

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, MARCH 21, 2024 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE FEBRUARY 22, 2024 SUMMARY MINUTES OF THE PLANNING COMMISSION**

**NEW BUSINESS**

- 1) **PUBLIC HEARING CASE # SSCP-24-27 SOUTHWINDS PHASE III**  
AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 4.72 +/- ACRES FROM LOW DENSITY RESIDENTIAL AND INDUSTRIAL TO LOW DENSITY RESIDENTIAL FOR PROPERTY GENERALLY LOCATED EAST OF FLATWOODS ROAD AND WEST OF SOUTH 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, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (Southwinds Cove SSCP)
  
- 2) **PUBLIC HEARING CASE # CUP-24-28 SOUTHWINDS PHASE III**  
A REQUEST FOR A CONDITIONAL USE PERMIT FOR APARTMENTS AND EXISTING TOWNHOME USE IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 4.72 +/- ACRES GENERALLY LOCATED EAST OF FLATWOODS ROAD AND WEST OF SOUTH STREET, AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Southwinds Cove CUP)
  
- 3) **PUBLIC HEARING CASE # PUD-24-30 – DENHAM VILLAGE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 506 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED WEST OF CR 33, NORTH OF FLORIDA TURNPIKE, AND SOUTH OF CR 48, AS LEGALLY DESCRIBED IN SECTIONS 21, 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, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JUNE 10<sup>TH</sup>, 2024)**

4) **PUBLIC HEARING CASE # CUP-24-41 1505 FLORADEL AVENUE MOTHER-IN-LAW SUITE**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR A MOTHER-IN-LAW SUITE IN THE LOW-DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT ON 0.424 +/- ACRES GENERALLY LOCATED SOUTH OF GUNSTON STREET AND SOUTHWEST OF FLORADEL AVENUE, AS LEGALLY DESCRIBED IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)**  
(Floradel Avenue MIL Suite)

5) **PUBLIC HEARING CASE # VAR-24-34 - BANNING RANCH TELECOMMUNICATIONS TOWER - VARIANCE**

REQUEST FOR A VARIANCE FROM SECTION 25-804 SETBACKS TO ALLOW FOR A REDUCED SETBACK FOR A MONOPOLE TELECOMMUNICATIONS TOWER, IN THE PUD (PLANNED UNIT DEVELOPMENT) ZONING DISTRICT, FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33 AND NORTH OF ASHWOOD STREET, AS LEGALLY DESCRIBED IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Banning Ranch Telec. Tower VAR)

6) **PUBLIC HEARING CASE # VAR-24-51 - HTEAO SIGN VARIANCE - VARIANCE**

REQUEST FOR A VARIANCE FROM SECTION 25-424 (F) (8) MENU BOARDS TO ALLOW FOR A 38.2 SQUARE FOOT, EXTERNALLY ILLUMINATED MENU SIGN, IN THE C-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT, FOR A PROPERTY GENERALLY LOCATED EAST OF NORTH 14<sup>TH</sup> STREET AND NORTH OF CITIZENS BOULEVARD, AS LEGALLY DESCRIBED IN SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

**(FINAL DECISION IS BY THE PLANNING COMMISSION)** (HTeaO Sign VAR)

- 7) **PUBLIC HEARING CASE # SSCP-24-36 – SILVER LAKE COMMONS – 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 10.08 +/- ACRES FROM INSTITUTIONAL TO GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED NORTH OF US HIGHWAY 441 AND WEST OF COLLEGE DRIVE, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (Silver Lake Commons)
- 8) **PUBLIC HEARING CASE # PUD-24-37 – SILVER LAKE COMMONS – PLANNED UNIT DEVELOPMENT**  
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 10.08 +/- ACRES FROM P (PUBLIC) TO PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY NORTH OF US HIGHWAY 441 AND WEST OF COLLEGE DRIVE, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, APRIL 22<sup>ND</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, MAY 13<sup>TH</sup>, 2024)** (Silver Lake 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.