



SUMMARY MINUTES OF A SPECIAL CALLED MEETING
OF THE PLANNING COMMISSION
CITY HALL
THURSDAY, SEPTEMBER 8TH, 2022 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, September 8th, 2022, at City Hall.

Chairman Ted Bowersox called the meeting to order at 4:28 p.m.

The following Commission members were present:

Ted Bowersox – Chairman
Tim Sennett – Vice-Chair
John O’Kelley
Nathaniel Sanders
Alfred Haliday
Ze’Shieca Carter

The following Commission members were absent:

Frazier Marshall

City staff in attendance included Dan Miller, Planning & Zoning Manager, Sabrina Mitchell, Administrative Assistant II, Kandi Harper, Senior Planner, Max Van Allen, Planner, Melissa Medders, 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, JULY 21ST, 2022.**

Vice-Chairman Sennett moved to APPROVE the draft minutes from the JULY 21ST, 2022 meeting. Commissioner Carter SECONDED the motion, which PASSED by a vote of 6-0.

Chairman Bowersox stated to Dan Miller to announce the new members of the Planning & Zoning Staff ; Dan Miller stated we added Max Van Allen, Planner and Melissa Medders they have been a great addition to our Staff and our learning.

Chairman Bowersox stated he would like to apologize last month we had to cancel the meeting due to some irregularities and some people that wasn't here; apologize for it and we would like to make up for it.

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, SEPTEMBER 26, 2022 AND SECOND READING ON MONDAY, NOVEMBER 14, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF THE APPLICANT)**

Chairman Bowersox stated for the record we could deal with both cases together.

Dan Miller introduced case number #SSCP-22-173 – CR 44 Swan Silver Lake Property – Small Scale Comprehensive Plan Amendment and case number #PUD-22-174 Planned unit Development Zoning 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); and options A & B.

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

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

Department Review Summary: This case was sent out to all the different City departments for review, no substantive comments from the Departments. Lake County Public Works noted letter sent back regarding ROW; the applicant will have to work with Lake County under the review process; provide adequate ROW; Lake County road; turn lanes; signalization; required, Lake County School Board noted that the project is subject to school concurrency review; portion of shared mitigation required at the time of submittal. Public responses - Staff received two disapprovals with comments from the surrounding property owner letters, newspaper advertisement and sign postings; concerns for this project read into the record.

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 the applicant or anyone in the audience here to address this issue, and then closes discussion from the Public.

Greg Beliveau of LPG of Mt. Dora gave a presentation on the subject property and stated this probably will be last time you will see me because he is retiring; project before you it's a stepping stone project; density, south; multi-family, average density 5.5 to 7 units per acres, density; lower; north, on 44/towards Haines Creek, 5.5, 2.81, and 3.1 across the street; Robuck PUD approved, two options; everything else; same, gopher tortoises, traffic study; done, work with Lake County; turning lanes, provide ROW; south, wetlands; south, undisturbed, north, water retention, larger lots; west, option to bring in this market; expand the market place, housing shortage, provides three options, single family; attached, asking for option two; everything works out the same; impacts, school analysis, still in perimeters; no issue with PUD; conditions, provided to the Commission pictures; Greg Beliveau addressed concerns from the Commission and stated all owner occupied, same effect single family PUD; north, same, don't feel it's going to be that big of a issue, Cutrale and Minute Maid, overflow spray site; decades, testing, no issue, put in condition; notify them spray field site, same condition in PUD, north; don't see that as problem, with adding condition; spray field use.

Commissioners, and Mr. Miller discussed owner occupied, Cutrale issues; Dan Miller stated we do have some standard language that we can put in place; to notify spray field use, traffic, improvement on Hwy 44, existing zoning; agricultural, one house per 5 acre track, rural residential; one house per 1 acre, all this property in

Lake County; Dan Miller replied yes; City Commission approved adjoining development to the north; Dan Miller replied going through the process; first hearing, Hills of Leesburg, adjoining; size of lots, density, and traffic; Hwy 44 corridor; looks like a nice plan; opposed to this project, plans of widening 44; Dan Miller replied he haven't specifically heard of anything, Hwy 44, four lane; 10 years ago with traffic, County; not proactive, COMP plan; going develop, determine plan A or plan B; Dan Miller replied option remains with the developer; Leesburg has traditionally, not done well with duplexes or townhomes; leave option there allows them to work the market.

