

**AGENDA OF THE REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, MAY 19, 2022 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MARCH 24<sup>TH</sup>, 2022 SUMMARY MINUTES OF THE PLANNING COMMISSION**

**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)

**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)

**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)

**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)

**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)

**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)

## 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.**