

CITY OF LEESBURG PLANNING & ZONING DIVISION  
RECOMMENDATIONS

**DATE:** November 21, 2013  
**OWNER:** Hawthorne Residents Cooperative Association, Inc  
**PETITIONER:** Greg Beliveau  
**PROJECT:** Hawthorne S.R. 48 Development  
**REQUEST:** Amendment to PUD Zoning to extend development phasing requirement for an additional 36 months  
**CASE NO.:** RZ-13-150

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**THE PLANNING & ZONING DIVISION RECOMMENDS:**

APPROVAL of the request

**for the following reason(s):**

1. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with adjacent property in the County zoned A (Agriculture), R-6 (Urban Residential District) and RM (Mixed Home Residential), and with the City PUD (Planned Unit Development). There does not appear to be any detrimental impact to the adjacent properties.
2. The proposed amendment to the zoning district of PUD (Planned Unit Development) is compatible with the existing City future land use designation of General Commercial and the adjacent existing County Urban Expansion to the north, south, east and west and the County designation of Employment Center to the west. The proposed district does not appear to be detrimental to adjacent County and City land uses.
3. The proposed zoning district PUD (Planned Unit Development) is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

**with the following condition(s):**

1. Vote to approve the recommendation to amend the PUD (Planned Unit Development) zoning Section 3.E. Development Phasing for an additional 36 months for the subject property as proposed by staff and forward to the City Commission for consideration.