



SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY HALL
THURSDAY, FEBRUARY 23RD, 2023 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, February 23rd, 2023, at City Hall.

Vice-Chairman Bowersox called the meeting to order at 4:33 p.m.

The following Commission members were present:

Ted Bowersox – Vice-Chairman
Frazier Marshall
Ze'Shieca Carter
John O'Kelley
Stewart Kaplan
Nathaniel Sanders
Ken Simeone
Rosalind Peebles-Johnson

The following Commission members were absent:

Tim Sennett - Chairman

City staff in attendance included Dan Miller, Planning & Zoning Director, Sabrina Mitchell, Administrative Assistant II, Christine Rock, Senior Planner, Kandi Harper, Senior Planner, Dianne Yekel, Senior Planner, Max Van Allen, Planner and City Attorney Grant Watson was also present.

The meeting opened with an invocation given by Vice-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, JANUARY 19TH, 2023.

Commissioner Marshall moved to APPROVE the draft minutes from the JANUARY 19TH, 2023 meeting. Commissioner Simeone SECONDED the motion, which PASSED by a vote of 6-0.

Sabrina Mitchell swore in staff as well as anyone in the audience wishing to speak.

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

NEW BUSINESS

1) PUBLIC HEARING CASE # SSCP-22-585 – SUNDANCE COMMERCIAL AND INDUSTRIAL – 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 33.45 +/- ACRES FROM LAKE COUNTY REGIONAL OFFICE TO CITY OF LEESBURG INDUSTRIAL FOR A MIXED-USE DEVELOPMENT ON A PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 48 AND WEST OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED IN SECTIONS 14 AND 15, 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, MARCH 27TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, APRIL 10TH, 2023)** (Sundance Commercial and Industrial) **(POSTPONED AT APPLICANT'S REQUEST TO MARCH 23, 2023 PLANNING COMMISSION REGULAR MEETING)**

Vice-Chairman Bowersox entertained a motion to postpone case # SSCP-22-585 – Sundance Commercial and Industrial Small-Scale Comprehensive Plan Amendment, and then the voting took place.

Commissioner Carter made a MOTION to POSTPONE case # SSCP-22-585 – SUNDANCE COMMERCIAL AND INDUSTRIAL – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT by applicant's request to the March 23, 2023 Planning Commission Meeting Commissioner Kaplan SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0 .

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

2) PUBLIC HEARING CASE # PUD-22-586 – SUNDANCE COMMERCIAL AND INDUSTRIAL – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 33.45 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO THE CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT, FOR A PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 48 AND WEST OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED IN SECTIONS 14 AND 15, 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, MARCH 27TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, APRIL 10TH, 2023)**

(Sundance Commercial and Industrial) **(POSTPONED AT APPLICANT'S REQUEST TO MARCH 23, 2023 PLANNING COMMISSION REGULAR MEETING)**

Vice-Chairman Bowersox entertained a motion to postpone case # PUD-22-586 – Sundance Commercial and Industrial Planned Unit Development, and then the voting took place.

Commissioner Carter made a MOTION to POSTPONE case # PUD-22-586 – SUNDANCE COMMERCIAL AND INDUSTRIAL – PLANNED UNIT DEVELOPMENT by applicant's request to the March 23, 2023 Planning Commission Meeting Commissioner Kaplan SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0.

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

3) **PUBLIC HEARING CASE # SSCP-22-3 – HUDSON'S FURNITURE AT LEESBURG – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING 22 +/- ACRES FROM INDUSTRIAL AND CONSERVATION TO GENERAL COMMERCIAL AND CONSERVATION FOR A PROPERTY GENERALLY LOCATED EAST OF EXECUTIVE BOULEVARD AND NORTH OF WEST MAIN STREET, 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, MARCH 13TH, 2023 AND SECOND READING**

TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27TH, 2023)

(Hudson's Furniture at Leesburg SSCP)

Dan Miller requested to discuss the next two cases together and vote on each case separately.

Dan Miller introduced case number #SSCP-22-3 – Hudson's Furniture at Leesburg – Small Scale Comprehensive Plan Amendment and case number #PUD-22-4 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 Exhibit E, and site plan.

Max Van Allen utilized a power point presentation to demonstrate the area of the proposed site for both cases.

Department Review Summary: This case was sent out to all the different City departments, Lake County, and the Lake County School Board for review, all comments received were standard. Public responses - Staff did not receive any responses or contacts in response to the posted signs and newspaper.

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

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

Commissioners, and Mr. Miller discussed RV parking; public or private use for store, nobody camping out there; just for storage; Dan Miller stated the concern in regard to overnight stay; amend to allow no overnight stay in the RV, add that into prohibited uses, and include it in the motion.

