



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
VENETIAN CENTER  
THURSDAY, AUGUST 20<sup>TH</sup>, 2020 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, August 20<sup>th</sup>, 2020, at Venetian Center.

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  
John O’Kelley  
Michael Fitzpatrick  
Alfred Haliday  
Chris Wood

The following Commission members were absent:

Frazier Marshall  
Ze’Shieca Carter

City staff in attendance included Dan Miller, Planning & Zoning Manager, Kandi Harper, Senior Planner, Dianne Pacewicz, Planner, Careylee Murray, Planner, 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.

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.

Dianne Pacewicz swore in staff as well as anyone in the audience wishing to speak.

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

## **NEW BUSINESS**

### **1) PUBLIC HEARING CASE # LSCP-20-125 – R O RESIDENTIAL – 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 83.51 +/- ACRES FROM LAKE COUNTY URBAN LOW TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF CLARK STREET AS LEGALLY DESCRIBED IN SECTIONS 01, 09, 10, AND 16, 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, OCTOBER 12, 2020 AND SECOND READING ON MONDAY, JANUARY 11, 2021) (POSTPONED TO SEPTEMBER 24, 2020 PLANNING COMMISSION AGENDA AT STAFF REQUEST)**

Chairman Bowersox entertained a motion to postpone case# LSCP-20-125 to September 24 Planning Commission Meeting and then the voting took place.

**Commissioner O’Kelley made a MOTION to POSTPONE case # LSCP-20-125 – LAKE DENHAM SUBDIVISION ENTRANCE SIGN– VARIANCE to September 24 Planning Commission Meeting. Commissioner Fitzpatrick SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6- 0.**

### **2) PUBLIC HEARING CASE # PUD-20-126 – R O RESIDENTIAL – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 83.51 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE), LAKE COUNTY R-1 (RURAL RESIDENTIAL), LAKE COUNTY R-3 (MEDIUM RESIDENTIAL DISTRICT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF CLARK STREET AS LEGALLY DESCRIBED IN SECTIONS 01, 09, 10, AND

16, 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, OCTOBER 12, 2020 AND SECOND READING ON MONDAY, JANUARY 11, 2021) (POSTPONED TO SEPTEMBER 24, 2020 PLANNING COMMISSION AGENDA AT STAFF REQUEST)**

Chairman Bowersox entertained a motion to postpone case# PUD-20-126 to September 24 Planning Commission Meeting and then the voting took place.

**Commissioner O'Kelley made a MOTION to POSTPONE case # PUD-20-126 – R O RESIDENTIAL – PLANNED UNIT DEVELOPMENT to September 24 Planning Commission Meeting Commissioner Fitzpatrick SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6– 0.**

3) **PUBLIC HEARING CASE # LSCP-20-135 – WHITEMARSH PHASE II AND PHASE III – LARGE 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 MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 158 +/- ACRES FROM LAKE COUNTY URBAN LOW DENISTY TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27, NORTH OF BRIDGES ROAD AND EAST OF FLORIDA'S TURNPIKE AS LEGALLY DESCRIBED IN SECTIONS 01 AND 02, TOWNSHIP 21 SOUTH, RANGE 24 EAST, AND SECTIONS 35 AND 36 TOWNSHIP 20 SOUTH, RANGE 24 SOUTH, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, OCTOBER 12, 2020 AND SECOND READING ON MONDAY, JANUARY 11, 2021)**  
(Whitemarsh PH II & III)

Dan Miller introduced case number LSCP-20-135 – Whitemarsh Phase II and Phase III – Large Scale Comprehensive Plan Amendment and case number PUD-20-136 - 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 subject property, location and current zoning. Mr. Miler explained the (PUD) Planned Unit Development, the history of the subject property and requests.

Kandi Harper 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 departments for review, no substantive comments received. Under Public responses there is a concern for possible construction on existing wetlands; wetlands protected by state of Florida per the PUD documents, loss of wildlife habitat; wildlife study required, comments on a wall that may have been promised by a previous developer; because the Whitemarsh I property is in Lake County, we have no jurisdiction in this matter.

Mr. Miller read into the record some minor changes and clarifications to the PUD document prior to the vote. Minor change - Section 3.B.2 Prohibited uses, remove the word condominiums; (this is a form of ownership), Clarification of Section 6.A. Landscaping. The intent of the wording there is to require a fence along property having lots, not property that is undeveloped. Also, a clarification of Section 7 Site Access and Signage, and Section 8 Transportation Improvements, it is the intent of the document to require roadways within this project, Phase II and III to be constructed to city standards, and that FDOT control the need for any improvements at the intersection of Great Egret Drive and U.S. 27. It is not the intent of this document to require improvements within the Phase I of Whitemarsh.

Mr. Miller stated staff is recommending approval of these cases.

Greg Belliveau with LPG of Mt. Dora gave a detailed presentation of the subject property, explained the Plantation development order, property access, covenants within deeds Phase I, annexation, future land use, and PUD; reduce impacts, environmental analysis, sign off letter ;sand skink evaluation (cleared), shrub jays; no impact in a negative way; (signed off); gopher tortoises; take care of them proper way; next phase, prior to construction, endangered species, buffers, road; (permitted) allowed.

