

**AGENDA OF A REGULAR MEETING
LEESBURG PLANNING COMMISSION
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET
THURSDAY, JUNE 22, 2023 – 4:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 18, 2023 SUMMARY MINUTES OF THE PLANNING COMMISSION

OLD BUSINESS

NEW BUSINESS

1) PUBLIC HEARING CASE # SSCP-23-230 – CITY OF LEESBURG ELECTRIC SUBSTATION SR 44 DAVIS – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF A CERTAIN PROPERTY CONTAINING 1.45 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG INSTITUTIONAL FOR A PROPERTY GENERALLY LOCATED WEST OF WHITNEY ROAD AND NORTH OF STATE ROAD 44, 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, JUNE 12TH, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 24TH, 2023)** (City of Leesburg Electric Substation SR 44 Davis)

2) PUBLIC HEARING CASE # RZ-23-231 – CITY OF LEESBURG ELECTRIC SUBSTATION SR 44 DAVIS – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 1.45 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG P (PUBLIC), FOR A PROPERTY GENERALLY LOCATED WEST OF WHITNEY ROAD AND NORTH OF STATE ROAD 44, 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, JUNE 12TH, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 24TH, 2023)** (City of Leesburg Electric Substation SR 44 Davis)

3) PUBLIC HEARING CASE # SSCP-23-242 – MAIN-BUTLER PROPERTIES – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING 0.4 +/- ACRES GENERAL COMMERCIAL AND LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF W MAIN STREET AND NORTH OF BUTLER STREET, AS LEGALLY DESCRIBED IN SECTION 27, 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, JULY 24TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 14TH, 2023)** (Main-Butler Properties SSCP)

4) PUBLIC HEARING CASE # RZ-23-243 – MAIN-BUTLER PROPERTIES – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 0.4 +/- ACRES FROM C-1 (NEIGHBORHOOD COMMERCIAL) AND R-1 (LOW DENSITY RESIDENTIAL) TO C-1 (NEIGHBORHOOD COMMERCIAL), FOR A PROPERTY GENERALLY LOCATED SOUTH OF W MAIN STREET AND NORTH OF BUTLER STREET, AS LEGALLY DESCRIBED IN SECTION 27, 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, JULY 24TH, 2023 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 14TH, 2023)** (Main-Butler Properties RZ)

5) PUBLIC HEARING CASE # CUP-22-439 – LOVE THY NEIGHBOR – CONDITIONAL USE PERMIT

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A TEMPORARY OVERNIGHT FOSTER CARE USE IN THE M-1 (INDUSTRIAL) ZONING DISTRICT, ON A PROPERTY CONTAINING 0.676 +/- ACRES GENERALLY LOCATED EAST OF THOMAS AVENUE AND NORTH OF CARVER DRIVE, 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)** (Love Thy Neighbor)

6) **PUBLIC HEARING CASE # SSCP-23-262 – VOWL 0.33 ACRE – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF A CERTAIN PROPERTY CONTAINING 0.33 +/- ACRES FROM LAKE COUNTY PUBLIC SERVICE FACILITY AND INFRASTRUCTURE TO CITY OF LEESBURG AGE RESTRICTED DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED APPROXIMATELY ONE MILE EAST OF THE FLORIDA TURNPIKE AND ADJACENT TO COUNTY ROAD 470, AS LEGALLY DESCRIBED IN SECTION 17, 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, JULY 24TH, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 28TH, 2023)** (VOWL 0.33 ACRE SSCP)

7) **PUBLIC HEARING CASE # RZ-23-243 – VOWL 0.33 ACRE – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 0.33 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG ARD (AGE RESTRICTED DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED APPROXIMATELY ONE MILE EAST OF THE FLORIDA TURNPIKE AND ADJACENT TO COUNTY ROAD 470, AS LEGALLY DESCRIBED IN SECTION 17, 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, JULY 24TH, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 28TH, 2023)** (VOWL 0.33 ACRE RZ)

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.