

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, APRIL 20, 2023 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MARCH 23, 2023 SUMMARY MINUTES OF THE  
PLANNING COMMISSION**

**OLD BUSINESS**

**1) 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 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATE IS TENTATIVELY SCHEDULED FOR SECOND READING ON MONDAY, MAY 22, 2023)**  
(Treasures Trove)

**2) 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 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATE IS TENTATIVELY SCHEDULED FOR SECOND READING ON MONDAY, MAY 22, 2023)** (Treasures Trove)

**NEW BUSINESS**

**1) PUBLIC HEARING CASE # SSCP-23-102 – POLK GORMAN PROPERTIES**

**– 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 0.97 +/- ACRES FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY OF LEESBURG INDUSTRIAL FOR A PLUMBING BUSINESS USE FOR A PROPERTY GENERALLY LOCATED SOUTH OF GRIFFIN ROAD AND EAST OF SNOWBERGER AVENUE AS LEGALLY DESCRIBED IN SECTION 21, 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, MAY 8<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JUNE 26<sup>TH</sup>, 2023)** (Polk Gorman Properties SSCP)

**2) PUBLIC HEARING CASE # RZ-23-103 – POLK GORMAN PROPERTIES – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 0.97 +/- ACRES LAKE COUNTY RP (RESIDENTIAL PROFESSIONAL) TO CITY OF LEESBURG M-1 (INDUSTRIAL), TO ALLOW FOR A PLUMBING BUSINESS USE FOR A PROPERTY GENERALLY LOCATED SOUTH OF GRIFFIN ROAD AND EAST OF SNOWBERGER AVENUE AS LEGALLY DESCRIBED IN SECTION 21, 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, MAY 8<sup>TH</sup>, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JUNE 26<sup>TH</sup>, 2023)** (Polk Gorman Properties RZ)

**3) PUBLIC HEARING CASE # CUP-23-110 – CITRUS BOULEVARD TELECOMMUNICATIONS TOWER – CONDITIONAL USE PERMIT**

REQUEST FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER IN THE C-3 (HIGHWAY COMMERCIAL) ZONING DISTRICT ON 10 +/- ACRES GENERALLY LOCATED WEST OF CITRUS BOULEVARD AND NORTH OF DR MARTIN LUTHER KING JR BOULEVARD, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Citrus Boulevard Telecommunications Tower)

**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.**