AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 9, 2024 5:30 PM

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS

A. Proclaim September as being Childhood Cancer Awareness Month

B. Hispanic Heritage Month

3. PRESENTATIONS:

A. <u>Certificates to Miss Leesburg winners:</u>

Miss Leesburg - Madison Rowland
Teen Miss - Claire Carlton
Junior Miss - Harper Richey
Little Miss - Lexi Blasky
Tiny Miss - Michaela O'Neal

B. <u>Employee Service Award Recognitions:</u>

Five Years: Brad Chase, Electric; Christopher Eagle, IT; Rickey Howell, Building; and Cliff Kelsey, Public Works
Ten Years: Lisa Robinson, Customer Service
Twenty-Five Years: Alana Swafford, Police
Thirty-Five Years: Andrew Tim Allen, Gas Distribution; Laura "Chris" Freeze, Accounting; and Michael Thompson, Athletic Fields
Forty Years: Randy Mort, WW Canal Street Treatment

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 August 26, 2024

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Services Agreement with High Performance Technologies, LLC for the installation of an upgraded IT Infrastructure that integrates with the City's existing system; and providing an effective date.

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Traderscove Corporation, regarding offsite development for the provision of natural gas service to the development known as Silver Lake Woods; and providing an effective date.

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Traderscove Corporation, regarding offsite development for the provision of natural gas service to the development known as Treasures Trove; and providing an effective date.

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Swan Capital Partners, LLC, regarding offsite development for the provision of natural gas service to the development known as Morningside at Silver Lake; and providing an effective date.

4. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from David A.

Knowles and Cheryl B. Knowles, Trustees of the Knowles Family Trust dated September 30, 2009, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

5. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Commercial Lease Agreement between the City of Leesburg and the Melon Patch Players, Inc.; and providing an effective date.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, amending the City of Leesburg Comprehensive Plan Future Land Use Element to establish the Sunnyside Estates Objective and Policies, previously set forth in Resolution 7158, and known as the Sunnyside Task Force Study Report, for properties generally located in Sections 19, 20, 21, 28, 29, 30, and 32, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date.

2. An Ordinance of the City of Leesburg, Florida amending the Comprehensive Plan Future Land Use Map by redesignating the future land use designation of certain property from Low Density Residential, High Density Residential, and Estate Residential to Sunnyside Estates (SE) for properties generally located in Sections 19, 20, 21, 28, 29, 30, and 32, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Sunnyside Estates Comprehensive Plan FLU Map Amendment)

3. An Ordinance of the City of Leesburg, Florida amending Part II, Chapter 25 of the Municipal Code, adding Section 25-269 (3) Future Land Use Districts; and providing an effective date. (SS Ordinance Amendment Chapter 25 - Zoning)

B. FIRST READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida amending the City's Comprehensive Plan Future Land Use Element; Transportation Element; Housing Element; Sanitary Sewer Element; Potable Water Element; Solid Waste Element; Drainage Element; Aquifer Recharge Element; Conservation Element; Recreation and Open Space Element; Intergovernmental Coordination Element; Capital Improvements

Element; Aviation Element; Property Rights Element under the procedures established in Sections 163.3184(2) and (4); and to comply with Sections 163 and 373 of the Florida Statutes related to Water Supply Planning Requirements by amending "The Water Supply Facilities Work Plan" and incorporating the Water Supply Facilities Work Plan as an Appendix to the Potable Water Element; and providing an effective date. (2045 Comprehensive Plan Update / Water Supply Facilities Work Plan Update)

2. An Ordinance of the City Commission of the City of Leesburg, Florida, vacating and abandoning a portion of the improved Right-of-Way of 13th Street located between Center Street and W. Main Street and accepting a utility easement; providing for severability; and providing an effective date.

3. An Ordinance of the City of Leesburg, Florida amending the City Code of Ordinances by amending Chapter 5, Section 5-6, Consumption of and open containers prohibited on public property; exceptions; amending Section 5-6.2 Consumption of or possession of alcohol in open containers near store selling alcoholic beverages; amending Chapter 18, Streets, Sidewalks, and other Public Places; providing for severability; providing for conflicts; providing for inclusion in the Code of Ordinances; and providing for an effective period and effective date.

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. None

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
CITY HALL, 501 W MEADOW STREET
MONDAY, AUGUST 26, 2024 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, August 26, 2024, at Leesburg City Hall. Mayor Burry called the meeting to order at 5:30 p.m. with the following members present:

Commissioner Allyson Berry
Commissioner Jay Connell
Commissioner Mike Pederson
Commissioner Alan Reisman
Mayor Jimmy Burry

Also present, were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, Deputy City Clerk (DCC) Anna Rottermond, the news media, and others.

INVOCATION

Mayor Burry gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

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

2. PROCLAMATIONS:

A. None

Mayor Burry read a proclamation into record recognizing City Clerk, J. Andi Purvis for her dedication and commitment to the City of Leesburg and its residents, and encouraged all citizens to join in extending a wholehearted congratulation on her completion of the demanding curriculum required to attain the Master Municipal Clerk designation.

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.

Frazier Marshall 2106 Angelfish Loop thanked the City of Leesburg, the City Commission and the Airport Manager for the First Annual Fly-In. It was very good and the people he talked to really enjoyed themselves. He also thanked Commissioner Reisman because he was involved with the youth. He shared very good information. **Commissioner Reisman** gave kudos to the airport manager. She took this idea and ran with it, and she did a phenomenal job. It would not have been the success it was without her. We totaled three hundred and fifty plus cars, eight hundred plus people, and we had fifty to sixty airplanes come in. It was a hustling morning and Jack from Avcon came. He wanted to publicly thank her because she did a great job. He is looking forward to doing it again next year.

James Hobgood thanked the public works department as well as the recreation department for assisting with their first annual Revive Night of Worship, which was held Thursday on the front lawn of city hall. There were about three hundred and fifty people who came out. It was a great night. They had to put up a giant LED wall along with some other stuff. The public works guys did a great job. He publicly thanked them for helping to make it a successful event. He also wanted to ask about his next course of action, whether it would be a sit down so they could talk about the homeless problem in the downtown. He has been in business for five months, and he has had three major run-ins with homeless folks downtown. One of which culminated last Friday when someone walked into their establishment and took a service member's purse and ran out the door. He was not the only one downtown, and he did not want to point a finger. He simply wanted to ask the city what the plan was for handling these issues. Does he need to have a conversation with the police chief? He wanted to come here on public record asking the commission to start a conversation about what can be done to ensure the safety of the business owners and citizens. They continually have folks coming to them saying they do not feel safe coming downtown. Their congregation has a lot of senior citizens, and they do not feel safe coming downtown because of the homeless folks. They have homeless folks sitting at their front door when they arrive between 6:30 to 7:30 in the morning. There is one that sleeps outside his front door and another one who sits on the park bench across the street the entire day. He was there as a concerned business owner to ask the commission if there was a plan of action moving forward or could we start a conversation about it. He understands there are two sides to these types of things, but he wanted to start that conversation.

Elliot of Blue Island Sportswear, 7112 West Main Street said he was on the Board of Directors for the Leesburg Chamber, and he chairs the downtown entertainment for the Downtown Leesburg Business Association. He knows the city has a long-term plan for parking, because the minute that word comes out everybody's eyes roll, and we are all tired of hearing about it. He hears it every day from customers that come in because they cannot find a parking spot. He was there to speak about the Orange Avenue parking lot. **Mayor Burry** explained that this item is on the agenda, and it will be discussed later. The public comment section of the agenda is open for things not on the agenda. They would give him ample time to speak about this later.

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 Reisman moved to adopt the Consent Agenda as presented, and Commissioner Pederson

seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Burry	Yes

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

A. CITY COMMISSION MEETING MINUTES:

1. FY 25 Budget Workshop held July 2, 2024

2. FY 25 Budget Workshop held July 9, 2024

3. FY 25 Budget Workshop held July 11, 2024

4. FY 25 Budget Workshop held July 15, 2024

5. Regular meeting held August 12, 2024

B. PURCHASING ITEMS:

1. None

C. RESOLUTIONS:

1. Resolutions authorizing execution of FAA FY 2024 Airport Infrastructure Grant Agreement No. 3-12-0042-032-2024 and execution of a Task Order with AVCON, Inc., for professional services, related to the Wildlife Hazard Management Plan; and providing an effective date.

a. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute FAA FY 2024 Airport Infrastructure Grant Agreement No. 3-12-0042-032-2024, for the Wildlife Hazard Management Plan; and providing an effective date.

ADOPTED RESOLUTION 11,875

b. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with AVCON, Inc., for professional services for the Wildlife Hazard Management Plan, for the Leesburg International Airport; and providing an effective date.

ADOPTED RESOLUTION 11,876

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Lease Agreement with Family Furniture & Carpet, Inc., for the commercial premises described as 8626 U.S. Highway 441, Leesburg, Florida, 34788; and providing an effective date.

ADOPTED RESOLUTION 11,877

3. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an agreement with Cutrale Citrus Juices USA, Inc. terminating the Interconnection and Parallel Operation Agreement; and providing an effective date.

ADOPTED RESOLUTION 11,878

4. Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Hodges Reserve Phase 1, a subdivision of the City of Leesburg, Florida, being a portion of Section 31, Township 20 South, Range 25 East, 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. (Hodges Reserve Phase 1)

ADOPTED RESOLUTION 11,879

5. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Corrective Utility Easement to the City of Leesburg from Michael Stoyanovich and Janet Cary Stoyanovich, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

ADOPTED RESOLUTION 11,880

6. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from RK United Properties, LLC for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

ADOPTED RESOLUTION 11,881

7. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Samuel Clayton Rector and Annette Demeree Rector for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

ADOPTED RESOLUTION 11,882

8. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from BW Leesburg 44 Main, LLC, joined by Valley National Bank; and providing an effective date.

ADOPTED RESOLUTION 11,883

9. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Leesburg Police Department to apply for, and if awarded, accept the Grant from the Wal-Mart Spark Good Community Grant Program for Youth Outreach Services; and providing an effective date.

ADOPTED RESOLUTION 11,884

10. Resolution of the City Commission of the City of Leesburg, Florida, pursuant to Section 196.1978(3)(o), Florida Statutes, electing to not exempt property under section 196.1978(3)(d)1.a., Florida Statutes, commonly known as the "Live Local Act Property Tax Exemption;" and providing for an effective date.

ADOPTED RESOLUTION 11,885

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. None

B. FIRST READING OF ORDINANCES

1. None

C. NON-ROUTINE ITEMS

1. Presentation - U.S. Highway 441/27 CRA FY 24/25 Budget Recap

CM Minner started by saying, as discussed during the budget workshop meetings, we need to revisit a couple of different divisions of the budget. For U.S. Highway 441/27 CRA, it was decided to schedule this discussion during a regular meeting to save time. After going through this, they may want to direct some action or no action at all. With that, this CRA is sitting on a lot of cash because that was the plan for the last ten years. To recap, remember the bottom fell out of this budget the day we signed the bond back in 2010, and we decided to stash cash away to cover the bond and we recalibrated the baseline of the CRA. That was one of their great accomplishments. This CRA now generates cash, and it currently sits at $4.5 million dollars.

Referring to a slide, this CRA now brings in pretty solid revenue. It is one of the strongest growing CRA's we have. This CRA brings in about three million dollars a year, and we stash that cash. There were a couple of miscellaneous projects, and we talked about some different operating expenses. We have operating expenses along with some miscellaneous stuff that includes the South Leesburg Advertisement Program that was put in this budget to try and market South Leesburg. We have the debt payment, which is a big one, and we talked about transferring two million dollars to help the Susan Street project. Moving to the next slide, he showed the debt. They have a couple of million dollars left to consider. They could leave it there or modify it a little bit. The only new news he has received is that the county is teetering a little bit, and he just received that word today. One of the biggest shifts we did was move money from U.S. Highway 441/27 CRA for the Susan Street project. Now, sitting at the county's desk is an approved $1 million dollar grant from the TDC fund. Tomorrow it was scheduled for a $2 million dollar modified TDC grant, but it appears the county will kick the can down on that because they have not finished their CIP funding. So, will it be $2 million dollars in programming? That is the question, and we will find out more in October. If we lose funding from the county TDC for the grant, this is where he would come back to fill in the budget gap. He recommended that they continue to march forward.
Another new piece of information that came in was that the federal government gave a new rule on the American Recovery Act funds and that money needs to be allocated by December 31, 2024, and it needs to be spent by December 31, 2025. The definition of allocated is starting to tighten up because they want to see contractual stuff. Whether somebody comes in and shows us a contract is still unclear. However, the biggest pieces of money left that need to be spent from the American Recovery Act funds are the two million dollars for Susan Street and the one million dollars for the marina. He has spoken with the public works director and the recreation director about this, because we need to expedite getting these projects to procurement so we can have a signed contract by the end of the year. He was pretty confident that they could do that. As long as we have a signed contract by the end of the year, we will have that money spent by the end of next year. Now, whether this is a blue or red thing and depending on who wins the White House, that could dictate another change in the policy. However, right now, it is anybody's guess. Those two things are out there floating, which puts a little bit of a cloud on funding. He also had some conversations with Commissioner Reisman about some sign grant increases that are not in this budget yet. That concluded the presentation.

Commissioner Berry asked about the American Recovery Act money that was given to the two CDC's. Will these be affected and has that money been allocated and spent? **CM Minner** answered that the money had been allocated and spent. They were provided $750,000 each. He believes the Leesburg CDC has pretty much spent all of it and the West Leesburg CDC has a lot of that in reserve for their one

apartment complex or duplex concept that they were talking about. However, from the definition of the federal government, a contract showing how it's spent, we have. **Mayor Burry** asked if there were any other questions. **Commissioner Reisman** said it would be wise to hold off on the sign grant program until we receive confirmation from the county. At this time, he would hold off on that request. **Commissioner Pederson** questioned the two million dollars for Susan Street. Are we moving the funds or just budgeting? **CM Minner** replied they were just budgeting. **Mayor Burry** asked if there were any other questions. There were none. He asked if they needed consensus. **CM Minner** answered no. He has the consensus now. He will provide the budget in this format as they discussed during the budget workshop. **Mayor Burry** wanted to confirm that the two million dollars would be held in reserve. **CM Minner** agreed.

2. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the conversion of Orange Street Parking into 3-hour Parking Only; and providing an effective date.

ADOPTED RESOLUTION 11,886

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

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

Mayor Burry requested comments from the Commission and the audience.

Commissioner Reisman said he was fine with this. However, he wanted to make sure we keep up with enforcement. There are other parking areas downtown being abused, and if we relax a little on it, people will retreat back to their old ways. We need to keep up with enforcement. **Commissioner Pederson** stated this was positive for the downtown and he fully supports it. **Mayor Burry** commented that the United Methodist Church at the corner of Ninth and Main Street has come to the Downtown Business Community to let them know that employees of downtown businesses are more than welcome to park in their parking lot at no cost. They would enter off of Lee Street and there are two rows of parking behind what is now Lake Prep School. They have direct parking that they own. It is on Lee Street, it wraps around and comes back to Main. They have been very nice to say employees can park there at no charge. This will free up more space for customers in the downtown as long as they can get the employees and owners to utilize it. He was all in favor of the parking lot off Orange Street being 3-hour parking rather than all-day parking.

Elliot of Blue Island Sportswear, 7112 West Main Street thanked them for considering the 3-hour parking on Orange Street. He went to Pastor Dave, and they were looking at seventy plus parking spots. He parks there and walks. However, the city needs to enforce the parking to change the culture. We need people to come downtown for the businesses to thrive and continue. It was not just him, because he hears it every day from customers and other business owners. Seventy plus parking spots is a substantial thing. He gave a shout-out to Pastor Dave for letting them do that. He has labeled the parking spots with a blue sticker, so people will know. They can also park at the Deaf and Blind, which is even closer. So, for the people who park there all day, they can take a few more steps.

The roll call vote was:

Commissioner Reisman	Yes
Commissioner Pederson	Yes

Commissioner Berry	Yes
Commissioner Connell	Yes
Mayor Burry	Yes

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

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

None

8. CITY ATTORNEY ITEMS:

CA Watson commented at the last meeting that there was an issue regarding Blurock and an amendment to extend the closing and the governmental approval period. That amendment has been signed and delivered. Everything is moving forward according to that contract. He wished everyone a great rest of the week.

9. CITY MANAGER ITEMS:

CM Minner wanted to follow up on the city attorney's comment. He had the opportunity to talk with Dan Tatro and Joe Schuemann from Blurock. They are anxious to move forward. At the end of the day, the deal will come down to two major issues and, hopefully, they can get them resolved. First is the alignment on College Avenue, with their entrance and the college campus driveway entry into their big parking lot, which is just north of Highway 441. That is a really important issue. The county did not want them to be aligned because they were worried about queuing, which would kick the common driveway more to the north and that would be a problem for them. As they move more to the north, they have to shift their big building to the south and if they have to move that building south more, there will be height issues. So, hopefully that gets squared away. There are two more issues, one being in their due diligence. They need to provide some further traffic data in order for the county to change their preliminary recommendation. The other issue is a requirement for additional stormwater. With this stormwater issue, St. John is asking for more stormwater because they want absolutely zero run off going into Silver Lake. That pushes their issue a little bit more than what they thought. They have been back talking with him and the airport manager about easements and different things they can do to push and/or double their stormwater over into the runway protection zone (RPZ). That will come back before the airport board and St John's. They are talking about different easements and all sorts of different stuff. Those are the big issues, and hopefully they can figure out how to make this work so they can get the deal closed.

A. Power Cost Adjustment Increase October 1, 2024 ($10 / 1000 KWH to $20 / 1000 KWH)

CM Minner said even though this was an administrative matter, he wanted to bring it to their attention and give an explanation for why they needed to increase the power cost. He did not have an opportunity to put this before the electric advisory board due to scheduling issues, but this needs to be implemented as quickly as possible.

Referring to a slide, he said, we try to keep $3 million dollars in a reserve account for the power cost adjustment. The green line represents the balance from the start of the fiscal year and as we cross the black line, which is $3 million dollars, that is not uncommon as long as we see us hanging out around $3 million dollars. Now, what is alarming is, if we keep the current power cost adjustment rate of one penny a kilowatt, which is ten dollars per one thousand kilowatts, we will see that dropping through the end of the fiscal year. The fall looks good, but as we get into the wacky winter months when our demand is high, we see that number going negative and the trend continues as we get back into the hot months. The numbers continue to drop. That is a trend that we cannot make. He would go back to when we increased the power cost to seven cents. We increased that late and dramatically because we were sitting on a substantial amount of cash in the electric fund. However, the electric fund cannot sustain any type of decrease in a negative value. When the power cost of three million dollars goes away, that means we have to go into the electric fund general reserve, and they do not have the cash to sustain paying the power bill. We had come up with an amount that needed to rewrite the ship and that number was two cents a kilowatt. Instead of a power cost of ten dollars, it would be twenty dollars, which is represented by the yellow line on the chart. Unfortunately, what we see, is if we apply the two cents in October, we stabilize the account, but as the peak starts going wacky and life happens, the number starts to drop to zero in out-years. That is not enough of a cap to keep that balance, because the cycle is the spring and fall months, which is where we have good months, and in the winter and summer months we have bad months. What we see in the 18-month projection is an inability to maintain $3 million dollars in our savings account. He recommended that with effect from October 1st we increase to two cents and tentatively, in April, halfway through the fiscal year, we increase to 2.5 cents. Right now, our rate for 1,000 kilowatts is $117.94. For the first thousand, the base bill right now is $107.00. We would make the rate per 1,000 kilowatts $127.94. On the website we have a chart that compares our competitive advantage or disadvantage with other regional utilities and, essentially, at $127.94, we would still be a very competitive utility in this region. We would be significantly cheaper than Duke, which hangs at about $160.00, and we would be about hand in hand with SECO. Mount Dora has the most competitive rate right now, and they are hanging at about $115.00. Although this is bad news, competitively we are still a very competitive utility. If he had to pinpoint one reason for that, it would be transmission costs. There was a chart in the packet, and he talked about it briefly in his report, but basically what we see is about a 20% increase in transmission costs, and that 20% increase translates to about $2 to $3 million dollars. When we hang out around $3 million dollars, and we get hit with another $2 to $3 million dollar increase, that is where we see it. He would pinpoint transmission costs, and that goes through Duke and FPL, which have just increased. So, pretty much when we went down to one cent their transmission cost increased, and two months later we are seeing the effects. If they have been reading the news, we see that Duke just filed for another increase at the Public Service Commission, which was approved. The Public Service Commission bragged about it a little bit because it was not as much as they wanted, but it was still an increase. So, unfortunately, we are seeing some crazy stuff happen in the electric industry. Unfortunately, barring the increase, this fund cannot sustain it, so we have to increase the power cost adjustment. The increase will be scheduled for October 1st, and we will get notice out to the public. We will get a press release out, and do an update on the Leesburg Rate Watch Section of our website. Staff will notify the customers through these two methods informing them that the rate is going up.

Commissioner Pederson said, referring to the transmission lines, are they impacting all municipal providers? He was referring to communities who purchase from FMPA. **CM Minner** replied yes. Pretty much every municipal electric utility uses Duke and/or FPL for their transmission. **Commissioner Pederson** commented that he wanted that to be clear so the public understood. **Commissioner Reisman** asked if we lowered rates too quickly and if that put us in this situation? **CM Minner** answered no. Even if we kicked this can down the road, eventually we would have to do an increase. What we did was, in the hot summer months, by lowering the rate, we gave our customers a break, and we gave them money back. Anytime we can return money to the rate payers, we need to do that. We do not want to see a

bouncing yo-yo power cost adjustment, but there is a pretty fine line between how much money we keep versus how much money we give back to the customers. Our strategy has been to give it back to the customers as soon as we can. Hence, the two-tiered approach. We did not want to jack it up now to two and a half or three cents, because we would be sitting on a hoard of money because at this time it would be too much. We are trying to do it incrementally at a rate that we can sustain for a six-month period. That is reasonable. **Commissioner Berry** asked if the increase for April or March was for two and a half cents? **CM Minner** answered that two cents would be October 1st. October is strategic because it gives us enough time to notify customers and October is when the AC starts to get turned off. Hopefully, we will see the kilowatt consumption go down even though the rate is going up, which equals about the same net bill. There could be a number of factors in the next six months to where we can kick the can down the road come April, but based on our projections we are not seeing it. If we saw some indicators that allow us to push off the rate increase, he would be back saying we can push that off. For example, if we have a great winter where it is super mild consistently, and we do not peak out, that will help push down the projected losses. Referring to a chart, he showed the matrix for the power cost adjustments. It was a crazy chart, but that was the matrix for how they came up with this every month. At the top of the chart he showed the fixed energy costs, which are the ones that change. Again, the city's bill resembles the demand customer bill, because it is all based on demand. If the whole community peaks out high at 125/118 megawatts, then we will see really high bills even with high consumption. If we see that peak demand stays around 98, 100, or 105, then that is nice consistent usage and the utilities will make a little bit of money. Those are the factors that will help keep the power costs down or delay. If we get a cold snap in December, January, and February, those are pretty indicative months, and we do it based on history. If it is mild, we can probably kick the April can down the road. If it is cold, then no, they cannot. **Mayor Burry** asked if there were any other comments or questions. There were none. He asked if this would be brought back? **CM Minner** replied he would bring it back in April and report accordingly. Whether it is good or bad, they will hear from him. If it is as projected on the charts, they will hear from him towards April about an increase.

B. Consider Pickle Ball Courts

CM Minner said he and the mayor received an email from the chairman of the recreation advisory board, and before we put the FY 25 budget to bed next month, he wanted to know if they should consider the pickleball concept. Obviously, this is a fad. It has been in the region and the county has built pickleball courts at Pear Park and other communities are putting them in with lights. They are in The Villages everywhere. It is a constant topic with the recreation board to the extent that they received a letter from the chairman asking the commission to consider building pickleball courts. If they consider building pickleball courts, there are options. One option is to take out the tennis courts that are on Palmetto. There are four of them, and the ratio is one tennis court to two pickleball courts. If they converted the Palmetto tennis courts into pickleball courts that cost would be about $100,000. That would be the super easy solution. The other side of the equation is, while there is not a lot of tennis being played on those courts right now, the folks who do play there, if those courts are gone, will come in and complain. That includes the high school, the USTA, and First Academy. Those are shaping up to be our last tennis courts in town, so before we get rid of those tennis courts, we should look at other options. This would be the less expensive option, but it may not be the better option. Another option is to build pickleball courts, and we have property where the old public works shed was just north of Lakefront TV. It would be Second Street and Palmetto, in that block. We could get six to eight pickleball courts constructed on that existing property. That ballpark estimate is about half a million dollars for new pickleball courts. For funding, instead of putting it in the FY 25 budget, they should fund it this year. However, there would be ramifications to that and we talked about this with Main Street. We were looking to bringing over some DST money to do Main Street and shift over Downtown CRA money to do parking. We are sitting on about $1.5 million dollars of DST money that remains unspent, and we wanted to keep that in our pocket

for downtown expenses. If they want to build pickleball courts, that is where they would grab that money from this fiscal year. All he needs is a consensus today if they want pickleball courts, or they can wait and think about it. They could come back to the next meeting to talk about it further. However, that is where he would take that allocation from. So, instead of sitting on $1.5 million dollars of unallocated DST money for the downtown, he would pinch off half a million dollars of DST money to build pickleball courts, or they could continue on the road and push pickleball courts for another year. The hope of the recreation board committee was that the city commission would talk about it because they know it is a want. It does not mean they have to do it this year, but it is a want.

Mayor Burry asked about the property where the old shed was. If they were to build brand-new courts, were there any limitations to the property for what it could be used for? Are there problems with diesel fuel contamination? Are there things we cannot do there, where pickleball would be fine? **CM Minner** answered they would probably need to do a survey. **Mayor Burry** mentioned the only reason he brought it up was because they talked for years about the Palmetto/Second Street corridor to Venetian Gardens and how they could tie in Main Street to have better traffic in that area. He does not play pickleball, but one of his kids plays. He plays five nights, and he drives to Pear Park to play. He knows it is a big deal and building them close to facilities that serve beverages after playing pickleball would be very good for the downtown. **Commissioner Reisman** added that there are public restrooms located near there by Lakefront TV. **Mayor Burry** agreed. **Commissioner Pederson** commented that people have been bending his ear about pickleball. It was on his wish list coming into budget, but he did not want to risk sacrificing parking downtown. Parking has been pushed back over the years, so he kept quiet about pickleball. We have been talking about parking for years, ever since we made the Downtown Master Redevelopment plan. He would hate to see that money go elsewhere. He does not want to lose the parking. He would rather get the parking done and push pickleball back a year. There was mention of tennis courts, but are the shuffleboard courts being used? **CM Minner** responded that the shuffleboard court is the same phenomenon as tennis courts. Even though there is not a huge contingent that are using them now, in the winter months we do have a pretty good contingent. If they opted to get rid of shuffleboard courts for pickleball, we would have an equal argument from a different group of people. **Commissioner Pederson** wanted to know if there could be some give and take because his first reaction was about whether they could convert two tennis courts to four pickleball courts. They could keep two courts and have four pickleball courts. They could maybe take some of the space from shuffleboard, but he does not even know how many shuffleboard courts we have. **CM Minner** stated splitting the baby is something he loves to do, because they see him do it all the time, but in this case he would not split the baby because there are groups that use them. When they are used, they are used. **Mayor Burry** stated they need those four tennis courts for the high schools. **Commissioner Pederson** asked if the recommendation was to build them to the north. **CM Minner** agreed. **Commissioner Pederson** said if we had the money he would love it, but he does not want to jeopardize parking because it has been kicked to the curb for four years now. **CM Minner** remarked that they have the $1.6 million dollars in the budget to be approved in September for parking with spillover money that is sitting in the DST fund of $1.5 million dollars. If they took half a million dollars and put it towards pickleball, they would still have $1 million dollars to supplement parking. **Commissioner Pederson** pointed out that he was afraid the $1.5 to $1.6 million dollars would not get it. Parking is important to him and the downtown, and it has been pushed back. This was his number one priority this year for budgeting, and it needed to be done. He kept his mouth shut on pickleball even though he fully supports pickleball, but we need to get the parking done. We can push pickleball courts back a year. **Commissioner Reisman** agreed with Commissioner Pederson that we need to get the parking done. Then we could move forward with a pickleball. He believes pickleball is needed, but we have been pushing parking off for a long time. **Commissioner Pederson** wanted to know how many pickleball courts could be built to the north of the building. **CM Minner** answered about six to eight courts. **Commissioner Berry** commented that she knows Commissioner Pederson's priority is parking, but her priority still sits with home improvements

for the area. However, pickleball courts are definitely a major need and people do play. Pear Park is a good distance away and this would add value to the downtown area as well as the Venetian Center. We should also consider adding some at the teen center over in the Carver Heights area if that was an option. **Commissioner Pederson** said, going off Mayor Burry's comment, he remembers years ago there was talk about connecting the Venetian Center to downtown. If we do build pickleball courts to the north, can we start thinking about how that will work? Years ago there was a dream of a walkway or bike path type route from the downtown to the Venetian Center. **Mayor Burry** stated the courts would be right along the trail to begin with, so they could go down Canal Street from the trail and get to the Venetian Gardens. **Commissioner Pederson** remarked years ago that the Leesburg Partnership had a grandiose plan, and there was talk of a walkway/bike path and there was talk about going across Dixie. He was just going off the Mayor's idea of creating a walkway to get people to come downtown after they play. **Commissioner Connell** wanted to know how many parking spaces they would add to the downtown for $1.6 million dollars. **CM Minner** said he did not have that number. The additional parking areas would be a negative because they have to remove non-conforming spots along Main Street and the side streets. He believes that number was eighteen to twenty, so if they took away all the non-conforming spaces they would lose about twenty spaces, and he hoped to get those back. For a lack of a better area, we are looking at The Partnership and Magnolia area. The concept was to knock down that building, which is about 5,000 square feet, so we could pick up a few more spots. We also have a grassy area at the southeast corner that goes around the water tower. Maybe we can enter into a partnership with Life Stream in hopes of picking up a good number of centralized parking spots and have them designed properly. That way, after losing the non-conforming spots, we will gain overall. Until we put the pencil on paper, he does not know what the number will be. **Commissioner Berry** asked if it was possible that the parking might be more than $1.6 million dollars? **CM Minner** answered yes. **Commissioner Connell** wanted to know where the additional money would come from. **CM Minner** replied it would come from the DST money that they did not spend on pickleball. **Commissioner Connell** said he thought the $500,000 would come out of the 1.6 million dollars to spend on pickleball. **CM Minner** agreed and said that would leave $1 million dollars, so there would be money there for parking if we overflowed. **Commissioner Connell** questioned if we spent $500,000 on pickleball, what does that leave for the downtown parking? **CM Minner** responded it would be about $1 million dollars above the $1.6 million dollars that is currently budgeted. **Mayor Burry** remarked that $1.6 million dollars is budgeted and $1.5 million dollars is in reserve, so if we took $500,000 for pickleball we would only have one million dollars left for parking. **CM Minner** agreed. **Commissioner Berry** asked if it went over the anticipated $1.6 million dollars with the additional DST holding, how would they handle that? **CM Minner** said they would take it out of that $1 million dollars. **Mayor Burry** commented with respect to the tennis courts. We have eight courts because we have four on Palmetto, and we have a few at the Susan Street complex, but once Susan Street is completed there will be no tennis courts there. **CM Minner** agreed. **Mayor Burry** continued to say that resurfacing the existing four to move to pickleball would not be the best, because even though pickleball is very popular it would take the tennis courts to nothing. That would not be fair. He was still in favor of the location being in that corridor, but he understood the parking issue. **Commissioner Berry** asked if one tennis court would make two pickleball courts. **Mayor Burry** agreed.

10. ROLL CALL:

Commissioner Connell had nothing to comment on.

Commissioner Reisman said he wanted to follow up on where we were with code enforcement and making some changes to the code for improving the corridors. He thanked Commissioner Berry for coming out on Saturday. She came out with school board representative Mollie Cunningham on Saturday for the Fly In. It was a huge success. On September 21st, we will have the Leesburg Blue Foundation 5K at the airport. Even if you do not walk or run, you can still come out and show support for our Leesburg

Police Department through that foundation.

Commissioner Pederson had no comment this evening.

Commissioner Berry gave kudos to the public works team for coming through and providing assistance to constituents. She got a great response for their actions last week. She then questioned agenda item 5.C.3, is it possible to make a recommendation to establish a contractual agreement with Cutrale if no business comes in there after a year that they are responsible for knocking the buildings down so they will not measure up to being blight? Can that building just sit there forever if no one comes? **CM Minner** replied yes. It can sit there forever if no one comes. The city or municipal corporation will not have any authority to order demolition or removal of a facility unless it is found to be in blighted condition such that it is not remedied. Basically, the law says they must be provided every opportunity to remedy and modify the codes as they go along. The closing of that facility was a concern, but he can assure the commission that they are doing their best to get it marketed through LEAD and Lake County Economic Development. The facility has been closed essentially since July 31st, which was when they stopped taking gas service. At the end of the day, we will have to depend on Cutrale to take care of their property, and hopefully they are looking to market it, or maybe they have plans to refurbish it and get back in there when their business model says so. Speaking frankly, and directly, we have to embrace the fact that the facility in all likelihood will not be used for citrus. Citrus has moved south of Highway 60 these days. We have not picked fruit in Lake County since way before his arrival. So, the fact that Cutrale used that facility as part of their manufacturing process, trucking everything up from Polk County was great. We were lucky to have had that facility open as long as we did. As a side note, when we had issues with billing and those types of things with Cutrale, we had some payouts on the gas side and the electric side, where we had to pay for some billing errors. As part of the settlement agreement, we tried to stipulate to them that they would remain open, but they were very non-committal to that. That was six or seven years ago. Unfortunately, at the end of the day, that is Cutrale property, and they will have to follow the codes and rules of the community. All indications say they will. **Commissioner Pederson** wanted to know if they were going to list it for sale or were they just mothballing it for now? **CM Minner** replied that he did not know. **Commissioner Berry** asked if one year was reasonable for marketing to somebody else or another industry to come through? **CM Minner** answered that if that facility was refurbished and somebody came there within the next year, that would be a coo. However, we need to embrace the fact that the facility will remain empty for some time. **Commissioner Reisman** wanted to ensure that code enforcement stays on top of it because a lot of their overflow lots are grass and there is a lot of property there that needs to be addressed. Some of it is already getting overgrown. Code enforcement needs to get on that property to be sure that it does not deteriorate more than it already is. **Commissioner Pederson** believed they were motivated to sell. At least that is what he hoped. **Commissioner Berry** finalized her comments by reminding everyone that in District One they will be providing neighborhood preparedness information for hurricanes or disasters that may strike. They will also hold a voter registration drive. Deputy Chief Ryan and Captain Stevenson will be there with Lake County Emergency Office Manager Megan Milanese, who will give a presentation. It will be held on Thursday, August 29th, from 6-8pm at the Door of Hope Ministries located at 1111 Pamela Street. They are partnering with the Leesburg CDC East and the Leesburg CDC West. She extended an invitation to anyone wishing to attend.

Mayor Burry had no further comment.

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.

With a motion by Commissioner Reisman and a second by Commissioner Berry, the meeting adjourned at 6:25 p.m.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.B.1.

Meeting Date: September 9, 2024

From: Hosea Goodwyn, Senior Buyer

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Services Agreement with High Performance Technologies, LLC for the installation of an upgraded IT Infrastructure that integrates with the City's existing system; and providing an effective date.

