



SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY HALL
THURSDAY, MAY 19TH, 2022 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, May 19th, 2022, at City Hall.

Chairman Ted Bowersox called the meeting to order at 4:30 p.m.

The following Commission members were present:

Ted Bowersox – Chairman
Tim Sennett – Vice-Chair
Frazier Marshall
Nathaniel Sanders
Alfred Haliday

The following Commission members were absent:

John O’Kelley
Chris Wood
Ze’Shieca Carter

City staff in attendance included Dan Miller, Planning & Zoning Manager, Sabrina Mitchell, Administrative Assistant II, Kandi Harper, Senior Planner, Christine Rock, Senior Planner, and City Attorney Grant Watson was also present.

The meeting opened with an invocation given by Chairman Bowersox, followed by the Pledge of Allegiance to the Flag.

Dan Miller informed the audience of the rules of participation and the need to sign the speaker’s registry. He also informed Commissioners and the audience that the City Commission meeting dates are tentatively scheduled.

DRAFT SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING FOR THURSDAY, MARCH 24TH, 2022.

Vice-Chairman Sennett moved to APPROVE the draft minutes from the MARCH 24TH, 2022 meeting. Commissioner Sanders SECONDED the motion, which PASSED by a vote of 4-0.

Sabrina Mitchell swore in staff as well as anyone in the audience wishing to speak.

Chairman Bowersox called for the first case under new business be brought forward.

NEW BUSINESS

1) PUBLIC HEARING CASE # VAR-22-108 – WAREHOUSE – VARIANCE

REQUEST FOR A VARIANCE FROM SECTION 25-280 CITY OF LEESBURG CODE OF ORDINANCES FROM THE REQUIRED 30-FOOT TO A 20-FOOT FRONT YARD SETBACK FOR CERTAIN PROPERTY CONTAINING APPROXIMATELY 0.39 +/- ACRES, GENERALLY LOCATED NORTH OF EAST NORTH BOULEVARD AND EAST OF NORTH EAST STREET. AS LEGALLY DESCRIBED IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. **(FINAL DECISION BY PLANNING COMMISSION)** (Warehouse)

Dan Miller introduced case number #VAR-22-108 – Warehouse – Variance into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, zoning, requests, Leesburg Code of Ordinances, the Use Table found in Section 25-280, and reviewed site plan.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments for review, there were no comments or concerns received. Public responses - did not receive any public responses from the surrounding property owner letters, newspaper advertisement and sign posting.

Mr. Miller read the Staff Recommendations into the record for the case; Staff recommended approval for the following reasons:

1. The request does meet the criteria set forth in Chapter 25 “Zoning”, Section 94 “Variances” of the City of Leesburg Code of Ordinances for the granting of a variance. The conditions are listed, with staff comments following in bold.

- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. ***Such special conditions do exist. The property is a triangle shape bordered on three sides by public rights-of-way.***
- b. The special conditions and circumstances do not result from the actions of the applicant, owner or any predecessor in title. ***The request is a result of the request of the applicant to allow development of the property that does not meet the front yard building setbacks in the C-3 (Highway Commercial) Zoning district because of the shape of the parcel and abutting rights-of-way on three sides.***
- c. The granting of this variance shall not confer on the applicant special privilege that is denied by the Zoning Ordinance to other lands, buildings, or structures in the same zoning district. ***This request would not necessarily grant a special privilege. The warehouse structure as proposed will be approximately 37-feet north of the public right-of-way, will not pose a public safety site distance hazard for traffic and will be further north of the right-of-way than existing buildings.***
- d. That literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance and would work unnecessary and undue hardship on the applicant. ***There is not a clear undue hardship on the applicant, but the request would allow for appropriate business expansion development to occur on the same site as the existing business.***
- e. The requested variance is the minimum variance that shall make possible the reasonable use of the land, building, or structures. ***The request will allow for appropriate and needed business expansion development of the site, and is a minimum needed to allow for such development.***
- f. That the granting of the variance will be in harmony with the general intent and purpose of the Zoning Ordinance, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. ***The proposed business expansion on this site does not appear to interfere with the general intent and purpose of the Code of Ordinances.***

Finding(s) and conclusion:

1. **APPROVAL** of this request is recommended based on the specific wording in the City of Leesburg Code of Ordinances. The request does not create a negative impact to surrounding property owners, does not create a site distance hazard for traffic and will allow for economic growth of an on-going business. Therefore, Staff recommends **APPROVAL** of the variance for the subject property to allow a reduced front yard setback as requested by the applicant.

