

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, DECEMBER 14, 2023 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE NOVEMBER 16, 2023 SUMMARY MINUTES OF THE  
PLANNING COMMISSION**

**NEW BUSINESS**

**1) PUBLIC HEARING CASE # PUD-23-511 – PDO CDC OFFICES ON PINE STREET – PLANNED DEVELOPMENT OVERLAY**

A REQUEST FOR A PLANNED DEVELOPMENT OVERLAY FOR AN OFFICE IN THE EXISTING R-3 (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT, AND FOR A WAIVER FROM SECTION 25-282(A)(1) PDO FIVE ACRE MINIMUM REQUIREMENT, ON 0.16 +/- ACRES GENERALLY LOCATED NORTH OF PINE STREET AND EAST OF CHILDS STREET, AS LEGALLY DESCRIBED IN SECTION 22, 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, JANUARY 22, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 26, 2024)** (PDO CDC Offices on Pine Street)

**2) PUBLIC HEARING CASE # LSCP-23-479 – BANNING RANCH PHASES III AND IV – LARGE SCALE COMPREHENSIVE PLAN MAP 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 464 +/- ACRES FROM NEIGHBORHOOD MIXED USE TO ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33, SOUTH OF FLORIDA'S TURNPIKE, AND

EAST OF COUNTY ROAD 48, AS LEGALLY DESCRIBED IN SECTIONS 32 AND 33, 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, JANUARY 22<sup>ND</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 11<sup>TH</sup>, 2024)** (Banning Ranch Phases III & IV LSCP)

3) **PUBLIC HEARING CASE # PUD-23-480 – BANNING RANCH PHASES III AND IV – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 464 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) AMENDMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33, SOUTH OF FLORIDA'S TURNPIKE, AND EAST OF COUNTY ROAD 48, AS LEGALLY DESCRIBED IN SECTIONS 32 AND 33, 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, JANUARY 22<sup>ND</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MARCH 11<sup>TH</sup>, 2024)** (Banning Ranch Phases III & IV PUD)

4) **PUBLIC HEARING CASE #LSCP-23-509 – VOWL 6<sup>TH</sup> SP – LARGE SCALE COMPREHENSIVE PLAN MAP AND TEXT AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 4,192.5 ACRES FROM LEESBURG CONSERVATION, SP MIXED USE, INSTITUTIONAL, INDUSTRY AND TECHNOLOGY COMMERCE PARK, AND LAKE COUNTY REGIONAL OFFICE TO AGE RESTRICTED DEVELOPMENT FOR PROPERTY GENERALLY LOCATED EAST AND WEST OF THE FLORIDA TURNPIKE AND NORTH OF COUNTY ROAD 48 AS LEGALLY DESCRIBED IN SECTIONS 16, 17, 18, 20, 21, 28, 29, 30, 31, AND 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND TO DELETE THE SECRET PROMISE DRI POLICIES FOUND IN FUTURE LAND USE ELEMENT OBJECTIVE 1.14.1 AND POLICIES 1.14.1.1 THROUGH 1.14.1.6; AND AMEND FUTURE LAND USE POLICY 1.1.6 TO ADDRESS WETLAND AND HABITAT PROTECTION, LAND USE PLANNING AND OTHER ISSUES; AND TO AMEND FUTURE LAND USE POLICY 1.1.1 TO ADD COMMERCIAL CENTERS TO THE LIST OF NON-RESIDENTIAL CENTERS PERMITTED A 3.0 FAR; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 12<sup>TH</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (VOWL 6<sup>th</sup> SP)

5) **PUBLIC HEARING CASE #RZ-23-510 – VOWL 6<sup>TH</sup> SP – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 4,192.5 ACRES FROM LAKE COUNTY HM (HEAVY INDUSTRIAL) AND LEESBURG C-3 (HIGHWAY COMMERCIAL), M-1 (INDUSTRIAL), R-1-A (SINGLE FAMILY RESIDENTIAL) AND PUD (PLANNED UNIT DEVELOPMENT) TO LEESBURG ARD (AGE RESTRICTED DEVELOPMENT) FOR PROPERTY GENERALLY LOCATED EAST AND WEST OF THE FLORIDA TURNPIKE AND NORTH OF COUNTY ROAD 48 AS LEGALLY DESCRIBED IN SECTIONS 16, 17, 18, 20, 21, 28, 29, 30, 31, AND 32, 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, FEBRUARY 12<sup>TH</sup>, 2024 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (VOWL 6<sup>th</sup> SP)

6) **PUBLIC HEARING CASE # PUD-23-489 – 2512 W MAIN TRIPLEX PDO – PLANNED DEVELOPMENT OVERLAY**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ADDING A PLANNED DEVELOPMENT OVERLAY TO THE EXISTING C-1 (NEIGHBORHOOD COMMERCIAL) ZONING TO ALLOW A TRIPLEX, AND TO REQUEST A WAIVER FROM SECTION 25-282(A)(1) PDO FIVE ACRE MINIMUM REQUIREMENT, ON APPROXIMATELY 0.34 +/- ACRES FOR A PROPERTY LOCATED NORTH OF WEST MAIN STREET AND WEST OF HAROLD STREET AS LEGALLY DESCRIBED IN SECTION 28, 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, JANUARY 22, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 26, 2024)** (2512 W Main Triplex PDO)

7) **PUBLIC HEARING CASE # CUP-23-463 – 2114 WAITMAN AVENUE – CONDITIONAL USE PERMIT**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR A DUPLEX IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 0.15 +/- ACRES GENERALLY LOCATED NORTH OF WAITMAN AVENUE AND EAST OF TUSKEGEE STREET, 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)** (2114 Waitman Ave Duplex)

## 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.