



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
VENETIAN CENTER
THURSDAY, OCTOBER 22ND, 2020 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, October 22nd, 2020, at Venetian Center.

Chairman Ted Bowersox called the meeting to order at 4:31 p.m.

The following Commission members were present:

Ted Bowersox – Chairman
Frazier Marshall
John O’Kelley
Michael Fitzpatrick
Alfred Haliday
Chris Wood
Nathaniel Sanders

The following Commission members were absent:

Ze’Shieca Carter

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

Dianne Pacewicz informed the audience of the rules of participation and the need to sign the speaker’s registry. She 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, SEPTEMBER 24TH, 2020**

Chairman Bowersox asked for a motion on the Summary Minutes of the Planning Commission meeting of September 24, 2020.

Commissioner Marshall moved to APPROVE the draft minutes from the SEPTEMBER 24th, 2020 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 Bowersox called for the first case under new business be brought forward.

NEW BUSINESS

1. SWEARING-IN OF PLANNING COMMISSION MEMBERS – NATHANIEL SANDERS

Dan Miller stated for the record the meeting will be run by Dianne Pacewicz, Planner. Mr. Miller stated new members of the Planning Commission were named by the City Commission; Mr. Tim Sennett who could not be present and Nathaniel Sanders.

Dan Miller asked the Chairman for the swearing-in of the new member of the board, Nathaniel Sanders.

Sabrina Mitchell, Administrative Assistant II, swore in the new members of the Planning Commission Board.

1. PUBLIC HEARING CASE # SSCP-20-204 – CHRISTIAN WORSHIP CENTER HOMES – 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 0.46 ACRES FROM LAKE COUNTY URBAN LOW DENSITY TO CITY OF LEESBURG ESTATE DENSITY RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF SLEEPY HOLLOW ROAD AND NORTH OF OLD TAVARES ROAD AS LEGALLY DESCRIBED IN SECTION 20, 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, DECEMBER 14, 2020 AND SECOND READING ON MONDAY, JANUARY 11, 2021)** (CWC Homes)

Dianne Pacewicz stated these two cases for this proposal to be heard, one is for the Comprehensive

Plan Amendment and the other is for a Rezoning. There is also an Annexation application which goes before the City Commission; with the Chairman's permission, staff requested that both cases be heard as a whole and then afterward the Commission could vote on each case individually.

Dianne Pacewicz introduced case number #SSCP-20-204 – Christian Worship Center Homes – Small Scale Comprehensive Plan Amendment and case number #RZ-20-205 – Christian Worship Center Homes - Rezoning 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.

Dianne Pacewicz gave a background of the subject property and current zoning.

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; there were no comments or objections from city departments and no comments from the public.

Dianne Pacewicz read the Staff Recommendations for both cases into the record; Staff recommended approval for both cases.

Pastor John Christian gave a presentation of the subject property and stated this is something new for our church; remodeled a lot of properties here in Leesburg but this is the first one from start to finish; looking forward to being in the City of Leesburg; Sunnyside area will be a great start; proposed home will be compatible with the neighborhood; previous structures.

Mr. Bowersox asked if any Commissioners had any questions of the applicant.

Commissioners discussed about who would be living in the homes, and if the lots were platted.

Chairman Bowersox stated that the vote needed to be made one at a time for each case.

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

Commissioner O'Kelley made a MOTION for APPROVAL of case # SSCP-20-204 – CHRISTIAN WORSHIP CENTER HOMES – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Marshall SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6 - 0.

2. PUBLIC HEARING CASE # RZ-20-205 – CHRISTIAN WORSHIP CENTER HOMES – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 0.46 ACRES FROM LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY OF LEESBURG R-1 (RURAL RESIDENTIAL) FOR A PROPERTY GENERALLY LOCATED WEST

OF SLEEPY HOLLOW ROAD AND NORTH OF OLD TAVARES ROAD AS LEGALLY DESCRIBED IN SECTION 20, 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, DECEMBER 14, 2020 AND SECOND READING ON MONDAY, JANUARY 11, 2021)** (CWC Homes)

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

Commissioner Fitzpatrick made a MOTION for APPROVAL of case # RZ-20-205 – CHRISTIAN WORSHIP CENTER HOMES – REZONING Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7- 0.

DISCUSSION

None

ANNOUNCEMENTS

Chairman Bowersox announced that the board has two new Commissioners coming on and gave a detailed presentation on Vice-Chair Coleman and his years of service with the Planning Commission board; stated that Mr. Coleman will be missed.

Commissioner O’Kelley gave a brief presentation of former board member Vice-Chairman Coleman and stated that the commission should do something to recognize his service to Leesburg for 40 years; something he can manage to attend and be present and get recognized. Chairman Bowersox stated he wanted to involve the City Commission as well.

Dan Miller replied that the City Commission was planning to do a plaque, and would advise the Planning Commission of the dates; but nothing at this point. On behalf of the Staff Mr. Coleman was appreciated. Commissioner O’Kelley stated would that possibly be a presentation at the City Commission meeting.

Mr. Miller asked the City Attorney Fred Morrison if it is possible to do something the office or will that be a violation of the Sunshine Law; or if we have a gathering would it have to be related to a public setting and noticed meeting. Fred Morrison replied technically it’s not a violation as long as City business is not discussed; probably best not to do that; unless it’s advertised ahead of time.

Chairman Bowersox stated he doesn’t only want the City to recognize Vice-Chairman Coleman he wants the community to recognize his contribution. Dan Miller replied he will take a message to the City Manager.

Dan Miller stated he was so proud of his Staff for the first time in the history of Leesburg the entire Planning & Zoning meeting every single thing had been done by the ladies; just wanted to put on the record how proud he is of his staff.

Chairman Bowersox announced that it is wonderful having Commissioner Sanders on the board and he looks forward to spending many meetings with him and getting to know him better.

ADJOURNMENT

Approximately 4:54 p.m.


Ted W. Bowersox, Chairman


Sabrina Mitchell, Administrative Assistant II