Commissioners, and Mr. Miller discussed ingress/egress; Northeast Street; Dan Miller replied currently two access points; to property, Northeast Street/East Line Street; none on East Blvd., square footage; Bldg.; Dan Miller replied worked on plan for 1500' good enough warehouse to expand existing Bldg., nice job renovating; previously; doctor's office

Chairman Bowersox stated if the Commission have any questions of the applicant. or Staff.

Chairman Bowersox entertained a motion, and then the voting took place.

Vice-Chairman Sennett made a MOTION for APPROVAL of case # VAR-22-108 – WAREHOUSE – VARIANCE Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

Chairman Bowersox called for the second case under new business be brought forward.

2) **PUBLIC HEARING CASE # CUP-22-167 – HERNDON STREET RENOVATION – CONDITIONAL USE PERMIT**

REQUEST FOR A CONDITIONAL USE PERMIT IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT, PER SECTION 25-284 DISTRICT USE REGULATIONS, TO ALLOW A DUPLEX IN AN EXISTING SINGLE-FAMILY RESIDENCE, FOR A PROPERTY GENERALLY LOCATED WEST OF LEE STREET AND SOUTH OF HERNDON STREET, AS LEGALLY DESCRIBED IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION IS BY THE PLANNING COMMISSION)** (Herndon Renovation)

Dan Miller introduced case number #CUP-22-167 – Herndon Street Renovation – Conditional Use Permit into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, zoning, requests, and City of Leesburg Code of Ordinances, the Use Table found in Section 25-284(3).

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments for review, there were no comments or concerns received. Public responses – Lake County School Board noted that residential development of 4 units or less are exempt from school concurrency review and Staff did not receive any public responses from the surrounding property owner letters, newspaper advertisement and sign posting.

Chairman Bowersox states if the Commission have any questions of Staff, any discussion, or any questions of the applicant.

Mr. Miller read the Staff Recommendations into the record for the case; Staff recommended approval for the following reasons:

1. This request meets the criteria set forth in Section 25-141 Conditional Uses of the City of Leesburg Code of Ordinances for the granting of a conditional use permit to allow conversion of a single-family residential structure to a duplex use with living space on the second floor.
2. The Conditional Use for the subject property is consistent with the City's adopted Growth Management Plan, Future Land Use Element, Goal 1, Objective 1.6.
3. Subject to the conditions listed below, the proposed Conditional Use does not appear to create a detrimental impact on the surrounding properties.

With the following condition(s):

1. This conditional use permit is granted to the permittee to allow conversion of the upstairs living area into a separate living area in an R-2 (Medium Density Residential) zoning district as per Section 25-141 Conditional Uses and Section 25-284 District use regulations of the Land Development Code.
2. This conditional use permit is subject to all City of Leesburg Code requirements, including zoning and building code regulations as amended.
3. The transfer of ownership or lease of any or all of the property described in these conditions shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions and agreements stated herein. Any change or deviation from conditions shown herein may be revised through procedures as described in the City of Leesburg Code of Ordinances, as amended.
4. The granting of this Conditional Use Permit does not exempt the applicant from other applicable regulations of the City of Leesburg and other governmental agencies, as well as, assessment of the impact fees necessary for the completion of this project.
5. Violation of any of the said conditions may result in this permit becoming null and void.
6. This conditional use permit must be properly executed by the applicant and filed with Leesburg Planning & Zoning Division within ninety days (90) from the date of approval

or it shall become null and void and the Permittee must reapply for re-hearing of the request. Until the Permit has been properly executed by the Permittee, no building or other permits will be issued.