Staff Recommendation:
Staff recommends the award of Invitation for Bid (IFB) 241601 to High Performance Technologies, LLC, and approval of the Resolution authorizing the Services Agreement for a five (5) year fair market value (FMV) lease in the amount of $129,995.81 per year; a total amount of $649,979.05.

Analysis:
The City of Leesburg desires to secure the services of a qualified Contractor for the installation of an upgraded IT Infrastructure that perfectly integrates seamlessly with the existing system the City currently uses. The solution will encompass four (4) VMWare virtualization host servers, SAN, backup solution, warranty, support, licensing, and connectivity for said solution(s).

Procurement Analysis:
On July 25, 2024, the Procurement Division published Solicitation 241601 for IT Infrastructure. On August 14, 2024, six (6) bid responses were received. Responses were reviewed and staff has deemed High Performance Technologies, LLC as the lowest responsive and qualified vendor. Summary of Bids is provided:

	Purchase Bid Amount	5-year FMV Lease Amount
High Performance Technologies, LLC	$580,532.00	$129,995.81
Computer at Work, Inc. dba vTECH io	$610,357.40	$143,600.00
Dasher Technologies, Inc.	$706,083.63	$145,625.00
BlueAlly Technology Solutions, LLC	$721,481.34	NONE

Red River Technology, LLC	NON-RESPONSIVE
Clutch Solutions, LLC	NON-RESPONSIVE

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
Five (5) year fair market value (FMV) lease in the amount of $129,995.81 per year, a total amount of $649,979.05.
The current IT Capital budget includes funds for Server and Storage upgrade.

Account No.	001-1633-513-6410
Project No.	GFASST

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A SERVICES AGREEMENT WITH HIGH PERFORMANCE TECHNOLOGIES, LLC FOR THE INSTALLATION OF AN UPGRADED IT INFRASTRUCTURE THAT INTEGRATES WITH THE CITY'S EXISTING SYSTEM; 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 to execute an agreement with High Performance Technologies, LLC whose address is 11111 Carmel Common Blvd., Suite 340, Palm City, FL 34990, for services for the installation of the City's IT Infrastructure, IFB 241601.

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 on the 9th day of September 2024.

_____
Mayor

ATTEST:

_____
City Clerk

AGREEMENT FOR CONTRUCTION SERVICES

THIS AGREEMENT is made as of the 9TH day of September in the year 2024, between The City of Leesburg, a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 (hereinafter referred to as the "CITY"), and **HIGH PERFORMANCE TECHNOLOGIES, LLC** whose address is 11111 Carmel Common Blvd., Suite 340, Palm City, FL 34990 (hereinafter referred to as the "CONTRACTOR").

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties to this Agreement, and for other good and valuable considerations, the parties agree as follows:

1. **Contract Documents.** The following documents and information are incorporated by reference and made part hereof; and shall comprise the Contract Documents.
   a. This Agreement; and
   b. The CONTRACTOR'S response to Invitation for Bid (IFB) 241601

2. **Scope of Services.** The CONTRACTOR shall furnish the following services generally described as the **"IT INFRASTRUCTURE - FURNISH & INSTALL"** to the CITY as listed in Invitation for Bid 241601. Nothing herein shall limit the CITY'S right to obtain bids or proposals for services from other contractors for same or similar work.

3. **Total Cost.** The CONTRACTOR shall perform the Services for a total price not to exceed the fair market value amount of **$129,995.81** per year for five (5) years. The cost of these services shall not exceed this amount unless the CITY has executed a written change order approving any increase in price.

4. **Labor and Materials.** The CONTRACTOR shall furnish all labor, material and equipment necessary for satisfactory contract performance. When not specifically identified in the technical specifications, such materials and equipment shall be of a suitable type and grade for the purpose. All material, workmanship, and equipment shall be subject to the inspection and approval of the CITY's representative.

5. **Professional License.** The CONTRACTOR must hold and maintain an active designation as an authorized dealer. CONTRACTOR must maintain this designation during the full duration of this Agreement.

6. **Term of Agreement**. This Agreement shall commence upon the date of execution and shall remain in effect until such time as the contracted services have been completed, and accepted by the CITY's authorized representative, unless earlier terminated in accordance with its provisions. Those portions imposing warranty requirements on CONTRACTOR, together with any implied warranties under law, will continue to remain in effect until completion of the expressed and/or implied warranty periods.

7. **Commencement and Completion**. The CITY and the CONTRACTOR mutually agree time is of the essence with respect to the dates and times set forth in the Agreement Documents. To that end, the CONTRACTOR will commence work not later than **THREE (3)** continuous calendar days after CITY issues a Notice to Proceed, and will diligently and continuously prosecute the work at such a rate, and with sufficient forces as will allow the CONTRACTOR to achieve Final Completion no later than **THIRTY (30)** continuous calendar days after CITY issues a Notice to Proceed, subject only to any adjustments in the contract time that may be authorized by change orders properly issued in accordance with the Agreement Documents. In executing this Agreement, CONTRACTOR affirms the time set for completion is reasonable.

8. **Liquidated Damages.** The CONRACTOR shall consider all contingent work which has to be done by other parties arising from any cause whatsoever, and shall not plead his need of knowledge of said contingent work as an excuse for delay in his work or for non-performance.

If the work is not completed in full by the deadline specified, then for each day thereafter on which the work has not been completed, CONTRACTOR shall pay to the CITY liquidated damages in the amount of **ONE HUNDRED TWENTY-FIVE ($125.00)** per calendar day, which CITY is hereby authorized to deduct from the final draw before paying any remaining amount to CONTRACTOR. The parties agree that it would be impossible or extremely difficult to compute the actual damages suffered by the CITY due to late completion of the work, that it is therefore appropriate to provide for liquidated damages in this Contract, and that the amount of liquidated damages specified is reasonable and bears a substantial relationship to the probable amount of actual damages the CITY would suffer, and therefore does not constitute a penalty or forfeiture. CONTRACTOR acknowledges that this provision is material to the CITY and that the Owner would not have entered into this Contract but for this provision and that as a result of the Owner's reliance on this provision, the CONTRACTOR shall be stopped to deny or dispute the validity or enforceability of this liquidated damage clause.

Nothing shall be construed as limiting the right of the CITY to declare the Contract forfeited, or to take over the work, or to claim damages for the failure of the CONTRACTOR to abide by each and every one of the terms of the Contract Documents. The completion date shall be construed as being the date on which the work is fully accepted by the CITY.

9. **Termination for Convenience or Cause.**

a. **For Convenience.** The CITY may terminate this Agreement at any time without cause by providing the CONTRACTOR with SEVEN (7) calendar days advance notice in writing, delivery by email is acceptable. In the event of termination for convenience, all finished or unfinished deliverable items prepared by the CONTRACTOR under this Agreement shall, at the option of the CITY, become the CITY's property. If the Agreement is terminated for convenience by the CITY as provided herein, the CONTRACTOR shall be paid for services satisfactorily completed, less payment or compensation previously made. The CONTRACTOR shall not incur any additional expenses after receiving the written notice of termination.

b. **For Cause or Default.** If, through any cause, the CONTRACTOR should fail to fulfill in a timely and proper manner its obligations under this Agreement, other than for the instances listed below due to "Force Majeure," the CITY will have the right to terminate this Agreement by providing a written notice (Show Cause Notice) to the CONTRACTOR requiring a written response due within FIVE (5) calendar days from receipt of the written notice as to why the Agreement should not be terminated for default. The CITY's Show Cause Notice shall include an Agreement termination date at least SEVEN (7) calendar days subsequent to the due date for the CONTRACTOR's response. Should the CONTRACTOR fail to respond to such show cause notice, or if the CITY determines that the reasons provided by the CONTRACTOR for failure of the CONTRACTOR to fulfill its contractual obligations do not justify continuation of the contractual relationship, the Agreement shall be considered to have been terminated for default on the date indicated in the Show Cause Notice. Should the CITY determine that the CONTRACTOR provided adequate justification that a termination for default is not appropriate under the circumstances; the CITY shall have a unilateral option to either continue the Agreement according to the original contract provisions or to terminate the contract for convenience. In the event that the CITY terminates the contract for default, all finished or unfinished deliverable items under this contract prepared by the CONTRACTOR shall, at the option of the CITY, become CITY property, and the CONTRACTOR shall be entitled to receive just and equitable compensation for any satisfactory work completed on such materials. Notwithstanding this compensation, the CONTRACTOR shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of this Agreement, and the CITY may withhold any payment due the CONTRACTOR for the purpose of set-off until such time as the exact amount of damages due the CITY from such breach can be determined.

In case of default by the CONTRACTOR, the CITY may procure the services from other sources and hold the CONTRACTOR responsible for any excess cost occasioned thereby. The CITY reserves the right to require a performance bond or other acceptable alternative performance guarantees from the successor CONTRACTOR without expense to the CITY.

In addition, in the event of default by the CONTRACTOR under this Agreement, the CITY may immediately cease doing business with the CONTRACTOR, immediately terminate for cause all existing Agreements the CITY has with the CONTRACTOR, and debar the CONTRACTOR from doing future business with the CITY.

Upon the CONTRACTOR filing a petition for bankruptcy or the entering of a judgment of bankruptcy by or against the CONTRACTOR, the CITY may immediately terminate, for cause, this Agreement and all other existing agreements the CONTRACTOR has with the CITY, and debar the CONTRACTOR from doing future business with the CITY.

The CITY may terminate this Agreement for cause without penalty or further obligation at any time following Agreement execution, if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Agreement on behalf of the

CITY is at any time while the Agreement or any extension thereof is in effect, an employee or agent of any other party to the Agreement in any capacity or consultant to any other party of the Agreement with respect to the subject matter of the Agreement. Additionally, the CITY may recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting or creating the Agreement on behalf of the CITY from any other party to the Agreement.

Upon receipt of a termination action, for convenience or cause, the CONTRACTOR shall promptly discontinue all affected work (unless the notice directs otherwise) and deliver or otherwise make available to the City all data, drawings, reports specifications, summaries and other such information, as may have been accumulated by the CONTRACTOR in performing this contract, whether completed or in process.

10. **Force Majeure.** Neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations by any act of war, hostile foreign action, nuclear explosion, riot, strikes, civil insurrection, earthquake, hurricane, tornado, or other catastrophic natural event or act of God. Should there be such an occurrence that impacts the ability of either party to perform their responsibilities under this contract, the nonperforming party shall give immediate written notice to the other party to explain the cause and probable duration of any such nonperformance.

11. **Insurance Requirements.**

a. Scope of Insurance - The CONTRACTOR shall procure and maintain at its own expense, the following minimum insurance coverage, unless otherwise specified in the Contract Documents.

i All required insurance shall be provided by insurers acceptable to the CITY with an A.M. Best rating of at least A: VII.

ii The CONTRACTOR shall require, and shall be responsible for assuring that any and all of its subcontractors secure and maintain such insurance that are required by law to be provided on behalf of their employees and others until the completion of that subcontractors work.

iii The required insurance shall be secured and maintained for not less than the limits required by the CITY, or as required by law, whichever is greater. iv. The required insurance shall not limit the liability of the CONTRACTOR. The CITY does not represent these coverages or amounts to be adequate or sufficient to protect the CONTRACTOR's interests or liabilities, but are merely required minimums.

iv The provisions of the required insurance are subject to the approval of the City's Risk Manager, and upon request, the CONTRACTOR shall make available certified copies of the various policies for inspection.

v All liability insurance, except professional liability, shall be written on an occurrence basis.

vi The CONTRACTOR waives its right of recovery against the CITY to the extent permitted by its insurance policies.

vii Insurance required of the CONTRACTOR, or any other insurance of the CONTRACTOR shall be considered primary, and insurance of the CITY, if any, shall be considered excess as applicable to any claims which arise out of the agreement, Contract or lease.

b. Certificate of Insurance - The CONTRACTOR shall provide evidence of required minimum insurance by providing the CITY an ACORD or other Certificate of Insurance in forms acceptable to the Risk Manager for the CITY, before any work under the agreement, Contract or lease begins.

i Except for workers' compensation and professional liability, the CONTRACTOR's insurance policies shall be endorsed to name the City of Leesburg as additional insured to the extent of the agreement, Contract or lease.

ii The Certificate(s) of Insurance shall designate the CITY as certificate holder as follows: City of Leesburg, Attn: Purchasing Manager, P.O. Box 490630, Leesburg, Florida 34749-0630.

iii The Certificate(s) of Insurance shall include a reference to the project and/or purchase order number.

iv The Certificate(s) of Insurance shall indicate that the CITY shall be notified at least thirty (30) days in advance of cancellation.

v The Certificate(s) of Insurance shall include all deductibles and/or self-insurance retentions for each line of insurance coverage.

vi The CONTRACTOR, at the discretion of the Risk Manager for the CITY, shall provide information regarding the amount of claims payments or reserves chargeable to the aggregate amount of the CONTRACTOR's liability coverage(s).

c. Comprehensive General Liability - The CONTRACTOR shall purchase and maintain Commercial General Liability coverage on forms no more restrictive than the latest editions of the Commercial General Liability policies of the Insurance Services Office (ISO). The Commercial General Liability policy shall provide minimum limits of $1,000,000 per occurrence combined single limit that includes coverage for bodily and personal injury and property damage liability for premises, operations, products and completed operations*, independent Contractors, Contractual liability covering the agreement, Contract or lease, broad form property damage coverage, and property damage resulting from explosion, collapse or underground exposures (x, c, u).

i. For remodeling and construction projects, the CONTRACTOR shall purchase and maintain products and completed operations coverage for a minimum of three (3) years beyond the CITY's acceptance of the project.

d. Business Automobile Liability - The CONTRACTOR shall purchase and maintain Business Automobile Liability coverage on forms no more restrictive than the latest editions of the Business Automobile Liability policies of the Insurance Services Office (ISO). The Business Automobile Liability policy shall provide minimum limits of

$1,000,000 per occurrence combined single limit that includes coverage for claims for bodily injury and property damage arising from the use of motor vehicles, including on-site and off-site operations, and owned, non-owned and hired vehicles, and employee non-ownership use.

e. Workers' Compensation - The CONTRACTOR shall purchase and maintain Workers' Compensation insurance for all workers' compensation obligations imposed by state law and with employers liability limits of at least $100,000 each accident and $100,000 each employee with $500,000 policy limit for disease.

12. **Waiver of Lien.** The CONTRACTOR agrees to make payment of all proper charges for labor and materials supplied and CONTRACTOR shall hold harmless the CITY against any claim arising out of any unpaid bills for labor, services, or materials furnished for the project covered by this Agreement.

13. **Indemnification.** The CONTRACTOR agrees to make payment of all proper charges for labor required in the aforementioned work and CONTRACTOR shall indemnify CITY and hold it harmless from and against any loss or damage, claim or cause of action, and any attorneys' fees and court costs, arising out of: any unpaid bills for labor, services or materials furnished to this project; any failure of performance of CONTRACTOR under this Agreement; or the negligence of the CONTRACTOR in the performance of its duties under this Agreement, or any act or omission on the part of the CONTRACTOR, his agents, employees, or servants. CONTRACTOR shall defend, indemnify, and save harmless the CITY or any of their officers, agents, or servants and each and every one of them against and from all claims, suits, and costs of every kind and description, including attorney's fees, and from all damages to which the CITY or any of their officers, agents, or servants may be put by reason of injury to the persons or property of others resulting from the performance of CONTRACTOR'S duties under this Agreement, or through the negligence of the CONTRACTOR in the performance of its duties under this Agreement, or through any act or omission on the part of the CONTRACTOR, his agents, employees, or servants.

If however, this Agreement is a "construction contract" as defined in and encompassed by the provision of Florida Statutes § 725.06, then the following shall apply in place of the aforementioned indemnification provision:

The CONTRACTOR shall indemnify the CITY and hold it, its officers, and its employees harmless from liabilities, losses, and costs, including, but not limited to, reasonable attorney's fees to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the CONTRACTOR and persons employed or utilized by the CONTRACTOR in the performance of this Agreement. The liability of the CONTRACTOR shall, however, be limited to one million and 00/100 dollars ($1,000,000.00) per occurrence, and the obligation of the CONTRACTOR to indemnify the CITY shall be limited to acts, omissions, or defaults of the CONTRACTOR; any contractors, subcontractors, sub-subcontractors, material men, or agents or employees of any of them, providing labor, services or materials in connection with the project; and the CITY, its officers, agents and employees, provided however that the CONTRACTOR shall not be

obligated to indemnify the CITY against losses arising from the gross negligence, or willful, wanton, or intentional misconduct of the CITY, its officers, agents and employees, or against statutory violations or punitive damages except to the extent caused by or resulting from the acts or omissions of the CONTRACTOR, or any contractors, subcontractors, sub-subcontractors, material men, or agents or employees of any of them, providing labor, services, or materials in connection with this Agreement.

14. **Codes, Laws, and Regulations**. CONTRACTOR will comply with all applicable codes, laws, regulations, standards, and ordinances in force during the term of this Agreement.

15. **Permits, Licenses, and Fees.** CONTRACTOR will obtain and pay for all permits and licenses required by law that are associated with the CONTRACTOR'S performance of the Scope of Services. All permits and licenses required by law or requirements of the Request for Proposal will remain in force for the full duration of this Agreement and any extensions.

16. **Public Records Retention.** CONTRACTOR shall keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the services being provided by CONTRACTOR herein. CONTRACTOR shall provide the public with access to public records on the same terms and conditions that the CITY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes. CONTRACTOR shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law. CONTRACTOR shall meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CITY by CONTRACTOR in a format that is compatible with the information technology systems of the CITY.

IF THE CONTRACTOR HAS QUESTIONS REGADING THE APPLICATION OF CHAPTER 119, FLORDIA STATUTES TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECOREDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 352-728-9731, 501 W. MEADOW STREET, LEESBURG, FLORIDA 34748.

17. **Access to Records**. The services provided under this Agreement may be funded in part by a grant from a government agency other than the CITY. As a requirement of grant funding CONTRACTOR shall make records related to this project available for examination to any local, state or federal government agency, or department, during CONTRACTOR'S normal

business hours. Said records will be maintained for a period of five (5) years after the date of the invoice.

18. **Contingent Fees Prohibited.** The CONTRACTOR warrants that he or she has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONTRACTOR any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. In the event of a breach of this provision, the CITY shall have the right to terminate this Agreement without further liability and at its discretion, deduct from the contract price, or otherwise recover, the full amount of any such fee, commission, percentage, gift or consideration paid in breach of this Agreement.

19. **Acceptance of Goods or Services.** The goods delivered as a result of an award from this solicitation shall remain the property of the CONTRACTOR, and services rendered under the Agreement will not be deemed complete, until a physical inspection and actual usage of the product(s) and/or service(s) is (are) accepted by the CITY and shall be in compliance with the terms herein, fully in accord with the specifications and of the highest quality.

Any goods and/or services purchased as a result of this solicitation and/or Agreement may be tested and/or inspected for compliance with specifications. In the event that any aspect of the goods or services provided is found to be defective or does not conform to the specifications, the CITY reserves the right to terminate the solicitation or initiate corrective action on the part of the CONTRACTOR, to include return of any non-compliant goods to the CONTRACTOR at the CONTRACTOR's expense, requiring the CONTRACTOR to either provide a direct replacement for the item, or a full credit for the returned item. The CONTRACTOR shall not assess any additional charge(s) for any conforming action taken by the CITY under this clause. The CITY will not be responsible to pay for any product or service that does not conform to the contract specifications.

In addition, any defective product or service or any product or service not delivered or performed by the date specified in the purchase order or contract, may be procured by the CITY on the open market, and any increase in cost may be charged against the awarded contractor. Any cost incurred by the CITY in any re-procurement plus any increased product or service cost shall be withheld from any monies owed to the CONTRACTOR by the CITY for any contract or financial obligation.

This project will be inspected by an authorized representative of the CITY. This inspection shall be performed to determine acceptance of work, appropriate invoicing, and warranty conditions.

20. **Ownership of Documents.** All data, specifications, calculations, estimates, plans, drawings, construction documents, photographs, summaries, reports, memoranda, and other documents, instruments, information and material prepared or accumulated by the CONTRACTOR (or by such sub-consultants and specialty consultants) in rendering services

hereunder shall be the sole property of the CITY who may have access to the reproducible copies at no additional cost other than printing. Provided, that the CONTRACTOR shall in no way be liable or legally responsible to anyone for the CITY'S use of any such materials for another PROJECT, or following termination. All original documents shall be permanently kept on file at the office of the CONTRACTOR.

21. **Independent Contractor.** The CONTRACTOR agrees that he or she is an independent contractor and not an agent, joint venture, or employee of the CITY, and nothing in this Agreement shall be construed to be inconsistent with this relationship or status. None of the benefits provided by the CITY to its employees, including but not limited to, workers' compensation insurance, unemployment insurance, or retirement benefits, are available from the CITY to the CONTRACTOR. CONTRACTOR will be responsible for paying his own Federal income tax and self-employment tax, or any other taxes applicable to the compensation paid under this Agreement. The CONTRACTOR shall be solely and primarily responsible for his and her acts during the performance of this Agreement.

22. **Assignment.** Neither party shall have the power to assign any of the duties or rights or any claim arising out of or related to the Agreement, whether arising in tort, contract, or otherwise, without the written consent of the other party. These conditions and the entire Agreement are binding on the heirs, successors, and assigns of the parties hereto.

23. **No Third Party Beneficiaries.** This Agreement gives no rights or benefits to anyone other than the CONTRACTOR and the CITY.

24. **Jurisdiction.** 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. In the event of any litigation arising under or construing this Agreement, venue shall lie only in Lake County, Florida.

25. **Contact Person**. The primary contact person under this Agreement for each party is listed here. Contact person and information may be updated as needed by written, electronic mail is acceptable, communication to the other party. Notifying party shall receive confirmation the other party has received the change to the Contact Person.

CONTRACTOR Contact Information
Name/Title: Charlie Bosco, Enterprise Account Manager
Address: 11111 Carmel Common Blvd., Suite 340
City, State & Zip: Palm City, FL 34990
Telephone: 772-285-4474
Email Address: charlie.bosco@highperftech.com

CITY Contact Information
Name/Title: Mike Andrews, Network Manager
Telephone: 352-728-9700 (Ext. 4125)
Email Address: Mike.Andrews@leesburgflorida.gov

26. **Approval of Personnel**. The CITY reserves the right to approve the contact person and the persons actually performing the services on behalf of CONTRACTOR pursuant to this Agreement. If CITY, in its sole discretion, is dissatisfied with the contact person or the person or persons actually performing the services on behalf of CONTRACTOR pursuant to this Agreement, CITY may require CONTRACTOR assign a different person or persons be designated to be the contact person or to perform the CONTRACTOR services hereunder.

27. **Disclosure of Conflict.** The CONTRACTOR has an obligation to disclose to the CITY any situation that, while acting pursuant to this Agreement, would create a potential conflict of interest between the CONTRACTOR and his duties under this Agreement.

28. **Warranty.** The CONTRACTOR agrees that, unless expressly stated otherwise in the bid or proposal, the product and/or service furnished as a result of an award from this solicitation shall be covered by the most favorable commercial warranty the CONTRACTOR gives to any customer for comparable quantities of products and/or services and the rights and remedies provided herein are in addition to said warranty and do not limit any right afforded to the CITY by any other provision of this solicitation.

The CONTRACTOR hereby acknowledges and agrees that all materials, except where recycled content is specifically requested, supplied by the CONTRACTOR in conjunction with this Agreement shall be new, warranted for their merchantability, and fit for a particular purpose.

29. **Risk of Loss.** The CONTRACTOR assumes the risk of loss of damage to the CITY's property during possession of such property by the CONTRACTOR, and until delivery to, and acceptance of, that property to the CITY. The CONTRACTOR shall immediately repair, replace or make good on the loss or damage without cost to the CITY, whether the loss or damage results from acts or omissions (negligent or not) of the CONTRACTOR or a third party.

The CONTRACTOR shall indemnify and hold the CITY harmless from any and all claims, liability, losses and causes of action which may arise out of the fulfillment of this Agreement. The CONTRACTOR shall pay all claims and losses of any nature whatsoever in connection therewith, and shall defend all suits, in the name of the CITY when applicable, and shall pay all costs and judgments which may issue thereon.

30. **Illegal Alien Labor** - CONTRACTOR shall comply with all provisions of the Federal Immigration and Control Act of 1986 (8 U.S. Code § 1324 a) and any successor federal laws, as well as all provisions of Section 448.09, Florida Statutes, prohibiting the hiring and continued employment of aliens not authorized to work in the United States. CONTRACTOR shall not knowingly employ or contract with an illegal alien to perform work under this Agreement or enter into an Agreement with a subcontractor that fails to certify to the

CONTRACTOR that the subcontractor is following the terms stated within. The CONTRACTOR nor any subcontractor employed by him shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. CONTRACTOR agrees that it shall confirm the employment eligibility of all employees through participation in E-Verify or an employment eligibility program approved by the Social Security Administration and will require same requirement to confirm employment eligibility of all subcontractors.

All cost incurred to initiate and sustain the aforementioned programs shall be the responsibility of the CONTRACTOR. Failure to meet this requirement may result in termination of the Agreement by the CITY.

31. **Counterparts.** Original signatures transmitted and received via facsimile or other electronic transmission of a scanned document, (e.g., PDF or similar format) are true and valid signatures for all purposes hereunder and shall bind the parties to the same extent as that of an original signature. Any such facsimile or electronic mail transmission shall constitute the final agreement of the parties and conclusive proof of such agreement. Any such electronic counterpart shall be of sufficient quality to be legible either electronically or when printed as hardcopy. The CITY shall determine legibility and acceptability for public record purposes. This Agreement may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall constitute the same instrument.

32. **Authority to Obligate.** Each person signing this agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and bind and obligate such party with respect to all provisions contained in this agreement.

[*Signature page follows.*]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date indicated in the preamble to the Agreement.

HIGH PERFORMANCE TECHNOLOGIES, LLC

By: _____

Printed: Charlie Bosco

Its: Senior Account Manager
(Title)

CITY OF LEESBURG, FLORIDA

_____
James A. Burry Jr., Mayor

ATTEST:

_____
J. Andi Purvis, City Clerk

Approved as to form:

_____
William Watson, City Attorney

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.1.

Meeting Date: September 9, 2024

From: Corey Goepfert, (Interim Gas Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Traderscove Corporation, regarding offsite development for the provision of natural gas service to the development known as Silver Lake Woods; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution authorizing the Mayor and City Clerk to execute a gas service agreement between the City of Leesburg and Traderscove Corporation.

Analysis:
The City of Leesburg is agreeing to provide natural gas service to Traderscove Corporation, for the development known as Silver Lake Woods, pursuant to the terms of the Gas Service Agreement. Section 22-27 of the Code of Ordinance requires the owner to utilize natural gas for eighty percent of the planned 85 units within the development. The estimated cost of the infrastructure, which will be fully funded by the developer, is $227,091.44.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The said Developer will place funds totaling $227,091.44 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.	WF1591586 & WF1591702

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A GAS SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND TRADERSCOVE CORPORATION, REGARDING OFFSITE DEVELOPMENT FOR THE PROVISION OF NATURAL GAS SERVICE TO THE DEVELOPMENT KNOWN AS SILVER LAKE WOODS; 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 Traderscove Corporation, regarding offsite development for the provision of natural gas service to the development known as Silver Lake Woods.

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 on the 9th day of September 2024.

_____
Mayor

ATTEST:

_____
City Clerk

GAS SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this 22 day of August, 2024 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 Traderscove Corporation P.O. Box 940 Winter Park, Florida 32790 (hereinafter jointly referred to as "Owner"), sometimes collectively referred to as "Party" or "Parties".

WITNESSETH:

WHEREAS, Owner is the current owner of the following real property located in Leesburg, Lake County, Florida (the "Property"):

See Schedule "A" attached hereto

Parcel Identification Number(s): 10-19-25-0004-000-02400, 10-19-25-0004-000-02500

WHEREAS, development of the Property has been authorized in accordance with the master plan on file with the City for "Silver Lake Woods" (the "Development"); and

WHEREAS, Section 22-7 of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner utilize natural gas in connection with development of the Property; and

WHEREAS, the City has agreed to provide natural gas service to the Property 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 Property. 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 hereto as Exhibit "B" 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 (85) units within the Development are equipped with:

A. A natural gas water heater, and a natural gas furnace or Hydro-heat; or

B. A natural gas water heater, and natural gas stove, and natural gas dryer.

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 Property 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 Two Hundred Twenty-Seven Thousand and Ninety One dollars and Forty Four cents ($227,091.44). Fifteen (15) days 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 and Property.

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. The City shall both own and maintain the natural gas system on the Property up to and including the natural gas meter. The natural gas system from the outlet of the gas meter to the appliance utilizing the natural gas shall be maintained by the Owner and Owner's heirs, successors, or assigns. Notwithstanding anything to the contrary contained herein, to the extent the natural gas system owned and

maintained by the City or any part thereof is damaged as a result of the acts, conduct, or failure to act of Owner and/or Owner's agents, employees, representatives, members, managers, shareholders, officers, directors, tenants, contractors, laborers, or material suppliers, or in the event of any deviation from standard service to any existing or proposed natural gas infrastructure occurs, then Owner shall be responsible for paying for all costs, charges, and expenses whatsoever associated with any repairs, reconstruction, and replacements to the natural gas system, including but not limited to, all costs of gas loss resulting from the damage.

7. The Owner shall grant to the City all easements needed to install, operate, maintain, repair, and replace the natural gas pipelines on the Property, including minimum five foot (5') side lot easements, and shall dedicate or otherwise convey those easements to the perpetual use of the City and its successors in interest for the purpose of laying, installing, operating, 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, maintenance, repair, and replacement of any necessary regulator stations and all associated equipment on the Property.

8. 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.

9. 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.

10. 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.

11. 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.

12. If the developer fails to pay the funds required under this Agreement or otherwise defaults under the terms of this agreement, the City is not obligated to install the natural gas infrastructure in the development, may discontinue installation and may terminate this Agreement. In addition, the City may suspend issuance of any and all permits for construction on the Property or within the Development until such time as Owner has paid the amount due and the natural gas service Agreement has been reinstated.

13. 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 out of or otherwise related to this Agreement, venue shall lie only in a state court of competent jurisdiction in Lake County, Florida.

14. 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.

15. 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.

16. 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.

17. This Agreement is binding on and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date herein above written.

CITY OF LEESBURG

BY: _____
James A. Burry, Jr., Mayor

ATTEST:

_____
City Clerk

Approved as to form and content:

_____
City Attorney

BY: _____
Authorized Representative of Developer

Print Name: Jerome Henin

Title: Pleals Dawyer

Schedule "A"

PROPERTY DESCRIPTION

PARCEL 1:

FROM THE SE CORNER OF NW 1/4 OF SE 1/4, RUN N 670 FT, W 335 FT TO POB, RUN S 390 FT, W 360 FT, N 70 FT, W TO W LINE OF NW 1/4 OF SE 1/4, N TO NW CORNER OF NW 1/4 OF SE 1/4, E TO A POINT 435 FT W OF NE CORNER OF NW 1/4 OF SE 1/4, S 619.88 FT, E 100 FT, S TO POB; BEGIN AT SW CORNER OF NE 1/4 OF SE 1/4, RUN N 700 FT, E 25 FT, S 390.36 FT, E 335 FT, N 390.36 FT, E 150 FT, N 619.88 FT, E TO POINT 528 FT W OF E LINE OF SECTION, S TO S LINE OF NE 1/4 OF SE 1/4, W TO POB; BEGIN 700.12 FT N OF SE CORNER OF NW 1/4 OF SE 1/4, RUN E 510 FT, N 619.88 FT, W 945 FT, S 619.88 FT, E 100 FT, N 100 FT, E 335 FT, S TO POB IN SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO JACK H. FRISCH BY QUITCLAIM DEED RECORDED IN O.R. BOOK 172, PAGE 571, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE EAST 528 FEET THEREOF, LYING WITHIN 25 FEET EITHER SIDE, WHEN MEASURED AT RIGHT ANGLES OR RADIAL THERETO, THE FOLLOWING DESCRIBED CENTERLINE. FROM THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°54'40" WEST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SE 1/4 496.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 243.42 FEET AND A CENTRAL ANGLE OF 18°26'30"; THENCE ALONG THE ARC OF SAID CURVE 78.35 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 243.42 FEET AND A CENTRAL ANGLE OF 18°26'30"; THENCE ALONG THE ARC OF SAID CURVE 78.35 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°54'40" WEST 72.0 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.31 FEET AND A CENTRAL ANGLE OF 34°04'; THENCE ALONG THE ARC OF SAID CURVE 92.34 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 155.31 FEET AND A CENTRAL ANGLE OF 34°04'; THENCE ALONG THE ARC OF SAID CURVE 92.34 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°54'40" WEST 425.0 FEET TO A POINT 25 FEET NORTH OF THE SW CORNER OF AFOREMENTIONED NE 1/4 OF SE 1/4 AND THE END OF THIS DESCRIPTION.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY, FLORIDA, BY QUITCLAIM DEED RECORDED IN O.R. BOOK 1014, PAGE 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE NORTH 100 FEET OF THE SOUTH 150.00 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 528 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LESS THREE ACRES IN THE NORTHEAST CORNER THEREOF, LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO JACK H. FRISCH BY QUITCLAIM DEED RECORDED IN O.R. BOOK 172, PAGE 572, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE EAST 528 FEET OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING WITHIN 25 FEET EITHER SIDE, WHEN MEASURED AT RIGHT ANGLES OR RADIAL THERETO, THE FOLLOWING DESCRIBED CENTERLINE. FROM THE SE CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°54'40" WEST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SE 1/4 496.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 243.42 FEET AND A CENTRAL ANGLE OF 18°26'30"; THENCE ALONG THE ARC OF SAID CURVE 78.35 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 243.42 FEET AND A CENTRAL ANGLE OF 18°26'30"; THENCE ALONG THE ARC OF SAID CURVE 78.35 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°54'40" WEST 72.0 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.31 FEET AND A CENTRAL ANGLE OF 34°04'; THENCE ALONG THE ARC OF SAID CURVE 92.34 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 155.31 FEET AND A CENTRAL ANGLE OF 34°04'; THENCE ALONG THE ARC OF SAID CURVE 92.34 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°54'40" WEST 425.0 FEET TO A POINT 25 FEET NORTH OF THE SW CORNER OF AFOREMENTIONED NE 1/4 OF SE 1/4 AND THE END OF THIS DESCRIPTION.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY, FLORIDA BY WARRANTY DEED RECORDED IN O.R. BOOK 3895, PAGE 259, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE N00°37'47"E ALONG THE WEST LINE OF SECTION 11 A DISTANCE OF 1,350.34 FEET; THENCE DEPARTING SAID WESTERLY SECTION LINE RUN N89°18'50"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF JACKSON ROAD; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°18'50"W A DISTANCE OF 177.72 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE ALONG THE FOLLOWING COURSES AND DISTANCES; N00°37'47"E, 300.89 FEET; THENCE S89°18'50"E 177.72 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF RADIO ROAD; THENCE S00°37'47"W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 300.89 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

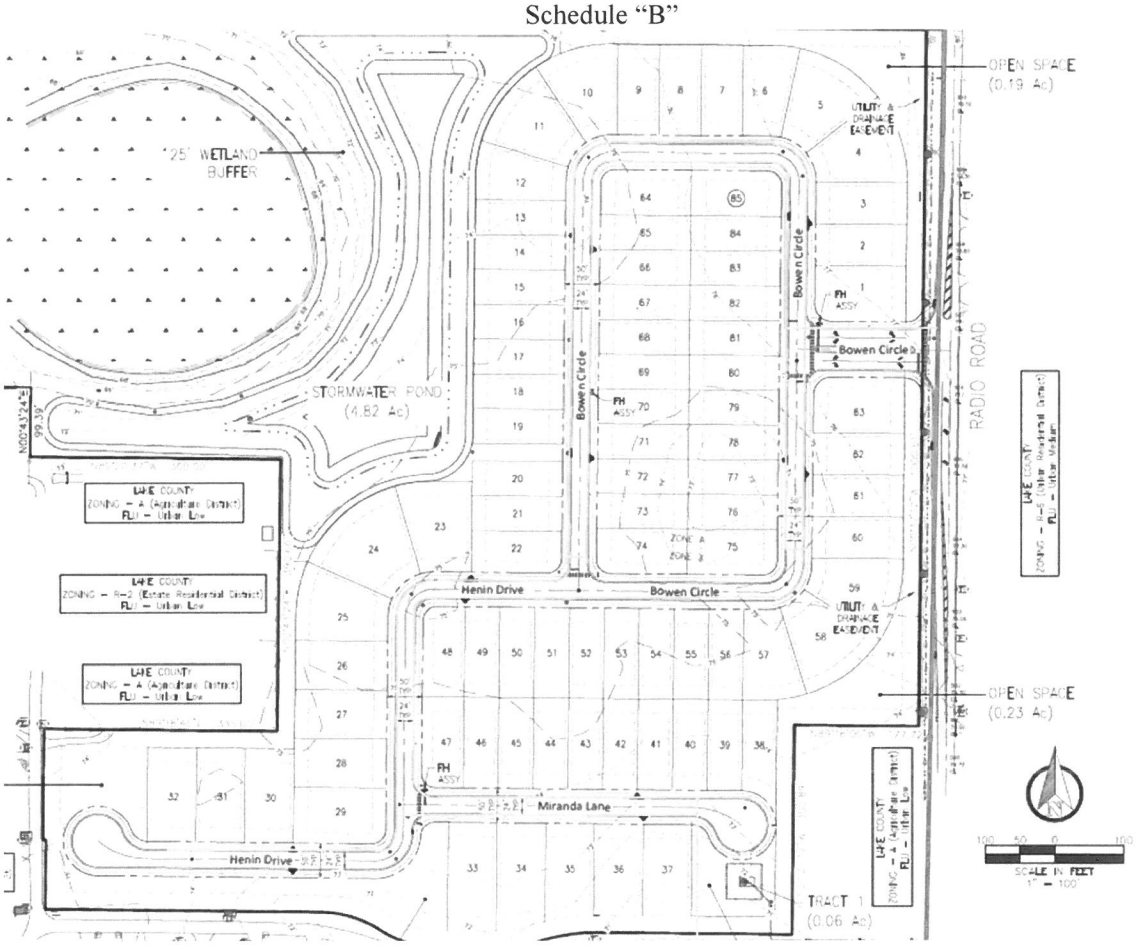
THE NORTH 414 FEET OF LOT 4, BLOCK 13, SILVER LAKE ESTATES, ACCORDING TO THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM PARCELS 2 AND 3 THAT PORTION CONVEYED TO LAKE COUNTY, FLORIDA BY RIGHT OF WAY DEED RECORDED IN O.R. BOOK 970, PAGE 291, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 40 FEET OF THE EAST 528 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 60.27 ACRES, MORE OR LESS.

