



SUMMARY MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY HALL  
THURSDAY, JULY 21<sup>ST</sup>, 2022 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, July 21<sup>st</sup>, 2022, at City Hall.

Chairman Ted Bowersox called the meeting to order at 4:32 p.m.

The following Commission members were present:

Ted Bowersox – Chairman  
Tim Sennett – Vice-Chair  
Frazier Marshall  
John O’Kelley  
Nathaniel Sanders  
Alfred Haliday

The following Commission members were absent:

Chris Wood  
Ze’Shieca Carter

City staff in attendance included Dan Miller, Planning & Zoning Manager, Sabrina Mitchell, Administrative Assistant II, Kandi Harper, Senior Planner, Dianne Pacewicz, Senior Planner and City Attorney Grant Watson 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, JUNE 23<sup>RD</sup>, 2022.**

Vice-Chairman Sennett moved to APPROVE the draft minutes from the JUNE 23<sup>RD</sup>, 2022 meeting. Commissioner Sanders 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 old business be brought forward.

## **OLD BUSINESS**

1) **PUBLIC HEARING CASE # SSCP-22-173 – CR 44 SWAN SILVER LAKE PROPERTY – 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 49 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD AS LEGALLY DESCRIBED IN SECTIONS 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 24, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF THE APPLICANT)**

Dan Miller requested to take both cases as whole and vote separate, and stated he making a request to hold the cases to the next Planning Commission meeting at the request of the applicant representative, due to site plan being revised and Staff have to have time to review that revised site plan; will bring it back to you next month. Chairman Bowersox stated so it's not brought forward from last month to this month, Dan Miller replied it's brought forward from last month to this month, but unfortunately because some changes; creating some options; not there previous; better plan.

Chairman Bowersox stated if he could vote on both cases together; City Attorney Grant Watson replied the votes have to be separate.

Vice-Chairman Sennett abstained from voting on the case due to a conflict of interest.

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

**Commissioner O’Kelley made a MOTION to POSTPONE of case # SSCP-22-173 – CR 44 SILVER LAKE PROPERTY – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

Chairman Bowersox called for the second case under old business be brought forward.

**2) PUBLIC HEARING CASE # PUD-22-174 – CR 44 SWAN SILVER LAKE PROPERTY – PLANNED UNIT DEVELOPMENT ZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 49 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) AND LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD AS LEGALLY DESCRIBED IN SECTIONS 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 24, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF THE APPLICANT)**

Vice-Chairman Sennett abstained from voting on the case due to a conflict of interest.

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

**Commissioner Marshall made a MOTION to POSTPONE of case # PUD-22-174 – CR 44 SILVER LAKE PROPERTY – PLANNED UNIT DEVELOPMENT ZONING Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

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

**NEW BUSINESS**

**1) PUBLIC HEARING CASE # CUP-22-337 – LAKE MONTESSORI SCHOOL – CONDITIONAL USE PERMIT**

REQUEST FOR A CONDITIONAL USE PERMIT IN THE R-1 (LOW DENSITY RESIDENTIAL) AND THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT, PER SECTION 25-284 DISTRICT USE REGULATIONS, TO ALLOW AN EDUCATIONAL INSTITUTION USE, FOR A PROPERTY GENERALLY LOCATED WEST OF LEE STREET

AND SOUTH OF WEBSTER STREET, AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Montessori)

Dan Miller introduced case number #CUP-22-337 – Lake Montessori School – Conditional Use Permit 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, zoning, and requests.

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 City departments for review, no substantive comments. Public responses - Staff received one response from the surrounding property owner letters, newspaper advertisement and sign postings; concern for this project read into the record.

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

Chairman Bowersox stated if the Commission have any questions of Staff or anyone here that wants to speak or address this issue.

Commissioners, and Mr. Miller, discussed two parcels already in use already by the school; house facing on Perkins; Dan Miller replied it will add the house facing on Perkins; school built many years ago; used as a school, technically non-existing, and non-confirming; this will make it confirming; real asset to the City.

