

**AGENDA OF THE REGULAR MEETING
LEESBURG PLANNING COMMISSION
VENETIAN CENTER, 1 DOZIER COURT
THURSDAY, MAY 27, 2021 – 4:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**APPROVAL OF THE APRIL 22ND, 2021 SUMMARY MINUTES OF THE
PLANNING COMMISSION**

NEW BUSINESS

- 1) **PUBLIC HEARING CASE # VAR-21-108 – TUTOR – VARIANCE**
(WITHDRAWN BY THE APPLICANT)

REQUEST FOR A VARIANCE FROM SECTION 25-280 TABLE 4-2 MINIMUM LOT AREA REQUIREMENT OF THE CITY OF LEESBURG CODE OF ORDINANCES, TO ALLOW A REDUCED MINIMUM LOT AREA REQUIREMENT FOR CERTAIN PROPERTY, AND A REQUEST FOR A VARIANCE FROM SECTION 25-280(b) CORNER LOTS OF THE CITY OF LEESBURG CODE OF ORDINANCES TO ALLOW A 5-FOOT SETBACK IN LIEU OF A 20-FOOT SETBACK ON THE WEST SIDE OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 0.20 +/- ACRES, GENERALLY LOCATED AT THE INTERSECTION OF MOUND AVENUE AND SOUTH 8TH STREET, AS LEGALLY DESCRIBED IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. **(FINAL DECISION BY PLANNING COMMISSION)** (Tutor)

- 2) **PUBLIC HEARING CASE # VAR-21-139 – ARES – VARIANCE**

REQUEST FOR A VARIANCE FROM SECTION 25-280 TABLE 4-2 MINIMUM LOT WIDTH REQUIREMENT OF THE CITY OF LEESBURG CODE OF ORDINANCES, TO ALLOW A REDUCED MINIMUM LOT WIDTH REQUIREMENT FOR CERTAIN PROPERTY CONTAINING APPROXIMATELY 0.45 +/- ACRES, GENERALLY LOCATED SOUTH OF WEST LINE STREET AND EAST OF NORTH MOSS STREET AS LEGALLY DESCRIBED IN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. **(FINAL DECISION BY PLANNING COMMISSION)** (Ares)

3) **PUBLIC HEARING CASE # VAR-21-147 – SLEEPY HOLLOW ROAD – VARIANCE (POSTPONED TO JUNE 24TH, 2021 PLANNING COMMISSION MEETING)**

REQUEST FOR A VARIANCE FROM SECTION 25-330 GARDEN WALLS, FENCES AND HEDGES OF THE CITY OF LEESBURG CODE OF ORDINANCES TO ALLOW A FRONT YARD FENCE THAT IS SIX FEET IN HEIGHT, WHICH EXCEEDS THE ALLOWED MAXIMUM FRONT YARD FENCE HEIGHT OF FOUR FEET, FOR CERTAIN PROPERTY CONTAINING APPROXIMATELY 9.04 +/- ACRES, GENERALLY LOCATED SOUTH OF U.S. HIGHWAY 441 AND WEST OF SLEEPY HOLLOW ROAD AS LEGALLY DESCRIBED IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. **(FINAL DECISION BY PLANNING COMMISSION)** (Sleepy Hollow)

4) **PUBLIC HEARING CASE # PUD-21-100 – BANNING RANCH PUD – PLANNED UNIT REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 160 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR MIXED USE DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 33 AND SOUTH OF FLORIDA'S TURNPIKE, AS LEGALLY DESCRIBED IN SECTIONS 33 AND 34, 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, JULY 12, 2021 AND SECOND READING ON MONDAY, JULY 26, 2021)** (Banning Ranch)

5) **PUBLIC HEARING CASE # LSCP-21-77 – SUNNYSIDE LAKE LAND HOLDING, LLC – LARGE 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 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, 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, JULY 12, 2021 AND SECOND READING ON MONDAY, SEPTEMBER 27, 2021)** (Sunnyside Lake)

Land Holding, LLC)

6) PUBLIC HEARING CASE # PUD-21-78 – SUNNYSIDE LAKE LAND HOLDING, LLC – PLANNED UNIT DEVELOPMENT REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 139 +/- ACRES FROM LAKE COUNTY R-1 (RURAL RESIDENTIAL) AND CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED SOUTH OF U. S. HIGHWAY 441 AND EAST AND WEST OF SUNNYSIDE DRIVE 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, JULY 12, 2021 AND SECOND READING ON MONDAY, SEPTEMBER 27, 2021)** (Sunnyside Lake Land Holding, LLC)

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.