

**AGENDA
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, AUGUST 9, 2021 5:30 PM**

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Issues brought up will not be discussed in detail at this meeting. Issues will either be referred to the proper staff or will be scheduled for consideration at a future City Commission Meeting. Comments are limited to three minutes.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held July 26, 2021

B. PURCHASING ITEMS:

1. Purchase request by the Electric Department for repairs to the Municipal

Operations Center (MOC) building by Johnson-Laux Construction using an existing Job Order Contract.

C. RESOLUTIONS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida approving and adopting the Lake County Multi-Jurisdictional Local Mitigation Strategy; and providing an effective date.**
- 2. Resolution of the City Commission of the City of Leesburg, Florida authorizing and directing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Fox Pointe of Leesburg, LLC, for the purpose of setting forth the terms and conditions under which the City will provide natural gas service to the development known as Fox Pointe at Rivers Edge of Leesburg; and providing an effective date.**
- 3. Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Spring Creek, Phase II, a subdivision of the City of Leesburg, Florida, and being a portion of Sections 13 and 14, Township 20 South, Range 24 East, City of Leesburg, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Spring Creek Ph II Plat)**
- 4. Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Manager to create an additional Assistant Service Planner position in the Electric department in the current budget; and providing an effective date.**

**6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW)
AVAILABLE**

A. SECOND READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida; Granting to the Wildwood Utility Dependent District, its successors and assigns, a Non-Exclusive Potable Water and Wastewater and Sewer Utility Franchise for a period of 30 years to construct, own, operate and maintain certain services and facilities to serve areas within and adjacent to The Villages Age Restricted Development; setting forth the terms and conditions under which such franchisee shall operate; providing for conflict and severability; providing an effective date.**

B. FIRST READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, amending the City of Leesburg Comprehensive Plan pursuant to Section 163.3177.6.(i) Florida Statutes, which requires the inclusion of a property rights element; Providing for conflict with other Ordinances; Providing a savings clause; and Providing an effective date.**
2. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 12.94 +/- acres from City of Leesburg PUD (Planned Unit Development) and City of Leesburg SPUD (Small Planned Unit Development) to PUD (Planned Unit Development) to allow for a church/social service and youth center campus for a property generally located at the intersection of South Street and Caballo Road, as legally described in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Salvation Army)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 28.92 +/- acres from C-3 (Highway Commercial) to PUD (Planned Unit Development) to allow for a mixed-use RV resort for 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. (Harbor View Park RV Resort).**

C. NON-ROUTINE ITEMS

1. **None**

7. INFORMATIONAL REPORTS:

The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. Financial Reports as of June 2021

8. CITY ATTORNEY ITEMS:

9. CITY MANAGER ITEMS:

10. ROLL CALL:

11. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 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.

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, JULY 26, 2021 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting Monday, July 26, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 5:56 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Dan Robuck
Commissioner Mike Pederson
Mayor John Christian

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

INVOCATION

Pastor Constance Christian gave the invocation and pledge of allegiance at the Carver Heights / Montclair Area CRA meeting held prior to this meeting.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

Zoey Christian, self-proclaimed "Queen of Leesburg, assisted with the Pledge of Allegiance.

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Issues brought up will not be discussed in detail at this meeting. Issues will either be referred to the proper staff or will be scheduled for consideration at a

future City Commission Meeting. Comments are limited to three minutes.

Toni Stokes Marshall, 1207 South 8th Street, Leesburg stated she owns a small business in downtown Leesburg called the Uncommon on 6th. Last week she sent a letter to each of the Commission members and the City Manager regarding some serious concerns she has with many of the vacant properties in the Central Business District. These properties not only need façade work, but many of them have a history of serious issues internally. Most of them are likely in violation of City, State and Federal Building Accessibility and Health and Safety Codes. She suggested that each of them apprise themselves of the history and seriousness of these issues. They need to schedule a tour of these properties with the appropriate property managers so they can see what a threat they have to public health and safety and the future growth opportunities in our downtown area. The conditions of the buildings and the terms of the lease agreements are a monumental deterrence for prospective small business owners. This is a critical turning point for downtown Leesburg and if we do not make investments in the Central Business District to attract a good mixture of retail, services, recreation, and dining, folks will no longer come downtown and the existing businesses that are still here, who are still struggling after COVID, will cease to exist.

Stephanie Dukes, stated she resides in unincorporated Lake County. She is here representing the House of Representatives, District 32 and she has submitted to run for office again. She praised the City for taking up this issue because one of her passions is affordable workforce housing. As the business lady informed her about us having businesses that our citizens in this area can support and receive these quality products as well as the tourist industry, she is committed to working for an area that is livable not only for the tourists, but for the residents that live in this area. She looks forward to talking and working with the City on this.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call

Commissioner Robuck moved to adopt the Consent Agenda and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:
(Each item has its coordinating Resolution number listed below the header)

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held July 12, 2021

B. PURCHASING ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement for Contractor Services with Advanced Roofing, Inc. for an amount of \$120,120.00; and providing an effective date.**

Resolution 10,884

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Amendment 3 with Dewberry Engineers, Inc. d/b/a Dewberry | Hyrdo (fka Hydro Solutions Consulting, LLC); and providing an effective date.**

Resolution 10,885

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing applying for and accepting, and purchasing, if awarded, a grant from the Florida State Fire Marshal's Office for the purchase of two (2) 30lb Washer-Extractor designed to clean personal protective equipment to meet NFPA 1851 requirements; and providing an effective date.**

Resolution 10,886

2. **Resolution of the City Commission of the City of Leesburg, Florida amending the Fiscal Year 2020-21 Budget for the General, Housing Assistance, Stormwater, Electric, Gas, Water, Wastewater, Solid Waste, Airport, Health Insurance, Workers Compensation, Building Permits Fund and Fleet Services Funds for the Third Quarter; and providing an effective date.**

Resolution 10,887

3. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a Utility Easement from Dominick J. Durante, Jr. and Patricia A Durante, to the City of Leesburg, Florida, for property lying within a portion of Lots 14 and 15, Block 7, Lake Griffin Park, Lake County, Florida; and providing an effective date.**

Resolution 10,888

4. **Resolutions of the City Commission of the City of Leesburg, Florida to**

execute agreements between the City of Leesburg and The Villages.

- a. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Interlocal Agreement between the City of Leesburg and Wildwood Utility Dependent District; and providing an effective date.**

Resolution 10,889

- b. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the Third Amendment to Agreement for Reservation and Provision of Wastewater Services between the City of Leesburg and South Sumter Utility Company, LLC (SSUC); and providing an effective date.**

Resolution 10,890

- c. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement for Reservation and Provision of Wastewater Services (VDC) between the City of Leesburg and The Villages Development Company, LLC; and providing an effective date.**

Resolution 10,891

**6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW)
AVAILABLE**

A. SECOND READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, vacating approximately 0.73 acres (34,970 square feet) of right of way, and retaining a utility and a public ingress and egress easement for a property generally located south of Dixie Avenue and east of Lake Street, as recorded in Plat Book 1, Page 69, Public Records of Lake County, Florida; and providing an effective date. (Venetian Isle #3)**

TABLED ORDINANCE

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to approve the ordinance and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

CM Minner recommended that this item be tabled indefinitely because, back when Venetian Isle first came to the City, they wanted to put the Venetian Isle property into a PUD. That property is from Lake Street to Lake Port Square property and Dixie to Mellathon Circle, which is all residential property and there were a number of discussions amongst the PUD. When the PUD came before this body the concept that was ultimately approved was a phased approach to this project. The first phase was the development of constructing the hotel, which is almost nearing completion, and issuance of the certificate of occupancy. The second phase began with commercial pads and other site development and this stuff was what the residents that live on Mellathon Circle were concerned about, with building a road and a buffer that protected them from the new commercial development that would commence in phase two, no later than six months after phase one is completed. When phase one ends, that is when the certificate of occupancy is issued for the hotel; so, whether phase two is started or not, the public improvements that the Mellathon Circle folks wanted needs to be done within six months after that certificate of occupancy has been issued. During those discussions, the Mellathon Circle residents stated that they wanted Mellathon Circle to remain a private street because it is currently a private street, which goes off the south side of Lake Street and serves about five to seven houses along the lakefront. They worked on a deal with the PUD where the developer of the Venetian Isles was to build that road. At the last meeting, we vacated the old right of way (we called it the "H" and that "H" squarely lies in the PUD, which is the retention area) and we did not vacate anything that will ever be used at this stage. The "L" piece that we are left with, which he recommends tabling indefinitely; he does not want to vacate that "L" piece yet.

Basically, what this does is keep the developers' feet to the fire to ensure they develop this road. Should something fall through the cracks and we get into issues where this road does not get built and it ultimately fall on us, we would need this property to do so. That is why he is recommending we not give this "L" piece away until we have been assured that a road is going to be built. If the developer needs a release to work on our property while they are building the road, he is more than happy to provide that.

He is sure the road will be built, but he believes it is prudent not to release this until that is done. He asked again to formally table this, we will re-advertise for the second reading, and doing it this way will prevent us from having to start the whole process over again.

Commissioner Robuck moved to amend his motion and table this item indefinitely and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission Tabled the ordinance.

2. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 160 +/- acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for mixed use development for a property generally located west of County Road 33 and south of Florida's Turnpike, as legally described in Sections 33 and 34, Township 20 South,**

**Range 24 East, Lake County, Florida; and providing an effective date.
(Banning Ranch)**

ADOPTED ORDINANCE 21-29

Commissioner Burry introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Connell asked if we had any adjacent property owners file comments. **CM Minner** stated not that he knows. **Mayor Christian** stated there was one disapproval from an Eric Poole. **Planning & Zoning Manager (PZM) Dan Miller** commented this went through the Planning Commission with an approval recommendation. There were a couple nearby adjacent homeowners that would rather see something else, but city staff worked with one of the homeowners to the north with regards to the fencing; they did not like the one being recommended with the development. They would prefer just having a natural landscape buffer, but that issue was worked out.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the ordinance.

3. **An Ordinance of the City of Leesburg, Florida, establishing the Village Community Development District No. 14, pursuant to Chapter 190, Florida Statutes; providing for authority and power of the District; providing for the Board of Supervisors of the District; providing for the District budget; providing for functions of the District; providing for miscellaneous provisions; and providing an effective date. (Villages CDD 14)**

ADOPTED ORDINANCE 21-30

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Pederson	Yes
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Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the ordinance.

B. FIRST READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida; Granting to the Wildwood Utility Dependent District, its successors and assigns, a Non-Exclusive Potable Water and Wastewater and Sewer Utility Franchise for a period of 30 years to construct, own, operate and maintain certain services and facilities to serve areas within and adjacent to The Villages Age Restricted Development; setting forth the terms and conditions under which such franchisee shall operate; providing for conflict and severability; providing an effective date.**

Commissioner Pederson introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Mayor Christian requested comments from the Commission and the audience. There were none.

Mayor Christian stated this item will lay over to our next meeting.

C. NON-ROUTINE ITEMS

- 1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Commission to increase rates to the City's health insurance program's Florida Blue BlueOptions and BlueCare plans; and providing an effective date.**

ADOPTED RESOLUTION 10,892

Commissioner Robuck introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Robuck made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

CM Minner stated that the next three agenda items are significant ones for the fiscal year 2021 - 2022 planning. This does go back to formalizing the conversations we had during the budget workshops. During the budget workshop conversations we identified the major concern was the status of the healthcare fund and the status of the healthcare fund is that it is basically depleted. The staff has three recommendations that will address this. We put them on the agenda in order of importance, with the

hardest decision being at the end. First, we need to change the health insurance rates, then we need to shift money around so we can pay the bills, and then we are looking at the modification of a benefit for employees hired prior to October 1, 2008. The matter before you now is a resolution authorizing an insurance rate change. In the past, we have not brought a resolution forward to establish a change in rates. Rates are the offering of the City's program and the City has two offerings; we offer a PPO health insurance program and an HMO program through Blue Cross Blue Shield. The rates are made by the City's team and the insurance consultant and we developed our own rate structure as we are self-insured and it is based on how you participate in the plan in four stages. We have an employee-only plan, an employee-child plan, an employee-spouse plan, and an employee-family plan. This resolution will change the current rates and we are doing this by resolution for the first time this year. The reason for that is, this is the first time we are raising the rates on health insurance for employees and retirees in a number of years and the CBA's require a thirty-day notice with their bargaining units with any rate changes prior to the effective date. The effective date will be October 1, 2021, so September 1 will be the thirty-day notice and if this resolution passes, that formal notice will be sent so we meet the requirements of the CBA's and that is the reason for this being on the agenda. The change is acute and it addresses a shift in the rates to shift the costs where our exposures are being felt and that is in the retiree category, which will be addressed later, and the dependent care coverage category. The recommendation is to move forward and the users who are in the employee-only category will not be affected by this increase.

The recommendation is to increase the rates accordingly; currently, if you participate in the HMO program, the total employee cost is six hundred forty-nine dollars and eighty-nine cents a month for the employee-only plan. If you are enrolled in the employee-child plan, it is one thousand one hundred and thirty-one dollars and eighty-three cents a month and for those with the employee-spouse plan, it is one thousand one hundred sixty-six dollars and ninety-eight cents a month. For those with the employee-family plan, the coverage is one thousand five hundred nineteen dollars and fifty-eight cents a month. Now, the rates are proposed to increase to seven hundred eight-four dollars and forty-one cents for an employee only, and the City will acquire that full cost and the cost to the employee will be zero dollars. The employee-child will go to one thousand one hundred and forty-three dollars and four cents. The employee-spouse will be one thousand one hundred and seventy-nine dollars and two cents. For the employee-family plan, it will be one thousand five hundred and thirty-five dollars and seventy-eight cents. For the employee-child, employee-spouse or employee-family plan, those increases are eleven twenty one, twelve o-four, and sixteen dollars and twenty cents a month.

If you participate in the PPO plan, the rate will change from seven hundred and twenty-eight dollars and thirty-nine cents to eight hundred and seventy-one dollars and eighty-five cents for the employee-only plan. From one thousand two hundred and sixteen dollars and thirty-three cents to one thousand two hundred and thirty o-four for the employee-child plan. From one thousand two hundred and forty-nine dollars and ninety-eight cents to one thousand two hundred and sixty-five o-two for an employee-spouse plan, and the employee-family plan goes from one thousand six hundred two dollars and fifty-seven cents to one thousand six hundred and twenty-one dollars and seventy-seven cents a month. The one hundred and forty-two dollars and forty-six cents for the employee-only plan the City will absorb and the employee will pay zero there as well. The increases to the plan are for the child's plan. It is thirteen dollars and seventy-one cents, the spouses' plan is fifteen o-four, and the family's plan is nineteen dollars and two cents. The other change in this plan that will take effect is taking away the retiree discount. Currently, we have a retiree discount where the rate is discounted by twenty percent depending on which program you are in. The sixty-five and older group will still receive their four hundred dollar stipend and they will still receive the offering of the insurance coverage, but the discount will go away. If they are on the employee-only plan, the increase would be in the neighborhood of about two hundred and eighty dollars and that would be for a retired employee who qualifies for Medicare who is over the age of sixty-

five. Passing this resolution would make these changes.

Commissioner Connell asked when the absolute deadline would be for passing this. **CM Minner** answered it needs to be passed as soon as possible because this allows the City enough time to meet the requirements of the CBA's. It also allows time for the employees and the retirees affected by this time to figure out what is needed, but the dropdead deadline to pass this would be the second meeting in August.

Commissioner Connell pointed out that the reason he asks is obviously this is going to affect the existing employees with the rate hikes and even though they are not excessive, there are one hundred and eleven in the plan and he would like them to be notified of this change and afford them the opportunity to come speak to them before it is passed. **CM Minner** said the hundred and eleven are total retirees and the ones that need to be notified pursuant to this request are sixty-five and older and that number is sixty-five; so, it is sixty-five of the one hundred and eleven. **Commissioner Connell** remarked that it would be courtesy to let them know and to extend them the opportunity to speak before making a two hundred and some dollars a month change to their policy.

Ryan Sapp, President of the Local Professional Firefighters Union, stated they may not realize it, but they are taking away a twenty percent discount from the retirees' benefits and they do not have a COLA. You are raising the rates on these people and that will disproportionately affect people that have already planned out their retirement, who have already satisfied their commitment to the City. They are already receiving a pension, which is not changing and they are on a fixed income. Now, you want to raise their rates and take away their discount and that does not seem fair to someone who has devoted their time to the City, who worked here long enough to be a retiree. In all fairness, he realizes there are financial issues here, but for someone who has already completed their time, you are not treating them very fairly.

Jose Aguilar, stated he started with the City back in 2001 and this September he will have worked there for twenty years, which is most of his life. Leesburg is a beautiful city and we have a lot of nice people working together and, just like everyone else, we work here for the wellness of Leesburg and he is so proud to be part of this team. Within the last few years, everything has been going up, medical services are really expensive and, if you compare him with the City, the City makes more money than him. Now, he is going to have to receive the impact of the decisions they make about this insurance and this is something he has been waiting to receive his whole life. This is something he was told he would receive if he worked for the City. They stated it was part of the package when he started here. He knows times are rough right now, but he needs to see that in the future we will start working together to make better benefit packages for the people that work everyday in the storms, the heat, rain, and with high voltage.

We have been working together to make everything right. He is so happy to be here tonight, he sees them making real hard decisions and he only wants the best for everyone, including the City of Leesburg.

James Gentles, mentioned that he had an opportunity to speak with one of their retirees who is on Medicare and he told him that Medicare only covers about eighty percent, so that leaves him with twenty percent that the City's insurance covers right now. Now, we are going to tell him that he has to pay the same rate as a fulltime employee on a fixed income for that insurance and he is over the age of sixty-five; that does not seem like we are being very kind to our retirees who gave their service to the City.

Commissioner Connell wanted to clarify that he fully understands the raising of the rates on existing employees, but are we talking about tweaking what the retirees pay under this proposal as well and would the supplement that they receive cover the difference between this and would they still receive the four hundred dollar stipend? **CM Minner** replied that in this case, for the employees who have retired who are now sixty-five and older, those employees can choose from two paths. They can stay on the City's

insurance plan and they would receive four hundred dollars. That four hundred dollars is a discount, so if the cost of the insurance for an employee is only six hundred dollars, including the discount, that person would pay two hundred dollars to the city for that coverage. The other option is, at sixty-five, everyone qualifies for Medicare and now that employee could receive Medicare and they will still receive that four hundred dollar stipend, which they can spend that four hundred dollars as they deem fit. Most employees will use that as a supplement to get one of the plans offered along with Medicare. The change would be if that employee wanted to stay on the City's plan, in which case, six hundred dollars a month would increase to eight hundred dollars a month. Instead of an out of pocket cost of two hundred dollars, their out of pocket would be four hundred dollars because they are still receiving that four hundred stipend.

Flat out, the change is being proposed to encourage retirees who are sixty-five and older to go on Medicare because they are eligible and there is no increase for their cost. The decision was made because that person can get coverage through Medicare and it reduces the city's exposure, plus they get to keep the four hundred dollar stipend. **Commissioner Connell** asked if you retired prior to sixty-five, would you get the four hundred dollars and would you get the six hundred dollar rate. Then, once you hit sixty-five, would you be able to get the four hundred dollar stipend now, since the city is not going to supplement the difference of that twenty percent? **CM Minner** said, for the sake of clarity for those who are already retired, no matter what their age is, the program does not change and for those who are already retired over the age of sixty-five, the discount rate will go away, but you will still receive that four hundred dollar stipend. If you are retired, over sixty-five and on the city's healthcare plan as an employee only, you will be looking at about a two hundred and eighty-five dollars a month increase. There are a lot of different variations in this, but that is the general statement. **Mayor Christian** wanted to know for the public's acknowledgement if staff went to the employees regarding the cost increase on what the city is absorbing with the healthcare fund and if this was explained to the employees. **CM Minner** said yes, they held three meetings with employees last week; Tuesday, Wednesday and Thursday, but they only met with the affected employees, so that was about a hundred and sixty-six of the current five hundred employees. He does not know what the participation of the affected were at the meetings, but it was a pretty good turnout. He would say that most of the one hundred and sixty-six were there. **Commissioner Robuck** commented that he does not think this is unique to the city or to the state of healthcare. Frankly, it does suck and looking at this from a private sector with three hundred plus employees on health care, two years ago, they saw a thirty percent increase. They have seen ten percent increases and it is not anything the City is doing to cause this, it is the state of healthcare. Unfortunately, we are all in the same boat, we want to take care of people, but at the same time, can the city afford to spend a million dollars a year forever to provide this benefit? No, he does not think the city can nor does he think it is right to ask the taxpayers to come up with a million dollars a year. We have come up with this compromise. We are continuing the four hundred dollars a month benefit, which is still a lot. He cannot speak for the other commissioners, but he does not think anyone is happy about this. We are in a bad situation and we are trying our best to make things work the best that we can.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

**2. Resolution of the City Commission of the City of Leesburg, Florida
Authorizing the City Manager to transfer funds up to \$1,749,310.00; and
providing an effective date.**

ADOPTED RESOLUTION 10,893

Commissioner Pederson introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Pederson made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

CM Minner explained this resolution is asking to shift about one point seven-five million dollars from different funds into the healthcare fund to stabilize it. He showed a graph showing the City's healthcare claim expenses from fiscal years 2012 to 2021. Essentially, we have gone from about four to eight million dollars over that course of time with the lion's share increase happening over the last several years. We have increased rates as we just did, but we have been slow to do that. Every year when our claims outpace the revenue that is brought in, we have to go to the healthcare fund to balance that out, and we have to take the funds from the reserve to pay those bills. He provided a chart that showed an orange line representing how much money was in the bank and a blueline that represented where the reserves level was at. Essentially, that blueline needed to stay around two million dollars and our funds have gone from a low two million dollars to an upward of four million, but over the last few fiscal years our claims have continued to rise and we have continued to go to this account instead of asking for more contributions from ourselves, or the employees; we have gone to this cash to pay the bills. We are doing that again this year and what that chart shows is, when this first started back in fiscal year 2020-21, we had two-point one million dollars in the fund and when we finish, not including the insurance proceeds that we will receive for high claims, we will be one point two million dollars below our reserves requirement. That means we will have three hundred thousand dollars left in our bank account, and that account needs to stay around two million dollars. This is a valuable fund and in a good year we may sit at a hundred or two hundred and fifty thousand, but in a bad year we may go in the hole of a million or a million and a half and that swing is not very good. That is why the recommendation is to finish out the fiscal year, but to do that we need one-point-two million dollars. However, we are asking for an extra half a million dollars to get up and keep the fund in the two million versus the million and a half frame.

This resolution will authorize the City Manager, at his discretion, before the end of the fiscal year to shift that money around and pay those bills. He is asking to take one million dollars from the worker's comp fund and in doing that it will take that fund a little below the reserves requirement. In our reserves requirement we normally like to keep a little more cushion than what the GOFA, other governing bodies or even what other Professional Associations recommend. We are only talking about a few thousand dollars, so it is not a significant amount. It is a million dollars, but he is comfortable doing this because we have had good experience with this and that fund will replenish itself hopefully by the end of the fiscal year, so we should be okay. The remaining seven hundred and fifty thousand dollars will come out of the general fund, electric fund, wastewater fund, water fund, gas fund, solid waste fund, storm water fund, building permits fund, fleet services fund, airport fund and the affordable housing fund. There is a formula based on how much we pay per employee, per fund, and that will kick in the proration and generate the other seven hundred and fifty thousand dollars. We will make the changes by the end of the fiscal year and we should end the fund with about two million dollars to start the next fiscal year.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes

Commissioner Connell	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

3. **Resolution of the City Commission of the City of Leesburg, Florida, Amending Resolutions 4152, 4846, 7537, 8286, 9785, and 10,232 pertaining to Health Insurance coverage for Retired Employees; Limiting the \$400 per month benefit to Employees hired prior to OCTOBER 1, 2008 and retiring by APRIL 1, 2022; and providing an effective date.**

ADOPTED RESOLUTION 10,894

Commissioner Robuck introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Robuck made a motion to adopt the resolution as amended in their handout and Commissioner Pederson seconded the motion.

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AMENDING RESOLUTIONS 4152, 4846, 7537, 8286, 9785, AND 10,232 PERTAINING TO HEALTH INSURANCE COVERAGE FOR RETIRED EMPLOYEES; **MODIFYING** THE \$400 PER MONTH BENEFIT TO EMPLOYEES HIRED PRIOR TO OCTOBER 1, 2008; AND PROVIDING AN EFFECTIVE DATE.

Mayor Christian requested comments from the Commission and the audience.

CM Minner started by saying he is sure there will be a lot of public input on this item. We are seeing our claims rise and we had to shift one-point-seven-five million dollars around to pay the bills. The first action tonight was to change the insurance rates and the second action was to address where our loss claims are because they have significantly increased amongst our retirees. There are several classes of retiree groups, but our losses are specifically where we are seeing the most loss. We cannot stop it, but we are at least trying to mitigate it so we are not having this problem for the next thirty-three years because we are seeing the most claims from the early retiree class. We have several classes, but the benefit that is on the table is that when you retire you get a four hundred dollar stipend and the city's insurance, or your choice. If you retire early, that benefit forces you into potentially taking the city's insurance and the stipend will offset that, but it does potentially expose the city to claims. Our claims are increasing and there is a specific group causing that claim and over the last couple of years it has been the fifty-eight to sixty-five early retired group. In 2021, of that eight point two million dollars in claims, five claims alone make up forty-five percent of that cost and each one of those five claims is a person in that early retirement group. For 2022, that number has been reduced from five to three, because one is a disability and they are now eligible for disability, which under the city's policy, our insurance stops because they are now eligible for Medicare and, unfortunately, the other is due to death. These are unfortunate circumstances, but we still have to move forward and we still have to deal with that exposure in the early retirement group where we have a secular cycle of when you get claims. Some years are good and some years are bad and that goes for any age of the groups, but this one is isolated and it has a thirty-three year window of exposure. There was an argument that if we pull this benefit away we will still have high claims and there is some truth to that, but in the insurance world and in protecting this organization, you want to mitigate that exposure and keep it to a minimum. First, back on October 1,

2008, there was a deal made with all new employees hired after that date that they were no longer eligible for the retiree benefit. Mind you, the retiree benefit and the offering of health insurance are two different things. New employees are no longer eligible for that benefit and now we have a new group of five hundred employees where a hundred and sixty-six of those employees are still eligible for this benefit and that leaves the city with an exposure of thirty-three years in that cycle. Coming up with that method; if you take the youngest person in the group, which is about thirty-four. Now, fifty-eight less thirty-four, plus the assumption that the person will stay on insurance until they reach Medicare, that is an additional seven years. Put those two numbers together, we come up with thirty-two. If we end the program as proposed, it reduces from thirty-two years of exposure to seven years. When the last person in the affected group based on the window has left, that will significantly reduce the exposure. It does not fix it, but it significantly reduces exposure. That is reasonable for him and the organization because the statistics show that the nonuser is the one paying and their costs are going to increase if we do not change the program. There is the kick the can option and we can talk about that and we also looked at several other options before coming to this recommendation to end the program. The original recommendation was to end the stipend of four hundred dollars a month for those employees hired prior to October 1, 2008, but the motion that is now on the table is that the program will be modified so that all employees hired prior to October 1, 2008, at their time of retirement, will have the option to either take the stipend of four hundred dollars a month or take the offering of the city's insurance program. If they decide to take the offering of the city's insurance, they will then have to pay the full cost of whatever that rate is.

Commissioner Connell asked about the four hundred dollar stipend. Could they accept the city insurance until they turn sixty-five and when they go to Medicare, can they get that four hundred stipend or is this a once you take one option, you cannot go back. **CM Minner** answered that is not specifically weaved into the program, but it would be a benefit to the city, so he would interpret that as yes and that would just be an administrative function. He knows there were scuffs in the audience, but in that case, that would be a benefit to the organization and that person would be choosing to retire early and they would pay the full freight of insurance. When they hit sixty-five, they will save some money and go to Medicare and then take four hundred dollars from the city instead of insurance. The city would rather pay the four hundred dollar stipend as a retiree benefit than keep the retiree on the city's insurance to mitigate high claims after sixty-five and that would be within the intent of the program. **Commissioner Pederson** commented that what was just described is very consistent with Corporate America, which is where he has spent most of his career. **CM Minner** added that there are lots of layers to this, but the nuclear option is if early retirees from fifty-two to sixty-five take other employment elsewhere and if they receive health insurance from them, that ends the game here and they are on their own. That is in existence now and that is in policy and that will not change.

Corporal John Sommersdorf stated he has been with the city for nineteen years and he is one of the ninety-seven employees that will be affected by this and who will lose this benefit. He pointed out that he is currently under a bargaining unit in the police unit for corporals and sergeants. They have another unit for the officers and senior officers as well, and the city has one for the fire department. Their department has over a hundred employees, including some part-time crossing guards. Thirty-two of those employees, which is a third of them, are going to be affected by this change. This is subject to bargaining because it is part of our union contract and part of their benefits. Another thing you need to look at is the structure of their department, because in 2006 we had seventy-three sworn officers. Currently, we have seventy with three openings and one of them has just started the Academy and will not graduate for another four months. If this goes through, we could potentially lose seven people before April 1st and that will not leave us with the manpower to keep our department running. You are looking at losing too many people all at once. This is going to be a problem for the city with not having enough police officers. He thinks they need to consider the ramifications because this was pushed through pretty quickly, we need to look at it long and hard before making this kind of change, and before we take away a benefit from the employees. The union will do whatever the union does legally to stop this, but you

need to look at the big picture for the rest of the employees as well. We have one employee that missed thirty years by twenty-two days and another one missed by eight months. You are taking away some pretty significant benefits to someone who is just reaching that point of retirement and this should be reconsidered.

Ryan Sapp, President of the Professional Firefighters of Leesburg, stated he found out that six of their employees would be going from a thousand to five hundred to a month in their pensions, and now they are going to be two hundred dollars a month less in their pension. That is insane. We do not work until we are sixty-five in our career because we cannot, nor can police; it is statistically impossible. You are taking this benefit away from us and we have twenty-four members, which is a third of their department, and half of ours that were promised if we worked here and stayed here that when we reached that age we would get these benefits. It is difficult for us to go ahead and reenter into another department from our career path. We cannot just go on someone else's insurance because that is a difficult thing once you are forty, forty-five or fifty. We cannot just reenter new departments, so we have filed for bargaining on this because we believe it is mandatory according to our counsel and he begged that they not do this to their members. This sunset back in 2008. He realizes the costs and that we are in a bad cycle, and we had five people drive up super high claims that happened. We got that, but we are down to three now and they will continue to go down. We are in a bad part of this and it will get better, he recommends without doing anything else just honor the commitment that was made back in 2008. He gets the recommendation for the early retirement part, but retirement is not at sixty-five for their department. The early retirement is fifty-two; so honor the commitment that was made when these employees were hired, let them finish it out and when they are done nobody else is going to have this benefit and the exposure will be reduced and everything will be normal. The people who were hired after 2008 already know they are not getting this, but part of his retirement planning when he started twenty-five years ago included this benefit. Part of his financial planning was that he was going to get this and he knew what it was going to cost him. He knew if it was sixteen hundred they were giving him four hundred towards it, so it would be twelve hundred. He still has two kids in college and he is nearing retirement, so that could have a significant impact. Please reconsider this before you start taking away everything that we worked for and that we were counting on. The general employees have already lost their pension years ago. They were made to go on a different plan. He gets that, but you do not have to take everything away. You could at least let them have the insurance benefit.

Jeff Drullinger commented that he has worked for the city for twenty years. When he was hired, he expected to have his retirement but they shut it down in 2008. Now, the amount of money that he will receive from that when he reaches retirement will be three hundred dollars and with the four hundred dollars on top of that, it only gives him seven hundred dollars a month. The insurance will cost him and his wife about eight hundred and ninety-eight dollars, so if you take the four hundred dollars away he will be losing eight hundred dollars. Not only will you be taking four hundred dollars, he now has to make up that four hundred dollars out of his retirement, which is now only three hundred dollars, so that makes it eight hundred dollars that he will be losing along with everyone else. Not everyone has deep pockets and we have worked here for twenty to thirty years. We do not deserve this, this late in the game, to be bamboozled this way. He would like everyone to think about that and when you put your hands in your pockets, how much money do you have? For the guys who have been working here that are getting ready to retire, we are not going to go out and get a second job unless we have to, but no one is going to want a sixty-five year-old retiree. We would really like to be able to enjoy our retirement and what we have done to be able to live out our senior days. Please think about that before you say yes tonight.

James Gentles remarked he has worked for the city for thirty-one years. He wants to address the members of the commission about the further reduction in employee benefits. As the gentleman said, our benefits were reduced back when the pension was changed. He attended that meeting and the employee

turnout was poor. He talked to personnel the next day after the meeting and they felt that the commission had already made up their minds and what they had to say did not matter. Many of our co-workers will be financially stressed by this change to our health insurance. If you have already made your decision, please reconsider. Leesburg is on its way to becoming one of the biggest cities in Central Florida and the tax base will become much greater than it has ever been before and the city employees will be serving more residents than ever before and, therefore, we will be assuming greater responsibility. Do not let it be said that the great City of Leesburg does not care about its employees.

Many of the employees work in utilities and they see an uptick in the number of wastewater sewer laterals, water meters, gas meters and electric meters that are installed on a regular basis. Are we going to tell them that our revenues have not increased? The City may not have raised their mileage tax rate, but property values have increased. Therefore, the homeowner is paying more property tax and he knows he lives in the city. We are not just talking about numbers, we are talking about people with families. As a Supervisor, he sees the line items, budgets, salaries and the benefits that are listed as line items. Our employees pay the same amount for gas, milk and other items as the rest of us and these prices have gone up expeditiously in a short amount of time. These employees count on these salaries and benefits as part of their retirement. At age sixty-five, the city covers twenty percent and Medicare covers eighty percent. If the employee pays as much for this insurance as a fulltime employee that was covered at a hundred percent, does that change in insurance benefit affect your financial future and you would get a cost of living increase if you did, just as a fulltime employee would. Thirteen years ago, our pension was frozen and we lost twenty-six percent of our retirement income. This was based on two percent per year of service and it would then be multiplied by the average of your highest three years of service; this was also frozen. Now, you have to decide whether or not to further breakdown a retirement and so many of our personnel took pay cuts when they were hired. Our employees took a pay cut to come here just because the benefits package was good at the time. We have already taken one for the team, we have taken that hit and he is reminded of the many employees that did not survive to see their retirement. He wanted to mention a few of the many; Jennifer and David Ough, John Blue, Lowell Mishoe, Sil Zerbato and LaDonna Green. He feels confident that their decision to work and serve the City was motivated partly by the idea of a retirement with benefits. He talked with several people still employed and they did take a cut in pay to get a position here, him included. He has worked here most of his life, as a public servant, and he deserves the benefits he was told were his. He is now fifty-eight and he has been here thirty-one years. He is just one out of a hundred and sixty-six who have given the best years of their lives to the City. City pride dictates that Leesburg treats its employees fairly, but it is not very fair to sign people up for a job and then take away their benefits.

Pam Hester remarked that she has been with the city almost thirty-three years and that is over half her life. Back in 2008, when the pension plan was frozen, she went to management at that time and asked what the other options were that were being looked at. If they were looking at freezing it just from that point forward, or if they were considering buying into FRS and she was basically told that they were freezing the plan and to go back to her desk and to not ask anymore questions. That was hard to swallow and this was all being done within a three-week period. They had people on vacation, so when they got back they were basically told you have a week to decide if you are going to retire or if you are going to stay and have the plan frozen. She gave kudos to the City Manager for this six-month window in order to help people make that decision, because that was something they were not given before and she appreciated that. At that time, they were moved to a 457-Plan and they were told that the city would kick in an "x" percentage, but because they were in a recession as the city's finances improved, that would change. Well, guess what, all these years later it is exactly the same. With her pension being frozen, that literally cut more than fifty percent from her retirement and what she has made in the 457 from what the City has put in, she cannot even say that would make up a tenth of that. It is not a lot of money and she has invested it the way that our plan had recommended. It is nowhere close to making up for what she lost. If nothing else, maybe the commission could ask staff to look into fixing that a little bit because she

has done some quick research on her own and with what we contribute it is not what other cities she was able to find online are doing for their people. So, at a minimum, she thinks that needs to be looked at.

This health insurance benefit was something that kept a lot of people here. It is a huge deal for these employees and we are your biggest asset. They deserve to have what was promised and that is delivered to us. She understands the City is in a horrible position and we have to manage the taxpayers' dollars, but we deserve the same consideration and the same level of consideration. She knows it is not easy because they have to face their constituents, but she wants to ensure the taxpayers that they are not going to retire and go travel around Europe. They just want to be able to retire, keep their houses, and maybe go to the beach or the mountains without having to worry about how they are going to pay their bills. We are not getting rich off the City of Leesburg. She wanted to share a quote that she keeps taped to her computer.

She has had it since about three managers ago. She came upon it when she was having a very bad day and it meant a lot to her. She thinks this when she is dealing with staff. It basically says "you can buy a person's time, you can buy his physical presence in a given place, you can buy a measured number of his skilled muscular motions per hour, you cannot buy intuitive, you cannot buy the devotion of hearts, minds and souls. You have to earn those things". These employees have been here for all these years and she thinks we have proven our devotion to the city by working through hurricanes, recessions, and years without raises. They worked through a pandemic and continued to provide the same level of service to our citizens. They do not close down when hurricanes come and these folks are out there working. They are not home with their families; they are out working sometimes for two to three days at a time. They are doing what is needed by our residents. That is why people talked about how well Leesburg recovered from the storms and it was because of these people, the people in this room. During COVID we did not shut down, our staff found creative ways to continue providing the same level of service that our citizens are used to receiving and that needs to be recognized. She asked that they not pull the rug out from under them because they depend on that benefit just in the hopes that maybe they could retire early, because without insurance or the means to get insurance you cannot retire early nowadays. You have to have that as part of the package and if you are depending on that benefit as we were promised and then suddenly it is gone; where does that leave us? Then we are stuck having to go back to point "A" of starting all over again. With the offer of the stipend and this amended motion now, if they are going to do it this way, she would like them to consider a few things; is there a way to make it more difficult for future commissions to come back and try to change this? She does not know if they can do that by requiring a super majority or if there is anything they can do so eight years from now, when they are gone, the new commission cannot just come back and change it. There is only a limited number of them and she does feel they should have to come back every ten years asking for the same benefit. It is something they should be able to depend on and know they are going to get. The second thing she would like them to consider is the four hundred dollar stipend and that it is actually not enough of a stipend because back in 2008, when this was initially done, it was an arbitrary number and it was based on the premiums at that time. If someone has to go out in the marketplace to find insurance now, she does not know how far four hundred dollars is going to get them. She is not asking for a thousand dollars, but anything they could possibly consider to bump that up for a cost of living adjustment or a one to three percent increase based on CPI, but something to adjust it, so the person who is our thirty-three year exposure when they retire this benefit actually means something and its not just a drop in the bucket. Also, if you could ask staff to look at the current plan and make sure it is up to par with our other local municipalities and what they are doing, because with the quick look she gave online, she thinks there is better that we could be doing. She asked that they show the employees that the promises made to them mean something and show them that they can depend on the City by honoring those promises that were made now and in the future.

Greg David said he works in the Electric department and he has been here for thirty-four years and, just as the other guy said, linework is tough and he does not know all but one guy that has made it to sixty-five that could even retire. Quite a few of them have died before they could reach their benefits. Like the City Manager said, we made a new deal in 2008 and we want you to stick to that deal because that deal

was made to us and that is what we were promised. Our pension was frozen and now you want to take another four hundred dollars out of our pension on top of that. Every year we are evaluated on the core values of the City and every employee here has to do that. One of the core values is that this is a caring organization and all he is asking is that you follow the same core values that you expect us to do.

Greg Homrich, a dispatcher for the police department, is an unsworn position, so he does not fall under a CBA like the officers do. He does not have any bargaining chips as far as that goes. With the amended motion, and that being that they split the baby, that would give some people the four hundred dollar stipend after they turn sixty-five, but there was no way for him to get to it by April 1st and he was out of luck. The best he could hope for now is to make it to sixty-five and get on Medicare so he can get that four hundred dollar stipend to help offset that cost. Realistically, he is not going to make enough retirement with the new plan, but he is one of those people that got two and a half years on the fixed pension plan before it was frozen and he is going to end up being a greeter at Walmart to make ends meet.

Michelle Gentles commented that she does not work for the City, but her husband does and he has worked for thirty-one years. A lot of these people have worked through hurricanes and her husband leaves her and her family to come serve the City residents in extremely bad weather conditions. She had a tree fall on their house and while her husband was out saving everyone else in Leesburg, she was at home trying to figure out how to deal with that situation. These guys have put in their years of service and he has put in thirty-one years and he is only getting eighteen years of his pension and that is not right. It is not just him and there are many more that will be affected by this and she would like to hear more from the employees, especially the ones that have put in the years and the work, so they could kick back and enjoy what they have worked so hard for.

Pam Hester wanted to clarify, the motion that is on the floor with regards to the four hundred dollars is that only if you retire at sixty-five, or is that if you retire at fifty-eight and you get the four hundred and never come back on the city's plan, or is it only at sixty-five. **CM Minner** answered it is as it exists; if you are fifty-eight and you receive the four hundred dollars you are eligible, if you are fifty-five you are eligible, and if you are fifty-two you are eligible unless you hit that nuclear button. **Ms. Hester** said she wanted to make sure because she heard someone say sixty-five and she was not sure what ended up in the recommendation.

Mayor Christian pointed out that this is a very important topic for the entire city, especially the employees, so if you have something to say please feel free to come forward tonight and talk. There is no under three minute rule for this because it is very important, so if you have something to say please come and let us hear it. If you have some other suggestions, this would be the time to come forward to express them.

Dena Oullette stated she is a new employee of the City. She was very excited to come and work here, but hearing about some of these people and the number of people that could potentially leave the City, there is a huge vacuum of talent and knowledge that will not be easily replaced. We cannot easily replace that and nor could that be done quickly. She has the benefit of working with someone who has a vast knowledge of information and skills along with networking that she could only hope to achieve. If we lose that system and we do not have something to back that up, you cannot just hire a twenty-one-year-old to take someone who has been here for twenty-one years. They will not have that same level of knowledge or skills and it is not going to happen. We will end up losing the quality of care that these guys bring to the City and to our citizens.

Sonja Vicchiollo commented she works for IT and there is nothing she is going to say that someone has

not already said. She does not envy the board or the employees in this room. Commissioner Pederson said something to the effect of Corporate America and moving toward being more like Corporate America and it was probably under Jay Evans that the problem began with that outlook, but we are not paid like Corporate America in terms of wages. This is the fourth time in fifteen years that she has stood before the board because they were taking a benefit away from this particular group of people. The only thing that she asked which was brought up during the discussions is that we look at the Employee Wellness Center because that was supposed to defer costs. It is no secret that the Wellness Center has really poor service. She understands that they have been put on notice and that we are going out to bid for another company, but is there a way that we could hold these discussions for another year, and see if we can bring that participation rate up for the Wellness Center to see if that would defer some of those costs that we are talking about and that was initially the whole point of putting the Wellness Center into place. Plus, she would like this board to consider the growth that is coming to Leesburg and we are already shorthanded in most of the departments that she deals with. She has a three hundred and sixty degree view of the departments in her position and there are a lot of open positions that need to be filled and we are not getting people. She has a position currently open and she has only received two applications in three weeks. That says a lot about what we are paying and what we are offering, so those are the things she would like the board to consider before making a motion on this particular item.

Jeff Drullinger pointed out that you have all known about this problem for three years and you have not done anything about it. You have not brought it to our attention until now, and now you are only giving us six months to make a decision and what if we make the wrong decision? You are going to send an attitude to a hundred and sixty-six people and this is our lives. Three years to make a decision is a long time and that affects a hundred and sixty-six people. He is asking you not to make a decision tonight. Wait, sleep on it, and figure something else out besides what is being proposed to these hundred and sixty-six people who have twenty to thirty-five years of experience. We have dedicated our lives to the City of Leesburg to make it what it is today.

Commissioner Connell commented that when they froze the general pension plan, that absolutely affected him as well. He did not want to interrupt, but he did want to bring that to their attention. This group that we are talking about, the one sixty-six, is the same group that had their pension frozen in 2008. Now, the City has not been really kind to them by freezing their pensions and, the best he can recall, the first couple of years after that, the 401(k) that the City provided was next to nothing, so he gives them a lot of credit that they are still with the City with their pension plans being frozen. When they came down with that decision in 2008, it affected everybody tremendously for the rest of their lives. Out of the hundred and sixty-six people that are presently part of this plan, when we look at the numbers, sixty-seven of those individuals are in the range from thirty to fifty. Things do happen in life and when we talk about a hundred and sixty-six he does not think realistically that we are looking at a hundred and sixty-six people reaching the finish line. Things happen, people move, people quit, and people get better jobs, so he does not think we are dealing with a whole hundred and sixty-six people. As far as the numbers spiking in the last couple of years, that was due to three to five people really raising that bar. He does not know if that is going to be consistent every year and it may have been just a bad cycle the last couple of years. When the City froze pensions in 2008, that was a knee jerk reaction to a bad situation in bad economic times. He does not want to have another knee jerk reaction over a couple of bad years with health insurance. This is a major decision to make which will affect a hundred and sixty-six people. It did come down pretty quickly and his thoughts are that we should not vote on this tonight. He would like to put it off to a workshop to have more discussions and more time to think about other options. We could also look at the plan next year to see if it goes up again or if it levels out and then come back and revisit it. We are not talking about a drastic number of people that really raised our insurance, we are talking about three to five people that bumped the insurance rates by a million dollars. We do not know if that is going to be consistent every year and that is something we should really consider because it is a

big decision for a lot of people. Also, we have not had a lot of time to talk about it. The last couple of years there has been a spike in insurance rates, but a lot of that has been contributed by a handful of people and he thinks it is just too big of a decision to make this quickly. We need more data and more time to see if the rates continue to go up. These people have already been through a lot. We have already cancelled their general fund pension back in 2008 and they have chosen to stay with us for various reasons and one of them might be the healthcare plan. Now, if we pull that out from underneath them at the eleventh hour when a lot of them are getting close to retirement and sixty-seven of the hundred and sixty-six are still thirty to fifty, they still have a long way to go. He does not think they are all going to cash in on this policy and he would like to see us vote this down and have another motion to bring this back to postpone it. We can revisit this next budget year and look at the numbers then.

Commissioner Pederson agrees this is a tough issue. He did not mean to offend anyone in the room by comparing anything. It is just that he has worked in Corporate America for a long time and just for the record, even though he has to make these kinds of decisions, he wanted everyone to know that he was in their shoes. He has only been on the commission for two and half years and he was not aware of this pension debacle, so he is sensitive to that. When he first heard about this, he was okay with it because he thought when they took away the pension it was assumed they upped the percentage to some other form of a retirement plan, because that is what they did in Corporate America. His pension was taken away, but they bumped their 401(k) and they contributed more, but then they took that away, so he understands; he has been there. In summary, he is sensitive to this news tonight and we do not have to get into that tonight, but we do need to fix this problem. He hopes this was a one-time thing, by kicking the can down the road. He would not mind regrouping out of respect to the employees, because he is sensitive to this group, who gave a lot of their years. They are here tonight, they are in the same age group, so he understands how they are feeling. He would not mind looking at this again after listening to the crowd. He does not like being disloyal to long-term employees and he agreed with Commissioner Connell that, hopefully, this was a one-time thing. He is a numbers guy and we are transferring a million seven fifty and that hurts and he respects the City Manager for doing that. He made a great recommendation, but he is going to be a true politician and flipflop here and say he would like to regroup, look at this a little closer and maybe spread the pain a little bit more. We have a very good medical plan and it is the best plan he has ever been on. He does not qualify for the city pension, but he does qualify for insurance. It is a great plan, so maybe if we buy a little time and find a way to spread the cost to everybody a little bit more. He is sensitive to this fifty-eight to sixty-five age group, so he is going to side with Commissioner Connell. He would like to vote this motion down, delay it and come back in a few weeks.

Commissioner Robuck stated this has not gotten a lot of play over the last three years, but he has certainly brought this up every year and for more than three years. This is an unsustainable benefit every year at budget time and we cannot afford this. We are dumping more money in and he wishes this was a one-time deal. If it was a one-time deal, he would say yes, let's wait another year, but it is not. We have not had just one year of bad experiences, we are in year three of really bad experiences. So, to put it in perspective, one point-seven-five million dollars, that amount we just transferred, is a third of the entire city's ad valorem revenue for this year. That is a third of our ad valorem, so if we have a good year we might get it down to about twenty percent. That million dollars is eighteen percent, so if we have a great year we are still talking about putting an entire fifth of the city's ad valorem revenue towards this benefit every year. He understands that this is a bad situation and that it is not fair, but sometimes it is not just about the numbers. We only have so much money coming in every year and we have to run the City with that. We cannot afford to spend a third of our revenues from property taxes every year on this. It is not sustainable. Healthcare is not going down and, in the long run, the average inflation for healthcare is five-point-two percent and that is for the last fifteen years. Healthcare costs are just going up and this number is likely to get bigger on average over time. Maybe not bigger than the one point seven-five, but if you look at the three-year average, we are still well over a million dollars and that is going to grow. If we

continue to kick the can down the road, what will happen is we will come back in two years and say we have to get rid of this and we have to get rid of the four hundred dollars too, because now we are spending two plus million dollars on this. The longer it goes, the worse it will get, and the worse the solution will be. This is the best solution we could come up with. He absolutely agrees with the UCOA that it is very fair four hundred dollars today and in thirty years, they are two very different things.

Adjusting that annually by CPI certainly needs to happen. He does not want to get into the pension too much because the City contributes five percent currently, which is high compared to the private sector.

Now, the city may not pay like Google, but we do pay like local private companies in Lake County and with great benefits. If you want better healthcare benefits, we could get rid of the Wellness Center because it costs about seventy-five dollars a month per employee and that is a nice benefit, but that does not take care of these high-cost claims. The Wellness Center does not fix this issue, but there are some things we could do with health insurance, but we do not need to get into those tonight. We are going to be back next year with a worse problem because we have already kicked this down the road as long as we can and there is no good solution. He thinks it is very important that we move forward with this.

Commissioner Pederson pointed out that he does not want to kick this down the road. He just wants to huddle during the next two to four weeks and see if we can come up with a better plan. He does not want to ignore the problem.

Commissioner Burry agrees that there is no great solution for this. As Commissioner Robuck said, our costs are going up and we cannot afford to provide the same level of care because there is not enough money left in the kiddie. We can sit here and say let's wait and look at it again next year, but it is already three years running now, and it would be irresponsible of us to not address it.

Mayor Christian stated for the record that he was here in 2008 when the program was frozen by the recommendation of the City Manager. He also remembers that we were in a nationwide crash of the economy and the City was not immune to losses and that was not a knee jerk reaction, that was a realistic reaction. We were in financial trouble, as most companies, banks and organizations were. We had three years to make this decision, but the only difference here is we are making it tonight as opposed to making it last year. That was the care and the concern of the Commission last year; it was to wait and see what happens this year and instead of it getting better, it actually got worse. He wished that they would have brought more slides for the presentation so that they could show where they are getting this money from, because we are going into the workers' comp fund to get a million dollars.

Going back a few years ago, the health care fund had about four million dollars and when you go from four million dollars to almost less than two million in a four to five year timeframe, you know you have an issue. This is not a knee jerk reaction because we have been talking about this. Commissioner Robuck has sat here for four or five years and every budget year he has said that we have to do something about the healthcare fund. We all looked at him and said, "You are just being a stickler for dollars, we have the money" and we kept pushing him off. He kept letting us know every year that this is a problematic area. It is not just in local government, it is also in Corporate America. He agrees with what Pam Hester said with the 457 plan because those are things that the city can look at and if we have a good year we could put in more than five percent. We do have other things that we can look at on a more consistent basis because we are not just passing a budget. We do have a lot of growth coming in, but the budget dollars are tied to certain departments and those monies are like a pie chart, so we cannot just say we have a lot of growth and let's take a lot of money and put it into the healthcare fund. The healthcare fund to the best of its ability is supposed to take care of itself and to pull one point seven million dollars from the other parts of the city to say we are going to shore up that fund is pretty irresponsible for us as Commissioners and a tough decision to make.

We also discussed the thirty-two employees, the unions and the bargaining sessions where we could possibly lose seven police officers. We also talked about the institution's knowledge and the people that have been here for thirty years and how we would replace them if they decided to leave. It is very

difficult, so maybe the commission is looking at what we can do with employee salaries that may be more beneficial for certain departments. He knew that the Police Chief had come in and said they needed more money for their police officers because they needed to be more competitive, so they raised the rates for the officers and the fire department wanted to be competitive. He is sure the City Manager has done that with other departments to make sure that we can pay our employees something that is comparable to what other cities in Lake County are earning. Since then, department heads have also come in asking for more dollars for their employees to try and retain them. We have done that, but this is just a really difficult issue because it involves major medical claims. If it was just one year, that may be different, but it has been multiple years that we should have dealt with this. We did kick the can last year and we should have dealt with this last year, but we said wait one more year and see where we are then. Now here we are, transferring one-point seven million dollars from other departments within the city to the healthcare fund. These departments are doing well, but what if these departments are not doing as well next year? We may not be able to transfer that money. The City Manager has done a fair job with altering the resolution and keeping the four hundred dollars in. They tried their best to mitigate that factor and we should look at whether four hundred dollars is a good number or if it should be five or six. We also need to look at if we can afford that. That should be the ultimate goal when we look at this. He would not want to handstrap a future commission because there could be another issue five years from now with a cash issue and he would not want to hinder them from a change. Plus, that Commission may want to increase the dollars that are set aside for retirees. This is a difficult decision, but he thinks this is something that we have to address sooner rather than later.

Commissioner Pederson commented that if this motion is voted down and if we vote on Commissioner Connell's motion, he knows we struggled through this budget, but tonight he is leaning towards spreading this equally amongst all employees versus just this one group.

CM Minner responded he was not sure if Commissioner Connell had a motion on the table, but part of Parliamentary procedures is if there is a motion to table that will supersede, so if there are any Commissioners that may want to table this they can, but he would like to finish with his statements first. He thinks everyone in the room who is either a Commissioner, a manager or an employee of this organization is in a tough spot for different reasons. This Commission is an elected body and sitting here are a hundred and sixty-six employees that he manages on a day-to-day basis. Then we have twenty-five thousand minus one hundred and sixty-six other employees that you report to every four years and you have to answer to them when you go out into the public, like Publix, Walmart or when you take your kids to baseball. There is another angle to this room and that is the community, which pays the bills and they are not employees of this organization. Then before you, we have a hundred and sixty-six employees who have this public employee dilemma, and these employees provide good service. They give us all their efforts; they come out in inclement weather, some do dangerous jobs, whether that be a lineman, police officer, or a firefighter, and some are general employees of the city. From his perspective, we give too much difference to the different classes everybody is in and it should not matter what your job is in the public sector, every one has an important job. The Commission has a very difficult decision to make and the employees are in a very difficult position because they are up against losing a benefit that they had counted on and they are confronting their bosses on this and that is tough to do. The only thing he would add to Ms. Hester's speech is that her boss did not yell at her and tell her to go back to her seat and they have had many conversations on this topic. All politics are local and Tip O'Neill, the long-term speaker of the house, is the one that said that. We are grappling with a decision that the federal government is not even grappling with, or the federal government, which they should whether you are blue or red. We have Social Security, FICA and Medicare, sixty-five for Medicare, sixty-seven and three months in whatever year you were born and one month and then after nineteen fifty-three or whatever that number is. There is a big separation there and they have a lack of courage to tackle it and we can keep kicking the can down the road. Kicking the can down the road is always an option. Commissioner

Pederson said maybe we could tackle it in a couple of weeks, but he does not think we have many options. We have already done two things tonight that mitigated the problem. We increased the rates and decreased the retiree discount, which we needed to do. Then we shifted cash around to set us up for 2022. Now hence a couple of questions that came up during meetings. One, we did not include the five hundred thousand dollars in the stop gap insurance in the numbers. No, we did not, because we do not know what the final solution is going to be and we do not know what the claims experience is going to be next year. We guessed with assumptions that seven point five million is what our claims will be next year. He explained to the groups that if we do better than that, our number goes up and if we do less than that, it goes into our pocket. Based on what we do tonight, it might have been a good play to not put that money in the pocket because that could have given you an extra half a million that we did not count on at the end of the day. Kicking the can down the road is an option, but seven-point five million is the magic number and if the claims come in below that great, we had a good year. So, we can kick the can down the road once more and the employees can say I told you so, but if it does not work, which is his guess, then we will be back looking for another million dollars next year and we will probably be hitting up other operating funds again. He does not think it will be a crazy number, but we will have to yank from the operating funds. Long story short, this should not be ignored. He has tried to express that to the employees through the slides and presentations.

Commissioner Robuck spoke to it and we have been talking about this for three years and we have kicked it down the road. We have kept the employee contribution rates steady for three years and we used our cash for three years and we have said it was coming. This is not an easy decision and he understands any decision that is made and the tough one is to stop it and the recommendation that was made is to split the baby, or we can kick the can down the road. You can also choose to table it. We would then come back next year. If we kick the can to next year, we will be here saying we slid by or we will then need to find another million or so dollars. **Commissioner Pederson** stated that he does not want to kick this down the road. He knows that we talked about this in the budget, but he is asking if we could come back in two weeks and try to spread it amongst all the City employees, which is just going to aggravate everybody instead of just a third. **CM Minner** replied with all due respect that there is nothing in two weeks that will change the information before you. In the budget we showed how that would not work and even if employees talked about that and how management was not looking at different avenues, we gave you the slide in the presentation which showed these steps. We looked at the five steps and one of them was increased rates and we did increase the rates for the employees, which ranged from those numbers he gave earlier tonight; zero to twenty dollars a month and that will generate a hundred and twenty-five thousand dollars. However, to get the kind of number that you are talking about, which is a million dollars, we are talking about an increase in the rate for employees that is so substantial that he does not even think it is reasonable. It is tricky, but there is a difference between an offering and a benefit. The offering is the four different programs we offer; the employee-only, employee-child, employee-spouse and employee-family plans. Anyone who works for the City or who has worked for the City is entitled to tap into this in some form and that is what the law states an offering is. The benefit comes in how you tap into it and you can change that benefit, but you cannot change the offering. We can change those benefits in different ways, but we are not going to generate enough revenue to reach that million dollars. That is the magic number in this fund and we cannot change the offering and now we are at an impasse which is a very difficult spot. We can kick the can down the road and we are going to be okay for 2022, but he guesses that we will be sitting here next year talking about the same thing. He understands the employees and their positions because the next thing they are going to say to him, he wants to say this, but he knows they are going to say we mitigated it, so there is the chance that we do this and we still have high claims next year and the employees are going to say see we told you so and you did not do anything. That is why that number of seven versus thirty-three is so important, because we may have a good year next year, but three years from now we might now and we are still in that seven-year window. The organization knows that benefits and offerings are significant, and modifying that to seven years significantly reduces our exposure. He respects what everyone has said tonight along with

the Commission and this is why he really appreciates what they do.

Commissioner Pederson remarked that he does not want to be misunderstood and he does not want to kick this down the road. All he said was that he wanted to spread it amongst everybody and if that was not the solution, then he would be quiet. When he hears that we have not increased employee contributions in three years, he does not take that lightly, but this is great insurance. All he was saying was to wait two weeks to see if there was a way to spread it among all the employees. The recommendation that was made is a good one and they may still get hit harder than they like, but anything we can do to soften that up a little bit and go back and spread it amongst all the employees, and the basis of that is, when you say they have not been increased and the average employee's contribution has not been changed in three years he has never experienced that in his career. So, if we had to do a little catch up and they went up sixty for the last three years instead of twenty dollars a year.

Commissioner Robuck made a motion to amend the four hundred dollar benefit to be increased annually each year by COLA, and Commissioner Pederson seconded the motion.

Commissioner Robuck added this way, the value of that four hundred dollars would be the same for a guy who retires thirty-three years down the road. It will equal whatever the inflation adjustment will be. He continued that this was for Ms. Hester's point, because it is not fair to keep it at four hundred dollars forever, because four hundred dollars in twenty years from now will not be worth a whole lot. Just like rent, if you have commercial rent, it is going to go up by CPI, and their benefits will go up. Next year it might be four hundred and two dollars and this will keep pace with inflation. **Commissioner Connell** asked with that motion would that pertain to the retirees too or just the ones coming up to retire.

Commissioner Robuck answered that it would have to apply to everyone. He does not think we could have a benefit without it applying to everyone.

The roll call vote on the amendment was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission approved to amend the motion.

Mayor Christian stated that Mr. Sapp said something that pertained to bargaining and he wanted to know if that was something that we had to deal with. **CM Minner** answered that the position of the bargaining units is that this is a benefit and that should be collectively bargained, which would be the IAFF and the PBA's positions. He imagines facing a challenge from this should it pass. He would keep them apprised. However, management's position on this is that there is an article that gives us the right to modify this on the fly. **Commissioner Connell** questioned going back to the 2008 freeze of the general pension plan. When the city did that, they froze the general pension, but the fire department and the police department did not get frozen. He wanted them to know that he would have a real issue if this gets passed and it turns out that we have to work out some type of deal with the police and fire pensions and they get to maintain this benefit and the general employees get squeezed out. He does not like this and he will not vote to approve it and if this does get voted for approval and we find out during a negotiation with the police and fire that we have to negotiate with them, he would hate to see the general employees get frozen out again on a benefit like they did in 2008 with their pension and then have to compromise with police and fire pensions. Nothing against the police and fire; he loves them, but he is also trying to stick up for the general employees too. **Commissioner Robuck** agrees and while he is in favor of this, if that

were to happen he would want to discuss that too, which we could do anytime, but if it went down that road where we only had to take the benefit away from some employees and not others, he would want to have another discussion at that time. **Mayor Christian** asked the City Attorney if he had looked at this with the bargaining. **CA Morrison** replied no, this was the first time it has come up. **Mayor Christian** then inquired if they were to approve this tonight and if the bargaining unit comes back and unfreezes their benefits, could we come back and unfreeze the general employees and add these benefits back. **CA Morrison** replied that if it comes down to the decision that you cannot change their benefits, then it would not be changed. **Mayor Christian** asked if they could come back at a later date and reverse this. **CA Morrison** responded yes, absolutely.

The roll call vote as amended was:

Commissioner Pederson	No
Commissioner Connell	No
Commissioner Robuck	Yes
Commissioner Burry	Yes
Mayor Christian	Yes

Three yeas, two nays, the Commission adopted the resolution.

4. Discussion on Growth Matters

CM Minner stated the purpose of this agenda item was to discuss growth issues. Obviously, there are a lot of growth issues occurring right now in Leesburg and over the past several years there have been about twenty-five thousand approved lots for growth. Each subdivision that we have dealt with in the past several years has gotten a lot of contention, especially in areas that are up against unincorporated areas of significant ruralness. To that extent, the County Commission has also made public comments about the City of Leesburg and they have used their statutory powers even to sequester you into a joint meeting to discuss this growth. Comments have come up from different Commissioners at different times about growth and he thought this would be a good opportunity to talk about growth and what the joint consensus is of the Commission before we meet with the County for our public discussion on this matter. He provided three documents to the Commission for their review and one of the documents was the ISBA, which was approved back in 2014. That document was essentially for the municipalities that joined in the agreement with the County and they granted the authority to annex in a contiguous manner if you promised to provide public safety. The cities that joined that agreement said yes, we will do that and we outlined an area that was approved where those would become service boundaries of the given municipalities and that map was made based on where the city's infrastructure was and the county was a utility provider; the County provides emergency services. That map was made with two things in mind; where the city utilities are and where the county public safety areas meet and we looked at how we could draw reasonable lines, because if the cities are going to grow in a noncontiguous manner, then we have to provide this public safety. We agreed on these areas and so did the County and off we went. There has been some talk now and he will let the County speak of their opinions. He also included that twenty-page document in their packet with maps, but that three-minute dissertation is the heartbeat of that document. His position, as well as the Planning and Zoning Director, is that the ISBA works. That does not mean that it is not controversial, nor does it mean that we do not get complaints from unincorporated residents who are opposed to being annexed, but for a planning document this works and it is reasonable.

The second document included in the packet was an accrual map and it basically shows the city, but it does not show the ISBA boundaries. Referring to this document, if you put a box around the colors on

the map, that would be the ISBA and the two colors show everything on that map and that is pretty much the boundaries. There are some issues with the Whispering Hills subdivision, which actually went before the Planning and Zoning Board on Thursday. They recommended approval with a four to one vote and there was a lot of tension with the Hodges Reserve Subdivision, but from a County perspective, the big white areas on the map are developed areas and they are almost to a level of municipal services. We are talking about almost two and half acres a unit. Just like the proposed McNamee Subdivision, from the yellow area up near CR-48 down near Whispering Hills, it already connects across the street to Plantation and with Whispering Hills the County was concerned about that one and they are across the street from Plantation. He thinks these are the kind of issues they will address. Now, what this map shows are the subdivisions in yellow that are already developed and built out, and the orange are the subdivisions that are approved and the gray box are the subdivisions approved with the proposed unit count. Then you go to the bottom and it is about twenty-five thousand and that is how we came up with the proposed units in the community. Mind you, we did not delineate on that because then it became too cumbersome, but twenty-five thousand represents single and multi-family developments. He asked the City Clerk if she had an update on where we were with the County and scheduling. **CC Purvis** answered that we are waiting on the County for more dates because the dates they provided did not work. **Commissioner Burry** asked what month we are looking at now. **CC Purvis** replied September.

Mayor Christian said that being born and raised in Leesburg, he is proud of this city. Serving on various councils since 2004 and going through the ups and downs and recessions, he has seen people fill the rooms and we have turned down developments. He thinks US-27 is the new growth area for Leesburg, we have Plantation and Royal Highlands is there. It also allows for great access to the Turnpike and Orlando. We have industry there and with this ISBA we should not do anything. We agreed to it in 2014 and this is a great planning resource. The last thing we need to do is amend this to where we do not have control over the growth of our city. Then we would be saying we are not contiguous because nothing touches and we would not be able to annex anything into our City. That ISB was there for a purpose in 2014, and we have adhered to it and now it is our time to grow. People look at Leesburg as a great opportunity and a great growth area. We are bringing in high quality products to our city and US-27 is the prime location due to the accessibility of the Turnpike and Orlando along with the Southlake community. It just makes Leesburg's growth not overly populated because we are so far away.

So for him, this is a great time for Leesburg and it is our time to grow. We have done it responsibly over the last ten to fifteen years. We have talked about our school systems, but the schools are not going to build new schools or even remodel schools because we do not have rooftops in our city. We complain about schools, the neighborhoods, but until you start bringing certain income levels into the community and city, our schools will not improve, our roads will not get improved because the tax base will not be there. This is an opportunity for us to add to our tax base and grow our city responsibly so we can have the things that our citizens deserve and what they have asked for. Unfortunately, we do have people that live in rural communities, but unfortunately, if someone owns five hundred acres and decides to sell and develop, it is not our responsibility to tell them they cannot develop their property. **Commissioner Burry** said when he talked about this a couple of meetings ago, his concern was not with growth coming or not, it was more about a commission and taking a proactive stance towards what we want the City to look like. He feels like the guy who has a jigsaw puzzle in front of him, but he does not have the box to tell him what the picture should look like. He is just trying to put the pieces in and if we had a game plan of so much fifty-five and above or so much affordable housing, that way he had a better picture of what Leesburg should look like. That was what he was looking to get out of this. **Commissioner**

Robuck agrees and stated it would be nice if we could give something to a developer that came and said they wanted to develop in a certain area. We could say follow these rough guidelines and you will be fine. If you go outside of these guidelines, you can bring it to the Commission, but it probably will not go well. When he looks at certain areas and like the Mayor was saying, on US-27 south of CR-48 there is not a whole lot out there other than densely developed retirement communities and he does not want to

see a lot more age-restricted developments there. He would like to see more dense workforce housing where we can get more people going to jobs, whether it be in Leesburg or wherever. We had a very cetaceous one in Sunnyside. Leesburg is becoming such an attractive place to live and Sunnyside is one of the few areas left that is attractive where we could still build. We have Palmora Park but it is full. We should be pretty particular about what the development looks like there, but then there should be a standard for what it says and if you meet those standards, then we would love for you to build some nice housing out there. We could find different areas of the city and say this is the type of housing we want and if there are areas where we want forty-foot lots, then we may need nicer architectural features because the developer would be saving money. Then we would want to make sure it is a higher quality product because it is smaller. Things like this will go a long way to make the process a lot less stressful and a more fair process.

Commissioner Pederson remarked that he has been a pro-growth commissioner since he has been on the commission. He has voted yes on every proposed development except for Sunnyside and Dewey Robbins and that was basically because of the roads. With Sunnyside he could support that development and with that Dewey Robbins development/McElyea Development, he struggled with Number Two Road. If it punched out on CR-48 he may have been fine with it. All those residents came out screaming about the road and he believes he said he would not support it if it was on Number Two Road. All he is saying is that he is sensitive to these developments that are off these country roads because they cannot support the traffic. With Whispering Hills, if the majority of the traffic came out on US-27, he would be fine with it, but his issue has been with Sunnyside and those roads are too narrow. Dewey Robbins has narrow country roads and then there is Number Two Road and he does not see how that can support a lot of growth, but if the developer wants to widen the road, then it may or may not change his view.

Commissioner Burry commented that he thought the Dewey Robbins had been raised to the standard to accept that development. **CM Minner** stated that one has not come back yet. **Commissioner Burry** added that he thought the county made some improvements to the road. **PZM Miller** answered that about four or five years ago, Dewey Robbins was widened, cleaned and paved. It used to be a dirt road, but it looks good now. **Commissioner Robuck** commented that it is not that the city gets to fix roads and he gets so frustrated by the roads because we do not have a say over them and the county gets all the tax dollars from our developments while our developments generate all the tax money. They do not hire any new police officers, or firefighters, but they get the same ad valorem revenue as if it were in the county and then they do not use it on the roads. All though that is changing because they are actually, for the first time in thirty-years, going to spend some general fund monies on the roads this year, so hopefully that will happen. However, he understands the frustration. **Commissioner Pederson** said that he has learned a lot being on the commission. He has learned that we have no control over roads or red lights.

7. INFORMATIONAL REPORTS:

The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. None

8. CITY ATTORNEY ITEMS:

CA Morrison had nothing this evening.

9. CITY MANAGER ITEMS:

CM Minner had nothing this evening.

10. ROLL CALL:

Commissioner Pederson had nothing.

Commissioner Burry reminded everyone to get their shots because this is not over with yet.

Commissioner Robuck stated he attended FMEA, which is the Florida Municipal Electrical Authority, last week. One thing that was interesting is there has been a clear shift in the IOU's, so Florida Power and DUKE used to focus on rates, but now that the municipals are competitive on rates, which ours are way lower than Dukes. Duke has now filed for a ten percent increase along with a couple more in each of the following four years and they are now pushing on reliability and how fast they can get the lights turned back on. He knows our current budget went that way, but he thinks that is going to be the push because they determine what happens in Tallahassee and right now it is reliability and investing in the grid. It is making sure that when the power goes out it gets restored quickly. That is going to become more and more important and that was the big take away.

Commissioner Connell wanted to clarify, since this was voted on tonight with the employee benefits three to two, that if we find out there is an issue with police and fire, that we will come back and discuss this with the general employees. **CM Minner** responded that the vote was final and that action will be carried out, but if we receive a challenge from the union, he will immediately inform the commission and advise on which direction they may want to take. They may reconsider or suspend until the challenge is complete. There is language allowing in Article 26.1 insurance in the IAFF contract; that the city will make available health insurance, life insurance and accidental death and dismemberment insurance benefits on a group basis to the bargaining unit employees to the same extent and in the same manner that such benefits are provided to other employees including executive staff and the city shall have the same rights and respect to bargaining unit employees to make or agree with the provider or providers to change and benefits and/or the costs thereof to the city and/or the employees as of the other employees of the city. Provided that all city employees, including bargaining unit employees, have available the same benefits as described, the city shall have no obligation to bargain over such changes or the effects during the term of this agreement. As your manager and as a management employee, he thinks that language is pretty clear. The IAFF might not and the PBA language is probably pretty similar and if he receives a challenge he will let the Commission know.

Mayor Christian had nothing.

11. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 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.

The meeting adjourned at 8:17 p.m.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.1.

Meeting Date: August 9, 2021

From: Brad Chase, (Electric Director)

Subject: Purchase request by the Electric Department for repairs to the Municipal Operations Center (MOC) building by Johnson-Laux Construction using an existing Job Order Contract.

Staff Recommendation:

Staff recommends approval of the purchase request to make repairs to the Electric Department facility using the Job Order Contract with Johnson-Laux Construction, LLC for an amount of \$179,602.94.

Analysis:

On February 25, 2021, a water line break occurred at the Electric Department facility located at 2010 Griffin Road under the concrete floor causing significant damage to multiple offices and bathroom facilities within the building. The after-hours dispatcher in the Distribution Operating Center was onsite and was able to notify Public Works staff in order to mitigate the damages. SERVPRO was contracted to begin cleaning out the water and drying up flooring and walls. Fifty air movers (fans), seven dehumidifiers, and an air scrubber with a HEPA filter were put in place for one week and the total cost came to \$29,427.82. Charlies Plumbing came in to repair the water line the same day, charging \$1,556.84. Both expenses were reimbursed by insurance. The portion of the building that incurred flooding included four offices, three bathrooms, a locker room, kitchen, and two storage rooms. The City Public Works Department completed the demolition to prepare it for future restorations.

An estimate to repair and replace pre-existing facilities was provided by Johnson-Laux Construction. A second estimate was also received to make upgrades to one of the men's restrooms to bring it into ADA compliance, as this area was built in the 1970s. Using this opportunity, an additional shower was also added to accommodate needs associated with mutual aid and/or staff responses to major events. The total with upgrades is \$179,602.94.

Procurement Analysis:

The City has awarded a Job Order Contract (JOC) to Johnson-Laux Construction, LLC. This contract is a suitable method to accomplish the necessary repairs at the Electric Department.

Options:

1. Approve the purchase request from the Electric Department with Johnson-Laux Construction, LLC; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

A budget adjustment will be necessary to add these funds to the current budget. A property damage insurance reimbursement check for reconstruction of \$77,779.53 will be used to offset the cost of the renovation the remaining \$101,823.41 will be used from available Electric Cash.

Account No.	041-1099-531-6210
Project No.	410013
WF No.	WF1233170/1

Submission Date and Time: 8/4/2021 1:09:38 PM



Work Order Signature Document

EZIQC Contract No.: FL-ECA-GC03-121918-JLC

☒

New Work Order

☐

Modify an Existing Work Order

Work Order Number.: 092640.00

Work Order Date: 07/21/2021

Work Order Title: Leesburg Electric Department Restroom A Remodel

Owner Name: SOURCEWELL - FL - City of Leesburg

Contractor Name: Johnson-Laux Construction, LLC

Contact: Marie Carter

Contact: John Toth

Phone: 352-728-9786

Phone: (407) 770-2181

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-ECA-GC03-121918-JLC.

Brief Work Order Description:

Electric Department Restroom A Remodel

Time of Performance

Estimated Start Date:

Estimated Completion Date:

Liquidated Damages

Will apply:

☐

Will not apply:

☒

Work Order Firm Fixed Price: \$179,602.94

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date

Detailed Scope of Work

To: John Toth
Johnson-Laux Construction, LLC
8100 Chancellor Drive, Suite 165
Orlando, FL 32809
(407) 770-2181

From: Marie Carter
SOURCEWELL - FL - City of Leesburg
501 W Meadow St
Leesburg, FL 34748
352-728-9786

Date Printed: July 21, 2021

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

Brief Scope: Electric Department Restroom A Remodel

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

07/19/2021 PROJECT: City of Leesburg – Electric Department Restroom Remodel – Restroom A SUBJ: Scope of Work Summary Scope: This project consists of providing a complete scope for the water damaged areas along with the established restroom “A,” Men’s 101. Detailed Scope of Work: Restroom “A” Men’ Room 101 - Springstead Engineering, Inc. drawings dated 08.19 & 10.19 - PE Load Calcs, LLC HVAC drawing dated 03.04.2020 - Revised Springstead Engineering, Inc. drawings dated 07.13.2021 o Drawings revised: A-102, A-103, A-104, A-301, P-101, E-1 Detailed Scope of Work: Water Damaged Areas - Provide new concrete trench pour back including new barrier, doweling and termite spray - New paneling to match existing, transition moldings, door casings, wood baseboards and vanity with integral top and sink - Provide new ceramic tiling, including new quarry tile (6”x6”) and base (5”x6”), semigloss all tile at 4’ AFF and full height at shower walls. Bullnose trim pieces are included at 4’ AFF. Mud bed is included in kitchen - Provide new resilient flooring, including luxury vinyl plank (6”x36”), vinyl composition tile (12”x12”) and 4” vinyl cover base. Floor prep required. - Provide new drywall at missing locations, including finishing to a level 4 for the acceptance of new paint - New paint to be installed over new gypsum board in affected rooms only. New Paint in renovation areas are to receive one coat of primer and two coats of paint - Reinstall fire extinguishers, hand sanitizers, soap dispensers, and restroom partitions. - Provide new stall urinal in men’s single restroom including re-stubbing for new water lines for new flush valves and re-connecting to existing urinal drain line below floor - Provide new ADA toilet in men’s single restroom including removing existing stop valves and re-stubbing for new water lines. We will provide two new two-piece tank type gravity flush toilets with seats which will connect to the existing water stop valve and closet drain flange - Provide one (1) new chrome single handle faucet lever in men’s single restroom including re-connecting to the existing water and drain lines - Provide new cabinet and lavatory in men’s single restroom - Provide new ADA toilet in women’s single restroom including two new two-piece tank type gravity flush toilets with seats which will connect to the existing water stop valve and closet drain flange - Provide one (1) new chrome single handle faucet lever in women’s single restroom including re-connecting to the existing water and drain lines - Provide new cabinet and lavatory in women’s single restroom - Remove existing service sink and faucet to allow for the removal and replacement for drywall in the janitor’s closet. We will re-install service sink and faucet after new drywall including re-connecting to the existing drain and water lines and stop valves - Re-install existing water heater after drywall - Re-connect plumbing to existing kitchenette - New

Detailed Scope of Work Continues..

Work Order Number: 092640.00
Work Order Title: Leesburg Electric Department Restroom A Remodel

connection from existing disconnect to water heater contingent that the water heater is not larger than 50 Amp – 208 V - Provide and install insta-hot for Men’s 101 Clarifications: - Work to be performed during normal/regular business hours as defined: Monday through Friday, 8:00am to 5:00pm with holidays excluded - Permit fee is included - Contractor to utilize City of Leesburg Waste Services for dumpsters - Certified Payroll / Davis-bacon wages are not included - Liability insurance included - Builder’s risk insurance not included - Bond is not included - Any engineering, design and drawings by JLC are excluded - Certified As-builts not included - Any unforeseen conditions are excluded Subject to the terms and conditions of JOC Contract **FL-ECA-GC03-121918-JLC**.