Mitch Collins, engineer and representative on this project stated RV parking not associated with the store; separately operated, open to the Public, currently the plan is to have the furniture store set-up unknown what the developer will do in the back of the store; plan outdoor RV storage, outdoor boat storage; laid out on the site plan; currently; just for storage.

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

Commissioner Sanders made a MOTION for APPROVAL of case # SSCP-22-3 – HUDON'S FURNITURE AT LEESBURG – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Simeone 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 # PUD-22-4 – HUDSON’S FURNITURE AT LEESBURG – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 22 +/- ACRES FROM M-1 (INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED EAST OF EXECUTIVE BOULEVARD AND NORTH OF WEST MAIN STREET, 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, MARCH 13TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27TH, 2023)** (Hudson’s Furniture at Leesburg PUD)

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

Commissioner Sanders made a MOTION for APPROVAL of case # PUD-22-4 – HUDSON’S FURNITURE AT LEESBURG – PLANNED UNIT DEVELOPMENT with the amendment no overnight staying strictly storage Commissioner Kaplan SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0.

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

5) **PUBLIC HEARING CASE # PUD-23-27 – SLEEPY HOLLOW STORAGE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 15.8 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR MIXED USES LIMITED TO LIGHT COMMERCIAL AND SELF-STORAGE FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 441 AND WEST OF SLEEPY HOLLOW 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, MARCH 13TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27TH, 2023)** (Sleepy Hollow Road Storage)

Dan Miller introduced case number #PUD-23-27 – Sleepy Hollow Storage – 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.

Christine Rock 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. Lake County standard comments noted a turn lane on Sleepy Hollow Road along with a sidewalk on the property. Public responses - Staff received one response regarding traffic and drainage issues in response to the posted signs and newspaper.

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

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

Commissioners, and Mr. Miller discussed RV;s storage, concern; Dan Miller stated trying to limit the uses and the traffic as much as possible, short ride; 441, amount of permitted building; limited 10K square feet, limited by wetlands, restrictions; prevent traffic, usable land; Dan Miller stated a little over 2 acres; or 1.7 inside/outside storage; Dan Miller stated 10K square foot building; 5 SFH, 30' front setback, not wetlands; use for storage; fencing requirements; Dan Miller stated the fencing requirements solid fence; northern boundary, either a solid or chain link on the eastern boundary along Sleepy Hollow Road, present zoning; Dan Miller stated current zoning; PUD, downgrade from current zoning; offices, medical, goes back to 2009, more intense, lower ability to develop as much, reduce/prevent what's going to happen, heard of issues; noise by neighbor, better for the neighborhood, create development; less intense, less traffic, check cashing, arcade; high traffic, high density, approve; avoid those types of businesses, Lake County; informed, road, create turn lane, applicant prepared; Dan Miller replied yes, traffic light; help relieve situation, left or right turn; Dan Miller replied traffic lights a certain number of warrants; folks concerns; traffic, talk to Lake County Public Works; aware, make mitigation; required turn lanes, land use; rights of property owner Staff standpoint; storage unit; no noise, Code Enforcement; aware of noise, Public; don't understand; make land friendly for community; Dan Miller went over wetlands map, quite use; applicant came in, current PUD far more allowed, far less development, property develop; use change, eliminate bad uses; put in protection.

Citizens comments were based on: main objection; create traffic, compound problem, four-way sign; entrance way Sleepy Hollow; not feasible, environmental impact, wetlands, narrow road, north on 441; left turning lane; not long enough,

horror show, please reconsider, closest HOA house to proposed development; looking at fence, storage unit, difficult time; area, home to a lot of eagles, hawks, and owls.

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

Commissioner Sanders made a MOTION for APPROVAL of case # PUD-23-27 – SLEEPY HOLLOW STORAGE – PLANNED UNIT DEVELOPMENT
Commissioner O’Kelley SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 7-0 .

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

6) **PUBLIC HEARING CASE # SPUD-23-35 – LEE VILLAGE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 4.87 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG SPUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A RESIDENTIAL DEVELOPMENT, FOR A PROPERTY GENERALLY LOCATED SOUTH OF WEST LINE STREET AND EAST OF LEE STREET, AS LEGALLY DESCRIBED IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Lee Village)

Dan Miller introduced case number #SPUD-23-35 – Lee Village – 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, site plan, Exhibit D & E and went over architectural samples, sample façade, monument samples, cornerstone; plaque.

Dan Miller 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. Public responses - Staff did receive one approval, one disapproval responses, and a few phone calls in response to the posted signs and newspaper.

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

recommended approval.