Citizens' concerns were based on traffic light; Mr. Miller replied that a traffic study would have to be done, environmental impact; panthers, Mr. Miller stated he would have the applicant respond to that question, fence (North side) concern; Mr. Miller replied anywhere there are lots to lots fence (required) on Whitemarsh side., type of fence; Mr. Miller replied it would be a physical fence made of PVC or some material, concern regarding transparency of the information shown; Mr. Miller replied all of the information is available, also if you live within 200' of the boundaries you will get a letter, sign concern; Mr. Miller replied the requirement is one sign at the roadway, environmental studies done, traffic change, impact on children, and pets, wetlands, Florida sandhill cranes, lift stations; improvements, water bills, developments, and flood plain levels (rise).

Greg Belliveau gave a presentation to address comments from citizens with exhibits for the record, regarding development, cranes; (no negative impact), conservation easement, shrub jays (can't touch) 100-year floods (address), St. John's permit; (follow rules), lift station (upgrade), pumps, fence; (along the North side), traffic; (go through Phase II and III),

impact reduced through PUD; even under current County destination, and Plantation pod; (North), Villa pod with 40' lots; (not a single family pod), and abide by all St. John's and environmental rules.

Citizens' wanted additional information concerning; Orchard Drive that leads into the pasture pre-dates any construction in that area or plans for construction, Orchard Drive; (access), not built for development, plans for Whitemarsh II and III; (locations not to be disclosed), road built with development; Greg Belliveau replied there was a grove road there; (permits) due to the initial impacts to the wetlands, and plaque lined up that stub out to the old grove road, aerials sent out, fence concern; (Whitemarsh I), Greg Belliveau explained the development master plan for further clarification of the fence concern, entrance problem, walkway (cracked), and road collapse.

Greg Belliveau replied hopefully road was built with County specs (accepted) road systems; (not collapse), County maintenance; (contact County to keep it up and maintain road), traffic study; (impacts to entrance), not a traffic light; (not warranted), access; (back property), Dilly Marshland in the way of units; (protect wetlands); Greg Belliveau replied we have to go through permitting, find upland systems, and mitigate for any wetland impacts, Phase I development; (borders), Riverside and Brenton common borders with Whitemarsh, bushes not well maintained, security, residence responsible for maintaining bushes; Greg Beliveau we can address our phase and not previous phases, information of types of homes; (low income housing); Greg Beliveau replied it's not low income housing.

Chairman Bowersox stated if the Commissioners had any questions or discussion.

Commissioner Fitzpatrick expressed concern regarding full state environmental gambit, sandhill cranes; Greg Beliveau replied that's correct and stated if there are nesting there and we will identify where they are nesting; how many acres (impacted) acres preserving as (wetlands); Greg Beliveau replied 66 acres of wetlands, also setting aside 27 acres of uplands out of the almost 160 acres; preserving a good bit of property, prior use grove; (current approved pasture); impacted agriculture,

Commissioner O'Kelley expressed concern earlier deeds in Phase I there was a stipulation future Phase II or III using the entrance coming into the subdivision now; Greg Beliveau replied client informed him there was a covenant of annexation on some documents when the first phase was done when it was annexable, not automatic City has an option to annex it in.

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

**Commissioner Fitzpatrick made a MOTION for APPROVAL of case # LSCP-20-135 – WHITEMARSH PHASE II AND PHASE III – LARGE SCALE COMPREHENSIVE PLAND AMENDMENT Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5- 0.**

4) **PUBLIC HEARING CASE # PUD-20-136 – WHITEMARSH PHASE II AND PHASE III – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 158 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27, NORTH OF BRIDGES ROAD EAST OF FLORIDA'S TURNPIKE AS LEGALLY DESCRIBED IN SECTIONS 01 AND 02, TOWNSHIP 21 SOUTH, RANGE 24 EAST, AND SECTIONS 35 AND 36 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, OCTOBER 12, 2020 AND SECOND READING ON MONDAY, JANUARY 11, 2021)** (Whitemarsh PH II & III)

**Commissioner Fitzpatrick made a MOTION for APPROVAL of case # PUD-20-136 – WHITEMARSH PHASE II AND PHASE III – PLANNED UNIT DEVELOPMENT Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5- 0.**

Mr. Miller read into the record the tentative dates for the City Commission meeting at that time all that information will be sent to the State for their required review and then will come back Monday, January 11 those dates do sometimes change based on scheduling.

**DISCUSSION**

None

**ANNOUNCEMENTS**

Chairman Bowersox announced he was very proud of the Commission on the last meeting.

Dan Miller announced September 24 promises to be an interesting meeting at well.

Commissioner O'Kelley expressed concern regarding total number of units on the Silver Lake Project; Mr. Miller replied 273.

Chairman Bowersox stated just for more information Silver Lake, Radio Road, and 44. Mr. Miller replied Hwy 44 directly North of the lots that are adjacent to the North side of Silver Lake; total acres 83.75.

**ADJOURNMENT**

Approximately 5:41 p.m.

  
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Ted W. Bowersox, Chairman

  
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Sabrina Mitchell, Administrative Assistant II