_____ Contractor	_____ Date
_____ Owner	_____ Date

Contractor's Price Proposal - Summary

Date:	July 21, 2021	
Re:	IQC Master Contract #:	FL-ECA-GC03-121918-JLC
	Work Order #:	092640.00
	Owner PO #:	
	Title:	Leesburg Electric Department Restroom A Remodel
	Contractor:	Johnson-Laux Construction, LLC
	Proposal Value:	\$179,602.94

No Category Input	\$179,602.94
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Proposal Total	\$179,602.94
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This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Contractor's Price Proposal - Detail

Date: July 21, 2021

Re: IQC Master Contract #: FL-ECA-GC03-121918-JLC
 Work Order #: 092640.00
 Owner PO #:
 Title: Leesburg Electric Department Restroom A Remodel
 Contractor: Johnson-Laux Construction, LLC
 Proposal Value: \$179,602.94

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		
No Category Input					
1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs. The base cost of the Reimbursable Fee is \$1.00. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee (e.g. quantity of 125 = \$125.00 Reimbursable Fee). If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$1,100.00
			Installation	Quantity 1,000.00 x Unit Price 1.00 x Factor 1.1000 = Total 1,100.00	
				Permit fee allowance	
2	01 22 20 00 0006		HR	CarpenterFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$2,117.02
			Installation	Quantity 40.00 x Unit Price 41.20 x Factor 1.2846 = Total 2,117.02	
				carpenter to construct wood framed exterior wall infill where we will be removing 1 exterior door and frame	
3	01 22 20 00 0009		HR	Drywall FinisherFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$3,698.62
			Installation	Quantity 80.00 x Unit Price 35.99 x Factor 1.2846 = Total 3,698.62	
				piecing in, floating and texturing drywall in multiple areas to match existing/ 2 persons for one 1 week	
4	01 22 20 00 0015		HR	LaborerFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,687.96
			Installation	Quantity 40.00 x Unit Price 32.85 x Factor 1.2846 = Total 1,687.96	
				reinstall fire extinguishers, hand sanitizers, waste receptacles, and dispensers	
5	01 22 20 00 0027		HR	Roofer, CompositeFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$1,878.09
			Installation	Quantity 40.00 x Unit Price 36.55 x Factor 1.2846 = Total 1,878.09	
				minimum charge for roofer to come and patch roofing at new penetrations	
6	01 74 19 00 0014		EA	20 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,069.35
			Installation	Quantity 2.00 x Unit Price 416.22 x Factor 1.2846 = Total 1,069.35	
				demo/construction debris	
7	01 95 01 00 0017		EA	Final Clean Unit - Six Bedroom Unit	\$1,575.43
			Installation	Quantity 1.00 x Unit Price 1,226.40 x Factor 1.2846 = Total 1,575.43	
				final professional cleaning	
8	02 41 13 13 0041		SF	>3" To 6" By Hand, Break-up And Remove Concrete Paving	\$533.75
			Installation	Quantity 150.00 x Unit Price 2.77 x Factor 1.2846 = Total 533.75	
				demo of existing slab to rework plumbing	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

9	02	41	16	13	0003	GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck										\$2,846.67
						Installation	Quantity	Unit Price	Factor	=	Total						
							400.00	5.54	x	1.2846		2,846.67					
							demo of existing walls, ceiling, carpet in the areas of the two restrooms and showers										
10	02	41	19	13	0065	LF	Saw Cut Rod Reinforced Concrete Slab Up To 4" Depth										\$1,001.99
						Installation	Quantity	Unit Price	Factor	=	Total						
							300.00	2.60	x	1.2846		1,001.99					
							demo of existing slab to rework plumbing										
11	02	41	19	13	0284	IN	3/4" Diameter Drilling In Concrete Per Inch Of Depth										\$315.63
						Installation	Quantity	Unit Price	Factor	=	Total						
							210.00	1.17	x	1.2846		315.63					
							drilling in dowels for concrete patches										
12	02	90	50	00	0499	ROL	Visqueen 6 Mil										\$886.73
						Installation	Quantity	Unit Price	Factor	=	Total						
							4.00	172.57	x	1.2846		886.73					
							protection										
13	03	22	11	00	0006	SF	4" x 4" x #10, 31 LB/CSF, Plain Welded Wire Fabric Reinforcing Placed In Floors Or Slabs (W1.4 x W1.4)										\$98.27
						Installation	Quantity	Unit Price	Factor	=	Total						
							150.00	0.51	x	1.2846		98.27					
							concrete reinforcing										
14	03	31	13	00	0003	SF	4" 3,000 PSI Slab On Grade Concrete Slabs Assembly										\$992.35
						Installation	Quantity	Unit Price	Factor	=	Total						
							150.00	5.15	x	1.2846		992.35					
							concrete pour backs for plumbing trenches										
15	03	31	13	00	0104	HR	35 CY/HR, 66 HP Trailer Mounted Concrete PumpIncludes hoses										\$839.92
						Installation	Quantity	Unit Price	Factor	=	Total						
							8.00	81.73	x	1.2846		839.92					
							concrete pour backs for plumbing trenches										
16	03	31	13	00	0106	EA	Delivery Fee For Concrete Purchases Less Than 5 CY										\$220.98
						Installation	Quantity	Unit Price	Factor	=	Total						
							1.00	172.02	x	1.2846		220.98					
							short deliveries of concrete										
17	03	54	16	00	0007	SF	1-1/4" Thick Self Leveling Cementitious Underlayment For Floors Including Surface Preparation										\$9,133.51
						Installation	Quantity	Unit Price	Factor	=	Total						
							600.00	11.85	x	1.2846		9,133.51					
							replace mortar bed to meet level of existing finished floor and to rework floor to pitch to drains										
18	05	05	19	00	0176	EA	5/8" x 7" Long Chemically Adhered Anchor Rod										\$1,289.48
						Installation	Quantity	Unit Price	Factor	=	Total						
							60.00	16.73	x	1.2846		1,289.48					
							dowels for concrete patching										
19	05	05	19	00	0176	0191	MOD	For >100, Deduct									-\$334.51
						Installation	Quantity	Unit Price	Factor	=	Total						
							120.00	-2.17	x	1.2846		-334.51					
20	06	11	16	00	0061	SF	2" x 4" Wood Wall Framing At 16" On Center										\$2,196.67
						Installation	Quantity	Unit Price	Factor	=	Total						
							1,500.00	1.14	x	1.2846		2,196.67					
							new wood partition walls										

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

21	06	11	16	00	0129	LF	2" x 4" Pressure Treated Wood Blocking To Wood										\$450.89
							Installation	Quantity	Unit Price	Factor	=	Total					
								108.00	3.25	1.2846		450.89					
							wood framing for countertop skirt and apron										
22	06	11	16	00	0130	LF	2" x 6" Pressure Treated Wood Blocking To Wood										\$295.51
							Installation	Quantity	Unit Price	Factor	=	Total					
								54.00	4.26	1.2846		295.51					
							wood framing for countertop skirt and apron										
23	06	22	13	00	0002	LF	1/4" x 1-1/4" Wood Lattice Strip										\$351.98
							Installation	Quantity	Unit Price	Factor	=	Total					
								200.00	1.37	1.2846		351.98					
							misc transitional molding strips to match existing paneling										
24	06	22	13	00	0021	LF	3/4" x 3/4" White Pine Cove Molding										\$614.04
							Installation	Quantity	Unit Price	Factor	=	Total					
								200.00	2.39	1.2846		614.04					
							misc transitional molding strips to match existing paneling										
25	06	25	16	00	0003	SF	1/4" Tempered Hardboard Panels										\$603.76
							Installation	Quantity	Unit Price	Factor	=	Total					
								200.00	2.35	1.2846		603.76					
							wood paneling to match existing										
26	06	41	13	00	0041	EA	30" High x 21" Deep x 36" Wide Vanity Bases, 2 DoorPrefinished with solid hardwood face frames, hardwood door frames and drawer fronts. Hardwood veneer on raised door panels. Excludes top.										\$1,073.82
							Installation	Quantity	Unit Price	Factor	=	Total					
								2.00	417.96	1.2846		1,073.82					
							2 new vanity sink bases for small restrooms										
27	06	41	13	00	0041 0071	MOD	For Premium Grade, Add										\$444.27
							Installation	Quantity	Unit Price	Factor	=	Total					
								2.00	172.92	1.2846		444.27					
28	06	46	13	00	0004	LF	2-1/2" Wide Pine Complete Door And Window Trim										\$187.37
							Installation	Quantity	Unit Price	Factor	=	Total					
								51.00	2.86	1.2846		187.37					
							replace damaged or missing door casings to match existing										
29	06	46	19	00	0004	LF	3-1/2" High White Pine Base Molding, All Dimensions Are Nominal										\$453.21
							Installation	Quantity	Unit Price	Factor	=	Total					
								120.00	2.94	1.2846		453.21					
							wood baseboards to match existing										
30	07	13	53	00	0021	CSF	10 Mil Polyethylene Vapor Barrier										\$61.51
							Installation	Quantity	Unit Price	Factor	=	Total					
								1.50	31.92	1.2846		61.51					
							vapor barrier for concrete trenches										
31	07	13	53	00	0021 0017	MOD	For Joint Taping, Add										\$8.07
							Installation	Quantity	Unit Price	Factor	=	Total					
								1.50	4.19	1.2846		8.07					
32	07	21	16	00	0033	SF	3-1/2" Kraft Faced, R-11 Mineral Wool Flexible Insulation										\$493.29
							Installation	Quantity	Unit Price	Factor	=	Total					
								600.00	0.64	1.2846		493.29					
							wall insulation in new restroom walls only										

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

33	07	21	16	00	0035	SF	9-1/2" Kraft Faced, R-30 Mineral Wool Flexible Insulation										\$571.00
						Installation	Quantity	350.00	x	Unit Price	1.27	x	Factor	1.2846	=	Total	571.00
							insulation over ceiling in new restrooms only										
34	07	92	13	00	0009	CLF	1/2" x 1/2" Joint, Silicone Sealant And Caulking										\$1,971.86
						Installation	Quantity	5.00	x	Unit Price	307.00	x	Factor	1.2846	=	Total	1,971.86
							caulking before painting										
35	08	12	13	13	0008	EA	3' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame										\$646.87
						Installation	Quantity	2.00	x	Unit Price	251.78	x	Factor	1.2846	=	Total	646.87
							door frames										
36	08	12	13	13	0008	0074	MOD	For Welded Frames, Add									\$305.73
						Installation	Quantity	4.00	x	Unit Price	59.50	x	Factor	1.2846	=	Total	305.73
37	08	14	16	00	0134	EA	3'-0" x 6'-8" x 1-3/4" Thick, 5 Ply, Hollow Core (HC), Birch Faced Wood Door										\$511.60
						Installation	Quantity	2.00	x	Unit Price	199.13	x	Factor	1.2846	=	Total	511.60
							wood doors										
38	08	71	23	00	0010	PR	4-1/2" x 4-1/2" Standard Duty, Full Mortise, Ball Bearing, Brass/Bronze, Satin Chrome Finish Hinge										\$233.12
						Installation	Quantity	3.00	x	Unit Price	60.49	x	Factor	1.2846	=	Total	233.12
							door hinges										
39	08	71	23	00	0483	EA	3-3/4" Projection, Rigid Type, Satin Aluminum Finish, Aluminum Wall Stop (Ives WS65)										\$25.87
						Installation	Quantity	2.00	x	Unit Price	10.07	x	Factor	1.2846	=	Total	25.87
							wall stop										
40	08	71	23	00	0803	EA	10" x 34", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate										\$109.55
						Installation	Quantity	2.00	x	Unit Price	42.64	x	Factor	1.2846	=	Total	109.55
							door kick plates										
41	08	71	23	00	2062	EA	4" x 16" Aluminum Pull Plate Door Hardware										\$127.64
						Installation	Quantity	2.00	x	Unit Price	49.68	x	Factor	1.2846	=	Total	127.64
							door pull plates										
42	08	71	23	00	2080	EA	4" x 16", Satin Finish, Stainless Steel Push Plate Door Hardware										\$56.09
						Installation	Quantity	2.00	x	Unit Price	21.83	x	Factor	1.2846	=	Total	56.09
							door push plates										
43	08	71	23	00	2240	EA	Surface Mounted Standard Duty Door Closer (LCN 1460 Series)										\$583.59
						Installation	Quantity	2.00	x	Unit Price	227.15	x	Factor	1.2846	=	Total	583.59
							door closers										
44	08	71	23	00	2240	0268	MOD	For Delayed Action, Add									\$32.37
						Installation	Quantity	2.00	x	Unit Price	12.60	x	Factor	1.2846	=	Total	32.37

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

45	08	71	23	00	2240	0272	MOD	For Hold Open Arm, Add												\$35.46
							Installation	Quantity	2.00	x		Unit Price	13.80	x		Factor	1.2846	=	Total	35.45
46	08	71	23	00	2240	0277	MOD	For Parallel Arm, Add												\$57.55
							Installation	Quantity	2.00	x		Unit Price	22.40	x		Factor	1.2846	=	Total	57.55
47	08	71	23	00	2269		EA	Passage/Closet F36 Pre-Assembled LatchsetBoth sides always unlocked.												\$1,177.34
							Installation	Quantity	1.00	x		Unit Price	916.50	x		Factor	1.2846	=	Total	1,177.34
								unisex shower lockset												
48	09	28	13	00	0004		SF	5/8" Cementitious Backer Units For Installation On Floors												\$5,277.14
							Installation	Quantity	1,300.00	x		Unit Price	3.16	x		Factor	1.2846	=	Total	5,277.14
								dura rock board behind wall tile												
49	09	28	13	00	0004	0060	MOD	For >1,000, Deduct												-\$250.50
							Installation	Quantity	1,300.00	x		Unit Price	-0.15	x		Factor	1.2846	=	Total	-250.50
50	09	28	13	00	0004	0063	MOD	For Installation On Wall, Add												\$484.29
							Installation	Quantity	1,300.00	x		Unit Price	0.29	x		Factor	1.2846	=	Total	484.29
51	09	29	00	00	0006		SF	5/8" Gypsum Board												\$693.68
							Installation	Quantity	600.00	x		Unit Price	0.90	x		Factor	1.2846	=	Total	693.68
								drywall												
52	09	29	00	00	0025		SF	5/8" Moisture Resistant Gypsum Board												\$1,061.08
							Installation	Quantity	700.00	x		Unit Price	1.18	x		Factor	1.2846	=	Total	1,061.08
								new gypsum board in restrooms												
53	09	29	00	00	0056		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board												\$484.29
							Installation	Quantity	1,300.00	x		Unit Price	0.29	x		Factor	1.2846	=	Total	484.29
								finishing of drywall												
54	09	29	00	00	0062		LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board												\$154.15
							Installation	Quantity	200.00	x		Unit Price	0.60	x		Factor	1.2846	=	Total	154.15
								finishing of drywall												
55	09	29	00	00	0069		LF	Corner Bead, Galvanized Steel For Gypsum Board												\$416.21
							Installation	Quantity	200.00	x		Unit Price	1.62	x		Factor	1.2846	=	Total	416.21
								finishing of drywall												
56	09	30	13	00	0006		SF	8" x 8" And Larger Unmounted Wall TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.												\$10,217.71
							Installation	Quantity	820.00	x		Unit Price	9.70	x		Factor	1.2846	=	Total	10,217.71
								wall tile												
57	09	30	16	00	0002		SF	Glazed Quarry Floor Tile												\$11,522.86
							Installation	Quantity	600.00	x		Unit Price	14.95	x		Factor	1.2846	=	Total	11,522.86
								floor tile												

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

58	09 30 16 00 0006	LF	6" High Glazed Quarry Tile Cove Base Or Trim							\$9,890.01
			Installation	Quantity		Unit Price		Factor	=	Total
				330.00	x	23.33	x	1.2846	=	9,890.01
			cove base and bullnose tile							
59	09 31 00 00 0001	SF	Thin Set - Latex Portland Cement Mortar							\$1,560.79
			Installation	Quantity		Unit Price		Factor	=	Total
				1,500.00	x	0.81	x	1.2846	=	1,560.79
60	09 31 00 00 0001 0060	MOD	For >1,000, Deduct							-\$96.35
			Installation	Quantity		Unit Price		Factor	=	Total
				1,500.00	x	-0.05	x	1.2846	=	-96.35
61	09 34 00 00 0021	SF	1/8" Thick, High-Density Polyethylene Membrane With Grid Structure And Underside Anchoring Fleece, Waterproofing, Uncoupling And Vapor Management Membrane (Schluter® DITRA)							\$5,183.36
			Installation	Quantity		Unit Price		Factor	=	Total
				1,500.00	x	2.69	x	1.2846	=	5,183.36
			waterproofing membrane for all floor and wall tile							
62	09 51 13 00 0011	SF	2' x 2' x 5/8" Mineral Fiber Acoustical Ceiling Panel (Armstrong VL Perforated)							\$2,415.30
			Installation	Quantity		Unit Price		Factor	=	Total
				395.00	x	4.76	x	1.2846	=	2,415.30
			Duraclean ceiling tile							
63	09 51 13 00 0011 0102	MOD	For Individual Room Quantities <495, AddFor use with projects >500 SF							\$289.23
			Installation	Quantity		Unit Price		Factor	=	Total
				395.00	x	0.57	x	1.2846	=	289.23
64	09 53 23 00 0004	SF	2' x 2' Grid, 15/16" T Bar Ceiling Suspension System							\$756.05
			Installation	Quantity		Unit Price		Factor	=	Total
				395.00	x	1.49	x	1.2846	=	756.05
			new ACT grid							
65	09 53 23 00 0004 0129	MOD	For Individual Room Quantities <495, AddFor use with projects >500 SF							\$71.04
			Installation	Quantity		Unit Price		Factor	=	Total
				395.00	x	0.14	x	1.2846	=	71.04
66	09 53 23 00 0004 0130	MOD	For Aluminum T-Bar System, Add							\$182.67
			Installation	Quantity		Unit Price		Factor	=	Total
				395.00	x	0.36	x	1.2846	=	182.67
67	09 65 13 13 0003	LF	4" High, 1/8" Thick, Type TV Thermoplastic Vinyl Wall Base, All Colors							\$1,533.81
			Installation	Quantity		Unit Price		Factor	=	Total
				600.00	x	1.99	x	1.2846	=	1,533.81
			5 boxes of new vinyl wall base							
68	09 65 13 13 0003 0455	MOD	For >240 To 960, Deduct							-\$115.61
			Installation	Quantity		Unit Price		Factor	=	Total
				600.00	x	-0.15	x	1.2846	=	-115.61
69	09 65 13 33 0005	SF	Removal Of Glue From Concrete FloorFor removal of glue from VCT or carpet placement. Not to be used in conjunction with demolition tasks associated with floor tile installation.							\$1,001.99
			Installation	Quantity		Unit Price		Factor	=	Total
				1,500.00	x	0.52	x	1.2846	=	1,001.99
			removal of existing glue for new install							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

70	09	65	13	36	0005	LF	1/4" To 1/8" Material x 2-1/2", Vinyl, Wheeled Traffic Transition (Johnsonite CTA-XX-H)								\$394.76
						Installation	Quantity		Unit Price		Factor	=	Total		
							70.00	x	4.39	x	1.2846	=	394.76		
							new flooring transition strips								
71	09	65	13	36	0005	0155	MOD	For >40 To 80, Add							\$16.70
							Installation	Quantity	Unit Price		Factor	=	Total		
								50.00	x	0.26	x	1.2846	=	16.70	
72	09	65	19	19	0004		SF	1/8" Thick, Class 2 Through Pattern, Vinyl Composition Tile (VCT) (Armstrong® Standard Excelon Rave®)							\$651.29
							Installation	Quantity	Unit Price		Factor	=	Total		
								300.00	x	1.69	x	1.2846	=	651.29	
								new VCT flooring							
73	09	65	23	00	0003		SF	0.135" Overall Thickness, 0.020" Wear Layer, Vinyl Plank Flooring (Armstrong® Luxe Plank™)							\$9,202.87
							Installation	Quantity	Unit Price		Factor	=	Total		
								1,200.00	x	5.97	x	1.2846	=	9,202.87	
								new LVT plank flooring							
74	09	65	23	00	0003	0150	MOD	For >1,000, Deduct							-\$817.01
							Installation	Quantity	Unit Price		Factor	=	Total		
								1,200.00	x	-0.53	x	1.2846	=	-817.01	
75	09	91	23	00	0058		SF	Paint Interior Plaster/Drywall Walls, 1 Coat Primer, Brush Work							\$3,068.86
							Installation	Quantity	Unit Price		Factor	=	Total		
								5,688.00	x	0.42	x	1.2846	=	3,068.86	
								paint in new bathrooms and other affected areas							
76	09	91	23	00	0058	0266	MOD	For Orange Peel Finish, Add							\$438.41
							Installation	Quantity	Unit Price		Factor	=	Total		
								5,688.00	x	0.06	x	1.2846	=	438.41	
77	09	91	23	00	0058	0286	MOD	For >5,000 To 10,000, Deduct							-\$292.27
							Installation	Quantity	Unit Price		Factor	=	Total		
								5,688.00	x	-0.04	x	1.2846	=	-292.27	
78	09	91	23	00	0060		SF	Paint Interior Plaster/Drywall Walls, 2 Coats Paint, Brush Work							\$5,772.38
							Installation	Quantity	Unit Price		Factor	=	Total		
								5,688.00	x	0.79	x	1.2846	=	5,772.38	
								paint in new bathrooms and other affected areas							
79	09	91	23	00	0060	0266	MOD	For Orange Peel Finish, Add							\$803.75
							Installation	Quantity	Unit Price		Factor	=	Total		
								5,688.00	x	0.11	x	1.2846	=	803.75	
80	09	91	23	00	0060	0286	MOD	For >5,000 To 10,000, Deduct							-\$584.54
							Installation	Quantity	Unit Price		Factor	=	Total		
								5,688.00	x	-0.08	x	1.2846	=	-584.54	
81	09	91	23	00	0239		LF	Paint Interior Metal Door Frame And Trim, 1 Coat Primer, Brush/Roller Work							\$184.75
							Installation	Quantity	Unit Price		Factor	=	Total		
								306.00	x	0.47	x	1.2846	=	184.75	
								paint in new bathrooms and other affected areas							
82	09	91	23	00	0241		LF	Paint Interior Metal Door Frame And Trim, 2 Coats Paint, Brush/Roller Work							\$397.02
							Installation	Quantity	Unit Price		Factor	=	Total		
								306.00	x	1.01	x	1.2846	=	397.02	
								paint in new bathrooms and other affected areas							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

83	10	21	13	19	0008	EA	36" x 60", Floor And Ceiling Anchored, Recycled Solid Plastic (HDPE), One Compartment Corner Unit, Complete Toilet Partition								\$1,275.99
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	993.30	x	1.2846		1,275.99		
							toilet/shower partitions								
84	10	21	13	19	0009	EA	60" x 60", Floor And Ceiling Anchored, Recycled Solid Plastic (HDPE), One Compartment Corner Unit, Complete ADA Compliant Toilet Partition								\$3,232.46
							Installation	Quantity	Unit Price	Factor	=	Total			
								2.00	1,258.16	x	1.2846		3,232.46		
							toilet/shower partitions								
85	10	28	13	13	0126	EA	24" Length, 1-1/4" Diameter, Stainless Steel Grab Bar (Bobrick B-5806x24)								\$82.65
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	64.34	x	1.2846		82.65		
							grab bars								
86	10	28	13	13	0128	EA	36" Length, 1-1/4" Diameter, Stainless Steel Grab Bar (Bobrick B-5806x36)								\$166.84
							Installation	Quantity	Unit Price	Factor	=	Total			
								2.00	64.94	x	1.2846		166.84		
							grab bars								
87	10	28	13	13	0140	EA	42" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x42)								\$90.35
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	70.33	x	1.2846		90.35		
							grab bars								
88	10	28	13	13	0175	EA	33" Width, Wall-Mounted, Reversible, Folding , Stainless Steel Hardware, Solid Phenolic Shower Seat (Bobrick B-5181)								\$1,343.94
							Installation	Quantity	Unit Price	Factor	=	Total			
								3.00	348.73	x	1.2846		1,343.94		
							fold down seats								
89	10	28	13	13	0314	EA	18" x 30", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 1830)								\$93.36
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	72.68	x	1.2846		93.36		
							mirror								
90	10	28	13	13	0322	EA	60" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Gamco C-60x36)								\$338.34
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	263.38	x	1.2846		338.34		
							mirror								
91	12	36	23	13	0002	SF	Plastic Laminate Countertop Without Backsplash								\$495.47
							Installation	Quantity	Unit Price	Factor	=	Total			
								35.00	11.02	x	1.2846		495.47		
							removable p-lam skirt and apron for countertops								
92	12	36	61	19	0005	SF	1-1/4" Thick, Quartz Agglomerate Countertop With Backsplash								\$1,721.26
							Installation	Quantity	Unit Price	Factor	=	Total			
								18.00	74.44	x	1.2846		1,721.26		
							granite countertop for sinks								
93	12	36	61	19	0006	LF	Quartz Agglomerate Countertop End Splash For Quartz Agglomerate Countertops								\$35.72
							Installation	Quantity	Unit Price	Factor	=	Total			
								3.00	9.27	x	1.2846		35.72		
							granite countertop end splash								

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

94	12	36	61	19	0007	EA	Cutout For Sink And/Or Faucet In Quartz Agglomerate Countertop										\$161.06	
						Installation	Quantity	2.00	x	Unit Price	62.69	x	Factor	1.2846	=	Total	161.06	
						sink cutouts												
95	22	01	40	81	0002	EA	3/8" To 1/2" Compression Shut-off Valve Replacement With 15" Polybutylene Supply Tube										\$341.58	
						Installation	Quantity	10.00	x	Unit Price	26.59	x	Factor	1.2846	=	Total	341.58	
						shut off valves for faucets												
96	22	11	16	00	0846	LF	3/4" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Pressure Pipe										\$1,777.89	
						Installation	Quantity	400.00	x	Unit Price	3.46	x	Factor	1.2846	=	Total	1,777.89	
						water lines												
97	22	11	16	00	0846	0039	MOD	For Work In Restricted Working Space, Add										\$369.96
						Installation	Quantity	600.00	x	Unit Price	0.48	x	Factor	1.2846	=	Total	369.96	
98	22	11	16	00	0858	EA	3/4" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) 90 Degree Elbow										\$802.88	
						Installation	Quantity	50.00	x	Unit Price	12.50	x	Factor	1.2846	=	Total	802.88	
						water lines												
99	22	11	16	00	0858	0039	MOD	For Work In Restricted Working Space, Add										\$249.08
						Installation	Quantity	70.00	x	Unit Price	2.77	x	Factor	1.2846	=	Total	249.08	
100	22	11	16	00	0882	EA	3/4" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Tee										\$384.61	
						Installation	Quantity	15.00	x	Unit Price	19.96	x	Factor	1.2846	=	Total	384.61	
						water lines												
101	22	11	16	00	0917	EA	3/4" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Socket Weld x Female Or Male Threaded Reducing Insert										\$362.57	
						Installation	Quantity	18.00	x	Unit Price	15.68	x	Factor	1.2846	=	Total	362.57	
						water lines												
102	22	11	16	00	0947	EA	3/4" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Couplings										\$422.22	
						Installation	Quantity	33.00	x	Unit Price	9.96	x	Factor	1.2846	=	Total	422.22	
						water lines												
103	22	11	19	00	0162	EA	3/4" IPS, Split-Ring/Springs Chrome Plated Steel Escutcheon										\$69.75	
						Installation	Quantity	10.00	x	Unit Price	5.43	x	Factor	1.2846	=	Total	69.75	
						escutcheons												
104	22	11	19	00	0239	EA	3/4" In x 3/4" Out Thermostatic Mixing Valve (Leonard LV-981-RF)For hot water or two pipe low pressure steam.										\$4,164.42	
						Installation	Quantity	5.00	x	Unit Price	648.36	x	Factor	1.2846	=	Total	4,164.42	
						mixing valves for faucets												

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

105	22	13	13	00	0043	EA	Wall Mounted Water Closet, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, carrier and flush valve.						\$1,058.25
						Installation	Quantity	Unit Price	Factor	=		Total	
							4.00	205.95	x	1.2846		1,058.25	
							fixture rough in						
106	22	13	13	00	0045	EA	Wall Mounted Urinal, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, carrier and flush valve.						\$287.44
						Installation	Quantity	Unit Price	Factor	=		Total	
							2.00	111.88	x	1.2846		287.44	
							fixture rough in						
107	22	13	13	00	0046	EA	Wall Mounted Lavatory, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, carrier and faucet.						\$168.19
						Installation	Quantity	Unit Price	Factor	=		Total	
							1.00	130.93	x	1.2846		168.19	
							fixture rough in						
108	22	13	13	00	0047	EA	Countertop Kitchen Sink, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and faucet.						\$929.43
						Installation	Quantity	Unit Price	Factor	=		Total	
							4.00	180.88	x	1.2846		929.43	
							fixture rough in						
109	22	13	13	00	0050	EA	Floor Mounted Service Sink, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and faucet.						\$192.23
						Installation	Quantity	Unit Price	Factor	=		Total	
							1.00	149.64	x	1.2846		192.23	
							fixture rough in (Labor Only)						
110	22	13	13	00	0052	EA	Shower, Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent PipeIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, shower head and faucet.						\$476.89
						Installation	Quantity	Unit Price	Factor	=		Total	
							2.00	185.62	x	1.2846		476.89	
							fixture rough in						
111	22	13	16	00	0516	LF	2" Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe						\$240.86
						Installation	Quantity	Unit Price	Factor	=		Total	
							50.00	3.75	x	1.2846		240.86	
							sanitary waste/vent piping						
112	22	13	16	00	0517	LF	3" Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe						\$452.44
						Installation	Quantity	Unit Price	Factor	=		Total	
							60.00	5.87	x	1.2846		452.44	
							sanitary waste/vent piping						
113	22	13	16	00	0518	LF	4" Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe						\$1,248.12
						Installation	Quantity	Unit Price	Factor	=		Total	
							140.00	6.94	x	1.2846		1,248.12	
							sanitary waste/vent piping						
114	22	13	16	00	0599	EA	2" Polyvinyl Chloride (PVC) DWV P-Traps						\$125.79
						Installation	Quantity	Unit Price	Factor	=		Total	
							4.00	24.48	x	1.2846		125.79	
							sanitary waste/vent piping						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

115	22	13	16	00	0600	EA	3" Polyvinyl Chloride (PVC) DWV P-Traps											\$281.64
							Installation	Quantity	4.00	x	Unit Price	54.81	x	Factor	1.2846	=	Total	281.64
							sanitary waste/vent piping											
116	22	13	16	00	0601	EA	4" Polyvinyl Chloride (PVC) DWV P-Traps											\$902.19
							Installation	Quantity	7.00	x	Unit Price	100.33	x	Factor	1.2846	=	Total	902.19
							sanitary waste/vent piping											
117	22	13	16	00	0610	EA	4" Polyvinyl Chloride (PVC) DWV Wyes											\$431.54
							Installation	Quantity	7.00	x	Unit Price	47.99	x	Factor	1.2846	=	Total	431.54
							sanitary waste/vent piping											
118	22	13	16	00	0618	EA	3" x 3" x 2" Polyvinyl Chloride (PVC) DWV Reducing Wyes											\$39.33
							Installation	Quantity	1.00	x	Unit Price	30.62	x	Factor	1.2846	=	Total	39.33
							sanitary waste/vent piping											
119	22	13	16	00	0620	EA	4" x 4" x 2" Polyvinyl Chloride (PVC) DWV Reducing Wyes											\$52.36
							Installation	Quantity	1.00	x	Unit Price	40.76	x	Factor	1.2846	=	Total	52.36
							sanitary waste/vent piping											
120	22	13	16	00	0621	EA	4" x 4" x 3" Polyvinyl Chloride (PVC) DWV Reducing Wyes											\$175.16
							Installation	Quantity	3.00	x	Unit Price	45.45	x	Factor	1.2846	=	Total	175.16
							sanitary waste/vent piping											
121	22	13	16	00	0689	EA	2" Polyvinyl Chloride (PVC) Couplings											\$69.52
							Installation	Quantity	4.00	x	Unit Price	13.53	x	Factor	1.2846	=	Total	69.52
							sanitary waste/vent piping											
122	22	13	16	00	0690	EA	3" Polyvinyl Chloride (PVC) Couplings											\$101.18
							Installation	Quantity	4.00	x	Unit Price	19.69	x	Factor	1.2846	=	Total	101.18
							sanitary waste/vent piping											
123	22	13	16	00	0691	EA	4" Polyvinyl Chloride (PVC) Couplings											\$250.96
							Installation	Quantity	8.00	x	Unit Price	24.42	x	Factor	1.2846	=	Total	250.96
							sanitary waste/vent piping											
124	22	13	16	00	0704	EA	4", Cut And Prepare Existing Polyvinyl Chloride (PVC) DWV Pipe											\$13.67
							Installation	Quantity	2.00	x	Unit Price	5.32	x	Factor	1.2846	=	Total	13.67
							cut and tie into existing sanitary waste/vent piping											
125	22	13	19	13	0077	EA	7" Diameter Floor Drain With 4" Round Funnel With 4" Outlet, Bronze Top											\$1,207.87
							Installation	Quantity	1.00	x	Unit Price	940.27	x	Factor	1.2846	=	Total	1,207.87
							floor drains											
126	22	13	19	13	0107	EA	4" Chrome Finish, Threaded Brass Shower Drain And GasketFor 2" pipe. Kohler K-9132.											\$202.20
							Installation	Quantity	2.00	x	Unit Price	78.70	x	Factor	1.2846	=	Total	202.20
							shower drains											

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

127	22	33	13	16	0008	EA	19.2 KW, 2.8 GPM At 45 Degree Rise, Indoor Mount, Instantaneous, Tankless, Electric Domestic Water Heater (Stiebel Eltron Tempra 20 Plus)								\$1,450.34
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	x	1,129.02	x	1.2846	=	1,450.34	
							tankless water heaters/ one for each bathroom and shower room								
128	22	42	13	13	0016	EA	Flush Valve Type, Blow Out, Wall Mounted, Wall Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (Kohler® Stratton™)								\$4,050.45
							Installation	Quantity	Unit Price	Factor	=	Total			
								4.00	x	788.27	x	1.2846	=	4,050.45	
							water closets								
129	22	42	13	13	0047	EA	Vertical Adjustable On Stack, No-Hub, Single Water Closet Carrier								\$3,634.85
							Installation	Quantity	Unit Price	Factor	=	Total			
								4.00	x	707.39	x	1.2846	=	3,634.85	
							water closet carriers								
130	22	42	13	16	0005	EA	Blowout, Wall Hung, Vitreous China Urinal (American Standard Lynbrook™)								\$1,300.22
							Installation	Quantity	Unit Price	Factor	=	Total			
								2.00	x	506.08	x	1.2846	=	1,300.22	
							wall hung urinal								
131	22	42	13	16	0034	EA	Wall Mounted Hanger Plate Type, Single Urinal Carrier								\$304.78
							Installation	Quantity	Unit Price	Factor	=	Total			
								2.00	x	118.63	x	1.2846	=	304.78	
							urinal carrier								
132	22	42	16	13	0008	EA	20" x 18" Vitreous China Wall Hung Lavatory (Kohler® Soho®)								\$467.05
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	x	363.58	x	1.2846	=	467.05	
							wall hung lavatory								
133	22	42	16	13	0026	EA	21" x 14" Rectangular Vitreous China Undercounter Lavatory (Kohler® Ladena®)								\$2,095.44
							Installation	Quantity	Unit Price	Factor	=	Total			
								4.00	x	407.80	x	1.2846	=	2,095.44	
							under counter lavatory								
134	22	42	16	13	0069	EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms								\$336.67
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	x	262.08	x	1.2846	=	336.67	
							wall hung lavatory carrier								
135	22	42	16	16	0035	EA	24" x 21" Enameled Cast Iron Single Laundry Sink, Floor Mounted With Metal Stand (Eljer 222-2210)								\$262.62
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	x	163.32	x	1.2846	=	209.80	
							Demolition	Quantity	Unit Price	Factor	=	Total			
								1.00	x	41.12	x	1.2846	=	52.82	
							labor only to remove and reinstall service sink to install drywall								
136	22	42	23	00	0012	EA	40" x 48" x 82" Handicapped, Solid Plastic Shower Enclosure (General Partitions)								\$3,355.04
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	x	2,611.74	x	1.2846	=	3,355.04	
							shower enclosures								
137	22	42	23	00	0025	EA	42" x 42" Acrylic Shower Receptor								\$425.86
							Installation	Quantity	Unit Price	Factor	=	Total			
								1.00	x	331.51	x	1.2846	=	425.86	
							shower receptors								

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

138	22	42	23	00	0078	SF	Polyvinyl Chloride (PVC) Shower Pan Liner											\$45.32
						Installation	Quantity	18.00	x	Unit Price	1.96	x	Factor	1.2846	=	Total	45.32	
						shower pan liners												
139	22	42	39	00	0027	EA	4" Classic Style Centerset Lavatory Faucet With Chrome Lever Handles (Delta 2523LF-MPU)											\$838.14
						Installation	Quantity	5.00	x	Unit Price	130.49	x	Factor	1.2846	=	Total	838.14	
						lavatory faucets												
140	22	42	39	00	0049	EA	Concealed Thermostatic/Pressure Balancing Control Valve With Chrome Plated Shower Head (Chicago Faucet 2502-600CP)											\$1,361.78
						Installation	Quantity	2.00	x	Unit Price	530.04	x	Factor	1.2846	=	Total	1,361.78	
						shower valve handles and heads for new showers/removable shower heads for enclosures												
141	22	42	39	00	0067	EA	Single Lever Handle, Chrome, Pressure-Balance, Shower System (Symmons SafetyMix 1-100-X-3/4)											\$1,524.28
						Installation	Quantity	2.00	x	Unit Price	593.29	x	Factor	1.2846	=	Total	1,524.28	
						valve handles for new shower enclosures												
142	22	42	39	00	0070	EA	4-5/8" Spout With Vacuum Breaker, Wall Mount Service Sink Faucet, Lever Handles (Kohler® Kinlock™)											\$102.81
						Installation	Quantity	1.00	x	Unit Price	48.04	x	Factor	1.2846	=	Total	61.71	
						Demolition	Quantity	1.00	x	Unit Price	31.99	x	Factor	1.2846	=	Total	41.09	
						labor only to remove and reinstall service sink faucet to install drywall												
143	22	42	43	00	0004	EA	Exposed Manual Water Closet Flush Valve (Sloan Regal-110 Or 111)											\$1,005.53
						Installation	Quantity	4.00	x	Unit Price	195.69	x	Factor	1.2846	=	Total	1,005.53	
						water closet flush valve												
144	22	42	43	00	0032	EA	Exposed Manual Urinal Flush Valve, 1-1/4" Top Spud (Sloan Regal 180)1.0, 1.5 or 3.5 GPF.											\$424.10
						Installation	Quantity	2.00	x	Unit Price	165.07	x	Factor	1.2846	=	Total	424.10	
						urinal flush valve												
145	23	09	23	00	0028	EA	Install And Wire Fan Or Filter DP Switch											\$242.58
						Installation	Quantity	2.00	x	Unit Price	94.42	x	Factor	1.2846	=	Total	242.58	
						connections to exhaust fans												
146	23	09	23	00	0041	EA	Install And Wire Electric Heat Or Sequencer											\$145.51
						Installation	Quantity	1.00	x	Unit Price	113.27	x	Factor	1.2846	=	Total	145.51	
						connections to electric water heaters												
147	23	31	13	13	0019	LF	>4 To 6 SF Cross Section, Rework Existing Ductwork											\$568.05
						Installation	Quantity	10.00	x	Unit Price	44.22	x	Factor	1.2846	=	Total	568.05	
						tie into existing main supply trunk												
148	23	31	13	16	0005	LF	6", 26 Gauge, Factory Fabricated, Field Installed, Low Pressure, Galvanized Sheet Metal Round Duct											\$110.48
						Installation	Quantity	20.00	x	Unit Price	4.30	x	Factor	1.2846	=	Total	110.48	
						ductwork for new exhaust fans												

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

149	23	31	13	16	0005	0382	MOD	For Work In Restricted Working Space, Add										\$23.64
							Installation		Quantity		Unit Price		Factor	=	Total			
									20.00	x	0.92	x	1.2846	=	23.64			
150	23	31	13	16	0041		EA	6", 26 Gauge, Factory Fabricated, Field Installed, Low Pressure, Galvanized Sheet Metal Round 45 Degree Elbow										\$99.58
							Installation		Quantity		Unit Price		Factor	=	Total			
									4.00	x	19.38	x	1.2846	=	99.58			
								ductwork for new exhaust fans										
151	23	31	13	16	0041	0382	MOD	For Work In Restricted Working Space, Add										\$25.38
							Installation		Quantity		Unit Price		Factor	=	Total			
									4.00	x	4.94	x	1.2846	=	25.38			
152	23	31	13	16	0065		EA	6", 26 Gauge, Factory Fabricated, Field Installed, Low Pressure, Galvanized Sheet Metal Round Connector										\$59.97
							Installation		Quantity		Unit Price		Factor	=	Total			
									4.00	x	11.67	x	1.2846	=	59.97			
								ductwork for new exhaust fans										
153	23	31	13	16	0065	0382	MOD	For Work In Restricted Working Space, Add										\$15.21
							Installation		Quantity		Unit Price		Factor	=	Total			
									4.00	x	2.96	x	1.2846	=	15.21			
154	23	31	16	13	0004		SF	2" Glass Fiber Duct Board (EI-800)										\$292.68
							Installation		Quantity		Unit Price		Factor	=	Total			
									32.00	x	7.12	x	1.2846	=	292.68			
								new duct board plenum										
155	23	33	13	13	0006		EA	12" Diameter Radial Opposed Blade Damper Round, Steel Construction, Manual Operated										\$58.30
							Installation		Quantity		Unit Price		Factor	=	Total			
									1.00	x	45.38	x	1.2846	=	58.30			
								volume damper										
156	23	33	46	00	0007		LF	10" Diameter Flexible Duct, R8.0 Insulated With Polyester Inner Liner And Metallized Outer Jacket										\$413.13
							Installation		Quantity		Unit Price		Factor	=	Total			
									40.00	x	8.04	x	1.2846	=	413.13			
								flex duct to new supply diffusers										
157	23	33	46	00	0008		LF	12" Diameter Flexible Duct, R8.0 Insulated With Polyester Inner Liner And Metallized Outer Jacket										\$278.76
							Installation		Quantity		Unit Price		Factor	=	Total			
									20.00	x	10.85	x	1.2846	=	278.76			
								flex duct to new supply diffusers										
158	23	33	46	00	0019		EA	10" Diameter Flexible Duct Collar, Spin In Type, Sheet Metal, With Damper										\$129.98
							Installation		Quantity		Unit Price		Factor	=	Total			
									2.00	x	50.59	x	1.2846	=	129.98			
								flex duct to new supply diffusers										
159	23	33	46	00	0020		EA	12" Diameter Flexible Duct Collar, Spin In Type, Sheet Metal, With Damper										\$146.50
							Installation		Quantity		Unit Price		Factor	=	Total			
									2.00	x	57.02	x	1.2846	=	146.50			
								flex duct to new duct plenum										
160	23	34	16	00	0005		EA	1/6 HP Centrifugal Fan, 12-1/4" Wheel, 450 - 1,750 CFM At 1/8" Static Pressure										\$3,304.17
							Installation		Quantity		Unit Price		Factor	=	Total			
									3.00	x	857.38	x	1.2846	=	3,304.17			
								new exhaust fans										

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

161	23	37	13	00	0015	LF	12" Wide Linear Bar Grilles/Registers 225 - 495 CFM/LF, Sidewall, Sill, Ceiling									\$322.79
						Installation	Quantity	Unit Price	Factor	=	Total					
							1.00	x	251.28	x	1.2846	=	322.79			
							12" x 12" transfer grills above door									
162	23	37	13	00	0032	EA	12" x 12" Ceiling Diffuser, Louver Face, Adjustable Pattern, Surface Mounted, Aluminum Construction With Damper									\$116.51
						Installation	Quantity	Unit Price	Factor	=	Total					
							1.00	x	90.70	x	1.2846	=	116.51			
							supply diffusers									
163	26	05	19	16	0023	MLF	#12 AWG Cable - XLP (XHHW-2), 600 Volt Copper, Single Stranded, Placed In Conduit									\$239.48
						Installation	Quantity	Unit Price	Factor	=	Total					
							0.40	x	466.05	x	1.2846	=	239.48			
164	26	05	19	16	0024	MLF	#10 AWG Cable - XLP (XHHW-2), 600 Volt Copper, Single Stranded, Placed In Conduit									\$306.94
						Installation	Quantity	Unit Price	Factor	=	Total					
							0.40	x	597.35	x	1.2846	=	306.94			
165	26	05	19	16	0193	MLF	#12 AWG Cable - Type MC, 2 Conductors, Solid Or Stranded, Galvanized Steel Armor									\$960.73
						Installation	Quantity	Unit Price	Factor	=	Total					
							0.40	x	1,869.71	x	1.2846	=	960.73			
							new wiring to light fixtures									
166	26	05	19	16	0246	EA	3/4" Armored Cable Connector									\$120.86
						Installation	Quantity	Unit Price	Factor	=	Total					
							32.00	x	2.94	x	1.2846	=	120.86			
							new wiring to light fixtures									
167	26	05	19	16	0246 0324	MOD	For Work In Restricted Working Space, Add									\$30.83
						Installation	Quantity	Unit Price	Factor	=	Total					
							32.00	x	0.75	x	1.2846	=	30.83			
168	26	05	29	00	0191	EA	3/4", Two Hole Steel Conduit Strap									\$113.56
						Installation	Quantity	Unit Price	Factor	=	Total					
							40.00	x	2.21	x	1.2846	=	113.56			
							conduit support									
169	26	05	33	13	0601	LF	3/4" Electrical Metallic Tubing (EMT) Conduit									\$267.84
						Installation	Quantity	Unit Price	Factor	=	Total					
							75.00	x	2.78	x	1.2846	=	267.84			
							conduit									
170	26	05	33	13	0612	EA	3/4" Electrical Metallic Tubing (EMT) 90 Degree Elbow									\$31.40
						Installation	Quantity	Unit Price	Factor	=	Total					
							4.00	x	6.11	x	1.2846	=	31.40			
							conduit									
171	26	05	33	13	0634	EA	3/4" Electrical Metallic Tubing (EMT) Compression Coupling									\$25.51
						Installation	Quantity	Unit Price	Factor	=	Total					
							6.00	x	3.31	x	1.2846	=	25.51			
							conduit									
172	26	05	33	13	0678	EA	3/4" Electrical Metallic Tubing (EMT) Insulated Straight Box Compression Connector									\$26.82
						Installation	Quantity	Unit Price	Factor	=	Total					
							6.00	x	3.48	x	1.2846	=	26.82			
							conduit									

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

173	26	05	33	16	0004	EA	2-1/8" Depth, 4" Square Steel Box										\$143.70
							Installation	Quantity		Unit Price		Factor	=	Total			
								7.00	x	15.98	x	1.2846	=	143.70			
							junction box										
174	26	05	33	16	0009	EA	5/8" Depth, 1 Gang, 4" Square Steel Mud Ring										\$20.93
							Installation	Quantity		Unit Price		Factor	=	Total			
								3.00	x	5.43	x	1.2846	=	20.93			
							junction box										
175	26	05	33	16	0034	EA	Flat, 4" Square Steel Exposed Work Cover										\$26.00
							Installation	Quantity		Unit Price		Factor	=	Total			
								4.00	x	5.06	x	1.2846	=	26.00			
							junction box										
176	26	27	26	00	0009	EA	1 Gang, 20 Amp, GFI, Duplex Receptacle Assembly										\$83.92
							Installation	Quantity		Unit Price		Factor	=	Total			
								1.00	x	65.33	x	1.2846	=	83.92			
							GFI receptacles										
177	26	27	26	00	0138	EA	1 Gang, 20 Amp, 120/277 Volt, SPST, Switch Assembly										\$129.64
							Installation	Quantity		Unit Price		Factor	=	Total			
								2.00	x	50.46	x	1.2846	=	129.64			
							new switch										
178	26	51	13	00	0314	EA	2,000 Lumens, 2' x 2', Architectural, 120-277 Volt, Lay-In/Troffer LED Fixture (Cree® CR22™) CCT 30K to 50K										\$710.20
							Installation	Quantity		Unit Price		Factor	=	Total			
								2.00	x	276.43	x	1.2846	=	710.20			
							new lighting										
179	26	51	13	00	0318	EA	4,000 Lumens, 2' x 4', Architectural, 120-277 Volt, Lay-In/Troffer LED Fixture (Cree® CR24™) CCT 30K to 50K										\$2,063.90
							Installation	Quantity		Unit Price		Factor	=	Total			
								5.00	x	321.33	x	1.2846	=	2,063.90			
							new lighting										
180	26	52	00	00	0005	EA	18 Max Wattage At 90 Minutes, 6 Volt, Polycarbonate Housing, Krypton Lamps, Commercial Emergency Light (Lithonia ELM618)										\$187.47
							Installation	Quantity		Unit Price		Factor	=	Total			
								1.00	x	145.94	x	1.2846	=	187.47			
							emergency light										
181	26	53	00	00	0011	EA	Single Face, Thermoplastic Housing, LED Exit Sign/Emergency Light Combo With Battery Back-Up (Lithonia LHQM LED) Includes two circular side mounted LED emergency lights.										\$750.41
							Installation	Quantity		Unit Price		Factor	=	Total			
								2.00	x	292.08	x	1.2846	=	750.41			
							exit/emergency light combos										
182	31	23	16	36	0009	CY	Excavation For Building Foundations And Other Structures By Hand in Soil										\$223.64
							Installation	Quantity		Unit Price		Factor	=	Total			
								3.50	x	49.74	x	1.2846	=	223.64			
							dig under slab to install new sanitary piping										
183	31	23	16	36	0019	CY	Backfilling Around Building Foundations And Other Structures By Hand										\$106.51
							Installation	Quantity		Unit Price		Factor	=	Total			
								3.50	x	23.69	x	1.2846	=	106.51			
							backfilling before compaction of sanitary piping trenches										

Contractor's Price Proposal - Detail Continues..

Work Order Number: 092640.00

Work Order Title: Leesburg Electric Department Restroom A Remodel

No Category Input

184	31	23	16	36	0022	CY	Compaction Of Fill Or Subbase For Building Foundations and Other Structures by Hand								\$70.09
						Installation	Quantity		Unit Price		Factor	=	Total		
							3.50	x	15.59	x	1.2846	=	70.09		
						compaction of new sanitary piping trenches									
185	31	31	16	13	0003	SF	Termite Pretreatment, Commercial Slab And Walls								\$132.96
						Installation	Quantity		Unit Price		Factor	=	Total		
							150.00	x	0.69	x	1.2846	=	132.96		
						termite pretreatment									

Subtotal for No Category Input	\$179,602.94
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Proposal Total	\$179,602.94
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This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Subcontractor Listing

Date: July 21, 2021

Re: IQC Master Contract #: FL-ECA-GC03-121918-JLC
Work Order #: 092640.00
Owner PO #:
Title: Leesburg Electric Department Restroom A Remodel
Contractor: Johnson-Laux Construction, LLC
Proposal Value: \$179,602.94

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00

07/19/2021

PROJECT: City of Leesburg – Electric Department Restroom Remodel – Restroom A

SUBJ: Scope of Work

Summary Scope:

This project consists of providing a complete scope for the water damaged areas along with the established restroom “A,” Men’s 101.

Detailed Scope of Work: Restroom “A” Men’ Room 101

- Springstead Engineering, Inc. drawings dated 08.19 & 10.19
- PE Load Calcs, LLC HVAC drawing dated 03.04.2020
- Revised Springstead Engineering, Inc. drawings dated 07.13.2021
 - o Drawings revised: A-102, A-103, A-104, A-301, P-101, E-1

Detailed Scope of Work: Water Damaged Areas

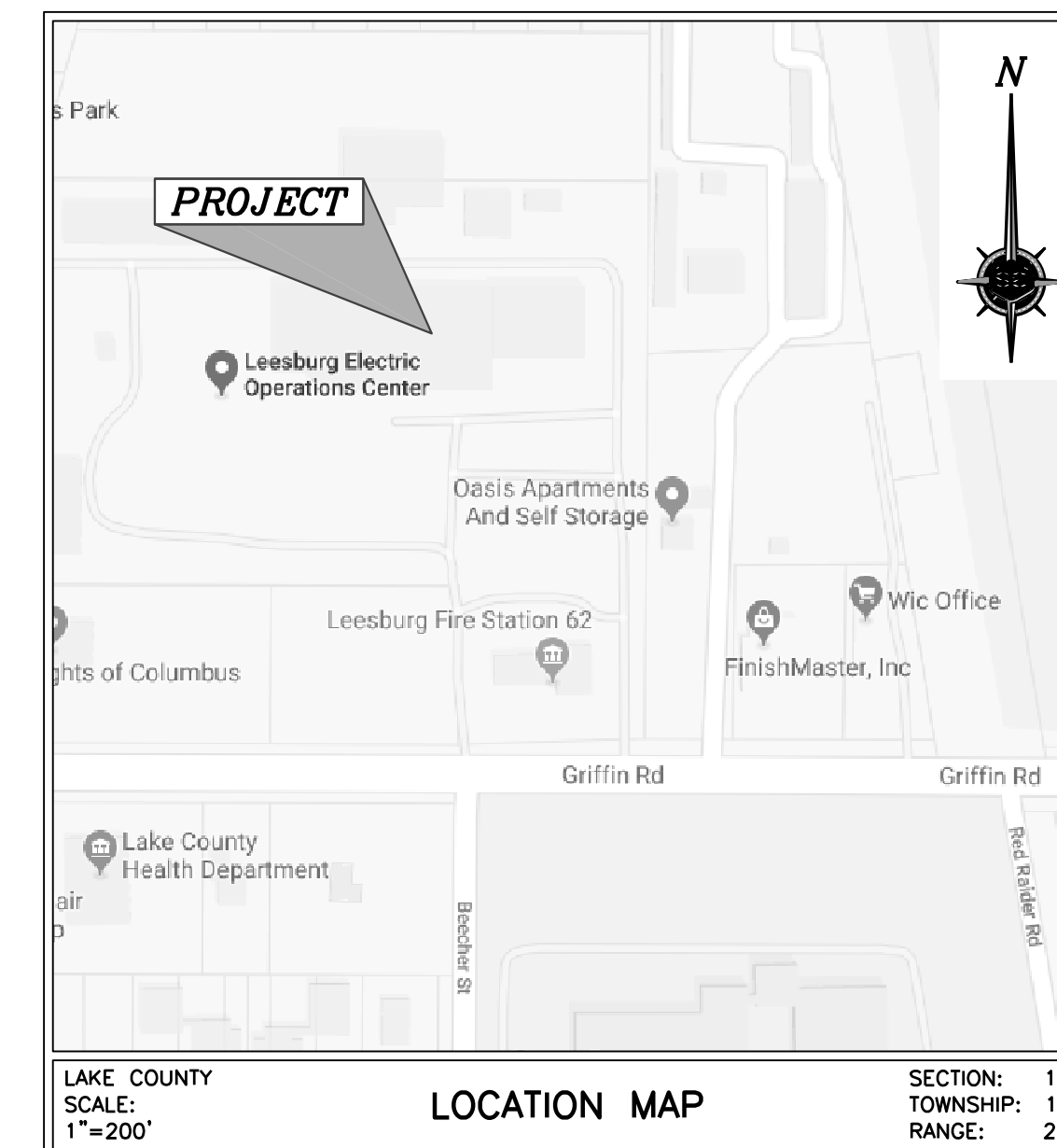
- Provide new concrete trench pour back including new barrier, doweling and termite spray
- New paneling to match existing, transition moldings, door casings, wood baseboards and vanity with integral top and sink
- Provide new ceramic tiling, including new quarry tile (6”x6”) and base (5”x6”), semigloss all tile at 4’ AFF and full height at shower walls. Bullnose trim pieces are included at 4’ AFF. Mud bed is included in kitchen
- Provide new resilient flooring, including luxury vinyl plank (6”x36”), vinyl composition tile (12”x12”) and 4” vinyl cover base. Floor prep required.
- Provide new drywall at missing locations, including finishing to a level 4 for the acceptance of new paint
- New paint to be installed over new gypsum board in affected rooms only. New Paint in renovation areas are to receive one coat of primer and two coats of paint
- Reinstall fire extinguishers, hand sanitizers, soap dispensers, and restroom partitions.
- Provide new stall urinal in men’s single restroom including re-stubbing for new water lines for new flush valves and re-connecting to existing urinal drain line below floor
- Provide new ADA toilet in men’s single restroom including removing existing stop valves and re-stubbing for new water lines. We will provide two new two-piece tank type gravity flush toilets with seats which will connect to the existing water stop valve and closet drain flange
- Provide one (1) new chrome single handle faucet lever in men’s single restroom including re-connecting to the existing water and drain lines
- Provide new cabinet and lavatory in men’s single restroom
- Provide new ADA toilet in women’s single restroom including two new two-piece tank type gravity flush toilets with seats which will connect to the existing water stop valve and closet drain flange

- Provide one (1) new chrome single handle faucet lever in women's single restroom including re-connecting to the existing water and drain lines
- Provide new cabinet and lavatory in women's single restroom
- Remove existing service sink and faucet to allow for the removal and replacement for drywall in the janitor's closet. We will re-install service sink and faucet after new drywall including re-connecting to the existing drain and water lines and stop valves
- Re-install existing water heater after drywall
- Re-connect plumbing to existing kitchenette
- New connection from existing disconnect to water heater contingent that the water heater is not larger than 50 Amp – 208 V
- Provide and install insta-hot for Men's 101

Clarifications:

- Work to be performed during normal/regular business hours as defined: Monday through Friday, 8:00am to 5:00pm with holidays excluded
- Permit fee is included
- Contractor to utilize City of Leesburg Waste Services for dumpsters
- Certified Payroll / Davis-bacon wages are not included
- Liability insurance included
- Builder's risk insurance not included
- Bond is not included
- Any engineering, design and drawings by JLC are excluded
- Certified As-builts not included
- Any unforeseen conditions are excluded

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						DATE:
						DESCRIPTION
						REV. BY:
CITY OF LEESBURG ELECTRIC DEPARTMENT	OFFICE RESTROOM REMODEL	G-001				
CLIENT:	PROJECT:	DRAWING:	COVER			
DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION No. 48229						
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SCALE: $\frac{1}{8}"=1'-0"$	FILE: ELECTRIC DEPT. RESTROOM	DATE: 10/19				
DESIGN: JRH	DRAWN: MDN	CHECKED: <i>[Signature]</i>				
DRAWING: RESTROOM REMODEL COVER						
CLIENT: CITY OF LEESBURG ELECTRIC DEPT.						
JOB NO.: 1210021.014	SHEET: G-001					

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GENERAL NOTES:

- ALL DETAILS, SECTIONS, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE BEFORE START OF WORK.
- THE DETAILS ON THESE DRAWINGS SHALL BE USED WHEREVER APPLICABLE UNLESS NOTED OR SHOWN OTHERWISE ON THE DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- ALL CONCRETE IS DESIGNED BY ULTIMATE STRENGTH METHOD.
- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND JOB SITE AND/OR ADJACENT PROPERTIES.
- OBSERVATION VISITS TO THE SITE BY A SPRINGSTEAD ENGINEERING FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION UNLESS STATED OTHERWISE.
- DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
- U.N.S.O. MEANS UNLESS NOTED OR SHOWN OTHERWISE.
- DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
- ALL ERECTION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY OSHA PRIOR TO ERECTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR Laterally Braced.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR TO BE SOLELY RESPONSIBLE FOR SHORING DURING CONSTRUCTION. ALL SHORING DESIGN'S SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACEMENT.
- CONTRACTOR TO CONTACT OWNER AND ENGINEER IF ANY STRUCTURAL MEMBERS OR BEARING WALLS ARE ENCOUNTERED WITHIN THE PROJECT AREA.
- CONTRACTOR TO PROVIDE AS-BUILT SCHEMATICS OF PLUMBING SYSTEMS UPON COMPLETION.
- CODES: THESE PLANS COMPLY WITH THE LATEST FBCB 2017 (6TH EDITION).
- ALL ELECTRICAL WORK SHALL BE BY A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH THE NEC 2014.
- ALL PLUMBING SHALL BE BY A LICENSED PLUMBER AND IN ACCORDANCE WITH THE FBCB (6TH EDITION).
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE BY A LICENSED CONTRACTOR AND IN ACCORDANCE WITH THE FBCM (6TH EDITION), FBCP (6TH EDITION), AND NEC 2014.
- BUILDING OCCUPANCY : BUSINESS

FOUNDATION NOTES:

- ALL CONCRETE TO BE 3000 P.S.I. AT 28 DAY STRENGTH.
- BILLET STEEL BARS FOR REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60.
- CONCRETE FOOTINGS AND SLAB ON GRADE: SUB-GRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR, FOR A DEPTH OF 24 INCHES BELOW FOOTINGS AND 12 INCHES BELOW SLABS ON GRADE.
- SOIL SHALL BE TREATED FOR TERMITES BY A LICENSED EXTERMINATOR.
- A 6 MIL VAPOR RETARDER SHALL BE PLACED UNDER ALL SLABS ON GRADE.

CONCRETE NOTES:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
- BILLET STEEL BARS FOR REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60.
- ALL REINFORCING SHOWN CONTINUOUS SHALL BE LAPPED 36 BAR DIAMETERS (GRADE 60).
- COVER OVER REINFORCEMENT SHALL BE:
3" - CONCRETE CAST AGAINST EARTH
1½" - CONCRETE EXPOSED TO WEATHER
2" - BOND BEAM
2" - CMU W/FACE EXPOSED TO EARTH OR WEATHER
1½" - CMU NOT EXPOSED TO EARTH OR WEATHER
- ALL REINFORCING BARS SHALL EXTEND CONTINUOUSLY (LAPPED W/ CORNER BARS OR DOWELS.) INTO FRAMING MEMBERS.
- CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL, AT LEAST 7 DAYS PRIOR TO PLACING CONCRETE.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-11, AS REFERENCED IN CH 35 FBCB 2017 (6TH EDITION).

LIGHT GAUGE METAL FRAMING

- BLOCKING REQUIRED AT MIDSPAN OR 8'-0" ON CENTER MAX. FOR ALL JOISTS AND STUDS.
- WEB STIFFENERS FOR JOISTS AND STUDS SHALL BE AS SHOWN.
- ALL TRACH TO BE THE SAME GAGE AS STUDS OR JOISTS. TRACK SHALL BE LOCATED AT TOP AND BOTTOM OF ALL STUDS AND JOISTS U.N.O.
- CONNECT STUD OR JOISTS TO TRACK WITH (2) TWO #12 SMS, ONE EACH FLANGE U.N.O.
- ALL TRACK OR FLANGE TO MASONRY CONNECTION TO BE MIN. (3) THREE PAF, ¾" DIA. OR 24" O.C. STAGGERED U.N.O.
- ALL STUD TO STUD WEB TO WEB CONNECTION TO BE (4) FOUR #12 SMS MIN. U.N.O.
- ALL HEADERS TO BE DOUBLE BOXED SAME SIZE AS STUDS.
- ALL CLIPS TO BE TYPICAL MANUFACTURERS FRAMING CLIPS OR 3"x3"x. STUD OR JOIST WEB LENGTH 12 GA. OR SAME AS CONNECTING MEMBER WITH (4) #12 SMS INTO CONNECTING MEMBER OR (2) TWO PAF INTO STRUCTURAL STEEL OR MASONRY. LOCATIONS SHALL BE PER STRUCTURAL DRAWINGS U.N.O.
- USE DEFLECTION TRACK OR VERTICAL SIDE CLIPS (BY PASS) TO ALLOW VERTICAL DEFLECTION OF STEEL STRUCTURAL MEMBERS.

COLD FORMED STEEL FRAMING

- ALL COLD FORMED STEEL FRAMING (STUDS AND TRACKS) SHALL MEET THE REQUIREMENTS OF "THE LATEST EDITION OF AISI SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" INCLUDING SUPPLEMENTS.
- ALL THE COLD FORMED MEMBERS SHALL COME FROM A SINGLE MANUFACTURER; ONLY MANUFACTURERS WHO ARE MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) WILL BE ACCEPTED. THE INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE MILL CERTIFIED, G60 GALVANIZED STEEL MEETING ASTM A 1003/A 1003M STRUCTURAL GRADE, TYPE H, METALLIC COATED, MEMBERS 16 GAUGE AND THICKER SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI THAT MEETS ASTM A 1003/ A 1003M, GRADE S550H. MEMBERS 18 GAUGE AND THINNER SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI THAT MEETS ASTM A 1003/ A 1003M, GRADE S533H. UNLESS NOTED OTHERWISE, TRACK FRAMING MEMBERS SHALL BE MANUFACTURED FROM STEEL MEETING THE MINIMUM REQUIREMENTS OF ASTM A 1003/ A 1003M, GRADE S533H = 33 KSI.
- ANY CHANGES IN FRAMING PRODUCTS OR METHODS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION, AND MUST BE ACCOMPANIED BY DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
- THE COLD FORMED STEEL FRAMING PRODUCT DESCRIPTIONS AND NOMENCLATURE SHOWN IN THESE DRAWINGS ADHERE TO THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA). THE SECTIONS ARE DEFINED IN THE FOLLOWING SEQUENCE:
WEB DEPTH -- PROFILE TYPE -- FLANGE WIDTH -- MATERIAL THICKNESS (MILLS)
A) PROFILE TYPE 'S' DENOTES A C SHAPED STUD WITH FLANGE RETURN LIPS.
B) PROFILE TYPE 'T' DENOTES TRACK COMPONENTS WITHOUT FLANGE RETURN LIPS.

FOR EXAMPLE, A 3½"x18 GAUGE "C" STUD WITH 1½" FLANGES WOULD BE DENOTED 362S16Z-43.

- THE ABSOLUTE MINIMUM DELIVERED UNCOATED BASE STEEL THICKNESS OF THE FRAMING COMPONENTS SHALL BE:

GAUGE	MILS	THICKNESS (INCHES)
20	33	0.0341
18	43	0.0451
16	54	0.0566
14	68	0.0714
12	97	0.1012
- C-STUDS SHALL BE FORMED WITH THESE MINIMUM RETURN LIP LENGTHS CORRESPONDING TO THE FLANGE WIDTHS SHOWN:

FLANGE WIDTH	RETURN LIP DIMENSION
1-¾"	(137) ¾"
1-¾"	(162) ½"
2"	(200) ¾"
2-½"	(250) 1½"

THE MANUFACTURING TOLERANCE OF THE RETURN LIP SHALL BE (-)½"/(+½)".

- C-STUDS SHALL HAVE PUNCHED WEBS.
- TRACK PIECES SHALL BE FORMED WITH A 1¼" FLANGE AND AN UNPUNCHED WEB, OTHERWISE NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, REFER TO LITERATURE PUBLISHED BY ITW BUILDEX, INC., ITASCA, IL, FOR SELF DRILLING SCREW LOAD CARRYING CAPACITIES AND INSTALLATION REQUIREMENTS.
- SCREW PENETRATION THROUGH JOINED MATERIALS SHALL NOT BE LESS THAN THREE EXPOSED THREADS. SELECT SCREWS WITH AN ADEQUATE CUTTING TIP TO ACCOMMODATE THE THICKNESS TO BE DRILLED. DRILLING MUST BE COMPLETED BEFORE THREADS ENGAGE THE MATERIAL.
- REFER TO LITERATURE BY HILTI, INC., TULSA, OK, FOR ANCHOR BOLTS AND POWDER ACTUATED FASTERS (PAF'S) LOAD CARRYING CAPACITY AND INSTALLATION REQUIREMENTS.
- STUD ENDS MUST BE SQUARE CUT, UNLESS OTHERWISE SHOWN. AXIAL LOADED SINGLE AND MULTIPLE STUDS AND HEADERS SHALL BE SEATED IN TRACKS TO ASSURE TRANSFER OF LOAD. THE MAXIMUM GAP BETWEEN THE TRACK WEB AND END OF THE STANDS SHALL NOT EXCEED ⅜".
- UNIFORM AND LEVEL BEARING SUPPORT SHALL BE PROVIDED. IF NOT PROVIDED, INSTALL FULL SIZE SHIMS AS NECESSARY.
- INSTALLATION OF SHEAR WALL ASSEMBLIES MUST BE COMPLETED BEFORE THE ATTACHMENT OF SHEATHING PRODUCTS AND FLOOR OR ROOF COMPONENTS.
- MECHANICAL BRIDGING, SPACED AT INTERVALS AS SHOWN HEREIN, SHALL BE INSTALLED PRIOR TO ATTACHMENT OF SHEATHING AND LOADING.
- FIELD CUTTING OF STEEL FRAMING MEMBERS SHALL BE BY SAW OR SHEAR. TORCH CUTTING IS NOT PERMITTED.
- WHERE REQUIRED, TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETELY STABILIZED.
- SPLICING OF FRAMING, OTHER THAN AS SHOWN IN THESE DRAWINGS, IS NOT PERMITTED.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR COLD FORMED METAL FRAMING.

MASONRY NOTES:

- CONCRETE MASONRY UNITS SHALL BE HOLLOW OR SOLID UNIT MASONRY IN ACCORDANCE WITH ASTM C 90 OR C 145 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 psi.
- MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270. MORTAR SHALL BE NON AIR-ENTRAINED PORTLAND CEMENT/LIME MORTAR.
- GROUT SHALL BE READY-MIXED CONCRETE WITH A MAXIMUM COARSE AGGREGATE SIZE OF 3/8 INCH PLACED AT AN 8 TO 10 INCH SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019 OR SHALL BE IN ACCORDANCE WITH ASTM C 476.
- CLEANOUT OPENINGS SHALL BE PROVIDED FOR CELLS CONTAINING SPICED REINFORCEMENT WHEN THE GROUT POUR EXCEEDS 5 FEET IN HEIGHT.
- WHERE CLEANOUT OPENINGS ARE REQUIRED, AN OPENING SHALL BE PROVIDED IN THE BOTTOM COURSE OF THE MASONRY CELL TO BE FILLED.
- CLEANOUT OPENINGS SHALL HAVE MINIMUM AREA OF 12 SQUARE INCHES AND A MINIMUM OPENING DIMENSION OF 3 INCHES.
- ALL HEAD AND BED JOINTS FOR HOLLOW CONCRETE MASONRY CONSTRUCTION SHALL BE THE FULL WIDTH OF THE FACE SHELL THICKNESS.
- MORTAR JOINTS FOR SOLID CONCRETE, CLAY AND BRICK MASONRY SHALL BE FULL HEAD AND BED JOINTS.
- MASONRY PROTRUSIONS EXTENDING 1/2 INCH OR MORE INTO CELLS OR CAVITIES TO BE GROUTED SHALL BE REMOVED FOR GROUT POURS OVER 5 FT.
- SPACES TO BE GROUTED SHALL BE FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATES, AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT.
- ALL CMU WALLS TO BE CONSTRUCTED UTILIZING COMMON RUNNING BOND UNLESS NOTED OTHERWISE IN PLANS.
- BED JOINTS SHALL BE 3/8 INCH(+/- 1/8 INCH) THICK. HEAD JOINTS SHALL BE 3/8 INCH (+ 3/8 INCH/- 1/4 INCH) THICK.
- THE BED JOINT OF THE STARTING COURSE PLACED OVER THE FOUNDATIONS SHALL BE PERMITTED TO VARY IN THICKNESS FROM A MINIMUM OF 1/4 INCH TO A MAXIMUM OF 3/4 INCH.
- HORIZONTAL JOINT REINFORCEMENT, IN ADDITION TO REQUIRED VERTICAL REINFORCEMENT, SHALL BE PLACED IN BED JOINTS AT NOT MORE THAN 16 INCHES ON CENTER.
- LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8 INCH WHEN EXPOSED TO EARTH OR WEATHER AND 1/2 INCH WHEN NOT EXPOSED TO EARTH OR WEATHER.
- ALL REINFORCING SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A-615, CONCRETE GRADE 60.
- SPACING REQUIREMENTS BETWEEN BARS OR ANY FACE OF CMU:
1/4" - FINE GROUT
1/2" - COARSE GROUT
- PRECAST LINTELS ARE TO BE PLACED OVER WINDOW AND DOOR OPENINGS AND OVER STEEL BEAM PENETRATIONS EXCEEDING 16" WIDE.

WOOD CONSTRUCTION NOTES:

- ALTHOUGH A SPECIFIC SPECIES AND GRADE IS GIVEN, A SPECIES AND GRADE WITH EQUIVALENT OR GREATER DESIGN VALUES SHALL BE PERMITTED. THE DESIGN VALUES CONTAINED IN DESIGN VALUES FOR WOOD CONSTRUCTION, AITC, SHALL BE USED TO DETERMINE EQUIVALENCY OF SUBSTITUTED MATERIAL. STUD GRADE OF A SPECIES CAN BE SUBSTITUTED FOR #3 GRADE OF SAME SPECIES.
- ALL WOOD EXPOSED OR IN CONTACT WITH EARTH OR WEATHER SHALL BE PRESSURE TREATED.
- BLOCKING OF 2 INCHES BY THE DEPTH OF THE TOP CHORD SHALL BE INSTALLED AT THE RIDGE BETWEEN EACH TRUSS.
- METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER OR SUBJECT TO SALT CORROSION IN COASTAL AREAS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED, AFTER THE FASTENER OR CONNECTOR IS FABRICATED, TO FORM A ZINC COATING NOT LESS THAN 1 OZ. PER SQ.FT.
- FRAMING LUMBER SHALL BE GRADE-MARKED SOUTHERN PINE PER AITC SPECIFICATIONS AS GRADE NO. 1 MINIMUM EXCEPT AS NOTED BELOW.

A. SUB-PURLINS (TOP CHORD)	GRADE NO. 2
B. LEDGERS	GRADE NO. 2
C. STUDS, PLATES AND SILLS	STUD OR NO. 3
D. BLOCKING STUD OR NO. 3	
- NAILING SHALL CONFORM TO THE GOVERNING BUILDING CODE UNLESS NOTED OTHERWISE. COMMON NAILS SHALL BE USED.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY THE STRUCTURAL ENGINEER.
- MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% FOR ALL STRUCTURAL MEMBERS.
- SILLS OR PLATES BEARING ON CONCRETE OR MASONRY WHICH IS WITHIN 48" OF EARTH SHALL BE PRESSURE TREATED WOOD, OR EQUAL, UNLESS NOTED OTHERWISE. SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" DIAMETER x 10" ANCHOR BOLTS AT 21" O.C. - 12" MIN. FROM ENDS OR TWO BOLTS MIN PER PIECE.
- ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" TO 1/16" DIA. LARGER THAN THE NOMINAL BOLT DIAMETER.
- LAG BOLTS AND SCREWS SHALL BE PREDRILLED TO SHANK DIAMETER AND FULL DEPTH AND SCREWED INTO PLACE.
- PROVIDE BLOCKING AND BRIDGING PER SOUTHERN BUILDING CODE (SBCO).
- USE DOUBLE JOISTS UNDER WALLS AND PARTITIONS PARALLEL TO JOISTS. USE SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS.
- TOP PLATES OF ALL WOOD STUD WALLS TO BE DOUBLE 2x's WITH SAME WIDTH AS STUDS UNLESS NOTED OTHERWISE. LAP 48" MINIMUM WITH NOT LESS THAN 8-16d NAILS AT EACH LAP AND NOT MORE THAN 12" BETWEEN NAILS.
- PROVIDE 1 x 6 DIAGONAL LET-IN BRACING (AT APPROX. 45°) EVERY 25'-0" IN ALL STUD WALLS NOT SHEATHED. BRACE SHALL RUN CONTINUOUS FROM TOP PLATE TO SILL PLATE.
- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TPI DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES.
- CONTRACTOR TO SUPPLY ROOF TRUSS SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. DRAWINGS TO BE SENT TO ENGINEERS OFFICE FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION OF TRUSSES IS STARTED.
- TRUSSES TO BE HANDLED WITH REASONABLE CARE DURING FABRICATION, SHIPPING AND ERECTION TO PREVENT EXCESSIVE DAMAGE. DAMAGED TRUSSES WILL BE REJECTED.
- ALL METAL CONNECTORS TO BE STANDARD GALVANIZED.
- ATTIC FAN WEIGHT AND STAIR LIVE LOAD SHALL BE INCLUDED INTO THE TRUSS MANUFACTURER'S DESIGN, LOCATED AS SHOWN ON PLANS.
- TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S "BRACING WOOD TRUSSES, BWT-76".
- TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPICED OR OTHERWISE ALTERED UNLESS ENGINEER APPROVED. NO ADDITIONAL LOADING OF ANY MEMBER SHALL BE PERMITTED WITHOUT ADDITIONAL LOAD BEARING INCORPORATED INTO THE ENGINEERING DESIGN.

PLUMBING GENERAL NOTES:

- THE PLUMBING INSTALLATION SHALL COMPLY WITH ALL STATE AND LOCAL CODES.
- FIELD VERIFY EXISTING INSTALLATIONS, MODIFY EXISTING PLUMBING SYSTEMS, WHICH ARE TO REMAIN ACTIVE, TO FACILITATE RECONNECTION AND EXTENSION OF THE NEW WORK.
- NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO INTERRUPTING EXISTING SERVICE. SCHEDULE DISCONNECTION AND TIE-INTO MINIMIZE DISRUPTION OF SERVICES. SERVICES ARE NOT TO BE LEFT DISRUPTED DURING NON-NORMAL CONTRACTOR WORKING HOURS.
- PIPE ROUTING SHOWN IS SCHEMATIC AND IS NOT INTENDED TO INDICATE EXACT ROUTING. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AND FITTINGS REQUIRED FOR PROPER INSTALLATION AND TO MAINTAIN CLEARANCES. VERIFY STRUCTURAL, MECHANICAL AND ELECTRICAL INSTALLATIONS AND OTHER POTENTIAL OBSTRUCTIONS AND ROUTE PIPING TO AVOID INTERFERENCES.
- PROVIDE ALL OFFSETS AND FITTINGS AND MAKE CONNECTION TO SITE UTILITIES.
- CONCEAL PIPING ABOVE CEILINGS, WITHIN WALLS OR CHASES EXCEPT IN MECHANICAL ROOMS OR AS SPECIFICALLY NOTED.
- PROVIDE ACCESS PANELS FOR ALL VALVES CONCEALED IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS.
- FLASH AND COUNTER-FLASH ROOF PENETRATIONS.
- ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10 FT. FROM ANY AIR INLET, DOORS OR WINDOWS. D. ALL PIPING SHALL BE INSTALLED TO PREVENT UNUSUAL NOISE FROM FLOW OF WATER UNDER NORMAL CONDITIONS. INSERT ONE STRIP OF HAIR FELT TO ISOLATE ALL PIPING FROM AND DIRECT CONTACT WITH BUILDING OR FRAMING.
- ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10 FT. FROM ANY AIR INLET, DOORS OR WINDOWS. D. ALL PIPING SHALL BE INSTALLED TO PREVENT UNUSUAL NOISE FROM FLOW OF WATER UNDER NORMAL CONDITIONS. INSERT ONE STRIP OF HAIR FELT TO ISOLATE ALL PIPING FROM AND DIRECT CONTACT WITH BUILDING OR FRAMING.
- ALL FLOOR DRAINS AND CLEAN-OUTS SHALL BE INSTALLED LEVEL WITH SURROUNDING FLOOR TO PROVIDE A SMOOTH AND TRIP-FREE INSTALLATION.
- INSULATE ALL WATER AND WASTE PIPING UNDER LAVATORIES WITH MATERIALS MEETING THE HANDICAPPED CODE REQUIREMENTS.
- ALL WATER SUPPLY PIPING SHALL BE RUN IN WALLS, ABOVE CEILINGS OR UNDER FLOORS AND SHALL BE SQUARE WITH THE BUILDING STRUCTURE.
- INSTALL HORIZONTAL WASTE AND DRAIN LINES WITH 1/8 INCH PER FOOT SLOPE.
- THE WATER SUPPLY LINES SHALL BE DISINFECTED IN COMPLIANCE WITH THE 2017 6TH EDITION FLORIDA BUILDING PLUMBING CODE.
- PROVIDE FOUNDATION PAD PENETRATION SLEEVES. ALLOW 1" MINIMUM CLEARANCE BETWEEN SLEEVE INSIDE SURFACE AND PIPE EXTERIOR.
- SEE ARCHITECTURAL DRAWINGS FOR FIXTURE LOCATIONS AND MOUNTING HEIGHTS.
- PROVIDE AUTOMATIC TRAP PRIMERS FOR FLOOR DRAIN TRAP SEALS.
- PROVIDE AN AIR GAP, WHEN REQUIRED BY CODE, SERVING INDIVIDUAL FIXTURES, DEVICES, APPLIANCES AND APPARATUS.
- ALL EXPOSED PIPE AND FITTINGS IN FINISHED AREAS SHALL BE CHROME PLATED.
- PROVIDE CLEANOUTS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. INSTALL CLEANOUTS WITH COVER FLUSH TO FINISH SURFACE.
- COORDINATE EXACT FLOOR DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS. SET FLOOR DRAINS BELOW FINISHED FLOOR TO ALLOW FOR FLOOR SLOPING TO THE DRAIN.
- COORDINATE PIPING WITH ALL ELECTRICAL EQUIPMENT (PANELS, TRANSFORMERS, ETC.) PRIOR TO ANY INSTALLATION. DO NOT ROUTE ANY PIPING OVER ANY ELECTRICAL PANELS UNDER ANY CIRCUMSTANCES. ANY PIPING RUN OVER PANELS SHALL BE RE-ROUTED AT NO ADDITIONAL COST.
- ALL WALL MOUNTED LAVATORIES SHALL BE ATTACHED TO FLOOR MOUNTED CARRIER DESIGNED TO WITHSTAND A VERTICAL LOAD OF 250 POUNDS ON THE FRONT OF THE FIXTURE.
- PROVIDE SANITARY WASTE, VENT, DOMESTIC WATER, ETC. ROUGH-IN AND MAKE FINAL CONNECTIONS (TO INCLUDE PROVIDING ALL NECESSARY RELATED STOPS, VALVES, TRAPS, ETC. AND MAKE READY FOR USE) TO ALL EQUIPMENT, WHETHER FURNISHED BY THIS CONTRACTOR OR FURNISHED BY OTHERS.
- NSF-61-G COMPLIANCE: PRODUCTS IN CONTACT WITH DOMESTIC WATER FOR HUMAN CONSUMPTION SHALL MEET NSF-61-G AND CONTAIN LESS THAN 0.25% (WEIGHTED AVERAGE) OF LEAD. ALL PRODUCTS SHALL BE LABELED WITH THE CERTIFICATION MARK NSF-61-G.
- TESTING - REQUIRED TESTS WHERE MORE STRINGENT TESTS ARE NOT REQUIRED.
27.1. DRAIN AND VENT PIPING SHALL BE TESTED PRIOR TO FIXTURE ATTACHMENT BY SEALING THE SYSTEM, FILLING WITH WATER AND VERIFYING THE WATER LEVEL HAS NOT CHANGED AFTER A MINIMUM OF EIGHT HOURS.
27.2. WATER SUPPLY PIPING SHALL BE TESTED BEFORE CONNECTION TO FIXTURES BY FILLING THE SYSTEM WITH POTABLE WATER AND PRESSURIZING TO 100 PSI. THE PRESSURE SHALL REMAIN UNCHANGED AND NO VISIBLE LEAKS NOTED FOR A PERIOD OF 8 HOURS.

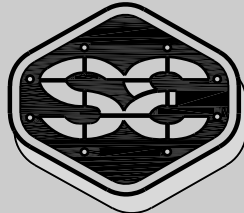
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PROJECT:

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SCALE:	FILE:	DATE:
N/A	ELECTRIC DEPT. RESTROOM	08/19
DESIGN:	DRAWN:	CHECKED:
JRH	MDN	<i>[Signature]</i>

DRAWING: RESTROOM REMODEL
GENERAL NOTES

CLIENT: CITY OF LEESBURG
ELECTRIC DEPT.

