



**AGENDA OF A REGULAR MEETING
LEESBURG PLANNING COMMISSION
THIRD FLOOR, CITY HALL, 501 WEST MEADOW STREET
THURSDAY, SEPTEMBER 19TH, 2024 – 4:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**APPROVAL OF THE AUGUST 22ND, 2024 SUMMARY MINUTES OF THE
PLANNING COMMISSION**

OLD BUSINESS

**1) PUBLIC HEARING CASE # SSCP-24-221 – BLOUNT BIRCHMIER
LEESBURG LLC – SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 31 +/- ACRES FROM CITY OF LEESBURG INDUSTRIAL TO CITY OF LEESBURG GENERAL COMMERCIAL, FOR A PROPERTY GENERALLY LOCATED SOUTH OF CR 48, WEST OF US HIGHWAY 27, AND EAST OF HAYWOOD WORM FARM RD, AS LEGALLY DESCRIBED IN SECTION 14, 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, NOVEMBER 25, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, DECEMBER 16, 2024)** (Blount Birchmier Leesburg LLC SSCP) **(POSTPONED TO OCTOBER 24, 2024 PLANNING COMMISSION MEETING PER APPLICANT REQUEST)**

**2) PUBLIC HEARING CASE # PUD-24-222 – BLOUNT BIRCHMIER
LEESBURG LLC – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING

THE ZONING OF APPROXIMATELY 31 +/- ACRES FROM CITY OF LEESBURG CIP (COMMERCIAL/INDUSTRIAL PLANNED) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED SOUTH OF CR 48, WEST OF US HIGHWAY 27, AND EAST OF HAYWOOD WORM FARM RD, AS LEGALLY DESCRIBED IN SECTION 14, 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, NOVEMBER 25, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, DECEMBER 16, 2024) (Blount Birchmier Leesburg LLC PUD) **(POSTPONED TO OCTOBER 24, 2024 PLANNING COMMISSION MEETING PER APPLICANT REQUEST)**

3) **PUBLIC HEARING CASE # PUD-24-126 – SHORE ACRES LANDING – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 14.16 +/- ACRES FROM R-1-A (SINGLE FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED EAST AND SOUTH OF SHORE ACRES DR, WEST OF WESTON RD, AND NORTH OF GOSS AVE, AS LEGALLY DESCRIBED IN SECTIONS 24, 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, OCTOBER 14, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, NOVEMBER 12, 2024) (Shore Acres Landing PUD) **(POSTPONED TO OCTOBER 24, 2024 PLANNING COMMISSION MEETING PER APPLICANT REQUEST)**

NEW BUSINESS

1) **PUBLIC HEARING CASE # LSCP-24-253 – LEATHERLEAF – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 77.5 +/- ACRES FROM LAKE COUNTY REGIONAL COMMERCIAL TO CITY OF LEESBURG GENERAL COMMERCIAL, FOR A PROPERTY GENERALLY LOCATED SOUTH OF CR 33, WEST OF US HIGHWAY 27, AND NORTH OF CR 48, AS LEGALLY DESCRIBED IN SECTIONS 14 & 15, 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, OCTOBER 14, 2024

AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, DECEMBER 16, 2024) (Leatherleaf LSCP) **(POSTPONED TO OCTOBER 24, 2024 PLANNING COMMISSION MEETING PER APPLICANT REQUEST)**

2) **PUBLIC HEARING CASE # PUD-24-254 – LEATHERLEAF – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 77.5 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), FOR A PROPERTY GENERALLY LOCATED SOUTH OF CR 33, WEST OF US HIGHWAY 27, AND NORTH OF CR 48, AS LEGALLY DESCRIBED IN SECTIONS 14 & 15, 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, OCTOBER 14, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, DECEMBER 16, 2024) (Leatherleaf PUD) **(POSTPONED TO OCTOBER 24, 2024 PLANNING COMMISSION MEETING PER APPLICANT REQUEST)**

ANNOUNCEMENTS

DISCUSSION ITEMS

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.