



MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, JUNE 20, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, June 20, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento  
Clell Coleman  
Agnes Berry  
Charles Townsend  
Frazier J. Marshall  
Ted Bowersox

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commissioner Charles Townsend and the Pledge of Allegiance to the Flag.

Dan Miller, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

**MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR MAY 16, 2013.**

**Commissioner Agnes Berry moved to APPROVE the minutes from the MAY 16, 2013 meeting. Commissioner Ted Bowersox SECONDED the motion, which was PASSED by a vote of 6 to 0.**

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # SSCP-13-67 – SERVICE ELECTRIC – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 3.13+/- ACRES FOR A PROPERTY LOCATED ON THE WEST SIDE OF EXECUTIVE BOULEVARD, SOUTH OF COUNTY ROAD 44 FROM LAKE COUNTY URBAN EXPANSION TO CITY INDUSTRIAL AS LEGALLY DESCRIBED IN SECTION 29, TOWNSHIP 19, RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1<sup>ST</sup> READING ON JULY 8<sup>TH</sup>, 2013 AND A 2<sup>ND</sup> READING ON JULY 22<sup>ND</sup>, 2013)**

Dan Miller gave a background of the property stating that this is an existing company and the reason for the

annexation is because they need City utilities.

Dan Miller entered and presented the exhibits into record. The exhibit items included the staff summary, departmental review summary, staff recommendations, general location/aerial map, land use and zoning maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. There was one public response received for approval and no responses were received for disapproval.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. This project meets the requirements of Chapter 163.3187(1)(c) Florida Statutes, for Small Scale Comprehensive Plan Amendments.
2. The proposed Future Land Use Designation of City Industrial is compatible with the adjacent property to the south designated City Industrial, as well as with adjacent properties to the north, east and west designated County Urban Expansion.
3. The proposed Future Land Use Designation of City Industrial is compatible with the current surrounding zoning districts City M-1 (Industrial) to the south, and does not appear to create a detriment to the adjacent zoning districts of County R-6 (Urban Residential) to the north, County LM (Light Industrial) to the east, and County A (Agricultural) to the west.
4. The proposed future land use designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the Small Scale Comprehensive Plan designation of City Industrial and forward the recommendation to the City Commission for consideration subject to the property receiving annexation approval from the City Commission under case number ANNEX-13-66.

Attorney Morrison asked if they needed to do improvements or rebuild the lot, as they do not meet the required road frontage, would a Variance be required. Mr. Miller replied that they have an easement of 50 feet wide and they would need to go through the Variance process.

This was the end of the discussion and the voting then took place.

**Commissioner Ted Bowersox made a motion to APPROVE case # CUP-12-55 – PALM RIDGE MOBILE HOME VILLAGE – CONDITIONAL USE PERMIT. Commissioner Agnes Berry SECONDED the motion which, PASSED by a unanimous voice vote of 6 to 0.**

## DISCUSSION ITEM

None

## ANNOUNCEMENTS

The next scheduled meeting date is July 18, 2013.

The meeting adjourned at 5:27 p.m.

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James Argento, Chairperson

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Clell Coleman, Vice Chairperson

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Dianne Pacewicz, Administrative Assistant II