

**AGENDA OF THE REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, JULY 21, 2022 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JUNE 23<sup>RD</sup>, 2022 SUMMARY MINUTES OF THE PLANNING COMMISSION**

**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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 24, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF THE APPLICANT)**
  
- 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 24, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF THE APPLICANT)**

## NEW BUSINESS

1) **PUBLIC HEARING CASE # CUP-22-337 – LAKE MONTESSORI SCHOOL – CONDITIONAL USE PERMIT**

REQUEST FOR A CONDITIONAL USE PERMIT IN THE R-1 (LOW DENSITY RESIDENTIAL) AND THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT, PER SECTION 25-284 DISTRICT USE REGULATIONS, TO ALLOW AN EDUCATIONAL INSTITUTION USE, FOR A PROPERTY GENERALLY LOCATED WEST OF LEE STREET AND SOUTH OF WEBSTER STREET, AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Montessori)

2) **PUBLIC HEARING CASE # SSCP-22-260 – BRITTANY COMMERCIAL – 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 1.09 +/- ACRES FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED NORTH OF U.S. HIGHWAY 441, EAST OF WATERS EDGE DRIVE, WEST OF MARK ROAD, AND SOUTH OF BRITTANY BLVD AS LEGALLY DESCRIBED IN SECTIONS 19, 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 10, 2022)** (Brittany)

3) **PUBLIC HEARING CASE # RZ-22-261 – BRITTANY COMMERCIAL PROPERTY –REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 1.09 +/- ACRES FROM LAKE COUNTY RMRP (MOBILE HOME RENTAL PARK DISTRICT) AND LAKE COUNTY C-2 (COMMUNITY COMMERCIAL DISTRICT) TO CITY OF LEESBURG C-3 (HIGHWAY COMMERCIAL) TO ALLOW FOR DRY STORAGE FOR BOATS AND TRAILERS FOR A PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441, EAST OF WATERS EDGE DRIVE, WEST OF MARK ROAD, AND SOUTH OF BRITTANY BLVD AS LEGALLY DESCRIBED IN SECTIONS 19, 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, AUGUST 22, 2022 AND SECOND READING ON MONDAY, OCTOBER 10, 2022)** (Brittany)

4) **PUBLIC HEARING CASE # LSCP-22-267 – ANTHONY PROPERTY –**

**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 133 +/- ACRES, FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF DEWEY ROBBINS ROAD, AS LEGALLY DESCRIBED IN SECTION 05, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)** (Anthony)

**5) PUBLIC HEARING CASE # PUD-22-268 – ANTHONY PROPERTY – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 133 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND SOUTH OF DEWEY ROBBINS ROAD, AS LEGALLY DESCRIBED IN SECTION 05, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)** (Anthony)

**6) PUBLIC HEARING CASE # LSCP-22-273 – TREASURES TROVE – LARGE SCALE COMPREHENSIVE PLAN MAP AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING 55 +/- ACRES, FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND SOUTH OF EAST TREASURE ISLAND AVENUE, AS LEGALLY DESCRIBED IN SECTION 01, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)** (Treasures Trove)

**7) PUBLIC HEARING CASE # PUD-22-274 – TREASURES TROVE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING

THE ZONING ON APPROXIMATELY 55 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND SOUTH OF EAST TREASURE ISLAND AVENUE, AS LEGALLY DESCRIBED IN SECTION 01, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 24, 2022)**  
(Treasures Trove)

8) **PUBLIC HEARING CASE # LSCP-22-288- BAR-KEY GROVES – 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 717 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION, LAKE COUNTY RURAL AND LAKE COUNTY REGIONAL OFFICE TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, SOUTH OF DEWEY ROBBINS ROAD AND NORTH OF FLORIDA'S TURNPIKE AS LEGALLY DESCRIBED IN SECTIONS 05, 06, AND 07, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Bar-Key)

9) **PUBLIC HEARING CASE # PUD-22-289 – BAR-KEY GROVES – PLANNED UNIT DEVELOPMENT REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 717 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27, SOUTH OF DEWEY ROBBINS ROAD AND NORTH OF FLORIDA'S TURNPIKE AS LEGALLY DESCRIBED IN SECTIONS 05, 06, AND 07, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Bar-Key)

10) **PUBLIC HEARING CASE # SPUD-22-294 – TT STORAGE – SMALL PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, MODIFYING THE ZONING ON APPROXIMATELY 4.64 +/- ACRES TO CHANGE THE EXPIRATION DATE OF ORDINANCE NO. 16-24 FOR A PROPERTY GENERALLY LOCATED SOUTH OF STATE ROAD 44 AND WEST OF WHITNEY ROAD, AS LEGALLY DESCRIBED IN SECTION 19, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 12, 2022)** (IT Storage)

**11) PUBLIC HEARING CASE # SSCP-22-299 – LEESBURG SMALL BAY – 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 3.42 +/- ACRES, FROM LAKE COUNTY INDUSTRIAL TO CITY OF LEESBURG INDUSTRIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF PROGRESS ROAD, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 10, 2022)** (Small Bay)

**12) PUBLIC HEARING CASE # SPUD-22-300 – LEESBURG SMALL BAY – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING CERTAIN PROPERTY FROM LAKE COUNTY HM (HEAVY INDUSTRIAL DISTRICT) TO CITY OF LEESBURG M-1 (INDUSTRIAL) ON APPROXIMATELY 3.42 +/- ACRES FOR A PROPERTY GENERALLY LOCATED SOUTH OF WEST MAIN STREET AND EAST OF PROGRESS ROAD, 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, AUGUST 22, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 10, 2022)** (Small Bay)

**DISCUSSION ITEMS**

**ANNOUNCEMENTS**

## ADJOURNMENT

**NOTICE: "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.**

**F.S.S. 286.0105 – “If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” The City of Leesburg does not provide this verbatim record.**