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

**Vice-Chairman Sennett made a MOTION for APPROVAL of case # CUP-22-33 – LAKE MONTESSORI SCHOOL – CONDITIONAL USE PERMIT**  
**Commissioner Marshall SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.**

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

2) **PUBLIC HEARING CASE # SSCP-22-260 – BRITTANY COMMERCIAL – 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 1.09 +/- ACRES FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED NORTH OF U.S. HIGHWAY 441, EAST OF WATERS EDGE DRIVE, WEST OF MARK ROAD, AND SOUTH OF BRITTANY BLVD AS LEGALLY DESCRIBED IN SECTIONS 19, 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 10, 2022)** (Brittany)

Dan Miller requested to take both cases as whole and vote separate.

Dan Miller introduced case number #SSCP-22-260 – Brittany Commercial – Small Scale Comprehensive Plan Amendment and case number #RZ-22-261 – 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, zoning, and requests.

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 City departments for review, no comments returned. Public responses - Staff received no responses from the surrounding property owner letters, newspaper advertisement and sign postings.

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

Chairman Bowersox stated if the Commission have any questions of Staff.

Commissioners, and Mr. Miller, discussed if they decide to keep it; use it for storage, City of Leesburg, require screening; Dan Miller replied yes, they will have to do some form of fencing; in order to have a complete opeg buffer; something you can't see through.

Robert White the Community Association Manager for Brittany Estates stated what the Commission was asking has already been approved by the Board of Directors; commissioned Superior Fence to construct an 8' vinyl fence all the way along that property, preliminary plan to plant shrubbery; soften look of fence.

Chairman Bowersox stated if any questions or discussion among the Commission.

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

**Commissioner Sanders made a MOTION for APPROVAL of case # SSCP-22-260 – BRITTANY COMMERCIAL – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.**

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

**3) PUBLIC HEARING CASE # RZ-22-261 – BRITTANY COMMERCIAL PROPERTY – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 1.09 +/- ACRES FROM LAKE COUNTY RMRP (MOBILE HOME RENTAL PARK DISTRICT) AND LAKE COUNTY C-2 (COMMUNITY COMMERCIAL DISTRICT) TO CITY OF LEESBURG C-3 (HIGHWAY COMMERCIAL) TO ALLOW FOR DRY STORAGE FOR BOATS AND TRAILERS FOR A PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441, EAST OF WATERS EDGE DRIVE, WEST OF MARK ROAD, AND SOUTH OF BRITTANY BLVD AS LEGALLY DESCRIBED IN SECTIONS 19, 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 10, 2022)** (Brittany)

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

**Vice-Chairman Sennett made a MOTION for APPROVAL of case # PUD-22-261 – BRITTANY COMMERCIAL PROPERTY – PLANNED UNIT DEVELOPMENT Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.**

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

**4) PUBLIC HEARING CASE # LSCP-22-267 – ANTHONY PROPERTY – LARGE 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 133 +/- ACRES, FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF DEWEY ROBBINS ROAD, AS LEGALLY DESCRIBED IN SECTION 05, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED**

**FOR FIRST READING ON MONDAY, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022) (Anthony)**

Dan Miller requested permission to take both cases as a whole and vote separate.

Dan Miller introduced case number #LSCP-22-267 – Anthony Property – Large Scale Comprehensive Plan Amendment and case number #PUD-22-268 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, zoning, requests, went over PUD (Planned Unit Development); 50x110 on PUD; should be 50x120.

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 City departments for review, the Department had no specific comments. Lake County letter read into the record. The Lake County School Board noted that residential portion is subject to school concurrency review. Public responses – Staff received at least nine written responses from the surrounding property owner letters, newspaper advertisement and sign posting; petition signed; included in packet and concerns for this project read into the record.

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

Andrew McCown with GAI Consultants stated for the record they are the Planners and Civil Engineers for the project representing Hanover Land Company; gave a presentation for the Anthony PUD, reviewed the requested applications, surrounding area, Leesburg ISBA, surrounding area; projects recently approved, Site Topo; map review, conceptual plan; approximately 133 acres, gross density; 2.9 units per acre, maximum 391 units, SFD homes; 50' lots, two entrances off Dewey Robbins Road, 25' minimum perimeter buffer, pond; expanded, stormwater, conceptual open space plan, conceptual phasing plan, proposed home elevations; 50', amenity center, traffic; Ayman As-Saidi gave a presentation, and stated we are currently in the process of performing the traffic impact analysis required; by City for the project, currently under review; methodology stage, still in the works; did preliminary analysis; for Dewey Robbins; Anthony/Hodges project across the street; existing traffic on the road today; and the traffic generated by Anthony/Hodges project, two developments; 52% capacity on the road; available, still capacity to handle the remaining developments coming up in the future; still in the process with the City and traffic analysis, Andrew McCown went over draft of PUD conditions; addressed concerns

from Commission and stated that today is a power easement; new road, it's a small area; not a problem to make sure it's accommodated.