Schedule "B"


OPEN SPACE
(0.19 Ac)
125' WETLAND
BUFFER
UTILITY & DRAINAGE EASEMENT
STORMWATER POND
(4.82 Ac)
Bowen Circle
Bowen Circle
Bowen Circle
RADIO ROAD
LAKE COUNTY
ZONING – A (Agricultural District)
FLU – Urban Low
LAKE COUNTY
ZONING – R-2 (Estate Residential District)
FLU – Urban Low
LAKE COUNTY
ZONING – A (Agricultural District)
FLU – Urban Low
Henin Drive
Bowen Circle
Miranda Lane
Henin Drive
OPEN SPACE
(0.23 Ac)
TRACT 1
(0.06 Ac)
SCALE IN FEET
1" = 100

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.2.
Meeting Date:	September 9, 2024
From:	Corey Goepfert, (Interim Gas Director)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Traderscove Corporation, regarding offsite development for the provision of natural gas service to the development known as Treasures Trove; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution authorizing the Mayor and City Clerk to execute a gas service agreement between the City of Leesburg and the Traderscove Corporation.

Analysis:
The City of Leesburg is agreeing to provide natural gas service to the Traderscove Corporation, for the development known as Treasures Trove, pursuant to the terms of the Gas Service Agreement. Section 22-27 of the Code of Ordinance requires the owner to utilize natural gas for eighty percent of the planned 110 units within the development. The estimated cost of the infrastructure, which will be fully funded by the developer, is $295,022.15.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The said Developer will place funds totaling $295,022.15 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.	WF1591690 & WF1591706

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A GAS SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND TRADERSCOVE CORPORATION, REGARDING OFFSITE DEVELOPMENT FOR THE PROVISION OF NATURAL GAS SERVICE TO THE DEVELOPMENT KNOWN AS TREASURES TROVE; 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 Traderscove Corporation, regarding offsite development for the provision of natural gas service to the development known as Treasures Trove.

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 on the 9th day of September 2024.

_____
Mayor

ATTEST:

_____
City Clerk

GAS SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this 22 day of August, 2024 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 Traderscove Corporation P.O. Box 940 Winter Park, Florida 32790 hereinafter jointly referred to as "Owner"), sometimes collectively referred to as "Party" or "Parties".

WITNESSETH:

WHEREAS, Owner is the current owner of the following real property located in Leesburg, Lake County, Florida (the "Property"):

See Schedule "A" attached hereto

Parcel Identification Number(s): 01-19-25-0500-00100, 01-19-25-0500-005-00101, 10-19-25-0002-000-00900

WHEREAS, development of the Property has been authorized in accordance with the master plan on file with the City for "Treasures Trove" (the "Development"); and

WHEREAS, Section 22-7 of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner utilize natural gas in connection with development of the Property; and

WHEREAS, the City has agreed to provide natural gas service to the Property 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 Property. 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 hereto as Exhibit "B" 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 (110) units within the Development are equipped with:

A. A natural gas water heater, and a natural gas furnace or Hydro-heat; or

B. A natural gas water heater, and natural gas stove, and natural gas dryer.

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 Property 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 Two Hundred Ninety-Five and Twenty-Two dollars and Fifteen cents ($295,022.15). Fifteen (15) days 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 and Property.

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. The City shall both own and maintain the natural gas system on the Property up to and including the natural gas meter. The natural gas system from the outlet of the gas meter to the appliance

utilizing the natural gas shall be maintained by the Owner and Owner's heirs, successors, or assigns. Notwithstanding anything to the contrary contained herein, to the extent the natural gas system owned and maintained by the City or any part thereof is damaged as a result of the acts, conduct, or failure to act of Owner and/or Owner's agents, employees, representatives, members, managers, shareholders, officers, directors, tenants, contractors, laborers, or material suppliers, or in the event of any deviation from standard service to any existing or proposed natural gas infrastructure occurs, then Owner shall be responsible for paying for all costs, charges, and expenses whatsoever associated with any repairs, reconstruction, and replacements to the natural gas system, including but not limited to, all costs of gas loss resulting from the damage.

7. The Owner shall grant to the City all easements needed to install, operate, maintain, repair, and replace the natural gas pipelines on the Property, including minimum five foot (5') side lot easements, and shall dedicate or otherwise convey those easements to the perpetual use of the City and its successors in interest for the purpose of laying, installing, operating, 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, maintenance, repair, and replacement of any necessary regulator stations and all associated equipment on the Property.

8. 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.

9. 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.

10. 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.

11. 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.

12. If the developer fails to pay the funds required under this Agreement or otherwise defaults under the terms of this agreement, the City is not obligated to install the natural gas infrastructure in the development, may discontinue installation and may terminate this Agreement. In addition, the City may suspend issuance of any and all permits for construction on the Property or within the Development until such time as Owner has paid the amount due and the natural gas service Agreement has been reinstated.

13. 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 out of or otherwise related to this Agreement, venue shall lie only in a state court of competent jurisdiction in Lake County, Florida.

14. 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.

15. 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.

16. 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.

17. This Agreement is binding on and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date herein above written.

CITY OF LEESBURG

BY: _____
James A. Burry, Jr., Mayor

ATTEST:

_____
City Clerk

Approved as to form and content:

_____
City Attorney

BY: _____
Authorized Representative of Developer

Print Name: Jerome Henin

Title: Owner Member

Schedule "A"
01-19-25-0500-005-00100
01-19-25-0500-005-00101
10-19-25-0002-000-00900

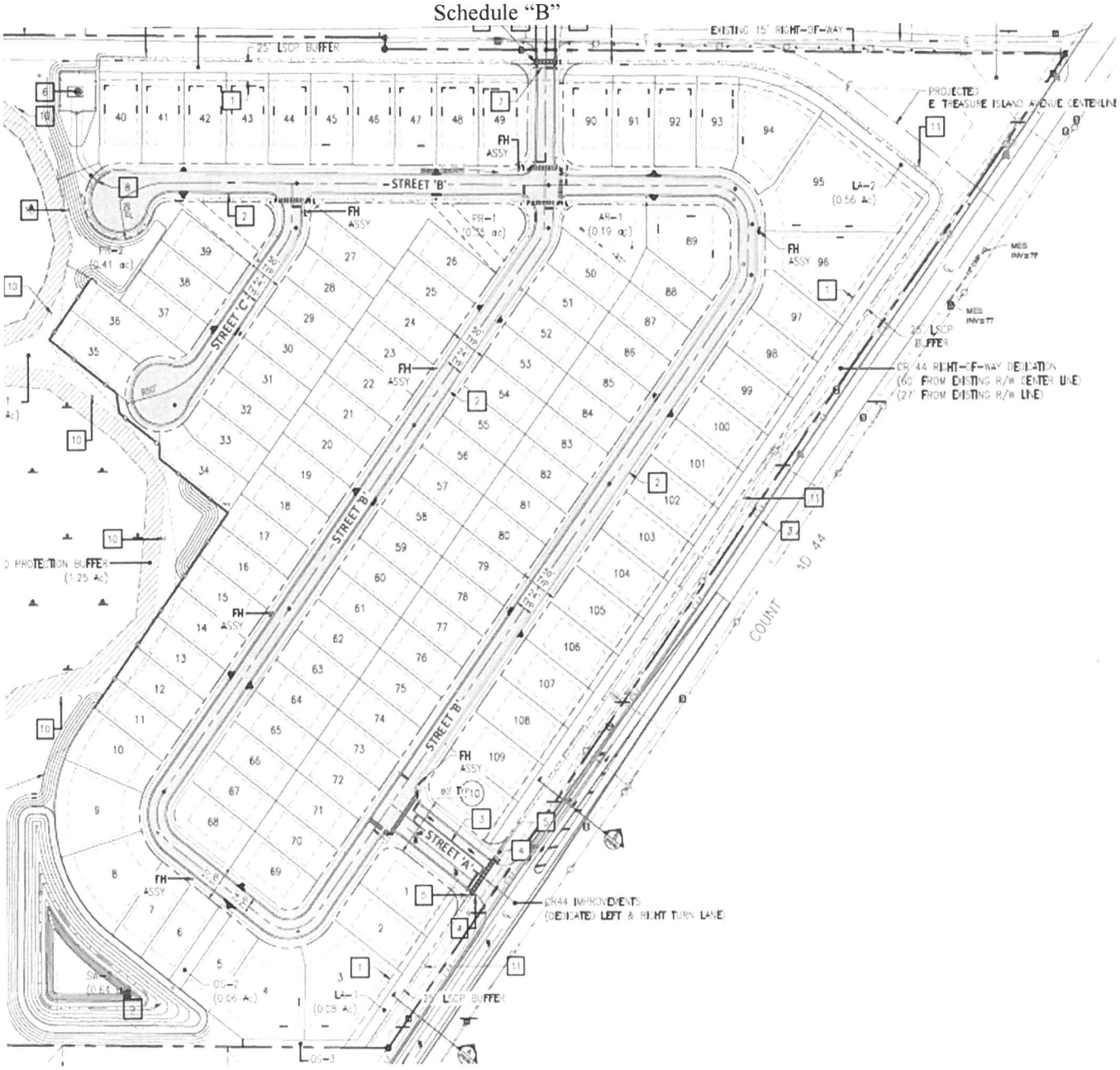
PARCEL 1:
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA.

PARCEL 2:
THAT PART OF LOTS 1 AND 2 LYING WEST OF THE WESTERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 44, LESS THE NORTH 208.71 FEET OF THE WEST 417.42 FEET OF LOT 1, AND ALL OF LOT 3, BLOCK 5, REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 66 THROUGH 69, INCLUSIVE, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:
THE NORTH 208.71 FEET OF THE WEST 417.42 FEET OF LOT 1, BLOCK 5 OF SILVER LAKE ESTATES, ACCORDING TO THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF THE SUBDIVISION OF SILVER LAKE ESTATES, RECORDED IN PLAT BOOK 10, PAGES 66 THROUGH 69, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 55.45 ACRES, MORE OR LESS.

Schedule "B"


EXISTING 15' RIGHT-OF-WAY
25' LSCP BUFFER
PROJECTED
E TREASURE ISLAND AVENUE CENTERLINE
STREET 'B'
STREET 'C'
STREET 'A'
FH ASSY
PR-2 (0.41 ac)
PR-1 (0.25 ac)
AR-1 (0.19 ac)
LA-2 (0.56 Ac)
LA-1 (0.08 Ac)
OS-2 (0.05 Ac)
OS-3
PROTECTION BUFFER (1.25 Ac)
CR 44 RIGHT-OF-WAY DEDICATION
(60' FROM EXISTING R/W CENTER LINE)
(27' FROM EXISTING R/W LINE)
CR44 IMPROVEMENTS
(DEDICATED LEFT & RIGHT TURN LANE)
COUNTY RD 44
MES INV=77

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: September 9, 2024

From: Corey Goepfert, (Interim Gas Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Swan Capital Partners, LLC, regarding offsite development for the provision of natural gas service to the development known as Morningside at Silver Lake; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution authorizing the Mayor and City Clerk to execute a gas service agreement between the City of Leesburg and Swan Capital Partners, LLC.

Analysis:
The City of Leesburg is agreeing to provide natural gas service to Swan Capital Partners, LLC, for the development known as Morningside at Silver Lake, pursuant to the terms of the Gas Service Agreement. Section 22-27 fo the Code of Ordinances requires the owner to utilize natural gas for eighty percent of the planned 144 units within the development. The estimated cost of the infrastructure, which will be fully funded by the developer, is $368,916.36

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The said Developer will place funds totaling $368,916.36 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.	WF1588050 & WF1588056

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A GAS SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND SWAN CAPITAL PARTNERS, LLC, REGARDING OFFSITE DEVELOPMENT FOR THE PROVISION OF NATURAL GAS SERVICE TO THE DEVELOPMENT KNOWN AS MORNINGSIDE AT SILVER LAKE; 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 Swan Capital Partners, LLC, regarding offsite development for the provision of natural gas service to the development known as Morningside at Silver Lake.

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 on the 9th day of September 2024.

_____
Mayor

ATTEST:

_____
City Clerk

GAS SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2024 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 Swan Capital Partners, LLC 1600 East 8th Avenue Ste. A200 Tampa, Florida 3305 (hereinafter jointly referred to as "Owner"), sometimes collectively referred to as "Party" or "Parties".

WITNESSETH:

WHEREAS, Owner is the current owner of the following real property located in Leesburg, Lake County, Florida (the "Property"):

See Schedule "A" attached hereto

Parcel Identification Number(s): 01-19-25-0500-018-00701, 01-19-25-0500-028-00100, 01-19-25-0500-028-00500

WHEREAS, development of the Property has been authorized in accordance with the master plan on file with the City for "Morningside at Silver Lake" (the "Development"); and

WHEREAS, Section 22-7 of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner utilize natural gas in connection with development of the Property; and

WHEREAS, the City has agreed to provide natural gas service to the Property 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 Property. Owner shall be responsible for installing and connecting all natural gas appliances to the outlet of City gas meters. A map of the

EKS

Development is attached hereto as Exhibit "B" 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 (144) units within the Development are equipped with:

A. A natural gas water heater, and a natural gas furnace or Hydro-heat; or

B. A natural gas water heater, and natural gas stove, and natural gas dryer.

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 Property 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 Three Hundred Sixty Eight Thousand Nine Hundred and Sixteen dollars and Thirty Six cents (368,916.36). Fifteen (15) days 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 and Property.

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. The City shall both own and maintain the natural gas system on the Property up to and including the natural gas meter. The natural gas system from the outlet of the gas meter to the appliance

EKS

utilizing the natural gas shall be maintained by the Owner and Owner's heirs, successors, or assigns. Notwithstanding anything to the contrary contained herein, to the extent the natural gas system owned and maintained by the City or any part thereof is damaged as a result of the acts, conduct, or failure to act of Owner and/or Owner's agents, employees, representatives, members, managers, shareholders, officers, directors, tenants, contractors, laborers, or material suppliers, or in the event of any deviation from standard service to any existing or proposed natural gas infrastructure occurs, then Owner shall be responsible for paying for all costs, charges, and expenses whatsoever associated with any repairs, reconstruction, and replacements to the natural gas system, including but not limited to, all costs of gas loss resulting from the damage.

7. The Owner shall grant to the City all easements needed to install, operate, maintain, repair, and replace the natural gas pipelines on the Property, including minimum five foot (5') side lot easements, and shall dedicate or otherwise convey those easements to the perpetual use of the City and its successors in interest for the purpose of laying, installing, operating, 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, maintenance, repair, and replacement of any necessary regulator stations and all associated equipment on the Property.

8. 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.

9. 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.

10. 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

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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.

11. 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.

12. If the developer fails to pay the funds required under this Agreement or otherwise defaults under the terms of this agreement, the City is not obligated to install the natural gas infrastructure in the development, may discontinue installation and may terminate this Agreement. In addition, the City may suspend issuance of any and all permits for construction on the Property or within the Development until such time as Owner has paid the amount due and the natural gas service Agreement has been reinstated.

13. 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 out of or otherwise related to this Agreement, venue shall lie only in a state court of competent jurisdiction in Lake County, Florida.

14. 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

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promise, undertaking, representation or agreement of the other party, except as specifically set forth within the four corners of this instrument.

15. 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.

16. 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.

17. This Agreement is binding on and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date herein above written.

CITY OF LEESBURG

BY: _____
James A. Burry, Jr., Mayor

ATTEST:

_____
City Clerk

Approved as to form and content:

_____
City Attorney

BY: Eric Swanson
Authorized Representative of Developer

Print Name: Eric Swanson

Title: Manager

Schedule "A"

Parcel Identification Number(s): 01-19-25-0500-018-00701, 01-19-25-0500-028-00100, 01-19-25-0500-028-00500

PARCEL 1:

LOTS 7, 8, 13 AND 14, OF BLOCK 18, OF SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66 THROUGH 69, ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS THAT PART OF SAID LOT 7, BLOCK 18, OF SILVER LAKE ESTATES, DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER OF LOT 7, BLOCK 18, OF SILVER LAKE ESTATES, AND RECORDED IN PLAT BOOK 10, PAGES 66 THROUGH 69, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING RUN NORTH 89° 59' 02" WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 600.13 FEET, THENCE SOUTH 71° 56' 19" EAST 545.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 44, SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2910.01 FEET AND A RADIAL BEARING OF NORTH 66 DEGREES 08' 38" WEST, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 41' 37" A DISTANCE OF 187.60 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THAT PART CONVEYED TO LAKE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1425, PAGE 2224, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

LOTS 1, 2, 3 AND 4, OF BLOCK 28, IN ACCORDANCE WITH THE RE-SUBDIVISION OF THE SUBDIVISION MADE BY SILVER LAKE ESTATES OF LANDS IN SECTIONS I, 3, 9, IO, 11, 14, 15, 16, 21 AND 22, TOWNSHIP 19 SOUTH, RANGE 25 EAST, OF LAKE COUNTY, STATE OF FLORIDA, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF DEEDS OF SAID COUNTY AS DOCUMENT NO. 1787, AND RECORDED IN PLAT BOOK NO. 5 OF RECORDS ON PAGES 1 AND 2, AND REVISED AND CORRECTED PLAT OF SILVER LAKE ESTATES RECORDED IN PLAT BOOK 10, PAGES 66 TO 69 INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT PORTIONS OF LOTS I AND 4, OF BLOCK 28 IN SILVER LAKE ESTATES, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SILVER LAKE ESTATES RECORDED IN PLAT BOOK 10, PAGES 66 TO 69 INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBED AS: FROM THE SOUTHEAST COMER OF LOT 6, BLOCK 28, RUN NORTH 19°28'20" EAST ALONG THE WESTERLY LINE OF LOTS 1 AND 4 A DISTANCE OF 1007.70 FEET; THENCE SOUTH 16°40'20" WEST FOR 991.44 FEET; THENCE SOUTH 89°39'20" WEST ALONG AN EXTENSION OF THE SOUTH LINE OF LOT 6 OF BLOCK 28 FOR 51.49 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN STATE ROAD RIGHT OF WAY AS ESTABLISHED AND IN USE.

AND INCLUDING

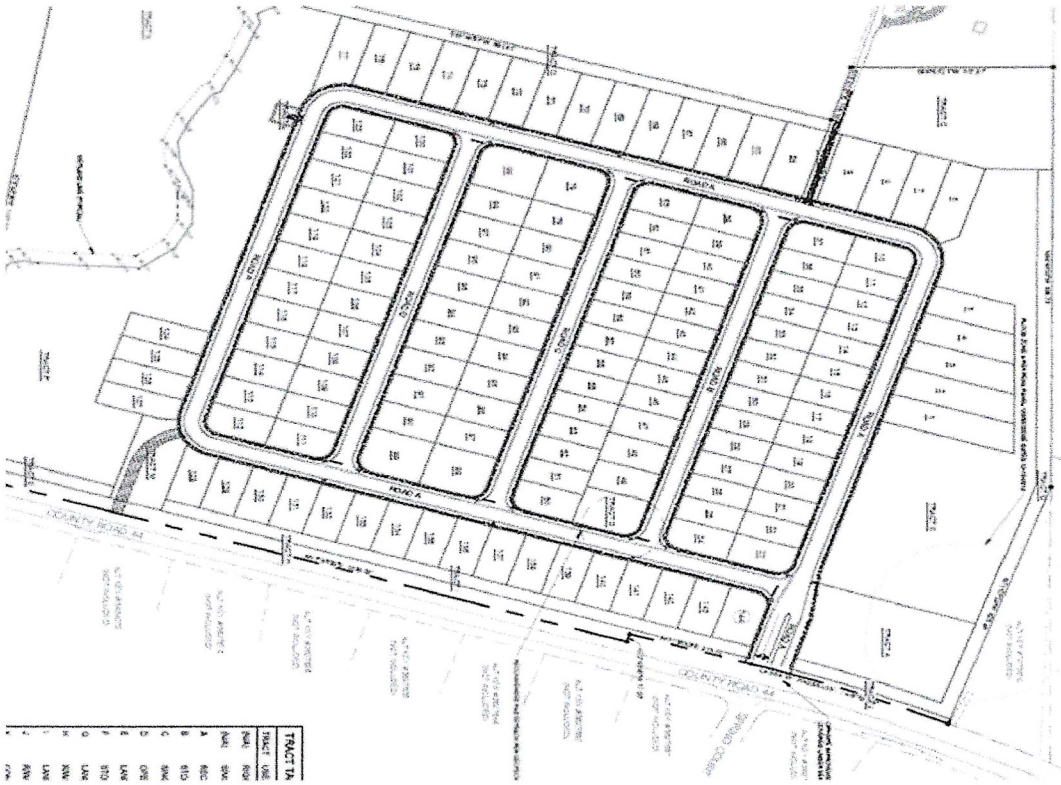
LOT 5, BLOCK 28, ACCORDING TO THE RE-SUBDIVISION OF THE SUBDIVISION OF SILVER LAKE ESTATES FILED IN PLAT BOOK 5, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF LAKE COUNTY, AND AS REVISED AND CORRECTED PLAT OF SILVER LAKE ESTATES RECORDED IN PLAT BOOK I 0, PAGES 66 TO 69 INCLUSIVE, OF SAID RECORDS. LESS AND EXCEPT ANY PORTION LYING WITHIN STATE ROAD RIGHT OF WAY AS ESTABLISHED AND IN USE.

AND

SILVER LAKE ESTATES LOT 5 BLK 28 BEING IN SEC 16-19-25 PB 10 PGS 66-69 ORB 4188 PG 2195 ORB 4353 PG 127

EKS

Schedule "B"



EKS

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.4.
Meeting Date:	September 9, 2024
From:	Corey Goepfert, (Interim Gas Director)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from David A. Knowles and Cheryl B. Knowles, Trustees of the Knowles Family Trust dated September 30, 2009, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution for a Utility Easement from David A. and Cheryl B Knowles, as Trustees of the Knowles Family Trust dated September 30, 2009, on the property described therein.

Analysis:
The Knowles are granting a Utility Easement to the City of Leesburg, Florida for the construction, installation, alteration, operation, repair, maintenance, and replacement of utility improvements, specifically natural gas, and related facilities.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING A UTILITY EASEMENT TO THE CITY OF LEESBURG FROM DAVID A. KNOWLES AND CHERYL B. KNOWLES, TRUSTEES OF THE KNOWLES FAMILY TRUST DATED SEPTEMBER 30, 2009, FOR THE PURPOSE OF GRANTING THE CITY AN EASEMENT OVER THE PROPERTY DESCRIBED THEREIN; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Utility Easement granted to the City of Leesburg by David A. Knowles and Cheryl B. Knowles, Trustees of The Knowles Family Trust Dated September 30, 2009, for the purpose of granting the City a Utility Easement over, under, upon, across, through and within the real property described in the document, is hereby accepted.

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 on the 9th day of September 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Prepared by/return to:
Jennifer M. Cotch, Esq.
Stone & Gerken, P.A.
4850 N. Highway 19A
Mount Dora, Florida 32757

UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT ("**Easement**") on this 26 day of August, 2024 is hereby granted by **DAVID A. KNOWLES AND CHERYL B. KNOWLES, TRUSTEES OF THE KNOWLES FAMILY TRUST DATED SEPTEMBER 30, 2009,** whose mailing address is 603 Cascade Avenue, Leesburg, Florida 34748 ("**GRANTOR,**") to the **CITY OF LEESBURG, FLORIDA,** whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630, and its successors and assigns ("**GRANTEE**");

WITNESSETH:

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation, alteration, operation, repair, maintenance, and replacement of utility improvements, including but not limited to water, wastewater, reclaimed water lines, natural gas and electricity and related facilities (the "**Facilities**"), under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the "**Easement Area**" to wit:

SEE THE SKETCH OF DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the Facilities; (b) the right to decrease or increase, or to change the quantity and type of, the Facilities; (c) the right to clear the Easement Area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the Facilities; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation, and maintenance of the facilities and for the enjoyment and use of such Easement for the purposes described above. Such easement rights shall include any temporary construction easement over and across such property as is necessary to the proper use and enjoyment of any right granted herein.

GRANTOR shall not erect, construct, or create any buildings, structures, or obstacles within the Easement Area that interfere with **GRANTEE'S** rights as described herein or install any landscaping with root systems that may damage the Facilities; however, **GRANTOR** may use the surface of the Easement Area in any manner that does not interfere with the rights granted to **GRANTEE** herein, which shall specifically include usage as and for roadways, parking areas, sidewalks, curbs, and sodding. **GRANTEE** will repair and/or replace any roadways, parking areas, sidewalks, curbs, and sodding in the Easement Area that is damaged in connection with any maintenance or repairs made by **GRANTEE** to the Facilities. **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

GRANTOR warrants and covenants that **GRANTOR** is lawfully seized and in possession of the real property underlying the Easement Area, as specifically described and depicted in Exhibit "A" attached hereto, and has the right to convey this Easement, and that **GRANTEE**, its successors, successors-in-title and assignees shall have quiet and peaceful possession, use, and enjoyment of this Easement. The rights, privileges, and burden of the Easement granted herein shall be a covenant running with the land and the rights and duties shall descend to the parties' successors and assigns. **GRANTEE** shall include **GRANTEE'S** agents, contractors, subcontractors, licensees, franchisees, employees, and other parties associated with Grantee in furtherance of the purposes herein set forth.

IN WITNESS WHEREOF, this Easement has been executed by **GRANTOR** on the day and year first above written.

WITNESSES:

Lisa Riff
Signature
Lisa Riff
Printed Name
4860 SE 111th Lane, Belleview Fl
Address

Susan M. James
Signature
SUSAN M JAMES
Printed Name
1520 Normandy Way
Address Leesburg, FL 34748

GRANTOR:

DAVID A. KNOWLES AND CHERYL B. KNOWLES, TRUSTEES OF THE KNOWLES FAMILY TRUST DATED SEPTEMBER 30, 2009.

By: _____
David A. Knowles, as Trustee

By: _____
Cheryl B. Knowles, as Trustee

STATE OF FLORIDA
COUNTY OF Lake.

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 26 day of August., 2024, by **DAVID A. KNOWLES AND CHERYL B. KNOWLES**, TRUSTEES OF THE KNOWLES FAMILY TRUST DATED SEPTEMBER 30, 2009, who are [_] personally known to me or [_] who produced the following identification:

_____
Notary Public Signature
Kelly D Newsome.
Notary Public Name

My Commission Number:
My Expiration Date: (seal)

Notary Public State of Florida
Kelly D Newsome
My Commission
HH 267428
Exp. 5/23/2026

EXHIBIT "A"

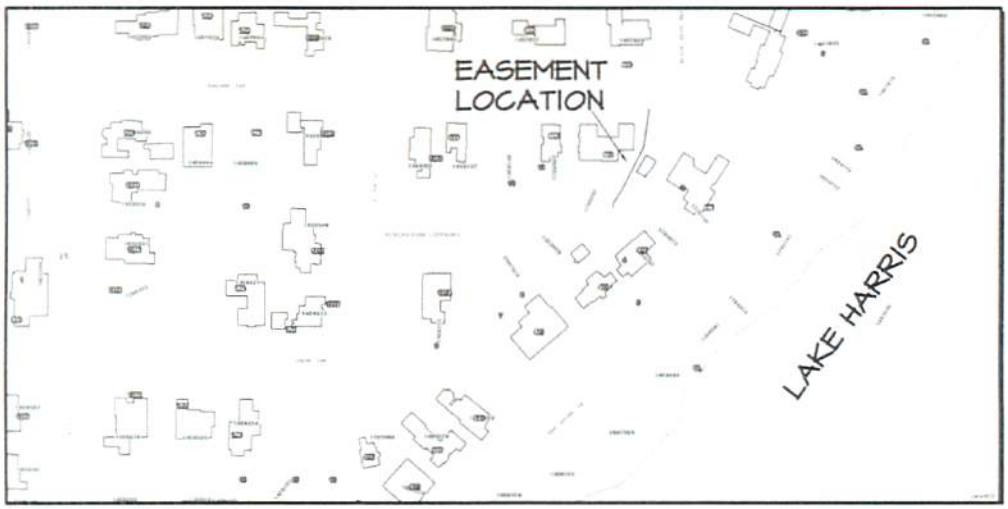
SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

DESCRIPTION:

A 10.00 FEET WIDE UTILITY EASEMENT BEING A PORTION OF LOTS 1, 2, 3 AND 14, BLOCK 7, OF THE RECORD PLAT OF THE AMENDED MAP OF PALMORA PARK, RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING IN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 7, OF THE RECORD PLAT OF THE AMENDED MAP OF PALMORA PARK, RECORDED IN PLAT BOOK 5, PAGE 5, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING A 4 INCH SQUARE CONCRETE MONUMENT; THENCE S. 84°59'15" E., ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 7, A DISTANCE OF 43.58 FEET TO THE POINT OF BEGINNING OF THIS 10.00 FEET WIDE UTILITY EASEMENT; THENCE FROM SAID POINT OF BEGINNING, CONTINUE S. 84°59'15" E., ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 7, A DISTANCE OF 10.00 FEET; THENCE S. 00°49'46" W., DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 29.75 FEET; THENCE S. 09°20'55" W., A DISTANCE OF 26.33 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3826, PAGE 1760, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. 25°11'45" W., ALONG SAID EAST LINE, A DISTANCE OF 28.38 FEET; THENCE S. 29°46'47" W., DEPARTING FROM SAID EAST LINE, A DISTANCE OF 13.30 FEET; THENCE S. 35°59'40" W., A DISTANCE OF 23.54 FEET; THENCE S. 13°20'33" E., A DISTANCE OF 2.79 FEET TO A POINT ON THE SOUTHERLY LOT LINE OF LOT 14, BLOCK 7, OF SAID RECORD PLAT OF THE AMENDED MAP OF PALMORA PARK; THENCE S. 61°52'01" W., ALONG SAID SOUTHERLY LINE OF SAID LOT 14, BLOCK 7, A DISTANCE OF 10.34 FEET; THENCE N. 13°20'33" W., DEPARTING FROM SAID SOUTHERLY LINE, A DISTANCE OF 10.02 FEET; THENCE N. 35°59'40" E., A DISTANCE OF 27.59 FEET; THENCE N. 29°46'47" E., A DISTANCE OF 12.36 FEET; THENCE N. 25°11'45" E., A DISTANCE OF 26.59 FEET; THENCE N. 09°20'55" E., A DISTANCE OF 24.20 FEET; THENCE N. 00°49'46" E., A DISTANCE OF 28.87 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
(NOT TO SCALE)

NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 14, BLOCK 7, OF THE AMENDED MAP OF PALMORA PARK, AS BEING S. 84°59'56" E., ASSUMED MERIDIAN.

2) LANDS SHOWN HEREON HERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.

3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.

4) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.

5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION SHOWN HEREON AS REQUIRED BY CHAPTER 5J-17, STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND.