JOB NO.: 1210021.014
SHEET: A-001

CITY OF LEESBURG
ELECTRIC DEPARTMENT

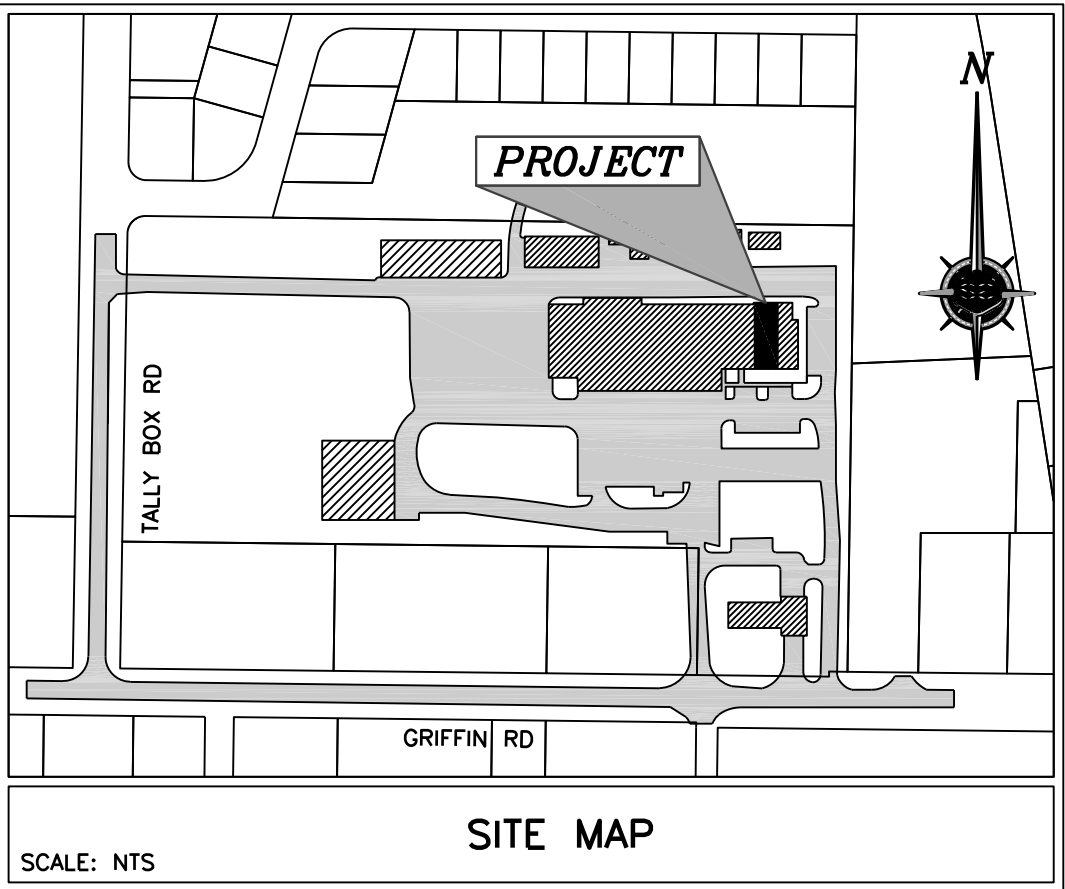
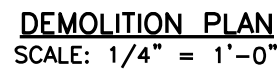
OFFICE RESTROOM
REMODEL

GENERAL NOTES A-001

DATE:

DESCRIPTION

REV. BY:



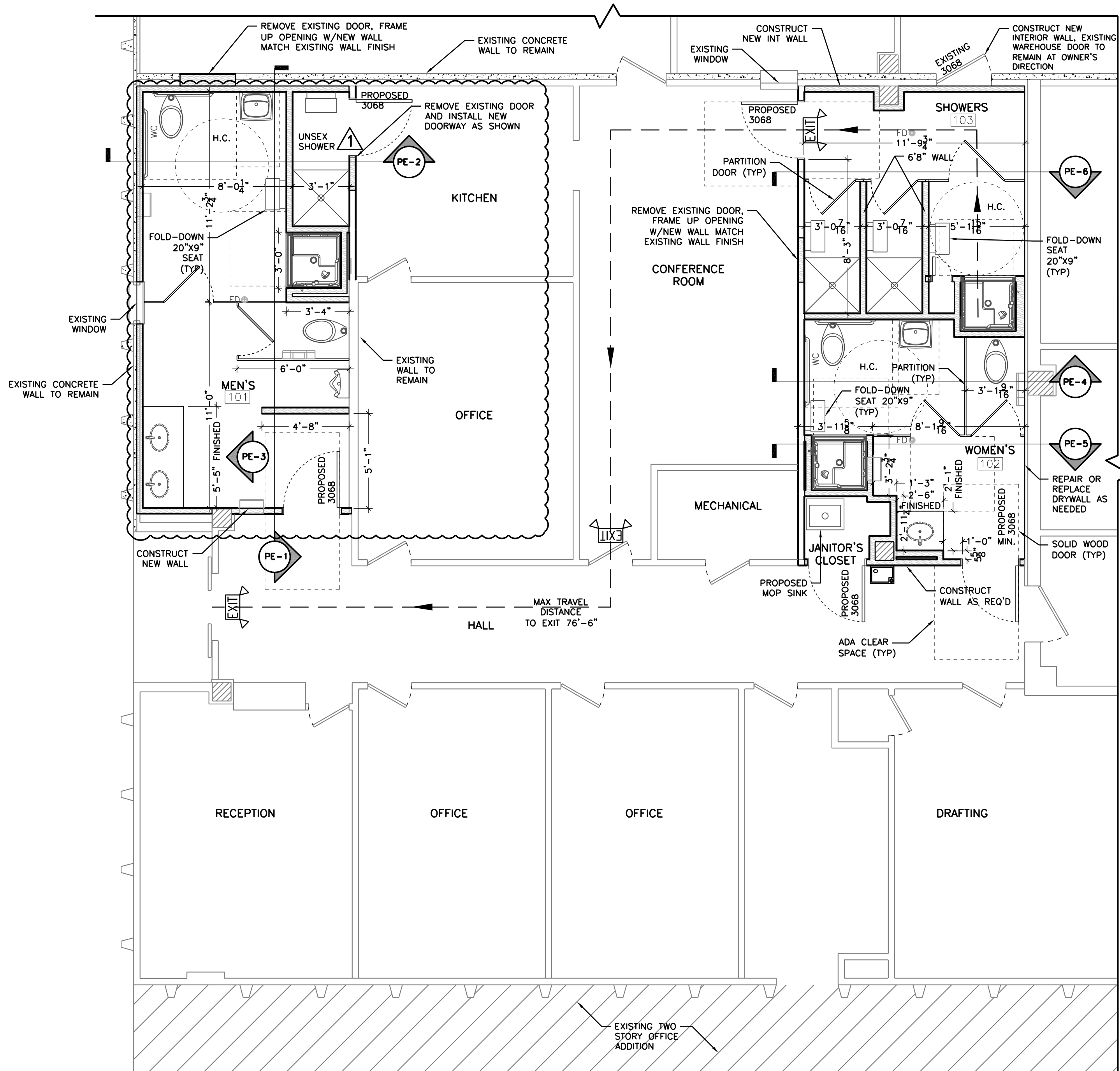
LEGEND

	AREA TO REMAIN
	WALLS TO BE REMOVED OR MODIFIED
	EXISTING WALLS
	= ITEMS TO BE REMOVED

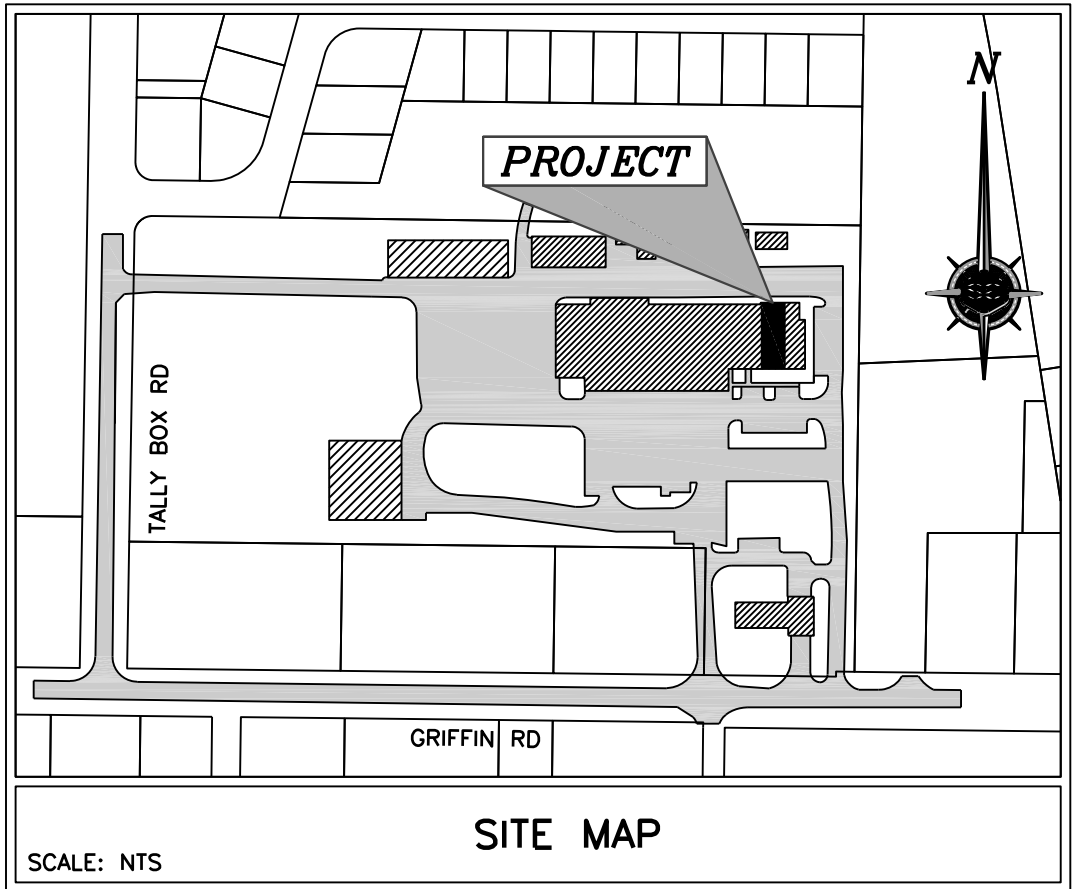
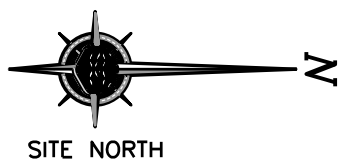
[illegible]

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FINISH SCHEDULE											
ROOM	TAGS	FLOOR	BASE	WALL			CEILING				REMARKS
				MAT'L	FINISH	PAINT	MAT'L	FINISH	COLOR	HEIGHT	
MEN'S	101	TILE	TILE	DRYWALL/TILE	ORANGE PEEL	SHERWIN WILLIAMS INTERIOR SEMI-GLOSS FINISH, COLOR TBD BY OWNER	DROP CEILING PANELS	MATCH EXISTING	MATCH EXISTING	8'-0"	ALL NEW WALLS TO HAVE SOUND BATT INSULATION
WOMEN'S	102	TILE	TILE	DRYWALL/TILE	ORANGE PEEL		DROP CEILING PANELS			8'-0"	ALL NEW WALLS TO HAVE SOUND BATT INSULATION
SHOWERS	103	TILE	TILE	DRYWALL/TILE	ORANGE PEEL		DROP CEILING PANELS			8'-0"	ALL NEW WALLS TO HAVE SOUND BATT INSULATION



FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTE:
DIMENSIONS SHOWN ARE TO
EDGE OF FRAMING, U.N.S.O.

[illegible]

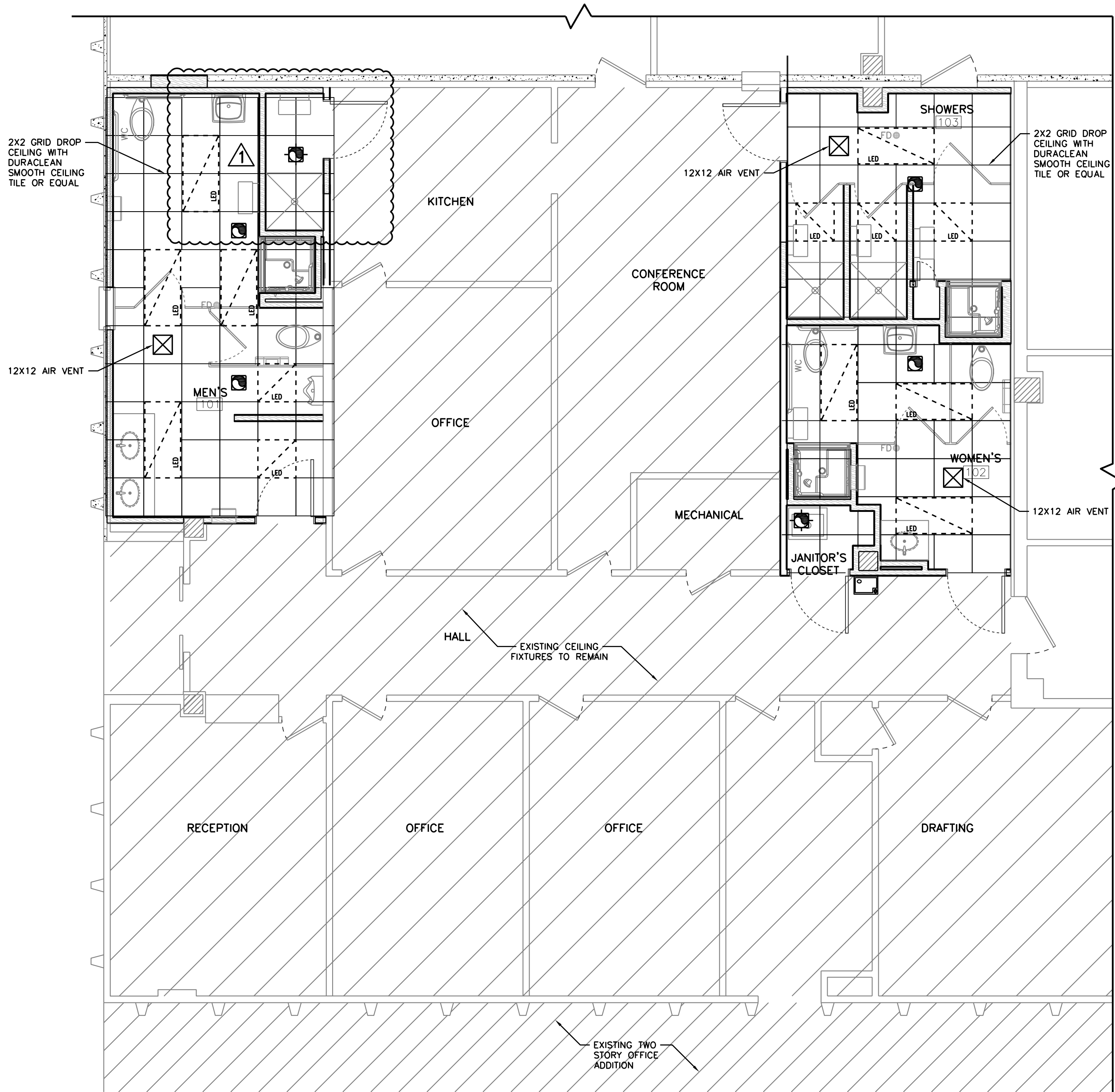
Architectural floor plan of the Men's Restroom (101). The plan shows the layout of the restroom, including the toilet, sink, shower, and storage area. Key features and dimensions are labeled:

- Room Label:** MEN'S 101
- Dimensions:**
 - Overall width: 11'-0"
 - Overall depth: 11'-0"
 - Shower area: 7'-11" x 3'-1"
 - Toilet area: 6'-0" x 3'-4"
 - Sink area: 5'-5" FINISHED
 - Storage area: 3'-0" x 3'-1"
 - Doorway: 3'-1"
 - Wall section: 4'-8"
 - Wall section: 5'-1"
- Proposed Elements:**
 - PROPOSED 3068 (Shower area)
 - PROPOSED 3068 (Storage area)
 - CONSTRUCT NEW WALL (Bottom right)
- Existing Elements:**
 - EXISTING CONCRETE WALL TO REMAIN (Left wall)
 - EXISTING WALL TO REMAIN (Right wall)
 - EXISTING WINDOW (Left wall)
 - EXISTING TOILET (Bottom right)
 - EXISTING SINK (Bottom left)
 - EXISTING SHOWER (Top right)
 - EXISTING STORAGE (Top center)
 - EXISTING DOOR (Top right)
- Notes:**
 - REMOVE EXISTING DOOR, FRAME UP OPENING W/NEW WALL MATCH EXISTING WALL FINISH (Top center)
 - REMOVE EXISTING DOOR AND INSTALL NEW DOORWAY AS SHOWN (Top right)
 - REMOVE EXISTING WALL TO REMAIN (Top right)
 - REMOVE EXISTING WALL TO REMAIN (Bottom right)
- Scale:** SCALE: 1/2" = 1'-0"
- Orientation:** SITE NORTH (North arrow pointing up)



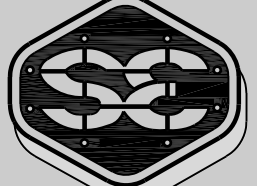
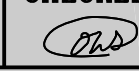
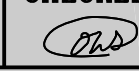
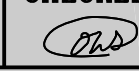
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CEILING PLAN
SCALE: 1/4" = 1'-0"



CLIENT:		CITY OF LEESBURG ELECTRIC		JRH	MDN								
PROJECT:		OFFICE RESTROOM REMODEL		7/13/21	DATE:								
DRAWING:		CEILING PLAN		ADDED UNISEX SHOWER ROOM	DESCRIPTION								
		A-104		REV. BY:	DRAWN								
DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION No. 48229 Springstead Engineering, inc.  Consulting Engineers Planners CA-0001723 LB-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414 <table><tr><td>SCALE: 1/4"=1'-0"</td><td>FILE: ELECTRIC DEPT. RESTROOM</td><td>DATE: 08/19</td></tr><tr><td>DESIGN: JRH</td><td>DRAWN: MDN</td><td>CHECKED: </td></tr></table> DRAWING: RESTROOM REMODEL CEILING PLAN CLIENT: CITY OF LEESBURG ELECTRIC DEPT. <table><tr><td>JOB NO.: 1210021.014</td><td>SHEET: A-104</td></tr></table>						SCALE: 1/4"=1'-0"	FILE: ELECTRIC DEPT. RESTROOM	DATE: 08/19	DESIGN: JRH	DRAWN: MDN	CHECKED: 	JOB NO.: 1210021.014	SHEET: A-104
SCALE: 1/4"=1'-0"	FILE: ELECTRIC DEPT. RESTROOM	DATE: 08/19											
DESIGN: JRH	DRAWN: MDN	CHECKED: 											
JOB NO.: 1210021.014	SHEET: A-104												

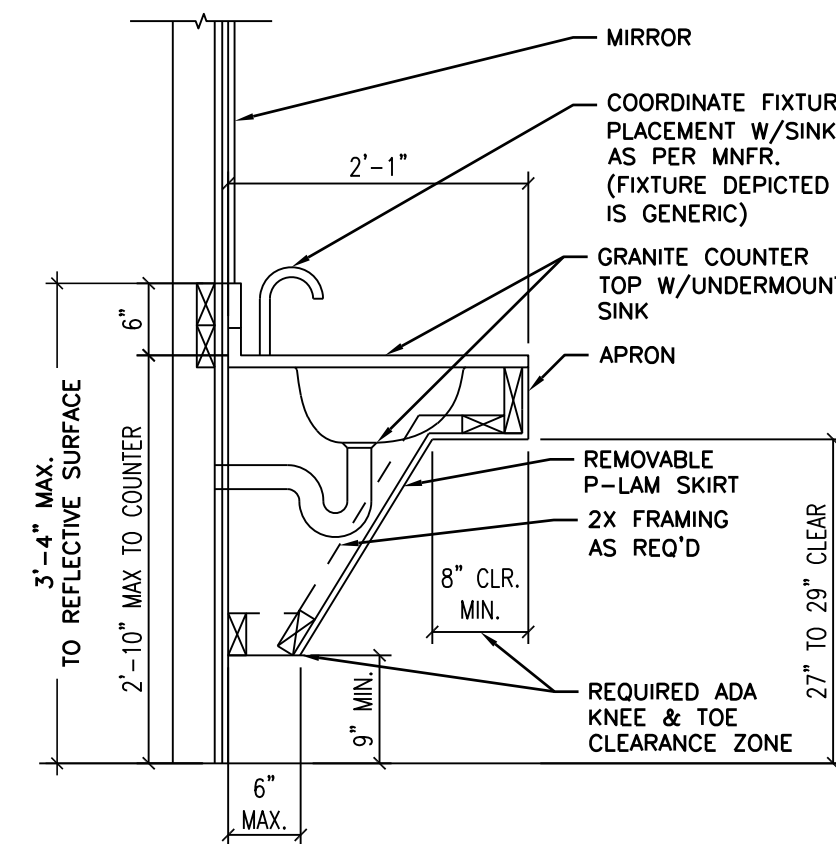
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FIXTURE SPECIFICATION SCHEDULE				
FIXTURE	MODEL SPEC	QUANTITY		
		MEN'S RR	WOMEN'S RR	SHOWER'S
WATER CLOSET	KOHLER WALL MOUNTED KINGSTON K-4325 W/STRONGHOLD OPEN-FRONT ELONGATED SEAT K-4731-C	(2)	(2)	
URINAL	SLOAN WALL MOUNTED SU-1009 WITH SLOAN VALVE GEM-2 186 MANUAL EXPOSED CHROME FLUSHOMETER FLUSH VALVE	(1)		
ADA STALL LAVATORY	AMERICAN STANDARD LUCERNE - 0355.012 WALL HUNG REAR OVERFLOW W/DELTA FAUCET 523LF-HDF W/METAL GRID STRAINER	(1)	(1)	
LAVATORY	AMERICAN STANDARD OVALYN UNDERCOUNTER - 0495.221 FRONT OVERFLOW W/DELTA FAUCET 523LF-HDF W/METAL GRID STRAINER	(2)	(1)	
PRODUCT DISPENSERS	TOILET PAPER, PAPER TOWELS, AND SOAP DISPENSER MODELS TBD, ALL TO BE FURNISHED BY THE CITY AND INSTALLED BY THE CONTRACTOR	AS REQ'D		
WASTE BINS	MODEL TBD, FURNISHED BY THE CITY AND INSTALLED BY THE CONTRACTOR	(2)	(2)	
ADA SHOWER	AQUATIC MODEL 13638FS	(1)	(1)	(1)
SHOWER HEAD AND FAUCET	MOEN MODEL 826004SRN	(1)		(2)
FOLD DOWN SEAT	CLEVR MODEL CR5501102	(2)	(1)	(3)

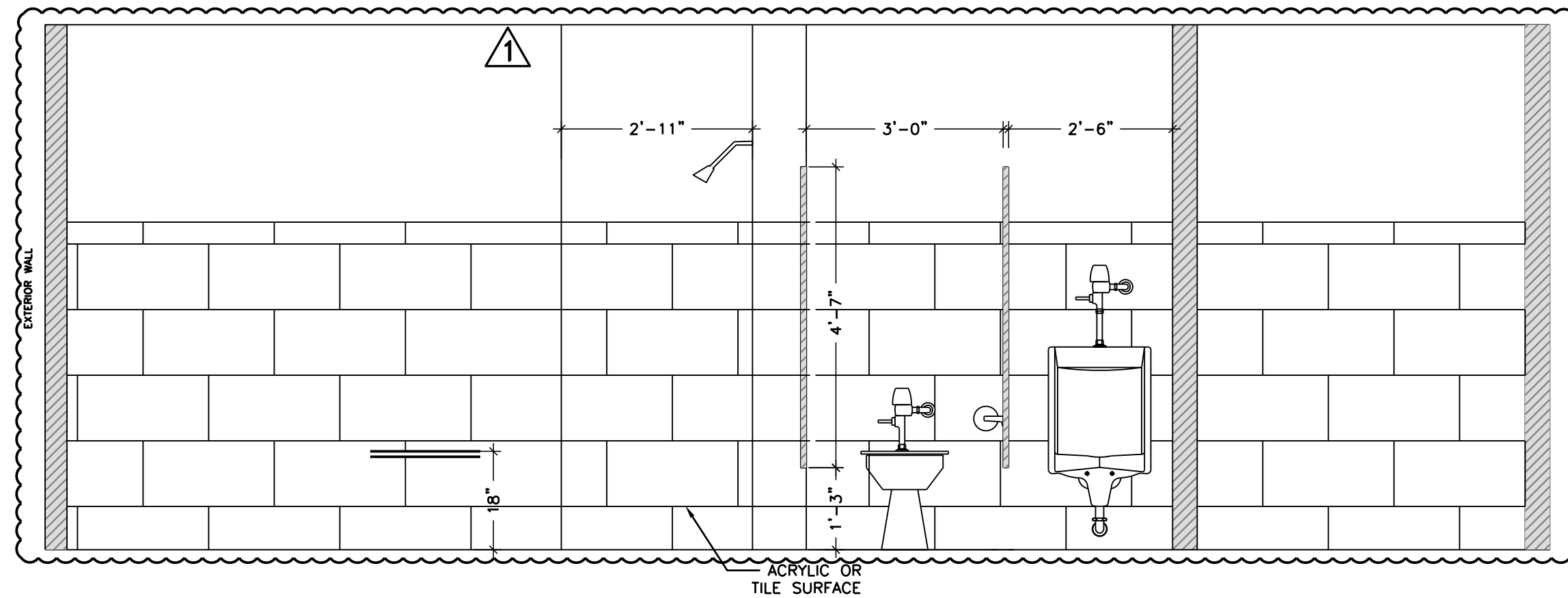
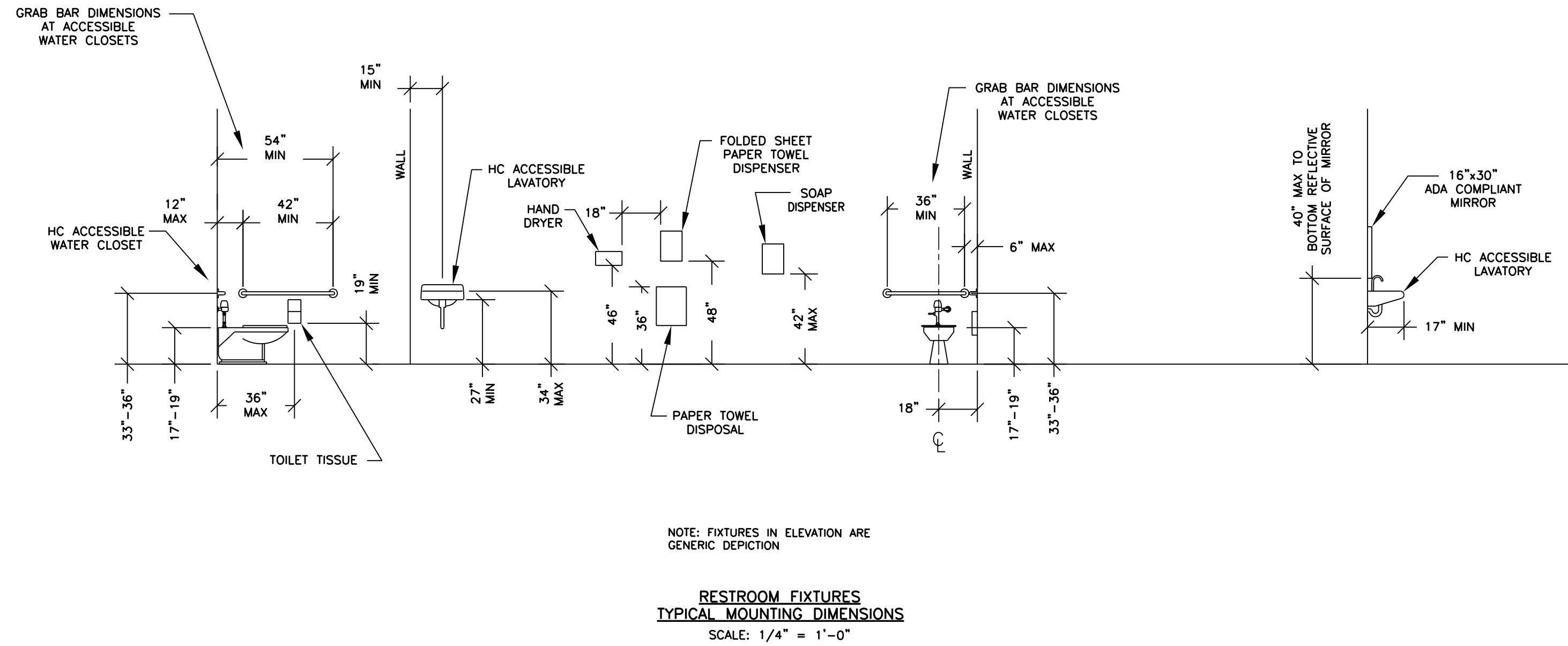
NOTE: GROUT SHALL BE MAPEI
ULTRAFLEX I THINSET AND MAPEI
ULTRACOLOR PLUS FA GROUT OR
APPROVED EQUAL TO BE APPLIED
TO WALLS & FLOOR (TYPICAL)

NOTES FOR RESTROOM FINISH
MATERIALS PER FBC SEC. 1210

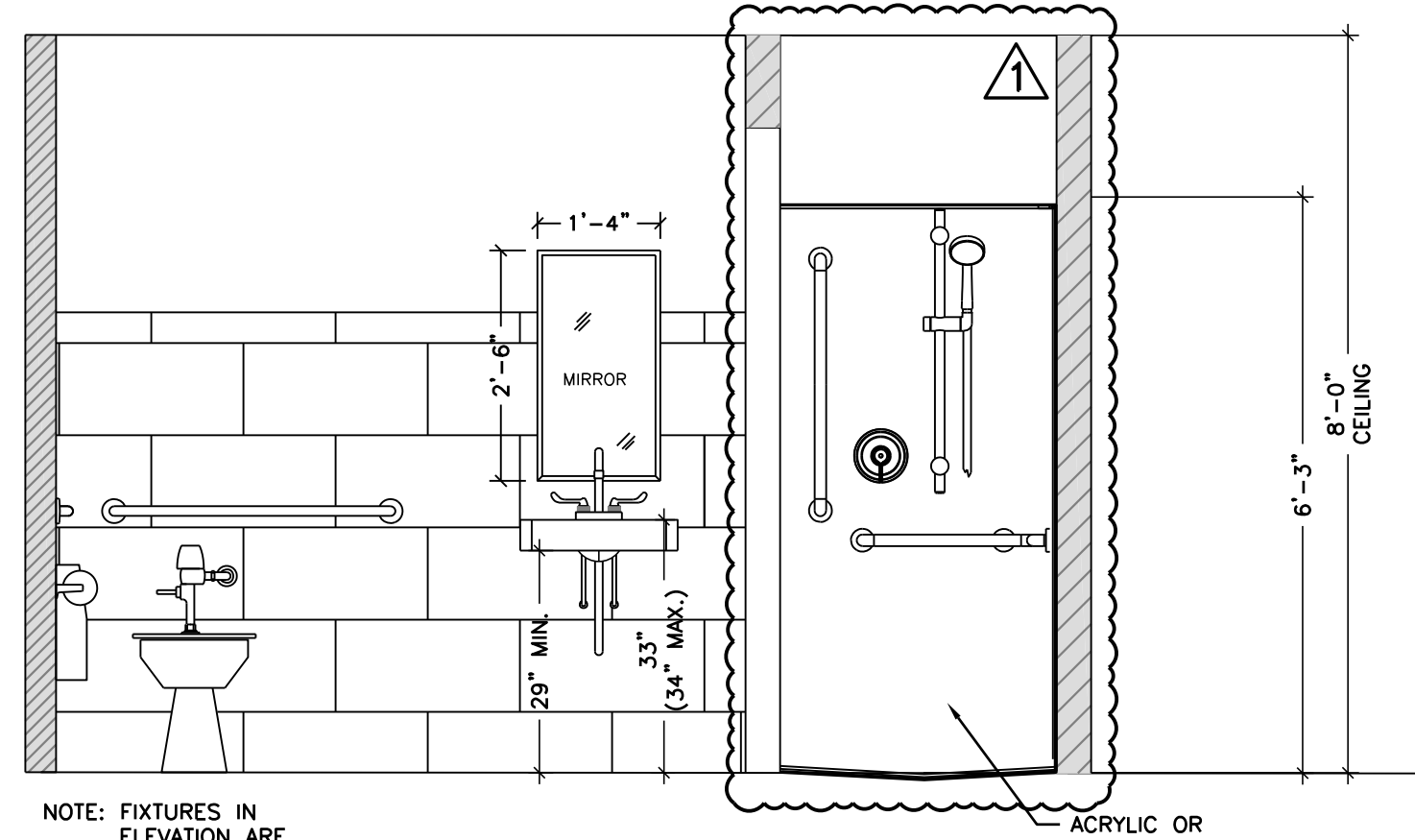
1. RESTROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, ANTI-SLIP, NONABSORBENT SURFACE. EPOXY, EPOXY-ANTI-SLIP FLOOR COATING OR EQUAL.
2. INTERSECTIONS OF SUCH FLOORS WITH NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD INTO THE WALLS NOT LESS THAN 4 INCHES.
3. WALLS AND PARTITIONS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. DRYWALL CEILING AND WALLS TO HAVE AN EPOXY PAINT COATING OR EQUAL.
4. SHOWER COMPARTMENTS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE.
5. DOUBLE CAULK GRAB BARS AND FIXTURES FOR MOISTURE PROTECTION.



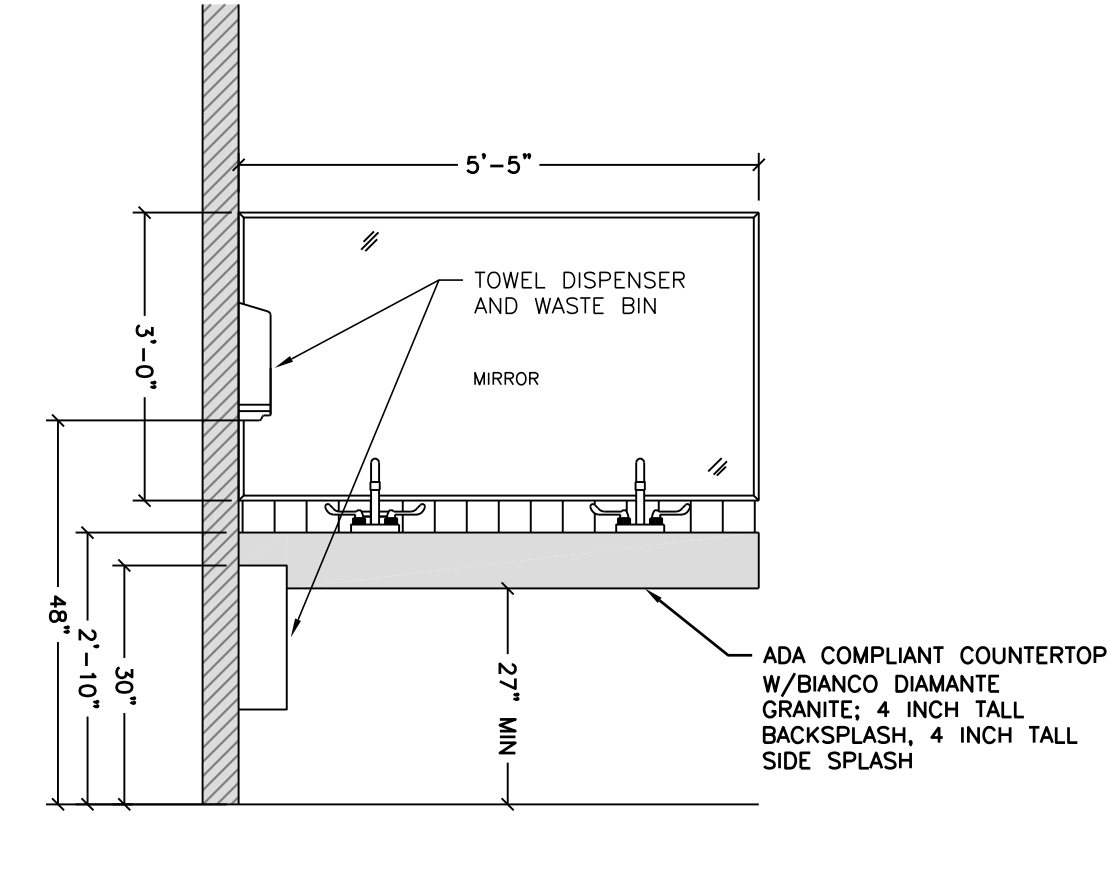
TYPICAL VANITY SECTION
SCALE: 3/4" = 1'-0"



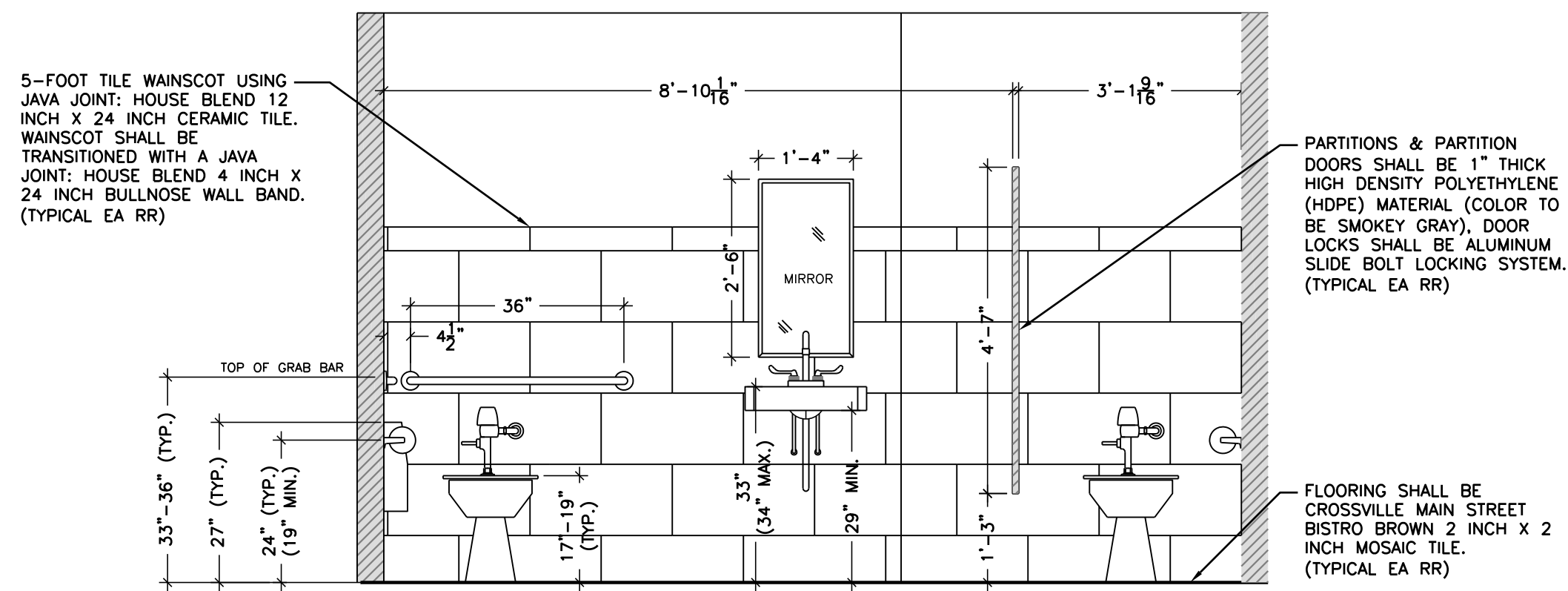
PE-1 MEN'S RESTROOM ELEVATION
SCALE: 1/2"=1'-0"



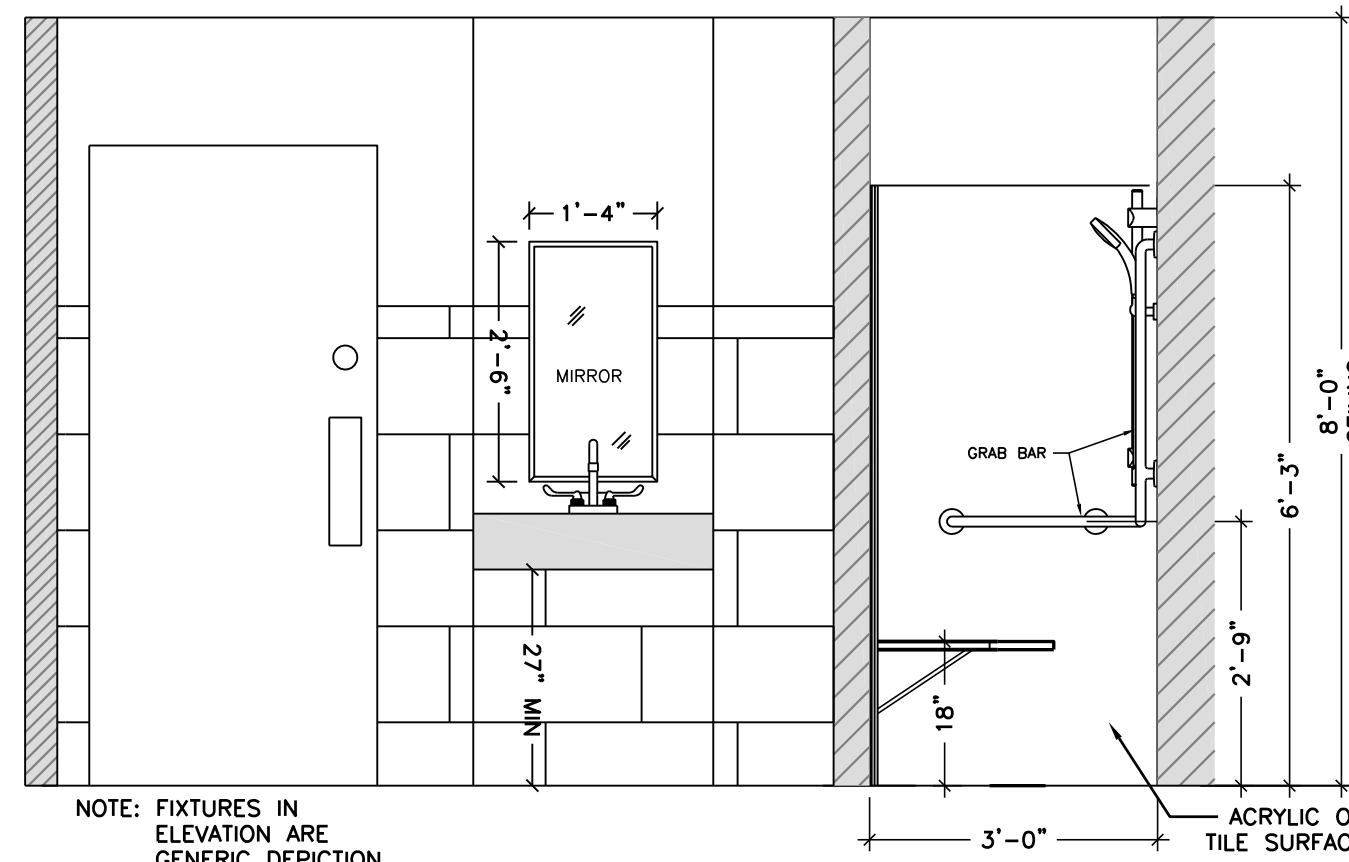
PE-2 MEN'S RESTROOM ELEVATION
SCALE: 1/2"=1'-0"



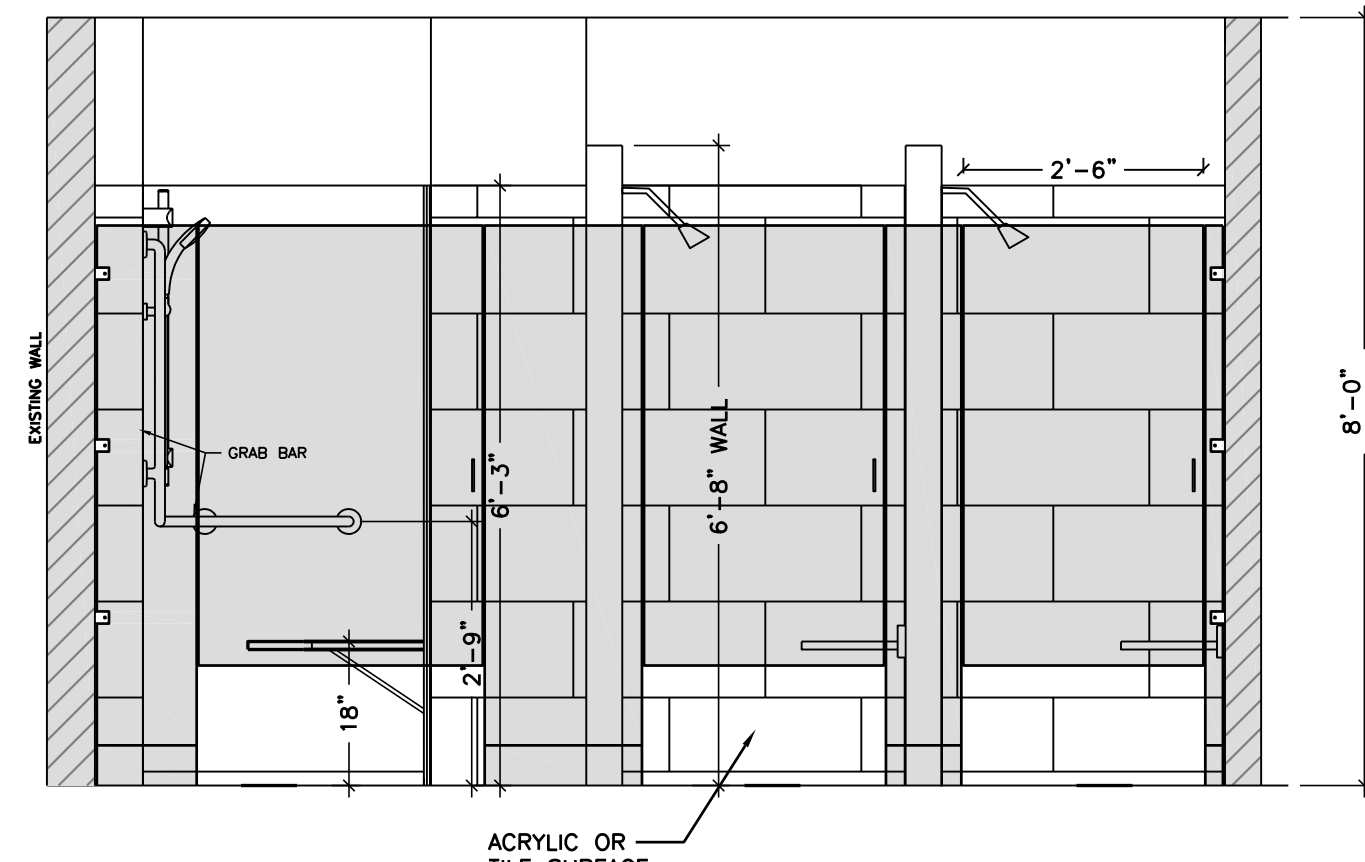
PE-3 MEN'S RESTROOM ELEVATION
SCALE: 1/2"=1'-0"



PE-4 **WOMEN'S RESTROOM ELEVATION**
SCALE: 1/2"=1'-0"



PE-5 WOMEN'S RESTROOM ELEVATION
SCALE: 1/2"=1'-0"



PE-6 SHOWERS ELEVATION
SCALE: 1/2"=1'-0"

**CITY OF LEESBURG
ELECTRIC DEPARTMENT**

RESTROOM REMODEL

ELEVATIONS

A-301

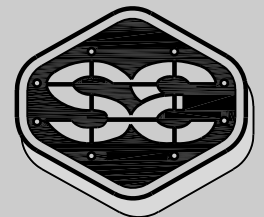
JRH

DESCRIPTION	SEX SHOWER ROOM
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9.00	9.00
10.00	10.00
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MDN

DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

**Springstead
Engineering, inc.**



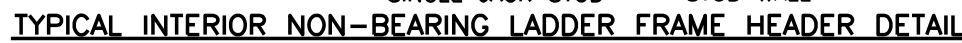
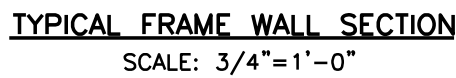
**Consulting Engineers
Planners**
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(352) 787-1414

SCALE: AS SHOWN	FILE: ELECTRIC DEPT. RESTROOM	DATE: 10/19
DESIGN: JRH	DRAWN: MDN	CHECKED: 

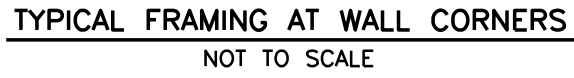
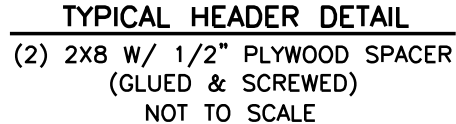
DRAWING:
RESTROOM REMODEL
ELEVATIONS

CLIENT: CITY OF LEESBURG
ELECTRIC DEPT.

JOB NO.: 1210021.014	SHEET: A-301
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2. ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED.



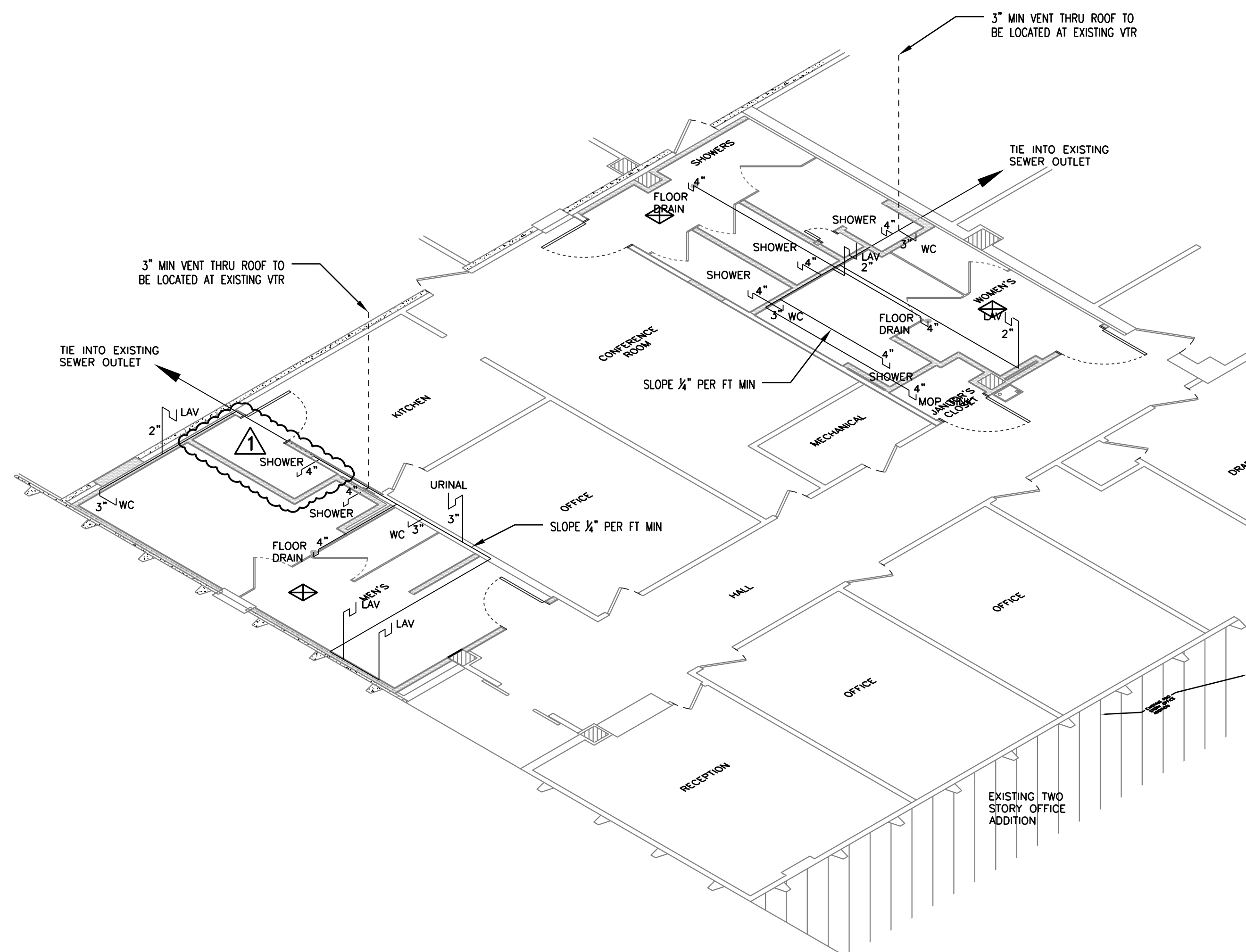
DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229

SCALE:	FILE:	DATE:
AS SHOWN	ELECTRIC DEPT. RESTROOM	08/19
DESIGN:	DRAWN:	CHECKED:
JRH	MDN	<i>(Signature)</i>

JOB NO.:
1210021.014

MEET:
A-501

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WASTE WATER SCHEMATIC
SCALE: NTS

NOTE: EXISTING SITE SEWER
CONNECTION POINT TO BE LOCATED
BY CONTRACTOR PRIOR TO
CONSTRUCTION.



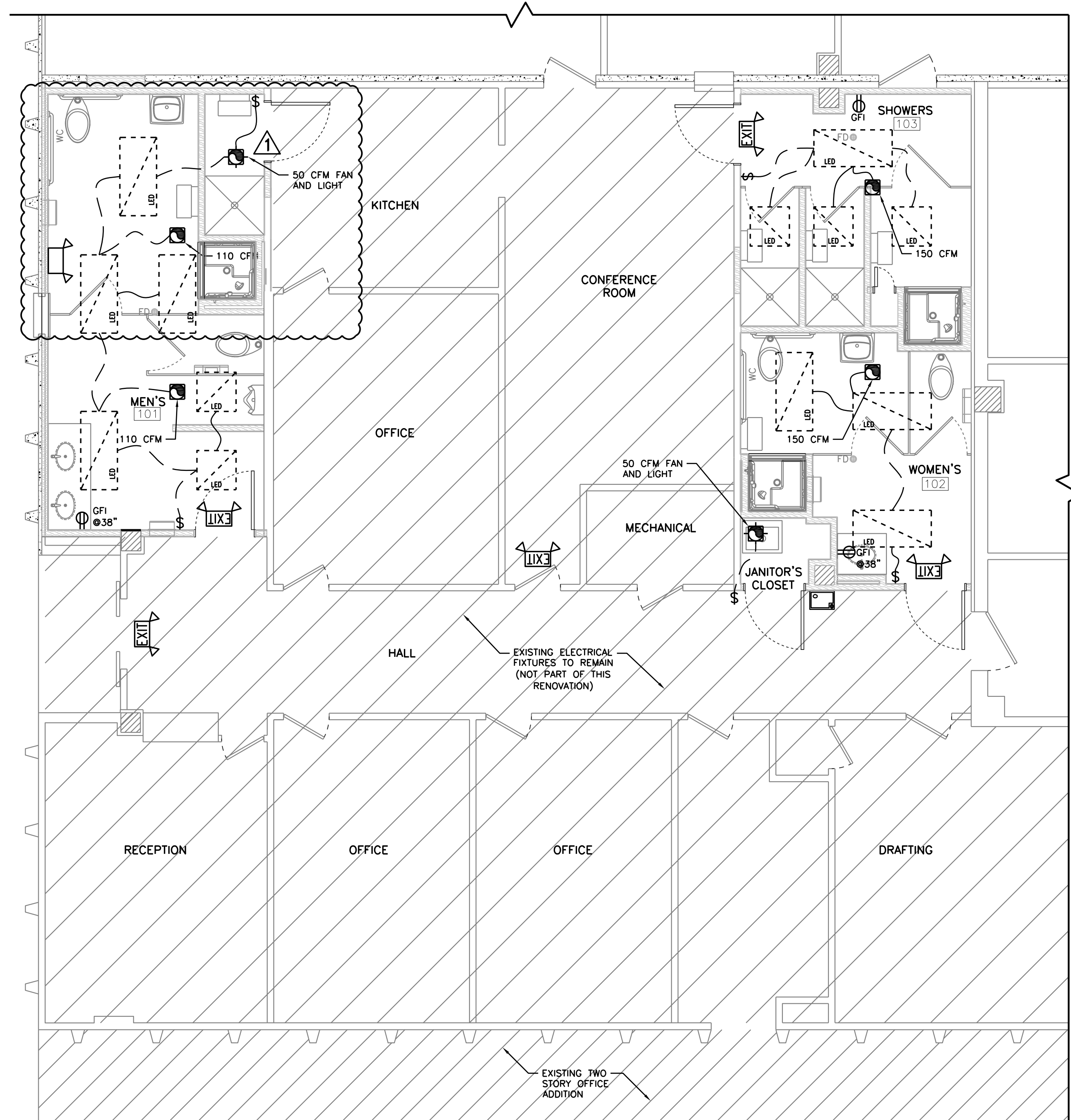
WATER SERVICE SCHEMATIC
SCALE: NTS

HOT WATER — — —
COLD WATER —————

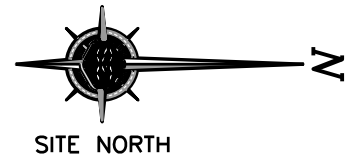
- NOTES:**
1. ALL PLUMBING SHALL BE BY A LICENSED PLUMBER AND IN ACCORDANCE WITH THE FBCP (6TH EDITION).
 2. NEW PLUMBING FIXTURES ARE TO TIE INTO EXISTING DRAIN LINES.
 3. SEE SPECS FOR PLUMBING FIXTURES AND FINISHES.
 4. SEE SHEET A-301 FOR TYPICAL MOUNTING DIMENSIONS.
 5. SEE SHEET A-301 FOR TYPICAL WALL DETAILS.
 6. TEMPERED GLASS TO BE INSTALLED AS REQUIRED PER FBC 2406.4.
 7. ALL DOOR HARDWARE TO BE LEVER IN ACCORDANCE WITH FLORIDA BUILDING CODE-ACCESSIBILITY 404.
 8. ABRUPT CHANGE IN ELEVATION AT THE THRESHOLD SHALL NOT EXCEED 1/4". CHANGES IN ELEVATION EXCEEDING 1/4" BUT NOT EXCEEDING 1/2" SHALL BE BEVELED WITH A SLOPE OF 1 IN 2.

DAVID W. SPRINGSTEAD, P.E. FLORIDA REGISTRATION No. 48229 Springstead Engineering, Inc.  Consulting Engineers Planners CA-0001723 LB-0001723 727 South 14th Street Leesburg, Fl. 34748 (352) 787-1414		CITY OF LEESBURG ELECTRIC DEPARTMENT OFFICE RESTROOM REMODEL PROPOSED PLUMBING RISER		P-101	
CLIENT:		PROJECT:		DRAWING:	
SCALE: AS SHOWN		FILE: ELECTRIC DEPT. RESTROOM		DATE: 10/19	
DESIGN: JRH		DRAWN: MDN		CHECKED: <i>MDN</i>	
DRAWING: PROPOSED PLUMBING RISER					
CLIENT: CITY OF LEESBURG ELECTRIC DEPT.					
JOB NO.: 1210021.014		SHEET: P-101			

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ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

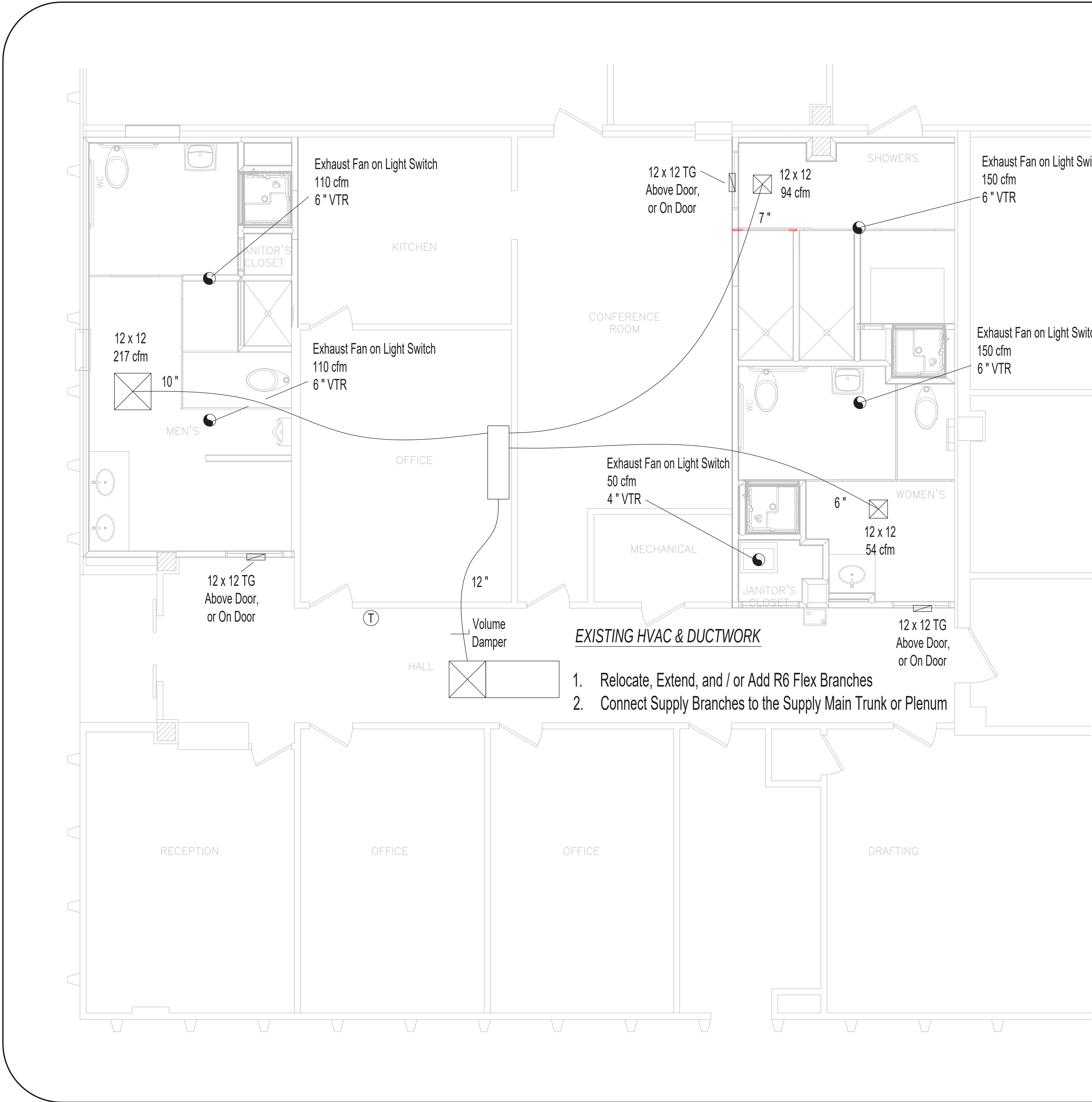


NOTES:
THIS ELECTRICAL AND PLUMBING PLAN IS PROVIDED
FOR GENERAL CONCEPT AND LOCATION OF
ELECTRICAL ITEMS. ALL WORK SHALL BE IN
ACCORDANCE WITH THE FLORIDA BUILDING CODE
(LATEST EDITION) AND THE NEC (LATEST EDITION)

ELECTRICAL LEGEND

	DUPLEX OUTLET		SWITCH
	HALF-SWITCHED DUPLEX OUTLET		3-WAY SWITCH
	FULL-SWITCHED DUPLEX OUTLET		DIMMER SWITCH
	GFI DUPLEX OUTLET		CEILING MOUNTED LIGHT FIXTURE
	QUAD OUTLET		RECESSED LIGHT FIXTURE
	FLOOR OUTLET		RECESSED LIGHT FIXTURE w/FAN
	SWITCHED FLOOR OUTLET		EXHAUST FAN
	220 VOLT OUTLET		LED LIGHT PANEL
	TELEVISION/CABLE		RECESSED LED LIGHT PANEL
	DATA/NETWORK		CEILING FAN OUTLET
	TELEPHONE		Wired LIGHT
	DATA/TELEPHONE COMBO		LED LIGHT
	EXIT SIGN		WALL MOUNTED LIGHT
	EMERGENCY LIGHT		FLOOD LIGHT
	MUSIC SYS. SPEAKER (OPTIONAL)		

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AIR SEALING
1. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE INSTALLED, WITH THE JOINTS AND SEAMS SEALED, TO COMPLY WITH THE 2017 FL MECHANICAL / BUILDING / ENERGY CODES, AND SMACNA STANDARDS, AS APPLICABLE.
2. DUCT INSTALLATION AND SEALING SHALL COMPLY WITH 2017 FL ENERGY CODE.
3. DUCT TESTING: DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY AN APPROVED THIRD PARTY AND MEET THE REQUIREMENTS OF THE 2017 FL ENERGY CODE.
4. THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AND INSULATED TO COMPLY WITH THE 2017 FL ENERGY CODE.

DUCT MATERIALS
1. ALL SUPPLY AND RETURN BRANCHES SHALL BE R6 INSULATED FLEX DUCTS.
2. ALL DISTRIBUTION BOXES AND PLENUMS SHALL BE R6 DUCTBOARD.

GENERAL NOTES
1. CODES: ALL WORK, MATERIAL AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT THE INSTALLATION OF WORK, MATERIAL OR EQUIPMENT NOT CONFORMING TO THESE OR OTHER CODES APPLICABLE TO THE PROJECT. 1.A. 2017 FLORIDA ENERGY CONSERVATION CODE 1.B. 2017 FLORIDA BUILDING CODE 1.C. 2017 FLORIDA MECHANICAL CODE 1.D. 2017 FLORIDA PLUMBING CODE 1.E. 2017 FLORIDA FUEL GAS CODE 1.F. 2017 NFPA NATIONAL ELECTRICAL CODE 1.G. 2016 NFPA 31 OIL-BURNING EQUIP. INSTALLATION STD. 1.H. 2016 NFPA 72 NATIONAL FIRE ALARM & SIGNALING CODE 1.I. 2015 NFPA 90A/90B HVAC SYSTEMS INSTALLATION STD.
2. WORKMANSHIP: ALL WORKMANSHIP SHALL BE DONE IN A NEAT WORKMANLIKE MANNER ACCORDING TO THE BEST TRADE PRACTICES BY THOSE SKILLED IN THAT PARTICULAR TRADE. EQUIPMENT, DUCTS, GRILLES ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., TO PROVIDE A NEAT AND PLEASING APPEARANCE. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PARTICULAR MANUFACTURER'S RECOMMENDATIONS.
3. AVAILABLE POWER AND FUEL: THE AIR CONDITIONING CONTRACTOR SHALL CONFIRM ALL SYSTEM VOLTAGES AND FUEL TYPES BEFORE BIDDING OR ORDERING EQUIPMENT.
4. DUCT SIZING & AIR BALANCE: THE AIR DISTRIBUTION SYSTEM (DUCTWORK & DEVICES) SHALL BE SIZED & BALANCED TO DELIVER THE SPECIFIED AIR QUANTITIES AS NOTED ON THE PLANS, FOLLOWING THE PROCEDURES & REQUIREMENTS OF THE LATEST EDITION OF THE ACCA MANUAL'S N, CS, AND D. BALANCING SHALL BE PER PROCEDURAL STANDARDS FOR TESTING, BALANCING & ADJUSTING ENVIRONMENTAL AIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE & ADJUSTABLE VOLUME DAMPERS (SHOWN OR NOT) AS REQUIRED TO BALANCE THE SYSTEMS. DUCT SIZES AND GRILLE SIZES MAY BE INCREASED IN SIZE BUT SHALL NOT BE REDUCED IN SIZE. ROUND DUCT SIZES MAY BE SUBSTITUTED FOR THEIR OVAL OR RECTANGULAR EQUIVALENT, OR VICE VERSA. UNLESS OTHERWISE SPECIFIED, ONLY STANDARD AIR FILTERS ARE ACCOUNTED FOR IN THE DUCT SIZING AND DESIGN.
5. EXISTING INFORMATION: LOCATION, SIZE, MATERIAL ETC., OF EXISTING SYSTEMS, STRUCTURES, COMPONENTS, PIPING, ETC., IS DEEMED TO BE RELIABLE BUT IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY ALL DATA BEFORE PROCEEDING WITH ANY WORK. NO EXTRA COST SHALL BE ALLOWED FOR CONDITIONS NOT AS SHOWN.
6. ACCURACY: PLANS ARE DIAGRAMMATIC. THE POSITION/LOCATION OF EQUIPMENT, REGISTERS, GRILLES, DUCTS ETC., SHOWN ON PLANS ARE APPROXIMATE AND MAY BE SHOWN AS IS FOR CLARITY PURPOSES. ACTUAL LOCATIONS FOR EQUIPMENT SHALL TAKE INTO CONSIDERATION ACCESSIBILITY, SERVICE REQUIREMENTS, LOCATION OF TRUSSES AND JOISTS, ETC. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS, LOCATIONS & CLEARANCES OF AC UNITS, FURNACES, AIR HANDLERS, EQUIPMENT, FANS, WALLS, PARTITIONS, BEAMS, TRUSSES ETC., AGAINST ARCHITECTURAL & STRUCTURAL DESIGN PLANS FOR LOCATION, CONSISTENCY & ACCURACY PRIOR TO COMMENCING ANY WORK. IF ACTUAL DUCT FIELD LOCATIONS VARY TO SIGNIFICANTLY AFFECT FINAL AIR FLOW, IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO CONTACT THE MECHANICAL ENGINEER PRIOR TO INSTALLATION.
7. COORDINATION WITH OTHER TRADES: THESE PLANS WERE CLOSELY COORDINATED WITH AVAILABLE STRUCTURAL & ARCHITECTURAL PLANS PROVIDED TO PE LOAD CALCS AT THE TIME THE DESIGN WAS PERFORMED. SUBSEQUENT CHANGES TO THE PROVIDED SPECIFICATIONS OR DRAWINGS MAY ADVERSELY AFFECT THE FEATURES OF THE MECHANICAL DESIGN. EVERY REASONABLE ATTEMPT HAS BEEN MADE TO BE CONSISTENT WITH THE BUILDING STRUCTURAL DESIGNS AND PLANS AND TO FOREWARN THE BUILDER/OWNER OF POTENTIAL STRUCTURAL CONFLICTS OR CONSTRAINTS OR MODIFICATIONS REQUIRED. IT IS THE OWNER/BUILDERS RESPONSIBILITY TO PROVIDE FIELD COORDINATION OF THESE PLANS WITH FRAMING, WALLS, ROOFS, ETC., AND OTHER TRADES PRIOR TO CONSTRUCTION. CONTACT THE ARCHITECT AND/OR THE MECHANICAL ENGINEER IF CONFLICTS ARISE MAKING MODIFICATION NECESSARY. SPECIAL CARE MUST BE TAKEN WHEN LAYING OUT FLOOR JOISTS/TRUSSES OR ROOF JOISTS/TRUSSES AS NOT TO IMPEDE THE UPPER OR LOWER OPENING OF ANY VERTICAL DUCT CHASE.
8. EQUIPMENT SUBSTITUTIONS: EQUIPMENT SUBSTITUTION MUST ACCURATELY DEMONSTRATE EQUIVALENCE OF UNIT CAPACITIES, AIRFLOW PERFORMANCE BASED UPON DETAILED DESIGN CONDITIONS, INCLUDING BUT NOT LIMITED TO SEER'S, EER'S, HSPF'S, COP'S, AFUE'S, SENSIBLE CAPACITIES @ DESIGN CONDITIONS, AIRFLOWS AT DESIGN STATIC PRESSURES, HEATING OUTPUT CAPACITIES, COIL STATIC PRESSURE DROPS, EQUIVALENT LENGTH OF FITTINGS ETC. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. UNDUCTED PLENUMS - PROHIBITED: ALL CAVITIES/SPACES INTENDED TO CONVEY SUPPLY, RETURN OR EXHAUST AIR SHALL BE PROVIDED WITH APPROVED TYPE DUCT BOARD, SHEET METAL DUCT, FLEXIBLE DUCT OR OTHER APPROVED MATERIAL FOR THAT SPECIFIC PURPOSE. PLYWOOD, GYPSUM BOARD, OSB, WOOD/METAL STUDS, ETC. ARE APPROVED MATERIALS BOXED-IN FRAMING MEMBERS, "PLATFORM RETURNS", PANNED JOISTS AND STUD BAYS AND OTHER NON-DUCTED BUILDING CAVITIES ARE PROHIBITED.
10. DUCT CHASES, SOFFITS & DROPPED CEILINGS: SOME CHASES, SOFFITS OR DROPPED CEILINGS THAT APPEAR ON THE MECHANICAL PLANS MAY NOT APPEAR ON THE ARCHITECTURAL OR STRUCTURAL PLANS. CHASES, SOFFITS, AND DROPPED CEILINGS SHALL BE CONSTRUCTED SO AS NOT TO PINCH, CRIMP, CRUSH OR OTHERWISE OBSTRUCT THE DUCTWORK. A GENERAL RULE OF THUMB IS TO HAVE AN INSIDE CLEAR CHASE DIMENSION EQUAL TO THAT OF THE DUCT DIAMETER PLUS 2 INCHES (INCLUDING INSULATION THICKNESS IN CALCULATION). ENSURE THAT FLEXIBLE DUCTS TO MAINTAIN A MINIMUM RADIUS OF TURN OR PROVIDE SHEET METAL ELBOWS AS REQUIRED.
11. ENVIRONMENTAL AIR DUCTS: ALL ENVIRONMENTAL AIR DUCTS (CLOTHES DRYER MOISTURE EXHAUST DUCTS, DOMESTIC KITCHEN RANGE HOOD DUCTS) SHALL BE CONSTRUCTED OF GALVANIZED STEEL SHEET METAL DUCT WITH SMOOTH INTERIOR SURFACES.
12. PIPE INSULATION: THE SUCTION REFRIGERANT LINE FROM THE INDOOR COIL TO THE OUTDOOR UNIT (AC OR HEAT PUMP) SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION. INSULATION USED FOR REFRIGERANT SUCTION LINES SHALL BE WATER RETARDANT AND PROTECTED FROM PHYSICAL DAMAGE AND UV DEGRADATION.
13. ALL INTERIOR DOORS SEPARATING CONDITION SPACES SHALL HAVE AT LEAST 1" UNDERCUTS ABOVE THE FINISHED FLOOR.
14. ALL BEDROOMS SHALL HAVE UNRESTRICTED RETURN AIRFLOW VIA A DEDICATED DUCTED RETURN OR TRANSFER GRILLE. BEDROOM DOOR UNDERCUTS ALONE DO NOT PROVIDE UNRESTRICTED RETURN AIRFLOW.
15. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 3' HORIZONTAL PATH FROM THE SUPPLY REGISTERS AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.
16. THE MAXIMUM LENGTH OF A 4" DIAMETER CLOTHES DRYER DUCT SHALL NOT EXCEED A TOTAL LENGTH OF 35'. EACH 90-DEGREE ELBOW REDUCES THE TOTAL LENGTH BY 5'.
17. KITCHEN EXHAUST HOODS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CFM SHALL BE PROVIDED WITH AUTOMATICALLY CONTROLLED MAKEUP AIR THAT OPERATES SIMULTANEOUSLY WITH THE EXHAUST HOOD.
18. MECHANICAL INTAKE AIR OPENINGS SHALL NOT BE LOCATED WITHIN 10' FROM CONTAMINATED SOURCES.
19. ENVIRONMENTAL AIR EXHAUST DUCTS SHALL NOT TERMINATE WITHIN 10' FROM MECHANICAL INTAKE AIR OPENINGS AND WITHIN 3' FROM OPERABLE OPENINGS INTO THE BUILDING.
20. PROGRAMMABLE THERMOSTATS SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR.
21. ADDITIONS, ALTERATIONS, OR RENOVATIONS SHALL COMPLY WITH THE 2017 FL EXISTING BUILDING CODE.

PE LOAD CALCS, LLC

225 Franklin Court

Winter Haven, FL 33881

901.257.5910

anthony.amadio@peloadcalcs.com

www.peloadcalcs.com

ANTHONY R. AMADIO

FLORIDA STATE OF

License No 79955

Professional Engineer

Digitally signed by Anthony R Amadio

DN: cn=Anthony R Amadio, o=PE Load Calcs, LLC, email=anthony.amadio@peloadcalcs.com

Date: 2020.04.04 10:56:03 -05'00'

City of Leesburg - Electric Dept.

Restroom Remodel

2010 Griffin Road

Leesburg, FL 34748

REVISION HISTORY			
△	-	-	-
△	-	-	-
△	-	-	-
△	-	-	-
#	Date	Drm	Notes
DRAWN: A. AMADIO			
DATE: 3-4-2020			
SCALE: 3/8" = 1'			
TITLE			
HVAC Plan for the Break Room Remodel			
SHEET			
HVAC-1			

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.1.

Meeting Date: August 9, 2021

From: Joseph Mera, (Deputy Fire Chief)

Subject: Resolution of the City Commission of the City of Leesburg, Florida approving and adopting the Lake County Multi-Jurisdictional Local Mitigation Strategy; and providing an effective date.

Staff Recommendation:

1. Approve and adopt the Lake County LMS Multijurisdictional Local Mitigation Strategy; or
2. Such alternative action as the Commission may deem appropriate.

Analysis:

In 2020, the Lake County LMS Working Group, consisting of the fourteen Lake County jurisdictions and other key organizations and agencies, were solicited to provide input to county staff regarding the revision of the plan, as required by law every five (5) years. The plan identifies potential vulnerabilities and prospective projects to address those vulnerabilities. Municipalities and the County reviewed the document for accuracy and priorities.

Federal Emergency Management Agency (FEMA) gave the plan conditional approval pending full adoption by local governmental entities within Lake County. Plan endorsement is required to receive future funding from the Federal Emergency Management Agency for the programs noted above. The program can be updated and revised by the LMS Working Group at any time based on the current needs of the County and all participating municipalities. Attached is a copy of the proposed Lake County Multijurisdictional Local Mitigation Strategy.

Approval of the Lake County LMS Plan via resolution, the City of Leesburg will be eligible for future grant funding from the Federal Emergency Management Agency for the following programs:

- Hazard Mitigation Grant Program (HMGP)
- Pre-Disaster Mitigation (PDM)
- Flood Mitigation Assistance (FMA)
- National Flood Insurance Program (NFIP)

Procurement Analysis:

Options:

Fiscal Impact:

None

Submission Date and Time: 8/4/2021 1:14:59 PM

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA APPROVING AND ADOPTING THE LAKE COUNTY MULTI-
JURISDICTIONAL LOCAL MITIGATION STRATEGY; AND PROVIDING AN
EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA:**

WHEREAS the Florida Division of Emergency Management and Federal Emergency Management Agency recommends that all local governments, in cooperation with their local County Department of Emergency Management, develop and maintain a hazard mitigation plan; and

WHEREAS the City of Leesburg desires to have and participate in this plan to protect the life and property of its citizen; and

WHEREAS the City of Leesburg, in cooperation with Lake County, has developed the plan, policies and procedures necessary to plan and develop projects to protect the citizens of Leesburg and Lake County from hazards.

The City Commission of the City of Leesburg hereby adopts the proposed Lake County Multi-Jurisdictional Local Mitigation Strategy, dated 2020 identifying the hazards and strategies to mitigate those hazards. A copy of the resolution shall be sent to Thomas G. Carpenter, Manager, Lake County Board of County Commission, Department of Public Safety, Emergency Management Division, 315 W. Main St., Suite #411, Post Office Box 7800, Tavares, Florida 32778

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 9th day of August 2021.

Mayor

ATTEST:

City Clerk



Local Mitigation Strategy: Multi-Jurisdictional Plan

2020

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SUMMARY OF CHANGES

The Summary of Changes will list the routine updates that will be made to the LMS Plan once it has been accepted. Changes made to the 2020 plan will be archived by Lake County Emergency Management. This plan is a living document and can be changed at any time by the LMS Working Group. Continual citizen participation and input by all interest parties is encouraged.

Change	Comments/Purpose	Date	Pages
Plan Update	Plan was updated and revised in entirety.	2020	All

EXECUTIVE SUMMARY

Lake County is vulnerable to a variety of natural, technological, and human-caused hazards which threaten the health and wellbeing of the community, affect economic health, and pose harm to the environment. Lake County Emergency Management has convened a group of individuals representing the county, the municipalities, and other interested parties to comprise the members of the Lake County Local Mitigation Strategy Working Group (LMS Working Group) to monitor and update this continual planning process.

This document is the result of a multi-jurisdictional approach to mitigation planning. Lake County along with its municipalities formally adopted the existing Lake County Local Mitigation Strategy (2015) and once this revision is approved, this updated document will be presented for adoption via a new resolution.

The LMS Working Group conducted research to identify the hazards threatening Lake County in order to estimate risk, impacts, and potential consequences relating to public, responder safety, continuity of operations, continuity of government, property, facilities, infrastructure, environment, economic issues, and public confidence in the county. The natural hazards in the LMS are mirrored in the Comprehensive Emergency Management Plan (CEMP) for continuity and to facilitate an all-hazards approach to planning.

Proposed projects and programs intended to reduce impacts of future natural disasters are called mitigation projects. Mitigation projects are included in the project list and continue to be developed and added to the list by the LMS Working Group as new hazard research is available, risk increases, and as resources and opportunities become available. Implementing the LMS will help make Lake County more resistant to the effects of major disasters.