Tony Reddick GAI Consultants stated any drainage captured in pond; off site flows will be treated and kept on our site as much as possible; concept plan; creative.

Chairman Bowersox stated any other questions by the Commission.

Commissioners, and Mr. Miller, discussed drawing northeast corner flow; retained; water come off, didn't see any retention; corner, Lake County comments on page two connectivity, addressed; Dan Miller replied he will let them know; changes to PUD; 4.D.1; Dan Miller discussed typo on his end; gutter, back/front setbacks; Dan Miller stated grading has to be done properly; Staff can live without the front or rear, 5' setbacks with gutters; no problem; deleting front/rear; as long as the sides are protected, need gutters all the way around; hip roof; Dan Miller replied the concern if the design allows water to flow, Bldg. Dept. address; Dan Miller replied no specific code, impact a lot of existing PUD's; Ordinance, address style of roof, address; mandatory with hip roof/open gable, sides; Dan Miller replied we can work on the wording; utilize these elevations, conditions; trail around pond, mulch trail, water flow; washout, need a little more permanent, mulch; too slack, permanent trail around the lake, people with special needs; access, Dan Miller stated if we word it ADA compliant; where required; it's required, trail has to be; resolve concerns; where ADA compliance required, fencing; neighbors, no major issues, Planning standpoint split rail or solid vinyl; keep the feel, don't want to over/under restrict, issue; gutters/trail around lake,, any horizontal face ship requires; gutter, County; address roads; Dan Miler read County comments into the record, the development on the other side of Dewey Robbin lot size similar; Dan Miller replied the lot sizes are larger.

Ben Snyder of Hanover Land Company stated we use non-flowing wood mulch; the water coming down; towards the retention pond, go to pipes that are designed to handle the stormwater; real issue, normal circumstances; stay put much better than pine bark mulch; not trying to build asphalt; concrete trail around nature preservation area; rural, rustic looking nature trail; around a nature preservation area, a lot of sidewalks accessible; trail difficult; off road wheelchair; which exist, fence; not proposed around the project, natural vegetative buffer; better transition from residential to our neighbors; perimeter, fine, surrounding project with plastic fence; not a particular good look, fence; Dewey Robins; split rail with PVC; look better and longer; resolve trails/gutters with the wording, the one across the street; large percentage of 40' lots; this one same lot program; City Commission & Panning Commission doesn't want to see 40' lots; we changed them all to 50' lots.

Chairman Bowersox stated anymore discussion from the Commission.

Citizens' concerns were based on: fence issue, washout continuously, address pavement area, gopher tortoises; addressed, little over populated, visual line of site; map review, blind spot, gutters, place noted; kid to play baseball, County comments read into the record, entrance, property right across from the development; can't have the entrance on the hill;



blind hill/dip, Turkey Lake issue; major problem; can't see; fine with the vinyl fence; don't want to see your houses.

Chairman Bowersox stated if anyone else in the audience have a comment, any questions amongst the Commission or any questions of Staff.

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

Dan Miller stated for the record the motion needs to be made with changes on lot size, gutters, trail, and handicap accessible.

**Commissioner Haliday made a MOTION for APPROVAL of case # PUD-22-217 – ANTHONY PROPERTY with changes on lot size, gutters, trail, and handicap accessible – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.**

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

**5) PUBLIC HEARING CASE # PUD-22-268 – ANTHONY PROPERTY – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 133 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF DEWEY ROBBINS ROAD, AS LEGALLY DESCRIBED IN SECTION 05, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)** (Anthony)

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

**Commissioner Haliday made a MOTION for APPROVAL of case # PUD-22-268 – ANTHONY PROPERTY – PLANNED UNIT DEVELOPMENT Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.**

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

**6) PUBLIC HEARING CASE # LSCP-22-273 – TREASURES TROVE – LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE

CITY OF LEEsburg, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING 55 +/- ACRES, FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEEsburg ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND SOUTH OF EAST TREASURE ISLAND AVENUE, AS LEGALLY DESCRIBED IN SECTION 01, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)** (Treasures Trove)

Dan Miller requested permission to discuss the next two cases together and vote separate.

