



SUMMARY MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, FEBRUARY 20<sup>TH</sup>, 2020 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, February 20<sup>th</sup>, 2020, 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 – Vic Chairman  
Frazier Marshall  
Chris Wood  
John O’Kelley  
Michael Fitzpatrick  
Alfred Haliday  
Ze’Shieca Carter

The following Commission members were absent:

City staff in attendance included Dan Miller, Planning & Zoning Manager, Dianne Pacewicz, Planner, CareyLee Murray, Planner, Kandi Harper, Senior Planner, Adrian Parker, Development Review Coordinator, Sabrina Mitchell, Administrative Assistant II, and 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.

**DRAFT SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING  
FOR THURSDAY, JANUARY 23<sup>RD</sup>, 2020**

**Commissioner Fitzpatrick moved to APPROVE the draft minutes from the JANUARY**

23<sup>RD</sup>, 2020 meeting. Commissioner Wood **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.

Dan Miller asked permission from Chairman Bowersox to skip the rules of participation, due to not having anyone not associated with the Planning Commission.

Chairman Bowersox stated for the record the first two items on the agenda has been postponed.

## **OLD 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, MAY 11<sup>TH</sup>, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, JULY 27<sup>TH</sup>, 2020)** (Sunnyside Lake Land Holdings, LLC) **POSTPONED TO MARCH 19, 2020 PLANNING COMMISSION MEETING**

Mr. Miller stated for the record the Planning Commission postponed the Sunnyside case, until next month, and stated the postponement is due to the fact that the applicant representative, Mr. Beliveau was unable to be here today for medical reasons and he did contact our office.

Mr. Miller gave a brief explanation of the January meeting; concerning a number of people made specific accusations that this staff did not properly notice, post and/or mail surrounding property owner information in 2005, which led to the decision to postpone the case.

Dan Miller stated for the record, staff would like to indicate; we did extensively research for the cases from 2005; on the table before you are files involving this case, including surrounding property owner name lists, surrounding property owner letters sent to the owners of record, advertisement in the Daily Commercial, and photographs of the signs posted. He noted that at that time, and within the requirements of the Law, the City did send out property owner letters under registered mail, which requires a signature to prove

receipt and among those signatures did include names of people who did state that they did not receive notice in 2005.

Dan Miller stated staff did its job in 2005 and in 2020 and appreciates the opportunity to clarify this matter for the record.

Chairman Bowersox stated for the record we have the files in front of us that will document what Mr. Miller just stated.

Chairman Bowersox entertained a motion to approve postponement of case# LSCP-19-221 and PUD-19-222; and stated one motion will take care of both cases.

**Commissioner O'Kelley made a MOTION to POSTPONE case # LSCP-19-221 – SUNNYSIDE LANDING – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO MARCH 19th PLANNING COMMISSION MEETING; Commissioner Fitzpatrick 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 159 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, MAY 11<sup>TH</sup>, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, JULY 27<sup>TH</sup>, 2020)** (Sunnyside Lake Land Holdings, LLC) **POSTPONED TO MARCH 19, 2020 PLANNING COMMISSION MEETING**

**Commissioner O'Kelley made a MOTION to POSTPONE case # PUD-19-222 – SUNNYSIDE LANDING – PLANNED UNIT DEVELOPMENT TO THE NEXT MONTH PLANNING COMMISSION MEETING; Commissioner Fitzpatrick SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7 - 0.**

time.

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

## NEW BUSINESS

### 3. **PUBLIC HEARING CASE # SSCP-20-18 – FIRE STATION #64 – SMALL 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 1.57 +/- ACRES FROM LAKE COUNTY INDUSTRIAL TO CITY OF LEESBURG INSTITUTIONAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF ROGERS INDUSTRIAL PARK ROAD AND EAST OF COUNTY ROAD 33 AS LEGALLY DESCRIBED IN SECTIONS 14 AND 15, 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, MARCH 9<sup>TH</sup>, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, MARCH 23<sup>RD</sup>, 2020)** (Fire Station #64)

Mr. Miller requested to place both cases together for the purposes of introduction.

Dan Miller introduced case number #SSCP-20-18 Small Scale Comprehensive Plan Amendment and RZ-20-19 – Rezoning Fire Station #64 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, staff summary, departmental review summary, and staff recommendations.

Mr. Miller read into the record the general location of the subject property, gave a background of the subject property, and current zoning.