Action(s) Requested:

1. Vote to **approve** the Conditional Use for the subject property to allow for the conversion of the upstairs living area into a separate living unit.

Gregory Alexander gave a brief presentation, and stated that's his father's; his parents currently lives on the bottom level; he lives in Orlando; in a townhouse, already done restoration to the structure; sinking; pulled permits already, goal is to make the second level already existing; three-bedroom space; stairway inside of house; no practical place to put it; only access to second level; ladder goal; from Historic Board; paint scheme, new roof, from exterior; not much change, front; smaller roof area; remove and make flat balcony area; another access; and egress area.

Chairman Bowersox asked applicant of his plans to enhance the property.

Chairman Bowersox stated if any questions of the applicant or of Staff.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner Haliday made a MOTION for APPROVAL of case # CUP-22-167 – HERNDON STREET RENOVATION – CONDITIONAL USE PERMIT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

Chairman Bowersox called for the third case under new business be brought forward.

3) PUBLIC HEARING CASE # SSCP-22-126 – LAKE COUNTY HOLDINGS LLC – 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 7.93 +/- ACRES, FROM LAKE COUNTY URBAN HIGH DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 468 AND NORTH OF GRIFFIN ROAD, 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 13, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JULY 25, 2022)** (Lake Co Holdings)

Dan Miller introduced case number #SSCP-22-126 – Lake County Holdings LLC – Small Scale Comprehensive Plan Amendment and case number RZ-22-127 - Rezoning into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, zoning, requests, went over PUD (Planned Unit Development), and site plan.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments for review, there were no written comments or concerns received. Public responses – Lake County School Board noted that this is not subject to school concurrency. Kandi Harper had one phone call; Wanda Smith called and she said she sent an email; disapproves of the development; one response we received.

Mr. Miller read the Staff Recommendations into the record for both cases; Staff recommended approval for the following reasons:

1. The proposed request for a General Commercial Future Land Use designation, as conditioned in the attached Planned Unit Development zoning, is compatible with the current surrounding Future Land Use category of Lake County Urban High Density.
2. The proposed request will allow for restricted commercial activity that will provide new local employment opportunities.
3. The proposed request does not appear to create a detriment to surrounding properties.

Action Requested:

1. Vote to **approve** staff's recommendation to rezone the subject property from Lake County Urban High Density to City of Leesburg General Commercial and forward to the City Commission for consideration.

Chairman Bowersox stated if the Commission have any questions of Staff.

Greg Beliveau of Land Planning Group of Mt. Dora stated we support Staff Recommendation and ask that it be included in the record, went over site plan, eastern section; open space, wetlands, water retention; twice the size; still opens space, 20' buffer; 6' fence; abutting residential area; to North another parcel; client owns, deleted from application; only parcels abutted; Griffin Road; moved commercial activity; Griffin Road frontage, access; off Griffin; Griffin Road/CR 468; moved activities away from CR 468, line of site; open, lot of traffic; pass intersection; push activities further East; on site,

boat/RV storage; North, component; good buffer, mini warehouses, mini storages, strictly storage; restricted can't go in there, elevation spread; 10 to 12' down, environmental assessment of property and EA study; done, surveys; done, site plan; done, site work,

access; curve cut on CR 468 and Griffin Road,

Commissioners, and Mr. Miller, discussed elevation spread; from Griffin Road two ways to access; from CR 468, condition does not permit businesses to run out of the storage areas within here; added to motion; Dan Miller will contact Seth Lynch with Lake County; County roadway reviewed Future Land Use map; property in stripes; being annexed; City, no authority over County roadways; didn't recognize; during review, County requests; maybe no through traffic signs; speed humps, second motion; include business restrictions, Dan Miller stated to add under prohibited uses item# 4 that no business operations out of storage units.

Chairman Bowersox stated if the Commission have any questions of the applicant.

Citizens' concerns were based on stop light on CR 468/Griffin Road; biggest problems; going slow, cut through neighborhood; problem; speeding, neighbors requests; speed humps; on street; deter people; coming down that street, more traffic, live on Sanford Street.