The LMS will continue to be updated and expanded in the future to address changing hazards, reflect the experiences of future disasters, and changes in the participating jurisdictions. The update process and future versions of the LMS will be used to inform the public and encourage other interested parties to participate more in making Lake County resilient.

I. INTRODUCTION

Mitigation is any action taken to permanently reduce or eliminate the risk to people and their property from the effects of hazards. The Lake County Local Mitigation Strategy attempts to reduce some of the risk associated with hazards by implementing mitigation projects within Lake County and its municipalities. The LMS process is intended to be a framework for documenting the activities of the LMS Working Group and the future mitigation activities within the County. This plan includes updated bylaws of the LMS Working Group; and, the overall planning process is intended to make the LMS Working Group more active in the coming years as well as find ways to further promote public participation. The LMS Working Group has been established to prepare the community to be more resistant and resilient to the effects of future disasters.

A. Purpose

The purpose of the LMS is to provide an on-going process that will encourage hazard mitigation efforts as part of the ongoing planning efforts of Lake County. The LMS encourages evaluation of all hazards to evaluate vulnerabilities and develop goals, objectives, plans, programs, and projects to lessen the effects of those hazards and prioritize implementation of projects to further these goals.

B. Planning Process

The LMS Working Group is made up of representatives from Lake County governmental agencies, incorporated municipalities, organizations and associations representing key business industry, community interest groups, other governmental entities, and non-profit or faith-based groups. Interested citizens are always welcome and encouraged to become involved in the process. The Lake County LMS Working Group by-laws are located in Appendix II of this document and were updated in this planning process.

The LMS Working Group encourages involvement in the mitigation planning process by each jurisdiction in Lake County. Jurisdictions are encouraged to identify others that should be participating on the LMS Working Group. In the past, annual meetings have been held in December of each year for the purpose of preparing the annual update to be submitted. In January of 2020, the Committee voted to move to a quarterly meeting schedule. The 5-year planning update kick-off meeting was held on March 10, 2020 with Lake County Emergency Management representatives followed by a meeting on May 8, 2020 with the LMS Working Group. The LMS Working Group was noticed through email distribution with follow-up phone calls from the LMS Coordinator. A formal public meeting was held on August 8, 2020 with the LMS Working Group noticed via email distribution, website notice, and public notification. Further efforts by the Chair and Vice-Chair to encourage participation and attention at meetings continued in preparation for submission to the Florida Division of Emergency Management.

a) Review of Community Capabilities and Incorporation of Existing Plans

Lake County communities currently have several existing programs and plans related to hazard mitigation and post-disaster redevelopment as listed in Appendix I-E of this Plan which includes but is not limited to:

- Lake County Comprehensive Emergency Management Plan (CEMP) - The CEMP was used to help identify the pertinent hazards for the LMS risk assessment.

- Lake County Comprehensive Plan and Jurisdictional Comprehensive Plan(s) – The Comprehensive Plan(s) were used to determine the direction of future growth, goals, and objectives of the County and each jurisdiction.
- Jurisdictional Master Plans (City of Leesburg and City of Tavares) – Helped identify future growth opportunities and plans, identified environmental impacts, and mitigation opportunities.
- Lake County Code of Ordinances Chapter VI – Resource Protection Standards, 6.01.02: Wetlands Impact and Mitigation, and the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Plan – Codes were used to determine potential mitigation measures.
- Lake County Community Wildfire Protection Plan (CWPP) – Identified wildfire vulnerabilities within the County.

C. Participating Organizations

Lake County encourages participation from all of its jurisdictions and enables any entity within the jurisdictions or unincorporated county to be involved in the planning effort. Those involved in the process include: Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Lake County, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, Umatilla, and The Villages.

This is the inclusive list of all jurisdictions that must approve the LMS as a multi-jurisdictional plan. Each jurisdiction is responsible for actual implementation of the plan within their boundaries and ensuring that their projects meets the needs of the communities. Participation will be identified by attendance at meetings, both in person and virtual, and active involvement in the process. These are the same jurisdictions that were involved in the 2015 plan. The desire of this plan is to foster further participation from all municipalities and to meet on a more consistent basis in the future.

Participation in the planning process included the following entities:

Advanced Planning Consultants, LLC

City of Clermont

City of Eustis

City of Leesburg

City of Mount Dora

City of Tavares

City of Umatilla

Florida Department of Health in Lake County

Lake County Emergency Management

Lake County Public Works Department

Lake County Schools

Lake County Stormwater Section

Lake County Office of EMS

Town of Montverde

Villages Community Development District

Withlacoochee Forest Center

The LMS Working Group has had participation from all remaining jurisdictions due to contact with each entity by members of the Office of Emergency Management to obtain updated information

for the LMS Update. Email meeting notices are sent to any and all interested parties both within and outside of Lake County to encourage participation.

D. Public Participation

The LMS Working Group has benefited from the assistance and support of its many members and support staff and intends to continue its efforts to engage more members of the community in the planning process, including more representatives of the private sector. The public will have additional opportunities to provide input on this updated LMS Plan, such as through the Lake County website and municipal meetings where the plan will be formally adopted by resolution within each Lake County community. A copy of the Local Mitigation Strategy for Lake County is available on the county website at: https://lakecountyfl.gov/offices/emergency_management/. This webpage also provides other mitigation information to the public along with a contact link back to the Office of Emergency Management.

The LMS Working Group welcomes public input and encourages participation through legal notices of upcoming public meetings. Future meetings which may be conducted utilized web conferencing will also include a gathering at the Emergency Operations Center for interested parties to attend, listen, and participate in the planning process. Once the updated plan is posted on the website, opportunity for public comment and input will be available prior to adoption.

Public input during held meetings is captured within the meeting minutes (Appendix I-C). Comments are addressed by the Committee for incorporation into the document. As noted, public input options are available via the County website, however, no comments were received for the 2020 submission.

Once the plan is adopted, it will remain on the website, available for public comment and input in an ongoing process. In addition to this planning process, many of the jurisdictions maintain their own efforts to inform the public about potential hazards, hazard mitigation, and this planning process. Lake County and the LMS Working Group will continue efforts to develop a more robust planning process and encourage more participation and involvement from the jurisdictions, interested parties, and the public.

E. Update Process

During the 2020 Lake County LMS Update, the LMS Working Group took the following actions:

- In 2016, 2017, 2018, 2019 and 2020 annual meetings of the LMS Working Groups were noticed to the public and held with attendance and meeting minutes provided to document the process.
- In March 2020, Lake County Emergency Management hired a consultant to assist in the update process.
- The plan was reviewed and rewritten to be compliant with the 2020 Florida Local Mitigation Strategy Crosswalk
- The General Section include the Introduction, purpose, and planning process and was revised to reflect the current approach.

-
- The Risk Assessment Section was reviewed for applicable hazards and to be consistent with the Lake County Comprehensive Emergency Management Plan (CEMP).
 - Mitigation Goals Section includes the goals, projects list, National Flood Insurance (NFIP) and Community Rating System (CRS) and was updated to reflect the current list, current NFIP and CRS information.
 - Plan Maintenance Section include monitoring and evaluation; the update process; and process for project implementation and was updated to reflect the current approach.
 - LMS Working Group By-Laws Appendix contains the policies of the LMS Working Group and was updated to include the current practices.

The Draft Plan was provided to the LMS Working Group for their review and comment. Another meeting will be conducted to review the Final Draft and approve all changes. The LMS Working Group will continue to solicit input from anyone who may have an interest in the process and include any additional parties as needed as required by Florida Administrative Code 27P-22.

As with the 2015 LMS update, the 2020 LMS goals, objectives, and priorities remain unchanged and continue to guide this document as is consistent with the County goals and priorities.

II. HAZARD IDENTIFICATION AND VULNERABILITY ASSESSMENT

A. Introduction

The purpose of the hazard identification and vulnerability assessment is to use best available information and technology to identify and evaluate potential hazard risks facing Lake County, as well as provide the factual basis for mitigation activities proposed in Lake County's LMS that aim to reduce those risks. The vulnerability assessment provides for the identification and analysis of known hazards that may threaten life and property across the entire planning area. It also includes the results of a multi-jurisdictional vulnerability assessment conducted for each of Lake County's municipal jurisdictions to determine where locally specific risks vary from those facing the rest of the county.

Lake County is vulnerable to a wide range of hazards that threaten life and property. FEMA's current regulations and guidance under the Disaster Mitigation Act of 2000 (DMA 2000) require, at a minimum, an evaluation of a full range of natural hazards. The Hazards within the Lake County LMS are broken up into two main hazard types:

- Natural Hazards - Are threats of a naturally occurring event will have a negative effect on life, property and the environment.
- Societal Hazards - are hazards that are created by humans or hazards that directly impact humans by means other than a natural or technological incident.
- Technological Hazards - Include those that are caused by man-made technological advancements, although some can be a result of natural hazards in specific circumstances.

B. Initial Hazard Identification

The potential hazards that may affect the residents and visitors to Lake County are reviewed on a regular basis. Each jurisdiction will be addressed individually however we begin with a general overview at the county level of each of the hazards. This plan is in line with FEMA's guidance by focusing on hazards that directly affect Lake County.

Each of the initially identified hazards were studied for their potential impact on Lake County as well as in terms of the availability of hazard mitigation strategies to reduce that impact. Best available data on historical occurrences, the geographic location, and extent, as well as the probability of future occurrences, were collected and reviewed as part of the hazard identification process in the following sections.

The table below lists the range of hazards identified in this risk assessment:

Table 1: Hazard Identification by Type

Type	Hazard	Hazard-Specific Effects
Natural	Drought	Extreme Temperatures
Natural	Flooding	
Natural	Hail	
Natural	Extreme Heat	Drought
Natural	Tropical Cyclone Events	High Winds; Flood; Tornadoes
Natural	Thunderstorms/Wind/Lightning	Wildfire
Natural	Sinkholes/Subsidence	
Natural	Tornadoes	High Winds
Natural	Wildland Fire/Wildfire	
Natural	Erosion	
Natural	Winter Storm/Freeze	
Natural/Societal	Epidemic/Pandemic	Mass Casualty/Fatality
Technological	Dam/Levee Failure	Flooding
Technological	Hazardous Materials	Fixed Facilities; Transportation; Radiological Release; Biological
Technological	Cyberterrorism	Critical Infrastructure Disruption
Technological	Terrorism	Mass Casualty/Fatality
Technological	Prolonged Utility/Communications Failure	Critical Infrastructure Disruption
Societal	Civil Disorder/Disturbance	
Societal	Mass Casualty	

Some hazards are not listed due to the geographic location and characteristics of the planning area, and are not relevant to Lake County and the participating jurisdictions, i.e. volcanoes and earthquakes. There are no volcanoes in the Southeast United States that would impact Lake County. Additionally, past impacts and potential future impacts due to earthquakes are considered negligible and, therefore, not included in this plan.

C. Probability Summary

Each hazard is described and ranked based on relative risk using probability and severity as the identified measures.

Probability is based on historical information and considers the likelihood that Lake County will see an impact by the hazard within a given period of time.

- **N = None:** No previous occurrence and considered no threat
- **L = Low:** Some potential every 16 years or more
- **M = Moderate:** Potential occurrence every 3 to 15 years
- **H = High:** Potential to exist every 1 to 2 years

Based on the history of the hazards occurring and all available information, a summary of probabilities table has been created to determine then likelihood of a hazard occurring within a certain number of years. **Table 2** indicates summary probabilities for the hazards identified in this plan.

Additionally, impacts are addressed by how the populations and structures could potentially be affected. It is important to note that a hazard with a low probability of occurring can be just as severe as one with a high probability of occurring. **Table 3** indicates the potential impact a hazard may have based on the following criteria.

- **N = None:** No impact expected
- **L = Low:** Special portions of the population affected; day to day operations not affected; minor cosmetic damage to structures possible
- **M = Moderate:** Approximately 50% of population affected; mobile homes and poorly built or maintained structures impacted
- **H = High:** Significant portions of the population impacted; major damage to old, poorly maintained mobile home structures; some damage to structures built to recently approved building code

Table 2: Summary Probabilities for Hazards to Locality

	Drought	Flooding	Hail	Excessive Heat	Tropical Cyclone Events	Thunderstorm Lightning/Wind	Sinkholes	Tornadoes	Wildfire	Erosion	Winter Storm Freeze	Dam/Levee Failure	Hazardous Materials	Epidemic/Pandemic	Civil Disorder/Disturbance	Terrorism	Cyberattack/Cyberterrorism	Mass Casualty	Prolonged Utility/Comms. Failure
Lake County	M	H	H	M	M	H	M	M	M	L	M	L	M	M	L	L	H	L	M
Astatula	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Clermont	M	M	M	M	M	H	M	M	M	M	M	L	L	M	L	L	H	L	M
Eustis	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Fruitland Park	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Groveland	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Howey-in-the-Hills	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Lady Lake	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Leesburg	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Mascotte	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Minneola	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Montverde	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Mount Dora	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Tavares	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Umatilla	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M
Villages, The	M	M	M	M	M	H	M	M	M	L	M	L	L	M	L	L	H	L	M

Table 3: Summary Potential Hazard Impact to Locality

	Drought	Flooding	Hail	Excessive Heat	Tropical Cyclone Events	Thunderstorm Lightning/Wind	Sinkholes	Tornadoes	Wildfire	Erosion	Winter Storm Freeze	Dam/Levee Failure	Hazardous Materials	Epidemic/Pandemic	Civil Disorder/Disturbance	Terrorism	Cyberattack/Cyberterrorism	Mass Casualty	Prolonged Utility/Comms. Failure
Lake County	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Astatula	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Clermont	M	H	L	M	H	H	L	M	M	M	L	L	H	H	L	M	H	M	H
Eustis	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Fruitland Park	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Groveland	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Howey-in-the-Hills	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Lady Lake	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Leesburg	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Mascotte	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Minneola	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Montverde	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Mount Dora	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Tavares	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Umatilla	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H
Villages, The	M	H	L	M	H	H	L	M	M	L	L	L	H	H	L	M	H	M	H

D. Hazard Profiles**b) Drought****1. Description**

A drought is a period of time when an area or region experiences below-normal precipitation. The lack of adequate precipitation, can cause reduced soil moisture or groundwater, diminished stream flow, crop damage, and a general water shortage.

2. Location and Extent

All areas of Lake County are subject to the effects of drought conditions. Since Lake County has a large number of lakes, drought effects of lowered water levels may impact tourism for those that participate in activities on the water. Resident populations would not be unduly affected other than an inconvenience. Agricultural concerns such as the horticulture, animal services, citrus, and vegetable crops could be affected by a long-term drought which could have a negative economic effect. Critical facilities and infrastructure would likely be unaffected. Considering these factors, a drought would have a low impact to residents and critical infrastructure but have more moderate impact to agriculture.

The extent of drought in Florida is generally measured through one of two indices, the Keetch-Byram Drought Index (KBDI) or the U.S. Drought Monitor Index. While Lake County historically has not been immune to regional or statewide droughts, recent population growth has accelerated the depletion of water supplies. The KBDI has a range from 0 for no drought to 800 being the most severe drought. Table 3 summarizes the mean KBDI for Lake County since 2011.

Table 4: Keetch-Byram Drought Index (KBDI) for Lake County, Florida (2011 – 2020)¹

Date	KBDI
June 5, 2011	559
December 5, 2011	437
June 5, 2012	367
December 5, 2012	499
June 5, 2013	99
December 5, 2013	454
June 5, 2014	344
December 5, 2014	81
June 5, 2015	449
December 5, 2015	N/A²
June 5, 2016	N/A
January 1, 2017	457
June 5, 2017	431
December 5, 2017	359
June 5, 2018	55
December 5, 2018	405
June 5, 2019	447
December 5, 2019	274

¹ <http://currentweather.freshfromflorida.com/current-report.html>

² Data only available for prior 3 years from current date

3. Previous Occurrences

During 1977, a two-month dry emergency caused an estimated \$30,000,000 in damages to Florida, and the Governor declared a three-month drought during 1979, the worst since 1971.

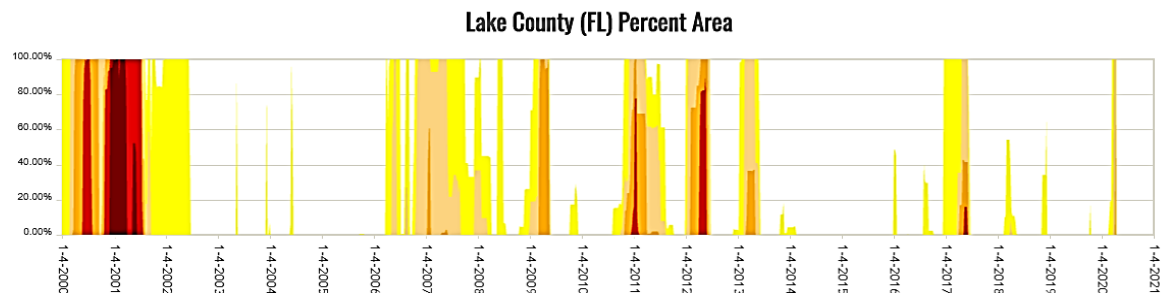
The drought from 1997-2002 was considered to be a “very serious” drought according to the St. John’s Water Management District. Lake County instituted water restrictions for itself at the same time that many other counties were doing the same. This drought also played a role in the extensive wildfires and sinkholes that occurred during the summers of this time period.

Since 2000, the longest duration of drought (D1-D4) in Florida lasted 124 weeks beginning on April 11, 2006 and ending on August 19, 2008. The most intense period of drought occurred the week of February 27, 2001 where D4 (Exceptional Drought) affected 39.08% of Florida land.³

No major drought events have taken place since the last LMS update.

The figure below shows a 20-year comparison of drought by condition for Lake County. D4 drought conditions are defined as conditions where exceptional and widespread crop/pasture losses occur as well as shortages of water which create water emergencies.

Figure 1: 20-Year Drought Comparison for Lake County, FL (2000 – 2020)



4. Probability of Future Events

As of January 2020, the Palmer Drought Severity Index (PDSI) categorized the region in a “moderate (D1) to severe (D2) drought.” Using historical records, it can be estimated that Lake County will experience at least one drought every two to three years.

There is no way to predict when a drought will occur or how long it may last. Drought conditions existed in Florida from 1965 through 1982, from 1997 to 2002, 2006 to present with some relief the rainy months in 2013 and 2014. The conditions of various areas of the state have are affected to different degrees.

5. Vulnerability and Risk Assessment

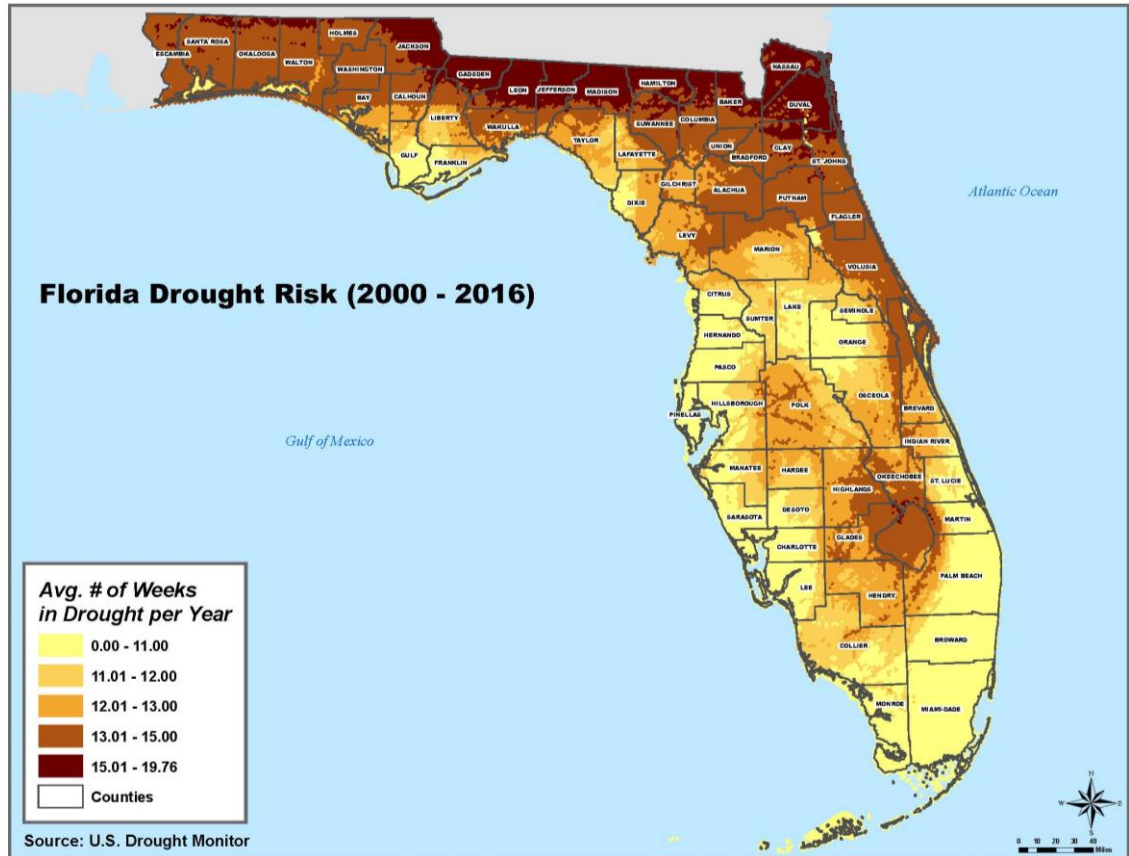
It is increasingly likely that Lake County could have another drought or extreme heat event. Extreme heat events can occur simultaneously with drought, but either can occur without

³ <https://www.drought.gov/drought/states/florida>

the other. While extreme heat events can cause death to any person of any age, the elderly, very young, and mobility restricted are considered the most at risk.

It is expected that the county could see an average of up to 12 weeks or more of drought each year (Figure 1) based on the average number of weeks of drought that occurred from the year 2000 through 2016 according to the data acquired from U.S. Drought Monitor (<https://droughtmonitor.unl.edu/>).

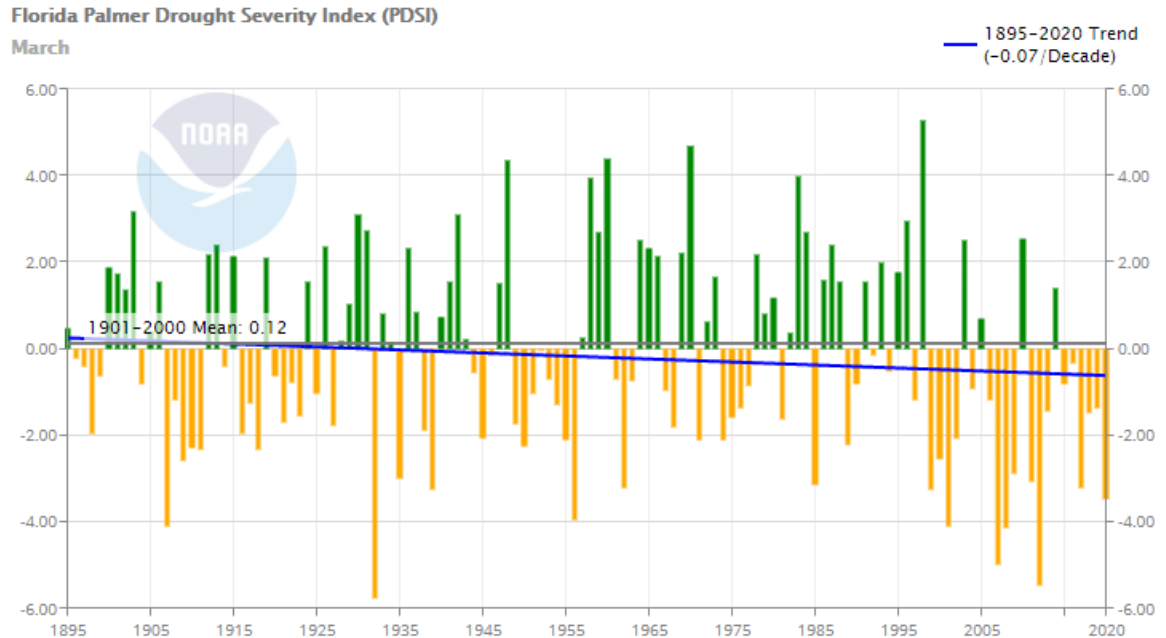
Figure 2: Florida Drought Risk (2000 - 2016)



Lake County is uniformly vulnerable to drought. Drought is typically associated with crop damage, and not necessarily the built environment (i.e., improved property). In a worst-case scenario, drought within Lake County could reach moderate to severe levels (400 to 800) out of a potential score of 800 on the KBDI Index.

The Palmer Drought Severity Index data for the State of Florida from 1895 to 2020 has shown a trend of more frequent severe drought conditions as seen in the figure below.

Figure 3: Florida PDSI Trend (1885 - 2020)



Lake County has experienced mostly moderate drought conditions over the last five years. Heavy rains during the rainy season can reduce the drought index substantially, however dry spells can increase the number in a relatively short time period. It is important to note that during prolonged cold spells when conditions are often windy, it will make conditions dry very quickly. Fires can be triggered from careless activities during extremely dry periods and water consumption may have to be curtailed if consumptions exceed rainfall and replenishment of the water table.

During a drought water levels in rivers and lakes would become lower, as would the water table. Local governments and water management districts within the County would find it necessary to impose water usage restrictions. Farmers would be particularly affected by the drought conditions, as the water table fell and deeper wells had to be drilled for irrigation purposes.

c) Flooding

1. *Description*

Flooding is a general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters;
- The unusual and rapid accumulation or runoff of surface waters from any source

For the state as a whole, flooding is a problem due to much of the state being at sea level. Lake County is very fortunate to have more elevation than other counties due to its interior

location. While flooding can result from either storm surge associated with hurricanes, by riverbank overflow, or by pooling of water, it is the latter two that represent a potential hazard to Lake County. Heavy rains within a drainage area and the inability of a river to accommodate the added runoff can cause flooding resulting in overflow. Storm water runoff is also a problem that occurs because of poor urban development in areas subject to flash flooding. Hurricane-induced flooding can also present problems for low-lying areas of Lake County. These areas may experience flooding from either a "direct hit" or a storm that passes close by. Rainfall varies with each hurricane; however, on the average, the normal hurricane delivers between ten and twelve inches of rain. Non-tropical storm systems can also linger and be significant rainmakers as well.

2. Location and Extent

Topography in Lake County is varied. Ground elevations range from less than 5 feet above National Geodetic Vertical Datum of 1929 (NGVD) along the St. Johns River to a high of 312 feet NGVD (USGS; 7.5 min. Quads). Landforms in Lake County are of three basic types: ridges, valleys, and uplands. Lake County has 1,345 lakes whose surface areas are 2.5 acres or more. About 32 percent of the county is taken up by lakes, swamps, and marshes; 33 percent by open undeveloped land; 21 percent by agriculture; 12 percent by Ocala National Forest; and 2 percent by urban use.

Lake County has more than 1,300 lakes comprising a total of 202 square miles. 45.5 percent of the county's acreage is in the 100-year floodplain. According to Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM), most of the county's 100-year floodplain area lies in A, ANI, AO, or AH flood zones, with about 21% in the AE Zone. Certain areas of Lake County are low-lying and subject to flooding from rising water. Specific areas include those along the western shores of Lake Apopka, the complete shoreline of Lake Louisa, the western shorelines of Lake Minnehaha and Lake Minneola, the complete shoreline of Lake Dora, Lake Yale, Lake Akron, and along the entire western shoreline of the St. John's River. Many of the lakes could be impacted as well, although drainage wells and improved drainage systems have mitigated problems in these areas.

There are three primary areas within Lake County that would typically be affected by rain events: the St. Johns River area in extreme Northeast Lake County, the Green Swamp area in Southern Lake County and the Wekiva River area that straddles Seminole County to the east. These areas could have issues if heavy rains fell simultaneously in the counties surrounding Lake County, adding to the volume of runoff. Aside from these primary areas, ponding could occur anywhere in Lake County in low areas that are characterized by either poorly drained or supersaturated soils (high water table). There are no specific drainage patterns that aggravate flood conditions in the County, according to the St. John's River Water Management District.

Lake County has a vested interest in participating in the federal floodplain mapping project and the Community Rating System (CRS), where appropriate, in order to assist homeowners and businesses with decisions about property vulnerability and flood insurance. The National Flood Insurance Program (NFIP) allows property owners in the 100-year flood zone to acquire federal flood insurance policies on land subject to flood hazards. Only the county participates in the CRS a Federal Emergency Management Agency (FEMA) program, which qualifies residents for reduced rates on flood insurance.

These vary depending on the level of activities the jurisdiction performs to reduce its flood potential.

With regard to determining the extent of magnitude and severity of flooding that has taken place, there is not a scale like hurricanes and tornadoes. Even what has been considered as “minor” flooding could impact roadways, structures and the quality of life of residents. However, one tool that can measure severity along waterways is available from the National Weather Service. A river gauge had been installed at the St. Johns River in Astor to monitor the flood stage of the river to generate forecasts to better warn residents of potential flooding conditions.

In summary, Lake County has an abundance of lakes and fresh water bodies within its boundaries. The County itself lies above the aquifer that hydrates much of the Central Florida region. Southwest Lake County is an Area of State Environmental Concern, as it is an environmentally sensitive recharge area. The various maps provided that identify areas within the 100-year flood plain are merely tools to assist in planning. This is not to say that areas outside of the 100-year flood plain will not flood, because that simply is not the case. In recent years in the United States, it has been said that people have been caught off guard because the maps and plans said that they would not flood. However, the reality is that the State of Florida is extremely flat and subject to flooding a great deal more than other states. Lake County and municipal partners need to continue to monitor drainage patterns and reoccurring flood areas to pursue future mitigation activities.

3. *Previous Occurrences*

One of the aspects of living in Florida is the frequent downpours from thunderstorms in the summer months and the moisture sources that can feed storm systems, much of which can cause pooling of water along roadways and low-lying areas. Listing every heavy rain event that has taken place within Florida would be virtually impossible. There have been two significant flooding events in Lake County in the last ten years.

- Hurricane Matthew Flooding, 2016: Rain bands associated with Hurricane Matthew produced a swath of heavy rain of between 3.5 and 4.5 inches from Clermont to Mount Plymouth, resulting in areas of minor urban, roadway and lowland flooding. The St. Johns River near Astor peaked just below moderate flood stage. A total of 10 residents evacuated to shelters within the county due to the potential for river flooding.⁴
- Hurricane Irma Flooding, 2017: Rain bands associated with Hurricane Irma produced rainfall totals between 8 and 12 inches, resulting in areas of urban and poor drainage flooding. Numerous roadways were impacted by significant levels of standing water and many retention ponds reached capacity or overflowed.⁵

4. *Probability of Future Events*

The probability of future occurrence is medium-high as heavy rains associated with low lying areas, poor drainage areas and riverine overflow can result in flooding. Intense rainfall in a short period of time can cause flash flooding. The location and distribution of

⁴ <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=661662>

⁵ <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=720120>

the rainfall, the land use and topography, vegetation types and growth/density, soil type, and soil water-content are all contributing factors.

5. *Vulnerability and Risk Assessment*

With the exception of the highly elevated areas of Lake County that are out of the reach of areas that could collect water, all areas are subject to the effects of flooding, including those areas identified as being less likely to flood. For this reason, Lake County and municipal partners need to be vigilant about monitoring flood conditions with future events to enhance their planning efforts. Flooding can impact residential areas with their local roadways and lift stations that may be impacted if they become surrounded with water.

The Astor area has been particularly susceptible and damage is limited to individual homes. Areas along the St. Johns River can be impacted however are limited to individual homes that may become isolated. Emerald Lakes in Clermont has an ongoing flooding issue that is currently mitigated by the efforts of the subdivision. However, if their efforts were to fail there is a wastewater facility that would be inundated and would result in the need to evacuate the subdivision. Most of the county's businesses and critical facilities (including fire facilities and hospitals) are not located in hazardous areas and would likely not suffer impacts that would affect the general population. Given the possible effects to the entire population of Lake County, flooding has been designated to have a high impact potential.

Specific impacts that could occur include:

- Injury/death due to: drowning, vehicle accidents, becoming trapped, exposure to hazardous materials/wastewater.
- Damage to property: mold, repair or replacement of damaged property, issues due to uninsured property damage.

The Flood Risk Map generated from 2013 FEMA Flood Risk Report for Lake County is shown in Appendix III: Maps and Figures - General Flood Zones for Lake County, FL. Additional information regarding flood risks within the county can be found in the FEMA Lake County Flood Risk Report.⁶

d) Hail

1. *Description*

Hail is frozen precipitation that can occur during a thunderstorm. Hail forms when raindrops freeze into balls of ice. Up until January 2010, severe hail in Lake County was defined as three-fourths of an inch (penny size) or larger. However, in January 2010, the National Weather Service raised the hail size criteria for Severe Thunderstorm Warnings from 0.75-inch (penny size) to 1.00 inch (quarter size).

According to the National Weather Service, within Florida, many storms which have the potential for 0.75-inch hail also have the potential to produce 50-knot + (58 mph +) winds. Many storms capable of producing 0.75-inch to just below 1-inch size hail will still require Severe Thunderstorm Warnings for 50-knot + (58 mph +) damaging winds. Special

⁶ Lake County Flood Risk Report accessible from: <https://msc.fema.gov/portal/advanceSearch>

Weather Statements will continue to be issued for "strong storms," generally those with 45-57 mph winds and small hail, below 1.00-inch.

2. *Location and Extent*

Severe thunderstorms can happen anytime of the year in Central Florida and produce hail at any time. Although, hail storm events occur most often during the late winter and early spring severe weather season and as previously mentioned, often accompany thunderstorms or tornadoes. A hail event has no geographic limitations to the area it affects. Therefore, it is presumed that all of Lake County is uniformly at risk to a hail event.

On average, Lake County has seen hail from .75 to 1.75 inches in diameter. Lake County would expect to receive the same size diameter hail and possibly even greater sizes, which may occur from extremely high cloud tops that develop.

Damage from hail increases with the size of the hail and can cause damage to vehicles, aircraft, and homes, and can be fatal to people and livestock. However, Florida thunderstorms do not often include hail because the hailstones usually melt before they reach the ground because of the generally warm temperatures in Lake County.

3. *Previous Occurrences*

Mapping between the years of 1955-2002 indicates fewer than 35 severe hailstorms (using the former criteria) have struck Lake County during that timeframe. A couple of previous occurrences that produced substantial damage include:

- Winter Storm in 1986: A storm that hit Lake County produced hail the size of golf balls in and around the Leesburg area of Lake County.
- Hail Storm of 1992: The most destructive hailstorm in east central Florida history occurred on March 25, 1992 across Lake, Orange, and Seminole counties. An estimated \$60 million dollars in damage occurred, with losses concentrated among nursery greenhouses and car dealerships.

Since 2010 there have been 24 documented hail storm events in Lake County (Table 4) with hail ranging in size from .75 to 1.75 inches in diameter. None of these hail storms resulted in property damage or crop damage or any significance. Locations and dates of hail storms are listed in the table that follows. Should hail occur, it could cause damage to car dealerships and the agricultural enterprises which include greenhouses, horticulture, foliage, and citrus crops. Damage to car dealerships has occurred in the past and could happen again in the future. This could result in an economic effect to the County. Tourism, critical facilities, and infrastructure would likely not be impacted. Other than injuries to individuals that may get caught out in the hail storm, populations would not be affected.

Table 5: Hail Storm Damage in Lake County Florida (2010 – Present)⁷

Location	Date	Size	Damages
Lake Minnehaha	6/15/2011	1.00	-0-
Lake Louisa	4/20/2012	1.50	-0-
Astor Park	4/20/2012	1.75	-0-
Howey-in-the-Hills	7/09/2012	0.75	-0-
South Clermont	3/24/2013	1.00	-0-
Sylvan Shores	4/30/2013	1.00	-0-
Lake Dora	4/30/2013	0.88	-0-
South Clermont	5/19/2013	0.88	-0-
Mount Dora	2/12/2014	1.00	-0-
Groveland	6/10/2014	1.00	-0-
Eustis	6/20/2015	1.00	-0-
Lake Louisa	7/3/2015	1.00	-0-
Lake Dora	3/26/2016	1.00	-0-
Fruitland Park	5/4/2016	0.88	-0-
Sorrento	5/29/2016	1.00	-0-
Leesburg	1/22/2017	1.00	-0-
Tavares	1/22/2017	1.00	-0-
Grand Island	1/22/2017	1.00	-0-
Okahumpka	7/4/2017	0.88	-0-
Mount Plymouth	7/17/2017	1.00	-0-
Paisley	6/28/2018	0.75	-0-
Okahumpka	3/27/2019	1.00	-0-

4. *Probability of Future Events*

Based on the frequency of hail events in the past, the probability of future hail occurrences in Lake County is high. Over the past 10 years, Lake County has been impacted by one or more hail events per year. It can be expected that future hail events will continue to cause minor to severe damage to property throughout Lake County.

5. *Vulnerability and Risk Assessment*

As it cannot be predicted where hail may fall, all existing and future buildings, facilities, and populations in Lake County are considered to be equally exposed to this hazard and could potentially be impacted. Hail can become as big as baseballs or golf balls; however, Florida typically experiences hail the size of pennies (0.75-inches) or quarters (1.00-inches). An average hail storm can last for a few minutes to hours. While all of Lake County's assets are equally exposed to hail, anticipated future damages or losses are expected to be minimal. When looking at the damage amounts associated with historical occurrences, hail generally would have a low impact to Lake County and its jurisdictions.

⁷ <http://www.ncdc.noaa.gov/stormevents>

e) Extreme Heat1. *Description*

Extreme heat is defined as extended period where the temperature and relative humidity combine for a dangerous heat index. During the summer months heat can be very dangerous, as it can induce hyperthermia (heat stroke), heat exhaustion, or dehydration.

2. *Location and Extent*

All of Lake County is equally at-risk from extreme heat. It is also especially hazardous to certain segments of the population such as the elderly and young children. Additionally, heat increases the demand for electricity to operate air conditioners, increasing the likelihood of brownouts and blackouts within the electrical grid.

While there are various definitions for extreme heat (or heat waves), the National Weather Service issues a heat advisory when the daytime temperatures will exceed a certain temperature depending on the time of the year. It is during these times that those vulnerable populations will be especially prone to extreme heat-related illnesses and conditions. Florida is quite accustomed to daytime temperatures in the 90's in the summertime. Also, with Florida being a peninsula, the breezes from both coastlines assists in keeping the temperatures generally below 100° F. The table below shows the heat threat levels from the National Weather Service.

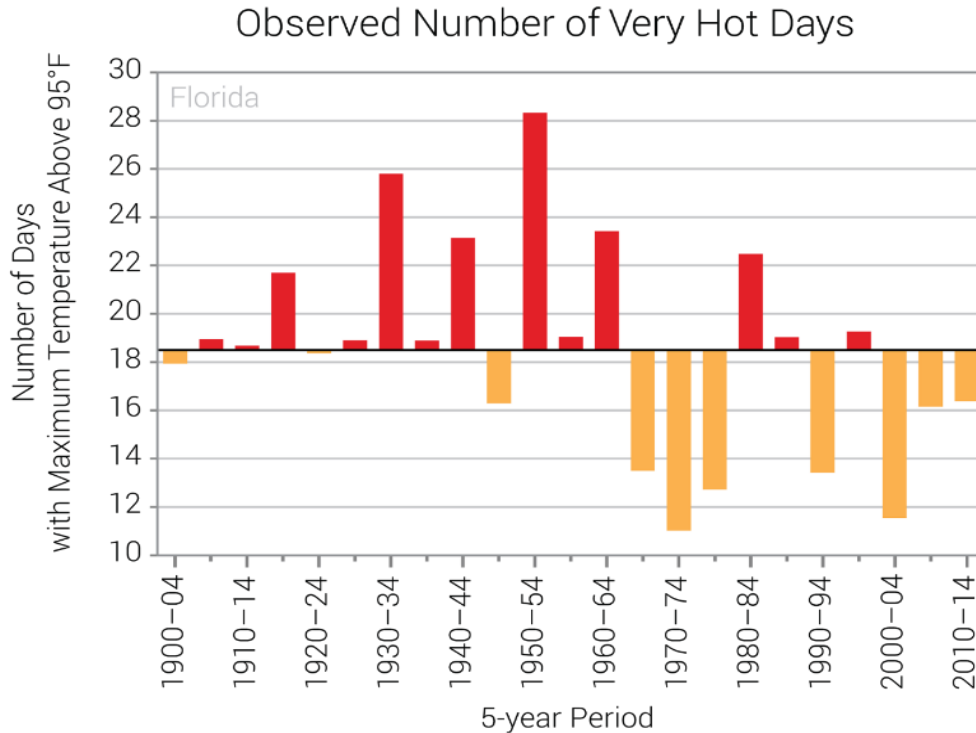
Table 6: Excessive Heat Threat Chart⁸

Excessive Heat Threat Level	Threat Level Descriptions
Extreme	<i>"An Extreme Threat to Life and Property from Excessive Heat"</i> Highest heat index 118 degrees (F) or greater
High	<i>"A High Threat to Life and Property from Excessive Heat"</i> Highest heat index 113-117 degrees (F) or greater
Moderate	<i>"A Moderate Threat to Life and Property from Excessive Heat"</i> Highest heat index 108-112 degrees (F) or greater
Low	<i>"A Low Threat to Life and Property from Excessive Heat"</i> Highest heat index 105-107 degrees (F) or greater.
Very Low	<i>"A Very Low Threat to Life and Property from Excessive Heat"</i> Highest heat index around 105 degrees (F) for July and August or...between 102-104 degrees (F) for June through September or...between 99-103 degrees (F) for May through October
Non-Threatening	<i>"No Discernable Threat to Life and Property from Excessive Heat"</i> Warm season weather conditions are non-threatening

⁸ https://www.weather.gov/mlb/heat_threat

Florida typically experiences far fewer days with temperatures exceeding 100°F than most other southern states, it is the most humid state in the nation leading to uncomfortable summers for visitors and local residents. As mentioned, extended periods of extreme heat, especially when combined with high humidity, can result in heat-related illness among vulnerable populations, as well as place excess stress on agricultural production, water supplies, and energy generation.⁹

Figure 4: Observed Number with Maximum Temperature Above 95 Degrees, State of Florida



3. Previous Occurrences

Research from past years did not produce data that revealed extraordinary hot spells within Florida. However, a noteworthy period in Central Florida, including all of Lake County, was the heat wave of June – July 1998, when coastal breezes were impeded – allowing temperatures across the region to range between the upper 90's and 101 degrees. Wildfires became extreme in certain parts of Central Florida (National Weather Service, Melbourne). This time was known as the '98 Florida Firestorm.

4. Probability of Future Events

Extreme heat has a moderate probability of having a significant impact to Lake County. As noted, each year Florida typically has several days over 95 degrees in which increases the likelihood of an extreme heat event.

⁹ <https://statesummaries.ncics.org/chapter/fl/>

5. *Vulnerability and Risk Assessment*

All areas of Lake County are susceptible to extreme heat. A significant heat wave coinciding with a drought could damage crops creating an economic effect. Additionally, the homeless and elderly populations would have an increased risk of potential hyperthermia (heat stroke), heat exhaustion, or dehydration. Lake County would have to consider opening shelters to accommodate these populations. Tourism would not necessarily be impacted as hot weather is expected in Florida. Critical facilities and infrastructure would not likely be impacted.

According to the U.S. Census Bureau, in 2018 it was estimated that the median age in Lake County was 47.3 and increase from 45.6 in 2010. Additionally, as of 2018, 26.63% of the population in Lake County was aged 65 years or older (an increase from 25.7% in 2010), representing a rather sizable portion of the county that is more vulnerable to extended periods of extreme heat (or heat waves). The county continues to be a destination for retirees and has seen, and will continue to see, its elderly population increase. Also, urbanization will lead to an increase in the “heat island” effect from an increase in impervious surfaces, which only exacerbates extreme heat as a hazard in the future. Considering all of these factors, extreme heat would generally have a moderate impact to Lake County and its jurisdictions.

f) Tropical Cyclone Events

1. *Description*

A hurricane is a tropical cyclone. A tropical cyclone is a rapidly rotating storm system characterized by a low-pressure center, a closed low-level atmospheric circulation, strong winds, and a spiral arrangement of thunderstorms that produce heavy rain or squalls.

Hurricanes and tropical storms have long affected Florida because of its location. As a narrow peninsula between two warm bodies of water, Florida is regularly affected by hurricanes. The greatest threats to Lake County posed by a hurricane are wind damage and inland flooding. Wind damage from the storm itself is related to wind speed and the accompanying “pressure” that is exerted on structures. When the wind speed doubles, four times more force is exerted on structures. Wind damage can also be caused by hurricane-spawned tornadoes, which can be more destructive than the hurricane itself. Damage can also be caused by wind-borne debris and flood conditions.

2. *Location and Extent*

The entire County is susceptible to tropical cyclone events. Over the course of the past century, a very large number of storms have crossed the Central Florida region from various directions. Lake County is no stranger to tropical systems, which can have severe impacts on health, safety, and the economy. Many of the hurricanes identified as crossing through Lake County were during periods when record keeping did not document a storm name or specific information. Sources of historical hurricane information often provide a large amount of information for coastal locations, but less for interior locations.

The intensity of hurricanes is measured by the Saffir-Simpson scale, with sustained wind speeds (measured in miles per hour) to measure the extent of a tropical storm or depression. Once a tropical storm reaches wind speeds of 74 miles per hour or greater, it

is then classified as a Category 1 hurricane. It is important to note that in 2010, the National Weather Service and National Hurricane Center have changed its criteria by no longer correlating wind speed with storm surge height. No two storms are the same and less intense storms could in fact created storm surge that is comparable to stronger storms.

Typical damage by hurricane category can be seen in the following table.

Table 7: Saffir-Simpson Scale and Typical Damage¹⁰

Scale	Wind Speed	Typical Damage
Category 1	74-95 mph	Well-constructed frame homes could have damage to roof, shingles, vinyl siding, and gutters. Large branches of trees will snap and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
Category 2	96-110 mph	Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
Category 3	111-129 mph	Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
Category 4	130-156 mph	Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
Category 5	≥157 mph	A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

3. Previous Occurrences

Between 1851 and 2018, in Florida, 112 hurricanes have directly impacted the state of Florida. The total number of major hurricanes, Category 3 or above, between 1851 and 2018, reached 55, resulting in incalculable damages and loss of life. Flooding that occurred from Tropical Storm Fay is discussed in the flooding hazard section and no other significant tropical cyclone hazards have occurred since. The following storms are a few of the more notable events that have impacted Lake County, based on available information:

- Hurricane Donna, 1960: This storm impacted Florida as a Category 4 hurricane and traveled northward through the state, heavily impacting the citrus industry up to the Central Florida region.

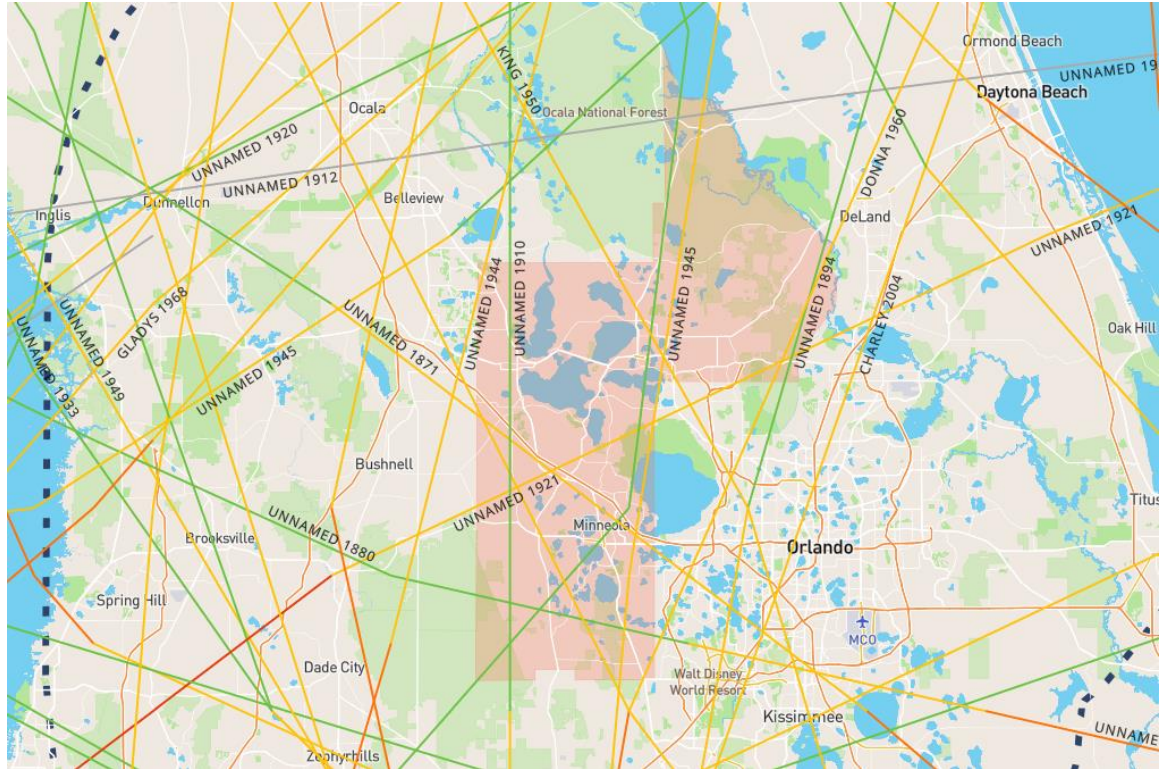
¹⁰ <http://www.nhc.noaa.gov/aboutsshws.php>

- Hurricane Charley, 2004: There were some downed trees and power lines in southern Lake County. Three houses were damaged by falling trees. There was no major infrastructure damage (National Weather Service, Melbourne). Orange County and areas to the east of Lake County received substantial damage. This storm is an excellent example of a hurricane that did not lose much potency, despite traveling over land for an extended period of time. The storm exited the state in the Daytona Beach area. If the storm track had been slightly to the west, Lake County could have received substantial damage. The previous LMS notes that Lake County sheltered about 2,000 people during Hurricane Charley.
- Hurricane Frances, 2004: This storm resulted in 417 residences being damaged in Lake County, with 69 destroyed (most mobile homes), 77 business damaged and two (2) destroyed. Damage estimates were near six (6) million dollars (National Weather Service, Melbourne). The previous LMS notes that the damages were higher at approximately \$8.5 million and that Lake County sheltered about 4,000 people during Hurricane Frances.
- Hurricane Jeanne, 2004: The impacts in Lake County were that approximately 2,800 residences were damaged, 111 residences destroyed and 60 businesses damaged (National Weather Service, Melbourne).
- Hurricane Matthew, 2016: As major Hurricane Matthew passed east of the Space Coast during the morning of October 7, winds gusted to tropical storm force for over 12 hours across Lake County. Major damage occurred to three homes with minor damage to four homes, caused mainly by falling trees and branches. Initial property damage assessment was a cost of approximately \$389 thousand.¹¹
- Hurricane Irma, 2017: Category 3 Hurricane Irma made landfall near Naples during the late afternoon of September 10. Irma then moved northward across west-central Florida during the overnight period while weakening to a Category 1 hurricane approximately 45 miles west of Leesburg. A long duration of damaging winds occurred across Lake County, with a period of gusts to minimal hurricane force. The highest measured sustained wind was recorded at the Leesburg Airport ASOS (KLEE; 48 mph from the southeast at 0235LST on September 11) and the highest measured peak gust was 69 mph from the southeast at 0246LST. A preliminary damage assessment from the county listed 1,987 affected residential and business structures, with an additional 648 with minor damage, 82 with major damage and 7 destroyed. The total residential/business estimated damage cost was \$36.5 million.¹²

¹¹ <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=719429>

¹² <https://www.ncdc.noaa.gov/stormevents/eventdetails.jsp?id=719501>

Figure 5: Hurricane Paths in Lake County and Central Florida, (1851 – 2017)¹³



Since tropical cyclones are random in distribution, it is impossible to forecast whether Florida will experience a tropical cyclone. However, the probability of a future tropical cyclone/hurricane event making a direct impact to Lake County is moderate as noted in referencing the previous occurrences section. Past history shows the county is vulnerable but impacts have been sporadic over the years.

As mentioned previously, all areas of Lake County are susceptible to tropical cyclone events. With Lake County being located inland approximately 50 miles from either coast, it is more protected than other parts of the state from the most devastating winds from hurricanes. The County's interior location is not threatened by storm surge from the ocean waters, with the exception of areas along the St. Johns River located in northeast unincorporated Lake County. These areas may be susceptible to flooding if the outflow of the river into the Atlantic is adversely impacted due to the storm surge pushing the water inland for a period of time.

¹³ NOAA Coastal Services Center

impacted the residents and businesses of Lake County. With the population of Lake County continuing to grow, the effects of even minor hurricanes and tropical systems will be felt even more than in the past. Storms from the past, like Hurricane Donna, while costly, were not in today's dollars and did not impact nearly as many people than if the storm hit today. Storms like Hurricane Charley, which hit the Orlando metro area with sustained winds of 85 mph, remind public safety officials that predictions are not always accurate. Despite being an interior county, substantial damage can be done away from the coastline. Furthermore, a slight change in path can make all of the difference in the areas that are ultimately impacted by an event. Through the efforts of mitigation activities, areas can be further protected against known hazards.

The entire population of Lake County, tourism, agriculture, critical facilities, and infrastructure could be affected by a tropical cyclone depending on the severity of the storm and the path it takes. Mobile homes, poorly constructed and/or substandard housing, apartment complexes, and low-rent housing projects are especially susceptible because of their lack of resistance to high winds, and apartment complexes and low-rent projects because of their size and densities. High wind speeds can cause damage to structures with the most significant threat to mobile homes and other older substandard or unreinforced properties that are located throughout the County.

The total mobile home population in Lake County is estimated at 40,935¹⁴ accounting for nearly 12% of the total county population. This population has to have a safe place to go during possible tornadic activity.

While everyone can be impacted, the elderly, those with lower income, and the homeless would be most affected. Tornadoes can cause other cascading events like utility outages, economic loss, and transportation issues along with the hardships that result from the disruption of normal life. Thus, when considering the possibility of these wide-ranging effects, the impact to Lake County and its jurisdictions is high.

While improbable, it is not impossible for a Category 5 hurricane, with winds of 155 MPH, to impact Lake County, however, due to inland location the predominant number of storms would be Category 4 or less.

g) Thunderstorms/Wind/Lightning

1. *Description*

Thunderstorms consist of rain-bearing clouds that also produces lightning, a rapid discharge of electricity in the atmosphere. Any person who has been a resident of Central Florida during the summer is well aware of the typical weather patterns during this season. Warm mornings give way to afternoon thunderstorms that are typically localized and can be very intense. Compared to many other places in the nation, Central and South Florida receive an exorbitant amount of lightning strikes that are responsible for numerous deaths and property damage every year. The Central Florida region between Tampa and Orlando

¹⁴ data.census.gov; 2018 ACS 1-Year Estimates: Total Pop. in Occupied Housing by Tenure by Units in Structure

has been dubbed the “Lightning Capital” of the United States. Here, warm, rising air pulls in sea breezes from the Atlantic Ocean and the Gulf of Mexico.

2. *Location and Extent*

All areas of Lake County are susceptible to the effects of thunderstorms. These events are common throughout Florida, occur throughout the year and typically are widespread events. Although thunderstorms generally affect a small area, they are very dangerous given their ability to produce accompanying hazards including high winds, hail, and lightning which all may cause serious injury or death, in addition to property damage. They are most common in Florida because atmospheric conditions are favorable for generating powerful storms.

All areas of Lake County are susceptible to the effects of high winds related to a thunderstorm. A severe thunderstorm includes damaging winds greater than 58 mph (50 knots) or greater and hail 1 inch or larger in diameter. High winds have been further broken down into three categories by the NWS Storm Events database:

- High Wind: Sustained non-convective winds of 35 knots (40 mph) or greater lasting for 1 hour or longer or winds (sustained or gusts) of 50 knots (58 mph) for any duration (or otherwise locally/regionally defined), on a widespread or localized basis. In some mountainous areas, the above numerical values are 43 knots (50 mph) and 65 knots (75 mph), respectively.
- Strong Wind: Non-convective winds gusting less than 50 knots (58 mph), or sustained winds less than 35 knots (40 mph) resulting in a fatality, injury, or damage.
- Thunderstorm Wind: Winds, arising from convection (occurring within 30 minutes of lightning being observed or detected), with speeds of at least 50 knots (58 mph), or winds of any speed (non-severe thunderstorm winds below 50 knots) producing a fatality, injury, or damage. Events with maximum sustained winds or wind gusts less than 50 knots (58 mph) should be entered as a Storm Data event only if they result in fatalities, injuries, or serious property damage.

All areas of Lake County are susceptible to lightning strikes and their potential effects. Any lightning bolt can kill. Lightning plays a crucial role in the fire-based ecologies of the forests; unfortunately, it also plays a role in fires that might threaten human life and property. Many of the fires in 1998¹⁵ that impacted the State of Florida were ignited by lightning strikes. Due to Lake County’s location in Central Florida, there are a large number of lightning strikes and loss of life can primarily be prevented by proper public education. Damage to buildings can also be prevented by lightning rod systems and surge protectors to reduce the risk of fires. With regard to a scale for lightning, there is no scale for strength (such as weak vs. strong).

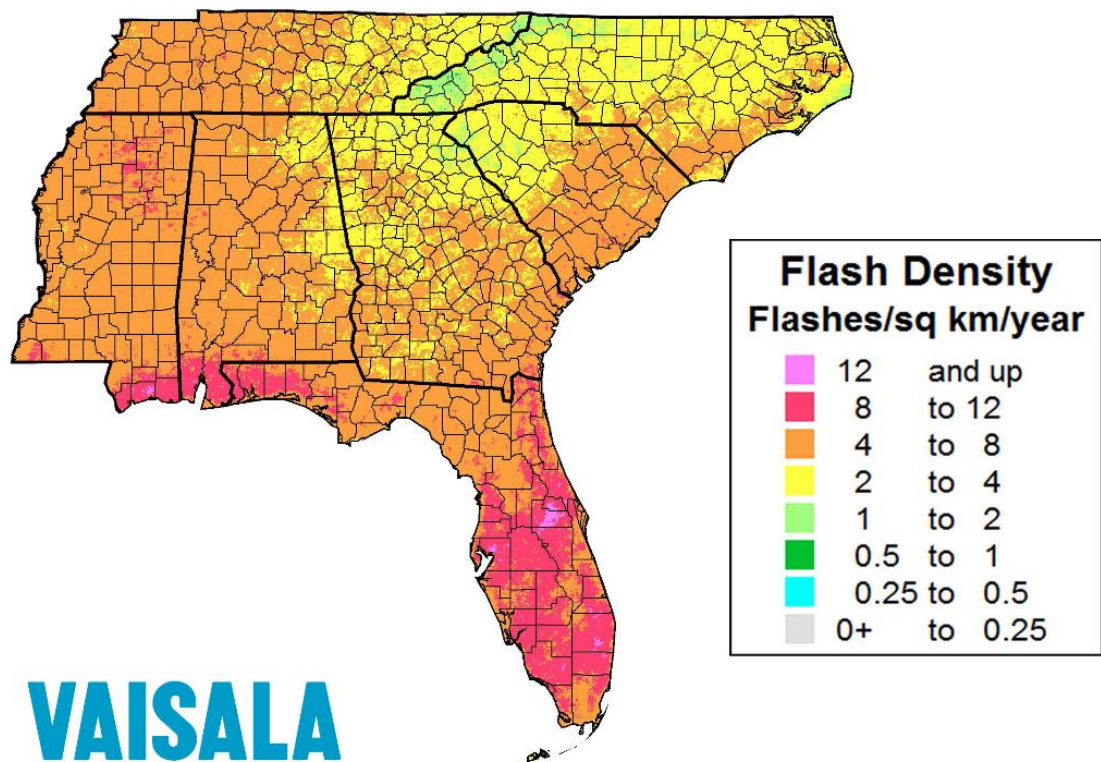
3. *Previous Occurrences*

Within Lake County, 13 deaths and 39 injuries occurred between 1959 and 2010, with a total of 449 deaths statewide in the same period. This included a man who was struck and

¹⁵ U.S. Fire Administration, 2004

killed in June 1990 while on a golf course in Lake County, and a fourth-grade teacher at Eustis Heights Elementary School who was struck and injured in 1988 while standing in an exterior doorway. Since 2010, forty-three¹⁶ (43) people have died in Florida from lightning strikes, an average of 3+ people per year, while some 25+ people are injured on average in the United States. Lake County could expect 4-12 lightning flashes per square kilometer per year. In 2018, lightning struck and killed a 44-year old man in Umatilla, this has been the only death recorded in the county due to lightning since 2010. The Figure below indicates lightning flash density from 2007 through 2016.

National Lightning Detection Network 2007 - 2016



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Figure 6: Vaisala National Lightning Detection Network (2007 - 2016)¹⁷

Since 2010, there have been 29 thunderstorm/wind events in the county, 13 of which caused damage in Lake County. Details of these impacts, including the magnitude and amount of property damage cost are listed in the following table.

¹⁶ <http://www.lightningsafety.noaa.gov/victims.html>

¹⁷ Lightning data from Vaisala.com provided in a media release dated 2017

Table 8: Thunderstorm/Wind Events in Lake County (2010 – 2019)¹⁸

Location	Date	Magnitude	Property Damage
<i>Mascotte</i>	1/25/2011	61 kts EG	500.00K
<i>Ferndale</i>	1/25/2011	56 kts EG	20.00K
<i>Mascotte</i>	3/30/2011	50 kts EG	0.00K
<i>Grand Island</i>	3/30/2011	50 kts EG	0.00K
<i>Leesburg Airport</i>	3/30/2011	54 kts EG	0.00K
<i>Tavares</i>	3/30/2011	50 kts EG	0.00K
<i>Astor Park</i>	4/20/2012	52 kts EG	0.50K
<i>Groveland</i>	5/15/2012	50 kts EG	0.40K
<i>Lady Lake</i>	8/10/2012	50 kts EG	0.00K
<i>South Clermont</i>	3/24/2013	56 kts EG	0.00K
<i>Lake Louisa</i>	3/24/2013	70 kts EG	250.00K
<i>Lake Louisa</i>	3/24/2013	65 kts EG	0.00K
<i>Mt. Dora</i>	6/11/2013	Heavy Rain	10.00K
<i>Lake Griffin</i>	7/4/2013	50 kts EG	0.00K
<i>Minneola</i>	4/30/2014	43 kts EG	2.00K
<i>Tavares</i>	6/10/2014	48 kts EG	1.00K
<i>Mt. Dora</i>	5/20/2015	52 kts. EG	0.00K
<i>Montverde</i>	6/1/2015	52 kts. EG	0.00K
<i>Ferndale</i>	6/18/2015	52 kts. EG	0.00K
<i>Lane Park</i>	6/25/2015	52 kts. EG	0.00K
<i>Tavares</i>	7/29/2015	48 kts. EG	50.00K
<i>Montclair</i>	7/29/2015	43 kts. EG	1.00K
<i>Lake Dora</i>	3/26/2016	50 kts. EG	0.00K
<i>Sylvan Shores</i>	7/13/2016	52 kts. EG	10.00K
<i>Lake Minnehaha</i>	7/15/2016	56 kts. EG	15.00K
<i>Tropical Shores Manor</i>	8/14/2016	50 kts. EG	0.00K
<i>Lisbon</i>	8/14/2016	50 kts. EG	0.00K
<i>Mascotte</i>	9/1/2016	50 kts. EG	14.00K
<i>Eustis</i>	9/1/2016	50 kts. EG	5.00K
<i>Lady Lake</i>	4/6/2017	60 kts. EG	0.00K
<i>Lake Yale</i>	5/30/2017	50 kts. EG	0.00K
<i>Howey in the Hills</i>	7/21/2017	61 kts. EG	25.00K
<i>Lake Harris</i>	4/15/2018	48 kts. EG	1.00K
<i>Howey in the Hills</i>	11/2/2018	50 kts. EG	0.00K

¹⁸ <http://ncdc.noaa.gov/stormevents>

Location	Date	Magnitude	Property Damage
<i>Lake Harris</i>	12/20/2018	50 kts. EG	0.00K
<i>Mascotte</i>	1/24/2019	83 kts. EG	250.00K
<i>Okahumpka</i>	5/5/2019	52 kts. EG	0.00K
<i>Eustis</i>	5/5/2019	52 kts. EG	0.00K

4. *Probability of Future Events*

The probability of future occurrences of thunderstorms/winds/lightning within Lake County is high as these events occur frequently especially during summer months. Generally speaking, all of Lake County is subject to the effects of Thunderstorms, Wind, or Lightning. It is anticipated since Lake County has experienced lightning storms before, it will likely occur again. Wind events in recent history have averaged from 40 to 70 knots and it is likely that those will occur again as well. The county has certainly experienced high winds and gusts that have impacted the residents and businesses of Lake County.

5. *Vulnerability and Risk Assessment*

Lake County is very susceptible to thunderstorms, high winds, and lightning. With the population of Lake County continuing to grow, the effects of thunderstorms and wind events will be felt even more than in the past and substantial damage can be experienced by residents. With severe thunderstorms and lightning, segments of the population could be negatively affected. Agricultural lands throughout the County and its jurisdictions could suffer damage and economic losses. Individuals in open areas such as golf courses and parks are at risk, as well as those that may be participating in boating or other water activities on the numerous lakes and streams in Lake County. Critical facilities and infrastructure would be possibly impacted in a devastating storm. Lightning can cause fires in the future during dry periods, more so within unincorporated Lake County within forested areas. Lake County is part of lightning capital of the US and on average receives 6.0 to 7.5 lightning flashes per square km, a relatively high flash density during storms. Given all of the factors, thunderstorms, high winds, and lightning generally would have a high impact to Lake County and its jurisdictions.

h) Sinkholes/Subsidence

1. *Description*

According to United States Geological Survey (USGS), a sinkhole is a depression in the ground that has no natural external surface drainage. Basically, this means that when it rains, all of the water stays inside the sinkhole and typically drains into the subsurface. Sinkholes are dramatic because the land usually stays intact for a period of time until the underground spaces just get too big. If there is not enough support for the land above the spaces, then a sudden collapse of the land surface can occur.

Topographically, Florida is part of a large Karst formation that comprises a section of the southeastern portion of the United States. Karst refers to the rock "foundation" that is slowly eaten through by chemical weathering eventually leading to subsidence or sinkholes. In Florida, the rock is generally limestone or gypsum, but it can be other types as well. The Karst terrain is also marked by the numerous caves and underground drainages.

2. *Location and Extent*

According to CDS Business Mapping utilizing the sinkhole database, Lake County is ranked as number 10 on a list of the top sinkhole prone counties in Florida¹⁹ and experiences several sinkholes a year, usually on private property. In cases where sinkholes occur in the public right-of-way, the Lake County Department of Public Works and/or the Florida Department of Transportation are notified to assess the sinkhole activity. Sinkholes impact the community generally by physical destruction. Their extent is generally measured in terms of the diameter of the opening and/or their depth (both usually measured in feet). Any size sinkhole is a threat because they can cause harm to people, vehicles or entire structures, as they succumb to the unstable ground.

Although it might be true that some areas of Central Florida are more prone to sinkholes than others, it must be realized that all areas of Lake County are susceptible to sinkholes and their potential effects. The county as a whole has more sinkhole activity in the central portion of the county, with areas outside of the county to the north and east having much more activity, based on sinkhole reports by the U.S. and Florida Geological Surveys. However, this does not mean that extreme damage cannot occur anywhere; all it takes is one sinkhole to severely impact life and property. Sinkholes can be caused by water ponding; canting of fence posts; collapse of bulkheads; and other hydro-geological factors.

3. *Previous Occurrences*

According to the Florida Department of Environmental Protection there were approximately 100 sinkholes reported to that agency since 1964 (FDEP Sinkhole Database), not including reports from other agencies. This number is probably lower than the actual amount considering that there are numerous sinkholes that are never reported to the authorities. Subsidence occurs because of settling of soil underneath the foundation of structures and typically results in minor, repairable damage. It can, however, in some cases result in the structure being condemned. Below are some of the more notable sinkhole occurrences that have happened in Lake County:

- June 2000: An extended drought was blamed for a sinkhole 20 feet wide that opened in Lake County.
- February 2004: A sinkhole approximately 30 feet in diameter opened up in Clermont, forcing a family to relocate until it could be filled.
- November 2005: A large sinkhole forced a Mascotte family out of their home while it was determined if there was a threat to the structural integrity of the house.
- August 2006: A sinkhole opened in Clermont that was approximately 20 feet in diameter and closed Maridru's Lane.
- September 2007: A large, growing sinkhole forced several families in Clermont to relocate after a neighbor's house was condemned.
- June 2011: A sinkhole swallowed part of a Leesburg store building on East Main Street caused by wet weather after a dry spell causing the ground to become too heavy and collapse.

¹⁹ <http://www.riskmeter.com/RiskMeter/RiskMeter-Announces-Top-Ten-Sinkhole-Prone-Counties.htm>

- August 2013: A sinkhole opened up in Clermont at the Summer Bay Resort causing a building to slowly sink and prompting the evacuation of three buildings.
- August 2015: A sinkhole opened up in Groveland which resulted in a boil water notice for some and no water for those closest to the location of the sinkhole including one school.

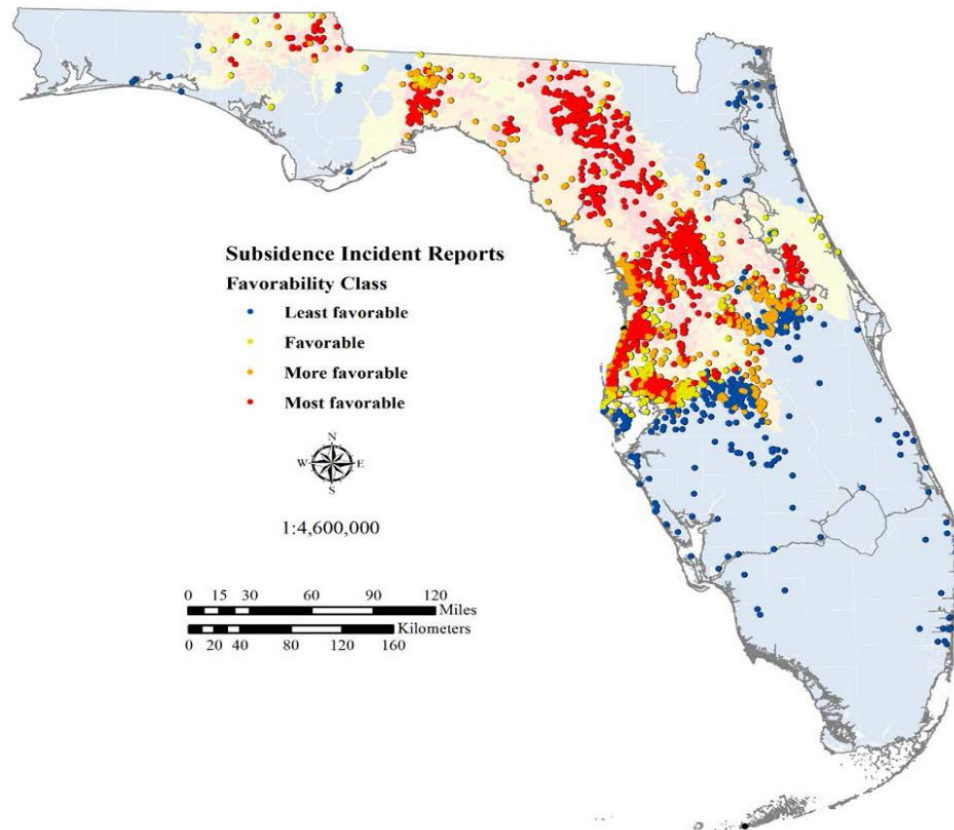
No major sinkhole events have taken place since the last LMS update.

4. *Probability of Future Events*

There is a moderate probability of future sinkhole occurrences in Lake County, according to historic data as sinkhole events occur every few years. Activities that increase the risk of sinkhole are groundwater pumping, construction and development practices, and breakages in water lines, though they can also occur due to natural or geological factors.

5. *Vulnerability and Risk Assessment*

As noted, from 2010 to 2019, Lake County has had a reported 36 sink holes of various sizes, ranging from under 3 feet wide to over 40 feet wide. While most of the sinkholes are relatively minor and pose little threat, there is always the possibility of a much larger sinkhole causing significant damage within the county. A majority of the county is listed as an area that is favorable to sinkhole formation (see the following figure).

Figure 7: 2018 Subsidence Incidents²⁰

Sinkholes can have a diameter of greater than 200 feet. Sinkholes can be shallow or develop depths that are greater than 100 feet, creating extremely dangerous situations, swallowing entire structures. Depending on the location of the sinkhole, residents' homes, tourists in transient housing, critical facilities, infrastructure, and agricultural concerns could suffer negative effects. Economic effects could vary again depending on the size and location of the sinkhole. Considering all of these factors, sinkholes generally have a low impact to Lake County and its jurisdictions.

i) **Tornadoes**

1. *Description*

A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. Tornadoes are most often generated by thunderstorm activity (but sometimes result from hurricanes and other tropical storms) when cool, dry air intersects and overrides a layer of warm, moist air forcing the warm air to rise rapidly.

2. *Location and Extent*

Similar to hurricane data, there is only reliable recorded data for tornadoes since 1950. Although the Midwest has the reputation for the worst tornadoes, Florida experiences the

²⁰ 2018 Subsidence Incident Reports - Florida Division of Emergency Management (FDEM) State Hazard Mitigation Plan

greatest number of tornadoes per square mile of all the states. Florida has averaged 52 tornadoes reported per year since 1961, with an average of two fatalities per year. Florida's tornadoes are generally of shorter duration (3 miles) and have narrower paths (125 yards wide). Mapping indicates that about 95 percent of the county is in the 1 in 250-year risk area, and the remainder in the 1 in 500-year risk area. All areas of Lake County are susceptible to tornadoes and their potential effects.

The Fujita Scale (now the Enhanced Fujita Scale) is used to determine the intensity of tornadoes. Most of the tornadoes that have hit Lake County have been on the lower spectrum, in the F0 or F1 range. On February 1, 2007, the National Weather Service switched from the Fujita Scale to the Enhanced Fujita Scale to better reflect examinations of tornado damage surveys, aligning wind speeds more closely with associated storm damage. The Enhanced Fujita Scale levels are listed in the table below.

Table 9: Measuring the Intensity of Tornadoes (Extent)²¹

Scale	Wind Speed (mph)
EF0	65-85
EF1	86-110
EF2	111-135
EF3	136-165
EF4	166-200
EF5	>200

Because of the unpredictable patterns of tornadoes, and because the entire state of Florida has a relatively high risk, the entire County is vulnerable to tornado-induced damage. The damage potential for a tornado increases as a function of population density. As the number of structures and people increase, the potential damage/injury rate increases. Mobile homes, poorly constructed and/or substandard housing, apartment complexes and low-rent housing projects are especially susceptible because of their lack of resistance to high winds, and apartment complexes and low-rent projects because of their size and densities.

3. *Previous Occurrences*

There have been 51 recorded tornadoes in Lake County since 1950 that have caused somewhere between \$226,470,050 and \$241,320,500 in total damage. These same tornadoes have also been responsible for 231 injuries and 26 deaths.

Historically significant events are noted in the 2010 plan. There have been few significant tornado events in Lake County in the last five years. However, worth noting is a storm that happened in 2007 for the purpose of this plan.

- The Groundhog Day Tornado Outbreak, February 2, 2007: On the morning of February 2, 2007, a powerful storm system moved across Lake County from the

²¹ <http://www.srh.noaa.gov/oun/?n=efscale>

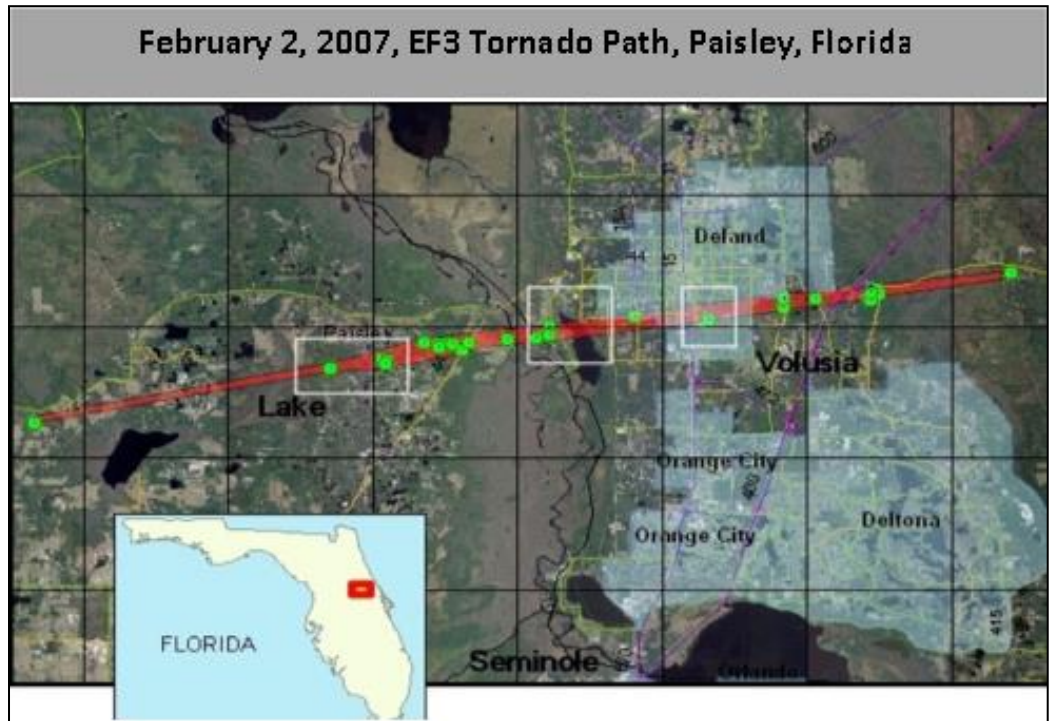
The EF scale still is a set of wind estimates (not measurements) based on damage.

west producing three tornadoes, two of which had large impacts on the County and resulted in a Presidential Disaster Declaration. The first tornado touched down in Sumter County, near Wildwood, and moved toward the Villages and Lady Lake. This tornado registered as an EF3 on the Enhanced Fujita Scale and created a swath of destruction along its 17-mile path, killing eight.

- The second tornado touched down near County Road 42 in northern Lake County in between Altoona and Paisley. This tornado was responsible for 13 deaths as it traveled its 26-mile path. In addition to killing 21 people in Lake County, these tornadoes caused approximately \$98 million in damages. These storms struck in the early morning hours when many people were sleeping and unable to receive emergency messages. The path of these storms is displayed in the following figures.

Figure 8: February 2, 2007, EF3 Tornado Path, Lady Lake, Florida



Figure 9: February 2, 2007, EF3 Tornado Path, Paisley, Florida

The table below lists the incidences of tornadoes in Lake County since 2010.

Table 10: Tornado/Funnel Cloud Events in Lake County (2010 – 2020) ²²

Location	Date	Magnitude	Property Damage
<i>Dona Vista</i>	9/12/2010	Funnel Cloud	-0-
<i>Grand Island</i>	8/5/2011	EF0	\$25K
<i>Lady Lake</i>	9/24/2011	Funnel Cloud	-0-
<i>Lake Louisa</i>	6/24/2012	EF0	-0-
<i>Eustis Airport</i>	6/25/2012	Funnel Cloud	-0-
<i>Tropical Shores</i>	4/30/2013	Funnel Cloud	-0-
<i>Mount Plymouth</i>	2/23/2014	Funnel Cloud	-0-
<i>Clermont</i>	6/1/2015	EF0	-0-
<i>Fruitland park</i>	9/1/2016	EF0	\$22K
<i>Emerald</i>	9/13/2016	Funnel Cloud	-0-
<i>Dona vista</i>	1/22/2017	Funnel Cloud	-0-
<i>Umatilla</i>	9/10/2017	EF1	-0-
<i>Tavares</i>	7/4/2018	EF0	-0-
<i>Okahumpka</i>	1/4/2020	EF0	-0-

4. Probability of Future Events

According to previous occurrences the probability of a future tornado affecting Lake County is moderate. While the majority of these events are small in terms of size, intensity and duration, a greater number of stronger storms (i.e., F2 and F3 tornadoes) have been reported in the past. Further, even a minor tornado can cause substantial damage.

5. Vulnerability and Risk Assessment

Due to the unpredictable nature of tornadoes, all of Lake County is vulnerable to their impacts. High wind speeds can cause damage to structures with the most significant threat to mobile homes and other older substandard or unreinforced properties. The total mobile home population in Lake County is estimated at 40,935²³ accounting for nearly 12% of the total county population. The mobile home population is distributed throughout the County and all jurisdictions. This population has to have a safe place to go during possible tornadic activity. While everyone can be impacted, the elderly, those with lower income, and the homeless would be most affected. Tornadoes can cause other cascading events like utility outages, economic loss, and transportation issues along with the hardships that result from the disruption of normal life.