Dan Miller introduced case number #LSCP-22-273 – Treasure Trove – Large Scale Comprehensive Plan Map Amendment and case number #PUD-22-274 – 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, zoning, requests, went over PUD (Planned Unit Development).

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 City departments for review, no substantive comments from the departments. The Lake County School Board noted that residential project is subject to school concurrency review. Lake County Public Works indicated: letter read into the record.

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

Gary Beverly with Civil Design Solutions representing the developer and stated the wording in section 6.D. amended; split rail fence, and also the buffer; worded in the documents; for the entire perimeter of the property; some areas; not developing; wetland area, buffer/split rail fence the developer area of the property; also, 6.B. also says the thing for the buffer, and stated we look forward to working with Staff and working out any of the design issues when we get to those points.

Chairman Bowersox stated if the Commission have any issue with those amendments.

Commissioners, and Mr. Miller, discussed Hwy 44; four lane from coast to coast; still pushing for it, wetlands, addressed; Dan Miller stated you can't touch the wetlands; fill in wetlands, mitigation process; haven't seen anyone willing to take up that challenge, possible to fill wetlands; haven't seen it worth it yet, wetlands identified; on property, by engineer/staked out; requirements; 25' buffer, 50' from nearest structure, wetlands/flood zones; difference; explained, create a retention pond; specific standards, certain amount of water; contained; on site, City of Leesburg experience from new developments; no problem, gone off site, noted, St. John; very tough, wetlands; protected, FDOT; traffic concerns; Lake County and the State of Florida will have to work together to do something about (Hwy 44); concern, as citizen; be willing to work with City, County; State to encourage that.

FDOT; 5 year work program; changes from year to year, Staff working together with Lake County Planning; work with them all the time, elected officials two joint meetings; very difficult to control market; real hard to shut down, real problem, gopher tortoises; State cares; 2K each; relocation, sites/farms; can be relocated, can't bury anymore; bury permit, to wetlands/roadways comments; work together; put pressure, make decision; traffic, wetlands; State, very good experience; with engineers; calculations/depth/width/time periods; City of Leesburg has done real well with it; road huge concern; development, 44 if development approved with site plan approval; State, acquire more width ROW; impossible with houses backed up to 44; has to happen, conversation; another issue, Department of Transportation; get notified about needs; they do get comments from the Cities, and people proposing the developments, timeline; very concerning, Hwy 27 and south/north; nightmare, mixed feelings; any developments coming in Lake County; high density, and small lots; beyond control; come back to Planning Commission with another plan; opposed to proposal for road; 44, need to be four lane, no passing lanes, vote; negative.

Chairman Bowersox stated if the Commission have any discussion or comments.

Citizens' concerns were based on; traffic; concern, congestion, want rural property, wet, wetlands; tremendous, ponds, infrastructure; not adequate, agricultural, detrimental impact with all regards, not anti-growth, understand; can't control traffic, entrance; on 44, seen multiple people dead; turning into Treasure Island Road, turning off of Treasure Island Avenue, consideration for Hwy 44, not wide enough; two turning lanes, Treasure Island Ave; substandard road; Treasure Island Avenue; brought to State standards, push water; adjacent back into the west/south units; St. John; contacted; Dan Miller replied they have been contacted, very glad to hear; less than 3 units per acre, know State plans; Hwy 44; Dan Miller replied we work with Lake County on that; haven't specifically heard of anything; any intentions for 18 years; Dan Miller replied don't believe that will be an issue; in Leesburg, control this now; infrastructure, roads, 544 houses built within in 3 miles of that area, PUD; approved Orange Ben; expire again 2031; 1000 units, existing County Rural Growth Initiative; some correspondence, looking forward to working with the City of Leesburg; responsible growth, large black bear killed; by Dura Stress, habitat, significant

wildlife; maintain, Mid-Florida Lakes; other side of 473; semi-truck rear ended, CR 44; dangerous road; LSCP; 90 day review period, widen road, death trap, buffer; compensate additional traffic on 44, no communication; people didn't know, in opposition of project, live in swamp area, dangerous road, intersection 44; death trap, gopher tortoises; made den, 350 species; living in dwelling, key stone species; provide habitat, other animals, project; location, golden eagles; bald eagles, kite birds, owls, people; more problems, east Treasure Island Ave; other side of swap, show line; road retention, water doesn't stop, 44; power lines down; both sides, County; can't widen/turn lanes; not enough roadway; Duke Energy, can't do a whole a lot things; no responsibility, no road to work with; was told by Fish & Wildlife; about wetlands; unable to touch any of the trees.

