



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
VENETIAN CENTER  
THURSDAY, MARCH 18<sup>TH</sup>, 2021 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, March 18<sup>th</sup>, 2021, 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  
Tim Sennett – Vice-Chairman  
John O’Kelley  
Michael Fitzpatrick  
Alfred Haliday

The following Commission members were absent:

Frazier Marshall  
Chris Wood  
Nathaniel Sanders  
Ze’Shieca Carter

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

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, FEBRUARY 18<sup>TH</sup>, 2021**

**Commissioner Sennett moved to APPROVE the draft minutes from the FEBRUARY 18<sup>TH</sup>, 2021 meeting. Commissioner Haliday SECONDED the motion, which PASSED by a vote of 5- 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. PUBLIC HEARING CASE # PUD-21-27 – ORANGE BEND – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 640 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) ON PROPERTY GENERALLY LOCATED NORTH OF POE STREET AT THE INTERSECTION OF CR-44, WEST OF RADIO ROAD AND EXTENDING NORTHWEST TO HAINES CREEK AS LEGALLY DESCRIBED IN SECTIONS 33 AND 34, TOWNSHIP 18 SOUTH, RANGE 25 EAST AND SECTION 03, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES – 1<sup>ST</sup> READING ON MAY 10, 2021 AND 2<sup>ND</sup> READING ON MAY 24, 2021)** (Orange Bend PUD)

Dan Miller introduced case number #PUD-21-27 – Orange Bend – 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, and went over the (PUD) Planned Unit Development zoning; development phasing.

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

Department Review Summary: This case was sent out to all the different departments for review, no substantive comments made from anyone in the City. Lake County Public Works; review traffic impact analysis, and Lake Sumter MPO; review traffic analysis; time of development; development move forward; install traffic signal; entrance of CR 44, and Lake County Schools; Adequate Public Facilities Determination letter; snap shot today; seats available; School District; number of children; calculated; produced by PUD. Under public responses we received one approval, one disapproval; Radio Road and 473 traffic, housing until infrastructure is vastly approved and one undecided; existing oaks, hammocks and traffic patterns as well.

Mr. Miller read the Staff Recommendations for the case into the record; Staff recommended approval. Dan Miller gave a brief explanation of the request to remove section 13c in the development phase of the (PUD) had portion in it and this is the first request for an extension; taking phasing portion out. Mr. Miller stated Staff recommending that this portion be taken from the document.

Greg Belliveau LPG representing the Brown family gave a presentation of the subject property with exhibits for the record; and stated all the other conditions are in the document; buffers, conditions, originally approved PUD; still intact, all safe guard; same, utility extensions; same; haven't changed anything; request; remove section 13c; keep consistent; other PUD's, nothing different, recognize letter; Lake County Public Works, road improvements; necessary with a PUD of this size.

Citizens' comments and concerns were based on: entrance; CR 44 and Poe Street, traffic patterns, three century oaks, hammocks; add property value, see not go, subdivision; septic or sewer; Chairman Bowersox replied sewer; effect properties; Radio Road; impact; rest of community, and excited about development, good; our community; Dan Miller replied entire development; sewer, under code of City of Leesburg; not allowed, new septic tanks; this PUD; document; require entire development; water/wastewater; provided by City; if impact; Lake County; wells/septic, under laws of City of Leesburg; septic fail; connect to City utilities, unless Lake County Health Department; allow; septic changes, annex into City; each City; ISBA(Interlocal Service Boundary Agreement); Lake County; road parallel; East Treasure Island, accidents, lives; extra traffic, and development size.

Mr. Miller replied it's a total of 640 acres, 799 single family, 196 townhouse or multi-family, 283K sq. ft commercial, institutional, or government uses; large; all infrastructure brought out there; firing range; implemented, and effected; real loud, Mr. Miller replied the firing range; sits now legally; under CUP; pollutes run-off water; streams; Chairman Bowersox replied that's a County issue; no authority; address; call Environmental Protection Agency; file complaint, and harvesting of LED, Mr. Miller replied soil boiling's; done, building subdivision, Marsh land developing; Mr. Miller replied not developed; over Marsh lands; wetlands, and Marsh lands; state protected; wetlands, and flood zones; respected, setting aside; specific nature traps; migrating birds, and butterflies.

Greg Belliveau gave a presentation with exhibits for the record to address comments from citizens regarding road Poe access; no access, access; old 44, road issues, main Blvd. access; traffic signal; one access point; traffic improvements; main intersection, final design left/right turning lanes on 44, Leesburg; require tree survey; size tree/location, emergency access points; only, not development; centralized system; new partners; south; lot lines, cost of water/sewer; lesser; County not required; hook on; annex; hook on system; failures; massive, same scenario; approved, conditions; were there, pink; less intense commercial, dark red; more intense commercial, yellow; townhouse developments; all commercial; on east side; commercial; direct access with those uses.

Chairman Bowersox stated the mobile home park; coming through this development or own ingress/egress. Greg Beliveau replied separate access points and larger buffer; approvals; in packet, special buffer.

Greg Beliveau address additional comments from citizens and stated all the green areas abutting Haines Creek; everything set aside; other areas; being set aside as you can see; complying with requirements, areas pretty pronounced; consideration; design of plans, family history; working; environmental agencies; public lands; out there, purchased; negotiations, family history; good neighbors; historically with agencies.

Chairman Bowersox closes the discussion from the public and stated if any Commissioners have any questions or issues.

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

Chairman Bowersox asked Dan Miller if there's any wording on there that needs to be added to that motion; Mr. Miller replied no sir, not that he is aware of because the request is to delete that wording.

**Commissioner Fitzpatrick made a MOTION for APPROVAL of case # PUD-21-27 – ORANGE BEND –SMALL PLANNED UNIT DEVELOPMENT Commissioner Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5- 0.**

#### **DISCUSSION**

None.


#### **ANNOUNCEMENTS**

Motion made to adjourn meeting by Vice-Chairman Sennett.

#### **ADJOURNMENT**

Approximately 5:09 p.m.

  
Ted W. Bowersox, Chairman

  
Sabrina Mitchell, Administrative Assistant II