



SUMMARY MINUTES OF A SPECIAL CALLED MEETING
OF THE PLANNING COMMISSION
CITY HALL
THURSDAY, DECEMBER 15TH, 2022 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, December 15th, 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
John O’Kelley
Stewart Kaplan
Nathaniel Sanders
Ze’Shieca Carter

The following Commission members were absent:

Tim Sennett – Vice-Chair
Frazier Marshall
Ken Simeone

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, NOVEMBER 17TH, 2022.

Commissioner O’Kelley moved to APPROVE the draft minutes from the NOVEMBER 17TH, 2022 meeting. Commissioner Carter 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 # 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, JANUARY 23RD, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 13TH, 2023) (LSCP Blue Cedar) (POSTPONED FROM THE NOVEMBER 17TH, 2022 PLANNING COMMISSION REGULAR MEETING.)**

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

Dan Miller introduced case number #LSCP-22-462 – Blue Cedar – Large Scale Comprehensive Plan Amendment and case number #PUD-22-463 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 the PUD (Planned Unit Development) and site plan.

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 from the Departments. The Lake County School Board noted that the project is subject to school concurrency

review. Public response – no responses from the City of Leesburg notice requirements, a couple phones wondering when and where the meeting will be.

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

Carolyn Haslam with Akerman stated we have read the Staff report and listened to the presentation, read through the PUD conditions of approval and agree with Staff; here to answer any questions; addressed comments from the Commission and stated client is into home builders; no specifics in mind, we have an identified person who will come in who will develop them, so don't know what the home prices will be.

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

Commissioners, and Mr. Miller discussed home prices for the different levels of homes on site, the old Koss house; Koss Manor; Dan Miller clarified case number for the record.

Citizens comments were based on: adjacent property on Hwy 2 to the south; lived there 40 years, great place to live, concerned about the turtles, probably will sell the property; thinks project exciting, concern; widen Hwy 27; motel south of home; not in Koss Manor.

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

Commissioner Sanders made a MOTION for APPROVAL of case # LSCP-22-462 – BLUE CEDAR – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Kaplan 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-22-463 – 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, JANUARY 23RD, 2023 AND SECOND**

READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 13TH, 2023) (PUD Blue Cedar) (POSTPONED FROM THE NOVEMBER 17TH, 2022 PLANNING COMMISSION REGULAR MEETING.)

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

Commissioner Sanders made a MOTION for APPROVAL of case # PUD-22-463 – BLUE CEDAR – PLANNED UNIT DEVELOPMENT
Commissioner Kaplan 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.

1) **PUBLIC HEARING CASE # SSCP-22-493 – WAREHOUSE FLATWOODS – 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 11 +/- ACRES FROM CITY OF LEESBURG LOW DENSITY RESIDENTIAL TO CITY OF LEESBURG INDUSTRIAL FOR A PROPERTY GENERALLY LOCATED WEST OF FLATWOODS ROAD, NORTH OF CASTEEN ROAD, AND SOUTH OF PARKWAY BOULEVARD 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, JANUARY 9TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JANUARY 23RD, 2023) (Warehouse Flatwoods)**

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

Dan Miller introduced case number #SSCP-22-493 – Warehouse Flatwoods – Small Scale Comprehensive Plan Amendment and case number #PUD-22-495 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, 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 substantive comments received. The Lake County School Board noted that the project is exempt from school concurrency review. Public responses - Staff did not receive any responses to the posted signs and newspaper.

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

Ryan Solstice with LPG of Mount Dora on behalf of the applicant stated as requested we are asking from a Rezoning from R-2 to PUD (Planned Unit Development), M-1; industrial zoning district; within the City of Leesburg, SSCP (Small Scale Comprehensive Plan Amendment), to change the low density residential to industrial, within the City of Leesburg, on-site irrigation ditch; upland, conversation with Still Water Environmental, pond designed at site plan, to accommodate flood zone property currently located in; in addition to the wetlands in far west portion of the property, and addressed comments from the Commission and stated, 4 industrial buildings and one 5000' square foot office building for their Staff, manufacturing of the carports done; industrial buildings.