Chairman Bowersox closes discussion from the Public and asked if the Commission have any discussion.

Gary Beverly addressed comments from the Commissioners; stated we have planned with this layout; enlarge the ROW area; 44, recognize we have to do turning lanes, traffic issues; deal with, working with Lake County, City, and FDOT; our design team; extensive traffic study; for all the roads in our area and beyond; whatever impacts put on to other road services; we will have to deal with, at this level; not time for traffic study, just concept plan; ideas, not a concrete plan; PUD, make sure that the traffic is dealt with; another level beyond what we are doing today.

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

**Vice-Chairman Sennett made a MOTION for APPROVAL of case # LSCP-22-273 – TREASURE TROVE – LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT Commissioner Haliday SECONDED the MOTION which FAILED; the MOTION was DENIED by a vote of 2-4.**

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

**7) PUBLIC HEARING CASE # PUD-22-274 – TREASURES TROVE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 55 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND SOUTH OF EAST TREASURE ISLAND AVENUE, AS LEGALLY DESCRIBED IN SECTION 01, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)** (Treasures Trove)

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

**Commissioner Haliday made a MOTION for APPROVAL of case # PUD-22-274 – TREASURE TROVE – PLANNED UNIT DEVELOPMENT**  
**Commissioner Sanders SECONDED the MOTION which FAILED; the MOTION was DENIED by a vote of 2-4.**

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

8) **PUBLIC HEARING CASE # LSCP-22-288– BAR-KEY GROVES – LARGE 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 717 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION, LAKE COUNTY RURAL AND LAKE COUNTY REGIONAL OFFICE TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, SOUTH OF DEWEY ROBBINS ROAD AND NORTH OF FLORIDA'S TURNPIKE AS LEGALLY DESCRIBED IN SECTIONS 05, 06, AND 07, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Bar-Key)

Dan Miller requested permission to take both cases together and vote separate.

Dan Miller introduced case number #LSCP-22-288 – Bar Key Groves – Large Scale Comprehensive Plan Amendment and case number #PUD-22-289 – Planned Unit Development 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.

Mr. Miller gave a background and explanation of the subject property, location, zoning, requests, and went over PUD (Planned Unit Development).

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 City departments for review, no comments from the City departments or notes. The Lake County School Board noted that residential portion is subject to school concurrency review. Lake County Public response indicated and letter read into the record.

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

Harriet Scales introduced herself for the record and stated she is representing the Scales family on this presentation of our property Bar Key Grove had this property for a lot of years, citrus business, part of the community for a lot of years; dealer principal for Key Scales Ford, wasn't easy to sell the property; turned a lot of developers away, decided to partner with MVR, country fourth largest home builder; to develop our property, feel they're going to do a good job; wouldn't want it to be have way done; good for the community, good for everybody; hope to get a favorable decision from the Board.

Cyndi Tarapani of Tarapani Planning Strategies gave a detailed presentation and stated she represents MVR; contract purchaser of this property, permission from Commission to present both cases together; comprehensive presentation, heard from Harriett Scales; daughter Alexander Scales, introduced Staff for the record on the project, went over location map; urbanizing area, good traffic networks there, sewer/water facilities; available to site, Lyden Nicholson project; to north, west side of US 27, and both sides of Bridges Road, Bar Key side; City service area; only can annex into the City; serve property with facilities, total site 717 acres; 531 acres; developer, 186 acres wetlands; 74% developer, 26% site wetlands, surface waters, requested applications, future land use map; 4 units per acre; comprehensive plan policies.