A tornado with the greatest intensity of EF5, with winds of greater than 200 MPH, although rare, could occur in Lake County. The maximum that has occurred has been a recorded

²² <http://ncdc.noaa.gov/stormevents>

²³ data.census.gov; 2018 ACS 1-Year Estimates: Total Pop. in Occupied Housing by Tenure by Units in Structure

EF3 in February, 2007 during the Groundhog Day Outbreak. This incident is considered the worst natural disaster in the county's history and officials were determined not to let it happen again. In February of 2011, Lake County launched a new warning system that calls residents directly when there is a public safety emergency. Alert Lake was the new emergency notification system and for tornado warnings (or other significant incidents, such as natural disasters, warning from law enforcement, chemical spill, flooding, or other emergencies), the system automatically calls people on a registered phone number. For those who have landlines in their homes, the 911 database is utilized. For those that do not have a house phone but want to know about severe weather when on the go, the Alert Lake system can also send messages straight to a cell phone. Considering all of these factors, tornadoes would generally have a moderate impact to Lake County and its jurisdictions.

j) Brush Fires, Wildfires and Forest Fires

1. *Description*

According to the Federal Emergency Management Agency (FEMA), a wildland fire or wildfire is an unplanned, unwanted fire burning in a natural area, such as a forest, grassland, or prairie. As building development expands into these areas, homes and business may be situated in or near areas susceptible to wildfires. This is called the wildland urban interface. Wildfires can damage natural resources, destroy homes, and threaten the safety of the public and the firefighters who protect forests and communities.

2. *Location and Extent*

Lake County is uniformly exposed to wildfire risk. Forest fires pose a serious threat while playing an important role in Florida's ecology. Much of the northeast portion of Lake County lies within the Ocala National Forest, which contains many longleaf pines that are a fire dependent species of tree. It is important to understand that much of the Ocala National Forest is a fire-based ecology, and as such, special precautions should be made by those who reside within it. The "La Nina" weather effect occasionally causes an extended drought period. Controlled burns reduce the amount of fuel that might build up over years of not having a fire. The Florida and US Divisions of Forestry have incorporated controlled, naturally occurring, and prescribed burns into their forest management plans. Uncontrolled wildfires will continue to threaten Lake County and it is important to understand the actions that can take place to reduce the threats posed by wildfires.

Wildland fires can adversely impact homes, businesses, and vegetation, specifically those that are in higher risk areas. And, wildland fires affect visibility as well as air quality, which, can severely affect populations with compromised respiratory systems (such as the elderly). Impacts of wildfires are measured by acres burned each year.

While all areas of Lake County are vulnerable to wildfires, the northeast and southern portions of the county are more likely to experience direct incidents of wildland fires. A wildland fire incident can be felt throughout the county due to resources being redirected to contain the fires.

3. Previous Occurrences

All of Lake County may be impacted by wildfires during the especially months with minimal rainfall. Carelessness can lead to wildfires during dry or windy conditions and when burning restrictions are not followed. Even with prescribed burns, Lake County remains at risk for brush fires in unincorporated areas and at the wildland/urban interface areas. Since 2010, the only published account of a burn ban was ordered in Lake County from February to June 2012. Below is a look at how many acres have burned due to wildfires in Lake County from 2012 to 2019.²⁴

**Table 11: Acres Burned due to Wildfires,
Lake County, FL (2012 – 2019)**

Year	Total Acres Burned
2012	2,008.6
2013	374.5
2014	337.5
2015	674
2016	804
2017	2,941.3
2018	244
2019	64.7

The following highlight a few of the more notable forest fires in Lake County, which are briefly summarized.

- Fires of 1998: Unusually extended periods of hot weather coupled with little rainfall created the ideal situation for an outbreak of forest fires in Central Florida in the summer of 1998 (NOAA). Some 2,200 fires occurred that summer, with most of the damage being caused by a few of the very large ones. All jurisdictions within Lake County were affected to some degree by the prolonged heat and wildfire threat.
- Fire of 1999: The smoke from a large brush fire near Groveland was responsible for 5 accidents on March 3, 1999. Seven people were hospitalized. The jurisdictions affected were unincorporated Lake County and the City of Groveland.
- Fires of 2000: High temperatures and an extended dry period allowed for 13 fires to flare up during the summer of 2000 – burning some 4,000 acres of central and southern Lake County. All jurisdictions within Lake County were affected to some degree by this large-scale fire.
- Green Swamp Fire of 2001: An illegal trash fire started a 10,000-acre blaze that blanketed much of central and south Lake County in smoke. This smoke was responsible for several accidents due to low visibility on U.S. 27, and respiratory problems for at-risk citizens. The primary jurisdictions affected were Groveland, Clermont, Mascotte, Montverde, and unincorporated Lake County.

²⁴ Source: Lake County Fire Rescue – Historical Fire Data, Accessed May 6, 2020

- Wekiva River Fire of 2007: Some 36 residences were evacuated near the Wekiva River after a 1,000-acre fire burned within a quarter mile of the homes in May of 2007. The primary jurisdiction affected was unincorporated Lake County.
- Deerhaven Fire of 2008: Approximately 140 homes near Deerhaven (northeast Lake County) were evacuated after a 1,000-acre blaze threatened to close off a main road to these houses. The Deerhaven Wildfire became out of control after 25 mph wind gusts made it difficult to contain. The primary jurisdiction affected was unincorporated Lake County.
- 2012 Groveland Fires: In January a 300-acre fire on County Road 33 was difficult to contain due to swamp conditions before rain helped firefighters contain the blaze. In February a fire in Clermont shut down Thompson Place near CR 561 as the fire continued to burn in swampy area. In April a fire north of State Road 50 near Timber Lake Village had to be contained before reaching a nearby swamp which could have resulted in a muck fire that lasted for weeks.
- April 2012, Sorrento: An illegal burn in a yard spread quickly and threatened homes.
- April 2016, Eustis Radio Tower Fire: an unattended yard debris fire spread consuming 141 acres threatened homes in the Royal Trails Subdivision.
- April 2017, Sod Farm II. A fire started in Eustis and quickly spread to 400 acres overnight prompting the evacuation of more than 20 homes. By the following day the fire had been contained at 782 acres.

4. *Probability of Future Events*

There is a moderate probability of future wildfire events in Lake County, especially during drought cycles and abnormally dry conditions, particularly during the months with minimal rainfall amounts (December through April). An estimated acreage cannot be determined as the amount of acres burned can vary wildly from year to year.

5. *Vulnerability and Risk Assessment*

The major causes of brush and forest fires are due to lightning, human negligence, or cases of criminal mischief, and occurs during the months with higher thunderstorm activities. Late winter and spring also are prime periods for wildfires, fueled by strong winds and a lack of rainfall during that same time frame. Lake County has a considerable amount of undeveloped area with prime fuel source for fires and experienced major fire events in the past.

In 2019, an assessment identified the following communities in the County to be at the highest risk:

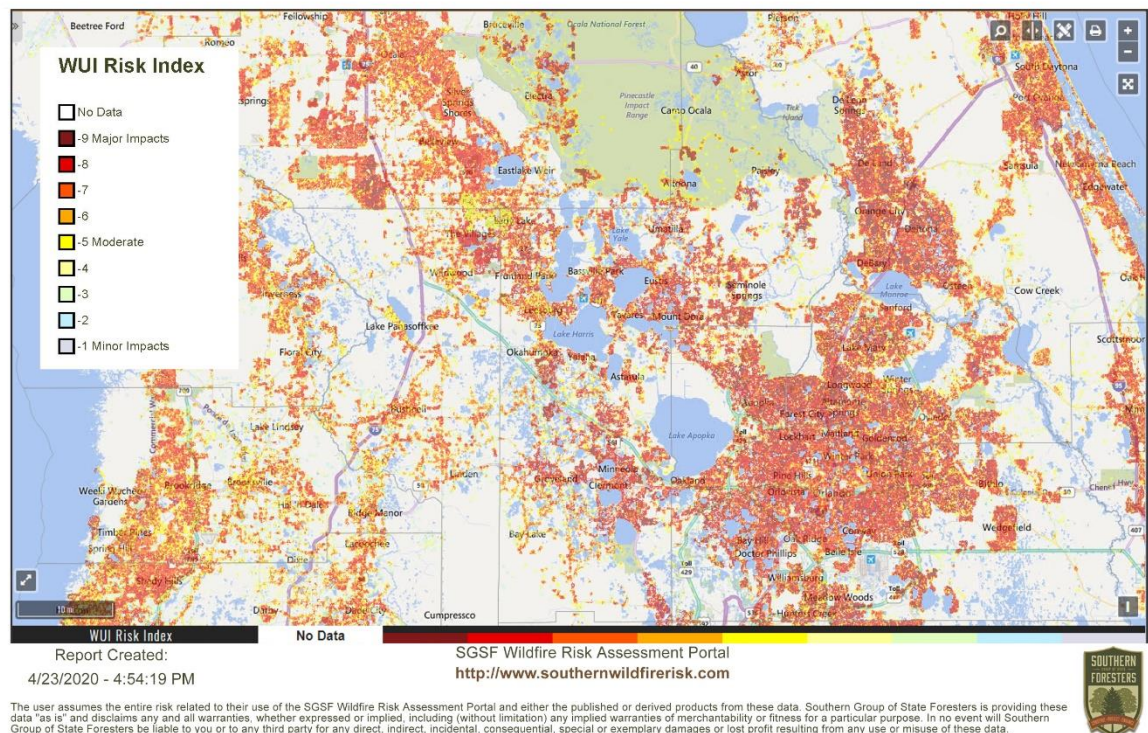
- Cassia
- Green Swamp
- North Lake
- Pine Lakes

- The Royal Trails Subdivision

The Florida Forest Service Wildland Urban Interface (WUI) Risk Index, illustrated in the following figure, identifies areas where the potential impact of wildfire on people and their homes and assess a risk based on housing density and fire intensity (Flame Length) to determine areas that may be majorly impacted by a wildfire incident.²⁵ A map of critical facilities within the WUI risk areas is available in Appendix III: Maps and Figures – Wildland Urban Interface (WUI) Risk Index for Lake County, Florida.

Figure 10: Wildland Urban Interface (WUI) Risk Index

Wildland Urban Interface Risk Index
Lake County, FL



Wildfires in Lake County primarily affect wooded areas with low population density and do not typically pose a danger to highly populated areas. However, wildfires can still impact all jurisdictions in Lake County. Structures, critical facilities, infrastructure, and housing for vulnerable populations have some exposure to impact by wildfires. An exact dollar loss cannot be determined due to the fact impact is undefined. There have been no significant wildfires other than those reflected in this section. Considering all of these factors, wildfires/forest fires would generally have a moderate impact to Lake County and its jurisdictions.

²⁵ <https://www.southernwildfirerisk.com/>

k) Erosion

1. *Description*

Erosion occurs when land is worn away by the action of natural forces in waves, currents and wind. Even though erosion is a natural process, it can be either mitigated or enhanced by human activity. Erosion is generally measured as the loss of material in cubic yards.

2. *Location and Extent*

Erosion is most likely to take place within Lake County along the Wekiva and St. Johns Rivers to the northeast, as well as along streams, creek beds, lakes and other bodies of water that are scattered throughout the County. All residents need to be vigilant about erosion in areas that are adjacent to bodies of water as erosion can result in damage to property, roads, and other infrastructure.

According to the St. Johns River Water Management District, the Florida Legislature passed the Wekiva River Protection Act in 1988 which requires the river's surrounding counties to amend their comprehensive plans and land development rules to deter wetlands losses and protect wildlife habitats. The act authorizes local governments to create rules to treat stormwater runoff. Special rules are also in place for development in the basin that require additional stormwater treatment and established protection zones along the waterways to preserve wetlands, uplands and water quality and reduce erosion and groundwater drawdown.

3. *Previous Occurrences*

Since 2010, there has been one incident of erosion in Clermont. In April 2013, rainfall of 3 to 4 inches in a short period of time, associated with a strong thunderstorm, caused a steep 30-foot section of ground adjacent to State Road 50 in Clermont to slide into a home. The mudslide destroyed a home on Sunnyside Drive. Mud several feet high entered the home. The drainage system in the area was designed several decades ago and could not handle the excessive rain rate. Property damage was estimated at \$75,000.

4. *Probability of Future Events*

Besides the 2010 occurrence, there have been no other documented incidents in Lake County. The probability that an event happens in the county continues to be low.

5. *Vulnerability and Risk Assessment*

Lake County has not seen any large erosion events that have caused widespread damage to property. However, erosion is being addressed along the Wekiva and St. Johns Rivers. Erosion can result in structures adjacent to water bodies becoming damaged or destroyed because they are not able to be supported by the ground. There is no scale to measure the magnitude or severity of erosion, as even small amounts of erosion can lead to substantial damage to homes and businesses. Erosion impacts would be fairly limited in scope as impacts to populations, tourism, agriculture, economic interest, critical facilities and infrastructure have not be realized in the past. Considering all of these factors, erosion would generally have low impact to Lake County and its jurisdictions.

I) Winter Storm/Freeze:

1. *Description*

The National Weather Service (NWS) defines a Winter Storm/Freeze as a weather event with accumulating frozen precipitation such as snow, sleet, and/or freezing rain. This event affects every state in the continental United States, although such weather is typically uncommon in Florida, especially southern parts.

A freeze occurs when overnight temperatures reach at least 32 degrees Fahrenheit. A hard freeze occurs when overnight temperatures fall below 28 degrees Fahrenheit for at least 4 hours.

2. *Location and Extent*

Extremely freezing temperatures are not typical for the Florida climate although each winter, Florida faces the threat of at least a moderate freeze. For Lake County this hazard is a potential problem centered on the vegetable, foliage, and citrus industries. Episodes of extreme freezing temperatures would be widespread to all locations and not just specific locales. If temperatures reach freezing levels for extended periods of time, combined with other climatic factors, crop or landscape damage may occur, having a significant impact on the county's economy and employment base.

The freeze line runs through the northern part of Lake County just north of Altoona although the entire county could be impacted. Personal injury or death due to freezes is not considered a hazard except for the homeless and indirectly through fire caused by incorrect or careless use of space heaters, etc. However, the elderly may be impacted as well as young children and since it is anticipated that the elderly population will continue to increase, there is a chance that this population could see some impact from winter storms and freezes. Additionally, consumer demand of electricity during periods of very extreme cold weather may overload the electrical grid, which may cause outages and have a significant impact on electrically-dependent critical facilities and persons. Critical facilities, infrastructure, and tourism would likely not be affected by winter storms and freezes.

3. *Previous Occurrences*

One of the most significant freezes took place within Florida in February, 2001, when the president declared a major disaster declaration for Florida to allow funds to reach those individuals impacted by the event. The agricultural industry was severely impacted and resulted in many individuals being out of work. Since 2010, two freeze and one wind chill events occurred in Lake County and none have occurred since. These are outlined in the table below.

Table 12: Freeze and Wind Chill Events Lake County (2010 – 2020)

Location	Date	Type	Crop Damage
Lake	12/14/2010	Frost/Freeze	-0-
Lake	12/14/2010	Cold/Wind Chill	-0-
Lake	12/27/2010	Frost/Freeze	\$1.830M

4. *Probability of Future Events*

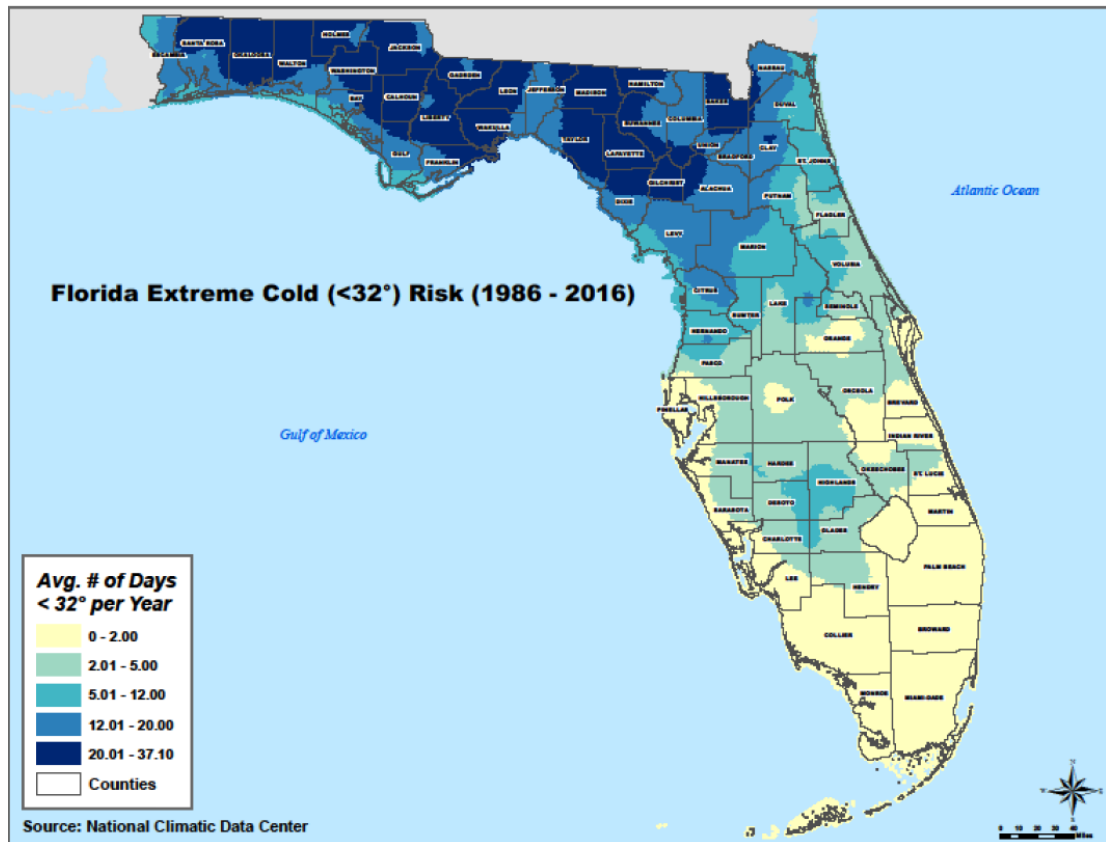
All portions of Lake County have been impacted by episodes of freezing temperatures in the past, therefore confirming that the entire county is susceptible and according to previous occurrences the future probability is moderate.

5. *Vulnerability and Risk Assessment*

Temperatures in Lake County can be as low as single digits, but rarely below zero. Additionally, light, freezing rain has been reported on occasion. Frozen precipitation in small amounts, although not commonplace, is possible within Lake County. The probability of another significant freeze event continues to be moderate.

With regard to a scale to measure the magnitude or severity, the National Weather Service issues a threat awareness chart regarding one's vulnerability to the hazard of excessive cold temperatures, especially wind chill. Of the cold weather hazards that can be expected, the most likely for Lake County are the crop-killing freezes. Lake County is not normally subject to the types of winter storms experienced in the panhandle that can include snow precipitation and accumulation; typical effects are from wind, wind chill, and freezes. Considering all of these factors, winter storm/freezes would generally have a low impact to Lake County and its jurisdictions.

According to the National Climactic Data Center, it is expected that the county could see an average of 2 to 12 extreme cold (<32 degrees) days each year (Figure below) is based on the average number of extreme cold days that occurred from the year 1986 through 2016.

Figure 11: Florida Extreme Cold Risk (2000 – 2016)

m) Dam or Levee Failure

1. *Description*

A dam/levee failure is a collapse or breach in a dam or levee. While most dams have storage volumes small enough that failures have little or no repercussions, dams with large storage amounts can cause significant downstream flooding.

According to FEMA, more than a third of the country's dams are 50 or more years old. Approximately 14,000 of those dams pose a significant hazard to life and property if failure occurs. There are also about 2,000 unsafe dams in the United States, located in almost every state. Dam failures can result from one or a combination of the following reasons²⁶:

- Overtopping caused by floods that exceed the capacity of the dam
- Deliberate acts of sabotage
- Structural failure of materials used in dam construction
- Movement and/or failure of the foundation supporting the dam
- Settlement and cracking of concrete or embankment dams

²⁶ FEMA (2019b). Why Dams Fail, <https://fema.gov/why-dams-fail>

- Piping and internal erosion of soil in embankment dams
- Inadequate maintenance and upkeep

2. *Location and Extent*

According to the Florida Department of Environmental Protection, there are nine (9) dams within Lake County. These dams are located in unincorporated Lake County, but could affect not only jurisdictions within Lake County, but also in other locations in Central Florida.

3. *Previous Occurrences*

To date, there have been no reports of damages as a result of dam failures, however, any issues in the future would likely be as a result of the Burrell Lock and Dam, as well as the Cherry Lake Dam. The Burrell Lock and Dam is located in northwest Lake County north of the City of Leesburg in the vicinity of Lake Griffin. The Cherry Lake Dam is located in southern Lake County, between the Cities of Minneola at Cherry Lake.

Table 13: Dams in Lake County, Florida²⁷

NID ID	Name	Hazard Rating
FL20500	Lake Apopka Lock and Dam	Low
FL00708	Burrell Lock and Dam	High
FL00704	M-1	Low
FL00707	M-6A	Low
FL00437	Cherry Lake Outlet	Significant
FL20503	M-4	Significant
FL20502	M-5	Significant
FL20501	Villa City	Significant
FL20505	Harris Bayou	High

4. *Probability of Future Events*

According to Mr. Ron Hart of the Lake County Water Authority²⁸:

- “The Burrell Dam has the capacity to cause damages to the low-lying property both downstream of the structure as well as around Lake Griffin, especially if discharges out Moss Bluff are not adjusted to accommodate the increases in flow. However, if discharges are managed properly at the Moss Bluff Dam, damages should be limited to low lying areas around Haynes Creek.
- The Cherry Lake Dam can cause damage downstream due to prolonged and excessive discharges that result in the capacity being exceeded at any of the five dams downstream. The dam has a very long levee system that increases the exposure to catastrophic damage and uncontrolled discharges.”

²⁷ National Inventory of Dams (<https://nid.sec.usace.army.mil/>)

²⁸ Lake County LMS 2010

5. *Vulnerability and Risk Assessment*

No evaluations or studies have been conducted to determine the extent of damage that might be caused in the event of a failure. It has been determined, however, that the total amount of damages might exceed the cost to repair or replace these dams. Most of the areas impacted would be residential homes with local roadways and lift stations may be impacted causing issues. Specific areas of concern include the following however the impact is limited and isolated in focus:

- Timber Village/Groveland – Residential mobile home community of approximately 50 homes that may become flooded or have limited access.
- Isolated homes along levees that number less than five homes.
- Pasture flooding in an isolated area with no structures involved.
- Homes at the end of Indigo Road which will have limited access and number approximately 15.
- Plantation Golf Course has 3 to 4 holes that would be underway. This was known when the property was developed and golfers can bypass the area to finish playing. The golf course is responsible for repairing any damages.
- Emerald Lake Subdivision – Extremely low elevation of roads and home sites within the subdivision.

Considering all of these factors, a dam or levee failure would generally have a low impact to Lake County and its jurisdictions.

n) Epidemic/Pandemic

1. *Description*

An epidemic is a disease that affects a greater number of people than is usual within a region. A pandemic is the same as an epidemic except it has spread to more than one region of the world. Infectious diseases are caused by pathogenic microorganisms, such as bacteria, viruses, parasites or fungi; the diseases can be spread, directly or indirectly, from one person to another. Zoonotic diseases are infectious diseases of animals that can cause disease when transmitted to humans.

For the purpose of this Plan, infectious disease has been categorized as (1) pandemic and (2) localized infectious disease outbreaks.

A pandemic is an epidemic that occurs over a wide geographic area, often global. Pandemics results when a microorganism (or disease condition) emerges that is pathogenic for humans but to which humans have no immunity or prior protection. Thus, an epidemic occurs and the number of cases substantially exceeds the number of expected cases over a given period of time. Pandemics generally refer to infectious diseases that spread efficiently from person to person across the globe, although the term may be used to describe medical conditions with other risk factors, such as chronic illnesses like cardiovascular diseases.

2. *Location and Extent*

Populated areas throughout Lake County its jurisdictions are the most at risk from human disease. Disease is not a risk, in itself, to the physical or operational integrity of any type of structure. However, high absenteeism could threaten the operating capabilities of businesses, industries, institutions and government agencies.

In the event of a pandemic, medical and health care facilities may be overwhelmed, with local care not readily accessible to those in need. Fatalities would significantly increase. Public safety would be compromised due to illness among public safety and security agencies. Quarantine and isolation techniques would be imposed, requiring a significant enforcement challenge. Temporary health care facilities and field hospitals would have to be activated and staffed by professionals from outside the county.

Overall, the human and economic consequences of the event would be very substantial.

3. *Previous Occurrences*

- Below are the epidemics/pandemics that may have had notable impacts:
- The “Spanish Flu,” 1918/1919: The Spanish Flu began in August 1918, in three disparate locations: Brest, Boston and Freetown. An unusually severe and deadly strain of influenza spread worldwide. The disease spread across the world, killing 25 million in the course of six months; some estimates put the total of those killed worldwide at well over twice that number. An estimated 17 million died in India, 500,000 in the USA and 200,000 in the UK. It vanished within 18 months and the actual strain was never determined, though some recent attempts at reconstructing genes from the virus have been successful.
- H5N1 “Bird Flu,” 1997/2003: Asian highly pathogenic avian influenza (HPAI) A(H5N1) virus occurs mainly in birds and is highly contagious among them. HPAI Asian H5N1 is especially deadly for poultry. The virus was first detected in 1996 in geese in China. Asian H5N1 was first detected in humans in 1997 during a poultry outbreak in Hong Kong and has since been detected in poultry and wild birds in more than 50 countries in Africa, Asia, Europe, and the Middle East. Six countries are considered to be endemic for Asian HPAI H5N1 virus in poultry (Bangladesh, China, Egypt, India, Indonesia, and Vietnam).²⁹

Since its widespread re-emergence in 2003, rare, sporadic human infections with this virus have been reported in Asia, and later in Africa, Europe, and the Middle East. Human infections with Asian H5N1 viruses have been associated with severe disease and death. Most human infections with avian influenza viruses, including HPAI Asian H5N1 viruses, have occurred after prolonged and close contact with infected birds. Rare human-to-human spread with this virus has occurred, but it has not been sustained and no community spread of this virus has ever been identified.

- SARS, 2002/2003: Severe acute respiratory syndrome (SARS) is a viral respiratory illness caused by a coronavirus called SARS-associated coronavirus

²⁹ <https://www.cdc.gov/flu/avianflu/h5n1-virus.htm>

(SARS-CoV). SARS was first reported in Asia in February 2003. The illness spread to more than two dozen countries in North America, South America, Europe, and Asia before the SARS global outbreak of 2003 was contained.

Since 2004, there have not been any known cases of SARS reported anywhere in the world. The content in this website was developed for the 2003 SARS epidemic. But some guidelines are still being used.³⁰

- H1N1, 2009: In the spring of 2009, a novel influenza A (H1N1) virus emerged. It was detected first in the United States and spread quickly across the United States and the world. This new H1N1 virus contained a unique combination of influenza genes not previously identified in animals or people. This virus was designated as influenza A (H1N1)pdm09 virus. From April 12, 2009 to April 10, 2010, CDC estimated there were 60.8 million cases (range: 43.3-89.3 million), 274,304 hospitalizations (range: 195,086-402,719), and 12,469 deaths (range: 8868-18,306) in the United States due to the (H1N1)pdm09 virus.³¹
- Ebola, 2014-2016: On March 23, 2014, the World Health Organization (WHO) reported cases of Ebola Virus Disease (EVD) in the forested rural region of southeastern Guinea. The identification of these early cases marked the beginning of the West Africa Ebola epidemic, the largest in history. On March 23, 2014, with 49 confirmed cases and 29 deaths, the WHO officially declared an outbreak of EVD.

Overall, eleven people were treated for Ebola in the United States during the 2014-2016 epidemic. On September 30, 2014, CDC confirmed the first travel-associated case of EVD diagnosed in the United States in a man who traveled from West Africa to Dallas, Texas. The patient (the index case) died on October 8, 2014. Two healthcare workers who cared for him in Dallas tested positive for EVD. Both recovered.

On October 23, 2014, a medical aid worker who had volunteered in Guinea was hospitalized in New York City with suspected EVD. The diagnosis was confirmed by the CDC the next day. The patient recovered. Seven other people were cared for in the United States after they were exposed to the virus and became ill while in West Africa, the majority of whom were medical workers. They were transported by chartered aircraft from West Africa to hospitals in the United States. Six of these patients recovered, one died.

- MERS, 2014: In May 2014, CDC confirmed two unlinked imported cases of MERS in the United States—one to Indiana, the other to Florida. Both cases were among healthcare providers who lived and worked in Saudi Arabia. Both traveled to the U.S. from Saudi Arabia, where scientists believe they were infected. Both were hospitalized in the U.S. and later discharged after fully recovering.³²

³⁰ <https://www.cdc.gov/sars/index.html>

³¹ <https://www.cdc.gov/flu/pandemic-resources/2009-h1n1-pandemic.html>

³² <https://www.cdc.gov/coronavirus/mers/us.html>

- Zika Virus, 2015 and 2016: In early 2015, a widespread epidemic of Zika fever, caused by the Zika virus in Brazil, spread to other parts of South and North America. It also affected several islands in the Pacific, and Southeast Asia. In 2016, a reported 5,168 cases of Zika virus were reported in the U.S. In the State of Florida, this included 1,107 cases of the virus.³³
- COVID-19, 2020: On January 11, 2020, Chinese health authorities preliminarily identified more than 40 human infections with novel coronavirus in an outbreak of pneumonia under investigation in Wuhan City, Hubei Province, China. Chinese health authorities subsequently posted the full genome of the so-called “novel coronavirus 2019”, or “2019-nCoV”, in GenBank®, the National Institutes of Health genetic sequence database.

On February 11, 2020 the World Health Organization announced an official name for the disease that is causing the 2019 novel coronavirus outbreak, COVID-19 and declared it a pandemic outbreak on March 11, 2020.³⁴

4. *Probability of Future Events*

According to previous history and the CDC, pandemic type events rarely happen (4 times in the 20th century), therefore indicating a low/moderate probability.

5. *Vulnerability and Risk Assessment*

Certain people are at high-risk for serious complications (infants, elderly, pregnant women, extreme obesity and persons with certain chronic medical conditions). Further impacting risk, most people have little or no immunity because they have no previous exposure to the virus or similar viruses.

Seasonal flu rates of medical visits, complications, hospitalizations and death can vary from low to high. The CDC estimates that flu-related hospitalizations since 2010 ranged from 140,000 to 710,000, while flu-related deaths are estimated to have ranged from 12,000 to 56,000. Now in comparison, pandemic flu rates of medical visits, complications, hospitalizations and death can range from moderate to high. The number of deaths could be much higher than the seasonal flu (e.g. The estimated U.S. death toll during the 1918 pandemic was approximately 675,000). With the recent spread of COVID19, additional pandemic numbers will continually change until a time in which the virus is contained.

Considering the spread and infection rate, a pandemic event may cause major impacts on the general public, such as travel restrictions and school or business closings. Additionally, there is the potential for severe impact on domestic and world economies.³⁵ Thus, a pandemic/epidemic would generally have a high impact to Lake County and its jurisdictions.

Most efforts in analyzing the impacts and effects of disease and pandemic have been done at the national level. Because of the dynamics involved with the spread of disease and pandemic, a local level assessment has not been conducted specifically, but the local

³³ <https://www.cdc.gov/zika/index.html>

³⁴ Florida Department of Health – [Novel Coronavirus \(2019nCoV\)](#)

³⁵ (<https://www.cdc.gov/flu/pandemic-resources/basics/about.html>)

understanding that if a pandemic does impact our community, it will quickly overwhelm our local healthcare system.

o) Hazardous Materials

1. *Description*

A hazardous material is any item or agent which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Emergencies can happen during production, storage, transportation, use or disposal. populations are at risk when chemicals are used unsafely or released in harmful amounts where you live, work or play.

Hazardous materials include:

- Explosives;
- Flammable, non-flammable, and poison gas;
- Flammable liquids;
- Flammable, spontaneously combustible, and dangerous when wet solids;
- Oxidizers and organic peroxides;
- Poisons and infectious substances;
- Radioactive materials; and
- Corrosive materials.³⁶

2. *Location and Extent*

The release of a hazardous materials to the environment could cause a multitude of problems. Although these incidents can happen almost anywhere, certain areas of the County are at higher risk, such as near roadways that are frequently used for transporting hazardous materials and locations with industrial facilities that use, store, or dispose of such materials. Areas crossed by railways, waterways, airways, and pipelines also have increased potential for mishaps. Incidences can occur during production, storage, transportation, use, or disposal of hazardous materials. Communities can be at risk if a chemical is used unsafely or released in harmful amounts into the environment. Hazardous materials can cause death, serious injury, long-lasting health effects, and damage to buildings, the environment, homes, and other property.

The term “release” includes spilling, leaking, pumping, pouring, emitting, emptying, discharging, escaping, leaching, dumping, or disposing into the environment of any hazardous material. Hazardous materials releases (HMRs) may be intentional or accidental, and may occur at fixed facilities or on vehicles.

HMRs are harmful in three ways:

- 1) Life safety concerns. Chemical, biological, and radiological agents can cause significant health risks to those exposed to them; biological agents can be additionally dangerous if they are infectious. Flammable and explosive materials also present life safety concerns if they are exposed to heat.

³⁶ National Archives and Records Administration, “[Code of Federal Regulations Title 49: Transportation](#)”

2) Costly and delicate nature of cleanup. Any release of a hazardous material requires a thorough and careful clean-up of the site and decontamination of those exposed.

3) Operational delays. Delays caused by any HMR and the ensuing evacuation and cleanup processes could lead to significant economic losses due to traffic delays (mobile releases) or operational shut-down (fixed facilities).

Most incidents occur with little or no warning, and can be difficult to detect until symptoms present themselves in those affected. Although major chemical incidents seem most threatening, it is the smaller, more routine accidents and spills that have a greater impact on humans, wildlife, economy, and environment. Some of the most common spills involve tanker trucks and railroad tankers containing gasoline, chlorine, or other industrial chemicals.

Accidental hazardous waste/materials spills can be reported immediately following the spill, thus reducing the amount of time the spill is left uncontained. Most hazardous waste/materials spills occur with little or no warning, and can be difficult, if not impossible, to detect until symptoms present themselves to those affected. External releases may create airborne plumes of chemical, biological, or radiological elements that can affect a wide area and last for hours or days. Internal releases would most likely require evacuation of a facility for hours to days. Both external and internal releases would require extensive clean-up efforts, which could last days to months depending on the type and magnitude of the spill.

3. *Previous Occurrences*

Small hazardous material releases such as gasoline or diesel spills can be a daily/weekly occurrence. The most recent large hazardous materials incident was in July of 2013. A massive explosion at the Blue Rhino Propane Plant resulted in the release of nearly 600,000 pounds of propane.³⁷

4. *Probability of Future Events*

The threat of future incidents involving hazardous materials is ever increasing, not only from our own County's growth and increasing demand for hazardous products, but also from homeland security threats. The County also is a major transportation route where by hazardous materials are constantly traveling through the community in the immediate proximity of citizens, homes, and local businesses. Transportation of hazardous materials via highways, airport, railways, waterways, or pipelines requires citizens to live within vulnerable areas of hazardous materials. Although, the probability and risk of a hazardous material event happening in the future certainly exists, the overall risk remains low due to stringent industry regulation and scrutiny of such facilities and transports.

To assist in planning for potential hazardous materials incidents, the County uses CAMEO FM, a system of software applications used widely to plan for and respond to chemical emergencies. The CAMEO program identifies each facility and creates a worst-case scenario vulnerable zone (VZ) around that facility to help in the planning process to understand all the areas that could potentially be impacted by a chemical release or

³⁷ <https://www.osha.gov/news/newsreleases/region4/12082015>

accident. In an effort to define the hazard areas for our extremely hazardous materials (classified as “302” hazards), we use the output of “worst-case scenarios” from the CAMEO FM Program. When identifying the worst-case vulnerability zones for all the “302” facilities in the County, all of the heavily populated areas are at risk from at least one of the “302” facilities.

5. *Vulnerability and Risk Assessment*

Areas with multiple chemical facilities experience a greater risk of a chemical incident than other locations. Nearly every community in Lake County has at least one facility in each that stores, produces, or utilizes a hazardous material. Propane installations are located across the state and their presence increases the risk of an incident. Hazardous material shipments move through the county annually; these shipments can occur at any time, day or night, and by means of road, rail, air and water, and often through areas with urbanized, high traffic volume routes. Considering all of these factors, a hazardous materials incident would generally have a high impact to Lake County and its jurisdictions.

Hazardous waste/materials spills may be accidental or intentional, and may occur at fixed facilities or during transportation.

Hazardous materials are widely used in public and private facilities and farms. Numerous facilities in Lake County store, use, dispose, or have the capacity and infrastructure to handle hazardous materials on a regular basis; under Title III of the Emergency Planning and Community Right to Know Act, facilities that meet certain requirements must report to federal, state, and local authorities. These facilities are commonly referred to as “Tier I” or “Tier II” facilities. There are 247 Tier II facilities with over 500 hazardous materials located in Lake County.

While smaller spills may be more frequent in Lake County, larger, more dangerous spills are infrequent.

p) Civil Disorder/Disturbance

1. *Description*

Civil disorder is typically the result of groups or individuals within the population feeling, rightly or wrongly, that their needs or rights are not being met, either by the society at large, a segment thereof, or the current overriding political system. When this results in community disruption where intervention is required to maintain public safety it becomes a civil disturbance. Civil disturbances can also occur in reaction to political movements or special events that attract large crowds, or as a result of an unemployment or economic crisis. When groups or individuals disrupt the community to the point where intervention is required to maintain public safety, the event has become a civil disturbance.

2. *Location and Extent*

Civil disturbance can occur anywhere and spans a wide variety of actions which includes, but is not limited to: labor unrest, strikes, civil disobedience, demonstrations, riots, prison riots, or rebellion leading to revolution. Triggers could include racial tension, religious conflict, unemployment, a decrease in normally accepted services or goods, such as extreme water, food, or gasoline rationing, or unpopular political actions. The most common type of civil disturbance is riots. Riots can cause extensive social disruption, loss

of jobs, death, and property damage. The loss and damages may result from those involved in the action or initiated by authorities in response to the perception of a potential threat.

3. *Previous Occurrences*

Lake County has a low occurrence of civil unrest. Lake County contains one State Correctional Institute in Clermont (1,093 population) and the Lake County Detention Center (capacity 960 beds, 747 average population in 2016). In the event of an institutional emergency within the correctional facilities located in Lake County, coordination with State and/or Federal authorities may be required.³⁸

There have been no recorded instances of large, unlawful civil disturbances in Lake County that have exceeded the ability of existing law enforcement resources and partnering agencies to suppress and control.

4. *Probability of Future Events*

The probability of civil disturbances occurring in Lake County is considered low.

5. *Vulnerability and Risk Assessment*

It is impossible to conduct a vulnerability analysis and loss estimation by jurisdiction for Civil Disturbances. While peaceful protests or demonstrations occur frequently, it is difficult to determine when a protest will become a civil disturbance or riot, by disrupting daily operations or by becoming violent. Based on the historical occurrences, the large, urban areas of the state are more likely to be affected by Civil Disturbances than the small rural areas. Considering all of these factors, civil disorder/disturbance would generally have a low impact to Lake County and its jurisdictions.

q) Cyberattack/Cyberterrorism

1. *Description*

For the purposes of this report, a cyberattack is defined as a malicious computer-to-computer attack through cyberspace that undermines the confidentiality, integrity, or availability of a computer (or network), data on that computer, or processes and systems controlled by that computer. National Security Presidential Directive 54/Homeland Security Presidential Directive 23 (NSPD-54/HSPD-23) defines cyberspace as the interdependent network of information technology infrastructures, and includes the Internet, telecommunications networks, computer systems, and embedded processors and controllers in critical industries.

Threats to cyber space are regarded as one of the most serious economic and national security challenges in this day in age for the United States. As the Director of National Intelligence (DNI) recently testified before Congress, “the growing connectivity between information systems, the Internet, and other infrastructures creates opportunities for attackers to disrupt telecommunications, electrical power, energy pipelines, refineries, financial networks, and other critical infrastructures.”³⁹

³⁸ Lake County Comprehensive Emergency Management Plan, 2018

³⁹ Director of National Intelligence, Annual Threat Assessment of the Intelligence Community for the Senate Armed Services Committee, Statement for the Record, March 10, 2009, at 39.

The duration of a cyberattack is dependent on the complexity of the attack, how widespread it is, how quickly the attack is detected, and the resources available to aid in restoring the system. One of the difficulties of malicious cyber activity is that it could come from virtually anyone, virtually anywhere. The following tables summarize the common types and sources of cyberthreats.⁴⁰

⁴⁰ United States Government Accountability Office, "Critical Infrastructure Protection: Department of Homeland Security Faces Challenges in Fulfilling Cybersecurity Responsibilities", Report #GAO-05-434 (May 2005), www.gao.gov/new.items/d05434.pdf

Table 14: Common Types of Cyber Attacks

Type of Attack	Description
<i>Botnet</i>	A collection of compromised machines (bots) under (unified) control of an attacker (botmaster).
<i>Denial of service</i>	A method of attack from a single source that denies system access to legitimate users by overwhelming the target computer with messages and blocking legitimate traffic. It can prevent a system from being able to exchange data with other systems or use the Internet.
<i>Distributed denial of service</i>	A variant of the denial of service attack that uses a coordinated attack from a distributed system of computers rather than from a single source. It often makes use of worms to spread to multiple computers that can then attack the target.
<i>Exploit tools</i>	Publicly available and sophisticated tools that intruders of various skill levels can use to determine vulnerabilities and gain entry into targeted systems.
<i>Logic bombs</i>	A form of sabotage in which a programmer inserts code that causes the program to perform a destructive action when some triggering event occurs, such as terminating the programmer's employment.
<i>Phishing</i>	The creation and use of emails and websites designed to look like those of well-known legitimate businesses, financial institutions, and government agencies in order to deceive Internet users into disclosing their personal data, such as bank and financial account information and passwords. Phishers use or sell this information for criminal purposes, such as identity theft and fraud.
<i>Sniffer</i>	Also known as packet sniffer. A program that intercepts routed data and examines each packet in search of specified information, such as passwords transmitted in clear text.
<i>Trojan horse</i>	A computer program that conceals harmful code. A Trojan horse usually masquerades as a useful program that a user would wish to execute.
<i>Virus</i>	A program that infects computer files, usually executable programs, by inserting a copy of itself into the file. These copies are usually executed when the infected file is loaded into memory, allowing the virus to infect other files. Unlike the computer worm, a virus requires human involvement (usually unwitting) to propagate.
<i>War dialing</i>	Simple programs that dial consecutive telephone numbers looking for modems.
<i>War driving</i>	A method of gaining entry into wireless computer networks using a laptop, antennas, and a wireless network adaptor that involves patrolling locations to gain unauthorized access.
<i>Worm</i>	An independent computer program that reproduces by copying itself from one system to another across a network. Unlike computer viruses, worms do not require human involvement to propagate.

Table 15: Common Sources of Cybersecurity Threats

Threat	Description
<i>Bot-network operators</i>	Bot-network operators are hackers; however, instead of breaking into systems for the challenge or bragging rights, they take over multiple systems in order to coordinate attacks and to distribute phishing schemes, spam, and malware attacks. The services of these networks are sometimes made available on underground markets (e.g., purchasing a denial-of-service attack, servers to relay spam or phishing attacks, etc.).
<i>Criminal groups</i>	Criminal groups seek to attack systems for monetary gain; specifically, organized crime groups use spam, phishing, and spyware/malware to commit identity theft and online fraud. International corporate spies and organized crime organizations also pose a threat to the United States through their ability to conduct industrial espionage and large-scale monetary theft, and to hire or develop hacker talent.
<i>Foreign intelligence services</i>	Foreign intelligence services use cyber tools as part of their information-gathering and espionage activities; in addition, several nations are aggressively working to develop information warfare doctrine, programs, and capabilities. Such capabilities enable a single entity to have a significant and serious impact by disrupting the supply, communications, and economic infrastructures that support military power—impacts that could affect the daily lives of U.S. citizens across the country.
<i>Hackers</i>	Hackers break into networks for the thrill of the challenge or for bragging rights in the hacker community. While remote hacking once required a fair amount of skill or computer knowledge, hackers can now download attack scripts and protocols from the Internet and launch them against victim sites. Thus, while attack tools have become more sophisticated, they have also become easier to use. According to the Central Intelligence Agency, the large majority of hackers do not have the requisite expertise to threaten difficult targets such as critical U.S. networks; nevertheless, the worldwide population of hackers poses a relatively high threat of an isolated or brief disruption causing serious damage.
<i>Insiders</i>	The disgruntled organization insider is a principal source of computer crime. Insiders may not need a great deal of knowledge about computer intrusions because their knowledge of a target system often allows them to gain unrestricted access to cause damage to the system or to steal system data. The insider threat also includes outsourcing vendors as well as employees who accidentally introduce malware into systems.
<i>Phishers</i>	Individuals or small groups that execute phishing schemes in an attempt to steal identities or information for monetary gain. Phishers may also use spam and spyware/malware to accomplish their objectives.
<i>Spammers</i>	Individuals or organizations that distribute unsolicited email with hidden or false information in order to sell products, conduct phishing schemes, distribute spyware/malware, or attack organizations (e.g., denial of service).
<i>Spyware/Malware authors</i>	Individuals or organizations with malicious intent carry out attacks against users by producing and distributing spyware and malware. Several destructive computer viruses and worms have harmed files and hard drives, including the Melissa Macro Virus, the Explore.Zip worm, the CIH (Chernobyl) Virus, Nimda, Code Red, Slammer, and Blaster.
<i>Cyberterrorists</i>	Cyberterrorists seek to destroy, incapacitate, or exploit critical infrastructures in order to threaten national security; cause mass casualties, weaken economies, or target businesses; and/or damage public morale and confidence. Cyberterrorists may use phishing schemes or spyware/malware in order to generate funds or gather sensitive information.

2. *Location and Extent*

As most day-to-day activities rely on the Internet in one aspect or another, any person or infrastructure is susceptible to cybersecurity threats. Energy pipelines, specifically U.S. natural gas pipelines, have been cited by DHS as targets of cyberattack. While information on these attacks is not publicly available knowledge, cyber security officials warn that, with sufficient access, a hacker could “manipulate pressure and other control system settings, potentially reaping explosions and other dangerous conditions.”⁴¹ While cyber risks and threats are mainly thought of as not having specific locations, there are physical sites that would be impacted. Locations at risk could include government agencies, institutions of higher education, medical facilities, and various private sector entities.

3. *Previous Occurrences*

Low-level cyber-attacks occur daily and sometimes hourly on governmental systems. Most of these attacks do not breach the County systems, however, there have been cases of minor breaches.

4. *Probability of Future Events*

Based on the growing sophistication and political climate, there is a high probability of future cyberattack events within Lake County.

5. *Vulnerability and Risk Assessment*

The public is heavily reliant on technology for daily life, including cell phones, handheld devices such as tablets, and computers. Any disruption to this technology caused by a cyberattack would impair the ability for the public to conduct basic activities, such as communications, mobile banking, and work. Property and facilities may become either uninhabitable or unusable as a result of a cyberattack, particularly if their infrastructure is reliant on technology for sustainability.

A significant majority of critical infrastructure systems are in some way tied to technology, oftentimes through virtual operations and supervisory control and data acquisition (SCADA) systems. Therefore, a cyberattack could disable the vast majority of systems which control these pieces of critical infrastructure, as well as traffic control, dispatch, utility, and response systems. Targeted cyberattacks can impact water or wastewater treatment facilities. The disruption of the virtual systems tied to this infrastructure could cause water pollution or contamination and subsequent environmental issues.

Cyberattacks can interfere with emergency response communication and activities. Given that many first responders rely on technology both at operations center and in the field, a cyberattack could impair the ability to communicate. For example, many agencies rely on technology to notify and route responders to the scene of the emergency. More specifically, 911 dispatch centers rely on technology which makes them vulnerable to cyber exploits. Considering all of these factors, cyberattack/cyberterrorism would generally have a high impact to Lake County and its jurisdictions.

⁴¹ Florida State Hazard Mitigation Plan, 2013

r) Terrorism

1. *Description*

A terrorist incident could involve a wide variety of materials or actions, or combinations of materials and actions. These could range from uncomplicated incidents impacting relatively small areas, to highly complex incidents with very widespread physical or economic consequence. The response to such an incident would require specialized personnel and resources beyond the capabilities of Lake County and its municipalities, and would require assistance from mutual aid organizations, adjacent counties, the State of Florida, and the Federal government.

2. *Location and Extent*

Lake County has many facilities and systems that are considered to be critical infrastructure; whose continued and uninterrupted operation is necessary for the health, safety and well-being of the community. These facilities could be considered potential targets for a terrorist attack which could have potentially widespread consequences for adjacent neighborhoods or the community as a whole. With Lake County's close vicinity to Orange County and the popular tourist destinations located within, Lake County could be considered a host-county in the event a major catastrophic terrorist event should occur.⁴²

3. *Previous Occurrences*

Historically, Lake County and its jurisdictions have been fortunate not to have experienced any terrorist related incidents in the past.

4. *Probability of Future Events*

The probability of a terrorist act within Lake County is considered low with a minimum to moderate impact. However, due to the close vicinity to Orange County and the popular tourist destinations located within, Lake County could be considered a host-county in the event a major catastrophic terrorist event should occur.

Historically, there had been few successful acts of terrorism committed in the State. However, with the heightened level of national terrorism events, and because of the number of facilities within the State associated with tourism, the military, government, cultural, academic, and transportation, the potential is considered to be high nationwide. In Lake County, terrorism assessments have identified facilities that have the potential for being targets for terrorist attacks with the intent of causing psychological effects of the appearance of terrorism, catastrophic levels of loss of life, injury, and property and environmental damage.

5. *Vulnerability and Risk Assessment*

Lake County's vulnerability to the consequences of a terrorist attack on its facilities or systems include, but are not limited to:

- Disruption to the ability to initiate and sustain emergency response operations
- Increased safety risks to the community from the release of hazardous materials or dangerous substances

⁴² Lake County Comprehensive Emergency Management Plan, 2018

- Disruption to the ability to maintain governmental functions, including: law enforcement, public health and safety, public utility systems, education, and other critical operations
- Threats to institutions serving large numbers of individuals with higher vulnerability to the health and safety consequences
- Threats to the economic vitality of the community and its businesses
- Damage or disruption to components of the transportation or utility infrastructure resulting in additional physical or economic consequences

Considering all of these factors, terrorism would generally have a moderate impact to Lake County and its jurisdictions.

s) Prolonged Utility/Communications Failure

1. *Description*

A utility failure can result from a variety of related causes, including sagging lines due to hot weather, flashovers from transmission lines to nearby trees and incorrect relay settings. According to the electric utility industry's trade association, the potential for such disturbances is expected to increase with the profound changes now sweeping the electric utility industry.

A communication failure is defined as the severe interruption or loss of private and or public communications systems, including but not limited to transmission lines, broadcast, relay, switching and repeater stations as well as communications satellites, electrical generation capabilities, and associated hardware and software applications necessary to operate communications equipment. These disruptions may result from equipment failure, human acts (deliberate or accidental), or the results of natural or human made disasters.

2. *Location and Extent*

A prolonged utility failure can have the following potential impacts on Lake County: electrical power outage, surface and air transportation disruption, potable water system loss of disruption, sewer system outage, telecommunication system outage, human and health safety, psychological hardship, economic disruption, and disruption of community services. All municipalities are at equal risk for prolonged power outages; however, some communities may be restored more quickly than others depending on other high priority locations with which they share a grid.

A prolonged communications failure would affect essential facilities and the day to day operations of local government as well as the business community. Sites of concern would range from dispatch agencies, satellite uplink and downlink sites, internet service provider sites, and the telecommunication industry switching sites. Interruptions in day to day communications would create problems for businesses, public agencies, citizens and emergency services.

3. *Previous Occurrences*

Utility failure/disruption occurs on a daily basis and is typically minor and services are restored quickly. Most of the prolonged utility failure/disruption is directly associated with

other contributing hazards such as hurricanes, tornadoes, floods, technological failures etc.

4. *Probability of Future Events*

While the probability of future power failure incidents in Lake County is difficult to predict, the historic record indicates that significant power failures have occurred. Data is not readily available on the frequency of smaller power outages across the county; however, it is reasonable to assume that power failure events of shorter duration will continue to occur in the future. The potential for another major power failure that disrupts power for Lake County residents is always possible, yet are expected to occur less frequently than smaller incidents. In addition, future changes in climate may also impact the frequency and probability of future power failure occurrences.

5. *Vulnerability and Risk Assessment*

Loss of electricity can lead to the inability to use electric-powered equipment, such as: lighting; heating, ventilation, and air conditioning (HVAC) and necessary equipment; communication equipment (telephones, computers, etc.); small appliances such as refrigerators and medical equipment. This all can lead to food/medical supply spoilage, loss of heating and cooling. Utility failure can also pose a threat to the general population of Lake County regarding the loss of communications, gas, and water supply that are critical to ensure the health, safety, and general welfare of the population. The special needs population can be especially vulnerable to loss of heat or air conditioning during extreme weather conditions.

Considering all of these factors, prolonged utility failure/disruption would generally have a moderate impact to Lake County and its jurisdictions.

t) Mass Casualty

1. *Description*

A Mass Casualty Incident (MCI) is any incident in which emergency medical services resources, such as personnel and equipment, are overwhelmed by the number and severity of casualties.

2. *Location and Extent*

A mass casualty incident can be caused by various incidents/factors. Largely these are associated with the following examples: terrorism; large gatherings/special events; biological; and transportation.

An MCI will be classified by different levels depending on the number of victims. These levels are as follows:

- MCI Level 1 (5-10 victims)
- MCI Level 2 (11-20 victims)
- MCI Level 3 (over 21 victims)
- MCI Level 4 (100 victims or greater, major MCI)
- MCI Level 5 (1000 victims or greater, major MCI)

Any location in Lake County is at risk of experiencing a mass casualty event. Areas or events that are densely populated within the of the county that could potentially be more likely targets for a mass casualty event, especially one caused by terrorism.

3. *Previous Occurrences*

Historically, Lake County and its jurisdictions have been fortunate not to have experienced large/major mass casualty incidents in the past.

4. *Probability of Future Events*

The probability of disasters involving mass casualties resulting from the factors listed is considered possible, although the probability is low within lake county.

5. *Vulnerability and Risk Assessment*

As previously mentioned, any location in Lake County is at risk of experiencing a mass casualty event, especially those that are more densely populated. Additionally, any areas surrounding a mass casualty event will be in danger of additional injuries and fatalities depending on the type of incident. A mass casualty event can be particularly chaotic for first responders who can become quickly overwhelmed by responding simultaneously to the crisis and consequences of an attack. In the event of a terrorist attack, response could become inhibited due to debris on the road, traffic, or airborne disease/chemicals. Access must be coordinated in order to perform effective rescue efforts. First responders may also be targeted in the event of secondary attacks. Considering all of these factors, a mass casualty incident would generally have a moderate impact to Lake County and its jurisdictions.

III. VULNERABILITY ASSESSMENT METHODOLOGY AND CONCLUSIONS

The Local Mitigation Strategy must include an assessment of vulnerability to all hazards.⁴³ For some hazards such as lightning, hail, high winds, excessive heat, and freezes, all jurisdictions are equally at risk and have similar hazard vulnerabilities. For other hazards, some areas are more vulnerable than others due to geographical or property characteristics. These hazards include: flooding, sinkholes, wildfires, and dam/levee failure.

A. Assessing Vulnerabilities

a) Repetitive Loss Properties

The Flood Mitigation Assistance (FMA) Grant Program was created as part of the National Flood Insurance Reform Act (NFIRA) of 1994 to reduce or eliminate claims under the National Flood Insurance Program (NFIP). The FMA Grant program was updated in FY 2013 by the Flood Insurance Reform Act of 2012 (Public Law 112-114). The primary objective of the Repetitive Loss Properties Strategy is to eliminate or reduce the damage to property and the disruption of life caused by repeated flooding of the same properties. A specific target group of repetitive loss properties is identified and serviced separately from other NFIP policies by the Special Direct Facility (SDF). The target group included every NFIP-insurance policy that since 1978 and regardless of an ownership change during that period has experienced:

- Insurance property with 2 flood claims where the repairs equaled or exceeded 25% of the market value of the structure at the time of the flood event.
- Insured property with flood history of 4 or more separate claims of \$5,000 each with cumulative total exceeding \$20,000 or at least 2 claim payments where the cumulative amount of 2 claims exceeds the market value of the structure.

Although the FMA Grant Program is federally funded, and administered through a partnership with the Florida Division of Emergency Management (FDEM), local and Native American Tribal governments, and the Federal Emergency Management Agency. Authority and responsibility for developing and maintaining a State Mitigation Plan, assisting local and Native American Tribal governments in developing and maintaining Flood Mitigation Plans, reviewing FMA Grant sub-applications, recommending cost effective sub-applications to FEMA and providing pass-through grant funds to awarded FMA Grant projects from eligible sub-applicants resides with FDEM. They also are responsible for ensuring the projects funded are completed and all reporting requirements are met.

As of 2020 LMS plan update, there are nine (9) repetitive loss properties in Lake County (Astor), and all are residential and are located in unincorporated Lake County. There are no documented repetitive loss properties in the municipalities participating in this plan. The Lake County Department of Public Works continues efforts to work with these property owner(s) to find possible solutions to the flooding problems. Total payments made for all repetitive flood loss properties in the past has been \$953,534. Lake County and the jurisdictions are continuing to work with property owners to resolve all issues related to repetitive flooding.

⁴³ United States Code of Federal Regulations 44 CFR 201.6(c)(2)(ii)

b) Local Match Requirement/Potential Funding Sources

A very important component of the application process for mitigation process is the identification of funding source(s) to meet the local match requirements for respective projects. While cash match provided by the applicant is an option, the identification of outside funding sources is often sought to create less financial hardship for the applicant. There are a variety of other programs that could potentially be viable sources for mitigation projects. While they all have their own programmatic rules and requirements, there is often the ability to use these programs as tools and resources to assist in the completion of mitigation projects.

The first source of funding may come from the various programs sponsored by the Florida Division of Emergency Management (FDEM). Various Federal programs under the direction of the FDEM Mitigation Unit are a potential resource as well, such as the National Flood Insurance Program, the Flood Mitigation Assistance Program, and the Pre-Disaster Mitigation Program. There is also the Residential Construction Mitigation Program (RCMP), which provides technical and financial resources to homeowners for hurricane retrofitting. If homeowners are recommended for the program, they are eligible for a forgivable loan to complete the retrofitting recommendations. Since, 2010, the Repetitive Flood Claims Program and the Severe Repetitive Loss Program were eliminated.

There are also other programs offered, such as the Community Development Block Grant (CDBG) Program and Florida Communities Trust; the Florida Department of Environmental Protection's Florida Coastal Management Program, and various programs under the US Army Corps of Engineers; US Department of Agriculture; US Department of Commerce; US Department of Homeland Security; and the US Department of Housing and Urban Development. This list is not exhaustive, as there are also various other agencies and organizations that provide funding opportunities. This list will continue to be improved upon and shared with mitigation partners in order to assist them in their planning and funding efforts.

B. Land Use Trends and Potential Loss

Land use especially within hazard-prone areas has an impact on vulnerability as some uses may be more prone to disaster related damages than others. Residential and industrial development are examples of this. Individual jurisdictions have the most significant and legal authority over land use policy and can make an analysis of potential land use projects to determine if a mitigation strategy is necessary. Local current land uses and potential for new development reports along with future land use and general development trends are indicative of how future development will impact the LMS for Lake County. Careful consideration of potential risk from various hazards can help guide thoughtful land use to minimize vulnerabilities in the future. When necessary to further local effort, modifications to plans, ordinances, codes and similar policies can be proposed as initiatives for consideration into the LMS.

The Lake County Comprehensive Plan 2030⁴⁴ guides future development through policies and procedures consistent with the County's growth objectives. This plan identifies current and future development trends.

⁴⁴ https://www.lakecountyfl.gov/offices/planning_and_zoning/comprehensive_planning/

C. Critical Facilities and Structures

Lake County maintains an inventory of critical facilities, infrastructure and structures that are located within hazard area. This list includes but is not limited to emergency services facilities, medical facilities, government facilities, schools, emergency/evacuation shelters, fire and police stations, emergency operation center, facilities used by special needs populations, and any other facilities identified by Emergency Management. This list is updated annually.

The LMS Working Group has identified goals and objectives to guide the development of this plan. These goals and objectives provide focus for the activities of the LMS Working Group toward mitigation efforts that will meet the needs of the jurisdictions.

The goals selected by the LMS Working Group are related to the broad mitigation needs and capabilities of the communities involved, rather than addressing a specific hazard type or category. Therefore, these mitigation goals and objectives are multi-hazard and are the mitigation related capabilities that are important to Lake County. These will be present in each participating jurisdiction in the future as the goals are achieved.

D. Mitigation Actions

Each goal is following by several objectives that provide more specific steps to be taken by the LMS Working Group and the jurisdictions to achieve the broad-based, long-range direction for planning. Objectives define the steps that are actionable for implementation by the LMS Working Group and associated community partners.

The objectives are intended to guide selection and implementation of mitigation projects that are included in the project list. The closer the goals and objectives are to reaching a more resilient, disaster community, completion of those projects will further improve the community and achieve the goals of the mitigation planning process.

Since the 2010 plan, Lake County has completed four projects and one was terminated. This list is included in Appendix I. Projects that remain open are generally open due to the fact that match funding is even more difficult to find within local government budgets and mitigation initiatives and generally do not take precedence over providing the basic services that are expected to be provided by local governments to citizens. Also, it is important to note that although a project may be listed as completed, that does not mean it was necessarily funded by FEMA. The initiative may have been completed by the local government on its own or was funded by alternative funding sources. This document is meant to be a planning tool that is not completely reliant on FEMA assistance to add, fund, or complete projects identified within the plan.

It is anticipated that the list of completed projects will grow as there is one mitigation project currently underway as of the plan update that is not yet completed. The intent is to identify a comprehensive range of hazards with involvement by all jurisdictions within Lake County. Every jurisdiction has an identifiable project/action item within the LMS project listing. Appendix I identifies all of the projects, listed by priority score.

IV. MITIGATION GOALS AND OBJECTIVES

Goal 1: Local government will have the capability to develop, implement, and maintain effective mitigation programs.

Objective 1.1: Data and information needed for defining hazards, risk areas, and vulnerabilities will be readily available.

Objective 1.2: Emergency services organizations will have the capability to detect emergency situations and promptly initiate emergency response operations.

Objective 1.3: The capability to effectively utilize available data and information related to mitigation planning and program development will be available.

Objective 1.4: The effectiveness of mitigation initiatives implemented in the community will be measured and documented.

Objective 1.5: There will be a program to derive mitigation “lessons learned” from each significant disaster event occurring in or near the community.

Objective 1.6: Up-to-date technical skills in mitigation planning and programming will be available for the community.

Goal 2: All sectors of the community will work together to create a disaster resistant community.

Objective 2.1: A business continuity and recovery program will be established and implemented in the community.

Objective 2.2: Local agencies and organizations will establish specific interagency agreements for the development and implementation of mitigation-related projects and programs.

Objective 2.3: Local elected governing bodies will promulgate the local mitigation plan and support community mitigation programming.

Objective 2.4: Outreach programs to gain participation in mitigation programs by business, industry, institutions, and community groups will be developed and implemented.

Objective 2.5: The community will be periodically updated regarding local efforts in mitigation planning and programming.

Objective 2.6: The community’s public and private sector organizations will partner to promote hazard mitigation programming throughout the community.

Goal 3: The community will have the capability to initiate and sustain emergency response operations during and after a disaster.

Objective 3.1: Designated evacuation routes will be maintained and improved wherever possible to remain open before, during, and after disaster event.

Objective 3.2: Designated evacuation shelters will be retrofitted or relocated to ensure their operability during and after disaster events.

Objective 3.3: Local emergency services facilities will be retrofitted or relocated to withstand the structural impacts of disasters.

Objective 3.4: Response capabilities will be available to protect visitors, special needs individuals, and the homeless from a disaster's health and safety impacts.

Objective 3.5: Shelters or structures for vehicles and equipment needed for emergency services operation will be retrofitted or relocated to withstand disaster impacts.

Objective 3.6: Utility and communications systems supporting emergency services operations will be retrofitted or relocated to withstand the impacts of disasters.

Objective 3.7: Vehicle access routes to key health care facilities will be protected from blockage as a result of a disaster.

Goal 4: The continuity of local government operations will not be significantly disrupted by disasters.

Objective 4.1: Buildings and facilities used for the routine operations of government will be retrofitted or relocated to withstand the impacts of disasters.

Objective 4.2: Community redevelopment plans will be prepared to guide decision-making and resource allocation by local government in the aftermath of a disaster.

Objective 4.3: Important local government records and documents will be protected from the impacts of disasters.

Objective 4.4: Plans and programs will be available to assist local government employees in retrofitting or relocating their homes to ensure their availability during a disaster.

Objective 4.5: Plans will be developed, and resources identified, to facilitate reestablishing local government operations after a disaster

Objective 4.6: Redundant equipment, facilities, and/or supplies will be obtained to facilitate reestablishing local government operations after a disaster

Goal 5: Mitigation efforts will be a continuing activity to protect the health, safety, and welfare of the community's residents.

Objective 5.1: Adequate systems for notifying the public at risk and providing emergency instruction during a disaster will be available in all identified hazard areas.

Objective 5.2: Effective structural measures will be developed to protect residential areas from the physical impacts of disasters.

Objective 5.3: Facilities in the community posing an extra health or safety risk when damaged or disrupted will be made less vulnerable to the impacts of a disaster.

Objective 5.4: Public and private medical and healthcare facilities in the community will be retrofitted or relocated to withstand the impacts of disasters.

Objective 5.5: Residential structures will be removed or relocated from defined hazard areas.

Objective 5.6: Residential structures will be retrofitted to withstand the physical impacts of disasters.

Objective 5.7: Safety devices on transportation networks will not fail because of a disaster.

Objective 5.8: Structures, facilities, and systems serving visitors to the community will be prepared to meet their immediate health and safety needs.

Objective 5.9: There will be adequate resources, equipment, and supplies to meet victims' health and safety needs after a disaster.

Goal 6: The policies and regulations of local government will support effective hazard mitigation programming throughout the community.

Objective 6.1: All reconstruction or rehabilitation of local government facilities will incorporate techniques to minimize the physical or operational vulnerability to disasters.

Objective 6.2: Land use policies, plans, and regulations will discourage or prohibit inappropriate location of structures or infrastructure components in areas of higher risk.

Objective 6.3: Local governments will ensure that hazard mitigation needs and programs are given appropriate emphasis in resource allocation and decision-making.

Objective 6.4: Local governments will establish and enforce building and land development codes that are effective in addressing the hazards threatening the community.

Objective 6.5: Local governments will protect high hazard natural areas from new or continuing development.

Objective 6.6: Local jurisdictions will participate fully in the National Flood Insurance Program and the associated Community Rating System.

Objective 6.7: New local government facilities will be located outside of hazard areas and/or will be designed to not be vulnerable to the impacts of such hazards.

Objective 6.8: Reconstruction and rehabilitation of structures and utilities in the community will incorporate appropriate hazard mitigation techniques.

Objective 6.9: Regulations will be established and enforced to ensure that public and private property maintenance is consistent with minimizing vulnerabilities to disaster.

Goal 7: Community residents will have homes, institutions, and places of employment that are less vulnerable to disasters.

Objective 7.1: Economic incentive programs for the general public, businesses, and industry to implement structural and non-structural mitigation measures will be established.

Objective 7.2: Local government will support key employers in the community in the implementation of mitigation measures for their facilities and systems.

Objective 7.3: Programs for removal, relocation, or retrofitting of vulnerable structures and utilities in hazard areas will be established and implemented.

Objective 7.4: The vulnerability to disasters of schools, libraries, museums, and other institutions important to the daily lives of the community will be minimized.

Goal 8: The community's economic vitality will be less threatened by a disaster.

Objective 8.1: Components of the infrastructure needed by the community's businesses and industries will be protected from the impacts of disaster.

Objective 8.2: Local government emergency response and disaster recovery plans will appropriately consider the needs of key employers in the community.

Objective 8.3: Local government will encourage community businesses and industries to make their facilities and operations disaster resistant.

Objective 8.4: Local government will establish programs, facilities, and resources to support business resumption activities by impacted local businesses and industry.

Objective 8.5: Local government will implement programs to address public perceptions of community condition and functioning in the aftermath of a disaster.

Objective 8.6: Local government will strive to diversify the employment base of the community.

Goal 9: The community's infrastructure will be better protected and less vulnerable to a disaster.

Objective 9.1: Local governments will encourage hazard mitigation programming by private sector organizations owning or operating key community utilities.

Objective 9.2: Routine maintenance of the community's infrastructure will be done to minimize the potential for system failure because of or during a disaster.

Objective 9.3: Sources of energy normally used by the community will not be unwarrantedly vulnerable to the impacts of a disaster.

Objective 9.4: The telecommunications systems and facilities serving the community will not be unwarrantedly vulnerable to the impacts of a disaster.

Objective 9.5: Transportation facilities and systems serving the community will be constructed and/or retrofitted to minimize the potential for disruption during a disaster.

Objective 9.6: Water and sewer services in the community will not fail because of a disaster.

Goal 10: Members of the community will have the opportunity to learn of the hazards threatening local areas and the techniques to minimize vulnerability to those hazards.

Objective 10.1: All interested individuals will be encouraged to participate in hazard mitigation planning and training activities.

Objective 10.2: Education programs in risk communication and hazard mitigation will be established and implemented.

Objective 10.3: Managers of public facilities will be knowledgeable in hazard mitigation techniques and the components of the community's mitigation plan.

Objective 10.4: Technical training in mitigation planning and programming will be given to appropriate local government employees.

Objective 10.5: The owners and operators of businesses and industries in the community will be knowledgeable in appropriate hazard mitigation techniques.

Objective 10.6: The public living or working in defined hazard areas will be aware of that fact, understand their vulnerability, and know appropriate mitigation techniques.

Objective 10.7: The public will have facilitated access to information needed to understand their vulnerability to disasters and effective mitigation techniques.

A. Addressing Known Risks and Vulnerabilities

Proposed mitigations projects, in addition to meeting the long-range intent of the goals and objectives, are used to address known problem areas in the community. These can include hardening and retrofitting or existing critical facilities as well as addressing stormwater issue in known problem areas. These may not projects can be used to address problems that do not necessarily affect an entire neighborhood but can cause unsafe conditions or damage properties.

V. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND COMMUNITY RATING SYSTEM (CRS)

Flood insurance is designed to provide an alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. In addition to providing flood insurance and reducing flood damages through floodplain management regulations, the NFIP identifies and maps the Nation's floodplains. Mapping flood hazards creates broad-based awareness of the flood hazards and provides the data needed for floodplain management programs and to actuarially rate new construction for flood insurance. Flood insurance policy information is listed in the table below.

All jurisdictions (Astatula, Clermont, Eustis, Fruitland Park, Groveland, Howey-in-the-Hills, Lady Lake, Lake County, Leesburg, Mascotte, Minneola, Montverde, Mount Dora, Tavares, Umatilla) participate in the NFIP. The Lake County Office of Emergency Management and the LMS Working Group will continue to promote and educate the community about the benefits of this program and its implications on reducing flood hazards throughout the community. Jurisdictions within Lake County are continuing to conduct a variety of activities associated with the NFIP. Activities include, but are not limited to:

- Collecting flood elevation certificates
- Eliminating repetitive flood loss properties
- Informing residents of map changes
- Adopting new maps

As the jurisdictions of Lake County adopt the Local Mitigation Strategy, the list of actions related to the NFIP within individual jurisdictions will continue to be refined and updated to reflect the most comprehensive list of possible activities within the LMS relating to the NFIP and CRS.

The Community Rating System (CRS) is a voluntary program for NFIP-participating communities. The goals of the CRS are to reduce flood losses, facilitate accurate insurance rating, and to promote the awareness of flood insurance. The CRS has been developed to provide incentives in the way of premium discounts for communities to go beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. At this update, only Lake County is participating in the CRS and has a rating of 7 as of October 1, 2020.

Table 16: Flood Insurance Policy Information in Lake County⁴⁵

Community Name	Policies In-force	Total Coverage	Total Written Premium +FPF
<i>Astatula</i>	6	\$1,192,400	\$3,361
<i>Clermont</i>	228	\$69,403,900	\$97,053
<i>Eustis</i>	120	\$33,980,400	\$56,500
<i>Fruitland Park</i>	87	\$26,193,500	\$35,046
<i>Groveland</i>	173	\$51,115,500	\$83,683
<i>Howey-in-the-Hills</i>	14	\$3,778,000	\$4,521
<i>Lady Lake</i>	156	\$37,669,400	\$74,306
<i>Lake County</i>	2,371	\$602,696,100	\$1,230,779
<i>Leesburg</i>	260	\$69,364,500	\$136,321
<i>Mascotte</i>	15	\$3,669,400	\$6,025
<i>Minneola</i>	43	\$10,970,400	\$23,320
<i>Montverde</i>	15	\$4,581,900	\$5,921
<i>Mount Dora</i>	218	\$64,892,600	\$100,011
<i>Tavares</i>	119	\$30,641,000	\$63,506
<i>Umatilla</i>	15	\$3,573,500	\$5,862

⁴⁵ <https://www.fema.gov/policy-claim-statistics-flood-insurance>

VI. IMPLEMENTATION

A. Prioritization of Projects

Prior to the 2010 plan, a program called Mitigation 20/20 was used to rank Lake County's mitigation projects. In preparation for the 2010 update, it was decided to use a different method to rank future projects and the LMS Working Group agreed that it would be acceptable use the STAPLEE method to prioritize the mitigation projects. The STAPLEE model is still the accepted method for rating projects on the project list.

The STAPLEE acronym stands for Social, Technical, Administrative, Political, Legal, Economic, and Environmental factors and the dimensions along which each project is measured. The STAPLEE system assesses each project using a scale that allows for a raw score to be derived. There were 7 different dimensions that were further divided into 22 smaller criteria considerations. The projects were rated using a scale of 1 to 5 for each smaller unit with a 1 being very unfavorable and a 5 being very favorable. A 3 would be considered neither favorable nor unfavorable. The higher a project scored the higher it would be placed on the priority list since this meant it received more "favorable" scores on the criteria consideration.

All projects up until the 2010 plan update have used the old rating criteria. All new projects submitted for consideration to the LMS Working Group since the 2010 update were scored using the STAPLEE criteria. The project listing, as shown within Appendix I, shows the projects ranked using both the old and new criteria. The LMS Working Group wants to ensure that not only is the most user-friendly scoring used for this process, but that all municipalities feel the rating criteria results in their projects being fairly ranked for funding consideration. The LMS Working Group will continue to refine the scoring process as needed.

A table outlining the STAPLEE method is on the next page.

Table 17: Using the STAPLEE Method to Prioritize Projects

Dimension	Criteria	Description
<u><i>Social</i></u>	Community Acceptance	Will this project not be objectionable to a large majority of the population being impacted by the hazard?
<i>Social</i>	Effect on Segment of Population	Thinking of all immediate, direct, and indirect side effects of the implementation of this project, what will the effect be on the segment of the population (things to consider: property access, construction noise, inconvenience of actions)?
<u><i>Technical</i></u>	Technically Feasible	Most of the projects are at such a scale that they need to be technically feasible at the time they are submitted to the list.
<i>Technical</i>	Long-Term Solution	Does the project in, and of, itself or as a part of a large comprehensive program represent a long-term solution to the problem at hand?
<i>Technical</i>	Secondary Impacts	Secondary impacts include things like scalability of solutions and potential re-use of technologies used in the project.
<u><i>Administrative</i></u>	Staffing	Do you have enough staff to administer and manage the project?
<i>Administrative</i>	Funding Allocation	Are there funds currently budgeted for the project?
<i>Administrative</i>	Maintenance/Operations	Will you have enough personnel to maintain and operate the project, if applicable?
<u><i>Political</i></u>	Political Support	What do the elected officials think of the project? Are they aware of it? What might they think of it? The existence of a single person or group of persons that is very vocal in their support for a project might make it easier to realize the mitigation action. What does the community think about the project? Do they think it is a fair use of resources?
<i>Political</i>	Local Champion	The existence of a single person or group of persons that is very vocal in their support for a project might make it easier to realize the mitigation action.
<i>Political</i>	Public Support	What does the community think about the project? Do they think it is a fair use of resources?
<u><i>Legal</i></u>	State Authority	Does the state have jurisdiction with this kind of project?

Dimension	Criteria	Description
<i>Legal</i>	Existing Local Authority	Does the municipality have the legal authority to undertake the project?
<i>Legal</i>	Potential Legal Action	Will the project potentially cause legal action?
<u><i>Economic</i></u>	Cost of Action	How expensive is the project?
<i>Economic</i>	Benefit of Action	How many and how great are the benefits to the project?
<i>Economic</i>	Contributes to Economic Goals	Does the project align with your community's economic goals?
<i>Economic</i>	Outside Funding Required	Will you need outside funding to finance your share of the cost?
<u><i>Environmental</i></u>	Effect on Land and Water	What are the long-term effects on the land and water on and adjacent to the site?
<i>Environmental</i>	Effect on Endangered Species	Will any endangered species be impacted by the project?
<i>Environmental</i>	Consistent with Community Environmental Goals	Will the project be consistent with the community's environmental goals?
<i>Environmental</i>	Consistent with Federal Laws	Will the project be in any danger of breaking any federal rules or regulations?

Projects will be submitted to the LMS Working Group for consideration and must include a cost-benefit analysis and a scoring form. Projects can be submitted to the group at any time and action will be taken at the next LMS Working Group meeting. At any time, the LMS Working Group may choose to review the project list and update the prioritization ranking. Environmental factors may dictate that some projects need to be considered due to current conditions that require a project to be moved up on the list for available funding. Other factors may lead to this review include declared disasters, funding availability, new or revised policy development, plan revision cycles, legal or fiscal restraints, and life safety priorities.

VII. MITIGATION PROJECT PRIORITY LIST

The project priority list is located in Appendix I of this plan and also includes completed and deleted project lists.

A. Responsible for Mitigation Actions

The implementation and completion of approved mitigation projects will be administered by the jurisdiction, agency, or organization that proposed the project. On an annual basis, the Lake County Office of Emergency Management, in coordination with the LMS Working Group, will check the status of the mitigation initiatives to ensure that efforts have been made to complete any projects on the LMS project list. This approach is utilized as only the jurisdiction, agency, or

organization that proposed the project has the authority or responsibility for implementation. During the plan implementation process, the LMS Working Group monitors the status of projects, assigns priorities, and will take other action for support and coordination.

B. Cost-Benefit Analysis

When a project is submitted to the LMS Working Group, it must be accompanied by a cost-benefit analysis (CBA) for consideration. Projects not including a CBA will be returned to the proposer for completion of the appropriate information prior to resubmission. A copy of a form that has been accepted for documenting the CBA has been included in the appendix to this plan behind the project lists. This form can be utilized by the proposer to document what the costs are associated with a proposed project and estimate the value that will be received as a benefit resulting from completion of the project. The cost benefit analysis results will be factored into the prioritization process to determine the project ranking.

C. Actions Completed

Any project that has been funded and completed will be added to the Completed Project List regardless of the source of funding. Lake County Emergency Management maintains all project lists for Lake County. The project list can change as funding, requirements, etc. change and/or are updated. For deleted projects, an explanation is included to document the action. The LMS committee periodically reviews the project lists to determine ongoing eligibility and feasibility. Projects may be closed or withdrawn at the discretion of the committee.

VIII. PLAN MAINTENANCE**A. LMS Monitoring and Evaluation**

Lake County continues to maintain the Local Mitigation Strategy as a mechanism to guide mitigation actions that are being pursued in both the incorporated and unincorporated areas. The LMS Plan is housed in the Lake County Office of Emergency Management. One of the primary methods by which to maintain the plan is to track the status of the mitigation initiatives. The Lake County Office of Emergency Management has devised a database management system that tracks the projects as they are completed in the county to monitor progress. The Lake County LMS Working Group will make attempts to complete projects within five years (before the next plan update) as funding becomes available.

The LMS Working Group will meet at least annually to discuss any projects or changes that might have occurred that would be addressed by the update. Meetings can and will be scheduled following after times of natural disaster events and other times as deemed appropriate by the LMS Working Group Chair. Criteria used to evaluate the LMS Document and activities should include and are not limited the following situations:

- Change in requirements at any governmental level
- Changes in development trends and land use
- Completion of existing mitigation projects and introduction of new goals
- Changes in policy, procedure, or code

- Changes in building codes and practices
- Review of legislative actions that could affect funding of mitigation efforts
- Changes in Flood Insurance Rate Maps, National Flood Insurance Program, etc.

These meetings will be organized by the Lake County Office of Emergency Management. This meeting will result in the preparation of the Annual LMS Progress Report that will be submitted to the state and satisfy the annual CRS program requirement as well. The Lake County Office of Emergency Management will maintain an up-to-date list of all active working group members will be utilized as a distribution list for notification.

Since the last revision of the LMS there has not been any significant changes to development in Lake County that would impact the hazards identified within this plan. As of this writing, there are no anticipated development changes or trends that would impact these hazards in the future. This of course is subject to change in the future and will be a topic to be considered at future LMS meetings.

At each LMS meeting, representatives will report on the current status of projects, and if a project's scope or details have changed. It may also be reported that the project has been cancelled all together, in which case the project will be removed from the mitigation initiative prioritization list with an explanation. All changes and activities as a result of the LMS meeting will be considered part of the overall evaluation process, which will be administered and documented by the Office of Emergency Management and become an official component of the LMS.

