

**AGENDA OF THE REGULAR MEETING  
LEESBURG PLANNING COMMISSION  
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET  
THURSDAY, JUNE 23, 2022 – 4:30 P.M.**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MAY 19<sup>TH</sup>, 2022 SUMMARY MINUTES OF THE  
PLANNING COMMISSION**

**NEW BUSINESS**

- 1) **PUBLIC HEARING CASE # SSCP-22-173 – CR 44 SILVER LAKE  
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 49 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD AS LEGALLY DESCRIBED IN SECTIONS 16, 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 25, 2022 AND SECOND READING ON MONDAY, SEPTEMBER 12, 2022)** (Swan) **(POSTPONED BY REQUEST OF THE APPLICANT)**

- 2) **PUBLIC HEARING CASE # PUD-22-174 – CR 44 SILVER LAKE  
PROPERTY – PLANNED UNIT DEVELOPMENT ZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 49 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) AND LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD AS LEGALLY DESCRIBED IN SECTIONS 16, 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 25, 2022 AND SECOND READING ON MONDAY, SEPTEMBER 12, 2022)** (Swan) **(POSTPONED BY REQUEST OF THE APPLICANT)**

3) **PUBLIC HEARING CASE # SSCP-22-183 – NORTH SHORE SUBDIVISION – 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 40.61 +/- ACRES, FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND NORTH OF NORTH SHORE DRIVE, 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, JULY 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 12, 2022)** (North Shore)

4) **PUBLIC HEARING CASE # PUD-22-184 – NORTH SHORE SUBDIVISION – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 40.61 +/- ACRES FROM LAKE COUNTY C-1 (NEIGHBORHOOD COMMERCIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF U.S. HIGHWAY 27 AND NORTH OF NORTH SHORE DRIVE, 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, JULY 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 12, 2022)** (North Shore)

5) **PUBLIC HEARING CASE # PUD-22-215 – LYDEN NICHOLSON PUD – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, MODIFYING THE EXISTING PUD (PLANNED UNIT DEVELOPMENT) CONDITIONS ON APPROXIMATELY 214.84 +/- ACRES FOR A PROPERTY GENERALLY LOCATED EAST AND WEST OF U.S. HIGHWAY 27 AND NORTH OF FLORIDA'S TURNPIKE, AS LEGALLY DESCRIBED IN SECTION 01, TOWNSHIP 21 SOUTH, RANGE 24 EAST AND SECTION 06, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, JULY 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 8, 2022)** (Lyden)

6) **PUBLIC HEARING CASE # PUD-22-217 – LAKES AT ROYAL PALM PHASE I AND II PUD MINOR MODIFICATION – PLANNED UNIT DEVELOPMENT**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEESBURG, FLORIDA, MODIFYING THE EXISTING PUD (PLANNED UNIT DEVELOPMENT) ON APPROXIMATELY 31 +/- ACRES TO ALLOW FOR A MODIFICATION TO BUILDING SETBACKS, FOR A PROPERTY GENERALLY LOCATED SOUTH OF EAST DIXIE AVENUE AND WEST OF SOUTH LAKE STREET, AS LEGALLY DESCRIBED IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(PLANNING COMMISSION MAKES THE FINAL DECISION IN THIS CASE)** (Lakes at Royal Palms)

7) **PUBLIC HEARING CASE # PUD-22-218 – SUNNYSIDE OAKS SUBDIVISION PUD MODIFICATION – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 32.86 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO REPLACE 208 TOWNHOMES WITH 83 DETACHED SINGLE-FAMILY UNITS FOR A PROPERTY GENERALLY LOCATED NORTH OF SUNNYSIDE DRIVE AND WEST OF FERN DRIVE, AS LEGALLY DESCRIBED IN SECTION 30, 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 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 8, 2022)** (Sunnyside Oaks)

**8) PUBLIC HEARING CASE # SSCP-22-220 – FRAZIERS SLEEPY HOLLOW – 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 9.74 +/- ACRES, FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF SLEEPY HOLLOW ROAD AND NORTH OF SUNNYSIDE DRIVE, AS LEGALLY DESCRIBED IN SECTION 29, 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 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 12, 2022)**  
(Fraziers)

**9) PUBLIC HEARING CASE # SPUD-22-221 – FRAZIERS SLEEPY HOLLOW – SMALL PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 9.74 +/- ACRES FROM LAKE COUNTY R-1 (RURAL RESIDENTIAL DISTRICT) TO CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF SLEEPY HOLLOW ROAD AND NORTH OF SUNNYSIDE DRIVE, AS LEGALLY DESCRIBED IN SECTION 29, 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 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 12, 2022)** (Fraziers)

**10) PUBLIC HEARING CASE # PUD-22-222 – BATTAGLIA PROPERTY PUD – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 280 +/- ACRES FROM CITY OF LEESBURG RE-1 (ESTATE DENSITY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED SOUTH OF FLORIDA'S TURNPIKE AND EAST OF COUNTY ROAD 33, AS LEGALLY DESCRIBED IN SECTIONS 34 AND 35, 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 25, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, AUGUST 8, 2022)** (Battaglia)

## 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.**