PUD master plan; developed in villages, different colors; different villages, true mixed use development; commercial site, entrance; at Bridges Road/US Hwy 27, institutional site; southern southwest corner of property entrance adjacent to turnpike; no access to turnpike, access; via Orchard Lane, light/medium orange; single family lots, review different lots; on map, changed plan; Staff suggestions; made project better, value of PUD, US Hwy 27 entry & commercial parcel, institutional site, interior loop road, proposing 8' multi-use trail; serve golf cart requirement, Dewey Robbins Road entry, second entrance, amenity center on Mule head Lake, pocket parks locations, paired villa & townhomes, 45', SFH lot; 8 styles; 1 & 2 story, 50' SFH lot, two conditions; gutters, sides if setbacks 5' or less, front/rears; gutters necessary, hip/gamble roof, second condition trail meet requirement for goth cart path, site; no longer viable; transition into residential, mixed use community; variety house type, trail; easy access to the Villages, recreational activities; on site, City confirmed; capacity to serve this project, PUD; exceeds open space/recreation, protect wetlands, will comply stormwater and retention requirements, met PUD requirements; respectfully request your recommendation of approval.

Chairman Bowersox stated if the Commission have any questions of the applicant.

Cyndi Tarapani addressed comments from the Commission and stated we have no multi-family units on the project; villas and townhome lots together 28% of project, and 482 units of 1700 remainder all SF, trail; not doing it in mulch, we would agree to same conditions that you imposed on the other project; gutter provision apply to 5' setback; that's how we understand it as well; apply to 5' setback, Lyden Nicholson; attached units/multi-family, Whispering Hills; attached units, commercial site; incorporate a grocery anchored shopping center; goal, commercial retail; 26 acres total; of that limited to 140,000 square feet actual building, plan amendment; preliminary analysis done by traffic engineer, section of US 27; Level service B, Level service D; acceptable; above Level service today; project added; still Level B, Bridges Road; Level service B; capacity on those two roads, FDOT, permits; driveways, proposed one full access; Bridges; right end right out; further south, FDOT approval, likely require turn lanes; our obligation, MVR; been around a long time; know requirements, engineer submitted; to Lake County next level detail (traffic study), turning lanes for 27/Dewey Robbins; understand process, seen other communities be very successful in monitoring that very carefully because they are more aware of the projects being approved, work with FDOT; five-year work program; doesn't get budgeted or built, encourage the City to continue to work with FDOT and the County for those improvements; confirm with the change to gutter condition and handicap accessible; not proposing any of the other materials.

Chairman Bowersox stated if the Commission have any questions of applicant or anyone in Public would like to speak on this case.

Commissioners, and Mr. Miller discussed how many multi-family attached units; Dan Miller replied villas and townhomes lots 462 of 1700 remainder all SF, and trail; (handicap accessible, issue gutters); consistent with that recommendation; Dan Miller stated it sounded to me like they could work with the same language that you agreed to previously 5' or less; we gutter it, hip roof provisions, facades, clarification on gutter provision apply; only 5' setback, 7.5' setback proposing; gutters not required,. Dan Miller replied if you have 7.5' adjacent to a 7.5' you get the 15', likes the idea of the separation of distance apply to the 5' setback and architect on that lot. Dan Miller stated trails fair solution; as far as golf carts and pads; over at Venetian, any of the developments nearby; attached dwellings; Dan Miler replied Lyden Nicholson back to the west and Whispering Hills to the north; attached units, have they been approved; Dan Miller replied yes sir and stated their total max density will be 8; came in to make changes; we did that two months ago, compliments applicant on incorporating commercial; something for the people to do, a lot of growth; south of town, agreement with all developments; consensus; encourage that; glad to see some commercial involved, how many acres for commercial retail, 45'; not personal preference, like to see 50' lots, concerned with traffic on 27; State of Florida can get involved; plan together, widen road, effects final approval of this project; with other entities other than the City of Leesburg, FDOT requirements; for turning lanes, before development, traffic flow; two lane highway north/south, at what point the State says okay we have to widen this road; County/City concern; how much we approve, increase traffic, State help; handicap accessible.