Chairman Bowersox entertained a motion, and then the voting took place.

Vice-Chairman Sennett made a MOTION for APPROVAL of case # SSCP-22-126 – LAKE COUNTY HOLDINGS LLC – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

Chairman Bowersox called for the fourth case under new business be brought forward.

4) PUBLIC HEARING CASE # RZ-22-127 – LAKE COUNTY HOLDINGS LLC – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 7.93 +/- ACRES FROM LAKE COUNTY CP (PLANNED COMMERCIAL DISTRICT) AND LAKE COUNTY R-7 (MIXED RESIDENTIAL DISTRICT) TO CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR COMMERCIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 468 AND NORTH OF GRIFFIN ROAD, 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 13, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, JULY 25, 2022)** (Lake Co Holdings)

Chairman Bowersox entertained a motion, and then the voting took place.

1. The proposed request, as conditioned in the attached PUD (Planned Unit Development) zoning, is compatible with the current surrounding zoning districts of Lake County R-7 (Mixed Residential District); Lake County CP (Commercial Planned); and Lake County RP (Residential Professional).
2. The proposed request will allow for commercial, office and warehouse development which will create new local employment opportunities.
3. The proposed request does not appear to create a detriment to surrounding properties.

Action Requested:

Vote to **approve** staff's recommendation to rezone the subject property from Lake County R-7 (Mixed Residential District) and Lake County CP (Commercial Planned) to City of Leesburg SPUD (Small Planned Unit Development) and forward the recommendation to the City Commission for consideration.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner Sanders made a MOTION for APPROVAL of case # RZ-22-127 – LAKE COUNTY HOLDINGS LLC – REZONING WITH STIPULATION NO BUSINESS CAN BE OPERATED OUT OF THE MINI WAREHOUSES Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

Chairman Bowersox called for the fifth case under new business be brought forward.

5) PUBLIC HEARING CASE # LSCP-22-73 – MAR-JO PINES WINDMILL SUBDIVISION – LARGE SCALE COMPREHENSIVE PLAN

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 99.72 +/- ACRES, FROM LAKE COUNTY RURAL AND LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U. S. HIGHWAY 27 AND NORTH OF WINDMILL ROAD, AS LEGALLY DESCRIBED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND SECTION 30, 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, JUNE 27, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 22, 2022) (Mar-Jo Pines Windmill)

Dan Miller introduced case number #LSCP-22-73 – Marjo Pines Windmill Subdivision – Large Scale Comprehensive Plan and case number PUD-22-74 – Planned Unit Development into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, zoning, requests, and went over PUD (Planned Unit Development).

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different City departments for review, there were no comments or concerns received. Public responses – Lake County School Board noted that this proposal will be subject to school concurrency review prior to site plan approval. Staff did not receive any public responses from the surrounding property owner letters, newspaper advertisement and sign posting.

Mr. Miller read the Staff Recommendations into the record for both cases; Staff recommended approval for the following reasons:

1. This project meets the requirements of Chapter 163.3184 Florida Statutes, for Comprehensive Plan Amendments.
2. The proposed request, as conditioned in City of Leesburg case number PUD 22-74, is compatible with the adjacent future land use designations of City of Leesburg Estate Residential, Neighborhood Mixed Use and Lake County Rural Transition.
3. The proposed request, as conditioned in City of Leesburg Case number PUD 22-74, is compatible with the current surrounding zoning districts of City of Leesburg PUD (Planned Unit Development), Lake County A (Agriculture) and Lake County CP (Planned Commercial).
4. The proposed future land use designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to **approve** the Large-Scale Comprehensive Plan designation from Lake County Rural Transition and Lake County Rural to City of Leesburg Estate Residential and forward the recommendation to the City Commission for consideration.

