

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, NOVEMBER 16, 2023 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE OCTOBER 19, 2023 SUMMARY MINUTES OF THE  
PLANNING COMMISSION**

**NEW BUSINESS**

**1) PUBLIC HEARING CASE # LSCP-23-438 – VILLAGE PALMS  
HOLDINGS – LARGE 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 316 +/- ACRES FROM LAKE COUNTY RURAL AND REGIONAL OFFICE TO CITY OF LEESBURG NEIGHBORHOOD MIXED USE 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 AND SECTION 30, 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, DECEMBER 18<sup>TH</sup>, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 12<sup>TH</sup>, 2024)** (Village Palms Holdings LSCP)

**2) PUBLIC HEARING CASE # PUD-23-439 – VILLAGE PALMS HOLDINGS  
– PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 316 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) AND MP (PLANNED INDUSTRIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT 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 AND SECTION 30, 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, DECEMBER 18<sup>TH</sup>, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 12<sup>TH</sup>, 2024).** (Village Palms Holdings PUD)

3) **PUBLIC HEARING CASE # RZ-23-454– CAC CANAL STREET TRACT B RZ – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 0.08 +/- ACRES FROM CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) AND R-3 (HIGH DENSITY RESIDENTIAL) TO P (PUBLIC), FOR A PROPERTY GENERALLY LOCATED SOUTH OF PINE STREET AND EAST OF SOUTH CANAL STREET, AS LEGALLY DESCRIBED IN SECTION 26, 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, NOVEMBER 27<sup>TH</sup>, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, DECEMBER 11<sup>TH</sup>, 2023)** (CAC Canal Street Tract B RZ)

4) **PUBLIC HEARING CASE # SSCP-23-461 – RIVER FOX COMMONS – SMALL SCALE COMPREHENSIVE PLAN**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 15.34 +/- ACRES FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY OF LEESBURG LOW DENSITY RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED EAST OF MONTCLAIR ROAD AND SOUTH OF COLONIAL STREET, 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, DECEMBER 18<sup>TH</sup>, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JANUARY 22<sup>ND</sup>, 2023)** (River Fox Commons)

5) **PUBLIC HEARING CASE # PUD-23-462 – RIVER FOX COMMONS – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING

THE ZONING OF APPROXIMATELY 15.34 +/- ACRES FROM LAKE COUNTY R-6 (URBAN RESIDENTIAL DISTRICT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED EAST OF MONTCLAIR ROAD AND SOUTH OF COLONIAL STREET, 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, DECEMBER 18<sup>TH</sup>, 2023 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JANUARY 22<sup>ND</sup>, 2023)** (River Fox Commons)

## 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.