SKETCH OF DESCRIPTIONS
OF 10.00' WIDE UTILITY EASEMENT
certified to:
MARTIN G. & DIANNE W. BOYD
and
CITY OF LEESBURG

SHEET 1 OF 2 SHEETS
(SEE SHEET 2 OF 2 FOR SKETCH)

DRAWN BY	D.C.W.	DATE	08/20/24
CHECKED BY	R.W.H.	DRAWING NO.	B-18742
FILE	SURVEY24\24-855	SHEET	2 OF 2

DOUGLAS G. WADE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4685

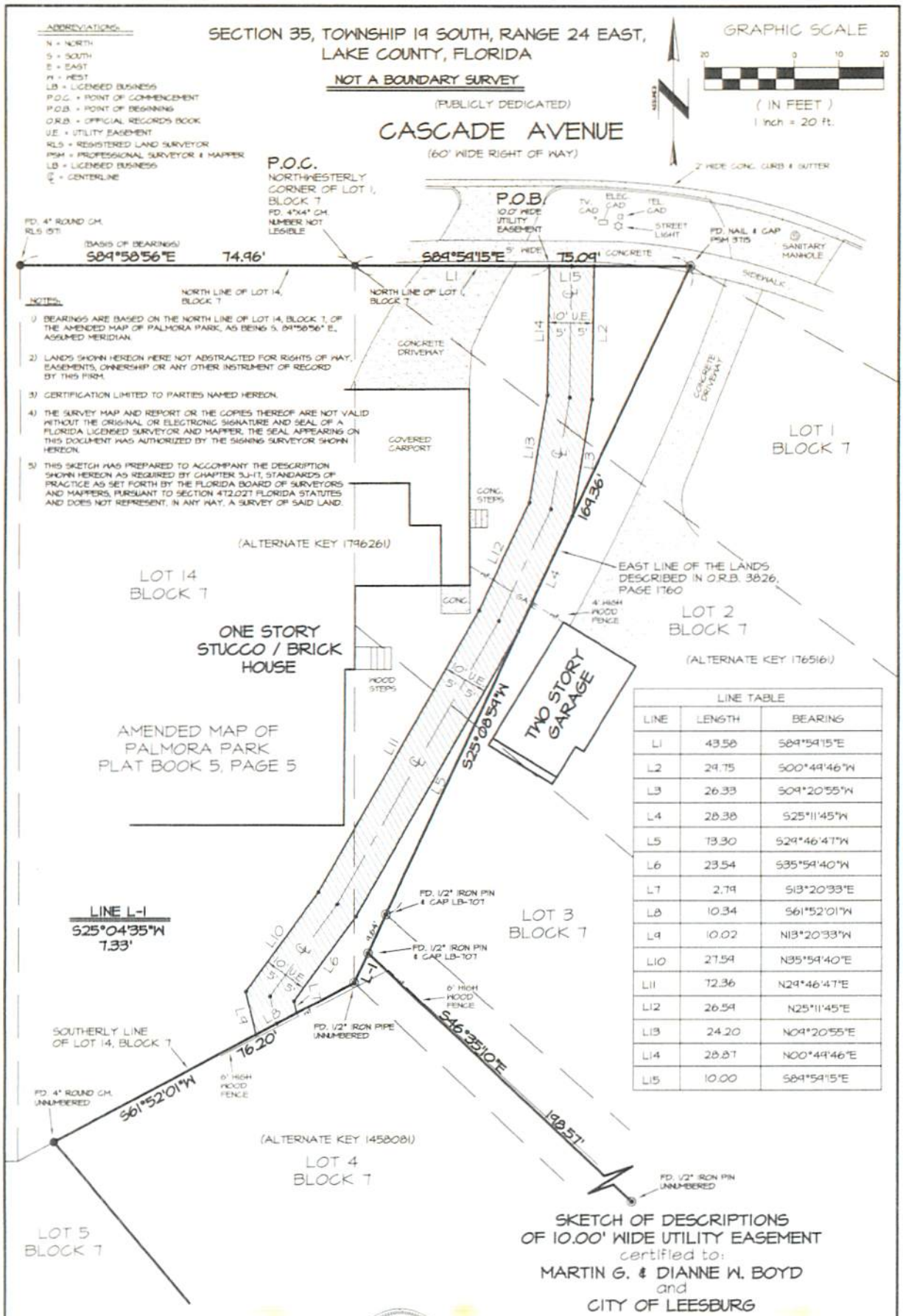
PHONE: (352)753-6511 FAX: (352)753-0374
WSI PROFESSIONAL SURVEYING & MAPPING
WADE SURVEYING, INC.
LB-6514
1608 TRACY AVENUE LADY LAKE, FLORIDA 32159

ABBREVIATIONS:
N = NORTH
S = SOUTH
E = EAST
W = WEST
LB = LICENSED BUSINESS
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK
U.E. = UTILITY EASEMENT
RLS = REGISTERED LAND SURVEYOR
PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
℄ = CENTERLINE

SECTION 35, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.



NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 14, BLOCK 7, OF THE AMENDED MAP OF PALMORA PARK, AS BEING S. 84°58'56" E., ASSUMED MERIDIAN.

2) LANDS SHOWN HEREON HERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.

3) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.

4) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR SHOWN HEREON.

5) THIS SKETCH WAS PREPARED TO ACCOMPANY THE DESCRIPTION SHOWN HEREON AS REQUIRED BY CHAPTER 5J-17, STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND.

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.58	S84°54'15"E
L2	29.75	S00°49'46"W
L3	26.33	S09°20'55"W
L4	28.38	S25°11'45"W
L5	73.30	S29°46'47"W
L6	23.54	S35°54'40"W
L7	2.79	S13°20'33"E
L8	10.34	S61°52'01"W
L9	10.02	N13°20'33"W
L10	27.59	N35°54'40"E
L11	72.36	N29°46'47"E
L12	26.59	N25°11'45"E
L13	24.20	N09°20'55"E
L14	28.87	N00°49'46"E
L15	10.00	S84°54'15"E

SKETCH OF DESCRIPTIONS OF 10.00' WIDE UTILITY EASEMENT

certified to:

MARTIN G. & DIANNE W. BOYD
and
CITY OF LEESBURG

SHEET 2 OF 2 SHEETS
(SEE SHEET 1 OF 2 FOR DESCRIPTION)

DOUGLAS C. WADE CERTIFICATE No. 4665 STATE OF FLORIDA

PHONE: (352)753-6511 FAX: (352)753-0374
WSI PROFESSIONAL SURVEYING & MAPPING

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.5.
Meeting Date:	September 9, 2024
From:	Al Minner, (City Manager)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Commercial Lease Agreement between the City of Leesburg and the Melon Patch Players, Inc.; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the lease between the Melon Patch Theater (MP) and City for use of the Tropic on Main Street.

Analysis:
This is a 50-year lease between the City and MP for use of the Tropic Theater which has been recently purchased by the City. The action allows the MP to use this facility and then they plan to sell the existing MP Theater to the First Baptist Church. The lease provides a lump sum payment of $150,000 to the City.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A COMMERCIAL LEASE AGREEMENT BETWEEN THE CITY OF LEESBURG AND THE MELON PATCH PLAYERS, INC.; 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 to execute an agreement with Melon Patch Players, Inc., whose address is 311 N. 13th Street, Leesburg, Florida 34748, for leasing a portion of the property at 122 West Main Street, Leesburg, Florida.

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 on the 9th day of September 2024.

_____
Mayor

ATTEST:

_____
City Clerk

COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE (the "Lease") is made and entered into on the ___ day of _____, 2024, by and between **THE CITY OF LEESBURG, FLORIDA,** a Florida municipal corporation, whose address is 501 West Meadow Street, Leesburg, Florida 34748 (the "Landlord") and **MELON PATCH PLAYERS, INC.,** a Florida not for profit corporation, a Florida limited liability company whose address is 311 N. 13th Street, Leesburg, Florida 34748 (the "Tenant")..

WITNESSETH:

WHEREAS, Landlord is owner of the improved real property located at 122 West Main Street, described more particularly on Exhibit "A" attached hereto (hereinafter referred to as the "Property"); and

WHEREAS, Tenant desires to lease the portion of the Property from Landlord identified on Exhibit "B" attached hereto (the "Premises" and/or "Leased Premises"), pursuant to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing and of the mutual promises of the parties hereto, Landlord and Tenant hereby agree as follows:

1. PREMISES. In consideration of the rent hereinafter reserved and of the covenants hereinafter contained, Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, the Leased Premises for the purpose of operating a theatre and performance art center (the "Permitted Use").

2. TERM. The term of this Lease shall be for a term of approximately fifty (50) years which term shall commence on September 10, 2024 and shall terminate on December 31, 2074 at 11:59 p.m. Eastern Standard Time (the "Term"), unless sooner terminated in accordance with the terms and conditions hereof or applicable Florida law, or unless extended by subsequent written agreement executed by the parties hereto.

3. RENT. The total rent due and payable to Landlord by Tenant is the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 US DOLLARS ($150,000.00), which rent shall be paid to Landlord in a lump sum due no later than January 15, 2025, time being of the essence. The rent paid to Landlord shall be non-refundable.

4. TAXES.

a. Sales Tax and Personal Property Taxes. In addition to rent, Tenant shall pay all applicable sales tax [GW1]due in connection with each payment of rent to Landlord. Tenant shall solely be responsible for any [GW2] intangible and/or personal property taxes assessed or imposed in connection with Tenant's use and operation of the Premises, as well as all business tax receipts or similar occupancy license charges due in connection with Tenant's occupancy or use of the Premises.

b. Real Estate Taxes. Tenant shall be responsible for paying all ad valorem and non-ad valorem assessments imposed against the Leased Premises and Landlord shall be responsible for paying all ad valorem and non-ad valorem assessments imposed against the other portions of the Property, if any. Landlord shall furnish applicable tax bills to Tenant and Tenant shall promptly pay such bills directly to the relevant taxing or assessing authority.

5. SECURITY DEPOSIT. Tenant shall not be required to pay Landlord a security deposit in connection with this Lease.

6. USE.

a. Permitted Use. Tenant shall continuously use and occupy the Premises only for the Permitted Use of the Premises to the extent not prohibited by covenants or restrictions imposed on the Property or prohibited by applicable codes, ordinances, statutes, laws, rules, or regulations of any governmental body with jurisdiction over the Premises, in keeping with first-class standards of quality, respect, decorum, integrity, finesse, and stability. Tenant shall not use or permit or suffer the use of the Premises for any other business or purpose except as stated in Section

1 of this Lease absent written approval from Landlord, which approval will not be unreasonably withheld. Tenant is solely responsible for confirming that Tenant's intended use of the Premises, and the Permitted Use, is permitted by law and any applicable recorded covenants or restrictions, and for obtaining all licenses, approvals, and permits for its intended use, which licenses, approvals, and permits are not conditions to this Lease or Tenant's obligations under this Lease. Tenant shall conduct its business in the Premises solely under Tenant's name. The agreements of Tenant concerning limitations on the use of the Premises, as set forth in this Lease, are a material inducement to Landlord in entering into this Lease.

b. No Offensive or Illegal Use. No use of the Premises during the Lease Term shall be offensive to the neighborhood or surrounding properties by reason of odor, fumes, noise, or traffic; no illegal activity or activity that will result in the sale or storage of counterfeit goods or merchandise shall be conducted on the Premises by Tenant or by anyone claiming the right to use the Premises by or through Tenant; and no activities on the Premises shall be permitted by Tenant, or by anyone claiming the right to use the Premises by or through Tenant, which are, in the sole discretion of Landlord, immoral or lewd or capable of subjecting the Premises to an unfavorable reputation or reducing the sale or rental value of the Premises. Tenant shall not use the Premises for any activities involving, directly or indirectly, the use, generation, treatment, storage or disposal of any hazardous or toxic chemical, material, substance or waste ("Hazardous Material"), and the Premises will be used only in compliance with any and all environmental laws, rules and regulations applicable thereto. Landlord shall have the right, but not the duty, to inspect the Premises and conduct tests thereon should Landlord have a reasonable belief there is Hazardous Material on the Premises. In the event tests indicate the presence of such Hazardous Material, and Tenant has not removed the Hazardous Material on demand, Landlord shall have the right to immediately enter the Premises to remedy any contamination found thereon. In exercising its rights herein, Landlord shall use reasonable efforts to minimize interference with Tenant's business, but such entry shall not constitute an eviction of Tenant, in whole or in part, and Landlord shall not be liable for any interference, loss, or damage to Tenant's property or business caused thereby, provided such contamination is not caused by or the result of Landlord's actions. If any lender or governmental agency shall ever require testing to ascertain whether there has been a release of Hazardous Material, then the reasonable costs thereof shall be reimbursed by Tenant to Landlord upon demand as additional Rent if such requirement arose because of Tenant's storage or use of Hazardous Material on the Premises. Tenant shall execute affidavits, representations and the like from time to time, at Landlord's reasonable request, concerning Tenant's best actual knowledge and belief regarding the presence of any Hazardous Material on the Premises or Tenant's intent to store or use Hazardous Material on the Premises. Any cure periods for a default by Tenant under this Lease shall not be applicable to a default by Tenant of the terms of this section.

7. ASSIGNMENT OR SUBLETTING. Tenant may not transfer any of its rights under this Lease, voluntarily or involuntarily, whether by merger, consolidation, dissolution, revocation, operation of law, or any other manner (any of which, a "transfer"), without Landlord's written consent, which may be withheld in Landlord's sole and absolute discretion or conditioned on further consideration. Without limiting the generality of the foregoing, Tenant may not sublease, assign, mortgage, encumber, permit the transfer of direct or indirect ownership or control of the business entity comprising Tenant, or permit any portion of the Premises to be occupied by third parties. Any transfer by Tenant in violation of this article shall be a material violation of this Lease subjecting the same to immediate termination and/or shall at Landlord's option, be void. Landlord may assign any or all of its rights under this Lease without permission of or prior notice to Tenant. If Landlord assigns this Lease to a successor who expressly assumes the obligations of Landlord, Landlord shall automatically be released from all of its obligations and liabilities hereunder.

8. INSURANCE.

a. Tenant's Insurance. Tenant shall obtain and keep in full force and effect the following insurance coverages: (i) commercial general liability insurance, including contractual liability, on an occurrence basis, on the

then most current Insurance Services Office ("ISO") form or its equivalent in the minimum amounts of $1 million per occurrence, $2 million general aggregate, including Designated Location(s) General Aggregate Limit; (ii) fire and extended coverage on the Premises and on its contents, including any Alterations or improvements made by Tenant; (iii) plate glass insurance; and (iv) such other insurance as may be reasonably required by Landlord. Tenant's insurance shall provide primary and non-contributory coverage to the Landlord when any policy issued to any Landlord provides duplicate or similar coverage, and in such circumstance, Landlord's policy will be excess over Tenant's policy. None of Tenant's policies may have any deductibles, or any self-insured retentions. All insurance policies shall name the Landlord as an additional insured, and Tenant shall furnish evidence of such insurance naming Landlord as an additional insured within five (5) days of any request by Landlord for such information. Coverage amounts for the liability insurance may be increased periodically in accordance with industry standards for similar properties. Considering the length of the Term, Tenant understands agrees and acknowledges that Landlord may alter these insurance requirements from time-to-time by providing written notice to Tenant in which case Tenant shall promptly comply with such modified insurance requirements.

b. Landlord's Insurance. Landlord may insure the Property and/or Premises and building against loss or damage by fire or other casualty to the extent of the full insurable value of the building, including all improvements, Alterations, additions and changes made by Landlord or Tenant, however, such insurance is solely for the benefit of Landlord. Landlord has no duty or obligation to procure or maintain insurance coverage for the benefit of Tenant or any other parties.

9. DEFAULT.

a. Events of Default. Each of the following shall be an event of default under this Lease: (a) Tenant fails to make any payment of rent or sales tax when due; (b) Tenant violates any requirement under the Use article of this Lease; (c) Tenant becomes bankrupt or insolvent or makes a general assignment for the benefit of creditors or takes the benefit of any insolvency act, or if any debtor proceedings are taken by or against Tenant; (d) a receiver or trustee in bankruptcy is appointed for the Tenant's property and the appointment is not vacated and set aside within 60 days from the date of the appointment; (e) Tenant rejects this Lease in any bankruptcy, insolvency, reorganization, or arrangement proceedings under the Bankruptcy Code or any State insolvency laws; (f) Tenant ceases to conduct any business operations at the Premises for a period of 30 consecutive days; (g) Tenant, before the expiration of the Lease Term, and without the written consent of Landlord, vacates the Premises or abandons possession of the Premises; (h) the leasehold estate granted to Tenant by this Lease is taken on execution or other legal process; (i) Tenant transfers this Lease in violation of the Assignment or Subletting article; (j) Tenant fails to deliver an estoppel certificate or subordination agreement within the time periods required by this Lease; (k) if Tenant is a franchisee, Tenant's franchise agreement is terminated; (m) Tenant fails to maintain insurance; or (n) Tenant fails to perform any other obligation under this Lease or otherwise violates any provision of this Lease.

b. Remedies. If Tenant defaults in the payment of rent and/or sales tax and said default continues for a period of three (3) days after delivery of written notice from Landlord to Tenant in which Landlord demands that Tenant either (a) make payment of the rent and/or sales tax, that is due or (b) deliver possession of the Premises to Landlord, Landlord may terminate Tenant's right to possession and may declare immediately due and payable all rent and sales tax, for the balance of the then-existing term of the Lease. If Tenant defaults under any of the other obligations of Tenant under this Lease, and said default continues for a period of fifteen (15) days after Landlord has delivered to Tenant written notice of the existence of said default or if said default is a repeat violation within twelve (12) months, Landlord may terminate this Lease, and may declare immediately due and payable all rent and sales tax, for the balance of the then-existing term of the Lease. The foregoing remedies are not intended to limit Landlord's remedies and are available and exercisable by Landlord in addition to any and all other remedies provided under Florida law. Notwithstanding the foregoing, this Lease shall be terminated immediately, without notice to Tenant, in the event Tenant becomes bankrupt, or files any proceedings as debtor, or takes or has taken against it any action or proceeding in bankruptcy or insolvency, or for reorganization or appointment of a trustee of all or a portion of Tenant's property; or if Tenant makes an assignment for the benefit of any creditor(s).

c. Landlord's Right to Perform. If Tenant defaults, Landlord may, but shall have no obligation to, perform the obligations of Tenant, and if Landlord, in doing so, makes any expenditures or incurs any obligation for the payment of money, including reasonable attorneys' fees, the sums so paid or obligations incurred shall be paid by Tenant to Landlord upon receipt of a bill or statement to Tenant therefor.

d. Late Charges, Interest, and Bad Checks. If any installment payment due Landlord shall not be paid within five (5) days of the date when due, Tenant shall pay, in addition to the payment then due, an administrative charge equal to five percent (5.0%) of the past due payment. Rent is due on or before the first day of each month notwithstanding the date upon which the administrative charge is assessed. All payments due Landlord shall bear interest at the rate of 18% per annum, accruing from the date the obligation arose through the date payment is actually received by Landlord, including after the date of any judgment against Tenant. If any check given to Landlord for any payment is dishonored for any reason whatsoever not attributable to Landlord, in addition to all other remedies available to Landlord, upon demand, Tenant will reimburse Landlord for all insufficient funds, bank, or returned check fees, plus an administrative fee not to exceed the maximum amount prescribed by law. In addition, Landlord may require all future payments from Tenant to be made by cashier's check from a local bank, ACH payments, or by Federal Reserve wire transfer to Landlord's account.

e. Limitations. Neither Landlord, nor Landlord's mayor, commissioners, officers, directors, members, managers, employees, representatives, agents, attorneys or insurers of Landlord, shall ever have any personal liability to Tenant. No person holding Landlord's interest shall have any liability after such person ceases to hold such interest, except for any liability accruing while such person held such interest. TENANT SHALL LOOK SOLELY TO LANDLORD'S ESTATE AND INTEREST IN THE PREMISES FOR THE SATISFACTION OF ANY CLAIMS BY TENANT OF ANY KIND WHATSOEVER ARISING FROM THE RELATIONSHIP BETWEEN THE PARTIES OR ANY RIGHTS AND OBLIGATIONS THEY MAY HAVE RELATING TO THE PREMISES, THIS LEASE, OR ANYTHING RELATED TO EITHER, AND NO OTHER ASSETS OF LANDLORD SHALL BE SUBJECT TO LEVY, EXECUTION, OR OTHER ENFORCEMENT PROCEDURE FOR THE SATISFACTION OF TENANT'S RIGHTS OR REMEDIES, OR ANY OTHER LIABILITY OF LANDLORD TO TENANT OF WHATEVER KIND OR NATURE. No act or omission of Landlord or its agents shall constitute an actual or constructive eviction of Tenant or a default by Landlord as to any of its obligations under this Lease unless Landlord shall have first received written notice from Tenant of the claimed default and shall have failed to cure it after having been afforded reasonable time in which to do so, which in no event shall be less than thirty (30) days. Further, Tenant waives any claims against Landlord that Tenant does not make in writing within 30 days of the onset of the cause of such claim. Landlord and Tenant each waive all rights they may have (other than rights for defaults under the Estoppel Certificate, Subordination, and End of Term articles) to consequential damages, lost profits, punitive damages, or special damages of any kind. Nothing herein is intended to alter or waive any sovereign immunity rights or limitations on liability existing in favor of Landlord as a Florida municipal corporation.

f. Presumption of Abandonment. It shall be conclusively presumed that Tenant has abandoned the Premises if Tenant fails to keep the Premises open for business during regular business hours for thirty (30) consecutive days absent written notice to Landlord providing a reasonable basis or explanation for the absence or closure. Tenant agrees that upon abandonment of the Premises, Landlord shall not be liable or responsible for the storage or disposition of Tenant's property, inventory, or possessions.

10. ALTERATIONS. "Alterations" shall mean any alteration, modification, addition, or improvement in or on or to the Premises of any kind or nature. Except for minor changes to signage, décor, and furniture, Tenant shall make no Alterations without the prior written consent of Landlord, which consent may be withheld or conditioned in Landlord's sole discretion. Tenant must furnish copies of all plans, drawings, and other documents reasonably requested by Landlord in connection with any request for approval of Alteration(s) made by Tenant. Landlord will not unreasonably withhold or delay consent to non-structural interior Alterations, provided that they do not involve demolition of improvements, changes to equipment or affect utility services or other systems or facilities on the Premises, are not visible from outside the Premises, do not affect Landlord's insurance coverages for the Premises, and do not require

other alterations, additions, or improvements to areas outside the Premises. Tenant shall reimburse Landlord, on demand, for the actual out-of-pocket costs for the services of any third party employed by Landlord to review or prepare any Alteration-related plan or other document for which Landlord's consent or approval is required. Except as expressly set forth in this Lease, Landlord has made no representation or promise as to the condition of the Leased Premises or any equipment or facilities at the Property. Landlord shall not perform any alterations, additions, or improvements to make the Leased Premises suitable and ready for occupancy and use by Tenant unless expressly stated otherwise herein, and Tenant shall accept possession of the Leased Premises in its then "as-is", "where-is" condition, without representation or warranty of any kind by Landlord. Except for work to be performed by Landlord, before any Alterations are undertaken by or on behalf of Tenant, Tenant shall obtain Landlord's approval of all contractors performing such Alterations, and shall deliver to Landlord any governmental permit required for the Alterations and shall require any contractor performing work on the Premises to obtain and maintain, at no expense to Landlord, workers' compensation and employer's liability insurance, builder's risk insurance in the amount of the replacement cost of the applicable Alterations (or such other amount reasonably required by Landlord), commercial general liability insurance (including contractual liability, broad form property damage and contractor's protective liability coverage) in an amount suitable to Landlord; Contractor's insurance shall contain an endorsement insuring the Landlord Parties (as defined later in this Agreement) as additional insureds and shall be primary and non-contributory over any other coverage available to the Landlord. The Contractor's insurance shall also comply with the requirement of the Insurance article. All Alterations shall be made or performed at Tenant's sole cost and expense and shall become part of the Premises and shall remain Landlord's property upon termination of this Lease.

11. LIENS. The interest of Landlord in the Premises shall not be subject in any way to any liens, including but not limited to construction liens, for maintenance, repairs, replacements, or Alterations made by or on behalf of Tenant. Tenant represents to Landlord that any improvements or approved Alterations that might be made by Tenant to the Premises are not required to be made under the terms of this Lease and that any improvements which may be made by Tenant do not constitute the "pith of the lease" under applicable Florida case law. Tenant shall keep the Premises free and clear from all liens and encumbrances related to any work performed by Tenant, and shall indemnify, defend, save, and hold Landlord harmless from any and all claims, demands and liabilities of any nature whatsoever arising out of or related to any maintenance, repairs, replacements, or Alterations which Tenant makes or causes to be made to the Premises. Tenant shall not subject the Premises or any interest of Landlord in the Premises to any liens for labor, services, or materials furnished to the Premises, without the express written consent of Landlord, and hereby agrees to indemnify and hold Landlord and the Landlord's real property harmless from all such liens placed upon the Premises. No construction liens shall be placed against the Landlord's title to the Premises for or on account of the construction of any improvement upon the Premises or any repair, Alteration, replacement, demolition, or removal of such improvements, or for any other purpose, by any laborer, contractor, materialman, or other person contracting with Tenant or Tenant's contractors or subcontractors. If such a lien is placed on Landlord's title to the Premises, then Tenant shall promptly take such steps as are necessary to have such lien removed. All laborers, mechanics, materialmen, contractors, subcontractors, and others are called upon to take due notice of this clause, it being the intent of the parties hereby to expressly prohibit any such lien against the Landlord's title or interest by the use of this language as and in the manner contemplated by Section 713.10 of the Florida Statutes. The Tenant agrees to promptly notify any contractor making any improvements to the Premises of the provisions of this Lease contained in this paragraph. The Landlord and Tenant agree that a short form memorandum of this Lease or other allowable notice pursuant to Section 713.10, Florida Statutes may be recorded in the Public Records of Lake County, Florida, containing the language of this clause, the name of the Landlord and Tenant, and the legal description of the real property on which the Premises, Building, and Center are located. It is the intent of this language to comply with Section 713.10 of the Florida Statutes, as amended.

12. ACCESS TO PREMISES. Landlord and persons authorized by Landlord shall have the right, at all reasonable times, to enter, show, and inspect the Premises and to make repairs, replacements, and alterations Landlord deems necessary, with reasonable prior notice (which may be by telephone or e-mail), except in cases of emergency, when no notice shall be required.

13. SECURITY. Landlord shall have no obligation to provide security at the Premises or otherwise for the safety or benefit of Tenant or Tenant's guests or invitees or their property. Tenant shall be responsible for taking appropriate security measures to protect the Property against theft, vandalism, and similar activities.

14. SECURITY INTEREST. As security for Tenant's obligations under this Lease, Tenant grants to Landlord a security interest in this Lease and all property of Tenant now or hereafter placed in or upon the Premises including, all fixtures, furniture, inventory, machinery, equipment, merchandise, furnishings, and other articles of personal property, and all insurance proceeds of or relating to Tenant's property and all accessions and additions to, substitutions for, and replacements, products, and proceeds of the Tenant's property. This Lease constitutes a security agreement under the Florida Uniform Commercial Code. This security interest shall survive the expiration or sooner termination of this Lease.

15. CASUALTY DAMAGE. If: (a) the Premises or improvements thereon shall be so damaged by fire or other casualty that substantial alteration or reconstruction shall, in Landlord's opinion, be required; or (b) Landlord is not permitted to rebuild the improvements on the Premises in substantially the same form as it existed before the damage; or (c) any mortgagee requires that the insurance proceeds be applied to the payment of the mortgage debt; or (d) the damage is not fully covered by insurance maintained by Landlord; then Landlord may give notice to Tenant of Landlord's election to terminate this Lease, and the balance of the Lease Term shall automatically expire on the fifth (5th) day after the notice is delivered. If Landlord does not elect to terminate this Lease, Landlord shall proceed with reasonable diligence to restore the Premises to substantially the same condition it was in immediately before the casualty within the policy limits of Landlord's applicable insurance policy. However, Landlord shall not be required to restore any Alterations or portion of Tenant's property or to share any insurance proceeds with Tenant. Rent shall abate in proportion to the portion of the Premises not usable by Tenant as a result of any casualty resulting in damage to the building which is covered by insurance carried or required to be carried by Landlord under this Lease, as of the date on which the Premises becomes unusable. Landlord shall not otherwise be liable to Tenant for any delay in restoring the Premises or any inconvenience or annoyance to Tenant or injury to Tenant's business resulting in any way from the damage or the repairs, Tenant's sole remedy being the right to an abatement of Rent. Notwithstanding anything to the contrary contained herein, Landlord shall have no obligation to restore any portion of the Premises to the extent that the actions or negligence of Tenant or any of Tenant's officers, directors, members, employees, volunteers, agents, representatives, guests, or invitees caused or contributed to the damage or destruction of the Premises. Nothing in this provision is intended to alter or modify Tenant's indemnification obligations set forth otherwise in this Lease.

16. RESERVED..

17. REPAIR AND MAINTENANCE. Upon delivery of possession to the Tenant, the Tenant, at the Tenant's sole cost and expense, shall maintain and repair the interior walls, floors, ceilings, fixtures, and other interior equipment and components of the Premises, and to keep the same in a neat, clean, orderly, and properly functioning condition. Tenant shall also be required to maintain the common areas and restrooms in a neat, clean, and orderly condition, normal wear and tear excepted, and to make repairs and replacements as necessary or otherwise reasonably required by Landlord. Tenant shall be responsible to place all its trash and garbage into dumpsters or trash bins without allowing the trash or garbage to spill over onto the ground adjacent to the dumpsters or trash bins.

Landlord shall repair, replace, and maintain in good order and condition, ordinary wear and tear excepted, the roof and the structural portions of the Premises, including the stage(s), seating, doors, and windows, and electrical, plumbing (including grease traps), mechanical, fire protection, life safety, sprinklers, plumbing and appliances, HVAC systems, lawn, landscaping and paved areas. Tenant waives the provisions of any law, or any right Tenant may have under common law, permitting Tenant to make repairs at Landlord's expense or to withhold Rent or terminate this Lease based on any alleged failure of Landlord to make repairs. Notwithstanding the foregoing, Tenant shall reimburse Landlord for any and all repairs to damages caused by Tenant.

18. ESTOPPEL CERTIFICATES. From time to time, Tenant, without any cost to Landlord and on not less than five days' prior notice, shall execute and deliver to Landlord an estoppel certificate in a form generally consistent with the requirements of institutional lenders and prospective purchasers and certified to all or any of Landlord, any mortgagee or prospective mortgagee, or prospective purchaser of the Premises.

19. SUBORDINATION. This Lease is and shall be subject and subordinate to all mortgages that may now or hereafter affect the Premises, and to all renewals, modifications, consolidations, replacements, and extensions of the mortgages. This article shall be self-operative and no further instrument of subordination shall be necessary. However, in confirmation of this subordination, Tenant shall execute any agreement that Landlord may request within ten days after receipt from Landlord. If the interest of Landlord under this Lease is transferred by reason of or assigned in lieu of foreclosure or other proceedings for enforcement of any mortgage, or if the holder of any mortgage acquires a lease in substitution for the mortgage, or if this Lease is terminated by foreclosure of any mortgage to which this Lease is or may be subordinate, Tenant shall be bound to the transferee at the option of the transferee, under the terms, covenants and conditions of this Lease for the remaining Term, including any extensions or renewals, with the same force and effect as if the transferee were Landlord under this Lease, and, if requested by such transferee, Tenant agrees to attorn to the transferee as its Landlord.

20. INDEMNIFICATION. To the fullest extent permitted by law, Tenant shall indemnify, defend, save, and hold harmless the Landlord and Landlord's mayor, commissioners, officers, directors, members, managers, employees, agents, representative, attorneys and insurers ("Landlord Parties"), from and against any and all liability (including reasonable attorneys' fees and court costs through all levels of appeal) arising out of or resulting from claims or demands of third parties in connection with the Premises or claims otherwise arising out of Tenant's use, possession, maintenance, repair, replacement, or occupancy of the Premises. It is intended that Tenant indemnify the Landlord Parties against the consequences of their own negligence or fault, even when the Landlord Parties are jointly, comparatively, contributively, or concurrently negligent with Tenant, and even though any such claim, cause of action, or suit is based upon or alleged to be based upon the strict liability of the Landlord Parties, and Tenant waives and releases all claims against the Landlord Parties for any claim covered by the indemnity obligations of Tenant under this article. This Indemnification article shall not be construed to restrict, limit, or modify either party's insurance obligations under this Lease, nor shall Tenant's indemnification obligations under this article be limited by the minimum amounts of insurance carried or required to be carried under the terms of this Lease. Tenant's compliance with the insurance requirements under this Lease shall not restrict, limit, or modify Tenant's obligations under this Indemnification article. Notwithstanding anything in this article to the contrary, if and to the extent that any loss occasioned by any of the events described in this article exceeds the greater of the coverage or amount of insurance required to be carried by Tenant or the coverage or amount of insurance actually carried by the Tenant, or results from any event not required to be insured against and not actually insured against, Tenant shall pay the amount not actually covered. These indemnification provisions shall survive the expiration or sooner termination of this Lease. Landlord shall have the right to select its own counsel in connection with the operation of this indemnification provision.

21. NO WAIVER. The failure of a party to insist on the strict performance of any provision of this Lease or to exercise any remedy for any default shall not be construed as a waiver. The waiver of any noncompliance with this Lease shall not prevent subsequent similar noncompliance from being a default. No waiver shall be effective unless expressed in writing and signed by the waiving party. No notice to or demand on a party shall of itself entitle the party to any other or further notice or demand in similar or other circumstances. The receipt by Landlord of any Rent after default on the part of Tenant (whether the Rent is due before or after the default) shall not excuse any delays as to future Rent payments and shall not be deemed to operate as a waiver of any then-existing default by Tenant or of the right of Landlord to pursue any available remedies. Landlord's retention of any portion of the lump sum rent paid in connection with this Lease shall not operate as a waiver of any default committed after Landlord's acceptance of such rent. No payment by Tenant, or receipt by Landlord, of a lesser amount than the Rent actually owed under the terms of this Lease shall be deemed to be anything other than a payment on account of the earliest stipulated Rent due. No endorsement or statement on any check or any letter accompanying any check or payment of Rent will be deemed an accord and satisfaction. Landlord may accept the check or payment without prejudice to Landlord's right to recover

the balance of the Rent or to pursue any other remedy. It is the intention of the parties that this article will modify the common law rules of waiver and estoppel and the provisions of any statute that might dictate a contrary result.

22. SERVICES AND UTILITIES. Landlord shall establish water, wastewater, and electric utility services for the Property and Tenant shall be responsible for paying fifty percent (50%) of the charges associated with such utility services. Landlord will furnish Tenant with period invoices for Tenant's share of utility charges and Tenant will pay or reimburse Landlord for such charges within fifteen (15) days of receiving an invoice. Tenant shall be responsible for any other utility services for the Premises and for repairs and maintenance to exit lighting, emergency lighting, and fire extinguishers for the Premises. Tenant is responsible for interior janitorial and waste removal services for the Premises. In no event shall Landlord be liable for damages resulting from the failure to furnish HVAC, water, electric, or other service, unless caused by the gross negligence or intentional misconduct of Landlord, and any interruption or failure shall in no manner constitute an eviction of Tenant or entitle Tenant to abatement of any Rent due under this Lease. To the extent Landlord is the utility provider to the Premises, suspension or disconnection of utilities for nonpayment of applicable utility charges shall not be considered any type of actual or constructive eviction by Landlord. [GW3]

23. GOVERNMENTAL REGULATIONS. Tenant shall promptly comply with all laws, codes, and ordinances of governmental authorities, including the Americans with Disabilities Act of 1990 (the "ADA") and all similar present or future laws relating to the Premises, including the performance of any work to the Premises required because of Tenant's specific use of the Premises or Alterations to the Premises made by Tenant.

24. SIGNS. All signage shall comply with applicable governmental regulations and restrictions affecting the Premises and shall be installed and maintained in accordance therewith. Landlord has no obligation whatsoever to furnish signage or contribute towards costs or expenses associated with signage at the Premises.