Greg Beliveau, of Land Planning Group of Mt. Dora stated this project is an in-fill, L-shape project, abuts Whispering Pines, three other projects in the area, density; proposed project density; equal to or less than; density of other projects, Whispering Hills density 2.7, others; proposed project; 2.7, 3 units per acre, met with Staff; design of project, working with Pulte, design layout; done, Pringle development; design style; similar layouts, lots, design same type; pattern, more successful with this project; not cookie cutter, unique design elements; proposed project, directly off Hwy 27, utilities; available, Plantations; across street, surrounded on three sides, road connectivity; Whispering Pines; North, Hwy 27; South, and future connectivity; East going into Whispering Pines, neighbors; diffusion of traffic; other mixed uses; advantages to connectivity, starting price points; high 300K; whatever you want to pay, trusses are now available; good to see, Windmill Road access; road improvements; abuts; southern boundary, went over concept plan; improvement; to second entrance; to the north; only responsible for; County accessory maps; utilized to south; project south; BLR, PUD, property owners; another PUD, map; stop at the Windmill, BLR; surrounds project from the south side and half of the east side; their operation from that point; two lane improvement; project start date; quick as it takes permitting started, 2023; 20 homes and 2024; breaking ground next year; vertical; following year.

Chairman Bowersox stated if the Commission have any questions of applicant.

Commissioners, and Mr. Miller discussed never seen project presented in that way; Dan Miller replied this is the first time; in response to the request of the Planning Commission/City Commission, min./max square footage, cost; homes how many intersections; Hwy 27; how far east do the project goes; two lane improvement,

Aaron Strutner, representative of Pulte Homes stated we don't currently have any active communities in the City of Leesburg, starting price points; 300K, hopefully lower end; start out, home plans, examples of various floor plans; 1800' up to 3000' square ft.; up to 3500'; not many homes above 3500', not many options; low to mid 300K; larger homes; low 400K; above 3000' square ft., prices; based on market, small portion of frontage; along US Hwy 27, one access points, existing Windmill Road; proposing paved section, drive-way access connection; will work with Lake County and FDOT access permitted, plans with BLR; to south; larger four lane divided road, constructing northern half; eventually main road of Whispering Hills.

Citizens' concerns were based on live past second curve on Windmill Road – 6180 Windmill Road; road improvements; for this project; accessing current Windmill Road as it is now and improvements up to this point; how it impacts the nine houses; project start date.

Chairman Bowersox stated if the Commission have any other discussion.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner Sanders made a MOTION for APPROVAL of case # LSCP-22-73 – MARJO PINES WINDMILL SUBDIVISION – LARGE SCALE COMPREHENSIVE PLAN Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

Chairman Bowersox called for the sixth case under new business be brought forward.

6) PUBLIC HEARING CASE # PUD-22-74 – MAR-JO PINES WINDMILL SUBDIVISION – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 99.72 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND NORTH OF WINDMILL ROAD, AS LEGALLY DESCRIBED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND SECTION 30, 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, JUNE 27, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 22, 2022)** (Mar-Jo Pines Windmill)

1. This project meets the requirements of Chapter 163.3184 Florida Statutes, for Comprehensive Plan Amendments.
2. The proposed request, as conditioned in City of Leesburg case number PUD 22-74, is compatible with the adjacent future land use designations of City of Leesburg Neighborhood Mixed Use, Estate Residential, Institutional and Lake County Rural Transition.
3. The proposed request as conditioned in City of Leesburg Case number PUD 22-74, is compatible with the current surrounding zoning districts of City of Leesburg PUD (Planned Unit Development) and Lake County A (Agriculture) and CP (Planned Commercial).
4. The proposed future land use designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to **approve** the rezoning from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) and forward the recommendation to the City Commission for consideration.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner Sanders made a MOTION for APPROVAL of case # PUD-22-74 – MARJO PINES WINDMILL SUBDIVISION – PLANNED UNIT DEVELOPMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 5-0.

DISCUSSION

None

ANNOUNCEMENTS

Dan Miller stated Dianne Pacewicz graduated from the Leadership Lake Program and then announced that she has been promoted to Senior Planner.

ADJOURNMENT

Approximately 5:42 p.m.

Ted W. Bowersox, Chairman

Sabrina Mitchell, Administrative Assistant II