The LMS Working Group will use the following criteria, among others, as a starting point for monitoring the overall LMS process:

- Goals and objectives address current and expected conditions
- The nature, magnitude and/or type of risks have changed
- The current resources are appropriate for implementing the plan
- There are implementation problems, such as technical, political or coordination issues with other agencies
- The outcomes have occurred as expected (demonstrating progress)
- The agencies and other partners participated as originally proposed

B. LMS Updates

An important key of the planning process is to begin thinking about the steps to update the plan prior to the next review date, which is in 2025. Revisions to the plan will start at least 12 months prior to the existing plans next required update, with Lake County providing drafts to state staff for preliminary comments ahead of time. This will ensure that the plan remains in active status and does not lapse for any period of time between plan review periods. Based on experience, it is easy to underestimate the time that it takes to complete the plan update.

In addition to the ongoing maintenance of the plan and LMS activities, the staff of the Office of Emergency Management assigned to handle mitigation activities will be responsible for the Five-

Year Update. The expectation is that continual review and refinements of the LMS Plan between plan updates will allow future updates to go smoothly. The update of the plan will take place by reading the document, identifying items to be fixed and utilizing a computer to make edits to the LMS document. This will occur as changes need to be made, instead of doing all of the changes at once for the five-year update. The Office of Emergency Management will continue to update the plan and be the responsible organization for this activity. This will be accomplished through continual review of the plan by LMS Working Group and support staff, as well as input from the general public.

Notice of upcoming meetings will be posted for at least ten days prior to the date of the meeting and available by the following means:

- Lake County LMS Website notice
- Email distribution list maintained by Lake County Emergency Management
- Notice published in local newsprint

Updates will be identified through the input of anyone with sound ideas to improve the plan from Lake County staff, LMS Working Group members and from the general public. Staff from the Office of Emergency Management assigned LMS responsibilities will update the electronic version of LMS document. The LMS Working Group will review the plan proposed to be submitted for the next update, guide changes as necessary and have final approval of the updated plan to be forwarded to state and federal counterparts for review and ultimate approval.

C. Implementation through Existing Plans and Programs

While some jurisdictions have taken steps towards integrating mitigation actions into their plans, some have not explicitly addressed these matters within their documents. It is important that some or all of the goals and actions of this local mitigation strategy be incorporated into other plans so that they will have a greater chance of being accomplished. Integrating plans is accomplished by having groups invite each other to each other's meetings. Information sharing ensures that the common elements are understood and documented within the various plans within Lake County. Through upcoming meetings that will be taking place with jurisdictions to adopt the Lake County LMS, integrating the LMS with their respective planning mechanisms is discussed and encouraged to promote further continuity. During individual plan review processes, suggested revisions and/or mitigation initiatives are identified for implementation into those plans.

Some of the County-wide plans and LMS integration efforts identified include:

- Lake County Comprehensive Emergency Management Plan (2018) – The CEMP incorporates elements of the LMS to identify hazard vulnerabilities and risks, as well as mitigation efforts to reduce potential risk throughout the County.
- Lake County Comprehensive Use Plan (2012) – The Comprehensive Plan supports LMS policies, including: capital improvements, land development regulations, conservation and wetland protection efforts, hazard mitigation, and post-disaster redevelopment.

- Lake County Code of Ordinances Chapter VI – Resource Protection Standards, 6.01.02: Wetlands Impact and Mitigation, and the Lake-Sumter Metropolitan Planning Organization (MPO) Transportation Plan.
- Lake County Community Wildfire Protection Plan (CWPP) – The CWPP was a stand-alone document. The 2020 LMS incorporates the requirements of the CWPP and acts as a replacement document to ensure the continued review and update of those requirements as they relate to the County.

Below is a listing of other plans, etc. that exist in the municipalities that further the goals and objectives of the LMS.

Table 18: Municipality Policies Supporting Lake County LMS

Jurisdiction	Policies
<i>Astatula</i>	• Policy 1-1.1.3: Firewise (Wildfire) • Policy 1-1.2.1: Wetlands development (Flooding) • Policies 1-1.2.2/5-1.8.2: Floodplain (Flooding) • Policies 1-1.2.4/5-1.2.13: Land development (Sinkholes) • Policies 401.11.1/4-2.1.1/4-2.3.2: Wells/City Connection (Sinkholes/Drought) • Policy 5-1.1.4: Construction (Erosion)
<i>Clermont</i>	• Policies 2-1/2-2: Land Use Density (Flooding) • Policies 2-16/3-5: Land Use Wetlands/Floodplain (Flooding) • Policy 2-2: Public Facilities Septic (Flooding)
<i>Eustis</i>	• Policies 1.4.1/2.1.1/2.1.2: Conservation (Flooding) • Policy 1.2.2: Land Use (Flooding)
<i>Fruitland Park</i>	• Policy 1-2.2: Floodplain (Flooding) • Policy 1-2.4: Setbacks (Sinkholes) • Policies 1-1.2/3-1.4: Open Space
<i>Groveland</i>	• Obj 7.8 Conservation (Flooding/Sinkholes) • Obj 7.2/7.10/7.13: Conservation Development (Flooding)
<i>Howey in the Hills</i>	• Policy 1-2.2.2: Floodplain (Flooding) • Policy 1-1.2.4: Sinkhole filling (Sinkholes) • Policies 4-2.3.1/5-1.7.1: Storm Water/Erosion (Flooding/Erosion) • Policies 5-1.8.1/8-1.2.1: Floodplains Development (Flooding)
<i>Lady Lake</i>	• FLU 1-9.3/2-4.4/3-2.2: Density/Development (Flooding/Erosion) • Goal Pub 6/Policy CIP 102.2/Policy Con 1-11.1: Floodplain (Flooding)
<i>Leesburg</i>	• Policies 1.1.1/1.3.2: Drainage/Elevation (Flooding) • Policy 1.3.3: Floodplain Conservation (Flooding) • Policies 1.2.1.9/1.3.3/Obj 1.4: Conservation (Flooding) • Policies 1.1.6/1.2.19/1.6.4/Obj. 1.7: Conservation (Erosion) • Policy 1.1.5: Land Use Conservation (Flooding/Drought)
<i>Mascotte</i>	• Policies 2.1.12/3.10.7/3.11.9/3.11.13/3.11.14: Land Use (Flooding) • Policies 1.2.9/Obj 1.6: Drainage (Flooding)

Jurisdiction	Policies
	Policy 1.2.9: Chemicals (Flooding)
<i>Minneola</i>	Section 98-12: Required easements and dedications. Drainage and Wetlands (Flooding)
<i>Montverde</i>	- Policies 101.24/5-1.2.13: Development (Sinkholes) - Policy 4-1.4.4: Septic (Flooding) - Policy 5-1.1.13: Development (Erosion)
<i>Mount Dora</i>	- Policies 2f/5f/7e: Floodplain Conservation (Flooding) - Policies 5e/2.2m: Land Use/Water (Sinkholes)
<i>Tavares</i>	- Policies 1-1.1.3/1-1.2.15/1-1.9.1: Floodplain Development (Flooding) - Policies 4-1.2.5/4-4.1/5-1.8.1: Floodplain/Sinkholes (Flooding) - Policies 5-1.2.10/5-1.8.6: Open Space (Sinkholes) - Policy 5-1.2.8: Shoreline (Erosion)
<i>Umatilla</i>	- Policies 5-1.83/5-1.81: Floodplain Preservation (Flooding/Sinkholes) - Policy 1-1.2.2: Development (Flooding)

The Villages although listed as a municipality is actually a special taxing district and does not have any plans, ordinances, etc. of their own as they follow the Lake County Building Codes and related policies, Fire Safety Codes, and Florida Building Codes as they may apply.

The municipalities utilize the approved LMS in connection with their own plans and procedures to further mitigation efforts working closely with the county to continue making all of Lake County resilient to the hazards identified.

While the majority of the planning efforts are aimed at flooding mitigation it is recognized that all hazards should be considered when revising plans and policies especially concerning land use, floodplain management, stormwater, development, etc. The LMS is adopted by all municipalities in Lake County and individual municipal and county-wide plans take mitigation efforts into consideration when making revisions.

Through upcoming meetings that will be taking place with jurisdictions to adopt the Lake County LMS, further integration of the LMS with their respective planning mechanisms will be discussed and encouraged to promote further continuity. Staff from the various organizations responsible for these individual plans will continue communicating with each other to further the process of better integrating these plans and improving overall dialogue about mitigation.

IX. AUTHORITIES AND REFERENCES

Code of Federal Regulations Title 44 201.6. *Local Mitigation Plans*. <http://www.ecfr.gov/cgi-bin/text-idx?rgn=div5&node=44:1.0.1.4.53>

FEMA (2011, Oct 1). *Local Mitigation Plan Review Guidance*, www.fema.gov:
http://www.fema.gov/media-library-data/20130726-1809-25045-7498/plan_review_guide_final_9_30_11.pdf

Florida Administrative Code 27P-22. *Hazard Mitigation Grant Program*,
<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=27P-22>

Florida Statutes. *Chapter 252 Emergency Management*.
http://www.leg.state.fl.us/STATUTES/index.cfm?App_mode=Display_Index&Title_Request=XVII#TitleXVII

FEMA. *The Stafford Act*. http://www.fema.gov/media-library-data/1383153669955-21f970b19e8eaa67087b7da9f4af706e/stafford_act_booklet_042213_508e.pdf

APPENDIX I: ATTACHED SUBAPPENDICES

Maps, graphs, charts, tables, diagrams, and other additional data that provide support for the information presented in the LMS Plan are located in attachment Appendices A thru E.

Table 19: List of Appendices

SUBAPPENDIX	CONTENT
A	BYLAWS
B	LETTERS AND ADS
C	MEETING DOCUMENTATION
D	MEMBERSHIP
E	PROJECTS

APPENDIX II: LMS WORKING GROUP BY-LAWS AND MEMBERSHIP**ARTICLE I. PURPOSES OF THE WORKING GROUP**

The purpose of the Lake County Local Mitigation Strategy (LMS) Working Group is to decrease the vulnerability of the citizens, governments, businesses and institutions of Lake County to the future human, economic and environmental costs of natural, technological, and societal disasters. The Working Group will develop, monitor, implement, and maintain a comprehensive plan for hazard mitigation which will be intended to accomplish this purpose.

ARTICLE II. MEMBERSHIP

Participation in the Lake County LMS Working Group is voluntary by all entities. Membership in the Working Group is open to all jurisdictions, organizations and individuals supporting its purposes.

ARTICLE III. ORGANIZATIONAL STRUCTURE

The organizational structure of the Lake County LMS Working Group shall consist of the Working Group and other subcommittees which may from time to time be created as needed by the Lake County Working Group. The Working Group shall have a Chair, and a Vice-Chair. Any member is eligible for election to one of these positions. The Lake County Office of Emergency Management will perform administrative functions for the Working Group as required by State of Florida Emergency Management Scope of Work.

A. The Lake County LMS Working Group

The LMS Chair will preside at each meeting of the Working Group, as well as establish temporary subcommittees and assign personnel to them. The Vice-Chair will fulfill the duties and responsibilities of the chair in their absence.

The Lake County LMS Working Group will consist of the designated representatives from the following:

- One representative or designee from the government of Lake County and;
- One representative or designee of each participating incorporated municipality and;
- Representatives from organizations and associations representing key business industry, and community interest groups of Lake County and;
- Representatives from other governmental entities and;
- Representatives of non-profit organizations and/or faith-based institutions and;

Members of the Lake County LMS Working Group will be coordinated by the Chair or Vice-Chair to serve as the official representative and spokesperson for the jurisdiction or organization regarding the activities and decisions of the Lake County LMS Working Group. Each jurisdiction or organization shall also appoint an alternate to their primary representative. The alternate shall have full voting rights in the absence of the primary representative. Each municipality and Lake County will hold one vote in taking actions on behalf of their entities as long as they remain a member in good standing. To maintain good standing, members of the Lake County LMS Working Group must not have more than two (2) consecutive absences at scheduled meetings. At this

time, their vote will be withheld from the representative until they attend two (2) consecutive meetings. Their voting rights will be reinstated at the third (3) consecutive meeting. Mitigating or extenuating circumstances will be addressed by the Chair or Vice-Chair as appropriate on behalf of the Lake County LMS Working Group. Two consecutive absences can also occur in failure to vote by electronic (email or web-hosted service) voting procedures that may be utilized from time to time in place of formal meetings.

D. Committees

The Lake County LMS Working Group shall establish subcommittees at any time for any special purposes. The membership of the committees shall be appointed by the Chair or Vice-Chair of the Lake County LMS Working Group, who shall also designate the subcommittee Chair. Membership shall be unlimited and is open to all interested jurisdictions, organizations and individuals.

E. Program Staff

The Lake County Office of Emergency Management will serve as the program staff for the Lake County Working Group, and assist in the coordination and support of the Lake County LMS Working Group activities.

ARTICLE IV. OFFICERS

Any member in good standing of the Lake County LMS Working Group is eligible for election as an officer. The Lake County LMS Working Group will have a Chair and Vice-Chair elected by a majority vote of a quorum of the members present. Each shall serve a term of one year and be eligible for re-election for an unlimited number of terms. A quorum shall consist of designated representative or alternate from at least five (5) of the participating jurisdictions in good standing.

The Chair of the Lake County LMS Working Group will preside at each meeting of the Lake County Working Group. The Vice-Chair will fulfill the duties and responsibilities of the Chair in their absence. Administrative functions will be handled by the Lake County Office of Emergency Management in accordance with Federal and State regulations.

ARTICLE V. RESPONSIBILITIES

A. The Lake County LMS Working Group

All responsibilities of the LMS Working Group shall be specified by Chapter 27P-22.004 and 27P-22.005, Florida Administrative Code (FAC). These rules are authorized under Florida Statute 252. The Lake County LMS Working Group will be responsible for all actions and decisions made formally in the name of the Lake County LMS Working Group.

a) Subcommittees

The responsibilities of subcommittees will be defined at the time they are established by the Chair of the Lake County LMS Working Group, or the voting members in good standing.

ARTICLE VI. ACTIONS BY THE WORKING GROUP**A. Authority for Actions**

Only the Working Group has the authority to take final actions. Actions by subcommittees or program staff are not considered final until affirmed by action of the Lake County LMS Working Group.

B. Meetings, Voting and Quorum

Meetings of the Lake County LMS Working Group and its subcommittees will be conducted in accord with Robert's Rules of Order, when deemed necessary by Chair of the meeting. Regular meetings of the LMS Working Group will be scheduled at least annually with a minimum of 10 working days' notice. Committees will meet as deemed necessary by the Chair or Vice-Chair. Meetings can be held via a conferencing mechanism provided a means of recording attendance and voting can be done.

All final actions and decisions in the name of the Lake County LMS Working Group will be by affirmative vote of a quorum of the voting members present. A quorum shall consist of designated representative or alternate from at least five (5) of the participating jurisdictions. Each member of Working Group will have one (1) vote.

C. Emergency Actions by the Office of Emergency Management

The Lake County Office of Emergency Management is authorized to apply for grants, accept grants, create projects, approve projects, execute contracts and other actions consistent with the intent of public safety without the authorization of the LMS Working Group when, in the opinion of the Office of Emergency Management Manager, such expeditious action is necessary and consistent with the purpose stated in Article I. All applications, grant acceptances actions, project creations, project approvals under the section shall be authorized directly by the Office of Emergency Management Manager. The Chair or Vice-Chair of the LMS shall be informed of such action as soon as reasonably possible. All actions taken under this section shall be reported to the LMS Working Group at the next LMS Working Group meeting under new business.

a) Special Votes

Special votes may be taken under emergency situations or when there are other extenuating circumstances that are judged by both the Chair and Vice-Chair of the Lake County LMS Working Group or the Office of Emergency Management to prohibit scheduling of a regular meeting of the Lake County LMS Working Group. Special votes may be by telephone, electronic medium (email and/or web-hosted service with conference call capabilities), first class mail, and shall be in accord with all applicable statutes for such actions.

b) Public Hearings

When required by statute or the policies of Lake County, or when deemed necessary by the Lake County Working Group, a public hearing regarding actions under consideration for implementation by the Working Group will be held.

c) Documentation of Actions

All meetings and other forms of action by the Lake County LMS Working Group and subcommittees will be documented and made available for inspection by the public.

ARTICLE VII. ADOPTION OF AND AMENDMENTS TO THE BYLAWS

The Bylaws of the Lake County Working Group may be adopted and/or amended by a quorum of a designated representative or alternate from at least five (5) of the participating jurisdictions. Each member of Working Group will have one (1) vote. All proposed changes to the bylaws will be provided to each member of the Lake County LMS Working Group not less than ten (10) working days prior to such a vote.

ARTICLE VIII. DISSOLUTION OF THE WORKING GROUP

The Lake County LMS Working Group may be dissolved by affirmative vote of 100% of the attending quorum, by order of a court of competent jurisdiction, and/or by instruction of the Lake County governing body. At the time of dissolution, all remaining documents, records, equipment, and supplies belonging to the Lake County LMS Working Group will be transferred to the Lake County Office of Emergency Management for disposition.

Table 20: Lake County LMS Task Force Membership

Member Name	Position	Jurisdiction or Entity and Position
<i>Poniatowski, Michael</i>	Emergency Operations Manager	AdventHealth Waterman Hospital
<i>Wells, Graham</i>	Town Manager	Town of Astatula
<i>Echols, Dustin</i>	Member Relations Representative	Clay Electric
<i>Harrison, William</i>	Deputy Fire Chief	City of Clermont
<i>Pierce, Jennifer</i>	Fire Inspector	City of Clermont
<i>Butler, Paul</i>	Deputy Administrator	Florida Department of Health in Lake County
<i>Kissler, Aaron</i>	Administrator	Florida Department of Health in Lake County
<i>Milanese, Megan</i>	Government Operations Consultant II	Florida Department of Health in Lake County
<i>Calhoun, Gary</i>	Police Chief	City of Eustis
<i>Swanson, Michael</i>	Fire Chief - Chairman	City of Eustis
<i>Cribb, Roy</i>	Lake County Fire Service Area Supervisor	Florida Fire Service
<i>Tear, Judith</i>	Wildlife Mitigation Specialist & PIO	Florida Fire Service
<i>Dicus, Robb</i>	Public Works Director	City of Fruitland Park
<i>LaVenía, Gary</i>	City Manager	City of Fruitland Park
<i>Walsh, Josh</i>	Fire Captain	City of Groveland
<i>Chester, Larry</i>	Police Officer	Town of Howey-in-the-Hills
<i>Roman, Rich</i>	Police Officer	Town of Howey-in-the-Hills
<i>Thomas, Rick</i>	Police Chief	Town of Howey-in-the-Hills
<i>Tempsta, Robert</i>	Police Chief	Town of Lady Lake
<i>Carpenter, Thomas</i>	Director of Emergency Management	Lake County Board of County Commissioners
<i>Cates, Morgan</i>	Stormwater Team Leader	Lake County Board of County Commissioners
<i>Dickerson, Jim</i>	Fire Chief	Lake County Board of County Commissioners
<i>Earhart, Jeff</i>	Deputy Director, Public Works	Lake County Board of County Commissioners
<i>Gobel, Larry</i>	Traffic Operations Supervisor	Lake County Board of County Commissioners
<i>Hamilton, Mary</i>	Chief of Public Works Operations	Lake County Board of County Commissioners
<i>Johnson, Jeff</i>	Roads Superintendent	Lake County Board of County Commissioners

<i>Kostus, Spencer</i>	Deputy Director, Emergency Management	Lake County Board of County Commissioners
<i>Marchese, Deb</i>	Construction Program Specialist	Lake County Board of County Commissioners
<i>Mcray, Nick</i>	Operations Manager, Public Works	Lake County Board of County Commissioners
<i>Molenda, John</i>	Deputy County Manager	Lake County Board of County Commissioners
<i>Schneider, Fred</i>	Director of Public Works	Lake County Board of County Commissioners
<i>Sievert, Chris</i>	Deputy Fire Chief	Lake County Board of County Commissioners
<i>Smith, Jerry</i>	Director, Emergency Medical Services	Lake County Board of County Commissioners
<i>Van Alstine, Randy</i>	Transit Supervisor – LMS Coordinator	Lake County Board of County Commissioners
<i>Peebles, Peter</i>	Residential Appraisal	Lake County Property Appraiser's Office
<i>Carr, John</i>	Assistant Superintendent - Operations	Lake County Schools
<i>DeRidder, Lauren</i>	Supervisor of Risk Management	Lake County Schools
<i>Mabry, Joseph</i>	Safety & Security State Reporting Specialist	Lake County Schools
<i>McDuffie, Ralph</i>	Lieutenant	Lake County Sheriff's Office
<i>Hart, Ron</i>	Executive Director	Lake County Water Authority
<i>Craine, Darrell</i>	Deputy Director, Public Works	City of Leesburg
<i>Johnson, David</i>	Fire Chief	City of Leesburg
<i>Kelsey, Clifford</i>	Director, Public Works	City of Leesburg
<i>Jolliff, John</i>	Emergency Management Representative	LifePointe Church, Eustis
<i>Brasher, Randy</i>	Fire Chief	City of Mascotte
<i>Walker, Larry</i>	Public Works Director	City of Mascotte
<i>Donofrio, David</i>	CRA Manager / Accountant	City of Minneola
<i>Otero, Jan</i>	Fire Chief	City of Minneola
<i>Miller, Fred</i>	Public Works Superintendent	City of Minneola
<i>Nilson, Vaughn</i>	Director of Public Works	Town of Montverde
<i>Griner, Tim</i>	Fire Chief	City of Mount Dora
<i>Hand, Ethan</i>	Utilities Engineer	City of Mount Dora

<i>Lahr, Paul</i>	City Engineer	City of Mount Dora
<i>Langley, Steve</i>	Director of Electric Utilities	City of Mount Dora
<i>Marek, George</i>	Sr. Project Manager - Engineer	City of Mount Dora
<i>King, Stacy</i>	Corporate Emergency Preparedness Specialist	Orlando Health
<i>Hamstra, David</i>	Consultant	Pegasus Engineering
<i>Davis, Susan</i>	Intergovernmental Affairs Program	St. Johns River Water Management
<i>Clark, Phillip</i>	Director of Utilities	City of Tavares
<i>Dillon, James</i>	Director of Public Works	City of Tavares
<i>Keith, Richard</i>	Fire Chief – Vice Chair	City of Tavares
<i>Luckock, Buddy</i>	Fire Captain	City of Tavares
<i>Mercer, Aaron</i>	Director of Public Works	City of Umatilla
<i>Bean, Blair</i>	Director, District Property Management	The Villages Community Development District
<i>Baier, Richard</i>	District Manager	The Villages Community Development District
<i>Devlin, Jeanue</i>	District Manager	The Villages Community Development District
<i>Longacre, John</i>	Lieutenant, Emergency Management	The Villages Community Development District
<i>Tucker, Diane</i>	Administrative Operations Manager	The Villages Community Development District
<i>Wartinbee, Sam</i>	Direct, District Property Management	The Villages Community Development District
<i>Wilson, Brittany</i>	Director of Technology and Board Support	The Villages Community Development District

APPENDIX III: MAPS AND FIGURES

Figure 12: General Flood Zones for Lake County, FL

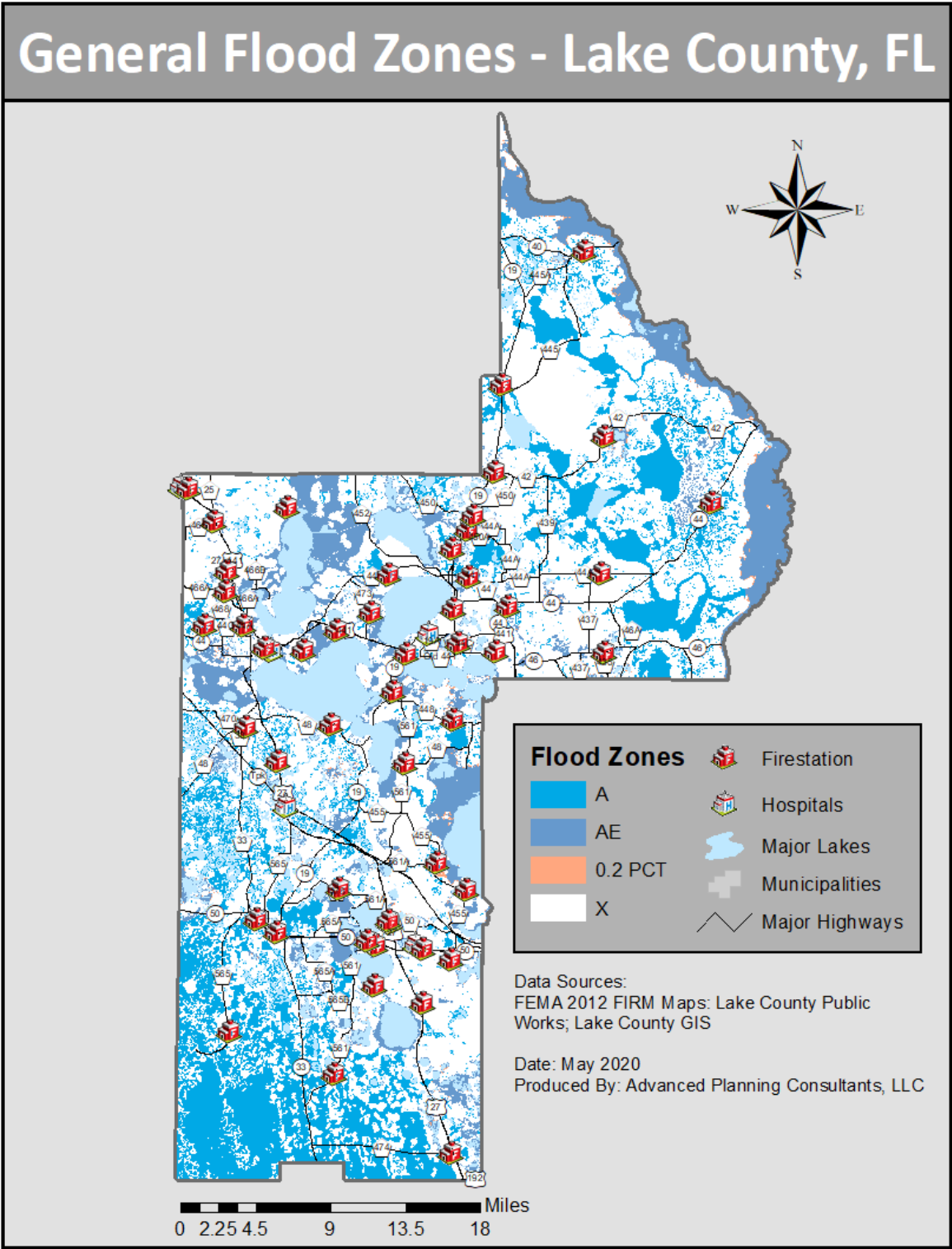
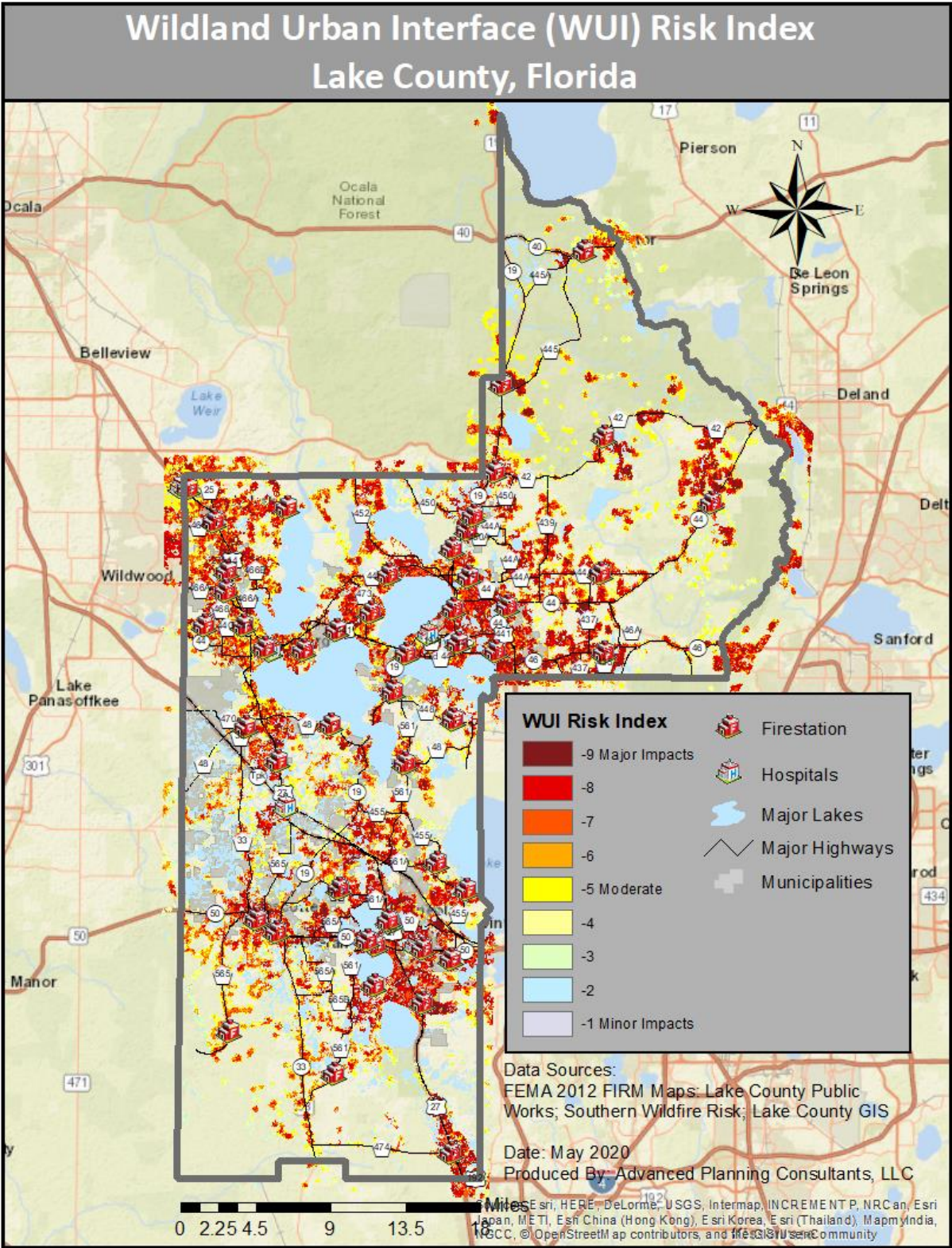


Figure 13: Wildland Urban Interface (WUI) Risk Index for Lake County, Florida.



RESOLUTION NO. 2021- 19

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, ADOPTING THE LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Division of Emergency Management and the Federal Emergency Management Agency recommends that all local governments, in cooperation with their local county emergency management agency, develop and maintain a Hazard Mitigation Plan; and

WHEREAS, Lake County desires to have and maintain this plan to protect the life and property of its citizens; and

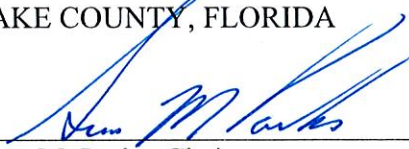
WHEREAS, Lake County, in cooperation with the municipalities of Lake County has developed the plan, policies and procedures necessary to plan and develop projects to protect the citizens of Lake County from hazards.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida that Lake County adopts the proposed Lake County Multi-Jurisdictional Hazard Mitigation Plan, dated February 9, 2021, identifying the hazards and strategies to mitigate those hazards.

1. The above recitals are incorporated herein.
2. This Resolution shall become effective upon its passage and adoption according to law.

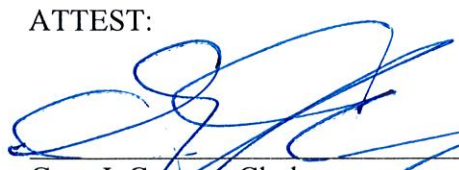
PASSED AND ADOPTED this 9 day of February, 2021.

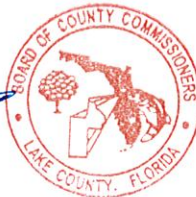
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


Sean M. Parks, Chairman

This 9 day of February, 2021.

ATTEST:


Gary J. Cooney, Clerk
Board of County Commissioners
of Lake County, Florida



Approved as to form and legality:


Melanie Marsh, County Attorney



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Jared Moskowitz
Director

November 18, 2020

Thomas Carpenter, Director
Lake County Emergency Management
425 West Alfred Street,
Tavares, Florida 32778

Re: Lake County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Carpenter,

This is to confirm that we have completed a State review of the Lake County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Lake County developed and submitted all the necessary plan revisions and our staff has reviewed and approved these revisions. We have determined that the Lake County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Lake County, Unincorporated
Town of Astatula
City of Clermont
City of Eustis
City of Fruitland Park
City of Groveland
Town of Howey-in-the-Hills
Town of Lady Lake

City of Leesburg
City of Mascotte
City of Minneola
Town of Montverde
City of Mount Dora
City of Tavares
City of Umatilla
Villages Community Development District

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Lake County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Kristin Buckingham at Kristin.Buckingham@em.myflorida.com or 850-815-4519.

Respectfully,

Miles E. Anderson

Digitally signed by Miles E. Anderson
DN: cn=Miles E. Anderson, o=DEM, ou=Mitigation,
email=Miles.anderson@em.myflorida.com, c=US
Date: 2020.11.20 10:06:35 -05'00'

Miles E. Anderson,
Bureau Chief, Mitigation

State Hazard Mitigation Officer

MEA/kb

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch

Lake County Local Mitigation Strategy (LMS)

2020 Update – Summary of Changes

Change	Comments/Purpose	Date	Pages
Plan Update	Plan was updated and revised in entirety to meet current FDEM/FEMA criteria	2020	All
Improve Flow/Readability; Remove Redundancies	Document was streamlined to improve flow and readability, in addition to eliminating redundancies	2020	All
Introduction	Minor updates to the introduction sections	2020	Pg. 1-4
Summary Potential Hazard Impact to Locality	Added Potential Hazard Impact to Locality	2020	Pg. 9
Risk Assessment/Vulnerability	Combined some Risk Assessment and Vulnerability elements into Hazard Profiles; Each hazard addresses: Description; Location and Extent; Previous Occurrences; Probability; Vulnerability/Risk Assessment	2020	Pg. 5-62
Previous Occurrences and Risk/Vulnerability Assessment	Using the most recent and best available data, updated the Occurrences and Risk/ Vulnerability Assessment for each hazard	2020	Pg. 5-62
Vulnerability Assessment Methodology and Conclusions	Updated Repetitive Loss Properties and Land Use Trends	2020	Pg. 62-64
Membership	Membership for the Working Group was reviewed and revised	2020	Appendix I-D
Project List	Project List was updated	2020	Appendix I-E
Meeting Documentation	Meeting documentation was added for meetings held since last revision	2020	Appendix I-C

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.2.

Meeting Date: August 9, 2021

From: Jack Rogers, (Gas Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing and directing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Fox Pointe of Leesburg, LLC, for the purpose of setting forth the terms and conditions under which the City will provide natural gas service to the development known as Fox Pointe at Rivers Edge of Leesburg; and providing an effective date.

Staff Recommendation:

Staff recommends approval of a Gas Service Agreement with Fox Pointe of Leesburg, LLC, to install natural gas service to Fox Pointe of Leesburg.

Analysis:

Fox Pointe of Leesburg, LLC, is developing a subdivision off S. U.S. Highway 27. Section 22-7 of the Leesburg Code of Ordinances requires the owner to utilize natural gas within the development. The estimated cost of infrastructure is \$48,595.21.

Procurement Analysis:

N/A

Options:

1. Approve a Gas Service Agreement with Fox Pointe of Leesburg LLC; or
2. Such alternative action that the commission deems appropriate.

Fiscal Impact:

Developer will place construction funds totaling \$48,595.21 in an escrow account sufficient to fully fund the project. A budget adjustment will be processed to add these funds to the current budget.

Account No. 042-0000-223-3100

WF No. WF1349164

Submission Date and Time: 8/4/2021 1:15:46 PM

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE A GAS SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND FOX POINTE OF LEESBURG, LLC, FOR THE PURPOSE OF SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH THE CITY WILL PROVIDE NATURAL GAS SERVICE TO THE DEVELOPMENT KNOWN AS FOX POINTE AT RIVERS EDGE OF LEESBURG; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the Mayor and City Clerk are hereby authorized and directed to execute a Gas Service Agreement between the City of Leesburg and Fox Pointe of Leesburg, LLC, for the purpose of setting forth the terms and conditions under which the City will provide natural gas utility service to the development known as Fox Pointe at Rivers Edge.

THIS RESOLUTION shall take effect upon its passage and adoption according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 9th day of August 2021.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

GAS SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, 2021 by and between the City of Leesburg, Florida, a municipal corporation organized under the laws of the State of Florida, located at 501 W. Meadow Street, Leesburg, Florida, 34748, (hereinafter referred to as “City”), and Fox Pointe of Leesburg LLC, P O Box 728, Sanford, Fl. 32772 (hereinafter jointly referred to as “Owner”), sometimes collectively referred to as “Party” or “Parties”.

WITNESSETH:

WHEREAS, Owner is developing a subdivision located in Leesburg, Florida, known as Fox Pointe at Rivers Edge (hereafter referred to as the “Development”), in accordance with the master plan for the Development on file with the City; and

WHEREAS, Section 22-7 of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner utilize natural gas within the Development; and

WHEREAS, the City has agreed to provide natural gas service to the Development under the terms and conditions set forth below.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, City and Owner do agree as follows:

1. The City shall, subject to the provisions of this Agreement, supply natural gas service which shall include main, service and meter installations, to the Development. Owner shall be responsible for installing and connecting all natural gas appliances to the outlet of City gas meters. A map of the Development is attached as Exhibit “A” to this Agreement and by reference is made a part hereof. City shall provide such natural gas service from the supply line, including the gas meter.

2. Owner shall ensure that not less than eighty percent (80%) of the planned forty two (42) units within the Development are equipped with:

A. A natural gas water heater; and

B. A natural gas furnace or Hydro-heat.

3. The Parties understand that the City is relying upon the assurances from Owner as the primary consideration for the execution of this Agreement.

4. The Owner is obligated to pay the full cost of the infrastructure required to serve the Development and the cost of the services, meters, appurtenances and installation, which will be performed by the City. The Owner's estimated costs of the infrastructure to be funded by Owner as set forth below, is Forty eight thousand five hundred ninety five dollars and twenty one cents. (\$48,595.21). Prior to construction, Owner shall place in escrow with the City, funds equal to that estimate to be used to pay for the construction as it proceeds. Notwithstanding inclusion of this estimate herein, Owner shall be obligated to pay the full cost of the infrastructure required to serve the Development.

5. The City will contract for, or at its option, have done by in house personnel, the actual installation of the infrastructure. The City will follow all legal requirements for bidding and award of the contract. If at any time the City reasonably anticipates that the cost of construction will exceed the original estimate, it shall notify Owner in writing as soon as practicable. In turn, Owner shall within 15 days of such notice, place into the escrow account an amount sufficient to cover the increased costs of the construction. If Owner fails to place the additional funds into the escrow account, the City at its option may halt construction of the infrastructure until Owner deposits the additional funds, together with any other costs incurred as a result of the cessation of construction, into the escrow account.

6. Owner agrees to pay any and all costs that City incurs in the collection of any unpaid reimbursement fees from Owner, including reasonable attorney's fees and court costs and any attorney fees and costs for appellate proceedings, efforts to collect any judgment entered in favor of the City, and in any proceedings in receivership, bankruptcy or insolvency.

7. The City shall both own and maintain the natural gas system, up to and including the natural gas meter, within the Development. The natural gas system from the outlet of the gas meter to the appliance utilizing the natural gas shall be maintained by the Owner or homeowner.

8. The Owner shall grant to the City all easements needed to install the natural gas pipelines within the Development, including minimum five foot (5') side lot easements, and shall dedicate those easements to the perpetual use of the City and its successors in interest for the purpose of laying, maintaining, repairing and replacing the natural gas pipelines. In addition, the Owner shall provide a location and easement, agreed to by the City for the purpose of installation of any necessary regulator stations and all associated equipment.

9. The Owner shall locate natural gas service meters on the side of each building in a manner to allow for two buildings to be serviced by one service line wherever possible. The City may require that these services be located on the same side of the building as the electric or water service.

10. The City shall bear responsibility for installing all gas piping and other gas infrastructure, up to and including the meters, necessary to supply the natural gas service reflected in this Agreement. Owner and City will share trench space, which will be dug by the Owner's water and or electric utility contractor at no charge to the City. Each unit within the development will be individually metered.

11. The City shall provide, when requested, individual residential unit hookups to the natural gas system within the Development. The City shall ensure that such service is provided at the same rates and on the same terms as those provided to other natural gas customers of the City within a comparable service area. The Parties understand that any and all hookup fees, meter charges and impact fees shall be paid by the residential customers at the time service is hooked up to the home.

12. The Parties agree that the laws of the State of Florida shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it. The parties agree that in the event of any litigation arising under or construing this Agreement, venue shall lie only in Lake County, Florida.

13. The Parties understand and agree that this Agreement sets forth the entire understanding between the parties and supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written, all of which are deemed to have merged into this Agreement and to have been extinguished thereby, except to the extent they are specifically set forth herein. Each party warrants, for the benefit and reliance of the other, that it has not entered into this Agreement in reliance on or on the basis of any promise, undertaking, representation or agreement of the other party, except as specifically set forth within the four corners of this instrument, and the parties mutually waive and disclaim any and all rights, remedies and causes of action which may otherwise exist, based wholly or partly on any such promise, undertaking, representation or agreement of the other party, except as specifically set forth within the four corners of this instrument.

14. This Agreement may be assigned to any successor of the Owner, but only with prior, written consent from the City. However, this Agreement may not be partially assigned, or assigned separately from title to all remaining lots not yet transferred to third parties intending to use the lot for personal residential purposes.

15. The Parties understand and agree that this Agreement may not be amended orally, by implication, by course of conduct, or in any manner other than by way of a written instrument approved by the Leesburg City Commission and duly executed by both parties hereto.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date herein above written.

CITY OF LEESBURG

BY: _____
Mayor

ATTEST:

City Clerk

Approved as to form and content:

City Attorney

Fox Pointe of Leesburg LLC

BY: _____
Melinda L. Griffith, Manager

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: August 9, 2021

From: Dan Miller, (Planning and Zoning Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Spring Creek, Phase II, a subdivision of the City of Leesburg, Florida, and being a portion of Sections 13 and 14, Township 20 South, Range 24 East, City of Leesburg, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Spring Creek Ph II Plat)

Staff Recommendation:

Staff recommends approval of the request to approve a plat for Spring Creek, Phase II.

Analysis:

The property is generally located on the south side of County Road 48 and east of U.S. Highway 27. The proposal is for approval of a plat with 37 single family lots, which is the second and final phase of the Spring Creek development which totals 124 lots. The infrastructure has been installed and homes are successfully under construction and being sold in the previous phase of this development. Approval of this plat will complete the project review process and allow for continued permitting and construction of this portion of this new single family subdivision.

Procurement Analysis:

N/A

Options:

1. Approve the request for a plat approval for the new Spring Creek Phase II subdivision; or
2. Other action as the Commission may choose.

Fiscal Impact:

No fiscal impact is anticipated as a result of approval of this plat. However, the continued development of this property will have a positive fiscal impact on the City of Leesburg in the form of ad valorem taxes, impact fees and utility fees.

Submission Date and Time: 8/4/2021 1:21:18 PM

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A PLAT FOR SPRING CREEK, PHASE II, A SUBDIVISION OF THE CITY OF LEESBURG, FLORIDA, AND BEING A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA, AND ACCEPTING AND DEDICATING TO THE USE OF THE PUBLIC ANY EASEMENTS OR PUBLIC PLACES SHOWN THEREON AS BEING DEDICATED TO THE PUBLIC; AND PROVIDING AN EFFECTIVE DATE. (SPRING CREEK PH II PLAT)

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

THAT the plat of the following described lands, which is named Spring Creek Phase II, is hereby approved and accepted by the City of Leesburg, Florida; being

*that portion of Sections 13 and 14, Township 20 South, Range 24 East, as legally described as follows:
(See Exhibit A - Spring Creek Plat, attached)*

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 9th day of August 2021.

Mayor

ATTEST:

City Clerk

SPRING CREEK PHASE 2

SHEET 1 OF 2

PLAT BOOK

PAGE

A REPLAT OF TRACT FD-1 PER THE PLAT OF SPRING CREEK AS RECORDED IN PLAT BOOK 74, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SITUATED WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST CITY OF LEESBURG, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION

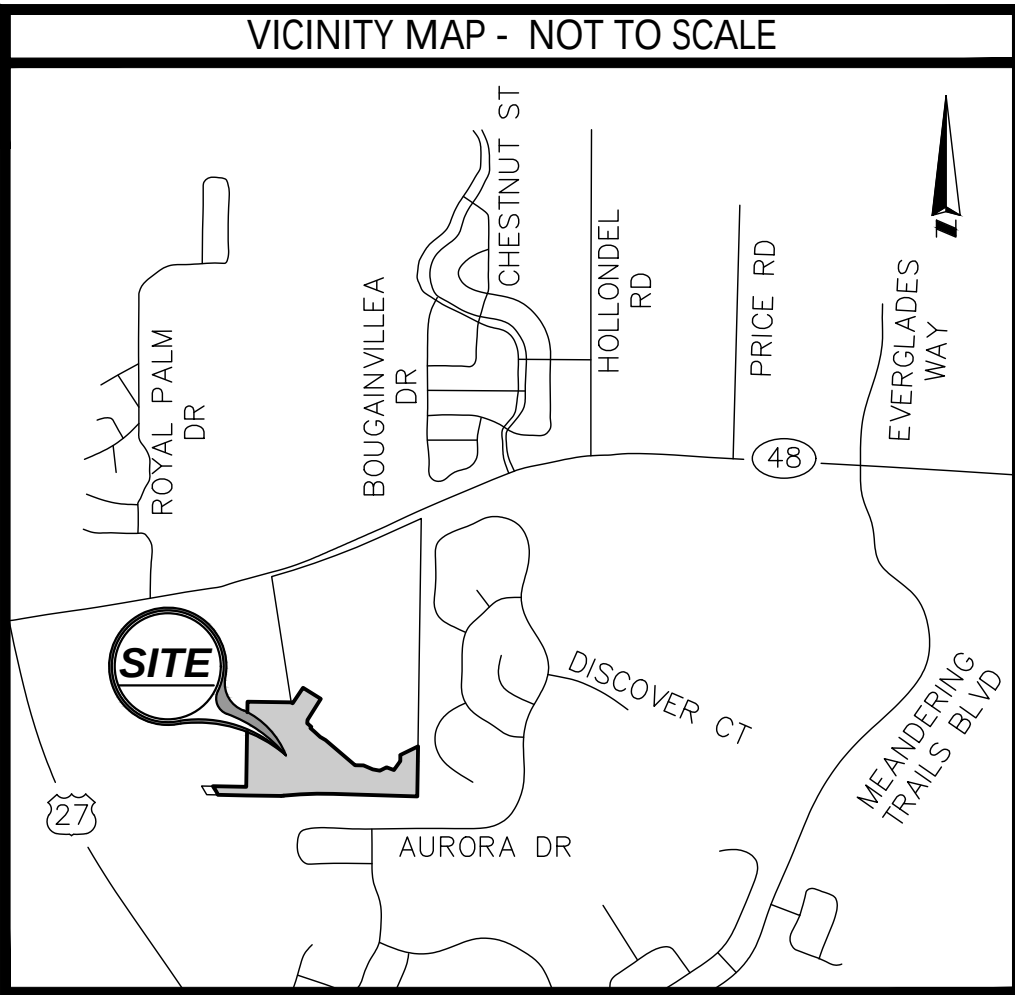
A REPLAT OF TRACT FD-1 PER THE PLAT OF SPRING CREEK AS RECORDED IN PLAT BOOK 74, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SITUATED WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST CITY OF LEESBURG, LAKE COUNTY, FLORIDA

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT FD-1, ALONG THE SOUTH, WEST, NORTH, AND EAST BOUNDARY LINES OF SAID TRACT FD-1 RUN THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES; (1) NORTH 88°14'58" WEST A DISTANCE OF 650.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2889.83 FEET, A CENTRAL ANGLE OF 07°35'00", A CHORD DISTANCE OF 382.20 FEET WHICH BEARS SOUTH 87°57'32" WEST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 382.48 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2836.74 FEET, A CENTRAL ANGLE OF 00°22'44", AND A CHORD DISTANCE OF 18.76 FEET WHICH BEARS SOUTH 84°21'12" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 18.76 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (4) THENCE ALONG SAID TANGENT LINE RUN NORTH 89°14'22" WEST A DISTANCE OF 273.75 FEET; (5) THENCE RUN NORTH 88°55'44" WEST A DISTANCE OF 218.11 FEET; (6) THENCE RUN NORTH 24°58'14" WEST A DISTANCE OF 26.55 FEET; (7) THENCE RUN NORTH 31°34'29" WEST A DISTANCE OF 35.75 FEET; (8) THENCE RUN NORTH 33°33'43" WEST A DISTANCE OF 14.64 FEET; (9) THENCE RUN SOUTH 88°55'44" EAST A DISTANCE OF 257.14 FEET; (10) THENCE RUN NORTH 00°51'10" EAST A DISTANCE OF 658.84 FEET; (11) THENCE RUN SOUTH 89°14'11" EAST A DISTANCE OF 337.82 FEET; (12) THENCE RUN SOUTH 56°05'37" EAST A DISTANCE OF 14.29 FEET; (13) THENCE RUN NORTH 33°54'23" EAST A DISTANCE OF 144.83 FEET; (14) THENCE RUN SOUTH 58°01'12" EAST A DISTANCE OF 161.04 FEET; (15) THENCE RUN SOUTH 31°58'48" WEST A DISTANCE OF 181.70 FEET; (16) THENCE RUN SOUTH 34°50'51" WEST A DISTANCE OF 10.83 FEET; (17) THENCE RUN SOUTH 05°28'39" WEST A DISTANCE OF 26.38 FEET; (18) THENCE RUN SOUTH 49°29'21" EAST A DISTANCE OF 42.50 FEET; (19) THENCE RUN SOUTH 46°43'48" EAST A DISTANCE OF 64.39 FEET; (20) THENCE RUN SOUTH 49°29'21" EAST A DISTANCE OF 37.74 FEET; (21) THENCE RUN SOUTH 46°43'48" EAST A DISTANCE OF 64.39 FEET; (22) THENCE RUN SOUTH 60°23'08" EAST A DISTANCE OF 49.13 FEET; (23) THENCE RUN SOUTH 49°29'21" EAST A DISTANCE OF 298.54 FEET; (24) THENCE RUN SOUTH 88°14'58" EAST A DISTANCE OF 66.57 FEET; (25) THENCE RUN SOUTH 66°29'41" EAST A DISTANCE OF 77.38 FEET; (26) THENCE RUN SOUTH 80°15'51" EAST A DISTANCE OF 55.75 FEET; (27) THENCE RUN NORTH 63°45'36" EAST A DISTANCE OF 58.31 FEET; (28) THENCE RUN SOUTH 69°17'37" EAST A DISTANCE OF 60.23 FEET; (29) THENCE RUN NORTH 35°19'53" EAST A DISTANCE OF 85.08 FEET; (30) THENCE RUN NORTH 00°25'03" EAST A DISTANCE OF 47.75 FEET; (31) THENCE RUN NORTH 63°58'29" EAST A DISTANCE OF 152.31 FEET; (32) THENCE RUN SOUTH 00°49'02" WEST A DISTANCE OF 388.20 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 634,487 SQUARE FEET OR 14.566 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AS BEING NORTH 00°51'10" EAST, ASSUMED.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN AS NON-RADIAL (NR).
- THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A". ZONE "X" DENOTES AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "A" DENOTES AREAS TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATION BEING DETERMINED. INFORMATION FROM FEMA FLOOD MAP #12069C0480E, HAVING AN EFFECTIVE DATE OF DECEMBER 18TH, 2012.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LOTS HAVE 10.00 FOOT WIDE UTILITY EASEMENTS ALONG THE ROAD RIGHT-OF-WAY.
- LOTS 50 THROUGH 54 AND LOTS 60 THROUGH 69 HAVE A 10.00' WIDE SIDEWALK EASEMENT (SWE) ALONG THE ROAD RIGHT-OF-WAY FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS AND THE OPERATION, MAINTENANCE, INSTALLATION, REPAIR AND REPLACEMENT OF A 5.00' WIDE SIDEWALK AND RELATED IMPROVEMENTS. SAID EASEMENT AND IMPROVEMENTS LOCATED WITHIN ARE TO BE OWNED AND MAINTAINED BY THE SPRING CREEK HOMEOWNERS ASSOCIATION, INC.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THERE IS A UTILITY EASEMENT OVER THE ENTIRETY OF TRACT RW-2 (50.00 FOOT WIDE RIGHT-OF-WAY) DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOR THE PURPOSES OF CONSTRUCTING, ACCESSING, REPLACING AND MAINTAINING THEIR RESPECTIVE FACILITIES; AND AN INGRESS/EGRESS EASEMENT OVER THE ENTIRETY OF SAID TRACT RW-2 FOR THE BENEFIT OF PICK-UP AND DELIVERY SERVICES, POLICE SERVICES, FIRE PROTECTION SERVICES, AMBULANCE SERVICES, AND OTHER AUTHORITIES OF LAW, U.S. MAIL CARRIERS, AND REPRESENTATIVES OF UTILITIES.
- TRACT OS-8, BEING AN OPEN SPACE AND UTILITY TRACT, ARE TO BE OWNED AND MAINTAINED BY THE SEASONS AT SPRING CREEK HOMEOWNERS ASSOCIATION, INC.
- TRACTS SW-5 AND SW-6 ARE STORMWATER MANAGEMENT TRACTS AND ARE TO BE OWNED AND MAINTAINED BY THE SEASONS AT SPRING CREEK HOMEOWNERS ASSOCIATION, INC.



LEGEND

- = SET 4"x4" CONCRETE MONUMENT "PRM LB #6393"
- = FOUND 4"x4" CONCRETE MONUMENT "PRM LB #6393" (UNLESS OTHERWISE NOTED)
- = SET NAIL AND DISK PCP "LB 6393 (UNLESS OTHERWISE NOTED)"
- = NUMBER
- = RADIUS
- = CENTRAL ANGLE (DELTA)
- = CURVE TAG (SEE CORRESPONDING CURVE TABLE)
- = CENTERLINE
- = CHORD BEARING
- = CHORD DISTANCE
- = DRAINAGE EASEMENT
- = LINE TAG (SEE CORRESPONDING LINE TABLE)
- = ARC LENGTH
- = LICENSED BUSINESS
- = NON-RADIAL
- = OFFICIAL RECORDS BOOK
- = POINT OF CURVATURE
- = POINT OF CONTINUED CURVATURE
- = PAGE(S)
- = POINT OF INTERSECTION
- = POINT OF NON-TANGENCY
- = PERMANENT REFERENCE MONUMENT
- = PROFESSIONAL SURVEYOR AND MAPPER
- = POINT OF TANGENCY
- = RADIUS POINT
- = SIDEWALK EASEMENT
- = UTILITY EASEMENT

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS PRESENTED TO THE CITY COMMISSION OF THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA, AND APPROVED BY SAID CITY COMMISSION OF LEESBURG FOR RECORD, AND THE DEDICATION OF THE STREETS AND PUBLIC PLACES ACCEPTED OR MUNICIPAL PURPOSES OF SAID CITY ON THE ____ DAY OF ____ 20____. PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, WITHIN NINETY (90) DAYS FROM THE DATE OF APPROVAL BY THE SAID COMMISSION.

CITY OF LEESBURG, FLORIDA

BY: _____
MAYOR/COMMISSIONER

ATTEST:

CITY CLERK

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS, OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____

PRINT

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. _____

SPRING CREEK PHASE 2

DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS, THAT RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED AND DEDICATES TRACT RW-2 (50.00 FOOT WIDE RIGHT-OF-WAY) TO THE SEASONS AT SPRING CREEK HOMEOWNERS ASSOCIATION, INC. AND IS TO BE MAINTAINED BY THE SAME, AND FURTHER DEDICATES THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF LEESBURG FOR THE PERPETUAL USE OF THE PUBLIC.

1. RESTRICTIONS. THE LANDS WITHIN THIS PLAT ARE SUBJECT TO, AND THE UTILIZATION OF THE LANDS WITHIN THIS PLAT BY THE OWNERS IS FURTHER LIMITED AND RESTRICTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRING CREEK (THE "DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK 5558, PAGES 2340-2414, TOGETHER WITH ALL THE RECORDED AMENDMENTS AND SUPPLEMENTS THERETO.

2. DRAINAGE EASEMENTS. EASEMENTS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENTS ARE HEREWITHIN DEDICATED AS A PERPETUAL NON-EXCLUSIVE EASEMENTS TO THE SEASONS AT SPRING CREEK HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION").

3. SURFACE WATER MANAGEMENT SYSTEM. THE SPRING CREEK HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND OPERATE THE SURFACE WATER MANAGEMENT SYSTEM WITH THE LANDS DESCRIBED IN THIS PLAT IN ACCORDANCE WITH THE PERMIT ISSUED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

BY: RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP

BY: RAH OF FLORIDA, INC., A COLORADO LIMITED CORPORATION, ITS GENERAL PARTNER

SIGNATURE _____ DATE _____

PATRICK B. DALRYMPLE VICE PRESIDENT - LAND
PRINT NAME TITLE

WITNESSES:

SIGNATURE _____ SIGNATURE _____

PRINT NAME _____ PRINT NAME _____

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF ____ 20____ BY KENNETH SMITH, AS DIVISION PRESIDENT OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, BY RAH OF FLORIDA, INC., A COLORADO LIMITED CORPORATION, ITS GENERAL PARTNER, ON BEHALF OF THE COMPANY, HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS ____ DAY OF _____, 20____.

PRINT NAME

MY COMMISSION NUMBER IS: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SIGNED: _____ DATED _____

E. GLENN TURNER, PSM FLORIDA REGISTRATION NO. 5643
AMERICAN SURVEYING AND MAPPING, INC.
REGISTRATION NUMBER L.B. NO. 6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803 (407) 426-7979



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, AND LEGEND
SEE SHEET 2 OF 2 PLAT BOUNDARY, LOT, TRACT, AND EASEMENT DETAIL

NOTICE

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"FLOOD HAZARD WARNING"

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LAKE COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING LAKE COUNTY STANDARDS DOES NOT ENSURE ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

SPRING CREEK PHASE 2

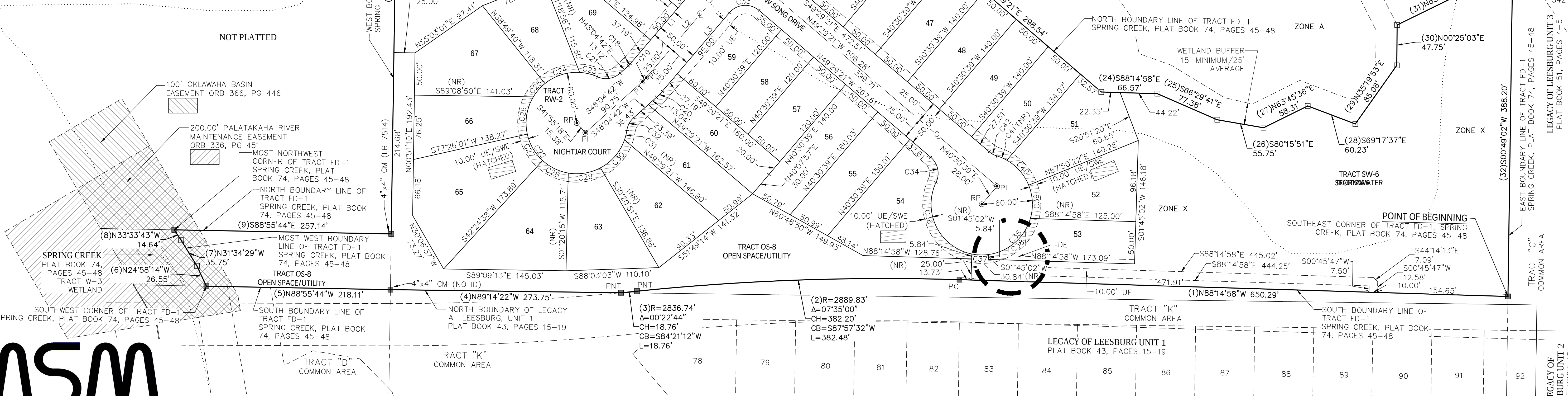
SHEET 2 OF 2

PLAT BOOK

PAGE

A REPLAT OF TRACT FD-1 PER THE PLAT OF SPRING CREEK AS RECORDED IN PLAT BOOK 74, PAGES 45 THROUGH 48 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SITUATED WITHIN SECTIONS 13 AND 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST CITY OF LEESBURG, LAKE COUNTY, FLORIDA

Curve Table						Line Table		
Curve#	Radius	Delta	Chord	Bearing	Length	Line#	Direction	Length
C1	475.00'	12°59'25"	107.46'	S27°24'40"W	107.69'	L1	N40°30'39"E	122.19'
C2	475.00'	02°12'57"	18.37'	S32°47'54"W	18.37'	L2	S40°30'39"W	172.19'
C3	475.00'	07°11'16"	59.55'	S28°05'48"W	59.59'	L3	S40°30'39"W	122.19'
C4	475.00'	03°35'12"	29.73'	S22°42'34"W	29.74'			
C5	500.00'	12°59'25"	113.12'	S27°24'40"W	113.36'			
C6	525.00'	12°59'25"	118.78'	S27°24'40"W	119.03'			
C7	525.00'	05°40'08"	51.92'	S31°04'19"W	51.94'			
C8	525.00'	05°15'15"	48.13'	S25°36'37"W	48.14'			
C9	525.00'	02°04'02"	18.94'	S21°56'58"W	18.94'			
C10	125.00'	70°24'19"	144.12'	S14°17'12"E	153.60'			
C11	125.00'	11°39'09"	25.38'	S15°05'23"W	25.42'			
C12	125.00'	21°52'15"	47.43'	S01°40'19"E	47.72'			
C13	125.00'	18°58'36"	41.21'	S22°05'45"E	41.40'			
C14	125.00'	17°54'19"	38.90'	S40°32'12"E	39.06'			
C15	100.00'	70°24'19"	115.29'	S14°17'12"E	122.88'			
C16	75.00'	70°24'20"	86.47'	S14°17'11"E	92.16'			
C17	25.00'	90°00'00"	35.36'	N04°29'21"W	39.27'			
C18	25.00'	07°34'03"	3.30'	N44°17'40"E	3.30'			
C19	50.00'	07°34'03"	6.60'	N44°17'40"E	6.60'			
C20	75.00'	07°34'03"	9.90'	N44°17'40"E	9.91'			
C21	25.00'	65°57'56"	27.22'	N81°03'40"E	28.78'			
C22	60.00'	28°54'05"	72.48'	S28°47'55"E	299.17'			
C23	60.00'	20°44'06"	21.60'	N76°19'25"W	21.71'			
C24	60.00'	42°08'12"	43.14'	S72°14'26"W	44.13'			
C25	60.00'	20°03'08"	20.89'	S41°08'45"W	21.00'			
C26	60.00'	43°41'10"	44.65'	S09°16'36"W	45.75'			
C27	60.00'	35°01'23"	36.11'	S30°04'40"E	36.68'			
C28	60.00'	32°47'10"	33.87'	S63°58'57"E	34.33'			
C29	60.00'	37°36'54"	38.69'	N80°49'01"E	39.39'			
C30	60.00'	42°42'52"	43.70'	N40°39'08"E	44.73'			
C31	60.00'	10°56'10"	11.43'	N13°49'37"E	11.45'			
C32	25.00'	39°43'09"	16.99'	S28°13'07"W	17.33'			
C33	25.00'	90°00'00"	35.36'	S85°30'39"W	39.27'			
C34	25.00'	74°59'59"	30.44'	N11°59'22"W	32.72'			
C35	60.00'	27°24'55"	78.40'	N66°18'10"E	291.56'			
C36	60.00'	104°09'58"	94.67'	S26°34'21"E	109.08'			
C37	60.00'	19°11'17"	20.00'	S88°14'59"E	20.09'			
C38	60.00'	65°55'42"	65.29'	N49°11'32"E	69.04'			
C39	60.00'	38°23'18"	39.45'	N02°57'58"W	40.20'			
C40	60.00'	38°10'09"	39.24'	N41°14'42"W	39.97'			
C41	60.00'	12°34'30"	13.14'	N66°37'02"W	13.17'			
C42	25.00'	23°24'56"	10.15'	S61°11'49"E	10.22'			
C43	60.00'	08°43'36"	7.04'	S82°01'08"E	7.04'			
C44	60.00'	10°35'54"	11.08'	N89°19'07"E	11.10'			
C45	60.00'	01°51'47"	1.95'	N83°05'16"E	1.95'			
C46	60.00'	23°43'23"	24.67'	N70°17'41"E	24.84'			
C47	60.00'	28°38'28"	29.68'	N44°06'46"E	29.99'			
C48	60.00'	13°33'51"	14.17'	N23°00'36"E	14.20'			



ASM
AMERICAN SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE
DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
3191 Maguire Blvd, Suite 200, Orlando, FL 32803 Phone: 407-426-7979
nationalduediligenceservices.com

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, AND LEGEND
SEE SHEET 2 OF 2 PLAT BOUNDARY, LOT, TRACT, AND EASEMENT DETAIL

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City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.4.

Meeting Date: August 9, 2021

From: Al Minner, (City Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Manager to create an additional Assistant Service Planner position in the Electric department in the current budget; and providing an effective date.

Staff Recommendation:

Approval of the attached resolution adding an additional Assistant Service Planner in the current year to the Electric Department.

Analysis:

The Electric Service planning department continues to be extremely busy with new projects associated with growth and also has quite a backlog of projects that need to be planned. The total number of Electric projects has steadily increased over the past five years, reaching over 100 projects per month. The workload, even with mandatory overtime, as well as with help from the Operations department, has extended customers' wait time from design to completion to 4-6 weeks. The Service Planning staff has a backlog of 675 poles identified during the pole treatment/inspection program that need to be addressed and a number of capital improvement projects that are waiting to be designed. The addition of one additional Assistant Service Planner at a paygrade of 128 will help with the workload, improve customer response time and address the backlog of projects. This position will also be added to the FY 22 budget which will be before the City Commission for approval in September.

Procurement Analysis:

N/A

Options:

1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

The estimate for the current year of one month's salary and benefits is \$4,472.58. The current Electric budget has adequate funds to absorb this expense. This position will also be added to the FY 22 budget at a total cost of \$68,494. Available funds have been identified to add this position without using Fund

Balance.

Account No. 041-1062-531-xxxx

Submission Date and Time: 8/4/2021 1:23:23 PM

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA AUTHORIZING THE CITY MANAGER TO CREATE AN
ADDITIONAL ASSISTANT SERVICE PLANNER POSITION IN THE
ELECTRIC DEPARTMENT IN THE CURRENT BUDGET; AND PROVIDING
AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA:**

THAT the City Manager is hereby authorized to create an additional Assistant Service Planner position and fill the position in the Electric department using available Electric operating funds in the current fiscal year and add this position to the FY 22 budget which will be presented to the City Commission in September, 2021.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 9th day of August 2021.

Mayor

ATTEST:

City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.A.1.

Meeting Date: August 9, 2021

From: Al Minner, (City Manager)

Subject: An Ordinance of the City of Leesburg, Florida; Granting to the Wildwood Utility Dependent District, its successors and assigns, a Non-Exclusive Potable Water and Wastewater and Sewer Utility Franchise for a period of 30 years to construct, own, operate and maintain certain services and facilities to serve areas within and adjacent to The Villages Age Restricted Development; setting forth the terms and conditions under which such franchisee shall operate; providing for conflict and severability; providing an effective date.

Staff Recommendation:

Read ordinance and set public hearing.

Analysis:

This ordinance transfer the existing franchise agreement with the Villages to the newly created Wildwood Utility Dependent District.

Procurement Analysis:

Options:

Fiscal Impact:

Submission Date and Time:

ORDINANCE 2021-__

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA; GRANTING TO THE WILDWOOD UTILITY DEPENDENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE POTABLE WATER AND WASTEWATER AND SEWER UTILITY FRANCHISE FOR A PERIOD OF 30 YEARS TO CONSTRUCT, OWN, OPERATE AND MAINTAIN CERTAIN SERVICES AND FACILITIES TO SERVE AREAS WITHIN AND ADJACENT TO THE VILLAGES AGE RESTRICTED DEVELOPMENT; SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH SUCH FRANCHISEE SHALL OPERATE; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Villages Land Company, LLC a Florida limited liability company (“VLC” or “Owner”) has significant land located in the City of Leesburg; and

WHEREAS, The City Commissioners of the City of Leesburg, Florida (hereinafter the “City”) granted a non-exclusive water use franchise (potable water and wastewater) to South Sumter Utility Company, LLC (“SSUC”) pursuant to Ordinance 20-14; and

WHEREAS, the Wildwood Utility Dependent District (“WUDD”) has been formed to acquire certain utility systems from SSUC, and to thereafter operate such systems, including the potable water and wastewater / sewer system now operated by SSUC; and

WHEREAS, it is in the best interest of the City to provide a water franchise to WUDD to ensure that adequate services are available for development of the Leesburg Property (defined below); and

WHEREAS, it is in the best interest of the citizens of Leesburg for the City to adopt this Franchise Ordinance as it allows the City to grow its economy and tax base, while safeguarding its natural resources and producing minimal impact to the City infrastructure.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Leesburg, Florida, as follows:

Section 1. **SHORT TITLE.** This Ordinance shall be known and may be cited as the “WUDD Franchise Ordinance.”

Section 2. **FINDINGS AND INTENT.** The City Commission makes the following findings and intent:

(a) The City exercises control over all publicly dedicated rights-of-way, streets, alleys, bridges, easements and other public places located within the limits of the City.

(b) VLC and its successors and assigns own that certain real property located in the City of Leesburg being more particularly described and depicted on Exhibit "A" attached hereto and incorporated herein (the "Leesburg Property").

(c) VLC has or will develop the Leesburg Property in accordance with its zoning and land use approvals for a large-scale active adult community with associated non-residential uses (the "Villages ARD Development")

(d) The Leesburg Property is currently within the City's exclusive water, wastewater, irrigation and reclaimed water and solid waste collection and disposal service area.

(e) The City Commission has considered a request submitted by WUDD to provide potable water and wastewater system to serve the Leesburg Property by using certain public rights-of-way.

(f) The aforesaid rights-of-way to be used by WUDD are valuable public properties dedicated or to be dedicated to City and maintained by the City at expense to the City's taxpayers, and the right to use said rights-of-way is a valuable property right to WUDD.

(g) The City desires to ensure that the aforesaid rights-of-way used by WUDD are promptly restored to a safe and secure condition to protect the health, safety and welfare of the citizens and residents of the City.

(h) After due deliberation and full consideration the City Commission has determined to grant a franchise to WUDD to provide such services, subject to the terms and conditions set forth below.

Section 3. DEFINITIONS. For the purposes of this Ordinance, the following terms shall have the meaning given herein:

(a) The term "City" shall mean the City of Leesburg, Florida.

(b) The term "Customers" shall mean and include any and all organizations, firms, entities or persons who may desire or require Franchisees' services for property located within the Franchise Territory.

(c) The term "Franchisee" shall mean WUDD, or any entity who is assigned the franchise rights of any Franchisee, in accordance with this Ordinance.

(d) The term "Ordinance," "Franchise," or "Franchise Agreement" shall mean this WUDD Franchisee Ordinance, as passed and adopted by the City and accepted by WUDD.

(e) The term "Franchise Territory" shall mean the Leesburg Property, and certain public right-of-way located adjacent to the Leesburg Property.

(f) The term "Operating Revenues" for the Franchisee shall mean all user fees collected by the Franchisee from the sale of such services provided by the Franchisee to Customers within and throughout the Franchise Territory. Operating Revenues shall not include Customer

deposits, meter fees, fees or improvements received as contributions-in-aid-of-construction, sales taxes, municipal public service taxes, franchise fees, or other nonuser fees or charges derived from the operation of the services of the Franchisee.

(g) The term “Systems” shall have the meaning as herein defined in Section 5.

Section 4. **AUTHORITY.** This Ordinance is being adopted pursuant to the City’s Charter, relevant special acts, and Chapter 166, Florida Statutes.

Section 5. **GRANT OF AUTHORITY.** There is hereby granted by the City to the Franchisee the non-exclusive right, privilege, and franchise to erect, construct, operate and maintain the Systems and related facilities, including but not limited to pump stations, wells, mains, pipes, supply pipes, conduits, ducts, service connections, manholes, control devices, and any other hardware or other appurtenances used as a means of producing, treating, conveying, distributing or selling certain services authorized by this Ordinance in Section 7 to any person or entity to be supplied by the Franchisee within the Franchise Territory and to sell and distribute such services to Customers within and throughout the Franchise Territory (hereinafter collectively referred to as “Systems”). The Franchise granted herein includes the right to occupy, construct, operate and maintain in, under, upon, along, over and across the present and future roads, streets, alleys, bridges, easements, rights-of-way and other public places (hereinafter called “public rights-of-way) throughout all the incorporated areas, as they may be constituted from time to time, of the City of Leesburg, Florida and its successor, and all other facilities installed in conjunction with or ancillary to all of the Franchisee’s operations for the proper use of the Franchise granted herein. The Franchisee shall only self-serve within the Franchise Territory unless mutually agreeable by both parties. The foregoing rights granted the Franchisee shall be non-exclusive, but the City agrees, as part of the consideration for the granting of these Franchises, not to provide service from any of the City systems in the Franchise Territory and to refrain from granting a similar franchise within the Franchise Territory to any other private, non-governmental entity or person at any time during the period of this Franchise, except for pre-existing franchises.

Section 6. **NATURE OF FRANCHISE; POWERS RETAINED BY CITY.** Once the Franchisee Ordinance becomes final, it shall be deemed both a contract with the Franchisee and a legislative act as provided under Florida law. Each Franchise is subject to all franchises and permits heretofore granted by the City Commission to use the streets, alleys, lanes and public places of the City by public utility or public service corporations. It is not intended by the grant of this Franchise to abridge the exercise of the police power of the City. The grant of the Franchise is subject to all ordinances and resolutions of the City Commission as the same now exist or may be hereafter amended, revised or modified to the extent not inconsistent with the terms of this Franchise. The Franchisee shall at all times continue to be subject to all applicable public service taxes (Section 166.231, Florida Statutes) and such other applicable taxes, charges or fees as may be lawfully authorized by the Florida Constitution, the general or special laws of the State of Florida, the provisions of the Municipal Home Rule Powers Act (Chapter 166, Florida Statutes), or the ordinances of the City, subject to the provisions of this Section 6 and to the extent that such ordinances are not preempted, as a matter of law, by federal or state law. The Franchisee shall, at all times, during the life of this Franchise, be subject to all lawful exercises of police power by the City, and to such reasonable laws, rules and regulations as the City shall hereafter, by

resolution or ordinance provide, including, but not limited to, any ordinances pertaining to excavation, reconstruction and development requirements and standards. Notwithstanding the foregoing, the City shall not: (a) deny Franchisee the use of public rights-of-way for reasons other than unreasonable interference with motor vehicle traffic, (b) impose conditions for the use of public rights-of-way contrary to Florida law or the terms and conditions of this Franchise, or (c) unreasonably delay in issuing the Franchisee a use permit, if any, to construct its facilities in public rights-of-way. Further, the Franchisee is permitted to amend and enforce service rules and operations for its facilities and operations to the extent that they do not conflict with this Ordinance, without the prior consent of the City provided that they are not unjust, inequitable or discriminatory.

Section 7. **GRANT OF FRANCHISE.** The Franchise hereby granted to WUDD is to construct, operate and maintain a Potable Water Treatment and Distribution System and a Wastewater Collection and Transmission System.

(a) For the Potable Water Treatment and Distribution System, the Franchisee is authorized to:

(1) Provide water treatment facilities for the treatment of potable water in accordance with applicable regulatory standards; and

(2) Provide water distribution lines and related facilities for the distribution and transmission of water to customers.

Operation and maintenance costs of the water treatment, distribution and transmission system shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction and replacement of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for these types of utilities.

(b) For the Wastewater System, the Franchisee is authorized to provide wastewater collection lines and related facilities for the collection and transmission of wastewater to the City wastewater treatment facilities.

Operation and maintenance costs of the wastewater collection, and transmission system shall be the sole responsibility of Franchisee and are considered applicable costs to be included in rates, fees and charges of the Franchisee, along with cost for construction and replacement of said facilities in addition to other costs generally accepted in the computation of rates, fees and charges for these types of utilities.

Section 8. **INDEMNIFICATION; INSURANCE.**

(a) Franchisee or its subcontractors shall indemnify and hold harmless the City, its agents, elected or appointed officials, officers and employees from any and all liability, claims, demands, damages, expenses, fees, penalties, suits, proceedings, actions and cost of actions (including attorneys' fees and costs at trial and on appeal), of any kind or nature, arising or growing out of, or any way connected with the exercise by Franchisee of its rights contained herein. Notwithstanding the foregoing, this indemnification is not intended to waive the sovereign

immunity of either party or to extend to or assume liability for the negligence of any indemnified party. The Franchisee's liability pursuant to the indemnification hereunder shall be limited to the same extent and in the same manner as the Franchisee's liability for tort claims is limited pursuant to Section 768.28, Florida Statutes.

(b) The Franchisee or its subcontractors shall procure and maintain, for the duration of this Franchise, insurance of the types and limits specified below:

(1) Comprehensive General Liability - bodily injury and property damage coverage shall be for not less than \$1,000,000.00 per occurrence and not less than \$1,000,000.00 in the aggregate. The City shall be named as an additional insured on the policy.

(2) Business Automobile Liability - business automobile liability coverage shall be in a combined single limit of not less than \$500,000.00 per occurrence. The City shall be named as an additional insured on the policy.

(3) The City Commission for the City of Leesburg shall have the right to reassess and adjust the required amount of liability insurance required under this Section every five (5) years, if necessary. In so doing, the City Commission shall take into consideration all relevant factors, including, but not limited to, the rate of inflation, changes in law, and information related to risk assessment for the City. Whenever the City Commission exercises its right to reassess the amount of liability insurance required, the Franchisee shall have the right to present any information that they deem relevant to the City Commission's determination regarding the same.

Section 9. **SERVICE STANDARDS.** Franchisee shall maintain and operate its Systems and facilities and render efficient service in accordance with the rules and regulations as are, or may be, set forth by the City and/or other agency and/or entity with jurisdiction to regulate and/or promulgate rules regarding Franchisee's operations.

Section 10. **PAYMENTS TO THE CITY.**

(a) In consideration for the granting of the Franchise, Franchisee (or its successors or assigns, as applicable), shall pay to the City (or its successors), an annual amount which will equal five percent (5%) of Franchisee's annual gross Operating Revenues, as defined in Section 3.f., taken in and received by it for providing all aspects of services provided by Franchisee to its Customers within the Franchise Territory, as now or hereafter constituted. The Franchisee shall be permitted to collect the franchise fees provided for under this Franchise from its retail customers receiving said service as a line item on its retail bills. The Franchisee is not permitted to incorporate any franchise fee into its other rates for service.

(b) The Franchisee shall pay the franchise fee provided by this section semi-annually on January 1 and July 1 of each year during the term of this franchise. Any payments not made by the Franchisee within 20 business days after the date said payment is due, shall thereafter be payable with interest at the rate of fifteen percent (15%) per annum.

(c) The Franchisee shall at all times continue to be subject to and shall pay to the City all legally authorized and applicable public service taxes, ad valorem taxes (intangible,

personal, real), occupational taxes, and any and all other valid tax, levied or imposed by the City. Such charges and fees shall include but not be limited to licensing, permit fees, development review and inspection fees and all other such fees including fees, charges, taxes and/or assessments validly adopted and/or imposed during the term of this Franchise Agreement.

(d) The Franchise fee payments, together with any interest that may apply, shall be made by wire transfer or other electronic means.

Section 11. **RECORDS AND REPORTS.** The City or its designated representative shall have the right during the term of the Franchise to examine, at all reasonable business hours, all of the Franchisee's plans, contracts, engineering, accounting, finance, statistical, customer and service records relating to performance under this Ordinance; provided, however, that the City expressly acknowledges and agrees that Franchisee may redact proprietary information and any private customer information from such documents and records prior to making the same available to the City for examination hereunder. The City agrees to keep any information it obtains confidential to the maximum extent possible under Florida's public records law. In addition, Franchisee shall provide directly to the City an annual summary report showing gross revenues received by Franchisee from its operations within the City during the preceding fiscal year and such other information as the City shall request with respect to properties, quality control, and expenses related to Franchisee's service within the City. The City may audit the financial records of Franchisee for the purpose of determining that proper collection or payment of franchise fees is being made by Franchisee in accordance with this Ordinance at the City's initial expense. Franchisee shall cooperate with and make available those records necessary for City to perform the audit. If the audit demonstrates that payment or collection of franchise fees is more than 5% less than the semi-annual amount that should have been paid or collected, Franchisee shall, in addition to paying the fees that should have been paid or collected, pay the cost of the audit.

Section 12. **RATES.** Franchisee may charge to Customers such service rates and fees as Franchisee shall determine in accordance with the terms of the Franchisee's establishing ordinance, enabling legislation, and rules duly adopted pursuant to applicable law. Franchisee shall be responsible for the billing and collection of all fees and rates charged to Customers of the services authorized to Franchisee by this Ordinance.

