

**AGENDA OF THE REGULAR MEETING
LEESBURG PLANNING COMMISSION
VENETIAN CENTER, 1 DOZIER COURT
THURSDAY, JULY 22, 2021 – 4:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**APPROVAL OF THE JUNE 24TH, 2021 SUMMARY MINUTES OF THE
PLANNING COMMISSION**

OLD BUSINESS

- 1) **PUBLIC HEARING CASE # PUD-21-141 – SALVATION ARMY PUD
AMENDMENT – PLANNED UNIT DEVELOPMENT REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 12.94 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) AND CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR SENIOR HOUSING AND FOR CHURCH/SOCIAL SERVICE AND YOUTH CENTER CAMPUS FOR PROPERTY GENERALLY LOCATED SOUTH OF SOUTH STREET AND WEST OF CABALLO ROAD, 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, AUGUST 9, 2021 AND SECOND READING ON MONDAY, AUGUST 23, 2021)** (Salvation Army PUD Amendment)

NEW BUSINESS

- 1) **PUBLIC HEARING CASE # CPTA-21-224 – PROPERTY RIGHTS
ELEMENT – COMPREHENSIVE PLAN TEXT AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CITY OF LEESBURG COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3177.6.(i) FLORIDA STATUTES, WHICH REQUIRES THE INCLUSION OF A PROPERTY RIGHTS ELEMENT; PROVIDING FOR

CONFLICT WITH OTHER ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Property Rights Element)

2) **PUBLIC HEARING CASE # LSCP-21-119 – WHISPERING HILLS – 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 1,088 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION AND RURAL TO CITY OF LEESBURG NEIGHBORHOOD MIXED USE FOR A PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY 27 AND NORTH OF DEWEY ROBBINS ROAD AS LEGALLY DESCRIBED IN SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND SECTIONS 20, 29, 30, 31, 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, SEPTEMBER 13, 2021 AND SECOND READING ON MONDAY, DECEMBER 20, 2021)** (Whispering Hills / Marsan)

3) **PUBLIC HEARING CASE # PUD-21-120 – WHISPERING HILLS – PLANNED UNIT REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 1,088 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY 27 AND NORTH OF DEWEY ROBBINS ROAD AS LEGALLY DESCRIBED IN SECTIONS 24 AND 25, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND SECTIONS 20, 29, 30, 31, 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, SEPTEMBER 13, 2021 AND SECOND READING ON MONDAY, DECEMBER 20, 2021)** (Whispering Hills / Marsan)

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.