



SUMMARY MINUTES OF A SPECIAL CALLED MEETING
OF THE PLANNING COMMISSION
CITY HALL
THURSDAY, NOVEMBER 17TH, 2022 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, November 17th, 2022, at City Hall.

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

The following Commission members were present:

Ted Bowersox – Chairman
Tim Sennett – Vice-Chair
John O’Kelley
Frazier Marshall
Stewart Kaplan
Nathaniel Sanders
Ken Simeone

The following Commission members were absent:

Ze’Shieca Carter

City staff in attendance included Dan Miller, Planning & Zoning Director, Sabrina Mitchell, Administrative Assistant II, Kandi Harper, Senior Planner, Christine Rock, Senior Planner, Dianne Yekel, 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.

SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING FOR

THURSDAY, OCTOBER 20TH, 2022.

Vice-Chairman Sennett moved to APPROVE the draft minutes from the OCTOBER 20TH, 2022 meeting. Commissioner Sanders 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

1) PUBLIC HEARING CASE # LSCP-22-462 – BLUE CEDAR – 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 109.63 +/- ACRES, FROM LAKE COUNTY REGIONAL OFFICE TO CITY OF LEESBURG NEIGHBORHOOD MIXED USE FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF FLORIDA'S TURNPIKE, AS LEGALLY DESCRIBED IN SECTIONS 07 AND 18, 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, DECEMBER 12, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 13, 2023) (LSCP Blue Cedar) (POSTPONED TO DECEMBER 15, 2022 PLANNING COMMISSION REGULAR MEETING.)**

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

Vice-Chairman Sennett made a MOTION to POSTPONE case # LSCP-22-462 – BLUE CEDAR – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT to the December 15th meeting Commissioner Kaplan SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0.

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

2) PUBLIC HEARING CASE # PUD-22-463 – BLUE CEDAR – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 109.63 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR MIXED USE DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF FLORIDA'S TURNPIKE, AS LEGALLY DESCRIBED IN

SECTIONS 07 AND 18, 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, DECEMBER 12, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 13, 2023)** (PUD Blue Cedar) **(POSTPONED TO DECEMBER 15, 2022 PLANNING COMMISSION REGULAR MEETING.)**

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

Commissioner Sanders made a MOTION to POSTPONE case # PUD-22-463 – BLUE CEDAR – PLANNED UNIT DEVELOPMENT to the December 15th meeting Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0 .

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

3) **PUBLIC HEARING CASE LSCP-22-468, THE VILLAGES OF WEST LAKE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE VILLAGES OF WEST LAKE PROJECT, TO REVISE THE FUTURE LAND USE ELEMENT POLICY 1.1.6 TO REMOVE REFERENCES TO PROJECT ACREAGE; REVISE PROJECT BOUNDARY MAP; CLARIFY THAT TOWN CENTERS ARE MIXED USE CENTERS; AMENDING THE VILLAGES OF WEST LAKE PROJECT BOUNDARY; RE-DESIGNATING APPROXIMATELY 18.34 ACRES ON THE CITY'S FUTURE LAND USE MAP TO ARD (AGE RESTRICTED DEVELOPMENT) LAND USE CATEGORY FOR PROPERTIES GENERALLY LOCATED IN SECTIONS 6, 7, 8, 9, 16, AND 17, TOWNSHIP 20 SOUTH, RANGE 24 EAST; SECTIONS 5, 6, AND 7, TOWNSHIP 21 SOUTH, RANGE 24 EAST AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JANUARY 9, 2023 AND SECOND READING ON MONDAY, FEBRUARY 27, 2023)** (VOWL LSCP Villages West Lake Comprehensive Plan Text Amendment Revision)

Dan Miller stated for the record to discuss the next two cases together.

Dan Miller introduced case number #LSCP-22-468 – The Villages of West Lake – Comprehensive Plan Amendment and case number #RZ-22-469 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 and Lake County for review, no substantive comments received, all standard comments that did come in. Public responses - Per City of Leesburg notice requirements, the project was sent out to the surrounding property owners, no responses received.

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.

Commissioners, and Mr. Miller discussed LSCP only 18 acres; Dan Miller replied the policy change will impact the entire area; that's much greater than the 50, wording Statue 163; cause it to be a large scale, 18 acres; 14,185; Dan Miller total of all Villages lands in Leesburg not changing the total number of units, changes to COMP case, just clarification, units per acre developed; Dan Miller replied pretty low under 3 acres, but will clarify, large amount of land purchased by the Villages north side of CR 470 and both sides of CR 48 will no maps; to indicate for this case; will provide maps, 18 acres; approximately 60 residences; Dan Miller replied he will have to defer to the Villages on the specifics; within the ARD zoning districts, allow a mixed of uses, plans go by, houses built, market change, right under agreement to change; commercial/residential centers, not going to be more close together; existing Villages; centers; Village of Dabney; wondering if it's for Hubert Dabney well known teacher and coach in Leesburg.

Darrin Taylor of Holtzman Vogel Law Firm in Tallahassee stated as far as the master planning and specifically we have on the 18 acres; can't tell you that right now, still in master planning can't tell the number of units; too early to tell, not asking for any additional units; consider the amount of development already permitted under the institutional category; were not using that, entitlements that we already have for all of West Lake will include or spread on this property; less potential development on the City FLU map with the change than leaving it the way it is; not going to be more close together ,existing Villages, not the case.

Marty from the Villages stated he do know the folks in our design division go out and explore all the history in the area; went to the museum getting some information; if there is a Village of Dabney; it's possible because they use a lot of historical names

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

Vice-Chairman Sennett made a MOTION for APPROVAL of case # LSCP-22-468 – THE VILLAGES OF WEST LAKE – COMPREHENSIVE PLAN AMENDMENT Commissioner O’Kelley SECONDED the MOTION which CARRIED by a vote of 7-0 .

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

4) PUBLIC HEARING CASE # RZ-22-469 – THE VILLAGES OF WEST LAKE 18 ACRES – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 18.34 +/- ACRES FROM P (PUBLIC) TO ARD (AGE RESTRICTED DEVELOPMENT) TO ALLOW FOR MIXED USE DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 470 AND EAST OF FLORIDA’S TURNPIKE ACCESS AS LEGALLY DESCRIBED IN SECTION 17, 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, JANUARY 9, 2023 AND SECOND READING ON MONDAY, FEBRUARY 27, 2023)** (VOWL 18.34 ac PUD 470 South @ Turnpike access)

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

Commissioner O’ Kelley made a MOTION for APPROVAL of case # RZ-22-469 – THE VILLAGES OF WEST LAKE 18 ACRES – PLANNED UNIT DEVELOPMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0.

DISCUSSION

None

ANNOUNCEMENTS

None

ADJOURNMENT

Meeting was adjourned at 4:52 p.m.

Ted W. Bowersox, Chairman

Sabrina Mitchell, Administrative Assistant II