



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

DATE: June 19, 2014
OWNER: Leesburg Land Company, Inc.
PETITIONER: Timothy H. Sennett
PROJECT: Office, Medical and Educational uses
REQUEST: Small Scale Comprehensive Plan Amendment
CASE NO.: SSCP-14-55

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

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 Transitional is compatible with the adjacent property land use designations of City General Commercial, High, Medium and Low Density Residential.
3. The proposed Future Land Use Designation of City Transitional is compatible with the current surrounding zoning districts City R-P(Residential-Professional), R-2 (Medium Density Residential), and R-1 (Low Density Residential) and does not appear to create a detriment to the adjacent properties.
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 Transitional and forward the recommendation to the City Commission for consideration.