25. END OF TERM. Tenant shall surrender the Premises to Landlord at the expiration or sooner termination of this Lease or Tenant's right of possession in good order and condition, broom-clean, except for reasonable wear and tear. All Alterations (including but not limited to replacement Equipment) made by Landlord or Tenant to the Premises shall become Landlord's property on the expiration or sooner termination of the Lease Term. On the expiration or sooner termination of the Lease Term, Tenant, at its expense, shall remove from the Premises all of Tenant's personal property, all computer and telecommunications wiring, and all Alterations that Landlord designates by notice to Tenant. Tenant shall also repair any damage to the Premises caused by the removal. Any items of Tenant's property that shall remain in the Premises after the expiration or sooner termination of the Lease Term, may, at the option of Landlord and without notice, be deemed to have been abandoned, and in that case, those items may be retained by Landlord as its property to be disposed of by Landlord, without accountability or notice to Tenant or any other party, in the manner Landlord shall determine, at Tenant's expense. **BY EXECUTING THIS LEASE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR OTHER RECOVERY OF POSSESSION BY LANDLORD (INCLUDING AFTER EVICTION) LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF TENANT'S PERSONAL PROPERTY. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, LANDLORD SHALL NOT BE REQUIRED TO COMPLY WITH THE PROVISIONS OR PROCEDURES OF SECTIONS 715.10 – 715.111 OF THE FLORIDA STATUTES ENTITLED "DISPOSITION OF PERSONAL PROPERTY LANDLORD AND TENANT ACT".**

26. ATTORNEYS' FEES. Except as otherwise provided in this Lease, the prevailing party in any litigation or arbitration arising out of or in any manner based on or relating to this Lease, including tort actions and actions for injunctive, declaratory, and provisional relief, shall be entitled to recover from the losing party actual attorneys' fees and costs, including fees for litigating the fees incurred and fees in connection with bankruptcy or appellate proceedings. In addition, if Landlord becomes a party to any suit or proceeding affecting the Premises or involving this Lease or Tenant's interest under this Lease, other than a suit between Landlord and Tenant, or if Landlord engages counsel to collect any of the amounts owed under this Lease, or to enforce performance of any of the agreements, conditions, covenants, provisions, or stipulations of this Lease, without commencing litigation, then the

costs, expenses, and reasonable attorneys' fees and disbursements incurred by Landlord shall be paid to Landlord by Tenant.

27. NOTICES. Any notice to be given under this Lease may be given either by a party itself or by its attorney or agent and shall be in writing and delivered by hand, by nationally recognized overnight air courier service (such as FedEx), or by the United States Postal Service, registered or certified mail, return receipt requested, in each case addressed to the respective party at the party's notice address. Notices to Landlord shall be sent to Landlord's address stated on the first page of this Lease or at such other address designated by Landlord. Notices to Tenant shall be sent to Tenant at the Premises. A notice shall be deemed effective upon receipt or the date sent if it is returned to the addressor because it is refused, unclaimed, or the addressee has moved. Notwithstanding anything to the contrary contained herein, Landlord may serve notices on Tenant by personal delivery or posting at the Premises in addition to or in lieu of any other service method, and any such notice posted on the Premises shall be deemed delivered on the date of posting or delivery.

28. QUIET ENJOYMENT. Landlord covenants and agrees that, on Tenant's paying rent and performing all of the other provisions of this Lease on its part to be performed, Tenant may peaceably and quietly hold and enjoy the Premises for the Lease Term without material hindrance or interruption by Landlord or any other person claiming by, through, or under Landlord, subject, nevertheless, to the terms, covenants, and conditions of this Lease and all existing or future ground leases, underlying leases, or mortgages encumbering the Center.

29. GENERAL PROVISIONS.

a. Miscellaneous. The words "including" and "include" and similar words will not be construed restrictively to limit or exclude other items not listed. If any provision of this Lease is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Lease shall remain in full force, if the essential provisions of this Lease for each party remain valid, binding, and enforceable. The parties may amend this Lease only by a written agreement of the parties. There are no conditions precedent to the effectiveness of this Lease, other than those expressly stated in this Lease. This Lease may be executed by the parties signing different counterparts of this Lease, which counterparts together shall constitute the agreement of the parties. Landlord and Tenant intend that faxed or PDF format signatures constitute original signatures binding on the parties. This Lease shall bind and inure to the benefit of the heirs, personal representatives, and, where approval is required, the approved successors and assigns of the parties to this Lease. Each provision of this Lease shall be deemed both a covenant and a condition and shall run with the land. Any liability or obligation of Landlord or Tenant arising during the Lease Term shall survive the expiration or earlier termination of this Lease. In the event any provision or a portion of any provision of this Lease is declared unenforceable or invalid by any court having competent jurisdiction, then such provision shall be construed and limited to the extent necessary to eliminate such invalid or unenforceable provision. All remaining provisions of this Lease shall remain enforceable and in full force and effect. Venue for any action arising out of or related to this Lease, the Premises, or Tenant's use or occupancy of the Premises shall like exclusively in a court of competent jurisdiction in Lake County, Florida. The parties agree that this Lease or a short form memorandum hereof, referring to the parties, Property, construction lien provisions, and option to renew may be recorded in the Public Records of Lake County, Florida.

b. Radon Gas. The following notification is provided under Section 404.056(5), Florida Statutes: "Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department."

30. NO REPRESENTATIONS BY LANDLORD. NEITHER LANDLORD NOR LANDLORD'S AGENTS HAVE MADE (AND TENANT HEREBY DISCLAIMS ANY RELIANCE UPON) ANY REPRESENTATIONS OR PROMISES CONCERNING THE PHYSICAL CONDITION OF THE PREMISES, TENANT'S ABILITY TO USE THE PREMISES FOR THE PERMITTED USE, THAT THE PERMITTED USE IS LAWFUL OR PERMISSIBLE UNDER APPLICABLE

ZONING REGULATIONS, THE AREA OF THE PREMISES OR THE MANNER OF CALCULATING SUCH AREA, ANTICIPATED OPERATING COSTS, LEVELS OF CUSTOMER TRAFFIC, GROSS SALES THAT CAN BE ACHIEVED AT THE CENTER, PARKING AVAILABILITY, OR ANY OTHER MATTER AFFECTING OR RELATING TO THE PREMISES, EXCEPT AS EXPRESSLY SET FORTH IN THIS LEASE, AND NO RIGHTS, EASEMENTS, OR LICENSES ARE ACQUIRED BY TENANT BY IMPLICATION OR OTHERWISE EXCEPT AS EXPRESSLY SET FORTH IN THIS LEASE.

31. CONSTRUCTION; MERGER. THIS LEASE HAS BEEN NEGOTIATED "AT ARM'S-LENGTH" BY LANDLORD AND TENANT, EACH HAVING THE OPPORTUNITY TO BE REPRESENTED BY LEGAL COUNSEL OF ITS CHOICE AND TO NEGOTIATE THE FORM AND SUBSTANCE OF THIS LEASE. THEREFORE, THIS LEASE SHALL NOT BE MORE STRICTLY CONSTRUED AGAINST EITHER PARTY BECAUSE ONE PARTY MAY HAVE DRAFTED THIS LEASE. THIS LEASE SHALL CONSTITUTE THE ENTIRE AGREEMENT OF THE PARTIES CONCERNING THE MATTERS COVERED BY THIS LEASE. ALL PRIOR UNDERSTANDINGS AND AGREEMENTS HAD BETWEEN THE PARTIES CONCERNING THOSE MATTERS, INCLUDING ALL PRELIMINARY NEGOTIATIONS, LEASE PROPOSALS, LETTERS OF INTENT, AND SIMILAR DOCUMENTS, ARE MERGED INTO THIS LEASE, WHICH ALONE FULLY AND COMPLETELY EXPRESSES THE UNDERSTANDING OF THE PARTIES. THE PROVISIONS OF THIS LEASE MAY NOT BE EXPLAINED, SUPPLEMENTED, OR QUALIFIED THROUGH EVIDENCE OF TRADE USAGE OR A PRIOR COURSE OF DEALINGS.

32. NO RELIANCE. EACH PARTY AGREES IT HAS NOT RELIED UPON ANY STATEMENT, REPRESENTATION, WARRANTY, OR AGREEMENT OF THE OTHER PARTY EXCEPT FOR THOSE EXPRESSLY CONTAINED IN THIS LEASE.

33. JURY WAIVER; COUNTERCLAIMS. LANDLORD AND TENANT KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM INVOLVING ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE LANDLORD/TENANT RELATIONSHIP, OR THE PREMISES. TENANT FURTHER WAIVES THE RIGHT TO INTERPOSE ANY PERMISSIVE COUNTERCLAIM OF ANY NATURE IN ANY ACTION TO OBTAIN POSSESSION OF THE PREMISES.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, this Lease has been executed on behalf of Landlord and Tenant as of the Date indicated below.

Witnesses to Landlord:

LANDLORD:

CITY OF LEESBURG, FLORIDA,

a Florida municipal corporation,

_____
Signature

_____
Printed Name

_____
Postal Address

_____

By: _____
James A. Burry, Jr., Mayor

Date:_____

ATTEST:

_____
Signature

_____
Printed Name

_____
Postal Address

_____

_____
City Clerk J. Andi Purvis,

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this ___ day of _____, 2024, by James A. Burry, Jr., as Mayor of the City of Leesburg, Florida, a Florida municipal corporation, who is [_] personally known to me or [_] who produced the following identification:

_____
Notary Public Signature

_____
Notary Public Name

My Commission Number:
My Expiration Date:

(seal)

TENANT:

MELON PATCH PLAYERS, INC.,
a Florida not for profit corporation,

Witnesses to Tenant:

_____
Signature

_____
Printed Name

_____
Postal Address

_____

By: _____
Cathrine Reel, President

Date:_____

_____
Signature

_____
Printed Name

_____
Postal Address

_____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this ___ day of _____, 2024, by Cathrine Reel, as President of Melon Patch Payers, Inc., a Florida not for profit , who is [_] personally known to me or [_] who produced the following identification:

_____
Notary Public Signature

_____
Notary Public Name

My Commission Number:
My Expiration Date:

(seal)

EXHIBIT "A"
(Legal Description of the Property)

Lots 2 and 3, North of Main Street, OFFICIAL PLAT OF THE CITY OF LEESBURG, according to the map or plat thereof as recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida.

Parcel Identification Number: 26-19-24-2600-000-00200

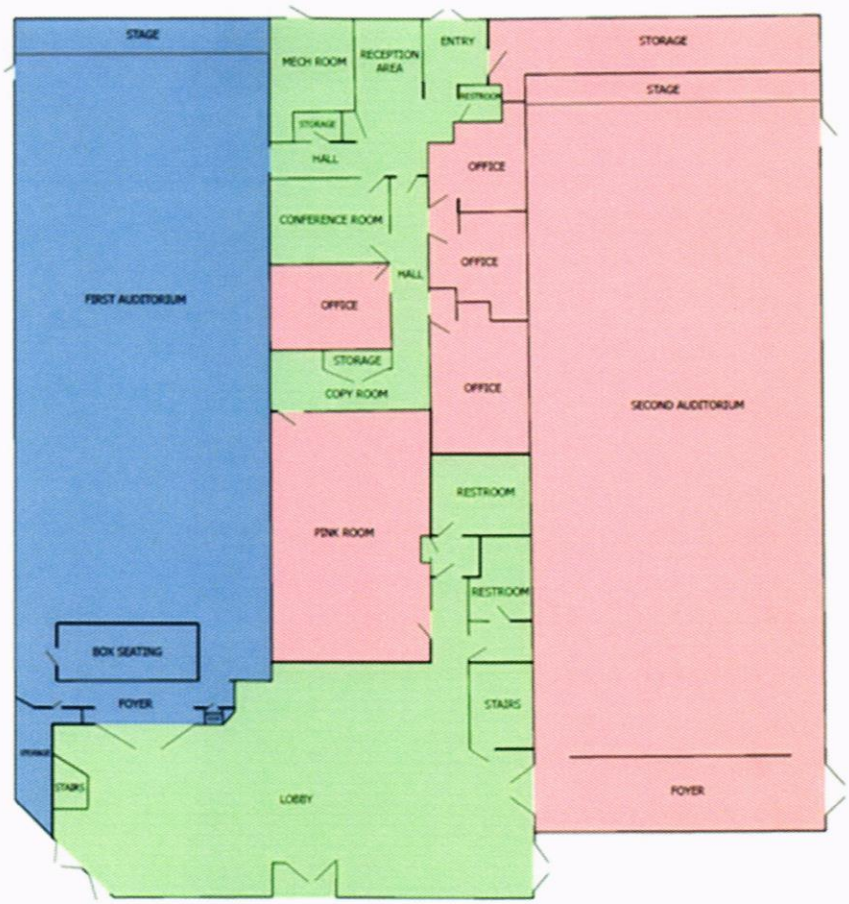
EXHIBIT "B"

Tropic Theater First Floor

= CFA

= COMMON SPACE

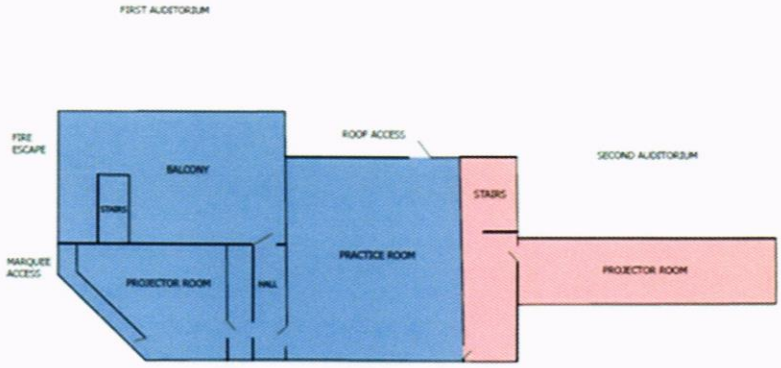
= MELON PATCH



Tropic Theater Second Floor

= CFA

= MELON PATCH



City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.1.
Meeting Date:	September 9, 2024
From:	Dan Miller, (Planning and Zoning Director), Kandi Harper, (Deputy Director Planning & Zoning)
Subject:	An Ordinance of the City of Leesburg, Florida, amending the City of Leesburg Comprehensive Plan Future Land Use Element to establish the Sunnyside Estates Objective and Policies, previously set forth in Resolution 7158, and known as the Sunnyside Task Force Study Report, for properties generally located in Sections 19, 20, 21, 28, 29, 30, and 32, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date.

Staff Recommendation:
Planning and Zoning staff and the Planning Commission recommend approval of the proposed Sunnyside Estates Text amendment to the City's Comprehensive Plan, Future Land Use Element.

Analysis:
This request is a text amendment to the Comprehensive Plan Future Land Use Element which will establish the Sunnyside Estates Objective and Policies within the Future Land Use element of the Comprehensive Plan.

The language herein contains an Objective and six policies and will establish residential densities compatible with the Sunnyside Estates area of the city. Staff will use this language to guide the recommendations for development in the Sunnyside area that lies within the city limits of Leesburg.

Procurement Analysis:
N/A

Options:
1. Approve the request to amend the Comprehensive Plan Future Land Use Element; or
2. Other action as the Commission may choose.

Fiscal Impact:
No fiscal impact is anticipated as a result of this request.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CITY OF LEESBURG COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH THE SUNNYSIDE ESTATES OBJECTIVE AND POLICIES, PREVIOUSLY SET FORTH IN RESOLUTION 7158, AND KNOWN AS THE SUNNYSIDE TASK FORCE STUDY REPORT, FOR PROPERTIES GENERALLY LOCATED IN SECTIONS 19, 20, 21, 28, 29, 30, AND 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agency, regarding amendment of the Comprehensive Plan of the City of Leesburg, and has made recommendations to the City Commission for amendment of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW, THEREFORE,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.
The Growth Management Plan of the City of Leesburg, adopted by the City of Leesburg on December 10, 2012, pursuant to the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes, after public hearings by the City of Leesburg Planning Commission, is hereby amended in the following manner;

See Attached Exhibits

Section 2.
That this amendment is hereby transmitted to the Florida Department of Commerce as required by the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes;

Section 3.
All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.
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 on the 9th day of September 2024.

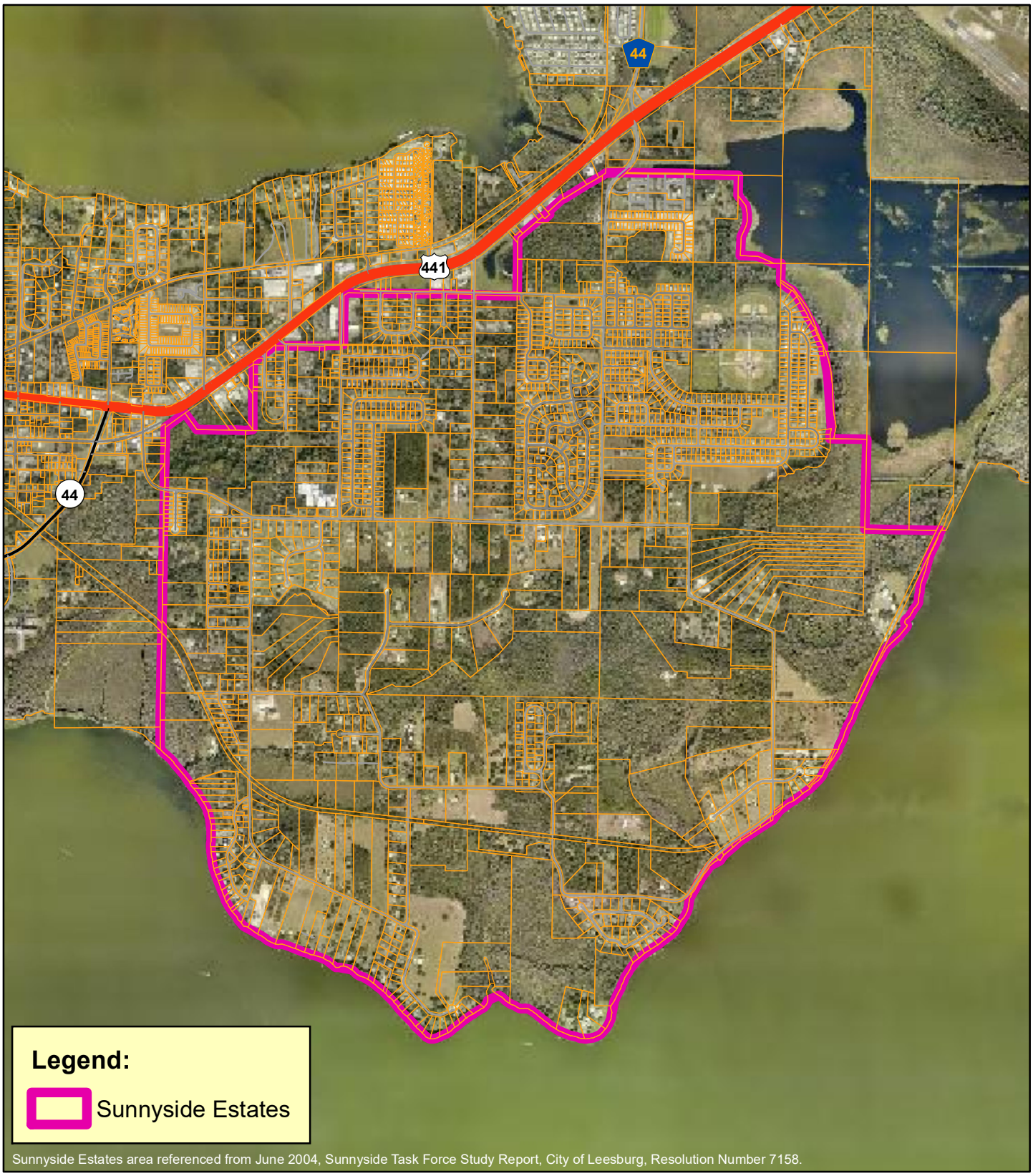
THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

Sunnyside Task Force Study Report Area



Sunnyside Estates area referenced from June 2004, Sunnyside Task Force Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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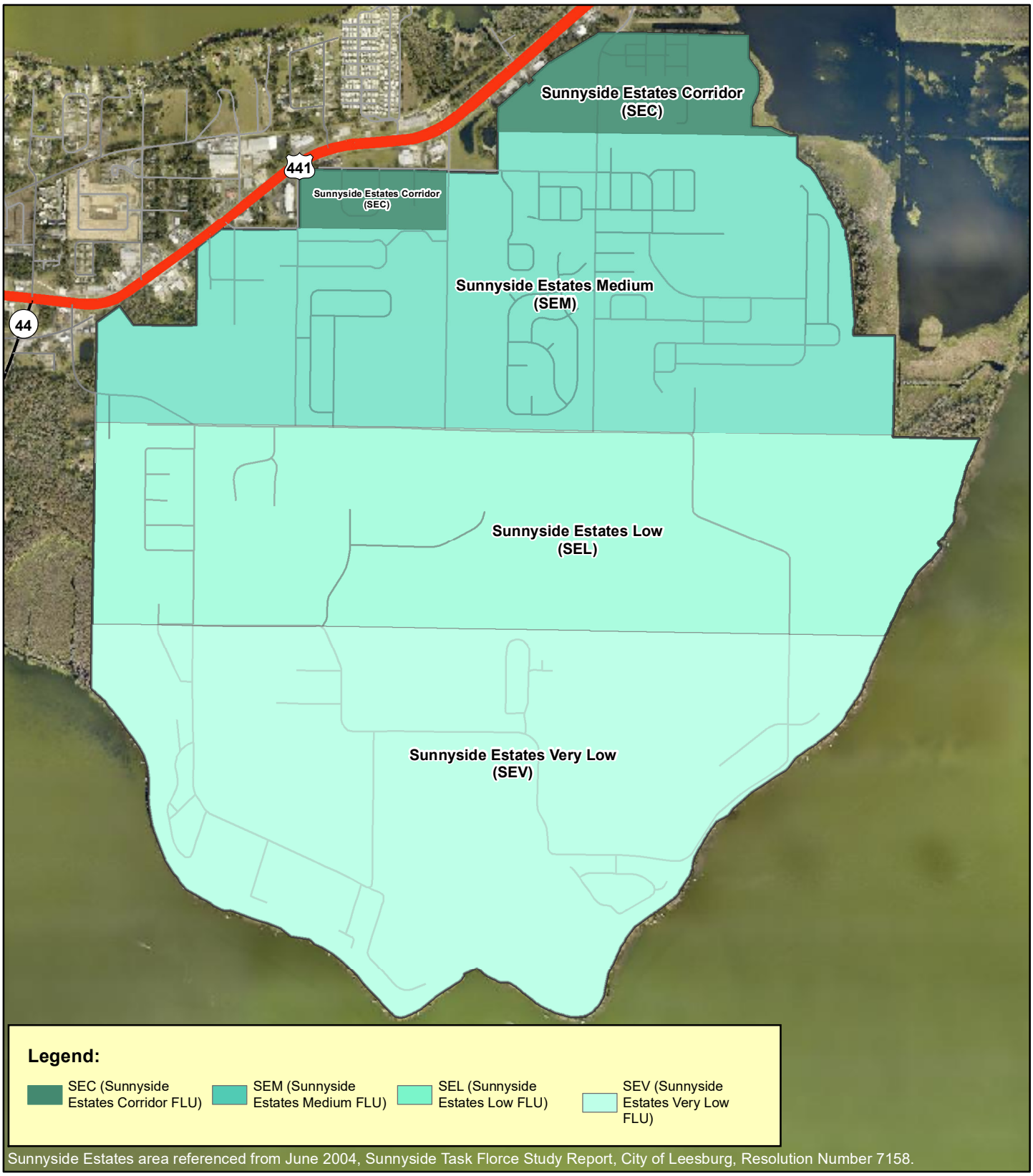
Feet

Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

Density Bands - Sunnside Estates



Sunnyside Estates area referenced from June 2004, Sunnyside Task Florce Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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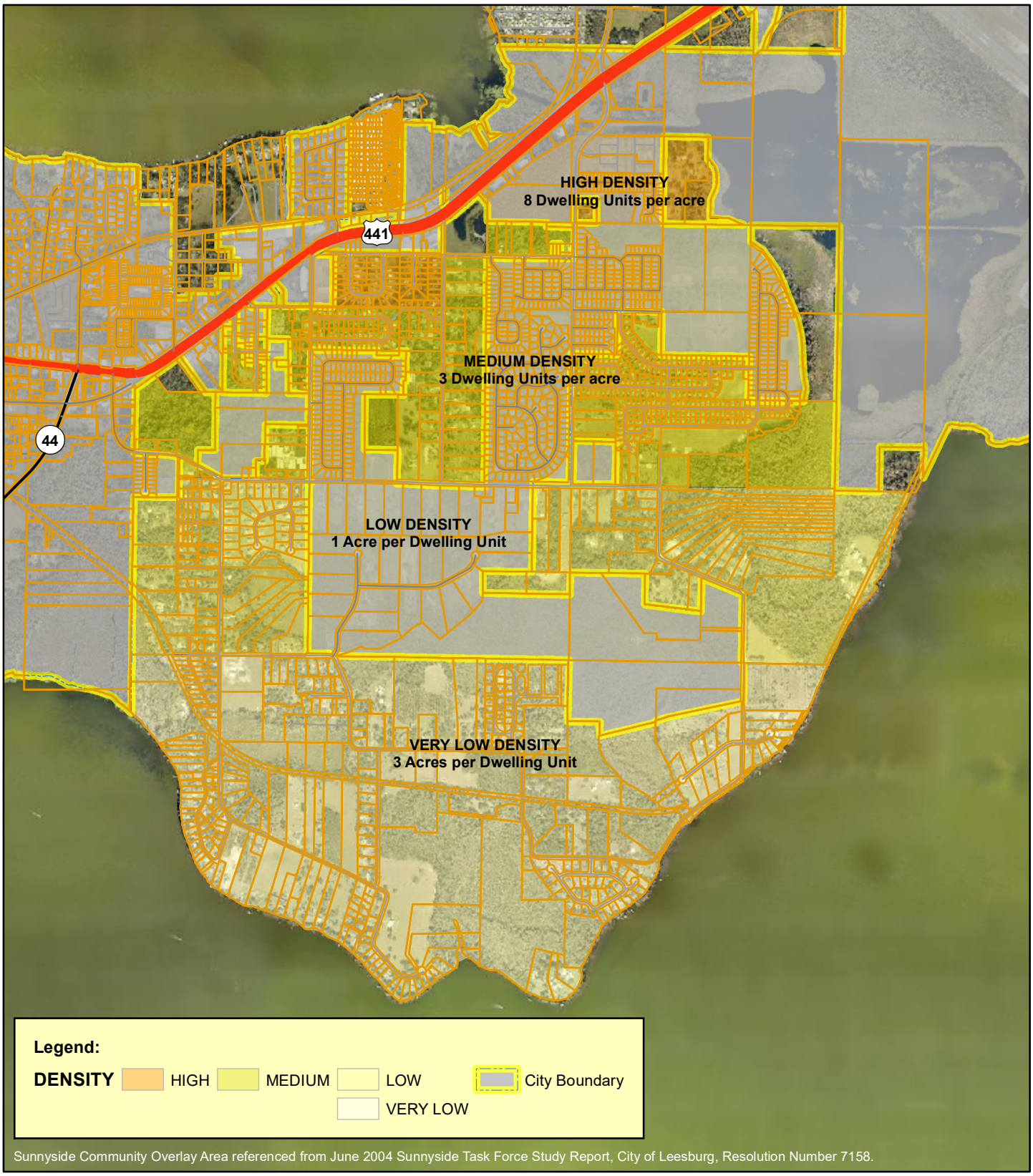
Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

Sunnyside Community Densities



Sunnyside Community Overlay Area referenced from June 2004 Sunnyside Task Force Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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Proposed Zoning Densities:
High Density Residential - 8 dwelling units per acre
Medium Density Residential - 3 dwelling units per acre
Low Density Residential - 1 acre per dwelling unit
Very Low Density Residential - 3 acres per dwelling unit

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE:	May 23, 2024
JURISDICITON:	City of Leesburg
PETITIONER:	City of Leesburg
PROJECT:	Sunnyside Estates
REQUEST:	Comprehensive Plan Text, Map, and Zoning Code Amendments to establish and implement the 2004 Sunnyside Task Force Study Report as adopted by Resolution 7158.
CASE NO.:	CPTA-23-588; LSCP-23-589; AMDT-23-590

GENERAL LOCATION: South of U.S. Highway 441, east of East Dixie Avenue and west of Leesburg International Airport.

FUTURE LAND USE DESIGNATION: Low Density Residential, High Density Residential, and Estate Residential

PROPOSED FUTURE LAND USE DESIGNATION: Sunnyside Estates (702 +/- acres)

Comprehensive Plan Text Amendment (CPTA-23-588):
The proposed Comprehensive Plan Text amendment to the City's Comprehensive Plan will establish the Sunnyside Estates Objective and Policies in the Future Land Use Element of the Comprehensive Plan.

The proposed Sunnyside Estates Future Land Use Objective and Policies implement the 2004 Sunnyside Task Force Study Report recommendations to maintain community character and density standards.

Large Scale Comprehensive Plan Map Amendment (LSCP-23-589):
The proposed request is to establish Sunnyside Estates (SE) Future Land Use Map designations consistent with the June 2004 Sunnyside Task Force Study Report.

The proposed request is to establish residential densities compatible with the Sunnyside Estates area of the city.

Ordinance Amendment (AMDT-23-590):
The proposed request will establish the Sunnyside Estates future land use designation in the City's Land Development Regulations (Zoning Code) to manage future development in the Sunnyside area within the corporate limits of the City of Leesburg.

CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS

PROJECT: Comprehensive Plan Text Amendment
REQUEST: Sunnyside Estates
CASE NO.: CPTA-23-588
MEETING DATE: May 23, 2024

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed amendment to the City's Comprehensive Plan will establish the Sunnyside Estates Objective and Policies in the Future Land Use Element of the Comprehensive Plan.

2. The proposed Sunnyside Estates Future Land Use Objective and Policies implement the 2004 Sunnyside Task Force Study Report recommendations to maintain community character and density standards.

Action Requested:

1. Vote to approve the proposed Sunnyside Estates Text amendment to the City's Comprehensive Plan, Future Land Use Element, and forward to the City Commission for consideration.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CITY OF LEESBURG COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH THE SUNNYSIDE ESTATES OBJECTIVE AND POLICIES, PREVIOUSLY SET FORTH IN RESOLUTION 7158, AND KNOWN AS THE SUNNYSIDE TASK FORCE STUDY REPORT, FOR PROPERTIES GENERALLY LOCATED IN SECTIONS 19, 20, 21, 28, 29, 30, AND 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST; 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 hereby amended to establish the Sunnyside Estates Future Land Use Category and shall be amended as attached and incorporated as set forth in Exhibit A of this Ordinance.

Section I.
The City Commission of the City of Leesburg desires to implement the recommendations of the June 2004 Sunnyside Task Force Study Report, and 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 said Amendment is hereby transmitted to the Florida Department of Commerce, State Land Planning Agency 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 at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the _____ day of _____, 2024.

THE CITY OF LEESBURG, FLORIDA

BY: _____
James A. Burry, Jr., MAYOR

Attest: _____
J. Andi Purvis, CITY CLERK

B.1.q. Sunnyside Estates Introduction

The Sunnyside Estates Future Land Use category shall be used to identify, manage and control growth on land areas located within the city limits of Leesburg that lie within the Sunnyside Task Force Study Report area dated June 28, 2004, as issued by the city commission under Resolution 7158. This shall extend to and specifically include all lands lying within the Task Force Study Report area which have been annexed into the city on or after June 28, 2004. The Sunnyside Task Force Study Report, dated June 2004 is hereby adopted by reference into the City of Leesburg's Comprehensive Plan.

Objective 1.16 Sunnyside Estates
The City of Leesburg shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the established Sunnyside Estates community, its lifestyle and the charm presently enjoyed in the Sunnyside Community, and thereby ensure that these qualities are available to future residents.

Policy1.16.1 The purpose of the Sunnyside Estates Future Land Use category shall be to 1) protect existing development from increased levels of density; 2) limit new development to density levels as expressed in the Sunnyside Task Force Study Report of June 28, 2004, the 2045 City of Leesburg Comprehensive Plan, and 3) allow for new development consistent with established Sunnyside Estates development patterns.

Policy 1.16.2 Sunnyside Estates Future Land Use category shall consist of one future land use category, Sunnyside Estates (SE), with four (4) distinct maximum density bands:

1) Sunnyside Estates Corridor Density – (SEC) – up to 8 dwelling units per gross acre,
2) Sunnyside Estates Medium Density – (SEM) – up to 3 dwelling units per gross acre,
3) Sunnyside Estates Low Density – (SEL) – up to 1 dwelling unit per 1 gross acre, and
4) Sunnyside Estates Very Low Density – (SEV) – up to 1 dwelling unit per 3 gross acres.

Policy 1.16.3 The City of Leesburg shall allow for the placement of gateway / landmark features to define the Sunnyside Estates area as defined by the Sunnyside Task Force Study Report of June 28, 2004.

Policy 1.16.4 Standards for new development shall preserve the character of the Sunnyside Community as defined by the Sunnyside Task Force Study Report of June 28, 2004.

Policy 1.16.5 Development shall consider existing aesthetics in site design to include, but not limited to, parking, lighting, signage, open space, architecture, building scale and landscaping.

Policy 1.16.6 Annexations into the corporate limits of the City of Leesburg shall be voluntary. Connection to City of Leesburg utilities is required. Property annexed shall be zoned into a Planned District. Densities permitted on properties annexed into the corporate limits of the City of Leesburg shall be as stated in the density bands herein.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.2.
Meeting Date:	September 9, 2024
From:	Dan Miller, (Planning and Zoning Director), Kandi Harper, (Deputy Director Planning & Zoning)
Subject:	An Ordinance of the City of Leesburg, Florida amending the Comprehensive Plan Future Land Use Map by redesignating the future land use designation of certain property from Low Density Residential, High Density Residential, and Estate Residential to Sunnyside Estates (SE) for properties generally located in Sections 19, 20, 21, 28, 29, 30, and 32, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Sunnyside Estates Comprehensive Plan FLU Map Amendment)

Staff Recommendation:
Planning and Zoning Staff and the Planning Commission recommend approval of the request to amend the Future Land Use Map of the City of Leesburg's Comprehensive Plan Future Land Use Element.

Analysis:
The request proposed herein is to establish the Sunnyside Estates (SE) Future Land Use Map Designation.

This new Future Land Use category, as presented, is consistent with the findings and recommendations of the 2004 Sunnyside Task Force Study Report, and the findings and recommendations of the Special Magistrate pursuant to the *Sunnyside Landing/City of Leesburg Section 70.51 F.S. Proceeding.* Said proceeding was pursued based on *Sunnyside Lake Landing Holding, LLC and Cenizo Ventures Florida, LLC v. City of Leesburg.*

This request, as presented, will establish residential densities compatible with the current development of the Sunnyside Estates area of the city. Further development within this area will be subject to these regulations.

The Leesburg Planning Commission, at a regularly scheduled public hearing on May 23, 2024, recommended approval of this request.

Procurement Analysis:
N/A

Options:
1. Approve the request to create a new Future Land Use category entitled Sunnyside Estates; or
2. Other action as the Commission may deem appropriate.

Fiscal Impact:
There is no fiscal impact anticipated from this request.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP BY REDESIGNATING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY FROM LOW DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, AND ESTATE RESIDENTIAL TO SUNNYSIDE ESTATES (SE) FOR PROPERTIES GENERALLY LOCATED IN SECTIONS 19, 20, 21, 28, 29, 30, AND 32, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SUNNYSIDE ESTATES COMPREHENSIVE PLAN FLU MAP AMENDMENT)

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agenda, regarding amendment of the Comprehensive Plan of the City of Leesburg, and has made recommendations to the City Commission for amendment of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW, THEREFORE,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.