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

**Commissioner Sanders made a MOTION for APPROVAL of case #LSCP-22-288 – BAR KEY GROVES – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

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

9) **PUBLIC HEARING CASE # PUD-22-289 – BAR-KEY GROVES – PLANNED UNIT DEVELOPMENT REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 717 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, SOUTH OF DEWEY ROBBINS ROAD AND NORTH OF FLORIDA'S TURNPIKE AS LEGALLY DESCRIBED IN SECTIONS 05, 06, AND 07, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Bar-Key)

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

**Vice-Chairman Sennett made a MOTION for APPROVAL of case # PUD-22-289 – BAR KEY GROVES with change to gutter condition and handicap accessible – PLANNED UNIT DEVELOPMENT REZONING Commission Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

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

10) **PUBLIC HEARING CASE # SPUD-22-294 – TT STORAGE – SMALL PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, MODIFYING THE ZONING ON APPROXIMATELY 4.64 +/- ACRES TO CHANGE THE EXPIRATION DATE OF ORDINANCE NO. 16-24 FOR A PROPERTY GENERALLY LOCATED SOUTH OF STATE ROAD 44 AND WEST OF WHITNEY ROAD, AS LEGALLY DESCRIBED IN SECTION 19, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 12, 2022)**

(TT Storage)

Dan Miller introduced case number #SPUD-22-294 – TT Storage – Small 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, zoning, request.

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 City departments for review, no comments from the City departments of note including: Lake County Public Works, and the Lake County School Board. Public responses - Staff received no responses from the surrounding property owner letters, newspaper advertisement and sign posting.

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

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

**Commissioner O’Kelley made a MOTION for APPROVAL of case # SPUD-22-294 – TT STORAGE – SMALL PLANNED UNIT DEVELOPMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

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

**11) PUBLIC HEARING CASE # SSCP-22-299 – LEESBURG SMALL BAY – 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 3.42 +/- ACRES, FROM LAKE COUNTY INDUSTRIAL TO CITY OF LEESBURG INDUSTRIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF PROGRESS ROAD, AS LEGALLY DESCRIBED IN SECTION 29, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 10, 2022)** (Small Bay)

Dan Miller requested for permission to discuss the next two cases together.

Dan Miller introduced case number #SSCP-22-299 – Leesburg Small Bay – Small Scale Comprehensive Plan Amendment and case number #SPUD-22-300 – 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, zoning, requests, went over PUD (Planned Unit Development).

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 City departments for review, no concerns from the department including: Lake County Public Works, and the Lake County School Board. Public responses – Public responses - Staff received no responses from the surrounding property owner letters, newspaper advertisement and sign posting.

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

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

**Vice-Chairman Sennett made a MOTION for APPROVAL of case # SSCP-22-299 – LEESBURG SMALL BAY – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

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

**12) PUBLIC HEARING CASE # SPUD-22-300 – LEESBURG SMALL BAY – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING CERTAIN PROPERTY FROM LAKE COUNTY HM (HEAVY INDUSTRIAL DISTRICT) TO CITY OF LEESBURG M-1 (INDUSTRIAL) ON APPROXIMATELY 3.42 +/- ACRES FOR A PROPERTY GENERALLY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF PROGRESS ROAD, AS LEGALLY DESCRIBED IN SECTION 29, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY**

**SCHEDULED FOR MONDAY, OCTOBER 10, 2022)** (Small Bay)

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

**Commissioner O’Kelley made a MOTION for APPROVAL of case # SPUD-22-300 – LEESBURG SMALL BAY – PLANNED UNIT DEVELOPMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.**

**DISCUSSION**

Chairman Bowersox stated the City can save money on copy machines and paper; we need computers; Dan Miller replied may I follow up on that, one; consensus, make our jobs tremendously easy; it will be is one packet in a PDF we can have it open and loaded for you, it may take us a little while; hopefully we can find them or use the City Commission.

**ANNOUNCEMENTS**

Dan Miller announced that we received an email yesterday from Mr. Chris Wood, letting us know that he is resigning his position as a Planning Commissioner due to a move out of the city limits; we have had the ad out for new Planning Commission, but I haven’t seen many. Commissioner O’Kelley stated do you have to be a resident of the City of Leesburg; for Planning Commission/Historic District; Dan Miller replied yes sir, to the best of my knowledge you do have to be resident.

Dan Miller stated he hired two people Ms. Max Van Allen and Ms. Melissa Meddlers will be joining the Staff as Planners on August 1 and August 8 respectively. Chairman Bowersox stated how many cases are on the August agenda; Dan Miller replied around five cases, and then announced Al Minner father passed away a few weeks ago; funeral service on Friday, July 22, 2022.

Commissioner Haliday announced he won’t be in attendance for the August Planning Commission meeting.

**ADJOURNMENT**

Meeting was adjourned at 7:23 p.m.

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Ted W. Bowersox, Chairman

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Sabrina Mitchell, Administrative Assistant II