

**AGENDA OF THE REGULAR MEETING OF THE  
PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, JANUARY 23, 2020 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE DECEMBER 19<sup>TH</sup>, 2019 SUMMARY MINUTES OF THE  
PLANNING COMMISSION**

**OLD BUSINESS**

**1. PUBLIC HEARING CASE # LSCP-19-221 – SUNNYSIDE LANDING –  
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 18.5 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF U.S. HIGHWAY 441 AND EAST OF SUNNYSIDE DRIVE (SOUTH) AS LEGALLY DESCRIBED IN SECTION 33, 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, FEBRUARY 10<sup>TH</sup>, 2020 AND SECOND READING IS SCHEDULED FOR MONDAY, APRIL 22<sup>ND</sup>, 2020)** (Sunnyside Lake Land Holdings, LLC)

**2. PUBLIC HEARING CASE # PUD-19-222 – SUNNYSIDE LANDING –  
PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 137.35 +/- ACRES FROM CITY PUD (PLANNED UNIT DEVELOPMENT) AND LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR THE DEVELOPMENT OF 159 DETACHED SINGLE FAMILY UNITS FOR A PROPERTY LOCATED SOUTH OF U.S. HIGHWAY 441 AND EAST AND WEST OF SUNNYSIDE DRIVE (SOUTH) AS LEGALLY DESCRIBED IN SECTIONS 29, 32 AND 33, 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, FEBRUARY 10<sup>TH</sup>, 2020 AND SECOND**

**READING IS SCHEDULED FOR MONDAY, APRIL 22<sup>ND</sup>, 2020)** (Sunnyside Lake Land Holdings, LLC)

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # PUD-19-300 – LAKE GRIFFIN PRESERVE – PLANNED UNIT DEVELOPMENT REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE ZONING ON APPROXIMATELY 18.87 +/- ACRES TO ALLOW FOR FIFTY SINGLE FAMILY RESIDENTIAL LOTS IN A PUD (PLANNED UNIT DEVELOPMENT) ZONING FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 441 AND SOUTH OF PARK HOLLAND 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, MARCH 9<sup>TH</sup>, 2020 AND SECOND READING ON MONDAY, MARCH 23<sup>RD</sup>, 2020** (Lake Griffin Preserve / fka Woodrell)

**2. PUBLIC HEARING CASE # SSCP-19-305 – GABRIEL COMMERCIAL PROPERTY – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 9.36 ACRES FROM LAKE COUNTY URBAN LOW DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED SOUTH OF UNIVERSITY AVENUE AND WEST OF U.S. HIGHWAY 27 AS LEGALLY DESCRIBED IN SECTION 25, 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, MARCH 9, 2020 AND SECOND READING ON MONDAY, MARCH 23, 2020)** (Gabriel Commercial Property)

**3. PUBLIC HEARING CASE # SPUD-19-306 – GABRIEL COMMERCIAL PROPERTY – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 9.36 ACRES FROM LAKE COUNTY PUD (PLANNED UNIT DEVELOPMENT) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RETAIL COMMERCIAL, MEDICAL SERVICES AND OFFICE USES FOR A PROPERTY GENERALLY LOCATED SOUTH OF UNIVERSITY AVENUE AND WEST OF U.S. HIGHWAY 27 AS LEGALLY DESCRIBED IN SECTION 25, 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, MARCH 9, 2020 AND SECOND**

**READING ON MONDAY, MARCH 23, 2020** (Gabriel Commercial Property)

**DISCUSSION ITEMS**

**ANNOUNCEMENTS**

**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.**