Chairman Bowersox stated if the Commission have any questions of the applicant, Staff, and anyone in the audience would like to speak on this case.

Commissioners, and Mr. Miller discussed wetlands, 5 warehouses; (site plan); one business in facility.

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

Commissioner Kaplan made a MOTION for APPROVAL of case # SSCP-22-493 – WAREHOUSE FLATWOODS – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Sanders SECONDED the MOTION which CARRIED by a vote of 5-0 .

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

2) PUBLIC HEARING CASE # PUD-22-495 – WAREHOUSE FLATWOODS – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 11 +/- ACRES FROM CITY OF LEESBURG R-2 (MEDIUM DENSITY RESIDENTIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED WEST OF FLATWOODS ROAD, NORTH OF CASTEEN ROAD, AND SOUTH OF PARKWAY BOULEVARD 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, JANUARY 9TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JANUARY 23RD, 2023) (Warehouse Flatwoods)

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

Commissioner O’Kelley made a MOTION for APPROVAL of case # PUD-22-495 – WAREHOUSE FLATWOODS – PLANNED UNIT DEVELOPMENT Commissioner Carter SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

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

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

3) PUBLIC HEARING CASE # CUP-22-515 – WAITMAN TRIPLEX – CONDITIONAL USE PERMIT

REQUEST FOR A CONDITIONAL USE PERMIT IN THE LOW DENSITY FUTURE LAND USE CATEGORY, TO ALLOW A TRIPLEX, FOR A PROPERTY GENERALLY LOCATED EAST OF STINSON STREET AND NORTH OF WAITMAN AVENUE, AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Waitman Triplex)

Dan Miller introduced case number #CUP-22-515 – Waitman Triplex – 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 specific and substantive comments from the Departments and Lake County School Board. Public responses - Staff received one 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 this case; Staff recommended approval.

Dr. Erika Jasper lives at 2110 Johns Avenue Leesburg, Florida introduced herself for the record and stated she is here to address any questions or concerns you may have.

Chairman Bowersox stated if the Commission have any questions of the applicant, Staff among the Commission or any discussion.

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

Commissioner O'Kelley made a MOTION for APPROVAL of case # CUP-22-515 – WAITMAN TRIPLEX – CONDITIONAL USE PERMIT Commissioner Kaplan SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 4-0 .

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

4) PUBLIC HEARING CASE # CUP-22-516 – WAITMAN DUPLEX – CONDITIONAL USE PERMIT

REQUEST FOR A CONDITIONAL USE PERMIT FOR A DUPLEX IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 0.172 +/- ACRES GENERALLY LOCATED SOUTH OF WAITMAN AVENUE AND EAST OF TALLADEGA STREET, AS LEGALLY DESCRIBED IN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Waitman Duplex)

Dan Miller introduced case number #CUP-22-516 – Waitman Duplex – 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, requests, and went over aerial map.

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 specific and substantive comments from the Departments and Lake County School Board. Public responses - Staff received one written response for approval from the surrounding property owner letters, newspaper advertisement and sign postings.

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

Bertha Hill lives at 2110 Johns Avenue Leesburg, Florida introduced herself for the record.

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

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

Commissioner Carter made a MOTION for APPROVAL of case # CUP-22-516 – WAITMAN DUPLEX – CONDITIONAL USE PERMIT
Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0 .

DISCUSSION

None

ANNOUNCEMENTS

Dan Miller stated he wants to thank his Staff for all their hard work this year, thank the City Attorney who have done such a great job, thank the Planning Commission; best Planning Commission that anyone could ask for; Chairman Bowersox stated it's been a pleasure working with Dan Miller and the Planning Commission all year long and wants to compliment the entire Commission.

None

ADJOURNMENT

Meeting was adjourned at 5:17 p.m.

Ted W. Bowersox, Chairman

Sabrina Mitchell, Administrative Assistant II