Section 13. **OWNERSHIP OF LINES AND EQUIPMENT.** All water supply and wastewater facilities used, useful or held for use in connection with supply of water and wastewater service under the terms of this franchise and installed and furnished shall remain the sole property of Franchisee. No person or entity shall have the right to connect to the facilities or to obtain any water services furnished by Franchisee, except with the consent of and upon full compliance with the service rules and regulations of Franchisee and upon payment of any contribution in aid of construction, connecting charges, fees or rates which may be established and required. No waiver of rates or charges may be granted by Franchisee where to do so would result in discriminatory rates or charges.

Section 14. **TRANSFER OR ENCUMBRANCE OF FRANCHISES.** Franchisee may not assign or otherwise transfer its franchise rights except with the prior written consent of the City expressed by an ordinance, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 15. **FORFEITURE OF FRANCHISE; NON-COMPLIANCE.**

(a) In the event of a material default by Franchisee with respect to its obligations under this Ordinance, the City shall provide written notice of such default to Franchisee. In the event that Franchisee fails to cure the alleged material default within sixty (60) days of its receipt of such notice from the City, then the City shall be entitled: (i) to file an action against Franchisee for specific performance of its obligations under this Ordinance; (ii) to file an action against Franchisee for damages actually incurred by City by reason of Franchisee's default of its obligations under this Ordinance, provided in no event shall City be entitled to recover any consequential, indirect, special, speculative, punitive or exemplary damages from Franchisee; or (iii) to file an action against Franchisee to terminate the Franchise as to the Franchisee.

(b) In the event of a material default by City with respect to its obligations under this Ordinance, Franchisee shall provide written notice of such default to the City. In the event City fails to cure the alleged material default within sixty (60) days of its receipt of such notice from the Franchisee, then Franchisee shall be entitled: (i) to file an action against the City for specific performance of its obligations under this Ordinance; or (ii) to file an action against City for damages actually incurred by Franchisee by reason of the City's default of its obligations under this Ordinance, provided in no event shall Franchisee be entitled to recover any consequential, indirect, special, speculative, punitive or exemplary damages from the City; or (iii) terminate the Franchise, by giving written notice to the City, at least sixty (60) days prior to the effective date of termination.

Section 16. **TERM OF FRANCHISE.** This Franchise to Franchisee and the rights herein granted shall take effect after final passage of this Ordinance, as required by law, and fully executed by both parties, and acceptance by Franchisee in accordance with Section 17 below, and shall continue in full force and effect for a term of forty (40) years after the date on which Franchisee acquires the utility systems of SSUC, as described in the Recitals above.

Section 17. **ACCEPTANCE.** This Franchise is hereby granted upon the condition that, within thirty (30) days after the date of passage of this Ordinance, the Franchisee shall file with the City Clerk its acceptance of the terms and conditions of this Franchise, which acceptance shall be in writing, duly executed by or on behalf of the Franchisee and contain the Franchisee's address.

Section 18. **SEVERABILITY.** Should any section or provision of this Franchise or any portion thereof, the deletion of which would not adversely affect (in the general sense) the receipt of any material benefits or, substantially increase the burden of any party hereunder, be declared by a judicial or administrative tribunal of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder, as a whole or any part thereof, other than the part declared to be invalid. In the event of any such partial invalidity, the City and Franchisee shall meet and negotiate in good faith to obtain a replacement provision that is in compliance with the judicial or administrative authority's decisions and consistent with the original intent of the parties as contained herein. If such decision is fundamental to or alters the essence of this Franchise, then the parties agree to negotiate a new franchise agreement.

Section 19. **GOVERNING LAW AND VENUE.** The rights and privileges granted to Franchisee by this Franchise shall at all times be subordinate and inferior to the rights of the public

in and to the ordinary use of the public rights-of-way and nothing in this Franchise shall be considered as a surrender by the City of its right and power to use and relocate the use of its rights-of-way. Franchisee's rights hereunder are supplementary to the rights granted to Franchisee pursuant to any interlocal agreement between Franchisor and Franchisee, and pursuant to Chapter 189, Florida Statutes, the City Ordinance establishing the Franchisee, as the same has been amended, and other applicable law. In the event that any legal proceeding is brought to enforce the terms of this Franchise, the same shall be brought in Lake County, Florida. The laws of the State of Florida shall govern.

Section 20. **NOTICES.** Except in exigent circumstances, and except as otherwise specifically provided in this Franchise, all notices by either City or Franchisee to the other shall be made by either depositing such notice in the United States Mail, Certified Mail return receipt requested or by facsimile. Any notice served by certified mail return receipt shall be deemed delivered five (5) days after the date of such deposit in the United States Mail unless otherwise provided. Any notice given by facsimile is deemed received by next Business Day. "Business Day" for purposes of this Section shall mean Monday through Friday, with Saturday, Sunday and City and Franchisee observed holidays excepted. All notices shall be addressed as follows:

As to the City:	City of Leesburg Attn: Al Minner City Manager 501 W. Meadow St.
With Copy to:	Leesburg, FL 34749 McLin Burnsed Attn: Fred Morrison, Esq. 1000 W. Main St. Leesburg, FL 34748
As Franchisee:	Wildwood Utility Dependent District Attn: Kenny Blocker 984 Old Mill Road The Villages, FL 32162
With Copy to:	Stone & Gerken, P.A. Attn: Kevin M. Stone, Esq. 4580 N. Highway 19A Mount Dora, FL 32757

Notice shall be given as required by this Franchise and for all other emergencies. Notice shall be provided to the above-named addressees unless directed otherwise in writing by the City or Franchisee.

Section 21. **NON-WAIVER PROVISION.** The failure of either Party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect. No waiver or relinquishment

shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by the Parties.

Section 22. **COMPLETE AGREEMENT.** This Franchise together with the exhibits (as may be amended from time to time in accordance with the terms hereof) represents the entire agreement of the Parties and supersedes all prior representations whether oral or in writing with respect to the rights of the Parties.

Section 23. **AMENDMENTS TO FRANCHISE AGREEMENT.** Changes in the terms and conditions to this Franchise Agreement may be made by written agreement between the City and the Franchisee unless legally required to be accomplished by amendment to this Ordinance

Section 24. **ORDINANCES REPEALED.** All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed as of the effective date.

Section 25. **EFFECTIVE DATE.** This Ordinance granting a franchise to Franchisee shall take effect immediately upon passage, provided however, that this Ordinance shall become effective only upon the written acceptance of Franchisee as provided in Section 17 hereinabove.

[Signature Pages Follow]

DONE AND ORDAINED this _____ day of _____, 2021, by the City Commission of the City of Leesburg, Florida

CITY COMMISSION

CITY OF LEESBURG, FLORIDA

_____, Mayor

ATTEST: _____

_____, City Clerk

Approved as to form:

Fred A. Morrison, City Attorney

**WILDWOOD UTILITY DEPENDENT
DISTRICT**

ATTEST:

By: _____

Print Name: _____

Title: _____

By: _____

Name: _____

Title: _____

EXHIBIT A

THOSE PORTIONS OF SECTIONS 6, 7, 8, 9, 16, AND 17, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 6, WHICH IS THE POINT OF BEGINNING; THENCE RUN NORTH 00°39'41" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2360.48 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 30°29'04" EAST, A DISTANCE OF 19.79 FEET; THENCE RUN SOUTH 20°37'14" EAST, A DISTANCE OF 84.19 FEET; THENCE RUN SOUTH 76°53'11" EAST, A DISTANCE OF 47.78 FEET; THENCE RUN SOUTH 36°10'15" EAST, A DISTANCE OF 68.70 FEET; THENCE RUN SOUTH 53°58'30" EAST, A DISTANCE OF 83.28 FEET; THENCE RUN SOUTH 44°52'44" EAST, A DISTANCE OF 70.96 FEET; THENCE RUN SOUTH 03°00'03" WEST, A DISTANCE OF 85.15 FEET; THENCE RUN SOUTH 64°52'10" EAST, A DISTANCE OF 45.25 FEET; THENCE RUN SOUTH 88°04'24" EAST, A DISTANCE OF 34.38 FEET; THENCE RUN NORTH 09°21'14" EAST, A DISTANCE OF 78.78 FEET; THENCE RUN SOUTH 88°37'45" EAST, A DISTANCE OF 36.40 FEET; THENCE RUN NORTH 61°16'45" EAST, A DISTANCE OF 78.67 FEET; THENCE RUN NORTH 79°11'16" EAST, A DISTANCE OF 87.21 FEET; THENCE RUN NORTH 82°04'48" EAST, A DISTANCE OF 69.61 FEET; THENCE RUN NORTH 60°17'41" EAST, A DISTANCE OF 102.77 FEET; THENCE RUN SOUTH 46°03'35" EAST, A DISTANCE OF 89.04 FEET; THENCE RUN SOUTH 25°57'33" EAST, A DISTANCE OF 431.46 FEET; THENCE RUN SOUTH 46°18'25" EAST, A DISTANCE OF 100.01 FEET; THENCE RUN SOUTH 80°46'10" EAST, A DISTANCE OF 82.69 FEET; THENCE RUN SOUTH 82°49'12" EAST, A DISTANCE OF 85.20 FEET; THENCE RUN SOUTH 39°42'02" EAST, A DISTANCE OF 45.75 FEET; THENCE RUN SOUTH 14°23'50" WEST, A DISTANCE OF 70.58 FEET; THENCE RUN SOUTH 29°58'34" EAST, A DISTANCE OF 76.07 FEET; THENCE RUN SOUTH 23°08'46" EAST, A DISTANCE OF 39.04 FEET; THENCE RUN SOUTH 11°00'19" WEST, A DISTANCE OF 95.71 FEET; THENCE RUN SOUTH 09°22'14" WEST, A DISTANCE OF 123.51 FEET; THENCE RUN SOUTH 09°41'56" EAST, A DISTANCE OF 80.26 FEET; THENCE RUN SOUTH 43°34'44" EAST, A DISTANCE OF 98.73 FEET; THENCE RUN NORTH 76°35'25" EAST, A DISTANCE OF 50.82 FEET; THENCE RUN SOUTH 62°33'16" EAST, A DISTANCE OF 86.58 FEET; THENCE RUN SOUTH 64°36'42" EAST, A DISTANCE OF 71.30 FEET; THENCE RUN NORTH 76°42'30" EAST, A DISTANCE OF 44.48 FEET; THENCE RUN SOUTH 32°12'12" EAST, A DISTANCE OF 957.86 FEET; THENCE RUN SOUTH 07°10'01" WEST, A DISTANCE OF 91.08 FEET; THENCE RUN SOUTH 61°21'16" EAST, A DISTANCE OF 47.28 FEET; THENCE RUN SOUTH 40°28'15" EAST, A DISTANCE OF 120.86 FEET; THENCE RUN SOUTH 44°33'11" EAST, A DISTANCE OF 69.24 FEET; THENCE RUN SOUTH 37°26'37" EAST, A DISTANCE OF 89.41 FEET; THENCE RUN SOUTH 07°06'18" EAST, A DISTANCE OF 113.64 FEET; THENCE RUN SOUTH 09°52'34" EAST, A DISTANCE OF 113.85 FEET; THENCE RUN SOUTH 35°28'16" WEST, A DISTANCE OF 89.69 FEET; THENCE RUN SOUTH 64°22'33" EAST, A DISTANCE OF 118.81 FEET; THENCE RUN SOUTH 52°22'56" EAST, A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 79°20'02" EAST, A DISTANCE OF 136.10 FEET; THENCE RUN NORTH 52°22'55" EAST, A DISTANCE OF 86.83 FEET; THENCE RUN NORTH 36°24'30" EAST, A DISTANCE OF 105.87 FEET; THENCE RUN

NORTH 48°55'55" EAST, A DISTANCE OF 45.49 FEET; THENCE RUN SOUTH 89°56'18" EAST, A DISTANCE OF 151.08 FEET; THENCE RUN NORTH 24°38'40" EAST, A DISTANCE OF 110.35 FEET; THENCE RUN NORTH 46°09'26" EAST, A DISTANCE OF 81.02 FEET; THENCE RUN SOUTH 86°18'52" EAST, A DISTANCE OF 62.24 FEET; THENCE RUN SOUTH 27°38'50" EAST, A DISTANCE OF 68.64 FEET; THENCE RUN SOUTH 41°23'00" EAST, A DISTANCE OF 95.74 FEET; THENCE RUN SOUTH 09°19'22" EAST, A DISTANCE OF 161.00 FEET; THENCE RUN SOUTH 22°58'56" EAST, A DISTANCE OF 78.10 FEET; THENCE RUN SOUTH 41°13'52" WEST, A DISTANCE OF 71.83 FEET; THENCE RUN SOUTH 67°32'49" WEST, A DISTANCE OF 60.90 FEET; THENCE RUN SOUTH 22°37'04" WEST, A DISTANCE OF 125.78 FEET; THENCE RUN SOUTH 05°54'07" WEST, A DISTANCE OF 58.17 FEET; THENCE RUN SOUTH 09°17'29" EAST, A DISTANCE OF 113.07 FEET; THENCE RUN SOUTH 17°42'35" WEST, A DISTANCE OF 84.59 FEET; THENCE RUN SOUTH 54°18'47" EAST, A DISTANCE OF 86.37 FEET; THENCE RUN SOUTH 59°31'01" EAST, A DISTANCE OF 114.87 FEET; THENCE RUN SOUTH 62°38'05" EAST, A DISTANCE OF 134.39 FEET; THENCE RUN SOUTH 39°09'25" EAST, A DISTANCE OF 51.70 FEET; THENCE RUN SOUTH 80°59'23" EAST, A DISTANCE OF 80.02 FEET; THENCE RUN NORTH 35°54'34" EAST, A DISTANCE OF 63.23 FEET; THENCE RUN SOUTH 74°27'55" EAST, A DISTANCE OF 81.89 FEET; THENCE RUN SOUTH 04°00'12" EAST, A DISTANCE OF 73.97 FEET; THENCE RUN SOUTH 80°14'56" EAST, A DISTANCE OF 67.06 FEET; THENCE RUN SOUTH 62°54'57" EAST, A DISTANCE OF 47.02 FEET; THENCE RUN SOUTH 80°58'05" EAST, A DISTANCE OF 47.16 FEET; THENCE RUN NORTH 50°24'47" EAST, A DISTANCE OF 52.77 FEET; THENCE RUN NORTH 16°30'08" WEST, A DISTANCE OF 34.10 FEET; THENCE RUN NORTH 00°36'32" WEST, A DISTANCE OF 52.85 FEET; THENCE RUN SOUTH 40°59'45" EAST, A DISTANCE OF 106.23 FEET; THENCE RUN SOUTH 55°44'00" EAST, A DISTANCE OF 86.62 FEET; THENCE RUN SOUTH 33°10'27" EAST, A DISTANCE OF 83.20 FEET; THENCE RUN SOUTH 55°17'24" EAST, A DISTANCE OF 68.84 FEET; THENCE RUN SOUTH 46°21'25" EAST, A DISTANCE OF 101.01 FEET; THENCE RUN NORTH 74°50'26" EAST, A DISTANCE OF 86.17 FEET; THENCE RUN SOUTH 82°04'41" EAST, A DISTANCE OF 120.38 FEET; THENCE RUN NORTH 58°22'49" EAST, A DISTANCE OF 68.80 FEET; THENCE RUN SOUTH 60°56'38" EAST, A DISTANCE OF 75.22 FEET; THENCE RUN SOUTH 03°14'40" WEST, A DISTANCE OF 76.66 FEET; THENCE RUN SOUTH 50°59'10" WEST, A DISTANCE OF 90.51 FEET; THENCE RUN SOUTH 36°37'10" WEST, A DISTANCE OF 76.43 FEET; THENCE RUN SOUTH 12°29'53" EAST, A DISTANCE OF 471.98 FEET; THENCE RUN SOUTH 24°47'34" EAST, A DISTANCE OF 104.62 FEET; THENCE RUN SOUTH 12°21'53" WEST, A DISTANCE OF 65.63 FEET; THENCE RUN SOUTH 18°03'40" EAST, A DISTANCE OF 67.17 FEET; THENCE RUN SOUTH 25°58'11" EAST, A DISTANCE OF 64.57 FEET; THENCE RUN SOUTH 27°55'06" EAST, A DISTANCE OF 100.44 FEET; THENCE RUN SOUTH 35°22'32" WEST, A DISTANCE OF 59.70 FEET; THENCE RUN SOUTH 13°35'06" EAST, A DISTANCE OF 68.53 FEET; THENCE RUN SOUTH 51°53'59" EAST, A DISTANCE OF 156.93 FEET; THENCE RUN SOUTH 66°50'45" EAST, A DISTANCE OF 64.60 FEET; THENCE RUN SOUTH 48°38'48" WEST, A DISTANCE OF 54.10 FEET; THENCE RUN SOUTH 08°34'50" WEST, A DISTANCE OF 80.78 FEET; THENCE RUN SOUTH 08°53'51" WEST, A DISTANCE OF 102.76 FEET; THENCE RUN SOUTH 13°03'25" WEST, A DISTANCE OF 64.08 FEET; THENCE RUN SOUTH 27°21'03" WEST, A DISTANCE OF 92.67 FEET; THENCE RUN SOUTH 58°32'05" WEST, A

DISTANCE OF 39.73 FEET; THENCE RUN SOUTH 05°28'43" WEST, A DISTANCE OF 111.73 FEET; THENCE RUN SOUTH 12°31'44" WEST, A DISTANCE OF 83.93 FEET; THENCE RUN SOUTH 55°17'54" WEST, A DISTANCE OF 62.16 FEET; THENCE RUN NORTH 84°37'02" WEST, A DISTANCE OF 51.91 FEET; THENCE RUN NORTH 88°34'03" WEST, A DISTANCE OF 32.60 FEET; THENCE RUN SOUTH 42°06'52" WEST, A DISTANCE OF 58.01 FEET; THENCE RUN SOUTH 12°33'12" WEST, A DISTANCE OF 37.53 FEET; THENCE RUN SOUTH 20°36'57" WEST, A DISTANCE OF 33.88 FEET; THENCE RUN SOUTH 20°04'52" EAST, A DISTANCE OF 53.52 FEET; THENCE RUN SOUTH 24°42'25" EAST, A DISTANCE OF 74.30 FEET; THENCE RUN SOUTH 30°43'24" EAST, A DISTANCE OF 665.00 FEET; THENCE RUN SOUTH 76°34'14" EAST, A DISTANCE OF 477.21 FEET; THENCE RUN SOUTH 71°58'41" EAST, A DISTANCE OF 165.94 FEET; THENCE RUN SOUTH 54°48'46" EAST, A DISTANCE OF 79.68 FEET; THENCE RUN SOUTH 62°41'15" EAST, A DISTANCE OF 108.65 FEET; THENCE RUN SOUTH 62°55'30" EAST, A DISTANCE OF 667.14 FEET; THENCE RUN SOUTH 60°27'48" EAST, A DISTANCE OF 87.14 FEET; THENCE RUN SOUTH 64°03'50" EAST, A DISTANCE OF 106.68 FEET; THENCE RUN SOUTH 43°54'25" EAST, A DISTANCE OF 79.20 FEET; THENCE RUN SOUTH 72°01'07" EAST, A DISTANCE OF 124.60 FEET; THENCE RUN SOUTH 60°09'14" EAST, A DISTANCE OF 62.29 FEET; THENCE RUN SOUTH 31°27'02" EAST, A DISTANCE OF 86.64 FEET; THENCE RUN SOUTH 63°57'31" EAST, A DISTANCE OF 63.36 FEET; THENCE RUN NORTH 89°40'02" EAST, A DISTANCE OF 61.47 FEET; THENCE RUN SOUTH 25°03'35" EAST, A DISTANCE OF 41.98 FEET; THENCE RUN SOUTH 58°26'41" EAST, A DISTANCE OF 77.10 FEET; THENCE RUN NORTH 64°51'43" EAST, A DISTANCE OF 59.71 FEET; THENCE RUN NORTH 22°27'00" EAST, A DISTANCE OF 133.33 FEET; THENCE RUN NORTH 52°49'57" EAST, A DISTANCE OF 66.67 FEET; THENCE RUN NORTH 35°29'20" EAST, A DISTANCE OF 82.69 FEET; THENCE RUN NORTH 27°10'34" EAST, A DISTANCE OF 56.95 FEET; THENCE RUN SOUTH 79°02'53" EAST, A DISTANCE OF 94.44 FEET; THENCE RUN NORTH 62°59'52" EAST, A DISTANCE OF 87.39 FEET; THENCE RUN SOUTH 55°10'19" EAST, A DISTANCE OF 51.33 FEET; THENCE RUN SOUTH 56°42'06" EAST, A DISTANCE OF 76.72 FEET; THENCE RUN SOUTH 69°38'47" EAST, A DISTANCE OF 98.62 FEET; THENCE RUN SOUTH 33°07'22" EAST, A DISTANCE OF 66.32 FEET; THENCE RUN SOUTH 12°34'18" EAST, A DISTANCE OF 67.51 FEET; THENCE RUN SOUTH 73°43'09" EAST, A DISTANCE OF 32.57 FEET; THENCE RUN NORTH 88°46'08" EAST, A DISTANCE OF 89.59 FEET; THENCE RUN SOUTH 72°00'24" EAST, A DISTANCE OF 88.54 FEET; THENCE RUN NORTH 82°00'35" EAST, A DISTANCE OF 82.23 FEET; THENCE RUN NORTH 28°08'41" EAST, A DISTANCE OF 77.60 FEET; THENCE RUN SOUTH 79°52'28" EAST, A DISTANCE OF 72.13 FEET; THENCE RUN SOUTH 84°08'18" EAST, A DISTANCE OF 76.52 FEET; THENCE RUN SOUTH 50°04'27" EAST, A DISTANCE OF 116.72 FEET; THENCE RUN SOUTH 18°05'38" EAST, A DISTANCE OF 86.72 FEET; THENCE RUN SOUTH 11°26'26" WEST, A DISTANCE OF 91.89 FEET; THENCE RUN SOUTH 29°04'26" EAST, A DISTANCE OF 89.79 FEET; THENCE RUN SOUTH 09°58'55" EAST, A DISTANCE OF 91.28 FEET; THENCE RUN SOUTH 40°14'22" EAST, A DISTANCE OF 56.45 FEET; THENCE RUN SOUTH 43°10'08" EAST, A DISTANCE OF 86.77 FEET; THENCE RUN SOUTH 30°23'40" EAST, A DISTANCE OF 63.23 FEET; THENCE RUN SOUTH 36°06'06" WEST, A DISTANCE OF 69.17 FEET; THENCE RUN SOUTH 49°24'38" EAST, A DISTANCE OF 39.36 FEET; THENCE RUN NORTH 51°47'53" EAST, A DISTANCE OF 66.55 FEET; THENCE RUN SOUTH 18°39'03"

EAST, A DISTANCE OF 66.42 FEET; THENCE RUN SOUTH 13°29'51" EAST, A DISTANCE OF 121.98 FEET; THENCE RUN SOUTH 37°08'09" EAST, A DISTANCE OF 78.28 FEET; THENCE RUN SOUTH 18°59'20" EAST, A DISTANCE OF 85.31 FEET; THENCE RUN SOUTH 29°01'05" WEST, A DISTANCE OF 50.31 FEET; THENCE RUN SOUTH 14°39'12" WEST, A DISTANCE OF 122.19 FEET; THENCE RUN SOUTH 18°44'14" EAST, A DISTANCE OF 78.53 FEET; THENCE RUN SOUTH 53°17'25" EAST, A DISTANCE OF 80.53 FEET; THENCE RUN SOUTH 37°24'41" EAST, A DISTANCE OF 83.16 FEET; THENCE RUN SOUTH 55°25'31" EAST, A DISTANCE OF 71.44 FEET; THENCE RUN NORTH 58°27'23" EAST, A DISTANCE OF 43.35 FEET; THENCE RUN SOUTH 19°10'27" EAST, A DISTANCE OF 37.15 FEET; THENCE RUN SOUTH 63°34'27" WEST, A DISTANCE OF 31.07 FEET; THENCE RUN SOUTH 22°20'25" EAST, A DISTANCE OF 134.31 FEET; THENCE RUN SOUTH 08°26'23" WEST, A DISTANCE OF 67.96 FEET; THENCE RUN SOUTH 22°50'36" EAST, A DISTANCE OF 95.16 FEET; THENCE RUN SOUTH 68°08'39" EAST, A DISTANCE OF 101.39 FEET; THENCE RUN SOUTH 84°06'33" EAST, A DISTANCE OF 143.78 FEET; THENCE RUN SOUTH 53°36'32" EAST, A DISTANCE OF 79.23 FEET; THENCE RUN SOUTH 62°30'27" EAST, A DISTANCE OF 79.89 FEET; THENCE RUN SOUTH 80°26'17" EAST, A DISTANCE OF 103.16 FEET; THENCE RUN SOUTH 50°11'10" EAST, A DISTANCE OF 58.15 FEET; THENCE RUN SOUTH 66°52'59" EAST, A DISTANCE OF 72.77 FEET; THENCE RUN SOUTH 63°53'24" EAST, A DISTANCE OF 143.33 FEET; THENCE RUN SOUTH 83°14'16" EAST, A DISTANCE OF 82.39 FEET; THENCE RUN SOUTH 46°01'21" EAST, A DISTANCE OF 132.57 FEET; THENCE RUN SOUTH 30°59'41" EAST, A DISTANCE OF 81.79 FEET; THENCE RUN NORTH 86°11'27" EAST, A DISTANCE OF 73.17 FEET; THENCE RUN NORTH 62°36'40" EAST, A DISTANCE OF 109.25 FEET; THENCE RUN NORTH 76°42'21" EAST, A DISTANCE OF 117.81 FEET; 1) THENCE RUN SOUTH 00°30'28" WEST, A DISTANCE OF 58.37 FEET; 2) THENCE RUN NORTH 59°53'32" EAST, A DISTANCE OF 54.81 FEET; 3) THENCE RUN SOUTH 43°52'35" EAST, A DISTANCE OF 38.23 FEET; 4) THENCE RUN SOUTH 75°34'26" EAST, A DISTANCE OF 45.20 FEET; 5) THENCE RUN SOUTH 70°37'50" EAST, A DISTANCE OF 23.34 FEET; 6) THENCE RUN SOUTH 65°59'05" EAST, A DISTANCE OF 142.77 FEET; 7) THENCE RUN SOUTH 71°48'27" EAST, A DISTANCE OF 41.59 FEET; 8) THENCE RUN SOUTH 73°29'01" EAST, A DISTANCE OF 85.77 FEET; 9) THENCE RUN NORTH 83°59'28" EAST, A DISTANCE OF 72.88 FEET; 10) THENCE RUN NORTH 82°39'04" EAST, A DISTANCE OF 75.52 FEET; 11) THENCE RUN NORTH 22°53'15" EAST, A DISTANCE OF 49.24 FEET; 12) THENCE RUN NORTH 42°47'28" EAST, A DISTANCE OF 36.32 FEET; 13) THENCE RUN NORTH 66°51'09" EAST, A DISTANCE OF 48.16 FEET; 14) THENCE RUN NORTH 82°25'46" EAST, A DISTANCE OF 75.22 FEET; 15) THENCE RUN NORTH 82°09'15" EAST, A DISTANCE OF 66.23 FEET; 16) THENCE RUN NORTH 72°05'31" EAST, A DISTANCE OF 32.56 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9; 1) THENCE RUN SOUTH 00°30'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 107.66 FEET; 2) THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°33'30" EAST, A DISTANCE OF 841.08 FEET; 3) THENCE RUN SOUTH 02°20'16" EAST, A DISTANCE OF 303.39 FEET; 4) THENCE RUN SOUTH 60°11'33" EAST, A DISTANCE OF 535.18 FEET; 5) THENCE RUN SOUTH 00°10'55" WEST, A DISTANCE OF 387.25 FEET; 6) THENCE RUN SOUTH 00°48'18" WEST, A DISTANCE OF 599.91 FEET; 7) THENCE RUN SOUTH 88°56'30" EAST, A DISTANCE OF 2556.25 FEET; 8) THENCE RUN SOUTH 00°49'33" WEST, A DISTANCE OF 5.52 FEET; 9) THENCE RUN SOUTH 43°39'58" WEST, A DISTANCE OF 170.17 FEET;

10) THENCE RUN SOUTH 13°50'45" WEST, A DISTANCE OF 147.54 FEET; 11) THENCE RUN SOUTH 26°56'42" EAST, A DISTANCE OF 135.90 FEET; 12) THENCE RUN SOUTH 41°29'44" EAST, A DISTANCE OF 127.17 FEET; 13) THENCE RUN SOUTH 00°49'33" WEST, A DISTANCE OF 891.81 FEET; 14) THENCE RUN NORTH 88°56'27" WEST, A DISTANCE OF 65.00 FEET; 15) THENCE RUN SOUTH 00°49'33" WEST, A DISTANCE OF 644.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 470, THENCE RUN ALONG SAID NORTH AND EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 88°56'30" WEST, A DISTANCE OF 2673.97 FEET TO A POINT OF CURVATURE OF A 1095.82 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; 2) THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°43'22" AN ARC DISTANCE OF 1716.01 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 00°46'52" EAST, A DISTANCE OF 378.96 FEET TO A POINT OF CURVATURE OF A 1196.40 FOOT RADIUS CURVE CONCAVE TO THE WEST; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°56'25" AN ARC DISTANCE OF 646.07 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°13'08"E, A DISTANCE OF 120.24 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 00°46'52" EAST, ALONG SAID EAST LINE, A DISTANCE OF 535.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE RUN NORTH 00°30'28" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°24'17" WEST, A DISTANCE OF 807.90 FEET; THENCE RUN SOUTH 00°30'28" WEST, A DISTANCE OF 99.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 470, SAID POINT BEING ON A 1196.40 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 17°12'59" WEST; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'16" AN ARC DISTANCE OF 347.07 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 89°24'17" WEST, A DISTANCE OF 1499.54 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°23'48" WEST, A DISTANCE OF 2315.45 FEET; THENCE NORTH 84°15'10" WEST, A DISTANCE OF 213.38 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 42°26'19" WEST, A DISTANCE OF 1675.88 FEET; THENCE RUN SOUTH 47°33'41" WEST, A DISTANCE OF 270.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE (STATE ROAD NO. 91, A VARIABLE WIDTH RIGHT-OF-WAY, THENCE RUN NORTH 42°26'19" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5966.03 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 00°45'14" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2487.91 FEET TO THE POINT OF BEGINNING.

AND:

A PORTION OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE RUN SOUTH 89°11'07" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 2,650.14 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°45'24" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 1,340.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 1427.39 FEET; 2) THENCE RUN NORTH 20°12'05" EAST, A DISTANCE OF 896.56 FEET; 3) THENCE RUN SOUTH 89°45'55" EAST, A DISTANCE OF 1510.88 FEET; 4) THENCE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 538.26 FEET; 5) THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 1602.12 FEET; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 00°36'49" WEST, A DISTANCE OF 831.10 FEET; 2) THENCE RUN NORTH 88°50'30" WEST, A DISTANCE OF 192.44 FEET; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 74°45'27" WEST, A DISTANCE OF 957.72 FEET; 2) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 631.59 FEET; 3) THENCE RUN NORTH 01°16'27" EAST, A DISTANCE OF 278.48 FEET; 4) THENCE RUN NORTH 90°00'00" WEST, A DISTANCE OF 244.47 FEET TO THE POINT OF BEGINNING.

(NOT TO SCALE)



RANGE 23 EAST

RANGE 24 EAST

SUMTER COUNTY

LAKE COUNTY

FLORIDA'S TURNPIKE

COUNTY ROAD NO. 470

COUNTY ROAD NO. 470



City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.B.1.

Meeting Date: August 9, 2021

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, amending the City of Leesburg Comprehensive Plan pursuant to Section 163.3177.6.(i) Florida Statutes, which requires the inclusion of a property rights element; Providing for conflict with other Ordinances; Providing a savings clause; and Providing an effective date.

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to amend the City's Comprehensive Plan to add an "Property Rights" element to the plan.

Analysis:

In June 2021, Florida Governor Ron DeSantis signed into law, effective July 1, 2021, that all municipalities shall include a Property Rights element within their approved comprehensive plans. This requirement states that amendments to each plan are in accordance with the legislative intent expressed in ss.163.3161(10) and 187.101(3), --that governmental entities respect judicially acknowledged and constitutionally protected private property rights. This proposed Property Rights Element is mandated to ensure that property rights are considered in a municipalities decision-making process, Thus, proposed amendment will support the intent and requirements of the Florida Legislature. Municipalities which do not adopt a Property Rights element into their Comprehensive Plans will not be allowed to continue processing Comp Plan amendments.

The Planning Commission held a public hearing on the application on July 22, 2021 and recommended approval by a vote of 5-0.

Procurement Analysis:

N/A

Options:

1. Approve the proposed amendment to the City of Leesburg Comprehensive Plan; or
2. Such other action as the Commission may deem appropriate.

Fiscal Impact:

No fiscal impact is anticipated as a result of this action.

Submission Date and Time: 8/4/2021 1:25:41 PM

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CITY OF LEESBURG COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3177.6.(I) FLORIDA STATUTES, WHICH REQUIRES THE INCLUSION OF A PROPERTY RIGHTS ELEMENT; PROVIDING FOR CONFLICT WITH OTHER ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

The City of Leesburg Comprehensive Plan is amended to include a Property Rights Element and shall be amended as attached and incorporated as Exhibit A of this Ordinance.

Section I.

Based upon Florida's legislative action during the 2021 legislative session requiring that local and municipal governments adopt a Property Rights Element into their Comprehensive Plan, which petition has heretofore been approved by the City Commission of the City of Leesburg, Florida, pursuant to the provisions of the Laws of Florida, the City of Leesburg Comprehensive Plan shall be amended as attached and incorporated as Exhibit A of this Ordinance, and transmitted to the Florida Department of Economic Opportunity for review.

Section II.

In the event of any conflict between this Ordinance and any other portion of the Code of Ordinances, the provisions of this Ordinance shall take precedence.

Section III.

If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed here from and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

Section IV.

This Ordinance shall become effective upon its passage and adoption according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the _____ day of _____ 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A – PROPOSED COMPREHENSIVE PLAN AMENDMENT Property Rights
Element

GOALS, OBJECTIVES AND POLICIES

GOAL: Property Rights. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

OBJECTIVE: To ensure that property rights are considered in the City’s decision-making process, the policies enumerated below shall be considered:

POLICY 1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

POLICY 2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

POLICY 3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

POLICY 4: The right of a property owner to dispose of his or her property through sale or gift.



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

PROJECT: Comprehensive Plan Text Amendment
REQUEST: Property Rights Element
CASE NO.: CPTA-20-224
MEETING DATE: July 22, 2021

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed amendment to the City's Comprehensive Plan is in accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights.
2. The proposed Property Rights Element is mandated to ensure that property rights are considered in the City's decision-making process.
3. The proposed amendment will support the intent of the Florida Legislature.

Action Requested:

1. Vote to approve proposed Property Rights Element amendment as an additional Element to the City's Comprehensive Plan, and forward to the City Commission for consideration

Section 2. Paragraph (i) is added to subsection (6) of section 163.3177, Florida Statutes, to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Section 3. Section 163.3237, Florida Statutes, is amended to read:

163.3237 Amendment or cancellation of a development agreement.—A development agreement may be amended or canceled by mutual consent of the parties to the agreement or by their successors in interest. A party or its designated successor in interest to a development agreement and a local government may amend or cancel a development agreement without securing the consent of other parcel owners whose property was originally subject to the development agreement, unless the amendment or

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.B.2.

Meeting Date: August 9, 2021

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 12.94 +/- acres from City of Leesburg PUD (Planned Unit Development) and City of Leesburg SPUD (Small Planned Unit Development) to PUD (Planned Unit Development) to allow for a church/social service and youth center campus for a property generally located at the intersection of South Street and Caballo Road, as legally described in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Salvation Army)

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from City of Leesburg PUD (Planned Unit Development) and City of Leesburg SPUD (Small Planned Unit Development) to PUD (Planned Unit Development) to allow for a church/social service and youth center campus.

Analysis:

The project site is approximately 12.94 +/- acres and is generally located at the intersection of South Street and Caballo Road as shown on the attached maps. At this time, the property is being used for a church/social service and youth center campus. The proposal will allow for mixed-use residential and commercial development. The existing land uses surrounding the property are office, residential, mini warehouse, vacant industrial, pasture, and service shop. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on July 22, 2021 and recommended approval by a vote of 5-0.

Procurement Analysis:

N/A

Options:

1. Approve the proposed rezoning to PUD (Planned Unit Development); or
2. Such other action as the Commission may deem appropriate.

Fiscal Impact:

Future development of this site will create a positive fiscal impact on the City of Leesburg, in the form of impact and utility fees, plus ad valorem taxes.

Submission Date and Time: 8/4/2021 1:26:47 PM

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 12.94 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) AND CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A CHURCH/SOCIAL SERVICE AND YOUTH CENTER CAMPUS FOR A PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF SOUTH STREET AND CABALLO ROAD, AS LEGALLY DESCRIBED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SALVATION ARMY)

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

Section 1.

Based upon the petition of Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc, petitioner of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from City of Leesburg PUD (Planned Unit Development) and City of Leesburg SPUD (Small Planned Unit Development) to PUD (Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit B)

Section 2.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the _____ day of _____ 2021.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

**SALVATION ARMY CAMPUS
PUD (Planned Unit Development) Conditions
City of Leesburg, Florida
July 22, 2021**

These Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **The Salvation Army, 1424 NE Expressway NE, Atlanta, Georgia, 30329, as "Permittee" (Greg Beliveau, LPG Urban and Regional Planners, Agent)**, for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting to amend the Planned Unit Development (PUD) zoning district on the subject property to include additional land as well as to allow the uses of church/house of worship, social services to include senior housing, and youth center campus on an approximately 12.94 +/- acre site within the City of Leesburg, in accordance with their PUD application and supplemental information.

PURPOSE

The purpose of this document is to provide appropriate zoning standards for a high-quality built environment through the application of flexible and diversified land development requirements, which shall be implemented in conjunction with a master site development plan and the City of Leesburg Code of Ordinances, therefore allowing for efficient and optimal use of the subject property, and to increase the overall economic opportunity and employment base of Leesburg, Florida.

CONDITIONS

The following conditions shall apply to the development proposed herein. In the event of any conflict between the conditions of this document and the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **Permission** is hereby granted to **The Salvation Army, 1424 NE Expressway NE, Atlanta, Georgia, 30329, as "Permittee" (Greg Beliveau, LPG Urban and Regional Planners, Agent)**, to operate, and maintain a PUD (Planned Unit Development) development in and on real property in the City of Leesburg. The property is generally located south of South Street and west of Caballo Road. The property is more particularly described as shown in the attached legal description below.
2. **LEGAL DESCRIPTION**
See attached Legal Description - Exhibit B

3. LAND USES

The above-described property shall be used for the uses as limited herein, pursuant to the requirements of this document and City of Leesburg development codes, requirements and standards, and as noted below.

A. Permitted uses

1. Church/House of worship
2. Social Services
 - a. To include Senior Housing (maximum 36 units).
3. Youth Center Campus

B. Prohibited Uses

1. All uses not permitted by the PUD (Planned Unit Development).
2. Industrial uses

C. Other Related Uses

1. Other related uses may be included by written determination of the Planning & Zoning Manager. Such uses shall be consistent with the intent and purpose of the zoning requirements set forth in these PUD conditions, and shall meet the parking standards as required herein. Parking availability may limit the permitted uses.

D. Area

1. The Impervious surface coverage for this site shall not exceed eighty (80) percent of the gross site area.

E. Open Space

1. A minimum of twenty (20) percent of the site shall be developed as open space, including retention areas, buffer and landscaped areas. Parking areas and vehicle access areas shall not be considered in calculating open space.

4. SITE ACCESS

- A. Access to the property is currently from South Street. Any additional access shall be subject to the site plan application review process.

5. DESIGN REQUIREMENTS

- A. Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:

1. At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
2. At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather

than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).

3. All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

- A. Other similar design variations meeting the intent of this section may be approved at the discretion of the Planning & Zoning Manager.
- B. Future development of the property shall adhere to Section 25-360, Commercial Design Standards, for architectural standards and design.

6. DEVELOPMENT STANDARDS

- A. The minimum development standards shall be those required for the PUD district except as amended by these conditions.
- B. A wildlife/archaeological management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The management plan shall be submitted to the City as part of the preliminary plan application. The Permittee shall designate a responsible legal entity that shall implement and maintain the management plan.

7. PARKING

- A. The permittee shall have off-street parking spaces within the property per the conceptual site plan pursuant to the City of Leesburg Code of Ordinances, as amended, which shall include the required number of handicapped parking spaces. The location and design of the proposed parking area will be reviewed during the site plan review process to provide for alternatives to mass parking areas.

8. WETLANDS

- A. Should wetlands exist on the site, the following requirements shall apply. Prior to disturbance or development of any wetland area, the "Permittee" shall submit and receive approval from all affected governmental agencies to include, but not limited to, St. John's River Water Management District and the State of Florida Department of Environmental Regulation. Any notice of violation from any affected agency shall be cause for a cease and desist order on permits issued by the City of Leesburg until such time as the violation has been resolved with the appropriate agency(s).

9. DRAINAGE AND UTILITIES

- A. Prior to receiving Final Development Plan Approval, the "Permittee" shall submit, if applicable, a Master Site Drainage Plan and Utility Implementation Plan acceptable to the City of Leesburg. Prior to removal, renovation or demolition of any existing development on the site, the permittee shall provide:
 1. A detailed site plan demonstrating no direct discharge of stormwater runoff generated by the development into any natural surface waters or onto adjacent properties.

2. A detailed site plan indicating all provisions for electric, water, sewer, and natural gas in accordance with the site plan review process as required by the City of Leesburg Code of Ordinances.

10. TRANSPORTATION

- A. All transportation improvements shall be based on a current traffic analysis and shall be contingent upon Site Plan approval by City staff during the development review and permitting process.
- B. Vehicular access to the project site shall be provided by a minimum of one access point on S.R.44 (South Street) through a divided boulevard type road. Actual locations and design of the boulevard shall be determined during the Site Plan review process.
- C. The Permittee shall provide all necessary improvements/signalization adjacent to the development as required by FDOT, Lake County and City of Leesburg.
- D. The Permittee shall be responsible for obtaining all necessary FDOT, Lake County and City of Leesburg permits and a copy of all permits shall be provided to the City of Leesburg prior to construction plan approval.
- E. A traffic/transportation analysis, if required, shall be submitted prior to preliminary site plan approval for review and determination of any necessary access improvements. Said improvements will be the responsibility of the Permittee.
- F. At such time that traffic signals are warranted at the intersections adjacent to the proposed project entrances, the Permittee shall pay their pro-rata share of the cost of the signal(s) as determined by City staff.

11. LANDSCAPING AND BUFFER REQUIREMENTS

- A. A twenty-five (25) foot wide vegetative landscaped buffer shall be required along boundaries of the development except for S.R. 44 (South Street). The buffer shall retain existing healthy trees, shrubs and ground cover and shall include additional plantings where needed as provide in B. below.
- B. All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances except as provided under these conditions:
 1. For each one hundred (100) linear feet, or fraction thereof, of boundary, the following plants shall be provided in accordance with the planting standards and requirements of the Land Development Code.
 - a. Two (2) canopy trees
 - b. Two (2) ornamental trees
 - c. Thirty (30) shrubs
 - d. The remainder of the buffer area shall be landscaped with grass, groundcover, and/or other landscape treatment.
 - e. Existing vegetation in the required buffer shall be protected during construction.
 2. Existing vegetation in the required buffer shall be protected during any construction.

- C. Variations to the landscape requirements of the code may be approved by the Community Development Director as long as the intent of the PUD and the Landscaping Code are maintained.

12. MAINTENANCE

- A. With the exception of public utilities, maintenance of all site improvements, including but not limited to drives, internal sidewalks, landscaping and drainage shall be the responsibility of the owner.

13. DEVELOPMENT PHASING

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. As part of the overall development process, if the project is constructed in phases, then the plat of the lots for each approved phase shall contain only those portions of the development approved under the Site Plan Review Process, i.e. each phase platted shall match each phase submitted for site plan review.
- C. Implementation of the project shall commence within 120 months (10 years) of approval of this PUD (Planned Unit Development). In the event that the conditions of the PUD have not been substantially implemented during the required time period, this PUD shall expire unless the developer has applied, at least 90 days prior to the expiration date, for an extension of time to commence development. "Implementation" for purposes of this subsection shall mean, at a minimum, recording of a final plat, and final approval of construction plans, together with actual commencement of construction on the property.

14. MISCELLANEOUS CONDITIONS

- A. The uses of the proposed project shall only be those uses identified in the approved Planned Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit

Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

- E. These PUD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

15. LEVEL OF SERVICE

As submitted, the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to roads, sewage, water supply, drainage, solid waste, parks and recreation, schools and emergency medical facilities. However, no final development order (site plan and building permits) shall be granted for a proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

A. Utilities

1. Planning & Construction

- a. The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.
- b. For all development requiring construction of new distribution, collection lines, or other infrastructure needed to develop the project, the developer shall be required to construct such facilities to provide service. The developer will bear the cost of design, permitting and construction. Any such facilities must be constructed in a fashion consistent with the City's master plans and to the City standards and specifications.

2. Commitment of Capacity

- a. There are no concurrent or previous commitments of any existing or planned excess capacity for this property.

3. Ability to Provide Services

- a. At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future. The City's ability to provide said services is dependent upon capacity available at the time of permit submittal.
- b. Future development within the City of Leesburg utility service areas may impact the provision of utility services.

That portion of North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida described as follows: The North 486.00 feet of the West 998.90 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida; LESS Right-of-way of State Road No. 468 (also known as South Street) and LESS the East 264.64 feet thereof.

AND

The East 264.64 feet of the following described property:

That portion of the North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida described as follows: The North 486.00 feet of the West 998.90 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida; LESS Right-of-way of State Road No. 468 (also known as South Street).

AND

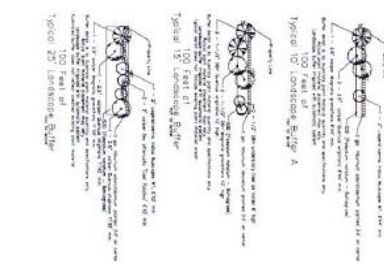
That portion of the North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida described as follows: The North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida; LESS the Right-of-way of State Road No. 468 (also known as South Street), and LESS the West 998.90 feet thereof; and LESS the East 85.00 feet of the North 153.00 feet thereof; and LESS the South 79.00 feet of the North 232.00 feet of the East 90.00 feet thereof.

AND

The East 85 feet of the North 153.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ LESS the Right-of-way of State Road No. 468 (also known as South Street) and the South 79.00 feet of the North 232.00 feet of the East 90.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 28, Township 19 South, Range 24 East, Lake County, Florida.

Agent:
LPG Urban and Regional Planners, Inc.
c/o Greg Belliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352) 385-1940

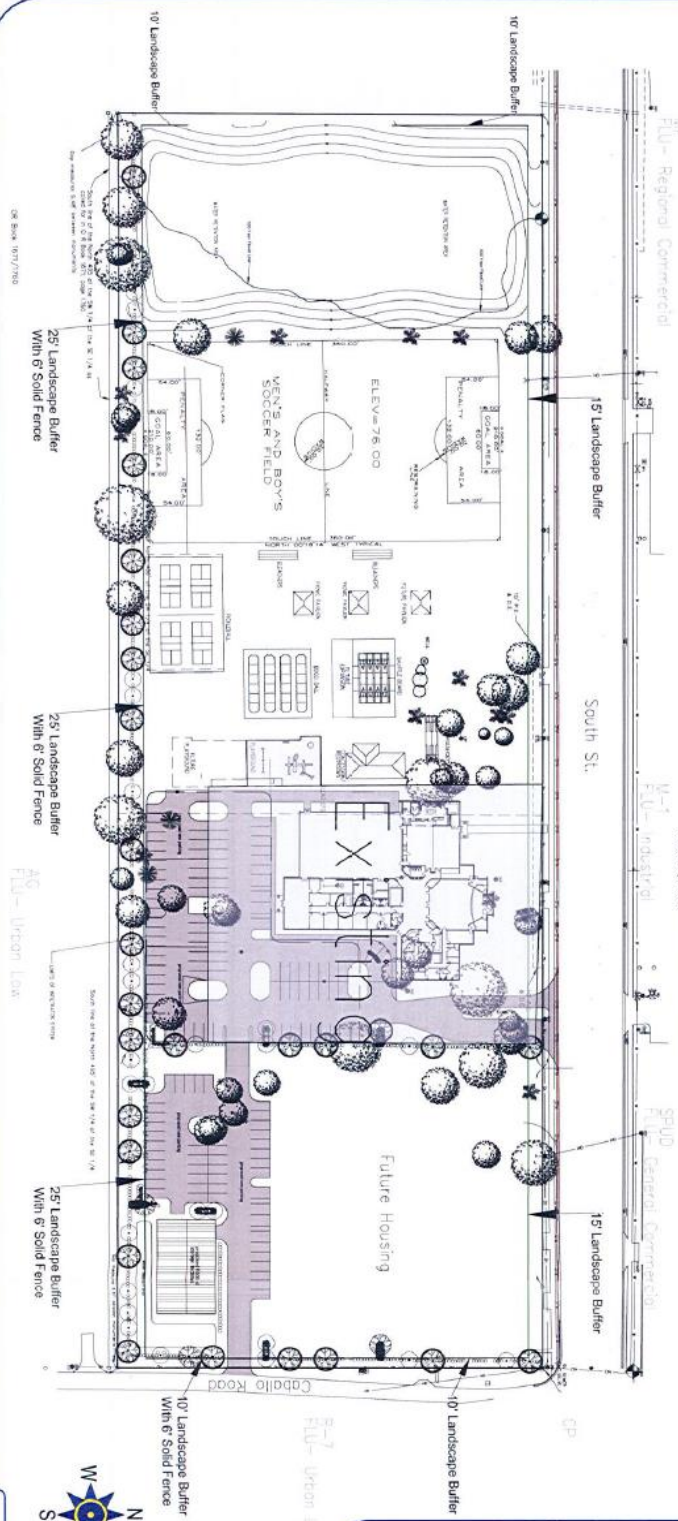
Agent:
LPG Urban and Regional Pl
c/o Greg Belliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



Notes:

[illegible][illegible]

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - FT. DORA, FL 32737
(352)385-1940 / FAX (352)383-4624
Proj.: Sunnyside



Salvation Army Concept Plan

Leesburg, FL

SCALE BAR 1:50

0 1 2 3 4 5 10

March 31st, 2021

Legal Description

That portion of North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida described as follows: The North 486.00 feet of the West 998.90 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida; LESS Right-of-way of State Road No. 468 (also known as South Street) and LESS the East 264.64 feet thereof.

AND

The East 264.64 feet of the following described property:

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AND

That portion of the North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida described as follows: The North 486.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 28, Township 19 South, Range 24 East, Lake County, Florida; LESS the Right-of-way of State Road No. 468 (also known as South Street), and LESS the West 998.90 feet thereof; and LESS the East 85.00 feet of the North 153.00 feet thereof; and LESS the South 79.00 feet of the North 232.00 feet of the East 90.00 feet thereof.

AND

The East 85 feet of the North 153.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ LESS the Right-of-way of State Road No. 468 (also known as South Street) and the South 79.00 feet of the North 232.00 feet of the East 90.00 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 28, Township 19 South, Range 24 East, Lake County, Florida.



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

OWNER: The Salvation Army
PROJECT: Salvation Army PUD Amendment
REQUEST: Amend current PUD (Planned Unit Development) to include additional land, the uses of church/house of worship, social services to include senior housing, and youth center campus
CASE NO.: PUD-21-141
MEETING DATE: July 22, 2021

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request for the following reason(s):

1. The proposed Zoning designation of PUD (Planned Unit Development) is compatible with surrounding adjacent properties having a Zoning designation of Lake County A (Agriculture), Lake County MP (Planned Industrial), Lake County CP (Planned Commercial), Lake County R-7 (Mixed Residential District), Lake County R-6 (Urban Residential District), City of Leesburg R-2 (Medium Density Residential), City of Leesburg M-1 (Industrial), and City of Leesburg SPUD (Small Planned Unit Development).
2. The Future Land Use designation of General Commercial is compatible with the surrounding adjacent properties having Future Land Use designations of Lake County Regional Commercial, Lake County Urban Low Density, City of Leesburg Industrial, City of Leesburg General Commercial, and City of Leesburg High Density Residential.
3. The proposed request is consistent with the City's Growth Management Plan, Future Land Use Element, Goal 1, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to amend the current PUD (Planned Unit Development) to include additional land and the uses of church/house of worship, social services to include senior housing, and youth center campus uses.

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

DATE: June 24, 2021
OWNER: The Salvation Army
PETITIONER: Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc.
PROJECT: Salvation Army PUD Amendment
REQUEST: Planned Unit Development Amendment
CASE NO.: PUD-21-141

GENERAL LOCATION: Intersection of Caballo Road and South Street.

FUTURE LAND USE DESIGNATION: City of Leesburg General Commercial

SURROUNDING FUTURE LAND USE DESIGNATION:

North – City of Leesburg Industrial, City of Leesburg General Commercial, Lake County
Regional Commercial
South – Lake County Urban Low Density
East – Lake County Urban Low Density
West – City of Leesburg High Density Residential

PROPOSED FUTURE LAND USE DESIGNATION: N/A

EXISTING ZONING DESIGNATION: City of Leesburg PUD (Planned Unit Development) and
City of Leesburg SPUD (Small Planned Unit
Development)

SURROUNDING ZONING DESIGNATIONS:

North – City of Leesburg M-1 (Industrial), City of Leesburg SPUD (Small Planned Unit
Development), Lake County MP (Planned Industrial)
South – Lake County A (Agriculture)
East – Lake County R-6 (Urban Residential), R-7 (Mixed Residential), and Lake County CP
(Planned Commercial)
West – City of Leesburg R-2 (Medium Density Residential)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Church/social service and youth center campus

SURROUNDING EXISTING LAND USE:

North – City of Leesburg Industrial, City of Leesburg General Commercial, Lake County
Regional Commercial
South – Lake County Urban Low Density
East – Lake County Urban Low Density
West – City of Leesburg High Density Residential

PROPOSED LAND USE: Include additional land in the PUD and allow senior housing as well
as continue to allow church/social service and youth center campus.

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: June 4, 2021
OWNER: The Salvation Army
PETITIONER: Greg Beliveau, AICP, LPG Urban & Regional Planners, Inc.
PROJECT: Salvation Army PUD Amendment
REQUEST: Planned Unit Development Amendment
CASE NO.: PUD-21-141

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/18/21

FIRE

No comment from Fire Department. Amanda Stevenson 6/7/21

ELECTRIC

Electric has no objections. Power is available. Additional easements will be required to install power. Steve Davis 6/7/21

GAS

No comments received as of 6/18/21

GIS

No comments received as of 6/18/21

BUILDING

No comments received as of 6/18/21

PUBLIC WORKS

Public Works has no issues with this request! Clifford Kelsey 6/8/21

ADDRESSING

No comments received as of 6/18/21

ECONOMIC DEVELOPMENT

No comments received as of 6/18/21

LAKE COUNTY PUBLIC WORKS

No comments received as of 6/18/21

LAKE COUNTY SCHOOLS

I have a question about the proposed senior living housing. Will this function similar to an independent living facility? Or assisted living facility? If so, it would be exempt from school concurrency review.
Thanks, Helen LaValley 6/7/21

PUBLIC RESPONSES

Approval

no approvals

Disapproval

3 disapprovals 3 with comments

No comment

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

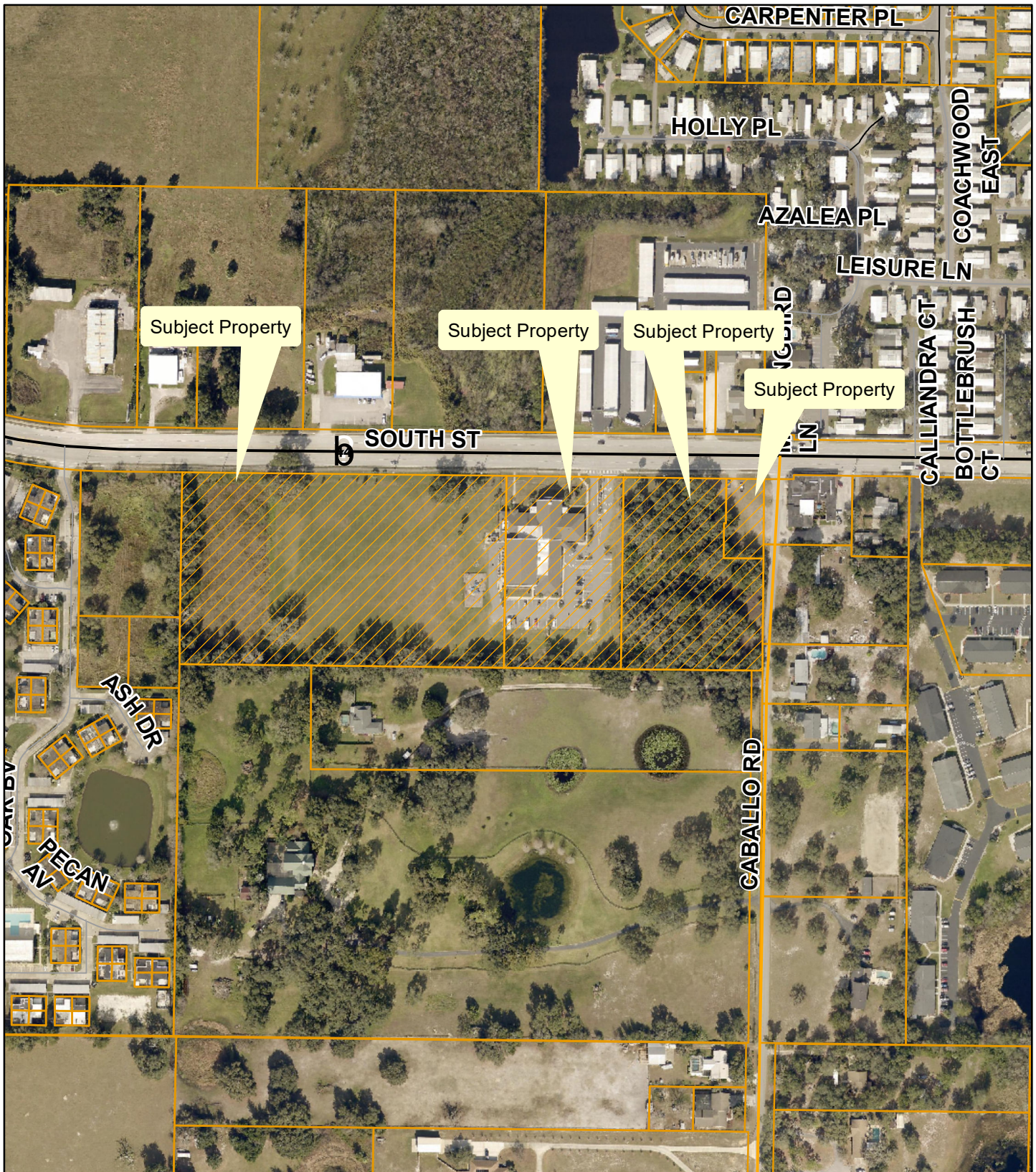
PUBLIC COMMENTS (DISAPPROVAL)

William R. Summerlin – Traffic on South Street is already terrible – People think they are on I-75 – drive fast and crazy - hard for people to get from Cabello Rd onto South Street and the people at Royal Oaks also have issues – why don't they redo some of the old motels houses for this project. We are a quiet neighborhood and don't want the extra activity – They will start with the housing and then what! When they have events, their music can be heard for hours take it elsewhere please!

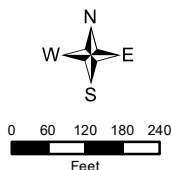
Terri K. Goodrich – Our property backs up right behind the church. We have a huge privacy free line that cannot be destroyed!! We are NOT happy about any of this!! I work in Orlando & can't make the meeting for 6/24.

Carol Phillips – We bought this property in 1987 because of the ruralness of it. Now that feeling is gone especially because of all the traffic on South St. To add to that traffic with housing units on the corner of Caballo Rd. and South St. would be terrible. It is already a great hazard to try to get onto South St. from Caballo especially when turning left. I realize my words don't mean much but I wanted to express my opinion.

Aerial

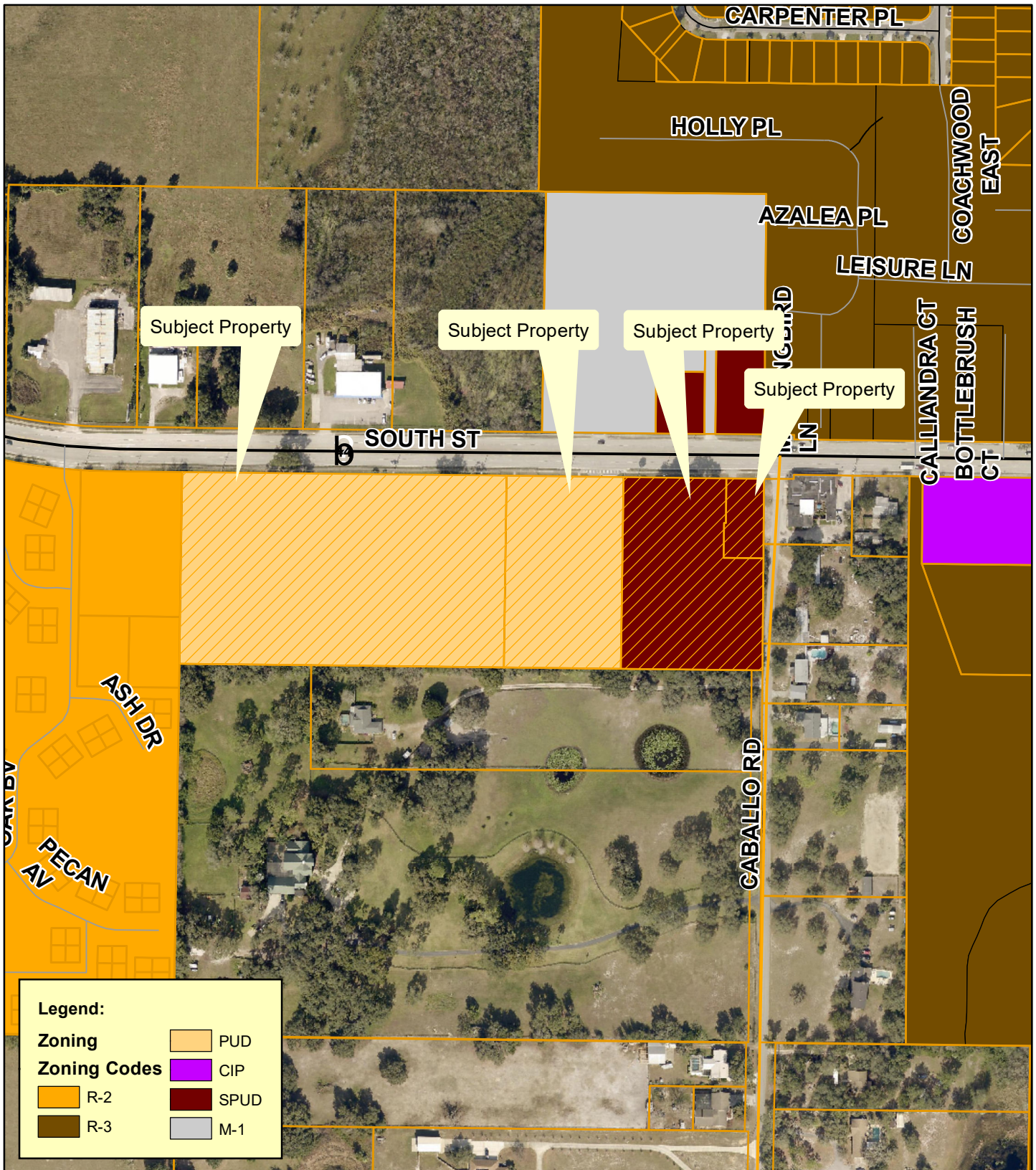


**Planning
& Zoning
Division**

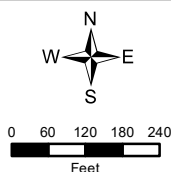


PUD-21-141
 Salvation Army PUD Amendment
 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021

Zoning

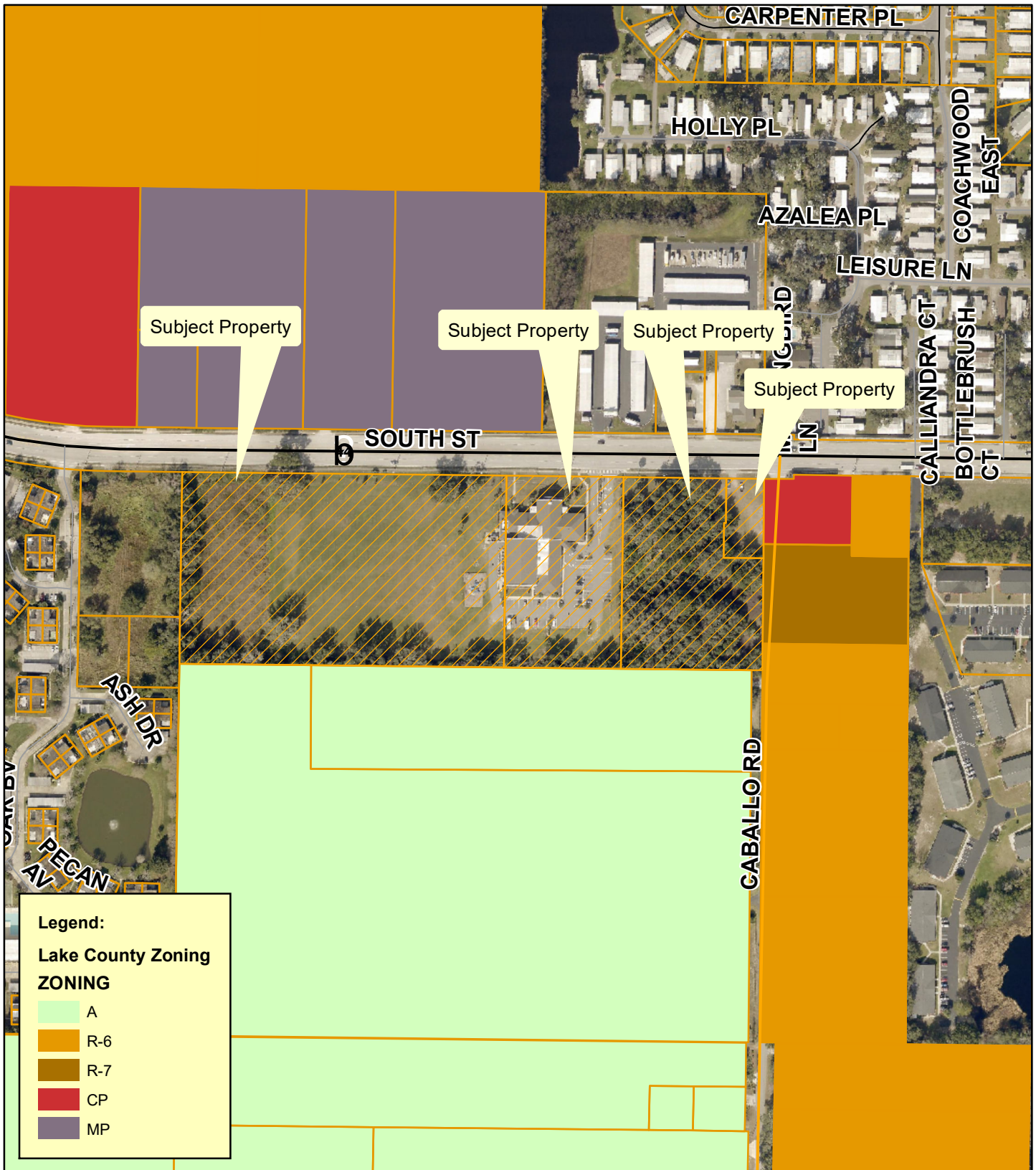


**Planning
& Zoning
Division**

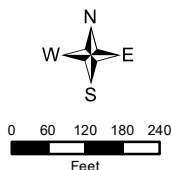


PUD-21-141
 Salvation Army PUD Amendment
 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021

Lake County Zoning

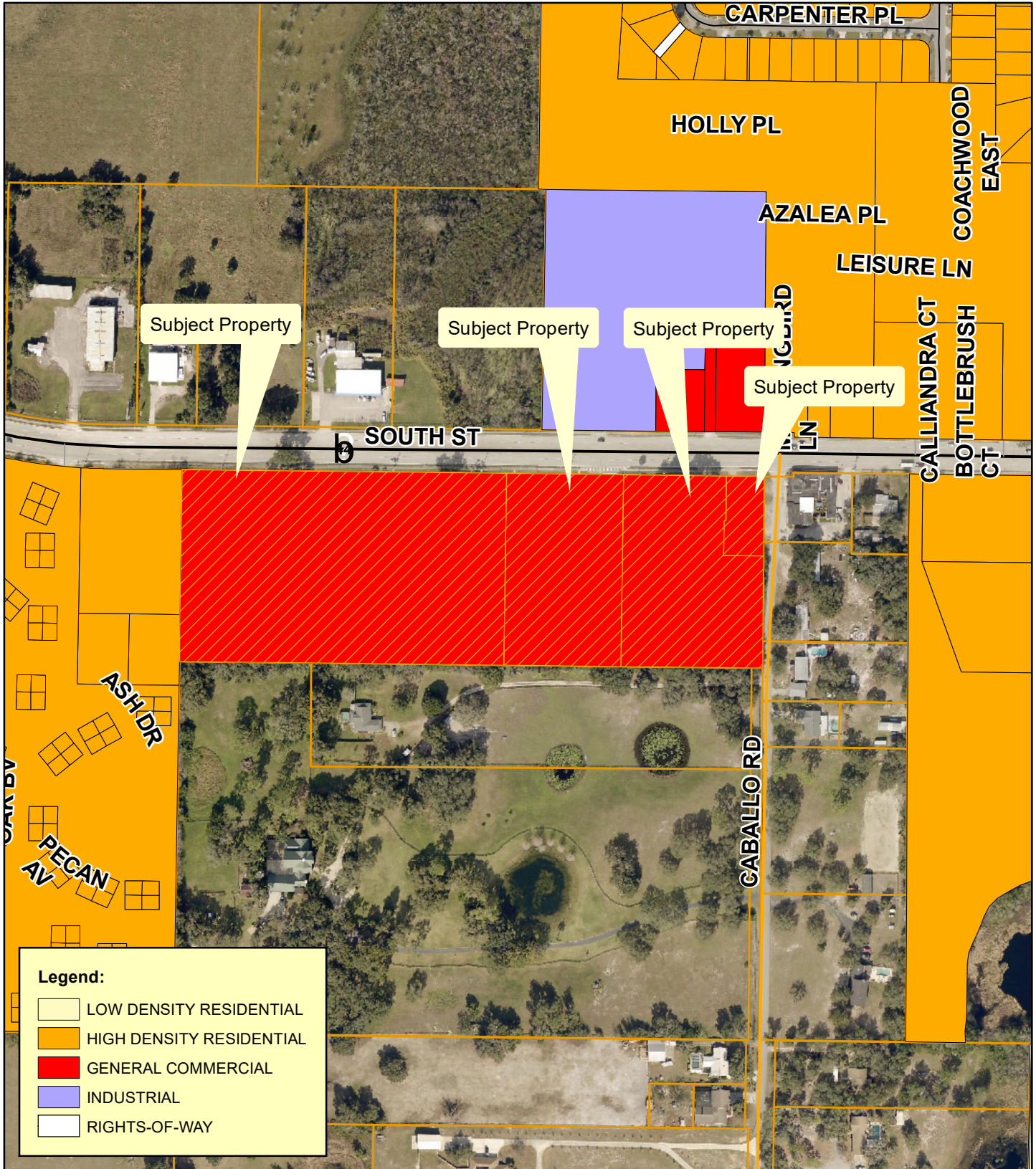


**Planning
& Zoning
Division**

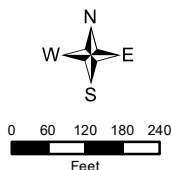


PUD-21-141
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 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021

Future Land Use

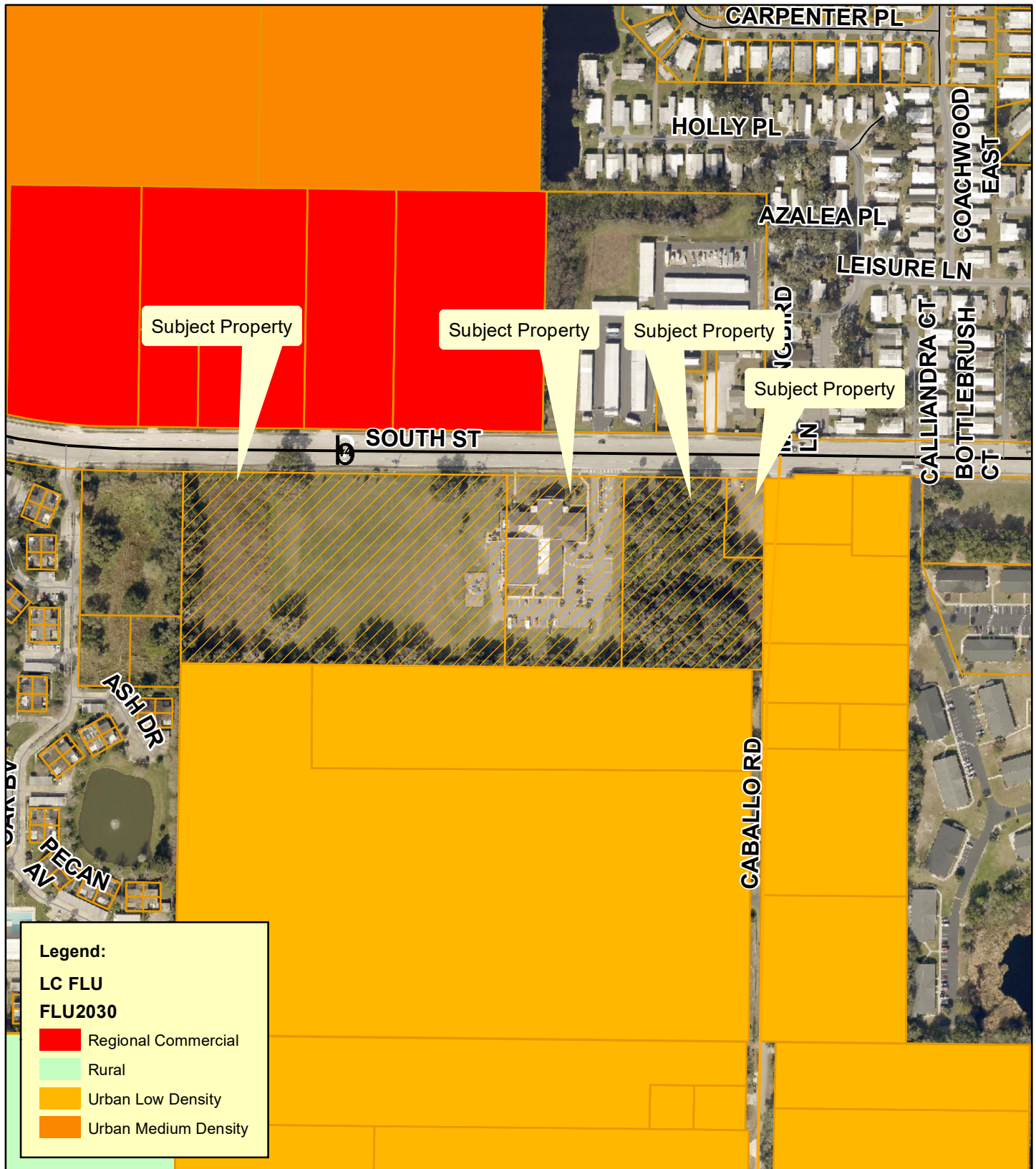


**Planning
& Zoning
Division**

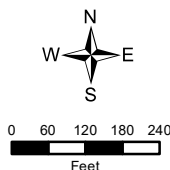


PUD-21-141
 Salvation Army PUD Amendment
 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021

Lake County Future Land Use



**Planning
& Zoning
Division**

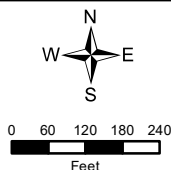


PUD-21-141
Salvation Army PUD Amendment
AK#: 1292492, 1292603, 3874873, 1292221
Section 28, Township 29 South, Range 24 East
May 28, 2021

Surrounding Land Uses

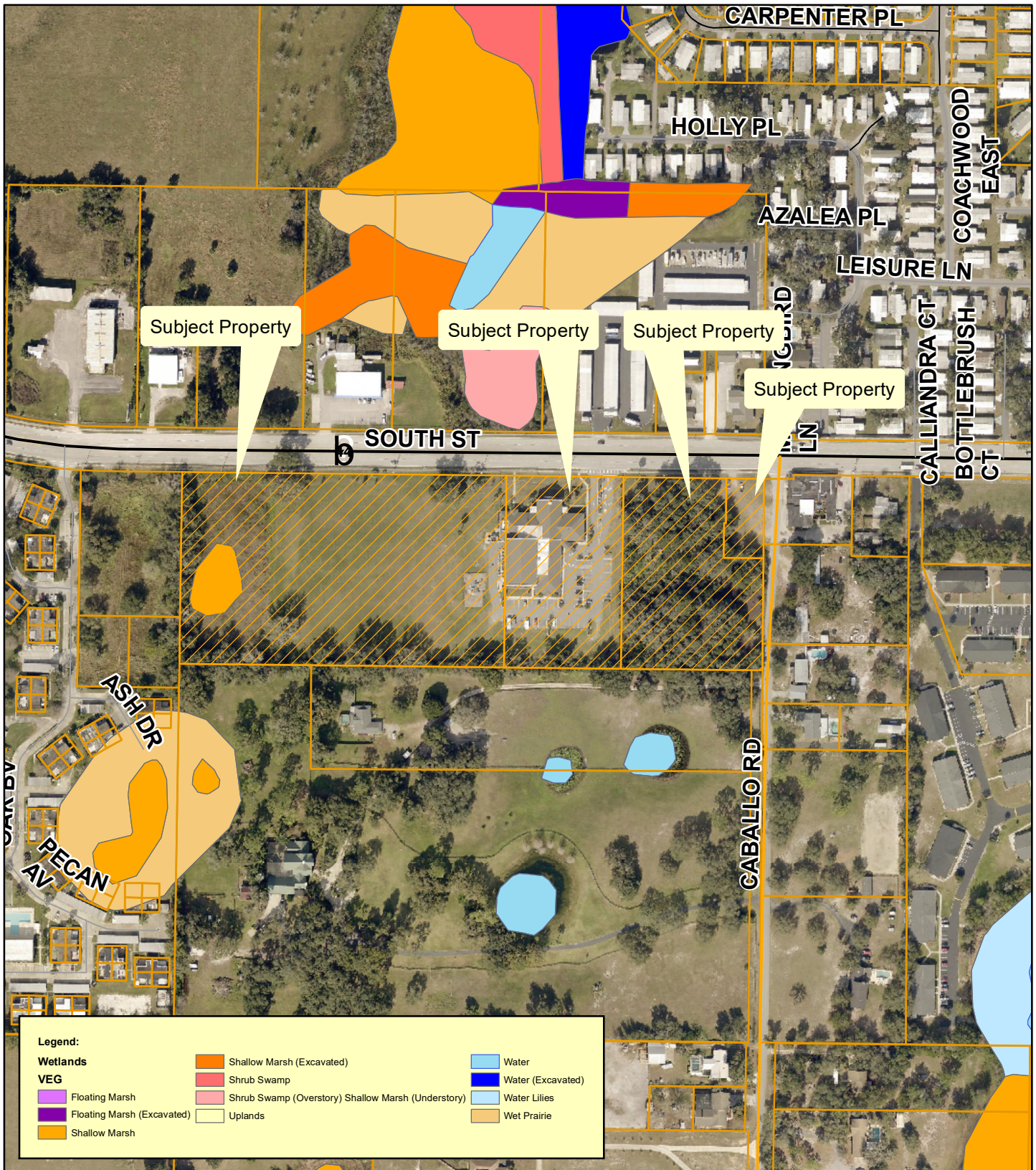


**Planning
& Zoning
Division**

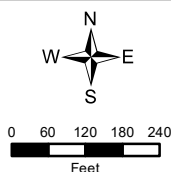


PUD-21-141
 Salvation Army PUD Amendment
 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021

Wetlands



**Planning
& Zoning
Division**



PUD-21-141

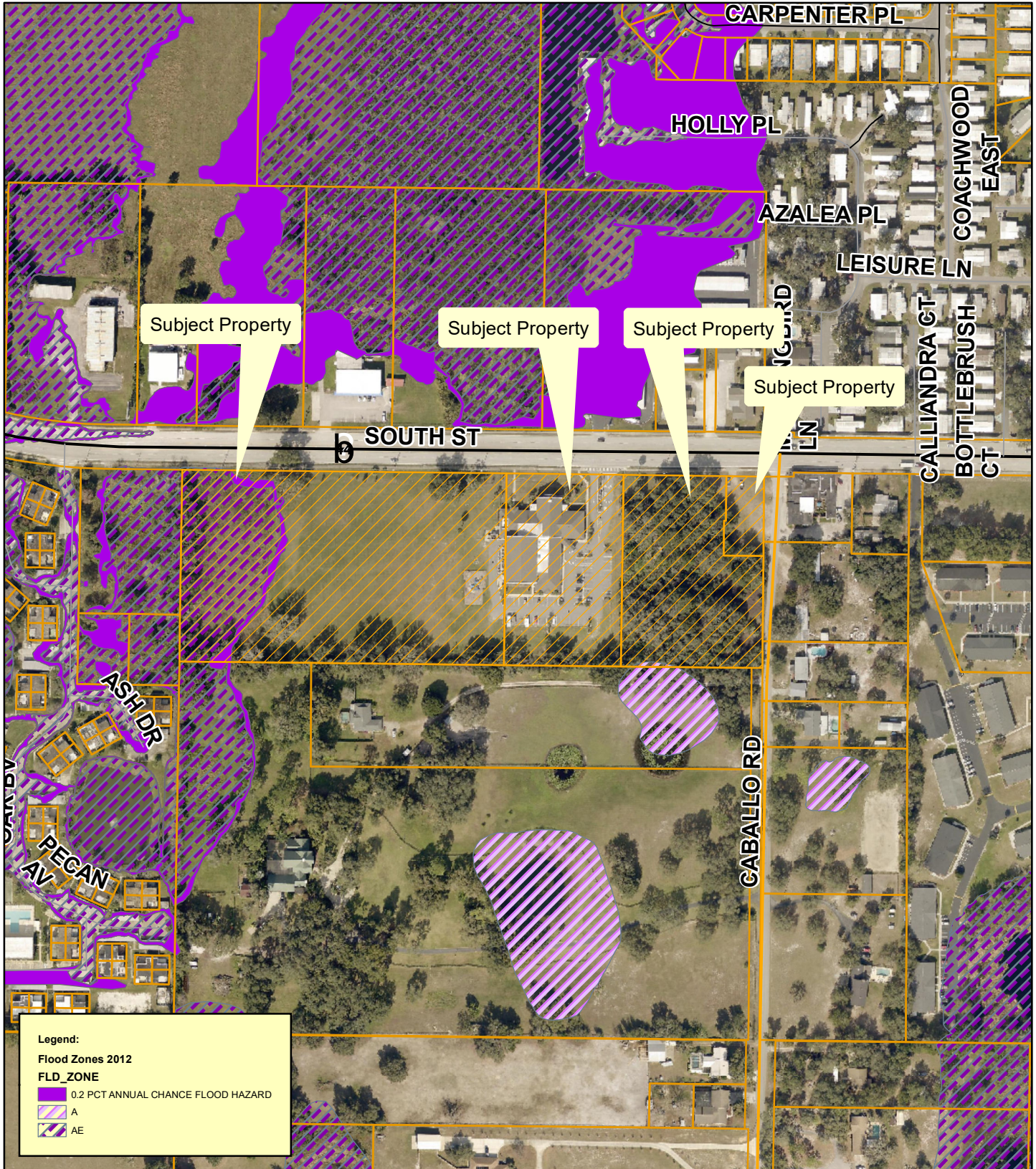
Salvation Army PUD Amendment

AK#: 1292492, 1292603, 3874873, 1292221

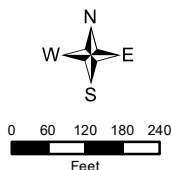
Section 28, Township 29 South, Range 24 East

May 28, 2021

Flood

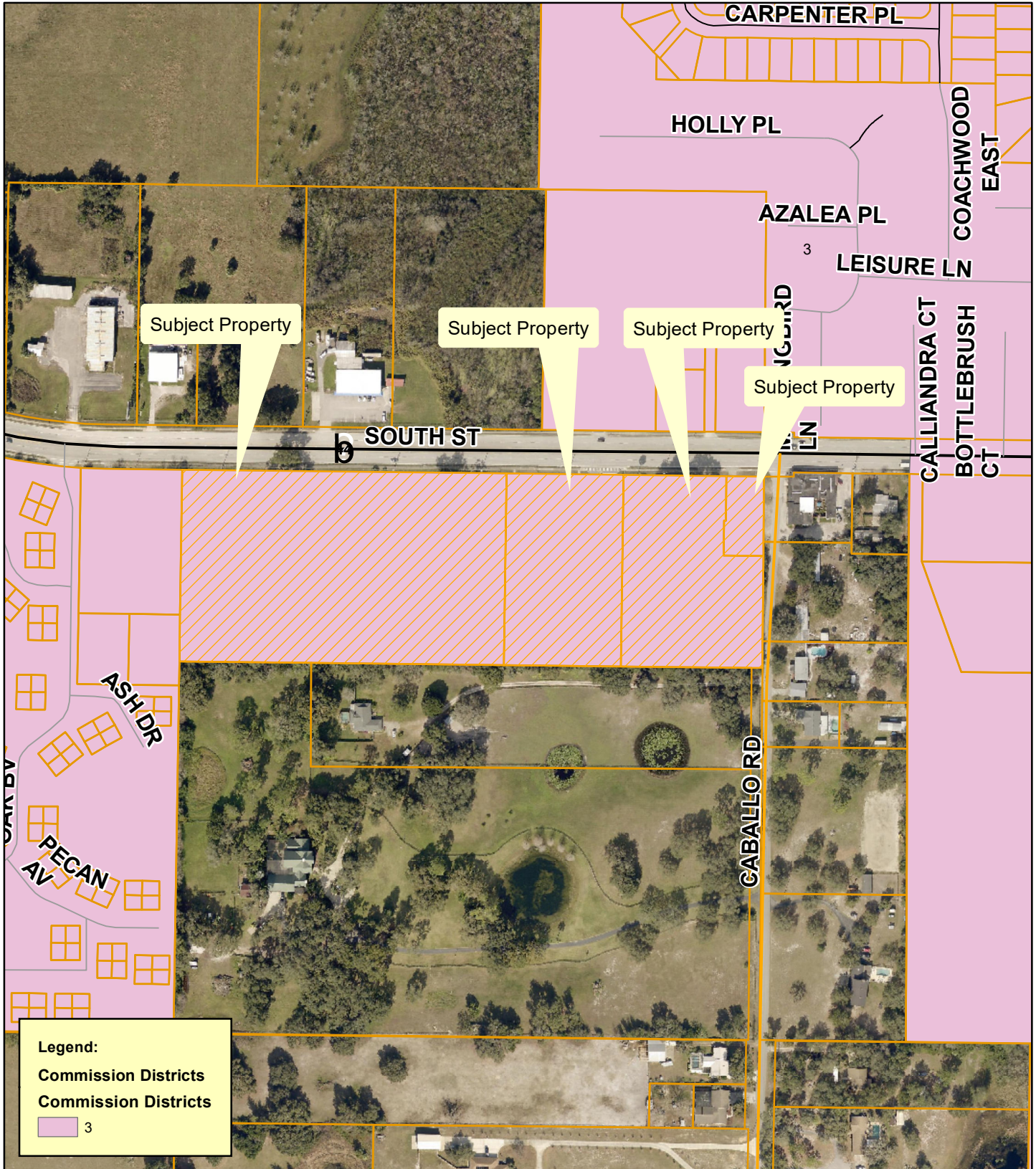


**Planning
& Zoning
Division**

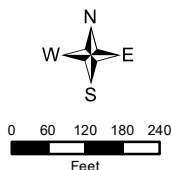


PUD-21-141
 Salvation Army PUD Amendment
 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021

Commission District



**Planning
& Zoning
Division**



PUD-21-141
 Salvation Army PUD Amendment
 AK#: 1292492, 1292603, 3874873, 1292221
 Section 28, Township 29 South, Range 24 East
 May 28, 2021



Posting public notice sign #1, taken from South Street into the property.



