

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, DECEMBER 15, 2022 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE NOVEMBER 17<sup>TH</sup>, 2022 SUMMARY MINUTES OF THE PLANNING COMMISSION**

**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 23<sup>RD</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 13<sup>TH</sup>, 2023) (LSCP Blue Cedar) (POSTPONED FROM THE NOVEMBER 17<sup>TH</sup>, 2022 PLANNING COMMISSION REGULAR MEETING.)**

**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 23<sup>RD</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 13<sup>TH</sup>, 2023) (PUD Blue Cedar) (POSTPONED FROM THE NOVEMBER 17<sup>TH</sup>, 2022 PLANNING COMMISSION REGULAR MEETING.)**

## NEW BUSINESS

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 9<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JANUARY 23<sup>RD</sup>, 2023)** (Warehouse Flatwoods)

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 9<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JANUARY 23<sup>RD</sup>, 2023)** (Warehouse Flatwoods)

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)

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)

**ANNOUNCEMENTS**

**DISCUSSION ITEMS**

**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.**