

**AGENDA OF A SPECIAL CALLED MEETING
LEESBURG PLANNING COMMISSION
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET
THURSDAY, SEPTEMBER 8, 2022 – 4:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE July 21st, 2022 SUMMARY MINUTES OF THE PLANNING COMMISSION

OLD BUSINESS

- 1) **PUBLIC HEARING CASE # SSCP-22-173 – CR 44 SWAN 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, SEPTEMBER 12, 2022 AND SECOND READING ON MONDAY, OCTOBER 24, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF THE APPLICANT)**

- 2) **PUBLIC HEARING CASE # PUD-22-174 – CR 44 SWAN 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, SEPTEMBER 12, 2022 AND SECOND READING ON MONDAY, OCTOBER 24, 2022)** (Swan) **(POSTPONED TO AUGUST 18, 2022 PLANNING COMMISSION REGULAR MEETING BY REQUEST OF**

THE APPLICANT)

3) PUBLIC HEARING CASE # VAR-22-369 – TRINITY INDUSTRIAL - ACCESS VARIANCE

REQUEST OF THE PLANNING COMMISSION OF THE CITY OF LEESBURG, FLORIDA, FOR A VARIANCE FROM SECTION 4.A. SITE ACCESS, OF ORDINANCE 09-106, ON APPROXIMATELY 2.47 +/- ACRES, TO ALLOW AN ADDITIONAL ACCESS POINT ALONG TALLEY BOX ROAD ON A PROPERTY GENERALLY LOCATED SOUTH OF TALLY ROAD, EAST OF LEESBURG COMMONS COURT, AND WEST OF TALLY BOX ROAD, AS LEGALLY DESCRIBED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(FINAL DECISION BY PLANNING COMMISSION)** (Trinity Industrial)

NEW BUSINESS

1) PUBLIC HEARING CASE # LSCP-22-338 – CEDAR CREEK RESIDENTIAL SUBDIVISION – 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 59.6 +/- ACRES, FROM INDUSTRIAL TO ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 33 AND NORTH OF MANOR OAKS COURT, AS LEGALLY DESCRIBED IN SECTION 22, 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, SEPTEMBER 26, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Cedar Creek Residential)

2) PUBLIC HEARING CASE # PUD-22-339 – CEDAR CREEK RESIDENTIAL SUBDIVISION – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 59.6 +/- ACRES FROM M-1 (INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 33 AND NORTH OF MANOR OAKS

COURT, AS LEGALLY DESCRIBED IN SECTION 22, 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, SEPTEMBER 26, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 28, 2022)** (Cedar Creek Residential)

3) PUBLIC HEARING CASE # ORD 22-_____ – VILLAGES OF WEST LAKE ORDINANCE AMENDMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA; AMENDING PART II, CHAPTER 5 OF THE MUNICIPAL CODE, AMENDING SECTION 5-2 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND SECTION 5-6 AS TO THE AREAS EXEMPT FROM OPEN CONTAINER PROHIBITIONS, AMENDING SECTION 5-16 AS TO THE ZONING FOR MEDICAL MARIJUANA DISPENSARIES, AMENDING PART II CHAPTER 19 OF THE MUNICIPAL CODE, AMENDED SECTION 12-19 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 14 OF THE MUNICIPAL CODE, AMENDING SECTION 14-71 ADDING AN EXEMPTION, AMENDING PART II CHAPTER 15 OF THE MUNICIPAL CODE, AMENDING SECTION 15-5, ADDING AN EXEMPTION AND AMENDING SECTION 15-8 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 18 OF THE MUNICIPAL CODE, AMENDING SECTION 18-3, ADDING AN EXEMPTION AND AMENDING SECTION 18-7 EXEMPTING THE OPERATION OF GOLF CARTS AND UTILITY VEHICLES FROM CERTAIN PROVISION, AMENDING PART II, CHAPTER 25 OF THE MUNICIPAL CODE, AMENDING SECTION 25-121, ADDING AN EXEMPTION, AMENDING SECTION 25-288, ADDING AN EXEMPTION, AMENDING SECTION 25-292, ADDING AN EXEMPTION, AND AMENDING SECTION 25-362, ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 26 OF THE MUNICIPAL CODE, AMENDING SECTION 26-3 AS TO THE EXCEPTIONS TO SPECIAL EVENT PERMIT REQUIREMENTS, REPEALING CONFLICTING ORDINANCES AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, SEPTEMBER 12, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, SEPTEMBER 26, 2022)** (VOWL Code Amndts)

4) PUBLIC HEARING CASE # PUD-22-334 – BLUE GILL MARINA PUD (PLANNED UNIT DEVELOPMENT) AMENDMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CONDITIONS OF A PUD (PLANNED UNIT DEVELOPMENT) ZONING, TO REVISE THE BUFFER REQUIREMENTS AND ALLOW FOR BUNGALOWS AND COTTAGE SITES ON A PROPERTY GENERALLY LOCATED NORTH OF U.S. HIGHWAY 441 AND EAST OF PEMBLE ROAD

AS LEGALLY DESCRIBED IN SECTION 20, 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, SEPTEMBER 12, 2022 AND SECOND READING ON MONDAY, SEPTEMBER 26, 2022) (Blue Gill)

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.