The Growth Management Plan of the City of Leesburg, adopted by the City of Leesburg on December 10, 2012, pursuant to the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes, after public hearings by the City of Leesburg Planning Commission, is hereby amended in the following manner;

The Future Land Use Element Future Land Use Map is amended by the creation of a new Future Land Use designation entitled Sunnyside Estates, as shown on the attached maps of said area, in Leesburg, Lake County, Florida;

Section 2.

That this amendment is hereby transmitted to the Florida Department of Commerce as required by the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes;

Section 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.

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 on the 9th day of September 2024.

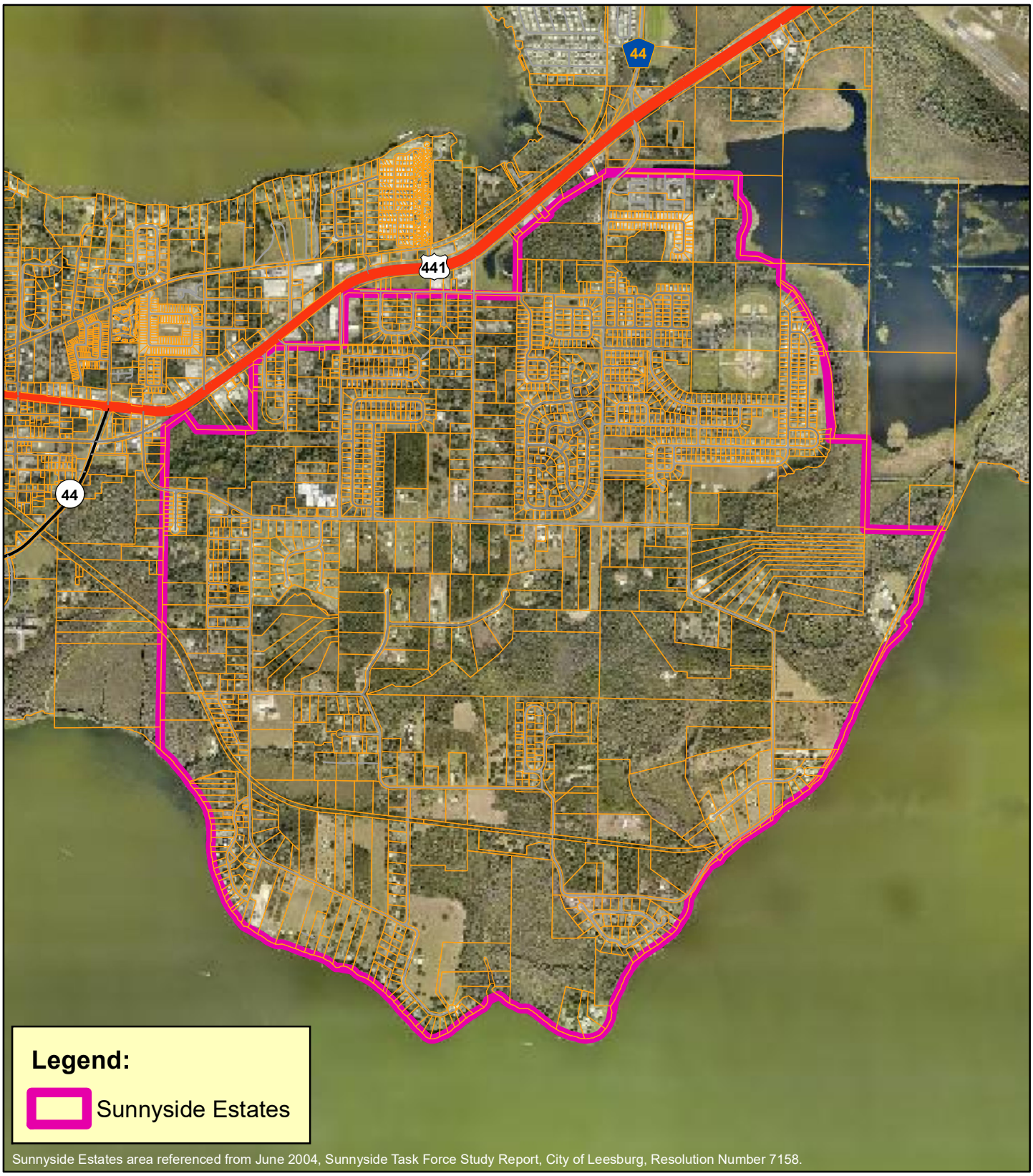
THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

Sunnyside Task Force Study Report Area



Sunnyside Estates area referenced from June 2004, Sunnyside Task Force Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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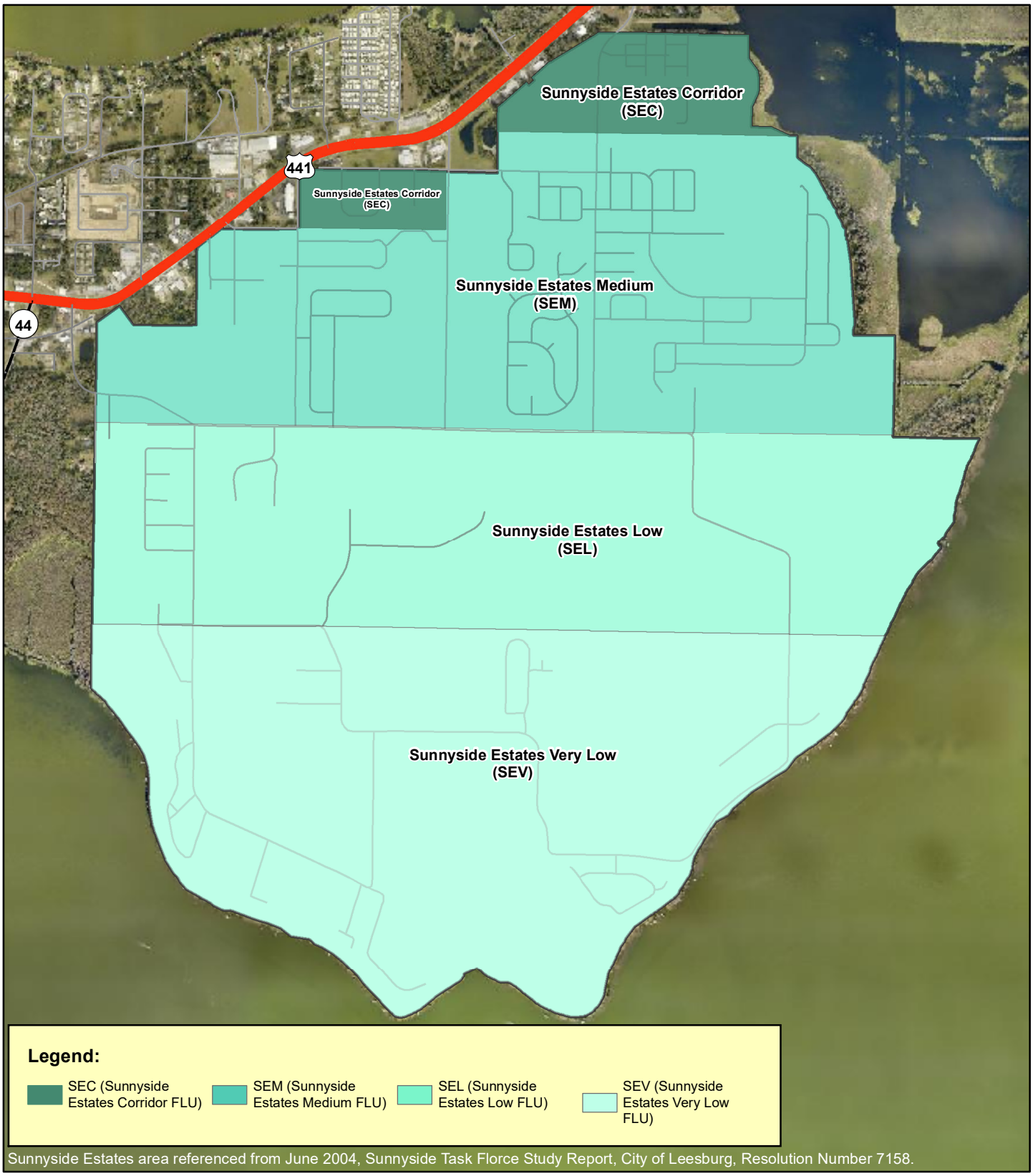
Feet

Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

Density Bands - Sunnside Estates



Sunnyside Estates area referenced from June 2004, Sunnyside Task Florce Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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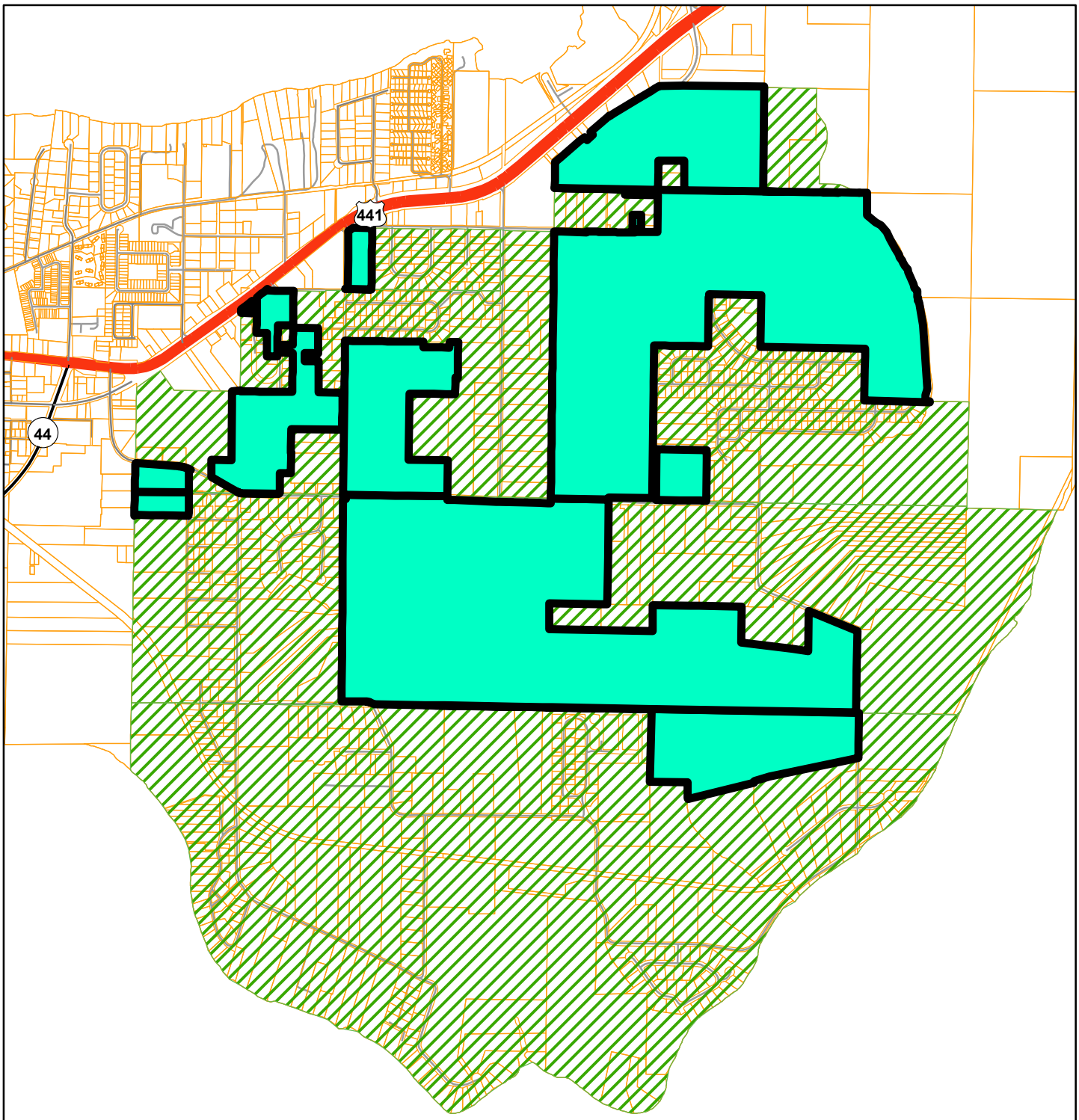
Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

PROPOSED FUTURE LAND USE - SUNNYSIDE ESTATES



Legend:

City of Leesburg Corporate Boundary - Sunnyside Estates (SE) Future Land Use

Sunnyside Task Force Study Area Report (2004)

Sunnyside Estates area referenced from June 2004, Sunnyside Task Force Study Report, City of Leesburg Resolution Number 7158.

Planning & Zoning Division

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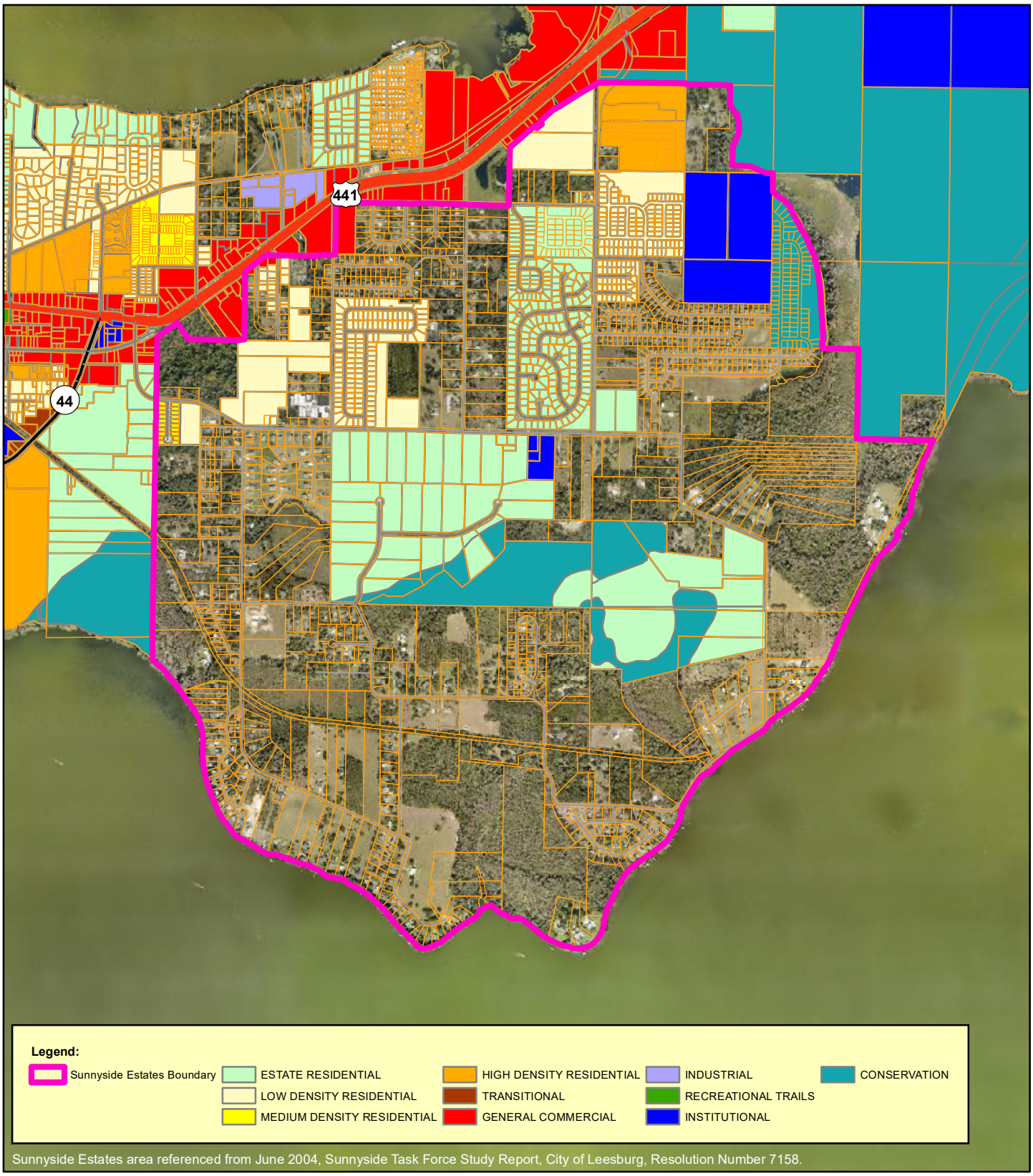
Large Scale Comprehensive Plan Map Amendment
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

City of Leesburg Future Land Use - Sunnyside Estates Area



Planning & Zoning Division

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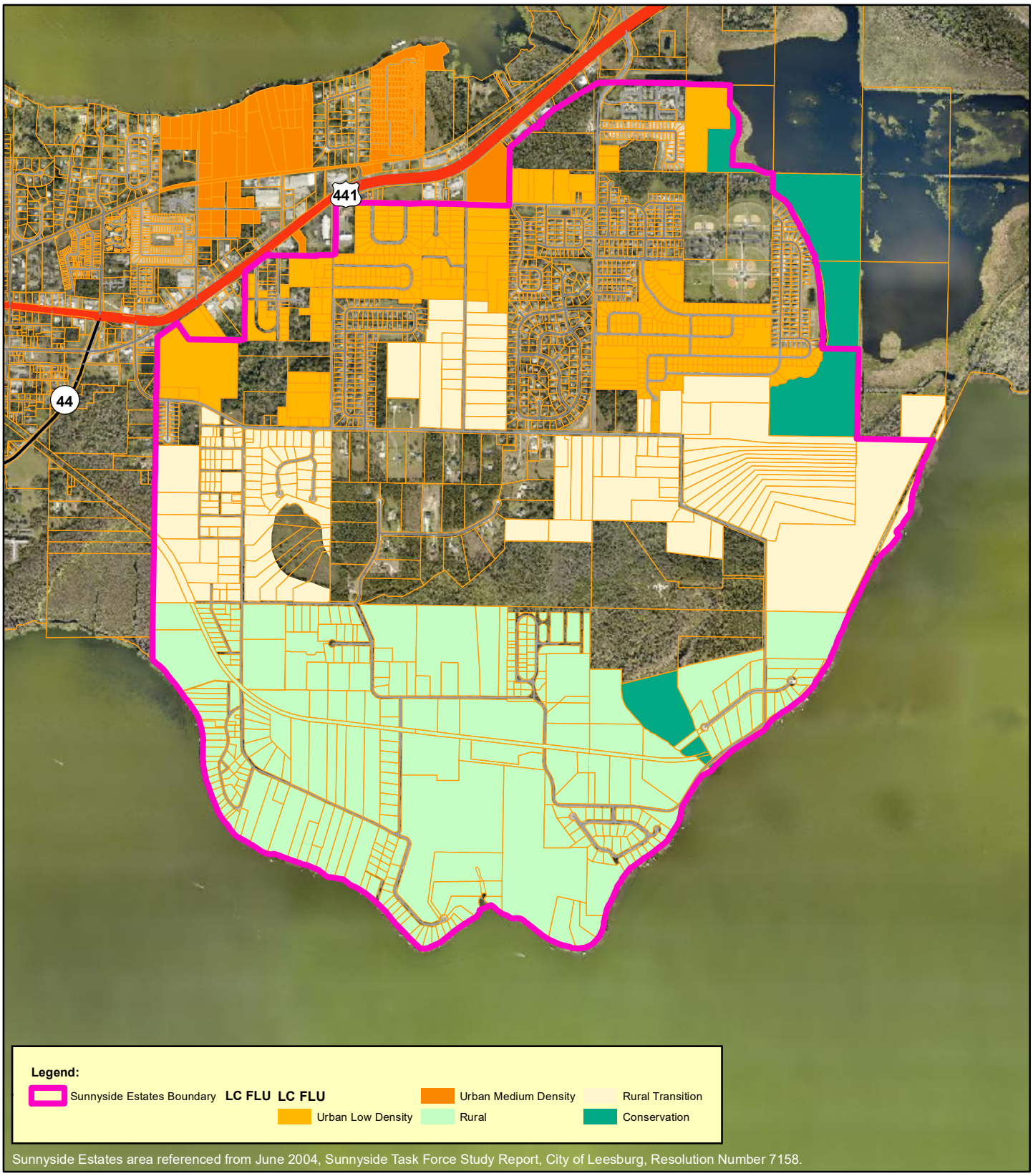
Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
May 1, 2024

Lake County Future Land Use - Sunnyside Estates Area



Planning & Zoning Division

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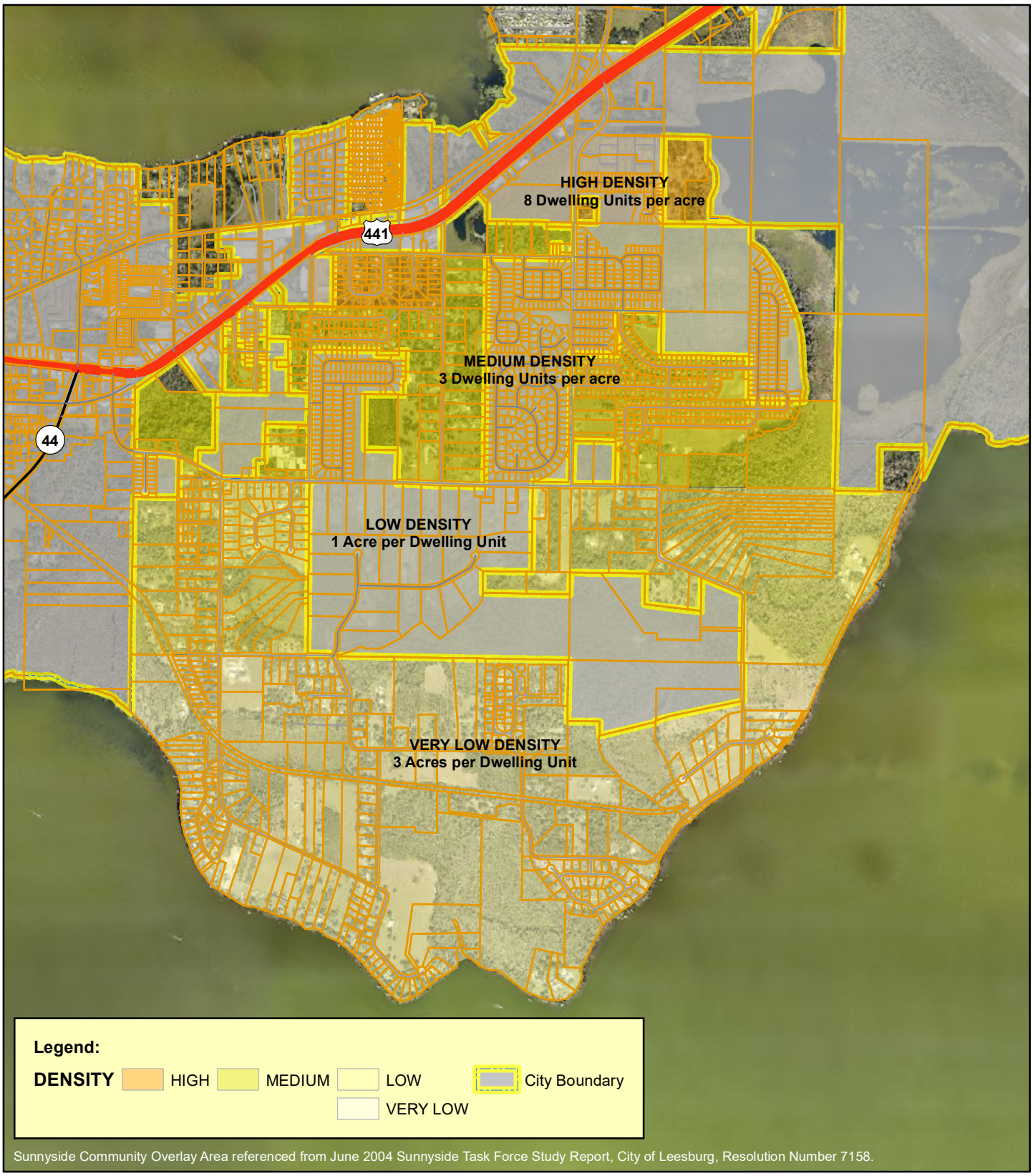
Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
May 1, 2024

Sunnyside Community Densities



Sunnyside Community Overlay Area referenced from June 2004 Sunnyside Task Force Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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Proposed Zoning Densities:
High Density Residential - 8 dwelling units per acre
Medium Density Residential - 3 dwelling units per acre
Low Density Residential - 1 acre per dwelling unit
Very Low Density Residential - 3 acres per dwelling unit

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE:	May 23, 2024
JURISDICITON:	City of Leesburg
PETITIONER:	City of Leesburg
PROJECT:	Sunnyside Estates
REQUEST:	Comprehensive Plan Text, Map, and Zoning Code Amendments to establish and implement the 2004 Sunnyside Task Force Study Report as adopted by Resolution 7158.
CASE NO.:	CPTA-23-588; LSCP-23-589; AMDT-23-590

GENERAL LOCATION: South of U.S. Highway 441, east of East Dixie Avenue and west of Leesburg International Airport.

FUTURE LAND USE DESIGNATION: Low Density Residential, High Density Residential, and Estate Residential

PROPOSED FUTURE LAND USE DESIGNATION: Sunnyside Estates (702 +/- acres)

Comprehensive Plan Text Amendment (CPTA-23-588):
The proposed Comprehensive Plan Text amendment to the City's Comprehensive Plan will establish the Sunnyside Estates Objective and Policies in the Future Land Use Element of the Comprehensive Plan.

The proposed Sunnyside Estates Future Land Use Objective and Policies implement the 2004 Sunnyside Task Force Study Report recommendations to maintain community character and density standards.

Large Scale Comprehensive Plan Map Amendment (LSCP-23-589):
The proposed request is to establish Sunnyside Estates (SE) Future Land Use Map designations consistent with the June 2004 Sunnyside Task Force Study Report.

The proposed request is to establish residential densities compatible with the Sunnyside Estates area of the city.

Ordinance Amendment (AMDT-23-590):
The proposed request will establish the Sunnyside Estates future land use designation in the City's Land Development Regulations (Zoning Code) to manage future development in the Sunnyside area within the corporate limits of the City of Leesburg.

CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS

DATE:	May 23, 2024
JURISDICITON:	City of Leesburg
PETITIONER:	City of Leesburg
PROJECT:	Sunnyside Estates Future Land Use Map Amendment
REQUEST:	Large Scale Comprehensive Plan Map Amendment from Low Density Residential, High Density Residential, and Estate Residential to Sunnyside Estates (SE)
CASE NO.:	LSCP-23-589

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request **for the following reason(s):**

1. This project meets the requirements of Chapter 163.3184 Florida Statutes, for Large Scale Comprehensive Plan Amendments.

2. The proposed request is to establish Sunnyside Estates (SE) Future Land Use Map designations consistent with the June 2004 Sunnyside Task Force Study Report.

3. The proposed request is to establish residential densities compatible with the Sunnyside Estates area of the city.

4. The proposed future land use designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to **approve** the Large Scale Comprehensive Plan Map amendment from Low Density Residential, High Density Residential, and Estate Residential to Sunnyside Estates (SE), and forward the recommendation to the City Commission for consideration.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.3.
Meeting Date:	September 9, 2024
From:	Dan Miller, (Planning and Zoning Director), Kandi Harper, (Deputy Director Planning & Zoning)
Subject:	An Ordinance of the City of Leesburg, Florida amending Part II, Chapter 25 of the Municipal Code, adding Section 25-269 (3) Future Land Use Districts; and providing an effective date. (SS Ordinance Amendment Chapter 25 - Zoning)

Staff Recommendation:
The Planning & Zoning Staff and the Planning Commission recommend approval of the request to amend the City of Leesburg Code of Ordinances, Part II, Chapter 25, by adding Section 25-269 (3) Future Land Use Districts.

Analysis:
The City of Leesburg Code of Ordinances includes Section 25-269, Chapter 25, Part II, that establishes zoning districts in the City of Leesburg. This amendment adds Future Land Use Designations to the Code of Ordinances that, if adopted, will include Sunnyside Estates (SE) future land use designation.

The *Sunnyside Estates* future land category shall consist of one future land use category containing four (4) "density bands." These bands are entitled:

1) Sunnyside Estates Very Low Density (up to 1 unit per 3 acres);
2) Sunnyside Estates Low Density (up to 1 unit per acre);
3) Sunnyside Estates Medium Density (up to 3 units per acre);
4) Sunnyside Estates Corridor Density (up to 8 units per acre).

Each band is geographically distinct and consistent with the 2004 Sunnyside Task Force Study Report as adopted by Resolution 7158 in 2004.

Procurement Analysis:
N/A

Options:
1. Approve the requested Ordinance Amendment adding Future Land Use Designations to the Code of Ordinances and adopting and adding the *Sunnyside Estates* Future Land Use category to the Code of

Ordinances; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:
There is no fiscal impact anticipated from this request.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING PART II, CHAPTER 25 OF THE MUNICIPAL CODE, ADDING SECTION 25-269 (3) FUTURE LAND USE DISTRICTS; AND PROVIDING AN EFFECTIVE DATE. (SS ORDINANCE AMENDMENT CHAPTER 25 - ZONING)

WHEREAS, the City Commission has received written objections, recommendations, and comments from the City of Leesburg Planning Commission, acting as the Local Planning Agenda, regarding amendment of the City of Leesburg's Code of Ordinances by adding Future Land Use Designation to the Code of Ordinances and adopting and adding the *Sunnyside Estates* Future Land Use category to the Code of Ordinances, and has made recommendations to the City Commission for amendment of the Plan; and

WHEREAS, the City Commission of the City of Leesburg has held public hearings on the proposed amendment to the plan, in light of written comments, proposals and objections from the general public;

NOW, THEREFORE,

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA, that;

Section 1.
The Growth Management Plan of the City of Leesburg, adopted by the City of Leesburg on December 10, 2012, pursuant to the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes, after public hearings by the City of Leesburg Commission, is hereby amended in the following manner;

The City of Leesburg Code of Ordinances, Section 25-269, Chapter 25, Part II, is hereby amended to add Future Land Use Designations to the Code of Ordinances and adopt *Sunnyside Estates* Future Land Use category as seen in the attached exhibits, to the Code of Ordinances;

Section 2.
That this amendment is hereby transmitted to the Florida Department of Commerce as required by the Community Planning Act of 2011, Chapter 163, Part II, Florida Statutes;

Section 3.
All ordinances or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed;

Section 4.
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 on the 9th day of September 2024.