Greg Beliveau stated the project on the map provided referenced at the top Lake County keeps waiting on for he feels will be the trigger for 44; unit count so high, starts coming in for site plan, platting, trigger that will wake them up, commercial as well, size/scale of the projects, can't afford any road improvements; meetings with Lake County.

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

Commissioner Haliday made a MOTION for APPROVAL 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 4-1.

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, SEPTEMBER 26, 2022 AND SECOND READING ON MONDAY, NOVEMBER 14, 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.

Dan Miller stated for the record correction on the Zoning the conditions for the notification of the spray field use needs to be on this vote not the Future Land Use vote.

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

Commissioner Haliday made a MOTION for APPROVAL of case # PUD-22-174 – CR 44 SILVER LAKE PROPERTY – PLANNED UNIT DEVELOPMENT ZONING with notification of irrigation regarding Cutrale Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-1.

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

3) PUBLIC HEARING CASE # VAR-22-369 – TRINITY INDUSTRIAL - ACCESS VARIANCE

REQUEST OF THE PLANNING COMMISSION OF THE CITY OF LEESBURG, FLORIDA, FOR A VARIANCE FROM SECTION 4.A. SITE ACCESS, OF ORDINANCE 09-106, ON APPROXIMATELY 2.47 +/- ACRES, TO ALLOW AN ADDITIONAL ACCESS POINT ALONG TALLEY BOX ROAD ON A PROPERTY GENERALLY LOCATED SOUTH OF TALLY ROAD, EAST OF LEESBURG COMMONS COURT, AND WEST OF TALLY BOX ROAD, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION BY PLANNING COMMISSION)** (Trinity Industrial)

Dan Miller introduced case number #VAR-22-369 – Trinity Industrial – Access Variance 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 aerial map; amend existing PUD (Planned Unit Development) under Ordinance 09-106.

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, we didn't receive no specific comments from the Departments. Public responses - Staff didn't receive no responses 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.

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

Commissioners, and Dan Miller discussed the clarification of the case number and requested to amend the Variance case number from #VAR-22-334 to #VAR-22-369.

Commissioner O'Kelley made a MOTION for APPROVAL of case # VAR-22-369 – TRINITY INDUSTRIAL – ACCESS VARIANCE Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.

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

NEW BUSINESS

1) **PUBLIC HEARING CASE # LSCP-22-338 – CEDAR CREEK RESIDENTIAL SUBDIVISION – 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 APPROXIMATELY 59.6 +/- ACRES, FROM INDUSTRIAL TO ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 33 AND NORTH OF MANOR OAKS COURT, AS LEGALLY DESCRIBED IN SECTION 22, 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, SEPTEMBER 26, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Cedar Creek Residential)

Dan Miller introduced case number #LSCP-22-338 – Cedar Creek Residential Subdivision – Large Scale Comprehensive Plan Amendment and case number #PUD-22-339 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, project will not have a significant impact on the roads, went over zoning map, and 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. Public responses - Staff received two responses and one was a written response from the surrounding property owner letters, newspaper advertisement and sign postings; concerns for this project read into the record.

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

Grant Watson, City Attorney stated for clarification purposes it will be completely appropriate to discuss new business items 1 and 2 together.

Greg Beliveau with LPG representing Cedar Creek Equity gave a presentation and stated powerline easement; north boundary line, provided another buffer; north, easement; 170' wide, rest all open space, park; industrial to north, water retention area, new design, tree survey; done; trees over 30"; catalog, with red dot, caused to remove roads, lots; provide more open space, preserved trees, south; mitigate with the rest of the open space, redesigned; augmentation to the project, not plus 55 community, lot more folks working here; needing a place to live, housing; for workers; Greg Beliveau addressed comments from the Commission and stated price range for homes; low 300K and up; price of material; fluctuating the price of homes, great news, traffic; site industrial both in land use/zoning, traffic higher than it is for single family, impact to site; under County LDR's and land use, amount of impact industrial use, higher, more intense, SF; 2.3 units per acre, traffic impact drops, create less traffic, less impacts for traffic, save more trees, more open space with residential design than industrial design, benefit to provide with this option; than industrial option, PUD; first opened, expansion on a County piece of property, by permit; noise, dust; this is taking away that potential greatly, condition; adjacent to industrial land use/industrial zoning, north; industrial, Manor Oaks; emergency access; not direct access, main access off 33, we don't have our folks coming in/out off of Plantation, not-gated entry way, emergency access; gated, similar; built south of Leesburg, it shouldn't affect the home cost, you can build walls, all different fashions; concrete block, different types; don't think we will have that problem here.