Picture taken from subject property looking east along South Street.



Picture taken from subject property looking across South Street.



Picture taken from subject property looking west along South Street.



Posting public notice sign #2, taken from South Street into the property.



Picture taken from subject property looking east along South Street.



Picture taken from subject property looking across South Street.



Picture taken from subject property looking west along South Street.



Posting public notice sign #3, looking into the subject property.



Picture taken from subject property looking north along Caballo Road.



Picture taken from subject property looking south along Caballo Road.



Picture taken from subject property looking across Caballo Road.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.B.3.

Meeting Date: August 9, 2021

From: Dan Miller, (Planning and Zoning Manager)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 28.92 +/- acres from C-3 (Highway Commercial) to PUD (Planned Unit Development) to allow for a mixed-use RV resort for 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. (Harbor View Park RV Resort).

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from C-3 (Highway Commercial) to PUD (Planned Unit Development) to allow for a mixed-use RV resort.

Analysis:

The project site is approximately 28.92 +/- acres, and is generally located north of U.S. Highway 441 and east of Pemble Road as shown on the attached maps. At this time, the property is mostly vacant with some abandoned buildings. The proposal will allow for an RV Resort, dry boat storage, and a restaurant. The existing land uses surrounding the property are single-family residential, commercial, mobile home park, and vacant public lands. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on June 24, 2021 and recommended approval by a vote of 5-0.

Procurement Analysis:

N/A

Options:

1. Approve the proposed rezoning to PUD (Planned Unit Development); or
2. Such other action as the Commission may deem appropriate.

Fiscal Impact:

Future development of this site will create a positive fiscal impact on the City of Leesburg, in the form of

utility fees plus ad valorem taxes.

Submission Date and Time: 8/4/2021 1:28:04 PM

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 28.92 +/- ACRES FROM C-3 (HIGHWAY COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE RV RESORT FOR 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. (HARBOR VIEW PARK RV RESORT).

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that:

Section 1.

Based upon the petition of Charles C. Hiott, BESH HALFF, petitioner of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from C-3 (Highway Commercial) to PUD (Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit B)

Section 2.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the _____ day of _____ 2021.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

**LEESBURG LAKE FRONT RV PARK
PLANNED UNIT DEVELOPMENT CONDITIONS
June 24, 2021**

These Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **CC & B Properties, 131 West Main, Tavares Florida 32778; James Tilquist, 252 W. Ardice Ave, #324, Eustis, Florida 32726; and Shelly Winston & Amber Winston, 161 E. Trotters Drive, Maitland Florida, 32571; (Charles Hiott, Besh-Halff, 902 North Sinclair, Tavares, Florida, 32778 Petitioner)**, "Permittee" for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting approval for a proposed Planned Unit Development (PUD) zoning district to allow future construction of a proposed "upscale" recreational vehicle park, consisting of a maximum of 250 units, plus accessory uses, on approximately 29.01 acres, generally located north of U.S. Highway 441 and west of County Road 44, on a site within the City of Leesburg in accordance with their PUD application and supplemental information.

PURPOSE

The purpose of this document is to provide appropriate zoning standards for a high-quality built environment through the application of flexible and diversified land development requirements, which shall be implemented in conjunction with a master site development plan and the City of Leesburg Code of Ordinances, therefore allowing for more efficient and optimal use of the subject property, and to increase the overall economic opportunity and employment base of Leesburg, Florida.

CONDITIONS

The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted ***CC & B Properties, 131 West Main, Tavares Florida 32778; James Tilquist, 252 W. Ardice Ave, #324, Eustis, Florida 32726; and Shelly Winston & Amber Winston, 161 E. Trotters Drive, Maitland Florida, 32571; (Charles Hiott, Besh-Halff, 902 North Sinclair, Tavares, Florida, 32778 Petitioner)***, to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.

2. LEGAL DESCRIPTION

See attached **Exhibit B, Legal Description.**

3. LAND USE

The above-described property, containing approximately 29.01 acres, shall be used for Master Park Plan recreational vehicle development, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Motor homes
2. Travel trailers (pulled by a vehicle)
3. Dry boat storage
4. Restaurant
5. Office
6. Clubhouse
7. Accessory retail within intended for the primary use of residents.
8. Temporary modular sales center office (during construction) not to exceed one (1) year, and a construction office not to exceed one (1) year from the approval of the final plat of the final phase for the subdivision.

B. Prohibited Uses

1. Modular homes
2. Manufactured homes
3. "Park Model" homes
4. Enclosed garages
5. Decks/screen rooms
6. Tent camping
7. Sheds, shade structure tents or other storage type structures
8. All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

C. Accessory Uses

1. Club house
2. Marina
3. Laundromat/Restrooms>Showers
4. Boat ramps, docks, boardwalks
5. Recreational amenities, such as swimming pools, miniature golf, walkways, trails, basketball, tennis, shuffleboard courts, dog parks, etc.

4. RESIDENCY

- A. Residency is intended to of be a non-permanent (transient) nature. No permanent residency shall be permitted or otherwise established for the property.
- B. No recreational vehicle parked on this site shall be allowed to remain on site for more than six (6) continuous months at a time, or installed on a permanent or semi-permanent basis such as removal of wheels or installation of tie-downs.

5. DEVELOPMENT STANDARDS

- A. The petitioner shall develop a Master Park Plan, showing all RV pads, community amenities recreation areas, parking, drainage, landscaping, boat storage and all other uses within the park, which shall be reviewed under the Site Plan Review process and standards of the City of Leesburg.
- B. This Master Park Plan shall contain a maximum of 250 recreational vehicle sites, as shown on **Exhibit C, PUD Plan**, and shall be revised to meet the requirements of this agreement.
- C. As part of the Master Park Plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions as set forth herein.
- C. Roadways within the park shall be paved.
- D. Each RV space shall be constructed of concrete.
- E. Each RV space shall contain:
 - 1. Direct connection to city electric service
 - 2. Direct connection to city water service
 - 3. Direct connection to city wastewater.
 - 4. A minimum of one automobile parking space
 - 5. A minimum of one garbage receptacle
 - 6. A minimum of one picnic table.

6. DESIGN/ARCHITECTURAL STANDARDS

- A. All buildings lying along the exterior boundaries of the property shall be required to meet the standards of Section 25-360, *Commercial architectural design standards*, City of Leesburg, Code of Ordinances.
- B. Other similar design variations meeting the intent of this section may be approved by the Planning & Zoning Manager or designee.
- C. The architectural styles and facades shall be reviewed by staff prior to submission of the site plan, and shall meet the criteria stated herein.

7. LANDSCAPING, BUFFER & OPEN SPACE REQUIREMENTS

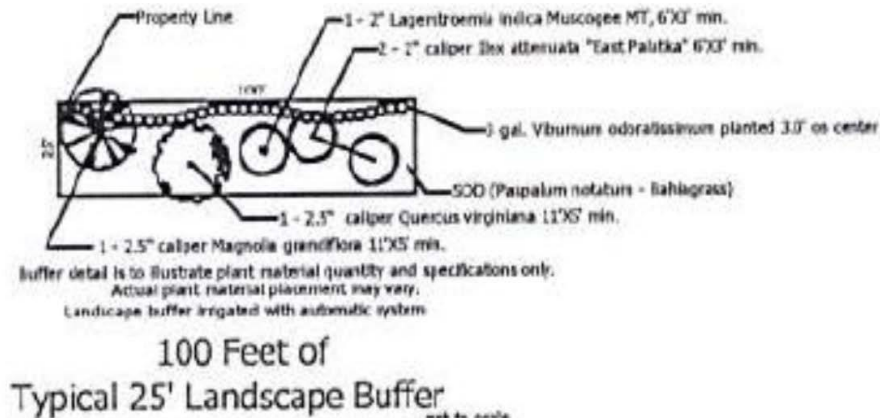
- A. A minimum eighty (80) foot separate buffer tract with plantings as shown in Figure A below, shall be provided along the western boundary of the subject property. In addition, minimum thirty (30) foot separate buffer tract shall be installed along the southern property line, north of and parallel to the power easement.
- B. A six (6) foot high privacy fence shall be provided along the western and southern boundary lines of the park. This fence shall be constructed of PVC, or other such synthetic material that creates an opaque barrier between the subject property and adjacent lands in those locations. This fence shall be constructed on or within the property lines, leaving the required buffers for landscaping as required herein.
- C. The area of the parcels identified as Lake County Alternate key 1182956 and 1703654, lying between U.S. 441 and the power line easement, shall be landscaped as follows:
 - 1. Canopy trees.....six inches caliper, 2 per 100 linear feet.
 - 2. Understory Trees....four-inch caliper, 3 per 100 linear feet
 - 3. Shrubs.....as seen in Figure A
 - 4. groundcover.....as seen in Figure A

- D. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.
- E. Where not otherwise required herein, all landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below:

Figure A

Canopy Trees (per 100 l.f.)	2 per 100 linear ft
Tree CAL/Height	2" cal, 12' overall height
Optional Ornamental Trees (per 100 l.f.)	3 per 100 linear ft
Tree CAL/Height	2" cal, 7' overall height
Shrub Screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 18"—24" minimum at installation (depending on species); hedges to be 36"—42" high by thirty-six (36) inches wide hedge or continuous landscape screen with a ninety (90) percent opacity within one (1) year of planting
Container size	3 gal

Figure B



- F. Minimum open space allowance for the site shall be 30% which may consist of wetlands, stormwater ponds, recreational areas and common areas.
- G. Variations to the Landscape, Open Space and Buffer requirements of this agreement may be approved by the Community Development Director or designee, as long as the intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.
- H. The surveying of trees on the property shall be conducted as follows:

- 1) All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
- 2) Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
- 3) Tree sample plots shall be located and trees identified by a registered landscape architect, certified arborist, or certified forester or licensed surveyor

8. SITE ACCESS AND SIGNAGE

- A. Access locations depicted on the Master Development Plan are conceptual and subject to Lake County and FDOT approval. Actual location and design of the roadways shall be determined at the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject site plan application review process.
 - 1) Adequate right of way along the access point shall be required to ensure adequate roadway paving and access.
 - 2) Prior to completion of the design plans, the developer shall work with the Lake County Department of Public Works and FDOT to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 - 3) The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.
- B. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points.
- C. The access point(s) shall provide a decorative entry feature to include a concrete, brick or stucco wall at least five (5) feet in height, on each side of the entryway. This may be used for signage per City of Leesburg Code of Ordinances, as amended.
- D. Alternative designs for the ground enclosure support and bases of entry signage may be approved by the Community Development Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.

9. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of sidewalks, recreation paths etc.

- B. A traffic/transportation study shall be submitted prior to site plan approval for review and determination of any necessary access improvements, including any off-site improvements required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.
- C. The Permittee shall provide necessary traffic improvements within and adjacent to the development as required by Lake County, the Lake-Sumter MPO and City of Leesburg.
- D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- E. The Permittee shall be responsible for obtaining all necessary Lake County permits and a copy of all permits shall be provided to the City of Leesburg.
- F. The City of Leesburg will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Leesburg; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City that the road system is in suitable condition and meets City of Leesburg requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time.
- G. Sidewalks shall be provided on both sides of the entrance road and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain one sidewalk. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

10. UTILITIES

Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Water, wastewater and natural gas services will be provided by the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.
- C. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines

and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

11. STORMWATER/DRAINAGE MANAGEMENT

All drainage shall be designed and constructed in a manner to meet all State of Florida and City of Leesburg codes, including the requirement that all stormwater runoff is contained within the boundaries of the properties, and does not create a detriment to surrounding properties. Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's or property owner's association is an acceptable maintenance entity.
- D. The existing 100-year flood plain shown shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

12. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.
- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted

lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.

- C. Buildings or structures shall be a minimum of twenty-five (25) feet from any wetland jurisdiction boundary, or as determined by the appropriate jurisdictional agency.
- D. Wetlands shall have an average upland buffer of 25 feet, with a minimum of 15 feet or the upland buffer established by St. Johns River Water Management District and/or U.S. Army Corp of Engineers; whichever is more restrictive. All upland buffers shall be naturally vegetated and upland buffers that are devoid of natural vegetation shall be re-planted with native vegetation or as required by St. Johns River Water Management District and/or U.S. Army Corp of Engineers.
- E. Land uses allowed within the upland buffers for wetlands are limited to stormwater facilities as permitted by St. Johns River Water Management District.
- F. If wetland alteration is permitted by St. Johns River Water Management District and/or U.S. Army Corp of Engineers, wetland mitigation shall be required in accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.
- G. A wildlife management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The wildlife management plan shall be submitted to the City as part of the site plan application process.
- H. A map indicating the location of the 100-year flood plain.
- I. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and/or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- J. If there are currently FEMA flood zones located on the parcel, through the site plan review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

13. IRRIGATION & WATER USAGE

- A. All landscaped areas shall be irrigated and designed to meet Section 25-337, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

14. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 200 square feet of space per dwelling unit or 1.5 total acres, whichever is greater.

- B. Recreational requirements shall include at least one primary active recreation area, to include a swimming pool and cabana with onsite parking. Other recreation areas may include such uses as a children's playground with equipment, dog park area or gazebo. The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of the first 150 residential lots.
- C. Credit for recreational space shall be given for areas dedicated to recreational space, to include items such as a clubhouse with recreation room, swimming pool, outdoor cooking facilities such as grills, youth playgrounds, play courts, dog parks or other similar uses which will meet the intent of this document. Other similar uses which will meet the intent of this document may be supplied by the developer.
- D. Active recreational activity space shall be calculated at a rate of 1.25 times for activities such as, but not limited to:
 - 1) Trails, playgrounds, basketball, tennis, handball courts, etc.
 - 2) Community swimming pool, including the deck area surrounding such pools.
 - 3) Indoor recreation rooms provided such rooms are permanently maintained for the use of residents for recreational purposes.
 - 4) Other active recreational activities may be used for credit, subject to approval by the City of Leesburg.

15. MAINTENANCE

- A. With the exception of any public utilities, maintenance of all site improvements, including but not limited to roadways, drives, internal sidewalks, landscaping and drainage shall be the responsibility of the property owner. A homeowner's association shall serve as an appropriate entity for all common properties within the development.

16. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. The terms of this PUD (Planned Unit Development) zoning agreement shall be substantially implemented within one hundred twenty (120) months. If the terms of this agreement have not been substantially implemented within this time period, this PUD shall expire of its own accord, without further action by the City, and the City shall initiate the public hearing process to rezone the property to its prior classification, or if that classification is no longer available, the closest available zoning classification. In the interim, after this PUD expires but prior to completion of the rezoning to prior classification, no applications for the use of, or construction of improvements on, the property shall be accepted.
- C. Satisfaction of substantial implementation shall be attained at such point as the developer has performed the following:
 - 1) Completed and received approval from the City of Leesburg for the site plan review process for completion of one (1) phase of the approved site

development plan, to include permits from regional and State of Florida agencies as required by law.

- 2) Substantially commenced construction on the site (which shall require vertical construction, not just site work).

17. MISCELLANEOUS CONDITIONS

- A. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.
- E. These PUD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition as set forth herein.
- F. The requirements and conditions of this PUD may be enforced either through the standard Code Enforcement process outlined in the Code of Ordinances, by initiation of proceedings to amend or revoke this PUD for violation of its conditions, by appropriate judicial proceedings, or in any other manner permitted by law.

18. LEVELS OF SERVICE

- A. Levels of Service
 - 1) As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which could exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid waste. However, no final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

B. Utilities

1) Projected Capacities

- a. The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.
- b. If the development requires construction of new distribution or collection lines, the developer shall be required to construct such facilities to provide service. The developer will bear the cost of design, permitting and construction. Any such facilities must be constructed in a fashion consistent with the City's master plans and to the City standards and specifications.

2) Commitment of Capacity

- a. There are no previous commitments of any existing or planned excess capacity for this property.

3) Ability to Provide Services

- a. At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future.
- b. Future development within the City of Leesburg utility service areas may impact the provision of utility services.

EXHIBIT B

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (OWNER: C C & B PROPERTIES)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 20-9618, COMMITMENT NO.: 985599,
COMMITMENT DATE: DECEMBER 8, 2020.

PARCEL 1: (ALTERNATE KEY 1182964)

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

and

PARCEL 2: (ALTERNATE KEY 1182956)

BEGINNING 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE
SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT
LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE
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ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR
A.C.L. RAILROAD. LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD.

UNDERLINED IS A
SCRIVENER'S ERROR -
SHOULD READ "NORTH"

LEGAL DESCRIPTION: (OWNER: JAMES TILQUIST - ORB 5509, PG 1885)

ALTERNATE KEY 1703654

PARCEL 1:

THAT PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY,
FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SAID SECTION,
RUN THENCE NORTH 20 DEGREES WEST TO THE OPEN WATERS OF LAKE GRIFFIN. BEGIN AGAIN AT THE
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THENCE RUN NORTHEASTERLY ALONG THE WATERS OF SAID LAKE GRIFFIN TO INTERSECT THE FIRST LINE.

PARCEL 2:

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LINE OF GOVERNMENT LOT 5; THENCE RUN WEST TO THE POINT OF BEGINNING, LESS THAT PART
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RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD (ABANDONED).

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A.C.L. RAILROAD; THENCE NORTH 322.32 FEET TO THE POINT OF BEGINNING.

(ALTERNATE KEY 1801737)

LEGAL DESCRIPTION: (OWNER: WINSTON AND AMBER SHELLEY - ORB 2234, PG 20)

BEGIN ON THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST
ON NORTHERLY RIGHT OF WAY OF ABANDONED SCLRR, RUN NORTH ALONG THE WEST LINE OF
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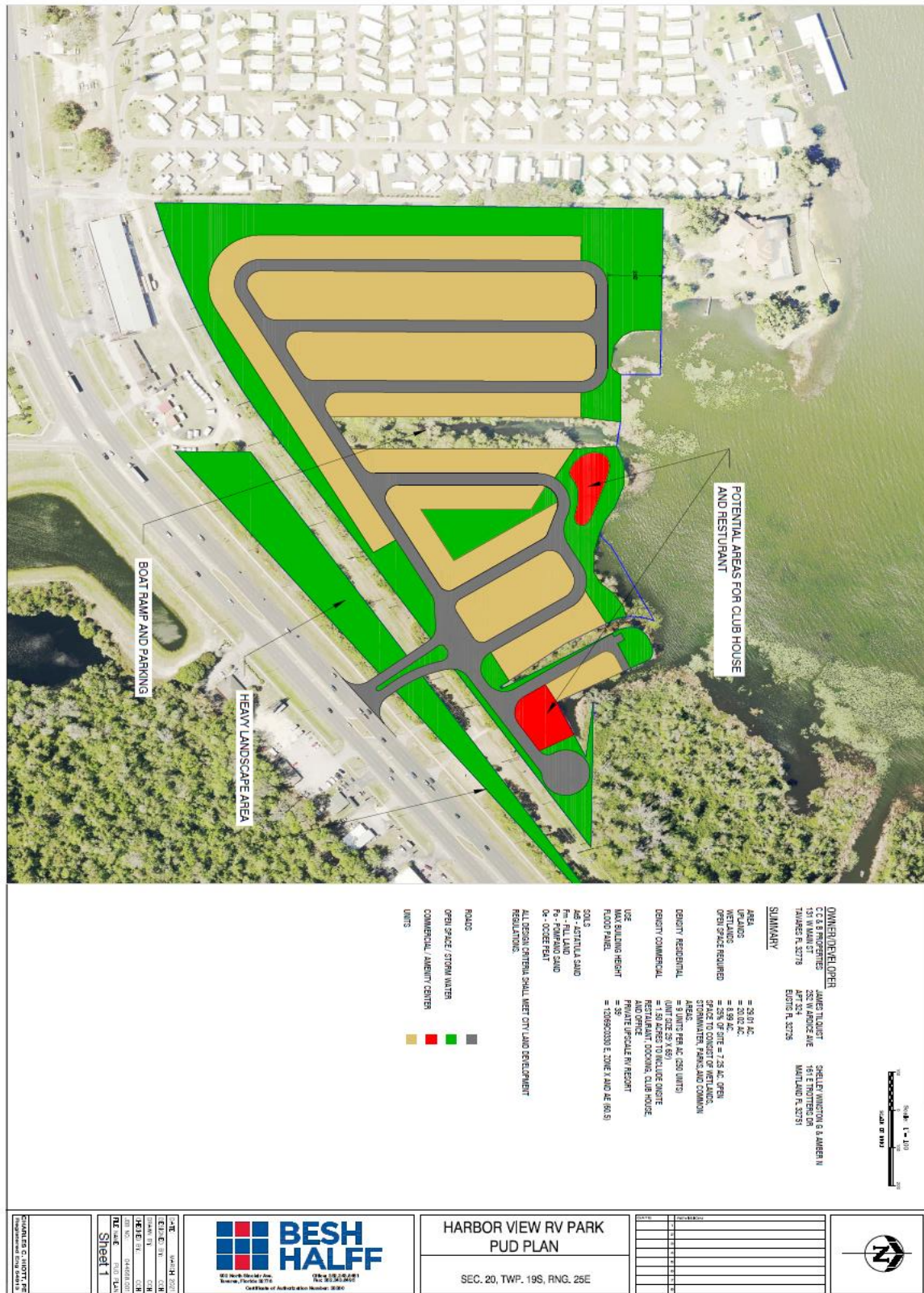
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THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF GOVERNMENT LOT 4,
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, BEING A STRIP OF LAND 20
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4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND RUN NORTH
ALONG SAID WEST LINE OF GOVERNMENT LOT 4 TO A POINT WHICH IS 2,842.83 FEET NORTH OF THE
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TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS
THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE 43 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE
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THAT PART OF THE 75 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE
WEST 66 FEET OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, AS
GRANTED IN PRIVATE ROADWAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1415,
PAGE 335, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONCEPTUAL SITE PLAN



LEGAL DESCRIPTION: (OWNER: C C & B PROPERTIES)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 20-9618, COMMITMENT NO.: 985589,
COMMITMENT DATE: DECEMBER 8, 2020.

PARCEL 1: (ALTERNATE KEY 1182964)

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20,
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LEGAL DESCRIPTION: (OWNER: JAMES TILQUIST - ORB 5509, PG 1885)**ALTERNATE KEY 1703654****PARCEL 1:**

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PAGE 535, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

DATE: July 22, 2021
OWNER: CC & B Properties, et. al.
PETITIONER: Charles Hiott, Besh-Halff
PROJECT: Leesburg Lake Front RV Park
REQUEST: Rezoning
CASE NO.: RZ-21-159

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of this request

for the following reason(s):

1. The proposed request is compatible with the current surrounding zoning districts of C-3 (Highway Commercial and Lake County RMRP (Residential Mobile Home Park).
2. The proposed request will allow additional uses for the property that are consistent with the current surrounding future land uses of General Commercial and Lake County Urban Medium Density.
3. The proposed request, as conditioned in the attached PUD (Planned Unit Development) agreement does not appear to create a detriment to surrounding properties.
4. The proposed request is consistent with the City's Growth Management Plan, Future Land Use Element, Goal 1, Objective 1.6.

Action Requested:

1. Vote to approve staff's recommendation to rezone the subject property from C-3 (Highway Commercial to PUD (Planned Unit Development) and forward to the City Commission for their consideration.

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

DATE: June 24, 2021
OWNERS: Taiter Carson, David E. Cauthen for CC& B Properties, Amber Shelley, James Tilquist
PETITIONER: Charles C. Hiott, BESH HALFF
PROJECT: Mixed Use PUD (RV Resort, Restaurant, Dry Boat Storage)
REQUEST: PUD (Planned Unit Development) Rezoning
CASE NO.: RZ-21-159

GENERAL LOCATION: The property is generally located north of U.S. Highway 441 and east of Pemble Road.

FUTURE LAND USE DESIGNATION:
General Commercial

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Urban Low Density
South – General Commercial; Lake County Urban Low Density
East – Lake County Urban Low Density
West – General Commercial

PROPOSED FUTURE LAND USE DESIGNATION: n/a

EXISTING ZONING DESIGNATION:

- AK#: 1801737 and 1703654 – C-3 (Highway Commercial)
- AK#: 1182964 and 1182956 – none assigned

SURROUNDING ZONING DESIGNATIONS:

North – Lake County RP (Residential Professional); Lake Griffin
South – C-3 (Highway Commercial)
East – P (Public)
West – Lake County RMRP (Mobile Home Rental Park District); Lake County RP (Residential Professional)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE:

General vacant, a few dilapidated structures.

SURROUNDING LAND USE:

North – Single Family Residential; Lake Griffin
South – Commercial; Government/Municipal (DRA)
East – Public Lands (vacant)
West – Residential (mobile home park)

PROPOSED LAND USE:

RV Resort, Restaurant, Dry Boat Storage

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: June 4, 2021
OWNER: Taiter Carson, David E. Cauthen for CC & B Properties, Amber Shelley, James Tilquist
PETITIONER: Charles C. Hiott, BESH HALFF
PROJECT: Mixed use PUD (RV Resort, Restaurant, Dry Boat Storage)
REQUEST: PUD (Planned Unit Development) Rezoning
CASE NO.: RZ-21-159

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/18/21

FIRE

No comments from Fire Department. Amanda Stevenson 6/7/21

ELECTRIC

Electric has no objections. Power is available. Easements will be required to install power. Steve Davis 6/7/21

GAS

No comments received as of 6/18/21

GIS

No comments received as of 6/18/21

BUILDING

No comments received as of 6/18/21

PUBLIC WORKS

Public Works has no issues with this request. However, I would like to make sure the developer and owner are aware that per our FDEP permit, RVs are not authorized to connect to City Sewer. Also, the City will not take ownership of the roads upon completion of the development. Ownership and maintenance responsibilities will be retained by the development. This does not waive the requirement for the roads to be constructed in accordance with City Standards and Specifications. Clifford Kelsey 6/8/21

ADDRESSING

No comments received as of 6/18/21

ECONOMIC DEVELOPMENT

No comments received as of 6/18/21

LAKE COUNTY PUBLIC WORKS

No comments received as of 6/18/21

LAKE COUNTY SCHOOLS

The proposed MU PUD includes dry boat storage, restaurant and an RV Resort. The RV Park/campground use is considered a commercial use in the City's Land Development Code. Therefore, the project is not subject to school concurrency review. Thanks, Helen LaValley 6/7/21

PUBLIC RESPONSES

Approval

no approvals

Disapproval

6 disapprovals 4 with comments

No comment

Notice of Appearance filed: 1

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

Barbara L. Martin – This will affect our whole park not just the ones within 200 ft. Part of our park is only a road (small at that) away from this. You will interrupt our peace & quiet that we old people like so much. My husband has dementia. You could have at least put a stamp on the return envelope. Don't want us to say anything??

Frederick D. Spangler – I am concerned with the following.

- A. Transient campers? # of camp sites & how many are permanent!
- B. Noise Level.
- C. Safety of the neighborhood.
- D. Value of our property.

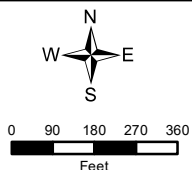
Jerry & Linda Behncke – Too much noise, traffic will increase on Lake and 441. Increased artificial lighting next door. Wild animals' habitat will be destroyed; especially gators, natural cove for fishing will be destroyed with increased boat traffic and docks. Environmentally not a good idea. Restaurants not needed on this lake; keep it natural. Brittany Estates is a quiet senior community!

Mark T. Alley – I'm sure the Police and other emergency services would not appreciate another Palm Gardens on 441.

Aerial

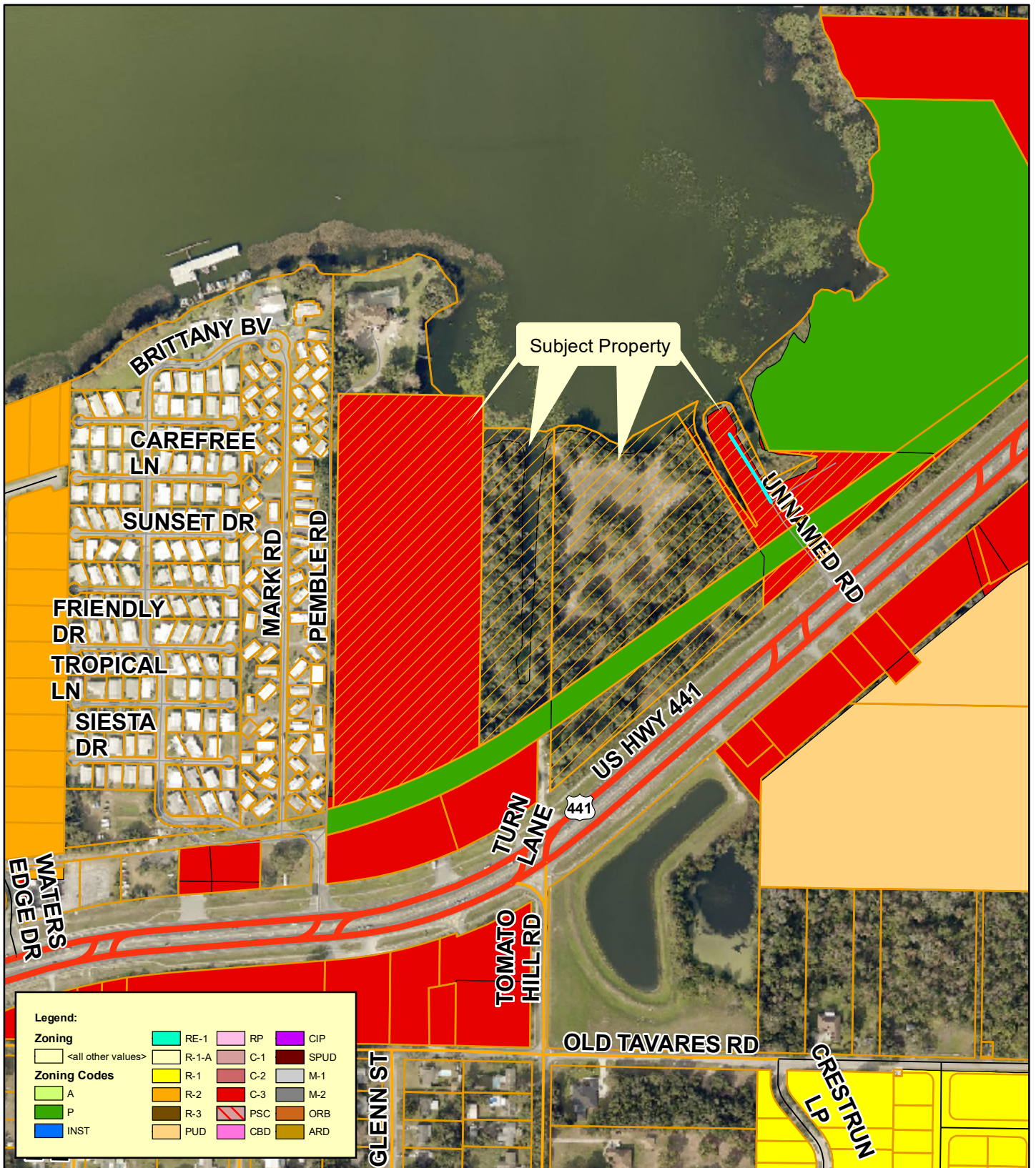


Planning
& Zoning
Division

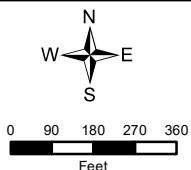


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
Section 20, Township 19 South, Range 25 East
May 28, 2021

Zoning



**Planning
& Zoning
Division**

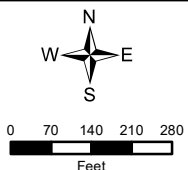


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
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May 28, 2021

Lake County Zoning



Planning
& Zoning
Division

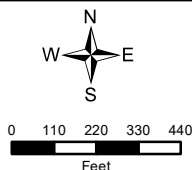


RZ-21-159 Harbor View Park RV Resort
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May 28, 2021

PROPOSED Zoning

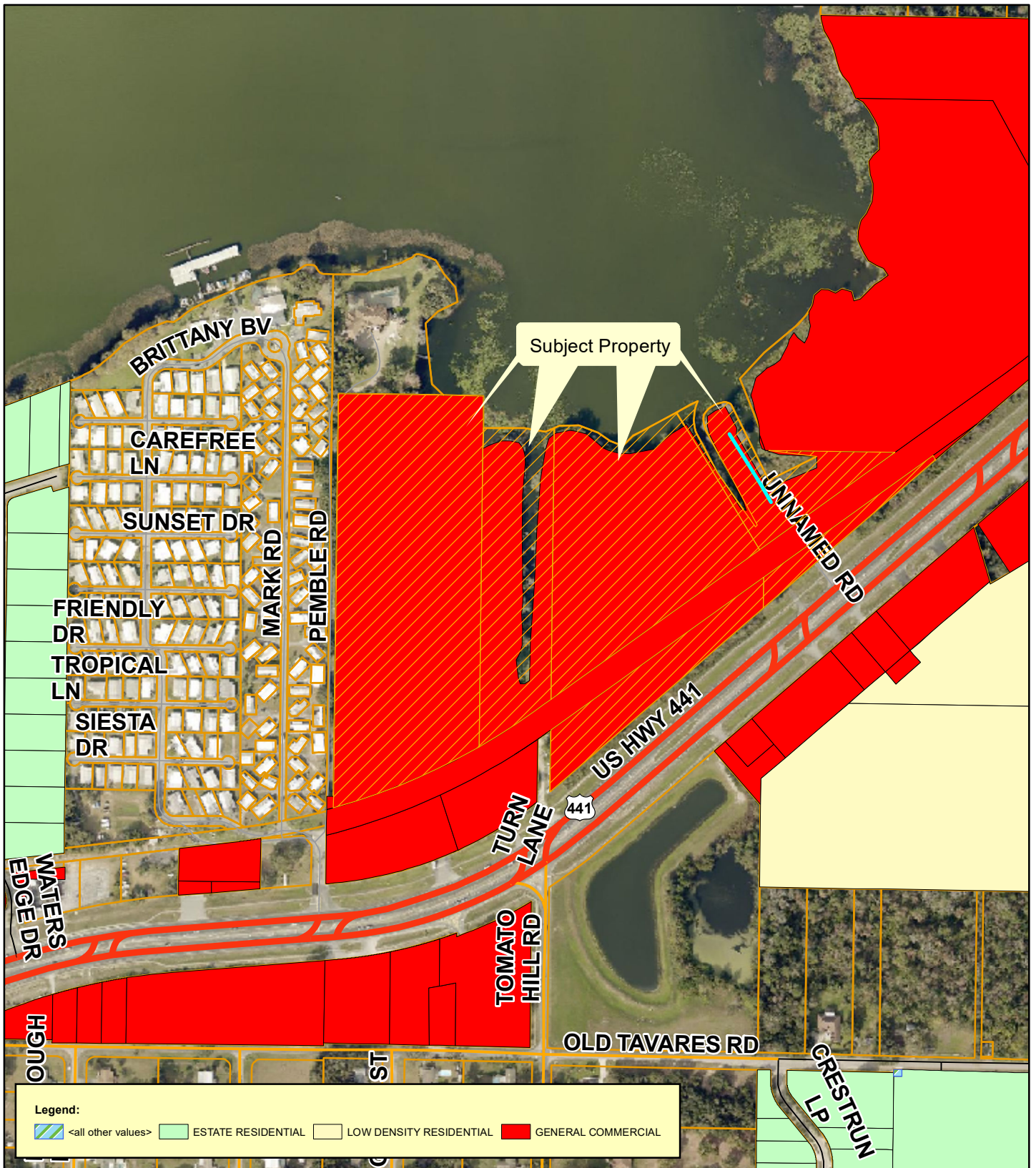


**Planning
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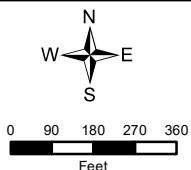


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
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May 28, 2021

Future Land Use

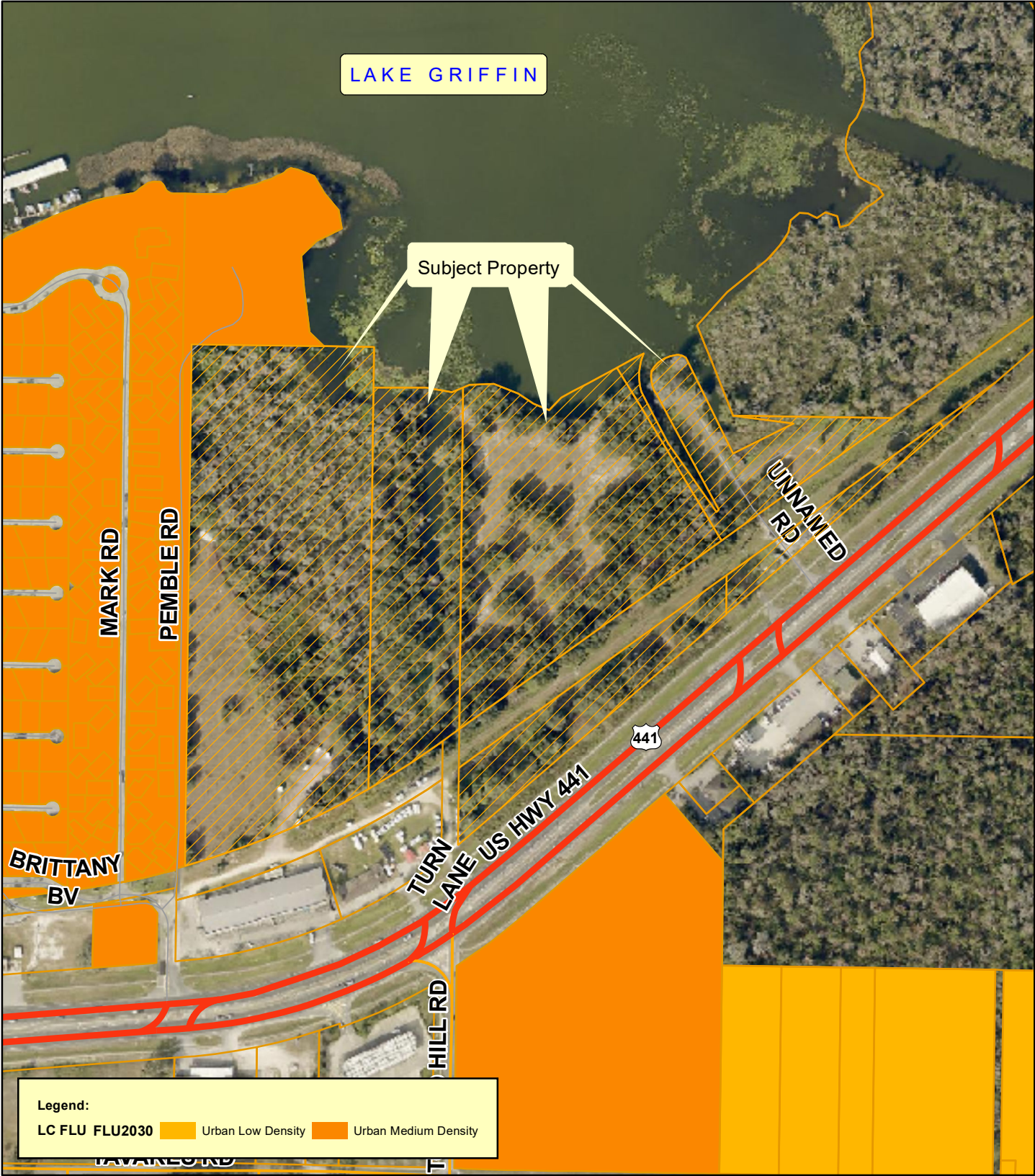


**Planning
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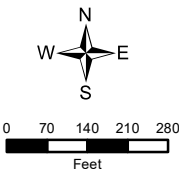


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
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May 28, 2021

Lake County Future Land Use

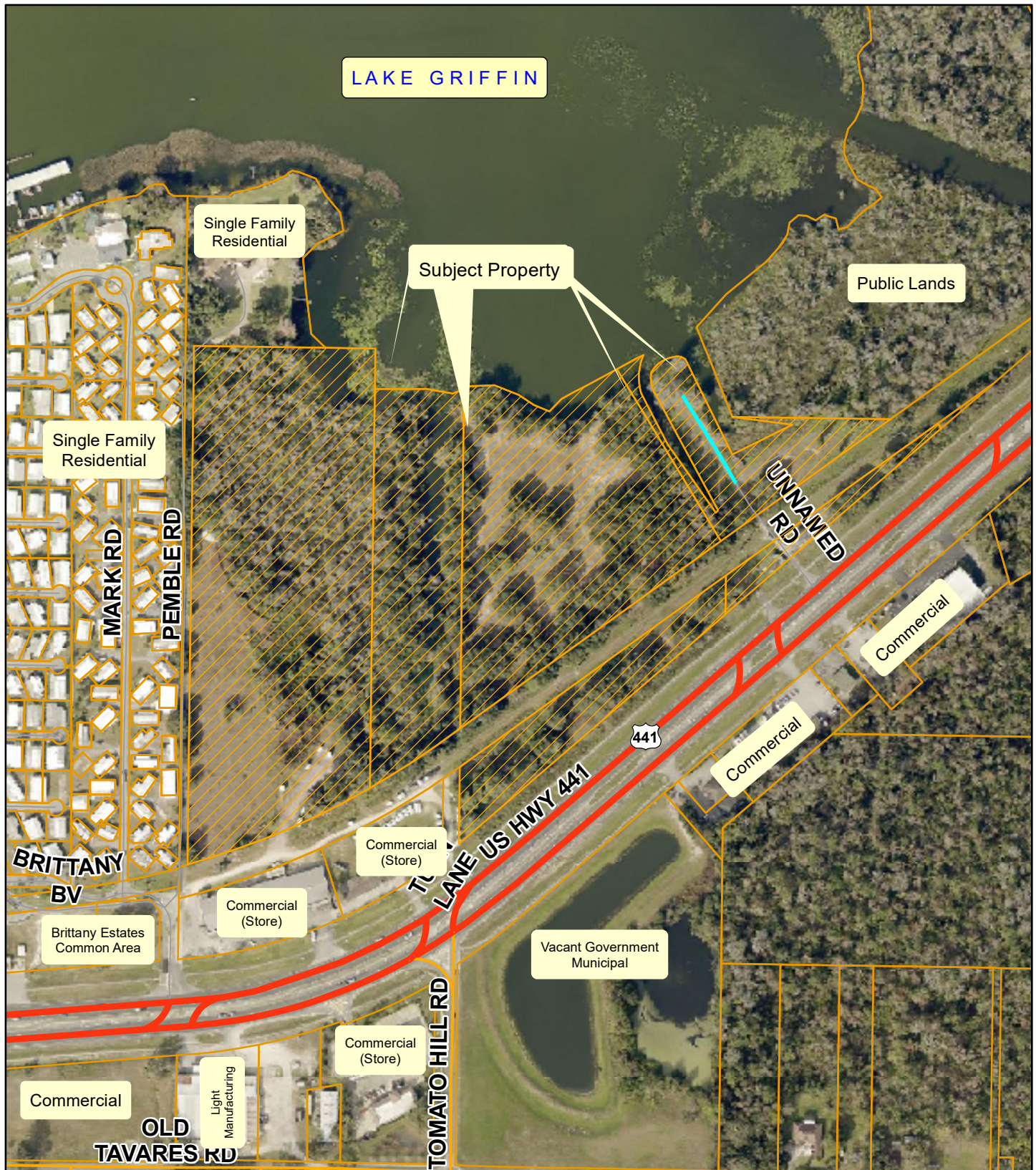


**Planning
& Zoning
Division**

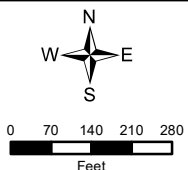


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
Section 20, Township 19 South, Range 25 East
May 28, 2021

Surrounding Land Uses



**Planning
& Zoning
Division**

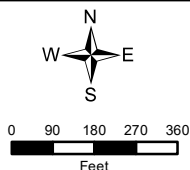


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
Section 20, Township 19 South, Range 25 East
May 28, 2021

Flood Zones



Planning
& Zoning
Division

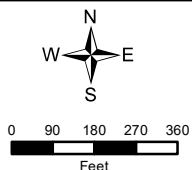


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
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May 28, 2021

Wetlands



**Planning
& Zoning
Division**

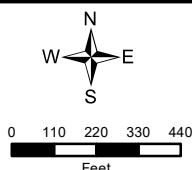


RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
Section 20, Township 19 South, Range 25 East
May 28, 2021

COMMUNITY REDEVELOPMENT AREA

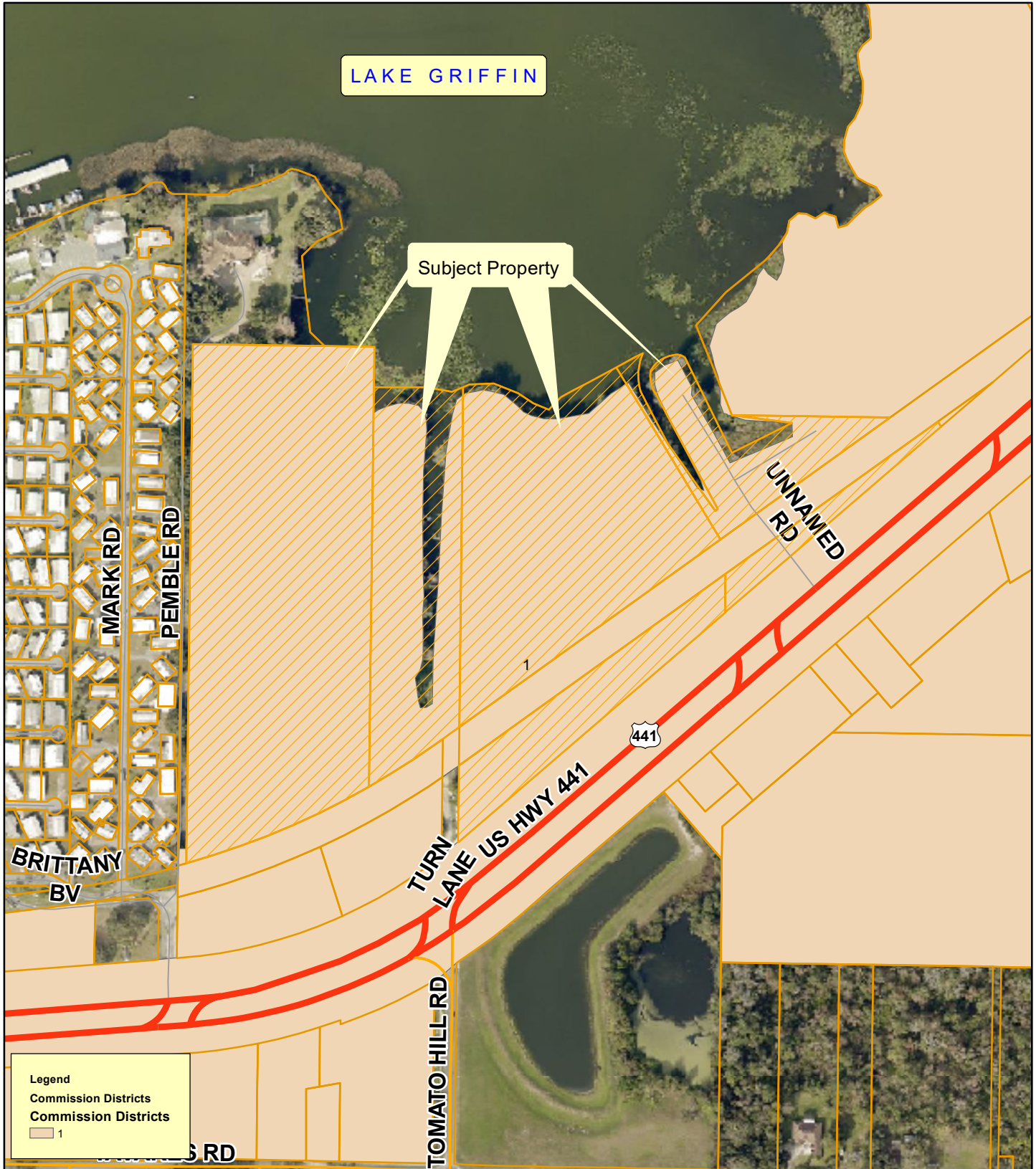


**Planning
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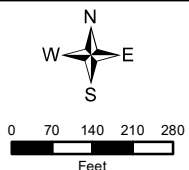


RZ-21-159 Harbor View Park RV Resort
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May 28, 2021

Commission District



Planning
& Zoning
Division



RZ-21-159 Harbor View Park RV Resort
220 Pemble Road
Section 20, Township 19 South, Range 25 East
May 28, 2021



Posting public notice sign #1, taken from US Highway 441 into the property.



Picture taken from subject property looking south along US Highway 441.



Picture taken from subject property looking north across US Highway 441.



Picture taken from subject property looking north along US Highway 441.



Posting public notice sign #2, taken from US Highway 441 into the property.



Picture taken from subject property looking north along US Highway 441.



Picture taken from subject property looking north across US Highway 441.



Picture taken from subject property looking south along US Highway 441.



Close-up of public notice sign #3, looking into the subject property.



Picture taken from subject property looking east.



Picture taken from subject property looking south.



Picture taken from subject property looking west across Pemble Road.

Miscellaneous Accounts Receivable Customers With Unpaid Balances
Prepared by Finance
June 30, 2021

CURRENTLY WORKED BY PROVIDING DEPARTMENT OR FINANCE

013 Fund

Arnold, Dorian	Working with Housing Dept	Housing Rent	\$	2,425.00
Tucker, Shetonia	Working with Housing Dept	Housing Rent	\$	1,400.00
			\$	3,825.00

041 Fund

Angulo, Carlos Alberto		Damage to City Property	\$	5,714.13
Branam, James Construction		Damage to City Property	\$	698.24
Elliott, Lauren E		Damage to City Property	\$	2,096.98
Foster, Steven Michael		Damage to City Property	\$	6,811.07
Harrison, Randy Jay		Damage to City Property	\$	5,780.41
Holston, Judith		Damage to City Property	\$	1,044.05
Humphreys, Brian Conrad		Damage to City Property	\$	600.67
Slayton-Munday, Steven		Damage to City Property	\$	671.62
Stiglianese, Margaret		Damage to City Property	\$	381.26
White, Christina		Damage to City Property	\$	4,502.90
			\$	28,301.33

046 Fund

Mid South Contractors		Solid Waste Roll-off	\$	225.00
			\$	225.00

048 Fund

Brown, Ashley		Damage to Airport Property	\$	530.00
			\$	530.00

013 FUND TOTAL	\$	3,825.00		
041 FUND TOTAL	\$	28,301.33	Total	\$ 32,881.33
46 FUND TOTAL	\$	225.00		
48 FUND TOTAL	\$	530.00		
	\$	32,881.33		

Expected write offs as of Jun 30, 2021

Every September, the Finance Director informs the Commission the dollar amount of customer accounts to be written off. Listed below are the amounts for the prior fiscal years and how the City is trending for fiscal years 2019 and 2020.

Fiscal Write Off Year	Projected Written Off	Actual Written Off	Add'l Amount Collected
2019-2020	\$ 284,281	666,005	381,724
2018-2019	342,912	284,276	(58,636)
2017-2018	394,427	268,001	(126,426)
2016-2017	345,913	314,552	(31,361)
2015-2016	491,091	440,511	(50,580)
2014-2015	431,543	364,023	(67,519)
2013-2014	292,507	258,246	(34,261)
2012-2013	280,544 *	216,319	(64,225)
2011-2012	380,227 *	341,414	(38,813)

Projected
Fiscal year 2020 - Month by Month
10/01/19- 09/30/20

Month	Amount Written Off	Number of Accounts	
		Commercial	Residential
October	\$ 19,944	1	77
November	31,154	4	86
December	36,983	0	96
January	37,762	6	101
February	26,751	3	80
March	19,023	5	68
April	32,336	4	81
May	21,442	5	53
June	17,783	3	64
July	17,863	3	51
August	7,320	0	29
September	15,920	2	35
Accounts to be written off*	\$ 284,281	36	821
Prior Yr to Date	\$ 342,912	47	887
difference - () negative	\$ 58,631	11	66

Average Account Balance	
Commercial	Residential
142.21	257.17
128.78	326.26
0.00	385.24
259.66	358.46
326.45	322.14
267.03	256.20
316.00	383.60
268.40	379.22
432.26	257.60
1,371.46	269.58
0.00	252.40

Projected
Fiscal year 2020 - Month by Month
10/01/20- 09/30/21

Month	Amount Written Off	Number of Accounts		Average Account Balance	
		Commercial	Residential	Commercial	Residential
October	\$ 19,918	3	53	511.79	346.85
November	41,356	6	79	247.65	504.69
December	36,068	3	77	546.70	445.82
January	40,881	4	77	107.41	530.92
February	41,591	2	85	333.51	481.46
March	24,850	1	51	28.37	496.43
April	29,628	2	62	84.85	475.14
May	15,228	1	45	1,033.28	315.45
June	23,799	2	6	220.87	364.96
July					
August					
September					
Accounts to be written off*	\$ 273,319	24	535		
Prior Yr to Date	\$ 243,178	31	706		
difference - () negative	\$ 30,141	(7)	(171)		

City of Leesburg, Florida
Report of Receipts and Disbursements by Fund
For the Period Beginning On Oct. 1, 2020 and Ending on Jun 30, 2021

Prepared by: Finance Department

Fund Name	Adopted Budget	Receipts				Budget Balance
		Revenues Amount	Non-Revenue Receipts * Amount	Total Receipts Amount	Percentage	
001 General Fund	\$ 21,913,319	\$ 15,779,370	\$ 7,652,227	\$ 23,431,597	107%	(\$ 1,518,278)
Special Revenue Funds						
013 Housing Assistance	103,055	49,123	0	49,123	48%	53,932
021 Debt Service Fund	1,212,120	0	1,613,347	1,613,347	133%	(401,227)
031 Capital Projects Fund	8,779,468	339,711	817,985	1,157,695	13%	7,621,773
132 Local Option Sales Tax	1,395,542	1,675,993	0	1,675,993	120%	(280,451)
121 Police Forfeiture Fund	5,247	543	0	543	10%	4,704
122 Police Education Fund	4,500	3,439	0	3,439	76%	1,061
133 Gas Tax	887,826	489,935	0	489,935	55%	397,891
141 Police Impact Fees	86,606	185,458	0	185,458	214%	(98,852)
142 Fire Impact Fees	0	12,699	0	12,699	0%	(12,699)
143 Recreation Impact Fees	0	149,143	0	149,143	0%	(149,143)
151 Building Fund	1,028,203	665,340	37,100	702,440	68%	325,763
Community Redevelopment Agencies						
016 Greater Leesburg CRA Fund	535,101	545,597	0	545,597	102%	(10,496)
017 Carver Heights CRA Fund	354,179	414,110	0	414,110	117%	(59,931)
018 Highway 27/441 CRA Fund	950,747	1,192,008	0	1,192,008	125%	(241,261)
Total General Governmental Funds	37,255,913	21,502,468	10,120,658	31,623,127	85%	5,632,786
Enterprise Funds						
014 Stormwater Utility Fund	1,426,001	1,218,509	0	1,218,509	85%	207,492
041 Electric Utility Fund	59,801,927	41,930,204	559,005	42,489,209	71%	17,312,718
042 Gas Utility Fund	6,186,620	5,042,939	183,214	5,226,153	84%	960,467
043 Water Utility Fund	8,982,983	7,069,001	150,888	7,219,889	80%	1,763,094
044 Wastewater Utility Fund	31,593,822	11,004,933	0	11,004,933	35%	20,588,889
046 Sanitation Services Fund	3,573,904	3,390,395	0	3,390,395	95%	183,509
048 Airport Fund	7,077,067	5,708,490	0	5,708,490	81%	1,368,577
Internal Service Funds						
064 Health Insurance Fund	6,151,123	6,367,936	1,000,000	7,367,936	120%	(1,216,813)
065 Workers' Compensation Insurance Fund	894,687	549,320	0	549,320	61%	345,367
066 Risk Management Fund	672,597	836,200	0	836,200	124%	(163,603)
510 Fleet Maintenance Fund	3,473,915	2,129,356	731,176	2,860,532	82%	613,383
Pension Trust Funds						
061 Municipal Police Retirement Trust Fund	1,431,576	5,650,670	0	5,650,670	395%	(4,219,094)
062 Municipal Firemen's Retirement Trust Fund	1,226,286	5,255,745	0	5,255,745	429%	(4,029,459)
063 General Employees' Retirement Fund	2,501,541	8,483,388	0	8,483,388	339%	(5,981,847)
Total All Funds	\$ 172,249,962	\$ 126,139,555	\$ 12,744,941	\$ 138,884,496	81%	\$ 33,365,466

* Interfund Charges and Transfers, Developer Contributions, and Debt Proceeds

NOTE - Amounts may not sum due to rounding.

City of Leesburg, Florida
Report of Receipts and Disbursements by Fund
For the Period Beginning On Oct. 1, 2020 and Ending on Jun 30, 2021

Prepared by: Finance Department

Fund Name	Disbursements			Budget Balance	Excess of Receipts Over (Under) Disbursements
	Adopted Budget	Amount	Percentage		
General Fund	\$ 21,913,319	\$ 21,480,306	98%	\$ 433,013	\$ 1,951,291
<u>Special Revenue Funds</u>					
Housing Assistance	103,055	93,752	91%	9,303	(44,629)
Debt Service Fund	1,212,120	1,611,812	133%	(399,692)	1,535
Capital Projects Fund	8,779,468	5,701,360	65%	3,078,108	(4,543,665)
Local Option Sales Tax	1,395,542	1,092,416	78%	303,126	583,578
Police Forfeiture Fund	5,247	0	0%	5,247	543
Police Education Fund	4,500	6,027	134%	(1,527)	(2,588)
Gas Tax	887,826	849,791	96%	38,035	(359,856)
Police Impact Fees	86,606	103,071	119%	(16,465)	82,386
Fire Impact Fees	0	220	0%	(220)	12,479
Recreation Impact Fees	0	7,320	0%	(7,320)	141,823
Building Fund	1,028,203	1,021,184	99%	7,019	(318,744)
<u>Community Redevelopment Agencies</u>					
Greater Leesburg CRA Fund	535,101	595,754	111%	(60,653)	(50,157)
Carver Heights CRA Fund	354,179	109,945	31%	244,234	304,165
Highway 27/441 CRA Fund	950,747	528,169	56%	422,578	663,838
<u>Total General Governmental Funds</u>	37,255,913	33,201,127	89%	4,054,786	(1,578,001)
<u>Enterprise Funds</u>					
Stormwater Utility Fund	1,426,001	869,662	61%	556,339	348,847
Electric Utility Fund	59,801,927	42,695,257	71%	17,106,670	(206,048)
Gas Utility Fund	6,186,620	4,624,500	75%	1,562,120	601,653
Water Utility Fund	8,982,983	5,973,197	66%	3,009,786	1,246,692
Wastewater Utility Fund	31,593,822	7,784,979	25%	23,808,843	3,219,954
Sanitation Services Fund	3,573,904	3,445,903	96%	128,001	(55,507)
Airport Fund	7,077,067	1,910,350	27%	5,166,717	3,798,140
<u>Internal Service Funds</u>					
Health Insurance Fund	6,151,123	6,710,807	109%	(559,684)	657,129
Workers' Compensation Insurance Fund	894,687	1,575,079	176%	(680,392)	(1,025,759)
Risk Management Fund	672,597	835,129	124%	(162,532)	1,071
Fleet Maintenance Fund	3,473,915	2,728,259	79%	745,656	132,273
<u>Pension Trust Funds</u>					
Municipal Police Retirement Trust Fund	1,431,576	848,971	59%	582,605	4,801,699
Municipal Firemen's Retirement Trust Fund	1,226,286	1,131,622	92%	94,664	4,124,122
General Employees' Retirement Fund	2,501,541	2,203,115	88%	298,426	6,280,274
Total All Funds	\$ 172,249,962	\$ 116,537,956	68%	\$ 55,712,006	\$ 22,346,540

City of Leesburg, Florida
Report of Receipts and Disbursements by Fund
For the Period Beginning On October 1, 2019 and Ending on June 30, 2020

Prepared by: Finance Department

Fund Name	Adopted Budget	Receipts				Budget Balance
		Revenues Amount	Non-Revenue Receipts * Amount	Total Receipts Amount	Percentage	
001 General Fund	\$ 23,838,668	\$ 13,623,091	\$ 8,303,020	\$ 21,926,111	92%	\$1,912,557
Special Revenue Funds						
013 Housing Assistance	88,677	70,512	0	70,512	80%	18,165
021 Debt Service Fund	1,151,397	0	1,535,199	1,535,199	133%	(383,802)
031 Capital Projects Fund	10,462,213	282,452	4,887,222	5,169,674	49%	5,292,539
132 Local Option Sales Tax	2,165,076	1,470,160	0	1,470,160	68%	694,916
121 Police Forfeiture Fund	9,203	1,678	0	1,678	18%	7,525
122 Police Education Fund	4,500	3,597	0	3,597	80%	903
133 Gas Tax	783,524	486,590	407,976	894,566	114%	(111,042)
141 Police Impact Fees	24,500	108,589	0	108,589	443%	(84,089)
142 Fire Impact Fees	-	9,107	0	9,107	0%	(9,107)
143 Recreation Impact Fees	18,747	85,881	0	85,881	458%	(67,134)
151 Building Fund	969,422	815,105	21,020	836,125	86%	133,297
Community Redevelopment Agencies						
016 Greater Leesburg CRA Fund	382,134	432,776	78,120	510,896	134%	(128,762)
017 Carver Heights CRA Fund	327,070	328,338	0	328,338	100%	(1,268)
018 Highway 27/441 CRA Fund	621,561	797,345	0	797,345	128%	(175,784)
Total General Governmental Funds	40,846,692	18,515,221	15,232,557	33,747,778	83%	7,098,914
Enterprise Funds						
014 Stormwater Utility Fund	2,095,467	1,208,274	0	1,208,274	58%	887,193
041 Electric Utility Fund	55,905,236	41,760,620	479,638	42,240,259	76%	13,664,977
042 Gas Utility Fund	6,508,201	5,549,244	64,058	5,613,302	86%	894,899
043 Water Utility Fund	8,078,738	7,135,449	102,654	7,238,103	90%	840,635
044 Wastewater Utility Fund	25,343,921	10,019,325	0	10,019,325	40%	15,324,596
046 Sanitation Services Fund	3,289,671	3,572,085	0	3,572,085	109%	(282,414)
048 Airport Fund	5,097,224	1,267,466	0	1,267,466	25%	3,829,758
Internal Service Funds						
064 Health Insurance Fund	5,027,355	4,766,250	0	4,766,250	95%	261,105
065 Workers' Compensation Insurance Fund	573,606	550,807	0	550,807	96%	22,799
066 Risk Management Fund	545,769	777,194	0	777,194	142%	(231,425)
510 Fleet Maintenance Fund	4,295,821	2,453,117	1,329,080	3,782,197	88%	513,624
Pension Trust Funds						
061 Municipal Police Retirement Trust Fund	1,318,275	1,491,026	0	1,491,026	113%	(172,751)
062 Municipal Firemen's Retirement Trust Fund	1,270,161	1,970,479	0	1,970,479	155%	(700,318)
063 General Employees' Retirement Fund	2,541,600	1,159,551	0	1,159,551	46%	1,382,049
Total All Funds	\$ 162,737,737	\$ 102,196,109	\$ 17,207,987	\$ 119,404,096	73%	\$ 43,333,641

NOTE - Amounts may not sum due to rounding.

* Interfund Charges and Transfers, Developer Contributions, and Debt Proceeds

City of Leesburg, Florida
Report of Receipts and Disbursements by Fund
For the Period Beginning On October 1, 2019 and Ending on June 30, 2020

Prepared by: Finance Department

Fund Name	Disbursements			Budget Balance	Excess of Receipts Over (Under) Disbursements
	Adopted Budget	Amount	Percentage		
<u>General Fund</u>	\$ 23,838,668	\$ 22,984,249	96%	\$ 854,419	(\$ 1,058,137)
<u>Special Revenue Funds</u>					
Housing Assistance	88,677	99,882	113%	(11,205)	(29,369)
Debt Service Fund	1,151,397	1,223,157	106%	(71,760)	312,042
Capital Projects Fund	10,462,213	4,356,738	42%	6,105,475	812,936
Local Option Sales Tax	2,165,076	2,339,426	108%	(174,350)	(869,266)
Police Forfeiture Fund	9,203	0	0%	9,203	1,678
Police Education Fund	4,500	5,851	130%	(1,351)	(2,254)
Gas Tax	783,524	758,648	97%	24,876	135,918
Police Impact Fees	24,500	13,621	56%	10,879	94,968
Fire Impact Fees	0	160	0%	(160)	8,947
Recreation Impact Fees	18,747	29,220	156%	(10,473)	56,661
Building Fund	969,422	656,712	68%	312,710	179,413
<u>Community Redevelopment Agencies</u>					
Greater Leesburg CRA Fund	382,134	455,609	119%	(73,475)	55,287
Carver Heights CRA Fund	327,070	251,421	77%	75,649	76,917
Highway 27/441 CRA Fund	621,561	494,880	80%	126,681	302,465
<u>Total General Governmental Funds</u>	40,846,692	33,669,573	82%	7,177,119	78,206
<u>Enterprise Funds</u>					
Stormwater Utility Fund	2,095,467	804,405	38%	1,291,062	403,870
Electric Utility Fund	55,905,236	41,484,125	74%	14,421,111	756,134
Gas Utility Fund	6,508,201	4,537,535	70%	1,970,666	1,075,767
Water Utility Fund	8,078,738	5,846,781	72%	2,231,957	1,391,323
Wastewater Utility Fund	25,343,921	7,318,515	29%	18,025,406	2,700,810
Sanitation Services Fund	3,289,671	3,269,824	99%	19,847	302,261
Airport Fund	5,097,224	1,687,876	33%	3,409,348	(420,410)
<u>Internal Service Funds</u>					
Health Insurance Fund	5,027,355	5,053,490	101%	(26,135)	(287,240)
Workers' Compensation Insurance Fund	573,606	411,581	72%	162,025	139,226
Risk Management Fund	545,769	775,160	142%	(229,391)	2,034
Fleet Maintenance Fund	4,295,821	3,237,261	75%	1,058,560	544,936
<u>Pension Trust Funds</u>					
Municipal Police Retirement Trust Fund	1,318,275	826,659	63%	491,616	664,366
Municipal Firemen's Retirement Trust Fund	1,270,161	1,085,371	85%	184,790	885,108
General Employees' Retirement Fund	2,541,600	2,241,235	88%	300,365	(1,081,684)
Total All Funds	\$ 162,737,737	\$ 112,249,389	69%	\$ 50,488,348	\$ 7,154,707

**CITY OF LEESBURG
CASH AND INVESTMENTS BY FUND
6/30/2021**

POOLED CASH & INVESTMENTS	TOTAL	GENERAL FUND	SPECIAL REVENUE FUNDS GROUP	DEBT SERVICE FUNDS	CAPITAL PROJECTS FUND	ELECTRIC UTILITY FUND	GAS UTILITY FUND	WATER UTILITY FUND	WASTEWATER TREATMENT FUND	COMMUNICATION FUND	SANITATION SERVICES FUND	STORM WATER FUND	AIRPORT FUND	BUILDING PERMITS FUND	INTERNAL SERVICE FUNDS GROUP
OPERATING CASH	\$ 82,367,319.89	\$13,876,166.55	\$5,084,147.41	\$ 320,207.63	\$ 832,474.25	\$ 16,631,758.11	\$ 3,489,219.06	\$ 6,458,096.34	\$ 17,859,978.76		\$ 2,259,153.01	\$2,975,521.33	\$3,639,229.97	\$ 2,316,924.23	\$ 6,624,443.24
RESTRICTED CASH															
CUSTOMER DEPOSITS	6,356,167.30					4,707,283.97	1,087,813.27	555,720.06	2,190.00		3,160.00				
RENEWL & REPLCMNT	15,351,983.42	1,124,585.11	10,612.03			3,443,964.79	874,999.98	2,821,960.43	5,891,301.11		850,000.00				334,559.97
BOND/NOTE SINKING FUND	19,017,419.97		86,239.00			8,870,436.65	60,524.00	599,716.41	9,400,503.91						
INFRASTRUCTURE DEVELOPMENT															
SIGN GRANT & HUD SHIP															
HWY 441/27 CRA - Restricted Surplus	600,000.00		600,000.00												
IMPACT FEES	5,027,461.99							1,077,351.36	3,950,110.63						
OTHER RESTRICTED CASH	3,701,824.16		72,149.87		3,427,373.30		202,300.99								
DEVELOPER CONTRIBUTIONS	2,423,181.92					2,406,927.52	16,254.40								
RATE STABILIZATION	1,583,655.00					1,583,655.00									
SUBTOTAL OF RESTRICTED CASH	54,061,693.76	1,124,585.11	769,000.90		3,427,373.30	21,012,267.93	2,241,892.64	5,054,748.26	19,244,105.65		853,160.00				334,559.97
TOTAL POOLED CASH	\$136,429,013.65	\$ 15,000,751.66	\$ 5,853,148.31	\$ 320,207.63	\$ 4,259,847.55	\$ 37,644,026.04	\$ 5,731,111.70	\$ 11,512,844.60	\$ 37,104,084.41	\$ -	\$ 3,112,313.01	\$ 2,975,521.33	\$ 3,639,229.97	\$ 2,316,924.23	\$ 6,959,003.21
NON-POOLED RESTRICTED CASH															
CASH WITH FISCAL AGENT	1,647,064.59			864,982.69			131,174.14	272,852.73	378,055.03						
DEPOSITORY TRUST ACCOUNT	165,120.58						165,120.58								
DEP-WELLS FARGO															
SUBTOTAL NON-POOLED CASH	1,812,185.17			864,982.69			296,294.72	272,852.73	378,055.03						
TOTAL POOLED CASH AND INVEST	\$138,241,198.82	\$15,000,751.66	\$ 5,853,148.31	\$1,185,190.32	\$4,259,847.55	\$37,644,026.04	\$6,027,406.42	\$11,785,697.33	\$37,482,139.44		\$3,112,313.01	\$2,975,521.33	\$3,639,229.97	\$2,316,924.23	\$6,959,003.21

INDIVIDUAL SPECIAL REVENUE FUNDS

POOLED CASH & INVESTMENTS	SPECIAL REVENUE FUNDS TOTAL	HOUSING ASSISTANCE FUND	GREATER LEESBURG CRA FUND	CARVER HEIGHTS CRA FUND	HIGHWAY 441/27 CRA FUND	POLICE FORFEITURE FUND	POLICE EDUCATION FUND	DISCRETIONARY SALES TAX FUND	GAS TAX FUND	POLICE IMPACT FUND	FIRE IMPACT FUND	RECREATION IMPACT FUND
OPERATING CASH	\$ 5,084,147.41	\$ 267,939.71	\$ 88,382.67	\$ 419,861.92	\$ 1,936,769.48	\$ 80,824.40	\$ 662.82	\$ 979,715.24	\$ 533,266.94	\$ 549,610.86	\$ 36,170.36	\$ 190,943.01
RESTRICTED CASH												
HUD SHIP PROGRAM & \$HOUSE PROCEEDS	72,149.87	72,149.87										
BOND/NOTE SINKING FUND	86,239.00		68,530.54		17,708.46							
SIGN GRANT												
R&R / OTHER RESTRICTED	10,612.03	10,612.03										
CUSTOMER DEPOSITS	600,000.00				600,000.00							
SUBTOTAL OF RESTRICTED CASH	\$ 769,000.90	\$ 82,761.90	\$ 68,530.54	\$ -	\$ 617,708.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL POOLED CASH	\$ 5,853,148.31	\$ 350,701.61	\$ 156,913.21	\$ 419,861.92	\$ 2,554,477.94	\$ 80,824.40	\$ 662.82	\$ 979,715.24	\$ 533,266.94	\$ 549,610.86	\$ 36,170.36	\$ 190,943.01
NON-POOLED RESTRICTED CASH												
DEP-WELLS FARGO	-											
SUBTOTAL NON-POOLED CASH	\$ -											
TOTAL POOLED CASH AND INVEST	\$ 5,853,148.31	\$ 350,701.61	\$ 156,913.21	\$ 419,861.92	\$ 2,554,477.94	\$ 80,824.40	\$ 662.82	\$ 979,715.24	\$ 533,266.94	\$ 549,610.86	\$ 36,170.36	\$ 190,943.01

INTERNAL SERVICE FUNDS

POOLED CASH & INVESTMENTS	INTERNAL SERVICE FUNDS TOTAL	HEALTH INSURANCE FUND	WORKERS' COMPENSATION FUND	RISK MANAGEMENT FUND	FLEET MAINTENANCE FUND
OPERATING CASH	\$ 6,624,443.24	\$ 2,049,673.78	\$ 1,050,883.17	\$ 159,550.86	\$ 3,364,335.43
RESTRICTED CASH	334,559.97				334,559.97
SUBTOTAL OF RESTRICTED CASH	\$ 334,559.97	\$ -	\$ -	\$ -	\$ 334,559.97
TOTAL POOLED CASH	\$ 6,959,003.21	\$ 2,049,673.78	\$ 1,050,883.17	\$ 159,550.86	\$ 3,698,895.40
TOTAL POOLED CASH AND INVESTMENTS	\$ 6,959,003.21	\$ 2,049,673.78	\$ 1,050,883.17	\$ 159,550.86	\$ 3,698,895.40

**CITY OF LEESBURG
INVESTMENT REPORT
6/30/2021**

DESCRIPTION	BALANCE 6/30/2021
BANK OPERATING AND SAVINGS ACCOUNTS	
Truist Bank - Disbursement	\$65,083,261
TD Bank - Savings	4,006,128
CenterState Bank - Savings	1,680,100
Centerstate Bank - CD	4,071,886
Synovus - CD	0
	\$74,841,374
LOCAL GOVERNMENT INVESTMENT POOLS	
FLSAFE	7,771,930
FLCLASS	9,835,656
FLPRIME	5,985,053
	23,592,640
U S TREASURY MONEY MARKET FUND (FGU Deposit)	165,121
US BANK (Fiscal Agent)	1,647,065
CHANDLER ASSET MANAGEMENT (SECURITIES)	36,495,000
PUBLIC TRUST ADVISORS (SECURITIES)	1,500,000
	37,995,000
TOTAL INVESTMENTS	138,241,199
MARKET ADJUSTMENT	337,006
TOTAL VALUE OF INVESTMENTS	\$138,578,205

