a motion to postpone the case.

Motion made to postpone case # PUD-19-222 for 30 days or until the next Planning Commission meeting.

Commissioner O'Kelley made a MOTION to POSTPONE case # PUD-19-222 for 30 days or until the next Planning Commission meeting – SUNNYSIDE LANDING – PLANNED UNIT DEVELOPMENT Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7- 0.

3. PUBLIC HEARING CASE # SSCP-19-243 – PPP SURGERY CENTER – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 2.13 ACRES FROM LAKE COUNTY URBAN LOW DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF FLORIDA'S TURNPIKE AND WEST OF U.S. HIGHWAY 27 AS LEGALLY DESCRIBED IN SECTION 07, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 27TH, 2020 AND SECOND READING ON MONDAY, FEBRUARY 24TH, 2020)** (PPP Surgery Center South)

Mr. Miller stated if we staff will appreciate if we could speak about both cases at once and then the vote can be held.

Dan Miller introduced case number #SSCP-19-243 PPP Surgery Center – Small Scale Comprehensive Plan Amendment and #SPUD-19-245 PPP Surgery Center – Small Planned Unit Development Zoning 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 property is approximately 2.13 acres that is being annexed into the City with SPUD zoning and General Commercial future land use. The current zoning is Lake County Agriculture and the current future land use is Lake County Urban Low Density. This is to be considered by Staff to be a complimentary use to the South Lake Medical Pavilion.

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

Mr. Miller read into the record the general location of the subject property.

Department Review Summary – This case was sent out to all the different departments for review and substantive comments. We had one approval and no disapprovals on the public side.

Mr. Miller read the Staff Recommendations into the record for both cases; staff recommended, and reviewed the Small Planned Unit Development conditions.

Planning Commissioners and Mr. Miller discussed aerial map; construction phase for South Lake, Public Works standpoint; if manageable; Mr. Miller replied enough money it's manageable, lines constructed; (Southern part of Leesburg); property come under pioneering agreement; hospital and City; new development attach to those line; impact fees paid back to the developer, water/wastewater lines; Mr. Miller replied water coming up from the South; (Royal Highlands); brand new lines, can't build; if they can't connect to water/wastewater; City can't waive for a development of this nature, permitting process, traffic study; research upon approval, Mr. Miller stated the traffic study no longer required at the time of the development review(administrative portion) after zoning is done, Mr. Miller stated the road was controlled by DOT south bound 27; require necessary improvements to make it work; DOT standards, recommendation based off water/wastewater; Mr. Miller replied it's part of the development process and you can't get the permit without it, no issues, DOT decision on turning lane, project not in City of Leesburg limits, annexation not a part of this discussion; Mr. Miller replied annexation goes directly to the City Commission.

Mark Grass the developer gave a presentation on the proposed subject property, also stated has done work at South Lake Hospital in Clermont; good central spot for their patients to come for surgery, design; other surgeries separate of theirs in surgery center, proposed building to the north; surgery center/future medical office building; both on property, joint access parking; all in support of the medical office and the medical complex that has been built across the way.

Chairman Bowersox stated if there is any other discussion from the Commission or if anyone from the audience would like to speak.

Citizen comments followed; access road coming out from the turn toward the South end of property; people coming; Clermont; turning lane, all in favor of the development and that it is a surgical center.

Chairman Bowersox closes the discussion from the public and the voting took place.

Commissioner Marshall made a MOTION for APPROVAL of case # SSCP-19-243 – PPP SURGERY CENTER – SMALL SCALE COMPREHENSIVE PLAN ADMENDMENT Commissioner Carter SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7- 0.

4. **PUBLIC HEARING CASE # SPUD-19-245 – PPP SURGERY CENTER – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 2.13 ACRES FROM LAKE COUNTY A (AGRICULTURE DISTRICT) TO CITY C-3 (HIGHWAY COMMERCIAL) FOR A PROPERTY GENERALLY LOCATED SOUTH OF FLORIDA'S TURNPIKE AND WEST OF U.S. HIGHWAY 27 AS LEGALLY DESCRIBED IN SECTION 07, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 27TH, 2020 AND SECOND READING ON MONDAY, FEBRUARY 24TH, 2020)** (PPP Surgery Center South)

Planning Commissioners and Mr. Miller discussed annexation; City zoning for proposed site; negative impact on the development on the two lots to the North; Dan Miller replied actually no; lot of usable property; (lot immediate North), annexed; would like to see those lots actually annexed in that area; same process happening here now; would happen with those and the uses; very similar; positive impact to both property owners on both sides of this.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner Fitzpatrick made a MOTION for APPROVAL of case # SPUD-19-245 – PPP SURGERY CENTER– REZONING Commissioner O'Kelley SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7- 0.

DISCUSSION

None

ANNOUNCEMENTS

Dan Miller stated we have one Planning Commission position open that we going to be advertising for soon; Mr. Craig Brown has resigned due to his business responsibilities, so we will have an alternate open for that.

Mr. Clell Coleman in your thoughts and prayers, he called yesterday stating that he was going to the hospital, and he don't know if he is still there now or what's going on.

Chairman Bowersox entertained a motion to adjourn.

Motion to adjourn made by Commissioner Marshall and seconded by Commissioner Carter.

ADJOURNMENT

Approximately 4:58 p.m.

Ted W. Bowersox, Chairman

Sabrina Mitchell, Administrative Assistant II