George Waters at 3810 Westover Circle in the Plantation and stated back lot adjacent to Manor Oaks Court; concern, traffic; will not be on Manor Oaks Court; consideration to that, Board of Directors; Plantation; noticed 30% residents and about 50% vendors use that road, access to outsiders, hope don't mix ingress coning off Manor Oaks, Plantation; security provided for the people coming over from that development, into Plantation using our facilities; accused; break ins, in vehicles, building a wall or fence; along Manor Oaks and up towards Arlington Ridge, problem with Whitemarsh; not identified, disappointed not 55 plus; difficult to provide amenities, not opposing project; mitigate; secure, people wondering in/out; main concern, speak for most of the residents; aware of this project.

Greg Beliveau addressed citizen concern and stated he will address the concern with client; wall on the south side; add to buffer requirements.

Chairman Bowersox stated if the Commission have any questions of the applicant or any comments from the Public.

Commissioners, and Mr. Miller, zoned industrial; Dan Miller replied it's been zoned industrial for many years; turned into an unattended spot of industrial, average price, existing residents wouldn't have to put up with an industrial site could go in there, agree to citizen security concern; security added to plan; where applicable, in doing so will this affect housing price, entry way gated; Commission recognizes Greg Beliveau and thanks him for his service to Lake County; Dan Miller stated the motion to include requirement for fence, and to explain full disclosure to a buyer.

Grant Watson, City Attorney stated for the record comment about notification of the adjacent industrial parcel as well.

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

Commissioner Sanders made a MOTION for APPROVAL of case # LSCP-22-338 – CEDAR CREEK RESIDENTIAL SUBDIVISION – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Vice-Chairman Sennett 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 # PUD-22-339 – CEDAR CREEK RESIDENTIAL SUBDIVISION – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 59.6 +/- ACRES FROM M-1 (INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 33 AND NORTH OF MANOR OAKS COURT, AS LEGALLY DESCRIBED IN SECTION 22, 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, SEPTEMBER 26, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022) (Cedar Creek Residential)

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

Vice-Chairman Sennett made a MOTION for APPROVAL of case # PUD-22-339 – CEDAR CREEK RESIDENTIAL SUBDIVISION – PLANNED UNIT DEVELOPMENT with disclosure and fence Commissioner Haliday

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 # AMDT 22-391 – VILLAGES OF WEST LAKE ORDINANCE AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA; AMENDING PART II, CHAPTER 5 OF THE MUNICIPAL CODE, AMENDING SECTION 5-2 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND SECTION 5-6 AS TO THE AREAS EXEMPT FROM OPEN CONTAINER PROHIBITIONS, AMENDING SECTION 5-16 AS TO THE ZONING FOR MEDICAL MARIJUANA DISPENSARIES, AMENDING PART II CHAPTER 19 OF THE MUNICIPAL CODE, AMENDED SECTION 12-19 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 14 OF THE MUNICIPAL CODE, AMENDING SECTION 14-71 ADDING AN EXEMPTION, AMENDING PART II CHAPTER 15 OF THE MUNICIPAL CODE, AMENDING SECTION 15-5, ADDING AN EXEMPTION AND AMENDING SECTION 15-8 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 18 OF THE MUNICIPAL CODE, AMENDING SECTION 18-3, ADDING AN EXEMPTION AND AMENDING SECTION 18-7 EXEMPTING THE OPERATION OF GOLF CARTS AND UTILITY VEHICLES FROM CERTAIN PROVISION, AMENDING PART II, CHAPTER 25 OF THE MUNICIPAL CODE, AMENDING SECTION 25-121, ADDING AN EXEMPTION, AMENDING SECTION 25-288, ADDING AN EXEMPTION, AMENDING SECTION 25-292, ADDING AN EXEMPTION, AND AMENDING SECTION 25-362, ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 26 OF THE MUNICIPAL CODE, AMENDING SECTION 26-3 AS TO THE EXCEPTIONS TO SPECIAL EVENT PERMIT REQUIREMENTS, REPEALING CONFLICTING ORDINANCES AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, SEPTEMBER 26, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 10, 2022)** (VOWL Code Amndts)

Dan Miller introduced case number #AMDT-22-391 – Villages of West Lake Ordinance Amendment into the record and staff recommendations.

