

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: October 4, 2013
OWNER: Pillar Development, LLC
PETITIONER: Michael Boutros
PROJECT: Holland Park Villas
REQUEST: Planned Developments Rezoning
CASE NO.: RZ-13-108

GENERAL LOCATION: The property is generally located east of Picciola Road and South of Park Holland Road.

FUTURE LAND USE DESIGNATION:
High Density, Low Density, Conservation

SURROUNDING FUTURE LAND USE DESIGNATION:
North - High Density, Estate
South - Conservation, High Density
East - Lake County Urban, Low Density & Conservation
West - High Density, General Commercial & Lake County Urban

PROPOSED FUTURE LAND USE DESIGNATION:
no change requested

EXISTING ZONING DESIGNATION: PUD (Planned Unit Development) and R-3 (High Density Residential)

SURROUNDING ZONING DESIGNATIONS:
North – R-3 (High Density Residential) and R-1 (Low Density Residential)
South - PUD (Planned Unit Development) and C-3 (Highway Commercial)
East - PUD (Planned Unit Residential) and Lake County R-1 (Rural Residential)
West - R-3 (High Density Residential), Lake County R-1 (Rural Residential) and C-3 (Highway Commercial)

PROPOSED ZONING DESIGNATION:
PUD (Planned Unit Development)

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE:
North - Single family residential & undeveloped platted lots
South - Undeveloped
East - Citrus Grove and single family residential
West - Undeveloped

PROPOSED LAND USE: To develop single family attached and single family detached residences.