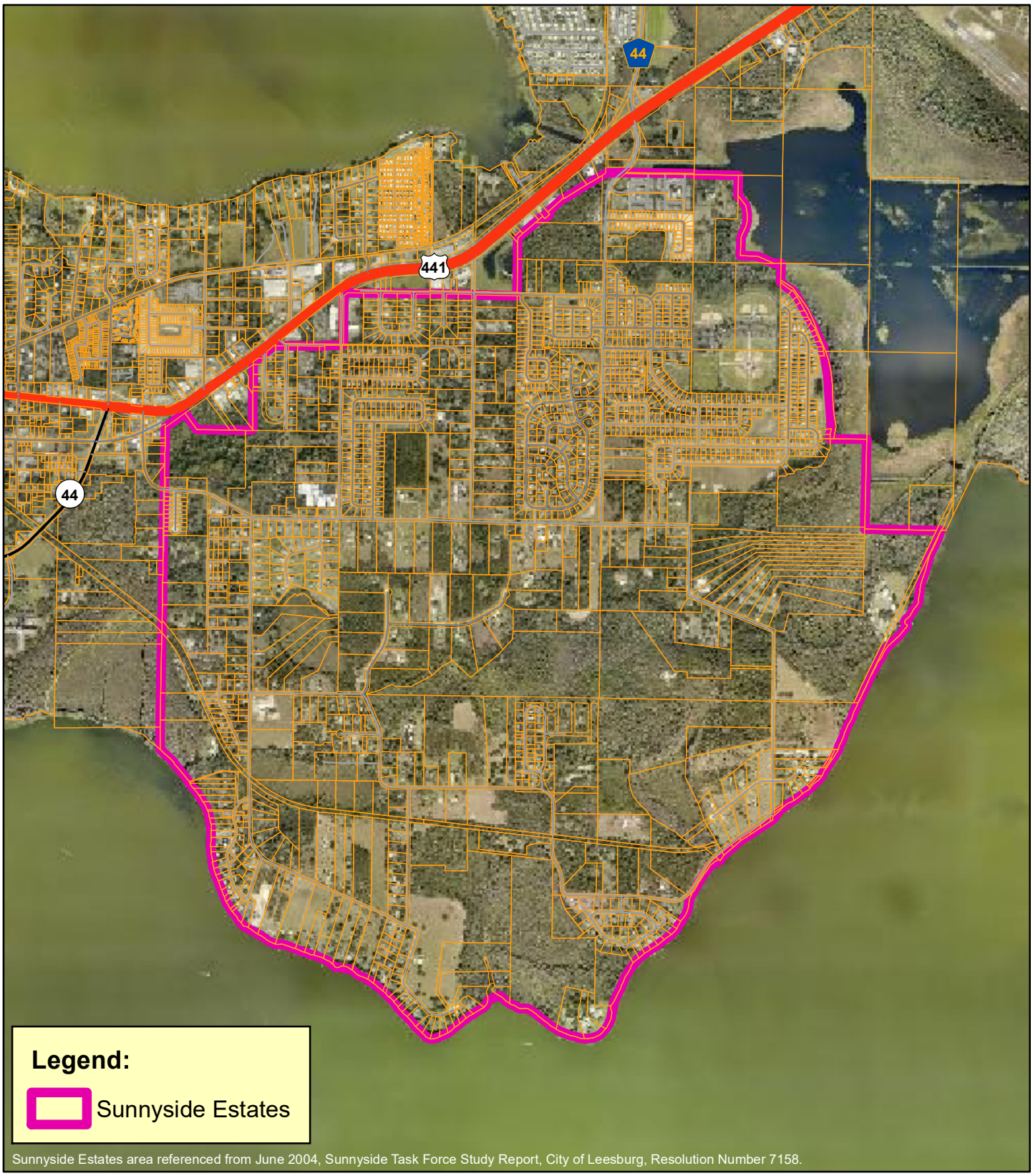
THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

Sunnyside Task Force Study Report Area



Sunnyside Estates area referenced from June 2004, Sunnyside Task Force Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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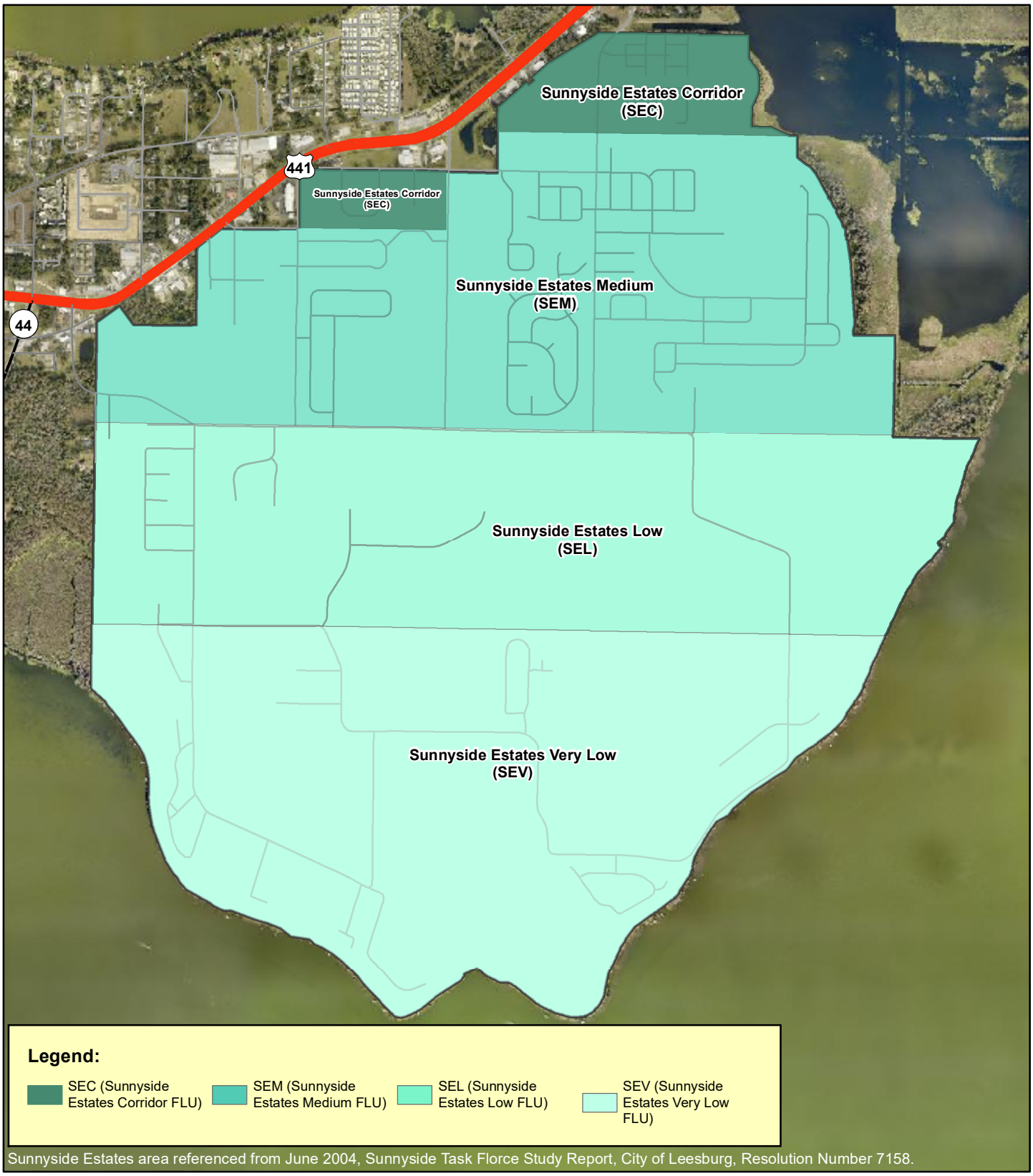
Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

Density Bands - Sunnside Estates



Sunnyside Estates area referenced from June 2004, Sunnyside Task Florce Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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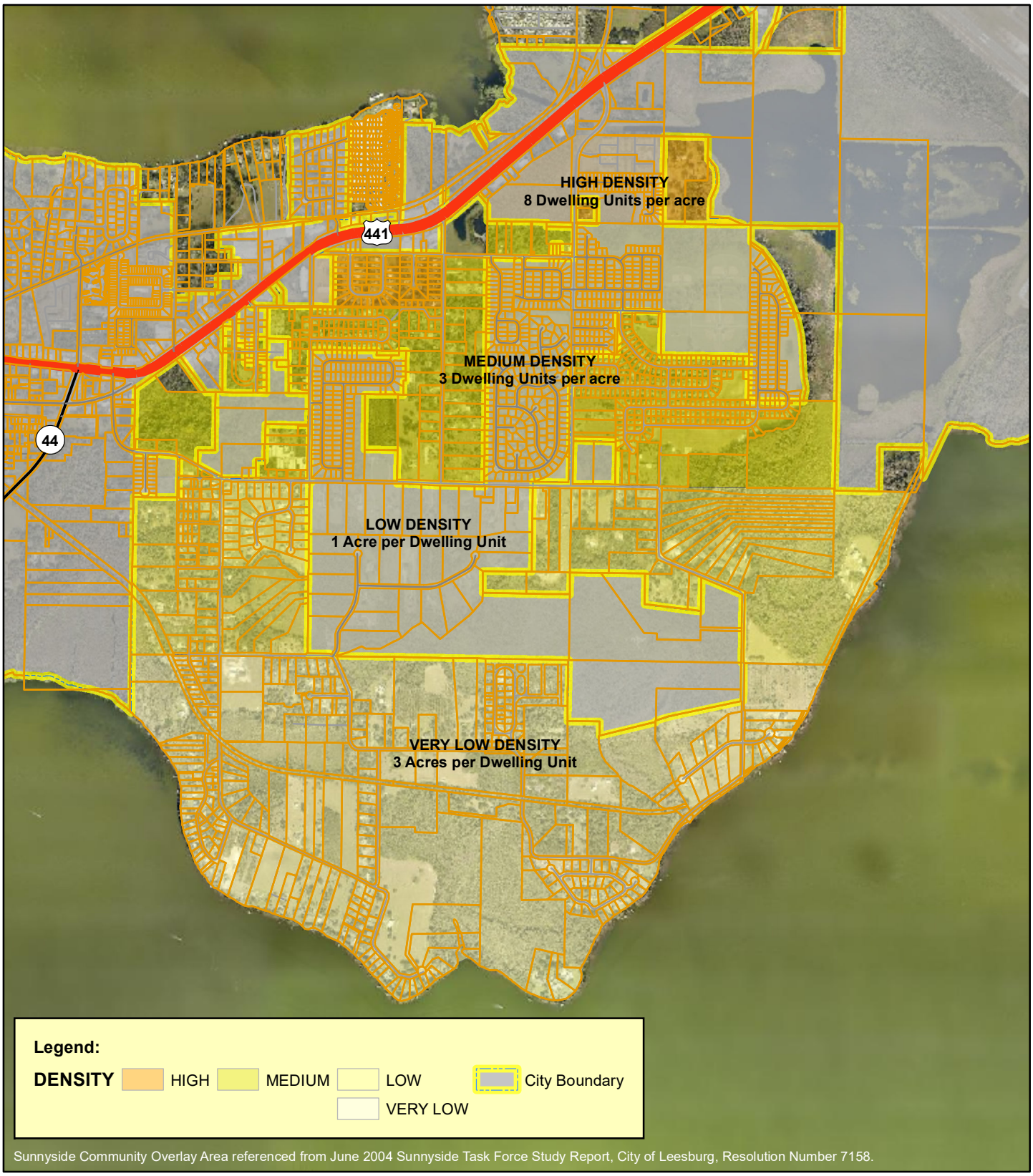
Proposed Sunnyside Estates
CPTA-23-588; LSCP-23-589; AMDT-23-590
Sections 19, 20, 21, 28, 29, 30, and 32; Township 19 South; Range 25 East
February 1, 2024

Sunnyside Community Densities



Sunnyside Community Overlay Area referenced from June 2004 Sunnyside Task Force Study Report, City of Leesburg, Resolution Number 7158.

Planning & Zoning Division

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Proposed Zoning Densities:
High Density Residential - 8 dwelling units per acre
Medium Density Residential - 3 dwelling units per acre
Low Density Residential - 1 acre per dwelling unit
Very Low Density Residential - 3 acres per dwelling unit

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE:	May 23, 2024
JURISDICITON:	City of Leesburg
PETITIONER:	City of Leesburg
PROJECT:	Sunnyside Estates
REQUEST:	Comprehensive Plan Text, Map, and Zoning Code Amendments to establish and implement the 2004 Sunnyside Task Force Study Report as adopted by Resolution 7158.
CASE NO.:	CPTA-23-588; LSCP-23-589; AMDT-23-590

GENERAL LOCATION: South of U.S. Highway 441, east of East Dixie Avenue and west of Leesburg International Airport.

FUTURE LAND USE DESIGNATION: Low Density Residential, High Density Residential, and Estate Residential

PROPOSED FUTURE LAND USE DESIGNATION: Sunnyside Estates (702 +/- acres)

Comprehensive Plan Text Amendment (CPTA-23-588):
The proposed Comprehensive Plan Text amendment to the City's Comprehensive Plan will establish the Sunnyside Estates Objective and Policies in the Future Land Use Element of the Comprehensive Plan.

The proposed Sunnyside Estates Future Land Use Objective and Policies implement the 2004 Sunnyside Task Force Study Report recommendations to maintain community character and density standards.

Large Scale Comprehensive Plan Map Amendment (LSCP-23-589):
The proposed request is to establish Sunnyside Estates (SE) Future Land Use Map designations consistent with the June 2004 Sunnyside Task Force Study Report.

The proposed request is to establish residential densities compatible with the Sunnyside Estates area of the city.

Ordinance Amendment (AMDT-23-590):
The proposed request will establish the Sunnyside Estates future land use designation in the City's Land Development Regulations (Zoning Code) to manage future development in the Sunnyside area within the corporate limits of the City of Leesburg.

CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS

PROJECT: Sunnyside Estates
REQUEST: Land Development Regulations - Code Amendments
Part II Chapter 25, Section 25-269
CASE NO.: AMDT-23-590
MEETING DATE: May 23, 2024

BACKGROUND

The City of Leesburg Code of Ordinances includes Section 25-269, Chapter 25, Part II, that establishes zoning districts in the City of Leesburg. This amendment adds *(3) Future land use districts* to the Code of Ordinances.

This amendment creates Sunnyside Estates future land use that consists of four (4) density bands: 1) Sunnyside Estates Very Low Density lying adjacent to Lake Harris in the south, then moving northward to 2) Sunnyside Estates Low Density, then moving northward to 3) Sunnyside Estates Medium Density, and 4) Sunnyside Estates Corridor Density lying adjacent to the U.S. Highway 441 corridor. This request is consistent with the 2004 Sunnyside Task Force Study Report as adopted by Resolution 7158.

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed request to amend the Land Development Regulations as shown in *Exhibit A,* is consistent with appropriate legally mandated planning and development practices in Florida, including the establishment of land development regulations.

2. The proposed request will establish the Sunnyside Estates future land use designation to manage future development in the Sunnyside area within the corporate limits of the City of Leesburg.

Action Requested:

1. Vote to approve the proposed amendment to the City's Land Development Regulations, as shown in *Exhibit A,* and forward to the City Commission for consideration.

§25-269 – Establishment of districts of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

For the purpose of protecting, promoting and improving the public health, safety, comfort, order, appearance, convenience, morals and general welfare of the community, the city is hereby divided into the following types of zoning districts:

(1) Active districts.

BASE DISTRICTS	
Residential Districts	
RE-1	Estate Density Residential
R-1-A	Single Family Residential
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
Commercial and Industrial Districts	
R-P	Residential/Professional Office
C-1	Neighborhood Commercial
C-2	Community Commercial
C-3	Highway Commercial
M-1	Industrial
Planned Development Districts	
ARD	Age Restricted Development
SPUD	Small Planned Unit Development
PUD	Planned Unit Development

Special Purpose Districts	
CBD	Central Business District
I	Institutional
P	Public
OVERLAY DISTRICTS	
PDO	Planned Development Overlay
HPO	Historic Preservation Overlay
TDO	Traditional Design Overlay
CDO	Contemporary Design Overlay
AZO	Airport Zones Overlay

(2) The following zoning districts exist on the official zoning map; however, no new lands in the City of Leesburg shall be rezoned to these designations.

INACTIVE DISTRICTS	
A	Agricultural
C-4	Mixed Commercial
PSC	Pine Street Commercial
M-2	Commercial/Industrial
CIP	Commercial/Industrial Planned

(3) Future land use designations

The Future Land Use Element of the City of Leesburg Comprehensive Plan (2012) designates areas that are appropriate to accommodate future growth within the 25-year planning timeframe and influences the location of land use types and the density allowable in specified areas. These land use designations were developed for many functions to ensure adequate locations for all types of uses within the City. The designations are intended to be tools to protect the City's natural resources; to provide transitional uses to protect the quality of life; and, to ensure that development does not occur before infrastructure and public facilities are in place concurrently to serve the development.

FUTURE LAND USE DESIGNATIONS
Sunnyside Estates
Sunnyside Estates Very Low Density
Sunnyside Estates Low Density
Sunnyside Estates Medium Density
Sunnyside Estates Corridor Density
Estate Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Neighborhood Mixed Use
SP Mixed Use
Transitional
Downtown Mixed-Use
General Commercial
Industrial
Industry and Technology Commerce Park

Recreation
Institutional
Conservation
Age Restricted Development
Orange Bend

(Ord. No. 04-27, § V(4.3), 5-10-04; Ord. No. 08-62, § I, 7-14-08; Ord. No. 18-03, § I, 2-12-18)

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 6.B.1.

Meeting Date: September 9, 2024

From: Dan Miller, (Planning and Zoning Director), Kandi Harper, (Deputy Director Planning & Zoning), Max Vanallen, (Senior Planner)

Subject: An Ordinance of the City of Leesburg, Florida amending the City's Comprehensive Plan Future Land Use Element; Transportation Element; Housing Element; Sanitary Sewer Element; Potable Water Element; Solid Waste Element; Drainage Element; Aquifer Recharge Element; Conservation Element; Recreation and Open Space Element; Intergovernmental Coordination Element; Capital Improvements Element; Aviation Element; Property Rights Element under the procedures established in Sections 163.3184(2) and (4); and to comply with Sections 163 and 373 of the Florida Statutes related to Water Supply Planning Requirements by amending "The Water Supply Facilities Work Plan" and incorporating the Water Supply Facilities Work Plan as an Appendix to the Potable Water Element; and providing an effective date. (2045 Comprehensive Plan Update / Water Supply Facilities Work Plan Update)

Staff Recommendation:
The City of Leesburg Planning Commission and Planning and Zoning Staff recommend approval of the City's 2045 Comprehensive Plan Update, including the Water Supply Facilities Work Plan Update.

Analysis:
The City of Leesburg, pursuant to Section 163.3161 and Section 163.3177, Florida Statutes, is updating the Comprehensive Plan based on relevant analysis of demographic trends as well as market conditions within the city and in the larger region of Lake County and central Florida.

The principles and strategies required by Florida Statue are stated as goals, objectives, and policies, and describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner over a ten- to twenty-year horizon.

Municipal government is tasked with ensuring consistent interpretation of the adopted Goals, Objectives, and Policies. The Comprehensive Plan identifies those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and how the programs, activities, and land development regulations will be carried out. The plan is to establish

meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

The fourteen Elements of the City's Comprehensive Plan are: Future Land Use, Transportation, Housing, Sanitary Sewer, Potable Water, Solid Waste, Drainage, Aquifer Recharge, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Aviation, and Property Rights.

In the eighteen-month period following the adoption of the Plan, revised land development regulations will be presented to the Planning Commission (Land Planning Agency) and the City Commission that will seek to implement the Goals, Objectives, and Policies in the updated Comprehensive Plan Elements.

Also presented for consideration, as an Appendix to the Potable Water Element, is the updated Water Supply Facilities Work Plan required by Chapter 163.3177(6)(c)3, and Chapter 373, Florida Statutes. The Water Supply Facilities Work Plan was studied, analyzed, and updated by Dewberry in collaboration with the City of Leesburg's Public Works Department. The report was completed in August 2023.

Procurement Analysis:
N/A

Options:
1. Approve the City of Leesburg 2045 Comprehensive Plan and transmittal to Florida Commerce for review; or
2. Other action as may be determined by the City Commission.

Fiscal Impact:
There is no direct fiscal impact as a result of this action. However, over time, this new plan will allow for appropriate planning and utilization of land use, infrastructure, thereby more efficiently utilizing municipal expenditures.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT; TRANSPORTATION ELEMENT; HOUSING ELEMENT; SANITARY SEWER ELEMENT; POTABLE WATER ELEMENT; SOLID WASTE ELEMENT; DRAINAGE ELEMENT; AQUIFER RECHARGE ELEMENT; CONSERVATION ELEMENT; RECREATION AND OPEN SPACE ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; CAPITAL IMPROVEMENTS ELEMENT; AVIATION ELEMENT; PROPERTY RIGHTS ELEMENT UNDER THE PROCEDURES ESTABLISHED IN SECTIONS 163.3184(2) AND (4); AND TO COMPLY WITH SECTIONS 163 AND 373 OF THE FLORIDA STATUTES RELATED TO WATER SUPPLY PLANNING REQUIREMENTS BY AMENDING "THE WATER SUPPLY FACILITIES WORK PLAN" AND INCORPORATING THE WATER SUPPLY FACILITIES WORK PLAN AS AN APPENDIX TO THE POTABLE WATER ELEMENT; AND PROVIDING AN EFFECTIVE DATE. (2045 COMPREHENSIVE PLAN UPDATE / WATER SUPPLY FACILITIES WORK PLAN UPDATE)

WHEREAS, Section 166.021, Florida Statutes, empowers the City Commission of the City of Leesburg, Florida, hereinafter referred to as the Commission, to prepare, adopt, implement, and amend a Comprehensive Plan; and,

WHEREAS, Section 163.3161 et. Seq., Florida Statutes, the Community Planning Act, empowers and requires the Commission to prepare, adopt, implement, and amend a Comprehensive Plan; and

WHEREAS, the City of Leesburg Commission has adopted its Comprehensive Plan pursuant to the Community Planning Act and has now determined that certain amendments to portions of the plan are needed: and

WHEREAS, the City of Leesburg proposes to update the Comprehensive Plan; and

WHEREAS, the Planning Commission of the City of Leesburg has been designated as the Local Planning Agency; and

WHEREAS, the Planning Commission of the City of Leesburg, serving as the Local Planning Agency, did on August 22, 2024, hold the required public hearing with public notice having been provided on said amendment, reviewed and considered all comments received during said public hearing and considered the staff recommendations on said amendment; and

WHEREAS, the City of Leesburg did on September 23, 2024, hold the required public hearing for transmittal, with public notice having been provided, under the provisions established in Section 163.3184, Florida Statutes, on said amendments, as described below, to the City's Comprehensive Plan; the Commission reviewed and considered all comments received during the public hearing, including the recommendations of the Local Planning Agency and staff; and

WHEREAS, the City of Leesburg transmitted the proposed amendments on September 30, 2024, to the

Florida Department of Commerce and other pertinent agencies pursuant to Chapter 163.3184 Florida Statutes; and

WHEREAS, the Florida Department of Commerce reviewed the transmitted amendment and identified no comments related to important state resources and facilities that would be adversely impacted by the amendment; and

WHEREAS, the City of Leesburg has further determined and found that approval of said amendment, as described below, to the City Comprehensive Plan would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

Section 1. AUTHORITY
This ordinance is adopted in compliance with, and pursuant to the Community Planning Act, Section 163.3184, et. Seq., Florida Statutes.

Section 2. PURPOSE AND INTENT
It is hereby declared that the purpose and intent of the adopted amendment is to make the Comprehensive Plan better able to preserve and enhance the present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps and deal efficiently with future problems which may result from the use and development of land within incorporated City of Leesburg.

Section 3. ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN
The City of Leesburg Comprehensive Plan is hereby amended as per Attachment A attached hereto, and as amended, is the official Comprehensive Plan for the City of Leesburg.

Section 4. SEVERABILITY
If any provision or portion of this Ordinance are declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. CONFLICTS REPEALED
All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

Section 6. EFFECTIVE DATE
The effective date of this ordinance will be 31 days following the date the final ordinance is read and approved by the City Commission as provided by law. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it becomes effective.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the _____ day of _____ 2024.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS

PROJECT:	City of Leesburg Comprehensive Plan Update and Water Supply Facilities Work Plan Update
REQUEST:	Large Scale Comprehensive Plan Map Amendment to update the City of Leesburg Comprehensive Plan Elements and to update the City of Leesburg Water Supply Facilities Work Plan
CASE NO.:	CPTA-24-230
MEETING DATE:	August 22, 2024

BACKGROUND

The City of Leesburg pursuant to Section 163.3161 and Section 163.3177, Florida Statutes, is updating the Comprehensive Plan based on relevant analysis of demographic trends and market conditions within the city and in the larger region of Lake County and central Florida.

The principles and strategies are stated as goals, objectives, and policies, and describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner over a ten- to twenty-year horizon.

Further, municipal government is tasked with ensuring consistent interpretation of the Goals, Objectives, and Policies as adopted by the City Commission. The Comprehensive Plan identifies those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and how the programs, activities, and land development regulations will be carried out. The plan establishes meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

The fourteen Elements of the City's Comprehensive Plan are: Future Land Use, Transportation, Housing, Sanitary Sewer, Potable Water, Solid Waste, Drainage, Aquifer Recharge, Conservation, Recreation & Open Space, Intergovernmental Coordination, Capital Improvements, Aviation and Property Rights.

In the eighteen-month period following the adoption of the Plan, land development regulations will be presented to the Land Planning Agency and the City Commission that will seek to implement the Goals, Objectives, and Policies in the updated Comprehensive Plan Elements.

Also presented for consideration, as an Appendix to the Potable Water Element, is the updated Water Supply Facilities Work Plan required by Chapter 163.3177(6)(c)3, and Chapter 373, Florida Statutes. The Water Supply Facilities Work Plan was studied, analyzed, and updated by Dewberry in collaboration with City of Leesburg's Public Works Department. The report was completed in August 2023.

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The update to the City's Comprehensive Plan has been completed pursuant to requirements of Florida Statute Sections 163.3161, "Community Planning Act," 163.3177, Required and optional elements of comprehensive plan; studies and surveys, and 163.3184(2) and (4), Process for adoption of comprehensive plan or plan amendment, and Chapter 373, Water Resources.

2. The update to the City's Comprehensive Plan has been completed pursuant to Florida Statutes Sections 163.3161, "Community Planning Act," 163.3177, Required and optional elements of comprehensive plan; studies and surveys, and 163.3184(2) and (4), Process for adoption of comprehensive plan or plan amendment.

3. The update to the Water Supply Facilities Work Plan has been completed pursuant to Florida Statutes 163.3177(6)(c)3 and Chapter 373 and has been made an Appendix to the Potable Water Element.

Action Requested:

1. Vote to approve the proposed amendment to the City's Comprehensive Plan, as shown in *Exhibit A,* and forward to the City Commission for consideration.

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

1 – FUTURE LAND USE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

LEESBURG COMPREHENSIVE PLAN VISION

Leesburg will be a community that brings together its diverse population in an active and vibrant downtown that is interconnected to the City's neighborhoods with a safe and functional transportation network.

Leesburg will be committed to guiding development and redevelopment in a manner that preserves the community's rich history and its unique assets including its many environmentally sensitive green spaces and lakes.

~~D.~~ GOALS, OBJECTIVES AND POLICIES

GOAL 1: ***Quality of Life.*** The City of Leesburg shall ~~implement Smart Growth through~~ utilize comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens; promote economic vitality; and, accommodate population and development growth in an environmentally acceptable manner.

Objective 1.1: ***Land Use Categories~~ and~~, Overlays and Plans.*** The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses and those land uses which support the implementation of the ~~city's 10-Year~~ City's Water Supply Facilities Work Plan.

a. Estate Residential (up to 4 units per gross acre)
This land use category is intended for single family detached residences in urbanized areas and some rural communities that have adequate infrastructure and public facilities to support the density of up to four (4) units per acre. Parks, churches and public schools are also permitted, as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) ~~require~~ may be permitted through review of a conditional use application if approv~~al~~ed.

b. Low Density Residential (up to 8 units per gross acre)
This land use category is generally located in densely urbanized areas. The maximum density allowed is eight (8) units per acre and requires that infrastructure and public facilities are in place to support the density. This land use category also allows the transition of older residential areas to a combination of single family detached and attached residences and restricted professional business services. Parks, churches and public schools are also permitted, as well as some commercial and other non-

residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) ~~require~~ may be permitted through review of a conditional use application if approv~~al~~ed.

c. Medium Density Residential (up to 12 units per gross acre)
This land use category is generally located in densely urbanized areas. The maximum density allowed is twelve (12) units per acre and requires that infrastructure and public facilities are in place to support the density. Residential attached housing is the predominate use, however parks, churches and public schools are also permitted as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) ~~require~~ may be permitted through review of a conditional use application if approv~~al~~ed.

d. High Density Residential (up to 18 units per gross acre)
This land use category is located in the most urbanized areas of the City that have adequate facilities in place to support the density. The maximum density allowed is eighteen (18) units per acre. Residential attached housing is the predominate use however parks, churches and public schools are also permitted as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

e. Neighborhood Mixed Use
Neighborhood Mixed Use land use category allows for a mix of residential uses with neighborhood scale commercial and office development to support the primary residential land use. Land subject to a mixed-use designation shall be required to obtain Planned Development zoning must contain at least 10 acres. The maximum residential density is 4 units/gross acre. Development in this category shall be limited to the following three land use categories:

A. Commercial office, retail sales and service, restaurants
B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building.
C. Government, civic, institutional or recreational.

The balance of uses within a development site will be determined ~~based on the following criteria:~~

~~**Category A Uses**~~	~~Minimum 15%~~	~~Maximum 30%~~
~~**Category B Uses**~~	~~Minimum 70%~~	~~Maximum 85%~~
~~**Category C Uses**~~	~~Minimum 5%~~	~~Maximum 10%~~

through negotiation with the Planning and Zoning Department Director or designated staff.

At a ~~M~~minimum 25% Parks and Open Space is required which includes all undeveloped uplands. 25% of required open space can be wetlands. Open space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities and the land above the designed water elevation on wet retention ponds.

~~f. SP Mixed Use~~

~~The Mixed-Use land use designation requires a mixture of compatible uses, which reinforces an efficient pattern of development, reduces excessive travel demands, promotes multi-modal transportation opportunities, is bicycle and pedestrian-friendly, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provides sites for schools, parks, and other community services. The Mixed-Use designation is intended for newly developing areas which are suitable for urban development and are under unified control for master planning. The purpose of the Mixed-Use designation is to encourage flexible and creative site design. The Mixed-Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows light industrial, hotel, institutional, and recreational land uses. All development designated Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The Mixed-Use designation may only apply to contiguous property that is a minimum of 300 gross acres.~~

g. Transitional (up to 4 units per gross acre)

Transitional land use category allows the transition of older residential areas to a combination of residences and restricted professional business services and low intensity commercial uses provided the change is compatible with the surrounding neighborhood and adjacent to a major roadway. This land use designation provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for an economic use of property while maintaining their general residential character. Such development shall meet the following criteria:

1. Limiting commercial uses to business and professional office, low intensity commercial and home occupations uses as defined in the Land Development

Regulations.

2. Limiting external lighting and signs to that which would normally be permitted in adjacent residential districts.
3. Limiting the scale of commercial uses to that which would support adjacent residential neighborhoods.

Development in this category shall be limited to the following land uses:

A. Professional office, small scale retail sales and service, deli/restaurant.
B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential.

h. Downtown Mixed-Use

The Downtown Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the historic downtown of Leesburg. Downtown Mixed-Use land uses consist of a variety of retail, convenience, entertainment, personal, business and other professional services, as well as a diversity of housing types and churches. The downtown mixed use land use category is only permitted within the Leesburg Central Business District. Maximum gross residential density is 25 units~~/~~ per acre. Development in this category shall be limited to the following three land use categories:

A. Commercial, office, retail sales and service, restaurants

B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building.

C. Government, civic, institutional, places of worship, or recreational.

The balance of uses within ~~a site~~ a proposed downtown development site will be determined based on ~~the following criteria:~~ historic development patterns of the downtown and in negotiations with the Planning and Zoning Director or designated staff.

~~**Category A Uses**~~	~~Minimum 50%~~	~~Maximum 90%~~
~~**Category B Uses**~~	~~Minimum 5%~~	~~Maximum 30%~~
~~**Category C Uses**~~	~~Minimum 5%~~	~~Maximum 30%~~

i. General Commercial

The general commercial land use category is established to encourage economic activity and local employment opportunities. General commercial land uses consist of

a variety of retail, convenience, entertainment, business, places of worship, and other professional services. Residential and support uses are permitted in the General Commercial Category if the site has Planned Unit Development (PUD) zoning and is compatible with adjacent properties.

j. Industrial

The industrial land use category includes both light and heavy industrial land uses. The types of uses encouraged within the industrial land use category include distribution centers; manufacturing, processing, and fabrication plants; and recycling centers. DM NOTES THAT I CANNOT READ SHOULD BE ADDED HERE

k. Industry and Technology Commerce Park (ITCP)

~~This mixed-use land use category is intended to encourage industrial and commercial development on larger tracts and assembled parcels in areas of the city City that have adequate facilities in place to support the density and intensity. Planned Unit Development (PUD) zoning is required, and the uses must be compatible with adjacent properties. The types of land uses typically permitted within this category include heavy and light industrial uses, support commercial, governmental use and limited work-force housing. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) are also allowed. The maximum gross residential density for this category is six (6) dwelling units per acre. Development in this category shall be limited to the following three land use categories:~~

- ~~**A.** Commercial office, industrial, retail sales and service, restaurants.~~
- ~~**B.** Residential townhomes/villas, apartments/condominiums, multi-family residential. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building.~~
- ~~**C.** Government, civic, institutional or recreational.~~

~~The balance of uses within a site will be determined based on the following criteria:~~

~~**Category A Uses**~~	~~Minimum 50%~~	~~Maximum 90%~~
~~**Category B Uses**~~	~~Minimum 3%~~	~~Maximum 7%~~
~~**Category C Uses**~~	~~Minimum 5%~~	~~Maximum 30%~~

The Industry and Technology Commerce Park (ITCP) future land use is inactive and no longer available for consideration of proposed projects. The land uses and proposed development on a site designated as ITCP future land use will be negotiated with the Planning and Zoning Director or designated staff.

l. Recreation

This land use category includes park and recreation facilities owned by the City. Private parks and golf courses and open space, as well as, recreation facilities located at area schools that are under lease to the City may also be included the Recreation land use category. The recreation use category includes lands committed to both active and passive recreational uses.

m. Institutional

This category includes public structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, airports, hospitals, libraries, police and fire stations, and government administration buildings. Additionally, the institutional uses include not-for-profit and semi-public uses; such as, churches, institutions, group homes, cemeteries, nursing homes, hospitals, emergency shelters and other similar uses. Education facilities are included within this category, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities.

n. Conservation

The conservation designation is intended to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, and special vegetative communities. The conservation designation includes public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of City's natural resources. For lands designated as Conservation, residential or non-residential development shall not be allowed. Passive Recreational uses shall be allowed such as trails, boardwalks, etc. Also included are areas within a public water well radius of 500 feet, within the 100-year floodplain, and other areas subject to environmental or topographic constraints. Areas designated as conservation will be reviewed carefully during the review process to determine whether development may be permitted if the areas are determined not to be sensitive.

o. <u>The Villages of West Lake</u>

<u>The Villages of West Lake is an age-restricted mixed-use master planned community that will include a wide variety of uses including residential, office, commercial, institutional and other similar uses. The Villages will utilize urban design principles that will include the use of non-residential centers and villages in order to create a development pattern that is supported by residential villages connected with an internal road system and trails to encourage walking and biking and other modes of transportation. The Villages will protect environmental resources on-site consistent with the City's Comprehensive Plan and state and federal permitting requirements</u>

and will also set aside land for parks and other amenities to provide recreation options for its residents. The Project will develop consistent with the mixed-use requirements of the Age-Restricted Development (ARD) Land Use category pursuant to the Future Land Use Element.

p. Orange Bend Mixed-Use
The purpose of the Orange Bend Mixed-Use designation is to encourage flexible and creative site design. Policies are established that will control and guide development for projects assigned Orange Bend Mixed-Use land use designation. The Orange Bend Mixed-Use designation is intended for a newly developing area which is suitable for urban development and under unified control for master planning. The Orange Bend Mixed-Use land use designation requires a mixture of compatible uses, which will reinforce an efficient pattern of development, reduce excessive travel demands, promote multi-modal transportation opportunities, create bicycle and pedestrian friendly multi-modal transportation options, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provide sites for parks, and other community services.

q. Sunnyside Estates
The Sunnyside Estates Future Land Use category shall be used to identify, manage and control growth on land areas located within the city limits of Leesburg that lie within the Sunnyside Task Force Study Report Area dated June 28, 2004, as issued by the city commission under Resolution 7158. This shall extend to and specifically include all lands lying within the Task Force Study Report area which have been annexed into the city on or after June 28, 2004. The purpose of the Sunnyside Estates Future Land Use category shall be to protect existing development from increased levels of density; limit new development to density levels as expressed in the Sunnyside Task Force Study Report, the 2045 City of Leesburg Comprehensive Plan, and allow for new development that is consistent with existing development patterns. Sunnyside Estates Future Land Use category shall consist of one future land use category, Sunnyside Estates (SE), with four (4) distinct maximum density bands, to include Corridor (SEC), Medium (SEM), Low (SEL), and Very Low (SEV).

Policy 1.1.1: ***Future Land Use Map.*** The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in the data and analysis of this element.

Land Use Categories	**Maximum Density/Intensity**
Estate Density Residential	Up to 4 units/gross acre
Low Density Residential	Up to 8 units/gross acre
Medium Density Residential	Up to 12 units/gross acre
High Density Residential	Up to 18 units/gross acre
Neighborhood Mixed Use	Up to 4 units/gross acre 0.2 FAR/60% ISR
~~SP Mixed Use~~	~~Up to 4 units/gross acre~~ ~~2.0 FAR/80% ISR~~
Transitional	Up to 4 units/gross acre 0.2 FAR/75% ISR
Downtown Mixed-Use	Up to 25 units/gross acre 4.0 FAR/100% ISR
General Commercial	Up to 18 units per acre 2.0 FAR/80% ISR
Industrial	2.0 FAR/80% ISR
Inactive Industry and Technology Commerce Park	~~Up to 6 units/gross acre~~ ~~2.0 FAR/80% ISR~~ Requires pre-application conference with Planning Department staff.
Recreation	0.25 FAR 25% ISR
Institutional	2.0 FAR/75% ISR
Conservation	Development must comply with applicable regulations
Age-Restricted Development	*Single Family Detached* 9 units/gross acre *Single Family Attached and Multi-Family*: 30 units/gross acre The Following standards are gross/aggregate standards: 80% ISR, Max FAR (0.5 except for Town Centers, Commercial Centers and Medical Campus which have a 3.0 FAR)
Orange Bend	Up to 1.60 units / acre 80% ISR
Sunnyside Estates	High Density 8 units / acres. Medium Density 3 units / acre. Low Density 1 acre / unit.

	Very Low Density 3 acres / unit.

Policy 1.1.2: ***Density/Intensity.*** The City shall adopt maximum densities and intensities for each land use category which encourage economic development while protecting the natural environment as indicated in the above table.

Policy 1.1.3: ***Zoning Districts.*** The City shall maintain a zoning matrix which shall establish zoning districts that correspond to specific land use categories. The matrix shall further define allowable densities and intensities in each zoning district.

Policy 1.1.4: ***Recreation and Open Space.*** Public or private lands may be designated as recreation and open space. If the facility is resourced- based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure their protection, proper development and future public use and benefit. Urban infill plazas/areas and special use facilities (such as community centers) do not have to adhere to the 25% maximum impervious surface requirement; these facilities will follow the regulations for downtown mixed-use or commercial development. If development occurs in this land use category, it should be for a public benefit.

Policy 1.1.5: ***Conservation Overlay.*** Properties that are designated as Conservation Overlay areas may potentially contain wildlife habitat areas, hydric soils/wetlands (as defined in the Conservation Element), special vegetative communities, areas within a public water well radii of 500 feet, 100-year floodplain areas, and other areas subject to environmental or topographic constraints. Conservation Overlay areas are subject to the following conditions for approval:

- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
- The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional at

the expense of the Developer.