Mr. Miller gave a background and explanation and stated the Villages began expanding their development footprint with the City of Leesburg, requests; amend several parts of the Cities Codes, and summarizes Staff Recommendations.

Mr. Miller stated Staff has reviewed these amendments and found no negative impacts on the City this will only apply in the Villages area for the case; Staff recommending approval for the following reasons:

1. The proposed request to amend the Land Development Regulations as shown in *Exhibit A*, is consistent with appropriate legally mandated planning and development practices in Florida, including the establishment of land development regulations.
2. The proposed request will establish regulations for the above mentioned uses within the ARD zoning district.

Action Requested:

Vote to approve the proposed amendments to the City's Land Development Regulations, as shown in *Exhibit A*, and forward to the City Commission for consideration

Chairman Bowersox stated if anyone in the audience hear to speak on this case.

Cecelia Dorn on behalf of the Villages and stated if the Commission have any other additional questions she will be happy to address those.

Chairman Bowersox stated if the Commission have any questions; we are pretty happy with applicant requests, entertained a motion, and then the voting took place.

Vice-Chairman Sennett made a MOTION for APPROVAL of case # AMDT-22-391 – VILLAGES OF WEST LAKE ORDINANCE AMENDMENT 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 # PUD-22-334 – BLUE GILL MARINA PUD (PLANNED UNIT DEVELOPMENT) AMENDMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CONDITIONS OF A PUD (PLANNED UNIT DEVELOPMENT) ZONING, TO REVISE THE BUFFER REQUIREMENTS AND ALLOW FOR BUNGALOWS AND COTTAGE SITES ON A PROPERTY GENERALLY LOCATED NORTH OF U.S. HIGHWAY 441 AND EAST OF PEMBLE 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, SEPTEMBER 12, 2022 AND SECOND READING ON MONDAY, SEPTEMBER 26, 2022)** (Blue Gill)

Dan Miller introduced case number #PUD-22-334 – Blue Gill Marina PUD – Planned Unit Development Amendment 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).

Department Review Summary: This case was sent out to all the different City departments for review, the Department had no specific comments. Public Works comments read into the record. Public responses – Staff didn't receive no written responses; one approval 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.

Tara Tedrow Lowndes Law on behalf of the applicant gave a detailed presentation outlining project plans; property, cottages and glamping; added, community outreach; meeting held with neighbors Brittany Estates; residents excited about the project bringing in; signed agreement; with adjacent neighbor; specific changes put into the plan, modified plan slightly, 100' buffer zone, as well as some landscaping, what type of resort are we developing; 5 star motorcoach resort, top notch amenities, no long term residents; nightly/monthly basis only, develop luxury community, picture of frontage of the property; boat slips, and marina; FDEP permitting, pool area, clubhouse, frontage, cottages; pull up waterfront RV; amenities; private, scale; silver or platinum level, existing canals; possible boat slips, fuel sales, restaurant; open to public site; usual, powerline easements, project site, security on site; gated off from public, operational protocols; violate; leave, RV sites, cottage sites, waterfront sites, conceptual overviews; entire property on 441, 4 sites; deluxe, standard, waterside, and bungalow sites, layouts; silver, gold, platinum options, cottage rendering, bathhouse, community gathering space; open to guest, options in bathhouse, Planning & Zoning recommended approval, requests; Ordinance changes, went over site plan; Section 5(E)(6) trash pickup; receptacles, Section 5(F) new request added; walkable, golf carts; rental, guest use, accommodate required parking, Staff professional opinion; final floor plans, Section 7, shift site; buffer; 25' instead of 30' in PUD, perimeter property, southern edge; facing powerline easement; 100' buffer; north, shown on plan, Section 9(G), glamping RV's communities, sidewalks; not internal to actually site, design; layout for each of the pads; appreciate consideration for the changes.