Dianne Pacewicz utilized a power point presentation to demonstrate the area of the proposed site.

Mr. Miller stated he personally spoke with Chief Johnson of the Leesburg Fire Department, he approves of this request and would appreciate your affirmative vote.

Department Review Summary: This case was sent out to all the different departments for review and no substantive comments and no public comments.

Mr. Miller read the Staff Recommendations into the record for both cases; staff recommending approval of both cases.

Chairman Bowersox stated if the Commission have any questions for Staff; and stated the Commission have to make two separate motions for each case.

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

**Commissioner Marshall made a MOTION for APPROVAL of case # SSCP-20-18 – FIRE STATION #64 – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; Commissioner Coleman SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7 - 0.**

Chairman Bowersox called for the next case under new business be brought forward.

**4. PUBLIC HEARING CASE # RZ-20-19 – FIRE STATION #64 – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 1.57 +/- ACRES FROM LAKE COUNTY CFD (COMMUNITY FACILITY DISTRICT TO CITY OF LEESBURG P (PUBLIC) FOR A PROPERTY GENERALLY LOCATED SOUTH OF ROGERS INDUSTRIAL PARK ROAD AND EAST OF COUNTY ROAD 33 AS LEGALLY DESCRIBED IN SECTIONS 14 AND 15, 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, MARCH 9<sup>TH</sup>, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, MARCH 23<sup>RD</sup>, 2020)** (Fire Station #64)

Chairman Bowersox stated if any discussion on the Rezoning case.

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

**Commissioner Fitzpatrick made a MOTION for APPROVAL of case # RZ-20-19 – FIRE STATION #64 – REZONING; Commissioner Marshall SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7 - 0.**

Chairman Bowersox called for the next case under new business be brought forward.

**5. PUBLIC HEARING CASE # CTPA-20-31 – NUWCOMIZ BUGG SPRING OVERLAY AREA – COMPREHENSIVE PLAN TEXT AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CITY OF LEESBURG COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH THE NAVAL UNDERSEA WARFARE CENTER OKAHUMPKA “MISSION IMPACT ZONE” FUTURE LAND USE OVERLAY AREA; PROVIDING FOR COMPATIBLE LAND USES; PROVIDING FOR APPROPRIATE OBJECTIVES AND POLICIES TO ENSURE COMPATIBILITY AND NOTIFICATION; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON APRIL 13<sup>TH</sup>, 2020 AND SECOND READING ON JUNE 22<sup>ND</sup>, 2020)** (Bugg)

Dan Miller introduced case number #CPTA-20-31 Naval Undersea Warfare Center Okahumpka – Mission Impact Zone 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.

Mr. Miller stated the City of Leesburg passed an ordinance regarding development within the area and read into the record the general location of the subject property, gave a background of the subject property, explained the Navy concerns about development within the three rings on the map, and their requests.

Chairman Bowersox stated if we had any comments from the Villages. Mr. Miller replied that the Villages has worked with the Navy directly to amend the wording on two areas; Area A (470) within rings and Area B. The Villages has agreed with the Navy and amended the language in their proposed development agreement.

Dan Miller read into the record the next City Commission meeting for the second reading of the latest Villages project.

Commission O’Kelley expressed concern about the purpose of this agreement. Mr. Miller gave a brief explanation of the different rings; different levels of development, equipment interference; avoid mining operations, large industrial operations, and mining issue; Area A ring.

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

**Commissioner Fitzpatrick made a MOTION for APPROVAL of case # CTPA-20-31 – NUWCOMIZ BUGG SPRING OVERLAY AREA – COMPREHENSIVE PLAN TEXT AMENDMENT; Commissioner O’Kelley SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7 - 0.**

## DISCUSSION

Chairman Bowersox stated A-Line Fire & Safety is having a business after hours this evening at their new location at the end of Magnolia and he would like to personally invite anybody that would like to come and enjoy dinner.

Chairman Bowersox stated no further discussion. Dan Miller stated staff wants to thank you for allowing us to speak about this and the opportunity to do again next month.

## ANNOUNCEMENTS

Motion made to adjourn meeting by Commissioner O’Kelley and seconded by Commissioner Coleman.

## ADJOURNMENT

Approximately 4:50 p.m.

  
Ted W. Bowersox, Chairman

  
Sabrina Mitchell, Administrative Assistant II