

**AGENDA OF A REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, MAY 23, 2024 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE April 18, 2024 SUMMARY MINUTES OF THE PLANNING COMMISSION**

**NEW BUSINESS**

**1) PUBLIC HEARING CASE # CPTA-23-588 – SUNNYSIDE ESTATES – COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TEXT AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CITY OF LEESBURG COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH THE SUNNYSIDE ESTATES OBJECTIVE AND POLICIES, PREVIOUSLY SET FORTH IN RESOLUTION 7158, AND KNOWN AS THE SUNNYSIDE TASK FORCE STUDY REPORT, FOR PROPERTIES GENERALLY LOCATED IN SECTIONS 19, 20, 21, 28, 29, 30, AND 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 26<sup>TH</sup>, 2024)** (Sunnyside Estates FLU Element Text Amendment)

**2) PUBLIC HEARING CASE # AMDT-23-590 – SUNNYSIDE ESTATES – ORDINANCE AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING PART II, CHAPTER 25 OF THE MUNICIPAL CODE, ADDING SECTION 25-269 (3) FUTURE LAND USE DISTRICTS; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 26<sup>TH</sup>, 2024)** (Ordinance Amendment Chapter 25 - Zoning)

**3) PUBLIC HEARING CASE # LSCP-23-589 – SUNNYSIDE ESTATES –**

**COMPREHENSIVE PLAN MAP AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP BY REDESIGNATING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING 702 +/- ACRES FROM LOW DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, AND ESTATE RESIDENTIAL TO SUNNYSIDE ESTATES (SE) FOR PROPERTIES GENERALLY LOCATED IN SECTIONS 19, 20, 21, 28, 29, 30, AND 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 26<sup>TH</sup>, 2024)** (Sunnyside Community FLU Map Amendment)

4) **PUBLIC HEARING CASE # PUD-23-484 – CR 48 BRIGHTLEAF RESIDENTIAL – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 37.7 +/- ACRES FROM PUD (PLANNED UNIT DEVELOPMENT) AND C-3 (HIGHWAY COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED NORTH OF COUNTY ROAD 48 AND WEST OF US HIGHWAY 27, AS LEGALLY DESCRIBED IN SECTION 14, 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, JUNE 10, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8<sup>TH</sup>, 2024)** (CR 48 Brightleaf Residential PUD)

5) **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, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 22<sup>ND</sup>, 2024)** (Thomas-Montclair Ind. Flex SSCP)

6) **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, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 22<sup>ND</sup>, 2024)** (Thomas-Montclair Ind. Flex SPUD)

7) **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 10, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 22, 2024)** (Poe Street SSCP)

8) **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 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 22<sup>ND</sup>, 2024)** (Poe Street PUD)

9) **PUBLIC HEARING CASE # SSCP-24-163 – PENN STREET HABITAT – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 2.4 +/- ACRES FROM GENERAL COMMERCIAL TO LOW DENSITY RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED NORTH OF HILL STREET AND EAST OF PENN 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, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8<sup>TH</sup>, 2024)** (Penn St Habitat SSCP) **(POSTPONED TO JUNE MEETING)**

10) **PUBLIC HEARING CASE # RZ-24-102 – PENN STREET HABITAT – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 2.4 +/- ACRES FROM C-3 (HIGHWAY COMMERCIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL), FOR A PROPERTY GENERALLY LOCATED NORTH OF HILL STREET AND EAST OF PENN 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, JUNE 10<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8<sup>TH</sup>, 2024)** (Penn St Habitat RZ) **(WITHDRAWN PER APPLICANT REQUEST)**

11) **PUBLIC HEARING CASE # SPUD-24-120 – WEBSTER STREET OFFICE PDO – PLANNED DEVELOPMENT OVERLAY**

A REQUEST FOR A PLANNED DEVELOPMENT OVERLAY FOR AN OFFICE IN THE EXISTING R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT ON 0.75 +/- ACRES GENERALLY LOCATED EAST OF NORTH 13<sup>TH</sup> STREET AND SOUTH OF WEBSTER STREET, AS LEGALLY DESCRIBED IN SECTION 23, 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, JUNE 24<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, JULY 8<sup>TH</sup>, 2024)** (Webster Street Office PDO)

12) **PUBLIC HEARING CASE # CUP-24-121 – YELLOW DOT PICKLEBALL CUP – CONDITIONAL USE PERMIT**

REQUEST FOR A CONDITIONAL USE PERMIT FOR AN INDOOR PICKLEBALL FACILITY IN UNITS 104 THROUGH 108 WITHIN A BUILDING LOCATED IN THE I (INDUSTRIAL) ZONING DISTRICT ON 2.2 +/- ACRES GENERALLY LOCATED WEST OF PARK CENTER STREET AND NORTH OF WEST MAIN STREET, AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Yellow Dot Pickleball)

13) **PUBLIC HEARING CASE # SSCP-24-157 – NORTH SHORE (CARAS COVE) – 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 40.61 +/- ACRES FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY OF LEESBURG CONSERVATION AND ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED NORTH OF NORTH SHORE DRIVE AND WEST OF BEVERLY POINT ROAD, AS LEGALLY DESCRIBED IN SECTION 14, 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, JUNE 24<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 12<sup>TH</sup>, 2024)** (North Shore Caras Cove SSCP)

14) **PUBLIC HEARING CASE # PUD-24-158 – NORTH SHORE (CARAS COVE) – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 40.61 +/- ACRES FROM LAKE COUNTY C-1 (NEIGHBORHOOD COMMERCIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED NORTH OF NORTH SHORE DRIVE AND WEST OF BEVERLY POINT ROAD, AS LEGALLY DESCRIBED IN SECTION 14, 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, JUNE 24<sup>TH</sup>, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 12<sup>TH</sup>, 2024)** (North Shore Caras Cove PUD)

## 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.