

**AGENDA OF A REGULAR MEETING
LEESBURG PLANNING COMMISSION
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET
THURSDAY, APRIL 18, 2024 – 4:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**APPROVAL OF THE MARCH 21, 2024 SUMMARY MINUTES OF THE
PLANNING COMMISSION**

NEW BUSINESS

**1) PUBLIC HEARING CASE # CUP-24-35 CARVER DRIVE #1 PROJECT –
CONDITIONAL USE PERMIT**

A REQUEST FOR A CONDITIONAL USE PERMIT FOR A DAYCARE, RESPITE, AND EDUCATIONAL FACILITY IN THE INDUSTRIAL FUTURE LAND USE DISTRICT ON 0.75 +/- ACRES GENERALLY LOCATED NORTH OF CARVER DRIVE AND EAST OF THOMAS AVENUE, 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)** (Carver Drive #1 Project)

**2) PUBLIC HEARING CASE # SSCP-24-27 GRIFFIN ROAD SALON – 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 0.434 +/- ACRES FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL, FOR A PROPERTY GENERALLY LOCATED SOUTH OF GRIFFIN ROAD AND EAST OF COUNTY ROAD 468, 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, MAY 28TH, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8TH, 2024)** (Griffin Road Salon)

**3) PUBLIC HEARING CASE # SPUD-24-28 GRIFFIN ROAD SALON –
SMALL PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 0.434 +/- ACRES FROM LAKE COUNTY RP (RESIDENTIAL PROFESSIONAL) TO CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED SOUTH OF GRIFFIN ROAD AND EAST OF COUNTY ROAD 468, 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, MAY 28TH, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8TH, 2024)** (Griffin Road Salon)

4) **PUBLIC HEARING CASE # SSCP-24-73 – THOMAS-MONTCLAIR INDUSTRIAL FLEX – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE OF APPROXIMATELY 2.33 +/- ACRES FROM LAKE COUNTY URBAN HIGH DENSITY AND CITY OF LEESBURG LOW DENSITY RESIDENTIAL TO CITY OF LEESBURG INDUSTRIAL, FOR A PROPERTY GENERALLY LOCATED SOUTHWEST OF MONTCLAIR ROAD AND WEST OF THOMAS AVENUE, 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, MAY 13TH, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8TH, 2024)** (Thomas-Montclair Ind. Flex SSCP) **(POSTPONED TO MAY 23, 2024 MEETING)**

5) **PUBLIC HEARING CASE # SPUD-24-74 – THOMAS-MONTCLAIR INDUSTRIAL FLEX – SMALL PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 2.33 +/- ACRES FROM LAKE COUNTY R-6 (URBAN RESIDENTIAL) AND CITY OF LEESBURG R-1 (LOW DENSITY RESIDENTIAL) TO CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED SOUTHWEST OF MONTCLAIR ROAD AND WEST OF THOMAS AVENUE, 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, MAY 13TH, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8TH, 2024)** (Thomas-Montclair Ind. Flex SPUD) **(POSTPONED TO MAY 23, 2024 MEETING)**

6) **PUBLIC HEARING CASE # SSCP-24-87 – POE STREET RESIDENTIAL – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 49.12 +/- ACRES FROM LAKE COUNTY URBAN LOW DENSITY TO CITY OF LEESBURG ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED NORTH OF POE STREET AND SOUTH OF COUNTY ROAD 473, AS LEGALLY DESCRIBED IN SECTION 02, 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, JUNE 10TH, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 22ND, 2024)** (Poe Street SSCP) **(POSTPONED TO MAY 23, 2024 MEETING)**

7) **PUBLIC HEARING CASE # PUD-24-88 – POE STREET RESIDENTIAL – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 49.12 +/- ACRES FROM LAKE COUNTY R-6 (URBAN RESIDENTIAL DISTRICT) AND CFD (COMMUNITY FACILITY DISTRICT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED NORTH OF POE STREET AND SOUTH OF COUNTY ROAD 473, AS LEGALLY DESCRIBED IN SECTION 02, 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, JUNE 10TH, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 22ND, 2024)** (Poe Street SSCP) **(POSTPONED TO MAY 23, 2024 MEETING)**

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.