Tim Cantrell agent for the applicant Prospera LLC; Lee Villas stated the items that the engineer requests from Staff; and read them into the record, copies for Staff, 50% through engineering, looking forward to working on project; current plan, start site development; Dan Miller stated Staff doesn't have any issues with reducing the setbacks, reducing the parking islands; but smaller parking stalls rather not go in that directions, Staff wants playground; to remain, 14,597; require, will work will whatever Commission; choose, preserve parking stall size, additional parking; northeast, guest parking, additional parking; for residents.

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

Commissioners, and Mr. Miller discussed playground; smaller, beautiful church across the street; retention pond; recreation, landscaping; maintaining, low level; no fence, keeping up standards; sidewalks around the property; improved, guest parking; concern, likes frontage; public streets, concern; overflow parking church, fencing, addressed case will go to City Commission; 2nd reading, sidewalks concern; addressed; requirements; as Commission see fit, commends Staff for working with the City Manager; put them on timeline, Staff in line with 63; Dan Miller replied actual density; low density, has two items; COMP, and in Zoning Code, allows Density Bonus certain actions, close to downtown, few properties; entire Historic District; increase to higher number, support downtown; meets conditions, quality of life; important, too compact, two cars parked; can't walk along sidewalk, too dense, can be reduced, can't approve; do it right, extensive transient system; reduce, two cars, one home; little dense, similar project in Leesburg.

Dan Miller replied nearest property Bell Oak; closet, Bentley Ridge; townhomes; larger property, density, can't agree; setbacks, water retention; throughout entire development, parking; SFH (Lake Denham) two and three; garage full, develop property; amazing idea more efficient, great idea; eliminate some townhomes, more property/space; slum; Dan Miller stated is there a level of density he can take back to the City Commission; layout rather than density, rework the site; report to Commission the concerns from the Planning Commission; without the Density Bonus; 40, a good goal; revise site plan, like no direct entry; perimeter streets, interior access; garage, front house; outward; Staff concern; didn't want driveways sticking out on Perkins/Herndon; accommodate, continuous request/approval; architectural design of units, compatible with Leesburg, want to see something done; agree with 40.

Tim Cantrell addressed concerns from the Commission and stated the playground smaller; figured to them trying to fit everything in; start reducing on non-builder areas; land development regulations, drainage; Dan Miller stated the engineering; technical aspect, large pond; more than need, significant amount of additional play area; regular weekly maintenance; committed, sidewalks improvement; Dan Miller stated sidewalks outside property line; can check with Public Works and ask to make

sure up to Code; northeast corner; guest parking, setbacks on West line and Perkins; maximize length of driveways, parking will go away; parking on Herndon, fencing; no notes on fencing; Dan Miller stated 5' landscape buffer; inside of the sidewalk; around the entire property.

Citizens comments were based on: in favor of the concept for this development, location, final reading; doesn't go to City Commission, applaud Historic Board, good resolution and use of the property, guest parking; parking for units; concern, playground, front and back parking; huge problem; internal traffic, high density, internal sidewalks; Dan Miller went over site plan; guest parking; 26; Dan Miller replied close to 20; so far remote; living units, difficult; walk guest parking; Perkins/Herndon; configured, no indication; recreation area; reconfigured, large recreation, water retention; Dan Miller replied standard on recreation 200 square feet per unit, more recreation/open space, 35% on all (PUD), recreation area; reduced, a lot there, open areas; more internal, property west of subject property in favor of redeveloping the Lee School property, concerns: density, architectural design standards, open space, setbacks, landscape buffers, parking, and traffic, 63 townhomes; not compatible, property 4.87 acres; min. 35%; open space, lot size; doesn't fit, design; Historic District; guidelines, like elevations; improved, Historic homes, open space, landscape, proposed; not adequate, no room; garbage cans, parking; no additional parking; streets, 25' visibility triangle; road intersection, City requirement; Herndon/Perkins, Rezoning approved; allow residential development; reduced density, greater setbacks, buffers, open space, increased parking, minimize traffic; roads City Staff; work with developer; elevations, architectural details; fit with neighborhood, street; lot of traffic, everybody; has two cars, don't understand; project big for area, beautiful property; can't approve; take into consideration.

Vice-Chairman Bowersox closes the discussion, entertained a motion, and then the voting took place.

Commissioner Kaplan made a MOTION for DENIAL of case # SPUD-23-35 – LEE VILLAGE – PLANNED UNIT DEVELOPMENT Commissioner Carter SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 0-7 .

DISCUSSION

None

ANNOUNCEMENTS

Dan Miller announced that the City Commission moved Commissioner Sanders to a full-time member, and as his replacement they asked Rosalind Peoples-Johnson to be an alternate member.

Dan Miller announced to the Commission Sabrina Mitchell birthday.

ADJOURNMENT

Meeting was adjourned at 6:18 p.m.

Ted W. Bowersox, Vice-Chairman

Sabrina Mitchell, Administrative Assistant II