

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, JANUARY 19, 2023 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE DECEMBER 15<sup>TH</sup>, 2022 SUMMARY MINUTES OF THE PLANNING COMMISSION**

**NEW BUSINESS**

**1) PUBLIC HEARING CASE # PUD-22-560 – LAKE DENHAM ESTATES TRACT F-1 PUD MINOR MODIFICATION – PLANNED UNIT DEVELOPMENT**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEESBURG, FLORIDA, MODIFYING THE EXISTING PUD (PLANNED UNIT DEVELOPMENT) ON APPROXIMATELY 3 +/- ACRES TO ALLOW FOR ATTACHED SINGLE-FAMILY UNITS, FOR A PROPERTY GENERALLY LOCATED SOUTH OF ARMOYAN BOULEVARD AND WEST OF US HIGHWAY 27, AS LEGALLY DESCRIBED IN SECTION 2, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Lake Denham Estates Tract F-1)

**1) PUBLIC HEARING CASE # SSCP-22-569 – CROSSINGS AT 44 – 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 34.7 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A MIXED-USE DEVELOPMENT 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, FEBRUARY 13<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27<sup>TH</sup>, 2023)** (Crossings at 44)

2) **PUBLIC HEARING CASE # PUD-22-570 – CROSSINGS AT 44 – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 34.7 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT 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, FEBRUARY 13<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27<sup>TH</sup>, 2023)**  
(Crossings at 44)

3) **PUBLIC HEARING CASE # SSCP-22-572 – FORT KNOX ROGERS, LLC – 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 LAKE COUNTY INDUSTRIAL TO CITY OF LEESBURG INDUSTRIAL FOR A PROPERTY GENERALLY LOCATED WEST OF HAYWOOD WORM FARM ROAD AND NORTH OF ROGERS INDUSTRIAL PARK ROAD, AS LEGALLY DESCRIBED IN SECTION 14, 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, FEBRUARY 13<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27<sup>TH</sup>, 2023)** (Fort Knox Rogers)

4) **PUBLIC HEARING CASE # RZ-22-573 – FORT KNOX ROGERS, LLC – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 11 +/- ACRES FROM LAKE COUNTY HM (HEAVY INDUSTRIAL) TO CITY OF LEESBURG M-1 (INDUSTRIAL) FOR A PROPERTY GENERALLY LOCATED WEST OF HAYWOOD WORM FARM ROAD AND NORTH OF ROGERS INDUSTRIAL PARK ROAD, AS LEGALLY DESCRIBED IN SECTION 14, 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, FEBRUARY 13<sup>TH</sup>, 2023 AND SECOND**

**READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 27<sup>TH</sup>,  
2023) (Fort Knox Rogers)**

**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.**