



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
VENETIAN CENTER
THURSDAY, DECEMBER 17TH, 2020 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, December 17th, 2020, at Venetian Center.

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

The following Commission members were present:

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

The following Commission members were absent:

Frazier Marshall
Ze’Shieca Carter

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

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 19TH, 2020

Commissioner Sennett moved to APPROVE the draft minutes from the NOVEMBER 19TH, 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.

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

NEW BUSINESS

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

1. PUBLIC HEARING CASE # PUD-20-229 – THE LAKES AT ROYAL PALM PHASE I AND PHASE II – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 31 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR MULTIFAMILY APARTMENTS FOR A PROPERTY GENERALLY LOCATED SOUTH OF EAST DIXIE AVENUE AND WEST OF SOUTH LAKE STREET, AS LEGALLY DESCRIBED IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 8, 2021 AND SECOND READING ON MONDAY, FEBRUARY 22, 2021)** (Lakes Royal Palm PH I & II PUD)

Dan Miller introduced case number #PUD-20-229 – The Lakes at Royal Palm Phase I and 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 and explanation of the subject property, location current zoning, requests, went over the changes to the current (PUD) Planned Unit Development conditions under Ordinance 13-38.

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 or objections received from the departments. Electric Department will require an easement and that's standard in the development process. No comments from the Public.

Mr. Miller stated for the record page two of the (PUD) Planned Unit Development under land use which comes under 3.B.10; currently says maximum building height will be three story; staff doesn't have an objection; if units go up to four story, don't know builder; currently four story; model three story; staff doesn't have a problem either way.

Dan Miller stated that we received a couple of letters of recommendations from the City of Pinellas Park; Zoning Department, Dean Neal and City of Temple Texas; Assistant City Manager, Kim Fought showing that they had worked with them well.

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the case.

Chairman Bowersox expressed concern regarding the approximate distance from the buildings to Lakefront.

Dan Miller went over the wetland/flood zone map; developer land; north/east and stated these all fit within that area (PUD) a couple of sections wetlands and flood zones; protection.

Commissioner Sennett expressed concern regarding minimum sq ft. Mr. Miller replied the minimum requirements in the City code is 750'; will review.

Bob Colvard with Roundstone Development representing the seller of the property; property under contract, stated we are just updating of a PUD; nothing new, other than a few minor changes, fit current mold that has already in place; provision about expiration clause going away.

Dan Miller stated expiration clause not needed on this one.

Bob Colvard reviewed conceptual site plan; set at three story, worked around those wetlands; make change to four stories; lower footprint, allow green space; would be nice.

Dan Miller replied if someone could make a motion to change to four story maximum and 750' minimum.

Bob Colvard read into the record the current site plan configurations; bedroom types and sizes.

Chairman Bowersox stated any other questions from the applicant.

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

Commissioner Sennett made a MOTION for APPROVAL of case # PUD-20-229 -- THE LAKES AT ROYAL PALM PHASE I AND PHASE II -- PLANNED UNIT DEVELOPMENT With The Following Changes Add To It A Minimum 750' Per Unit And Change It To Four Story Maximum Commissioner Wood SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7 - 0.

DISCUSSION

ANNOUNCEMENTS

Chairman Bowersox stated he appreciates Sabrina Mitchell for moving the meetings to the small room. Chairman Bowersox stated we need to appoint a Vice-Chair. Dan Miller replied in January we will make those selections; first item on our agenda.

Dan Miller stated he worked out with the Recreation Department to have the small room except for September; already booked, may move (big room), due to the pandemic. Chairman Bowersox stated if ever be potential to have Planning Commission meetings at City Hall; Mr. Miller replied once the pandemic is over.

ADJOURNMENT

Approximately 4:51p.m.

Tim Sennett, Vice-Chairman

Sabrina Mitchell, Administrative Assistant II