



MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, MARCH 21, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, March 21, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento  
Clell Coleman  
Agnes Berry  
Donald Lukich  
Charles Townsend  
Frazier J. Marshall  
Ted Bowersox

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commissioner Agnes Berry and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

**MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR FEBRUARY 21, 2013.**

**Commissioner Donald Lukich moved to APPROVE the minutes from the February 21, 2013 meeting. Commissioner Clell Coleman SECONDED the motion, which was PASSED by a vote of 5 to 0. Commissioner Charles Townsend abstained from voting as he was not at last month's meeting.**

Frazier J. Marshall arrived to the meeting at 4:40pm.

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # RZ-13-38 – OUR STORE – REZONING APPLICATION**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 0.34+/- ACRES FROM LAKE COUNTY R-6 (URBAN RESIDENTIAL TO CITY (C-3 HIGHWAY COMMERCIAL) FOR A PROPERTY LOCATED ON THE NORTH SIDE OF US HWY 441, WEST OF BLOSSOM LANE AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP

19, RANGE 25, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1<sup>ST</sup> READING ON APRIL 8<sup>TH</sup>, 2013 AND A 2<sup>ND</sup> READING ON APRIL 22<sup>ND</sup>, 2013)**

Bill Wiley entered the same exhibits into the record that were used for SSCP-13-37 – Our Store – Small Scale Comprehensive Plan Amendment.

There were no substantive comments received from the departments. There were no public responses received for approval and no responses were received for disapproval.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed zoning district of City C-3 (Highway Commercial) is compatible with all adjacent properties zoned County R-6 (Urban Residential) to the north, as well as City C-3 (Highway Commercial), to the east, south, and west. The current use of the subject property is an existing vacant commercial. This request does not appear to create a detriment to the surrounding properties.
2. The proposed zoning district of City C-3 (Highway Commercial) is compatible with all adjacent properties that have existing future land use designations of County Urban to the north, City General Commercial to the south and east, and City Institutional to the west.
3. The rezoning of the subject property is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to rezone the subject property from County R-6 (Urban Residential) to City C-3 (Highway Commercial) subject to the property receiving approval from the City Commission of an annexation under case number ANNEX-13-36, and a future land use designation of City General Commercial under case number SSCP-13-37 and forward to the City Commission for consideration.

Chairman Argento stated Dr. Darté's comments will be the same towards this case as well.

Chairman Bowersox asked about forwarding the concern about the throughway to the college to the City Commission. Mr. Wiley stated that if someone wanted to amend the approval, he would speak with the applicant about the back road going to the driveway. Mr. Wiley said that he didn't think it was the applicant's intention was to go past the parking lot.

This was the end of the discussion and the voting then took place.

**Commissioner Ted Bowersox made a motion to APPROVE case # RZ-13-38 – OUR STORE – REZONING APPLICATION. Commissioner Don Lukich SECONDED the motion which, PASSED by a unanimous voice vote of 7 to 0.**

## **DISCUSSION ITEM**

Commissioner Coleman stated that he would not be at the next meeting.

## **ANNOUNCEMENTS**

The next scheduled meeting date is April 18, 2013.

The meeting adjourned at 6:41 p.m.

James Argento, Chairperson

---

Clell Coleman, Vice Chairperson

---

Dianne Pacewicz, Administrative Assistant II