Tara Tedrow addressed comments from the Commission, and stated boat docks; conceptual, plan to open up to the Public; off Lake, rent boat slips, come to restaurants/clubhouse, Section (F) change; required parking, Staff recommendations on parking; accommodate guests, not coming off the lake, great suggestion to look into on plan, guest can stay for 3-4 months; no longer than 6 months; at any consecutive time, there is a public boat ramp, met with residents agreed with landscape and no burn with other residents, talked to Cliff Kelsey Director of Public Works protocol would be, how to handle, solid condition, in compliance with the FDEP permit, didn't get a chance to have engineer talk to Cliff Kelsey; Ordinance discrepancy; wants to come up with specific wording to present before final reading.

Chairman Bowersox stated any questions by the Commission of the applicant.

Commissioners, and Mr. Miller, discussed Section 5(E) (6) new request added, boat docks; boat trailers, guest wants to bring their own boats; where to park trailer; don't see area for it, need something to store boat trailers; screen it, 5 star; impressed, not a cheap place to stay; expensive how long can a guest stay; limit, public boat ramp; boat into water, restaurant located; glamping done, bungalows; bathrooms, only pertains to RV's, any site built structure that has plumbing; City sewer because it doesn't have the chemicals in the tank that RV's have; recommendation for approval with those recommendations to be clarified on a later date with the Commission, include requested Ordinance changes, clarification of exhibit A; primary entrance.

Grant Watson, City Attorney stated they would come non-transient at that point.

Ian Winkler at 2096 Harts Alley Orlando, FL 32814 went over parking concerns, restaurant location, marina, glamping; trying to creative, limited space, wetlands, you can put the glamping on platforms; went over map with the Commission; working through it; met with residents and had a community meeting, our goal to do everything we can, the bungalows have bathrooms, understands FDEP regulation, lot of changes in RV space, chemicals, digest fluid, we need a little bit of time; come up with resolution; great, pivot, caught us off guard, working through details; primary entrance.

Dan Miller stated Staff is fine with the requested changes to the Ordinance; verify you met with the residents next door; they are okay with the 30' no burn; as long as they are okay with it; in original, addition to request condition can't allow RV's to dump into the City wastewater system; Public Works Department specifically brought out, per the FDEP permit; wastewater out of RV's; in compliance with the FDEP permit; Staff doesn't have any issues; protection, sensitive matter, okay with applicant coming up with specific wording before final reading; intent of original Ordinance; restaurant; never RV's, never clarified in PUD, don't want problem for the applicant, the City, or the guests, Staff wants to see this development; FDEP, FDOT, State agencies; overrule PUD language, ability to allow Ms. Tedrow, applicants, and Public Works Department to work that out; present language at City Commission that meets requirements of FDEP, resolution that works for applicant, Planning Staff doesn't have an issue with it; original PUD; always maintain State/City rules, solution offered by applicant; Staff standpoint fine with that; language worked out with Public Works; went over maps; clarification of case number PUD-22-334.

Grant Watson, City Attorney stated you mentioned community rules and things that were fairly tight in terms of what people could do on the property; do you have any rules about dumping that might help on this particular issue as well; Ian Winkler replied the comments from Public Works was a big surprise to us, still trying to wrap our arms around this; solution we could do, limited on land, in our agreement with any resident; it will address that.

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

Vice-Chairman Sennett made a MOTION for APPROVAL of case # PUD-22-334 – BLUE GILL MARINA PUD – PLANNED UNIT DEVELOPMENT AMENDMENT with the following additions and suggestions, the two recommendations coming prior to City Commission vote relating to the FDEP permit, and the four requested Ordinance changes Commissioner Carter SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0 .

DISCUSSION

ANNOUNCEMENTS

Chairman Bowersox announced to all the Commissioners if you know not going to be able to make a meeting because you have a vacation planned or you have a conflict please notify Staff as soon as possible, so we can make changes as necessary. Dan Miller stated rather odd circumstances if you do know you going to be out if you can let us know as soon as you know.

ADJOURNMENT

Meeting was adjourned at 6:14 p.m.

Ted W. Bowersox, Chairman

Sabrina Mitchell, Administrative Assistant II