- The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.
- Development approval will be subject to an Environmental Study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- Natural resources discovered as a result of the required Environmental Study will be protected. The Environmental Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement will be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.
- Areas that are designated as conservation easements and over 10 acres in size will be required to amend the land use designation to Conservation during the City's next regularly scheduled amendment cycle.
- Any property in a Conservation Overlay area is encouraged to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

Policy 1.1.6: The Villages of West Lake. The Villages (referred to under this policy as "The Villages" or "the project") is designated as Age Restricted Development (ARD) on the City of Leesburg's Future Land Use Map. The Project is located in southern Leesburg along the north side of the Florida Turnpike between the Sumter County line and the Florida Turnpike/CR 470 interchange and south of the Florida Turnpike on the east and west sides of County Road 48.

The Villages of West Lake must develop consistent with the following requirements:

a) The Villages is a mixed-use development which will develop consistent with the Age Restricted Development (ARD) land use category

which includes the mixed-use development requirements pursuant to Future Land Use Objective 1.Jk. The Project may include the following uses: residential (age restricted and non-age restricted through the conversion of land uses), office, commercial/retail, hotel, medical, research and development, light industrial, institutional, education, recreation, urban agriculture and community farming, recreational vehicle development and other similar uses as well as supporting infrastructure (e.g.: roads, water, sewer, etc.). The Villages may develop under multiple phases with specialized design standards as established in The Villages of West Lake Area A Chapter 163 Development Agreement and The Villages of West Lake Area B Chapter 163 Development Agreement (also referred to under this policy as "the Chapter 163 Agreements" or "the Agreements". The Agreements will also include design standards for the Project as required by Future Land Use Element Objective 1.1 k. The design standards addressed in the Agreements shall include but not be limited to architectural design standards, building setbacks, landscaping and buffering and roadway design in order to ensure pedestrian and vehicular safety. Additionally, a separate expedited review process may also be included in the Chapter 163 Agreements. The Villages will utilize urban design principles in order to create mixed use nonresidential centers supported by residential development connected with an internal road system and trails to encourage walking, biking and other modes of transportation.

b) Prior to development commencing on site. wetlands must be analyzed and the Developer must coordinate with the appropriate state and federal agency regarding the jurisdictional boundaries and any proposed impacts. Wetlands onsite will be protected consistent with Future Land Use Policy 1.1.6 and the State and Federal regulatory requirements and implementing agreements which provides options for mitigation. including but not limited to on-site mitigation, off-site mitigation, purchasing mitigation credits from permitted mitigation banks. and the use of conservation easements and such mechanisms through permitting. Wetlands on-site may also be utilized for passive recreation, trails, stormwater, boardwalks, and bridge and/or road crossings subject to permitting. The provisions in Conservation Element Objectives 1.2 and 1.3 and supporting policies and Recreation and Open Space Objective 1.2 and supporting policies shall not apply.

c) Prior to development commencing on site. the Developer must conduct a wildlife survey of the property and coordinate with the

applicable state and federal agencies. Wildlife and their habitat will be protected consistent with FLU Policy 1.1.6 Amendment Future Land Use Policy 1.1.6 and the State and Federal regulatory requirements and implementing agreements with provides options for mitigation including but not limited to on-site mitigation, off-site mitigation and such mechanisms through permitting. Conservation Element Objective 1.5 and supporting policies shall not apply.

d) The uses permitted in the City's agricultural land use and zoning are permitted on undeveloped land, before urban development commences if such uses are consistent with the City's Comprehensive Plan. Permitted uses may include but are not limited to silviculture, farming and animal husbandry.

e) The Villages will maintain compatibility with adjacent land uses through ensuring that residential uses are adjacent to off-site residential uses or through the use of vegetative buffering, fencing or a wall.

f) The following Project entitlements are planned:
Non-Residential 4,100,000 square feet
Residential (Age Restricted) 14,185 dwelling units

The Project entitlements may be used for any of the uses identified above which include but are not limited to: residential (age restricted and non-age restricted through the conversion of land uses), office, commercial/retail, hotel, medical, research and development, light industrial, institutional, education, recreation, urban agriculture and community farming, recreational vehicle development and other similar uses as well as supporting infrastructure (e.g. roads, water, sewer, etc.). A land use conversion table will also be included within the Chapter 163 Agreements with the City for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development traffic impacts. The conversion table will also allow for conversion of the uses identified above through City approval without the requirement for a comprehensive plan amendment. The Villages must provide the City notice and documentation to review of at least 30 days in advance of using the land use conversion table. The post conversion development shall be consistent with the City's Comprehensive Plan, as applicable, which includes the minimum mixed-use requirements for an

Age Restricted Development (ARD).

g) The level of service standards for The Villages of West Lake shall reflect the type of impacts that have actually been generated within The Villages which has demonstrated lower impacts (including water, sewer, traffic and schools) due to the age restricted and self-sustaining mixed-use community development pattern. The level of service standards are as follows:

THE VILLAGES OF WEST LAKE LEVEL OF SERVICE STANDARDS	
Transportation Facilities	***LEVEL OF SERVICE***
Limited Access Roads	*C or as otherwise prescribed by FDOT*
Arterials	*D*
Collectors	*D*
Potable Water	***LEVEL OF SERVICE***
Non-Residential	*0.2 gallons per day/gross square feet*
Residential (Age Restricted)	*86 gallons per dwelling unit per day*
Residential (Non-Age Restricted)	*150 gallons per person per day*
Sanitary Sewer	***LEVEL OF SERVICE***
Non-Residential	*0.15 gallons per day/gross square feet*
Residential (Age Restricted)	*86 gallons per dwelling unit per day*
Residential (Non-Age Restricted)	*251 gallons per day per capita*
Recreation	
The recreation facilities necessary for The Villages of West Lake are to be provided within The Villages which will include recreation facilities within the City of Leesburg, the City of Wildwood and Sumter County. Since The Villages is a highly amenitized community, the facilities will ensure the residents do not degrade the level of service of the City's recreation facilities.	
Public School	
Age restricted units will not impact the Lake County Public School System. Any new non-age restricted units will be coordinated with the Lake County School Board to address school capacity at the time of development.	

Based on the foregoing, no other level of service standards in the City's Comprehensive Plan including requirements contained in Capital Improvements Policy 1.2.1, Recreation Policies 1.1.1, 1.1.5, 1.1.6, and 1.7.2 shall apply.

Policy 1.1.7: **The Leesburg Downtown Master Plan.** The City will continue to implement and periodically update the Leesburg Downtown Master Plan

for the purpose of creating and maintaining a vibrant activity center within Leesburg.

Objective 1.2: ***Protect Neighborhoods and Diversify Housing.*** The City will preserve and protect stable residential neighborhoods, provide opportunities for diverse residential areas and encourage various housing types to meet the life-styles and needs of all residents.

Policy 1.2.1: ***Housing Diversity.*** The Future Land Use Map shall contain an adequate diversity of lands for residential uses to meet the future demand for residential densities identified in the Housing Element.

Policy 1.2.2: ***Neighborhood Capital Improvements.*** The City of Leesburg shall prioritize needed improvements to maintain the quality of its neighborhoods and secure funding for said improvements through local funding, inter-local agreements with Lake County and grants from various state and federal agencies.

Policy 1.2.3: ***Neighborhood Lakes.*** The City shall encourage subdivisions to be designed to maintain lake edges for ring roads or linear parks and the enjoyment of the neighborhood, rather than allowing residential lots to completely encompass the lakes.

Policy 1.2.4: ***New Residential Development.*** Encourage high standards of architectural design and landscaping for new residential construction through ~~the~~ land development regulations, planned unit development (PUD) zoning, and development review processes.

Policy 1.2.5: ***Innovative Housing and Development.*** Periodically review and amend the land development regulations to permit innovative housing types and subdivision designs that are compatible with the character of Leesburg.

Policy 1.2.6: ***Energy Efficient Housing.*** Administer~~ing~~ the State's Energy Efficiency Codes with respect to new construction.

Policy 1.2.7: ***Neighborhood Roadways.*** Protect single-family residential neighborhoods from the potential undesirable impacts of through-traffic movements by assuring that alternate traffic improvements are considered to prevent overloading the existing roads, as well as providing adequate buffering and landscaping.

Policy 1.2.8: ***Impacts of Infill.*** Protect single-family residential neighborhoods from the potential undesirable impacts of in-fill developments by assuring that in-fill developments shall be of a design, type, height, bulk and density not to overpower the existing architecture of the neighborhood.

Policy 1.2.9: ***Residential Density.*** Balance residential densities with the capacity of existing or scheduled improvements to public services and facilities through appropriate zoning and concurrency regulations, as well as the development review process.

Policy 1.2.10: ***Compatible Densities.*** Require that proposed residential densities be compatible with existing development in the area and that it be regulated or conditioned so as to avoid detrimental effects on the existing development and the environment.

Policy 1.2.11: ***Code Enforcement.*** The City shall periodically evaluate the program for the systematic inspection and enforcement of the City's codes and ordinances relative to housing and litter to prevent blighted areas from developing.

Objective 1.3: ***Redevelopment.*** The City will encourage redevelopment and renewal of blighted areas to maintain and enhance the quality of life and economic base throughout Leesburg.

Policy 1.3.1: ***Inventory.*** City shall continue to initiate programs and prepare goals to address areas within the ~~city~~ City that are identified as blighted i.e.: developed areas containing substandard or lacking infrastructure including paved roads, central sewer, and central water.

Policy 1.3.2: ***Blighted Areas.*** If additional blighted or otherwise deteriorated areas develop within the City, the areas shall be targeted for special consideration through a redevelopment plan and the City shall pursue available federal, state, county and local funds for redevelopment.

Policy 1.3.3: ***Redevelopment and Infill Limitations.*** If necessary, the City may reduce land development regulation limitations on infill and redevelopment activities consistent with the land uses and densities indicated in this plan in situations that will not jeopardize public health, safety or welfare.

Policy 1.3.4: ***Development Incentives.*** The City shall use development incentives, such as impact fee waivers and density / intensity bonuses to encourage

redevelopment.

Objective 1.4: ***Sustainable Development.*** The City of Leesburg shall propose a ~~Smart Growth~~ development patterns that make~~s~~ efficient use of the developable land, fully utilizes urban services and infrastructure, promotes a wide variety of transportation and housing options, absorbs and effectively serves a significant portion of the anticipated future population growth of the City, protects the architectural and environmental character of the City through compatible, high quality, and environmentally sensitive development practices, and recognizes the City's role as a regional hub of commerce and employment.

Policy 1.4.1: ***Mixed-Use Development.*** Mixed-use developments and mixed-use buildings shall be encouraged within the City of Leesburg with appropriate buffers and landscaping between uses to ensure compatibility.

Policy 1.4.2: ***Infill Development.*** Compatible, higher density commercial and residential infill development shall be encouraged within the City of Leesburg's urban areas.

Policy 1.4.3: ***New Development.*** New development should promote a sustainable land development pattern.

Policy 1.4.4: ***Traditional Neighborhood Development.*** Traditional neighborhood development patterns shall be encouraged in areas that can appropriately handle the density.

Policy 1.4.5: ***Economic Development.*** Discretionary block grant and local funding for affordable housing and economic development should be used to support an ~~Smart Growth~~ sustainable development pattern.

Policy 1.4.6: ***Industrial Development.*** Industrially zoned land should be reserved for industrial uses. The City encourages the maintenance of sufficient land area to support opportunities for future industrial development and employment.

Policy 1.4.7: ***Environmental Sensitivity.*** Environmentally sensitive areas should be identified and preserved while allowing alternatives to development that protect private property rights.

Policy 1.4.8: ***Existing Development.*** Existing neighborhoods near urban areas should be strengthened through infill development, housing rehabilitation, proactive enforcement of zoning and building standards, and housing code enforcement.

Policy 1.4.9: ***Clustering.*** Developments may be allowed to transfer densities on the site from environmentally sensitive areas to upland areas within the same development site that are more suitable for development permitted the project goes through the planned unit development process and does not exceed a transfer density of 1 unit per 1 acre.

Policy 1.4.10: ***Economic Incentives.*** Leesburg will continue to work closely with local, state, and federal agencies to leverage economic development incentives to promote employment opportunities and a strong tax base for the City.

Objective 1.5: ***Natural Resource Protection.*** The City shall maintain land development regulations that protect natural resources (such as, groundwater, surface water, floodplains, wildlife habitat, wetlands and other vegetative communities) from the impact of development. Additionally, the City will limit development in areas that have inadequate soils, topography or other constraints to protect public health and welfare.

Policy 1.5.1: ***Carrying Capacity.*** Development Orders will be approved only in those areas which are primarily capable of supporting the impacts of development.

Policy 1.5.2: ***Septic Tanks.*** Septic tanks will only be allowed if the ~~Environmental Services~~ Public Works Department determines that extension of central sewer service is not feasible. When financially feasible, the City shall require ~~extend~~ extension of central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

Policy 1.5.3: ***Sewer.*** All previously developed properties are required to connect to central sewer when it becomes available within 200 feet of the property and their system has been determined to be detrimental to the health, safety, and welfare of the general public. All new development and redevelopment is required to connect to or extend the central sewer system to provide service to said development.

Policy 1.5.4: ***Septic/Soils.*** The City has completed a study that identifies all existing development that is utilizing septic systems on unsuitable soils. The City shall pursue funding to prioritize the retrofit of these developments and connect them to the central system.

Policy 1.5.5: ***Potable Water.*** The City of Leesburg Land Development Code shall

continue to contain measures to protect potable water wellfields and environmentally sensitive lands.

Policy 1.5.6: ***Wellheads.*** Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental shall be prohibited within 500 feet of all public potable water well radii.

Policy 1.5.7: ***Floodplains.*** The City shall maintain a floodplain management ordinance which includes the development standards required for participation in the National Flood Insurance Program. Furthermore, the ordinance shall require that new construction or substantial improvement of any structure have the lowest floor elevated to eighteen (18) inches above the established 100-year flood elevation.

Policy 1.5.8: ***Stormwater.*** The City shall maintain stormwater management requirements in the Code of Ordinances which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 1.5.9: ***Stormwater Master Plan.*** No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan.

Policy 1.5.10: ***Environmental Study.*** The City shall utilize the Conservation Overlay map, as well as, the natural vegetative map, FEMA, USGS Soil Conservation Service and the Hydric Soils of Florida Handbook to identify properties which have potential development constraints based upon hydric soils, wetland and vegetation, wildlife species, flood hazard potential or other topographic constraints, and, if necessary, require an Environmental Study.

Policy 1.5.11: ***Conservation Easements.*** Areas determined to need protection through the Environmental Study process will be placed into a permanent conservation easement or appropriately mitigated prior to final development order approval.

Policy 1.5.12: ***Lake Buffers/Fill.*** The minimum upland lake buffer for principle structures shall be fifty (50) feet. No fill shall be placed in lakes, except as permitted by applicable state, regional and federal agencies. The City will observe safe development lines for the surrounding lakes.

Policy 1.5.13: ***Wetlands.*** Wetlands shall be delineated on the site plan according to FDEP, SJRWMD, and USACOE definitions, whichever standard is more restrictive. Wetlands shall mean those areas established as jurisdictional by the above agencies.

Policy 1.5.14: ***Wetland Buffers.*** The minimum vegetative cover buffer required upland from a wetland is twenty-five (25) feet.

Objective 1.6: ***Land Use Compatibility.*** Future development must be consistent with the adopted Future Land Use Map and support the City's 10-Year_Water Supply Facilities Work Plan. Existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible.

Policy 1.6.1: ***Inconsistencies.*** Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City.

Policy 1.6.2: ***Redevelopment/Demolition.*** The City shall continue to prohibit the repair or rehabilitation of an inconsistent structure that is abandoned or damaged (even if by natural causes) beyond fifty (50) percent of its replacement value and require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the Future Land Use Map.

Policy 1.6.3: ***Conversions.*** In areas where residences can be converted to commercial uses, the following standards will apply to ensure the protection of established neighborhoods and feasibility of the proposed changes:

- The roadways, utilities and access to the property must be adequate to support the proposed change.
- Adequate parking must be provided for the proposed use of the property, including the standards of the American Disabilities Act.
- Appropriate buffering will be required adjacent to existing residences.
- The size and lighting of the signage for the proposed use must be consistent with the character of the neighborhood.
- Ensure that the proposed site plan adequately addresses drainage and stormwater management, open space, safe and convenient on-site traffic flow, safe and adequate ingress and egress, and adequate vehicle parking.

Policy 1.6.4: ***Land Development Regulations.*** The City's Land Development Code shall contain land development regulations that help provide methods to address land use compatibility, e.g., buffering and setbacks.

Policy 1.6.5: ***Compatibility.*** Compatibility with surrounding established neighborhoods shall be considered during the Comprehensive Plan amendment process. This compatibility will include consideration of surrounding housing types, neighborhood stability, transitional uses and scheduled infrastructure improvements, including those planned improvements stated in the City's 10-Year Water Supply Facilities Work Plan.

Policy 1.6.7: ***Buffers.*** Low-density residential areas shall be buffered from intensive commercial and industrial land uses. This will be accomplished by locating less intensive transitional uses in between, or by buffering with berms, trees, walls or other methods to be included in the Land Development Code as deemed appropriate by the City.

Policy 1.6.8: ***Landscape Buffering.*** The City shall maintain a landscape ordinance that requires adequate buffering between incompatible uses.

Policy 1.6.9: ***Impacts of New Development.*** The City shall maintain site design requirements and subdivision regulations in the Land Development Code which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy 1.6.10: ***Signage and Glare.*** The City's land development regulations shall limit signage and the glare from lighting which can be viewed from residential property and restrict the location of signs which interfere with traffic flow and sight distance.

Policy 1.6.11: ***Industrial.*** As implemented through the adoption of the City's land development regulations, lands designated "Industrial" on the Future Land Use Map shall also serve as an area to locate authorized land uses and activities which could have adverse secondary effects (e.g. increased crime; neighborhood deterioration and blight; property devaluation; economic deterioration; health risks; and other adverse effects) on residential areas, religious institutions, schools, parks, day care centers, and other public institutions located within the City.

Policy 1.6.12: ***Hawthorne.*** The City of Leesburg will enforce development standards on the "Hawthorne" property, for which a comprehensive plan

amendment to City General Commercial (48.5 ± acres) and Conservation (19.5 ± acres) was adopted by Ordinance 10-92, in order to ensure coordination with public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment is hereby limited as follows:

- The Amendment Parcel shall be developed under the zoning classification of Planned Unit Development (PUD) to address site design, setbacks, buffering and access issues.
- Commercial development shall be limited to a maximum of 240,330 square feet.
- Residential assisted facilities shall be limited to a maximum of 159,900 square feet.
- Development is required to be served by central potable water and central sanitary sewer facilities.
- The commercial and residential assisted facilities square footage may deviate up to 20%; however, in no case shall the maximum combined total be exceeded.

Policy 1.6.13: ***PEAR Park.*** The City of Leesburg will enforce development standards on the "PEAR Park" property, for which a comprehensive plan amendment to City Institutional (38 ± acres) and Conservation (12 ± acres) was adopted by Ordinance 10-93, in order to ensure coordination with public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment is hereby limited as follows:

- The Amendment Parcel shall be developed as a park and no other institutional land uses shall be allowed.
- Development is required to be served by central potable water and central sanitary sewer facilities.

Objective 1.7: ***Transportation/Land Use Compatibility.*** The City will ensure that population densities, housing types, employment patterns, and land uses are consistent with the City's transportation network.

Policy 1.7.1: Curb-cuts and points of access to the traffic circulation system shall be minimized.

Policy 1.7.2: Shared driveways and cross access between adjacent properties shall be encouraged.

Policy 1.7.3: Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.

Policy 1.7.4: Land uses that generate high traffic and truck counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.

Policy 1.7.5: The City shall require an adequate quantity of on-site parking to accommodate land uses.

Policy 1.7.6: The City shall require new developments to provide safe and convenient on-site traffic flow through the use of easements, interconnectivity, round-abouts, and traffic calming measures.

Objective 1.8: ***Adjacent Jurisdictions.*** The City shall promote compatibility of adjacent land uses with Lake County and ~~the neighboring cities~~ adjacent jurisdictions.

Policy 1.8.1: ***Proposed Land Use Amendments.*** When reviewing land use amendments, the City shall consider the existing and proposed land uses in any jurisdictions that are adjacent to the proposed amendment.

Policy 1.8.2: ~~***JPA.*** By 2018 the City shall have an Interlocal Service Boundary Agreement, which includes a Joint Planning Agreement, with the County and adjacent cities.~~ The City of Leesburg shall continue to operate under the terms of the Interlocal Service Boundary Agreement (ISBA) as amended from time to time.

Policy 1.8.~~3~~2: ***Annexation***. The City shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.

Policy 1.8.4~~3~~: ***Enclaves.*** In order to reduce land use conflicts and to ensure continuity of public service provision, the City shall investigate and, where feasible, annex all enclaves as soon as possible.

Policy 1.8.~~5~~4: ***Extension of Services.*** New development proposed within ~~the~~ Lake County in areas that are contiguous to the City shall be either annexed or subject to a "Covenant to Annex" into the City and shall be developed to City standards as a condition for the extension of public utilities.

Policy 1.8.~~6~~5: ***Management of Anticipated Growth.*** As property is annexed into the City, and is subsequently included on the Future Land Use Map, the City shall designate appropriate land use categories (as needed), in order to manage the anticipated growth in a manner which creates a more energy efficient land use pattern and promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

Objective 1.9: ***Capital Improvements.*** Promoting development to occur where commitments have been made for requisite facilities and services shall be used to discourage urban sprawl.

Policy 1.9.1: ***Growth Related Needs.*** Capital Improvements shall be prioritized in the Capital Improvements Element to be constructed on the basis of growth-related needs, those needs identified in the City's 10-Year Water Supply Facilities Work Plan, and those needs which support adopted level of service standards.

Policy 1.9.2: ***Water Supply Projects.*** To ensure that facilities and services meet or exceed the City's level of service standards and support required water supply projects identified in the City's 10-Year Water Supply Facilities Work Plan, the capital improvements schedule will be updated annually.

Policy 1.9.3: ***Provision of Services.*** The City of Leesburg shall address the issue of the provision of central sewer and water, as well as transportation, with Lake County. Interlocal agreements shall spell-out the responsibilities of each jurisdiction including funding and timing of expansion/improvements.

Policy 1.9.4: ***Prioritized Water Supply Facilities.*** Capital Improvements that are identified in the City's 10-Year Water Supply Facilities Work Plan as being required in the first 5-years of the applicable 10-year planning period shall be prioritized in the Capital Improvements Element.

Objective 1.10: ***Concurrency.*** The City shall ensure that future development is provided essential services and facilities at acceptable standards through ~~the establishment of a growth management program~~ that incorporate~~s~~ing the following policies into the site plan review process ~~and the City's concurrency management system~~ to best serve the needs of current and future City of Leesburg residents.

Policy 1.10.1: ***Development Orders.*** Development Orders will be granted only if requisite facilities and services are available or will be available concurrent with the project's impacts at/or above the City's adopted level of service standard.

Policy 1.10.2: ***Availability of Services.*** Development Orders and permits will be specifically conditioned on the availability of such facilities and services.

Policy 1.10.3: ***Fiscal Resources and Extension of Services.*** The City will continue to seek fiscal resources to extend City service areas, expand water and wastewater collection zones, improve City roadways, and make other improvements necessary to accommodate growth and maintain services and facilities at adopted standards.

Objective 1.11: ***Historic Preservation.*** The City shall identify, designate and protect historically significant housing and significant archeological sites and ensure the preservation of local historical, cultural and archaeological features through their identification, designation, and protection.

Policy 1.11.1: ***Historically Significant Housing.*** Assist the City of Leesburg's Historical Society in identifying and providing landmark designation for historically significant housing in the City.

Policy 1.11.2: ***Survey Required.*** The City shall require all development proposals to include a preliminary survey of archaeological, cultural and historical features for those sites that are known to contain such features, or for which there is a high probability that they contain these features.

Policy 1.11.3: ***Prior to Commencement.*** The preliminary survey will be used prior to the commencement of development, including land clearing activities, to develop and implement a plan to protect these historical, cultural and/or archaeological features, in coordination with the Department of State, Division of Historical Resources.

Policy 1.11.4: ***Protection of Historic Value~~s~~.*** The City will protect and preserve it's historic sites and properties, buildings, artifacts, and objects of antiquity which have scientific or historic value, or are of interest to the public.

Policy 1.11.5: ***Damage to Historically Significant sites or Buildings.*** ~~Development shall be prohibited~~ The Historic Preservation Board shall make recommendations for activities which alter~~s~~ or damage~~s~~ any site or building determined to be historically significant that is contained in the

Florida Master Site File maintained by the State of Florida.

Policy 1.11.6: ***Database Maintenance*.** ~~By 2015, t~~The City shall maintain an electronic database that identifies the location of potential archeological and historic sites and review all future development and redevelopment to prevent any negative impact to these sites.

Policy 1.11.7: ***Restrictive Standards*.** The City shall maintain more restrictive standards for historic preservation in the Land Development Code to ensure the protection of historically significant cultural sites and historic structures from development or redevelopment.

Objective 1.12: ***Public Utilities.*** The City will maintain regulations and procedures in the Land Development Code which will require provision of land for utility facilities necessary to support development and will limit land development activities when such land for utility facilities is not available, as specified in the following policies:

Policy 1.12.1: ***Review*.** Proposed development shall be reviewed in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.

Policy 1.12.2: ***City Systems Preservation.*** No development order~~s~~ shall be issued unless it can be demonstrated that the land required for utility systems serving the City will be preserved.

Policy 1.12.3: ***Future Land Use Map Amendments*.** No future land use map amendments or changes shall be approved unless adequate water supplies and associated public facilities are available or will be available to meet projected growth demands.

Objective 1.13: ***Public Schools.*** The City shall ~~implement standards~~ comply with Lake County Schools siting practices and procedures as set forth in Florida Statutes, Chapter 1013 and the Interlocal Agreement for School Facility Planning and Siting, for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

Policy 1.13.1: ***Zoning Districts*.** Public school facilities will be permitted within the following future land use categories: Low Density Residential, Medium Density Residential, High Density Residential, Estate Density Residential, Institutional, ~~Industry and Technology Commerce Park,~~ ~~SP Mixed Use~~,

Neighborhood Mixed Use.

Policy 1.13.2: ***Detrimental External Environment*.** New school sites must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.

Policy 1.13.3: ***Site Location*.** New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.

Policy 1.13.4: ***Minimum Standards.*** The size of new school facilities and land areas should satisfy the minimum standards established by the Lake County School Board~~, whenever possible~~ and/or Florida Department of Education requirements.

Policy 1.13.5: ***Location*.** Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools which are suitable for other locations due to their special characteristics.

Policy 1.13.6: ***Floodplains / Adverse Impacts*.** New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands. Education facilities should not have an adverse impact on historic or archaeological resources.

Policy 1.13.7: ***Public Safety*.** Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.

Policy 1.13.8: ***Ingress / Egress.*** New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.

Policy 1.13.9: ***Co-location of Public Facilities.*** To the extent possible, during pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to co-~~l~~locate public facilities, such as parks, libraries, and community centers, with schools.

Policy 1.13.10: ***Natural Disaster.*** Portions of new schools should be constructed to

serve adequately as emergency shelters in case of natural disasters.

Policy 1.13.11: ***Interlocal Agreements*.** Schools will be developed consistent with the City's Comprehensive Plan and land development regulations and any mutual agreement between the City and the Lake County School Board.

~~**Objective 1.14** ***SP Mixed-Use.*** The City shall apply the Mixed-Use Future Land Use designation where appropriate. The SP Mixed-Use land use designation requires a mixture of compatible uses, which reinforces an efficient pattern of development, reduces excessive travel demands, promotes multi-modal transportation opportunities, is bicycle and pedestrian-friendly, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provides sites for schools, parks, and other community services. The SP Mixed-Use designation is intended for a newly developing area which is suitable for urban development and under unified control for master planning. The purpose of the SP Mixed-Use designation is to encourage flexible and creative site design.~~

~~**Policy 1.14.1** The SP Mixed-Use Land Use designation requires a mix of residential, commercial, and office land uses, and allows light industrial, hotel, institutional, and recreational land uses. All development designated SP Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The SP Mixed-Use designation may only apply to contiguous property that is a minimum of 300 gross acres.~~

~~The maximum floor area ratios and residential units for the SP Mixed-Use designation shall be as provided in *Policy 1.1.1 Future Land Use Map*. The SP Mixed-Use designation shall permit the following mix and range of uses, calculated as a percentage of gross acreage:~~

~~LAND USE~~	~~MINIMUM~~	~~MAXIMUM~~
~~Residential~~	~~50%~~	~~80%~~
~~Commercial~~	~~5%~~	~~45%~~
~~Office~~	~~5%~~	~~45%~~
~~Light Industrial~~	~~0%~~	~~40%~~
~~Hotel~~	~~0%~~	~~40%~~
~~Institutional~~	~~/A~~	

~~Residential over retail or office shall be permitted in mixed-use areas but the residential component shall be excluded from the percentage calculation of gross acreage listed above.~~

~~**Policy 1.14.2** Residential uses shall be located so as to facilitate bicycle/pedestrian access to retail, office, and other non-residential uses, and to future transit links with the specific intent of reducing automobile dependence and promoting sustainable lifestyle habits. Residential uses may be vertically integrated with office and retail uses. SP Mixed-Use developments shall include a diversity of housing types to provide options for residents from a wide range of economic levels and age groups. Attached housing units in the form of apartments, condominiums, and/or townhomes, shall be required.~~

~~**Policy 1.14.3** A bicycle/pedestrian network shall connect the residential neighborhoods with non-residential uses and recreational areas. A network of interconnected on-site roadways shall be established to reduce travel time and external trips.~~

~~**Policy 1.14.4** The PUD ordinance shall include design guidelines that emphasize the pedestrian experience and promote a sense of place. Design guidelines shall include: building mass and form; pedestrian, bicycle, and vehicular circulation; vehicular access; sidewalks; setbacks; open space; parking; service areas; architectural standards; materials; lighting; signage; and streetscapes.~~

~~**Policy 1.14.5** Office uses shall be positioned to attract high-tech/high-value employment. Design of office uses may include corporate campus style development.~~

~~**Policy 1.14.6** Institutional land uses shall be comprised of schools, civic, cultural, governmental and recreational uses. Parks and other recreational facilities shall be located and designed to encourage frequent use and enhance the community's quality of life. The design of SP Mixed-Use developments shall be consistent with the City's Level of Service standards for parks and recreation, set forth in Policy 1.1.1 of the Recreation and Open Space Element of the Comprehensive Plan. The location and timing of schools shall be addressed within the PUD ordinance and shall be consistent with the Goals, Objectives and Policies of the Public School Facilities Ordinance. Where possible, schools shall be co-located with parks and other public facilities.~~

~~**Policy 1.14.7** The City of Leesburg shall adopt site-specific sub-policies for any property designated SP Mixed-Use on the Future Land Use Map. The site-specific sub-policies shall address the following items at a minimum:~~

- ~~Development program, including the maximum number of residential units and non-residential square footage allowed on the property~~
- ~~Development phasing plan~~
- ~~Public facilities analysis and mitigation, including strategies to address the supply of the following, at a minimum:~~
  - ~~Transportation facilities~~
  - ~~Stormwater facilities~~
  - ~~Water and wastewater facilities~~
  - ~~Water supply~~
  - ~~Public school facilities~~

~~**Secret Promise DRI**~~
~~**All development designated SP Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The PUD ordinance shall establish the permitted development program and may include a land use conversion matrix that will allow the developer to modify the approved acreages and/or square feet permitted for each land use, within certain defined thresholds. These conversions may be made to accommodate changes in market conditions etc. provided they do not exceed 10% of the approved residential units, non-residential floor area ratio, and acreage of the corresponding land use and as long as there is no net increase in impacts as a result of the land use conversion. (including transportation, potable water, water supply, sewer, stormwater and public school supply). These conversions must also remain within the range of minimum and maximum mixture of uses permitted for the mixed use category (consistent with Future Land Use Element Policy 1.14.1).**~~

~~**Objective 1.14.1** The Secret Promise DRI (referred to under Objective 1.14.1 and the supporting policies as "the DRI" or "the project") is designated as both Mixed Use and Conservation as depicted on the City's Future Land Use Map and is consistent with the supporting policies identified in this Objective.~~

~~**Policy 1.14.1.1** The Secret Promise Development of Regional Impact (DRI) Application for Development Approval (ADA) and sufficiency responses serve as supporting data and analysis for the project. The ADA provides a comprehensive analysis of the suitability of the area for the project proposed and its impacts. This DRI analysis can be used by the City of Leesburg to guide the timing, location, type and amount of future development. Thus, the ADA, sufficiency responses and the DRI Development Order provide supporting data and analysis for the Future Land Use Map~~

~~(FLUM) and text amendments. Additionally, the Secret Promise DRI Development Order by implementing these provisions ensures consistency of the Mixed Use and Conservation land use designations on the FLUM with Objective 1.14.1 and supporting policies and future conditions maps of the City of Leesburg Comprehensive Plan.~~

~~**Policy 1.14.1.2** The Secret Promise DRI is a mixed use development that shall include a functional integration of residential, commercial and office and may include hotel, institutional, light industrial, recreation uses and supporting infrastructure (e.g. roads, water,~~

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~~sewer, etc.). The planning timeframe for the project is anticipated to be 2009 through build-out in 2025 but may be extended within the DRI development order. The project is scheduled to move forward in three phases. The maximum non- residential land use intensity shall not exceed 1.0 Floor Area Ratio (FAR). The maximum residential density shall not exceed 4 dwelling units per gross acre. Consistent with these intensity/density standards, the Secret Promise DRI is limited to the following development entitlements:~~

~~Residential (single family and multi-family)~~	~~4,000 dwelling units and 2,800 age-restricted units~~
~~Affordable Housing Units~~	~~Maximum of 340 density bonus dwelling units (not to exceed 5% of 6,800 total dwelling units)*~~
~~Commercial~~	~~1,600,000 SF~~
~~Office~~	~~1,500,000 SF~~
~~Industrial~~	~~500,000 SF~~
~~Hotel~~	~~400 rooms~~
~~Assisted Living~~	~~200 units~~

~~*If density bonus units are built off-site, they would receive a 5% increase in density, above the established maximum number of units per acre in the applicable Future Land Use category. The units shall be allowed in any Future Land Use category that allows residential uses.~~

~~These entitlements do not include public/institutional or civic~~

~~uses needed to serve the community. These entitlements may be converted through mechanisms described in the DRI development order. Conversions must not create a net increase in public facility impacts (including transportation, potable water, water supply, sewer, stormwater and public school supply) and must remain within the range of the minimum and maximum mixture of uses permitted for the mixed use category (consistent with Future Land Use Element Policy 1.14.1). Additionally, conversions must not exceed 10% of the approved residential units, non-residential entitlements and acreage of the corresponding land use in order to maintain the character of the development.~~

~~The minimum and maximum mixture of uses and distribution of uses (not including support infrastructure, open space and~~

~~natural areas) as a percent of the project's acreage are as follows (consistent with Future Land Use Element Policy 1.14.1):~~

	~~Minimum~~	~~Maximum~~
~~Residential~~	~~50%~~	~~80%~~
~~Commercial~~	~~5%~~	~~45%~~
~~Office~~	~~5%~~	~~45%~~
~~All other uses~~	~~0%~~	~~40%~~

~~This policy does not guarantee the approval of development orders which are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other policies under Objective 1.14.1 and future conditions maps.~~

~~**Policy 1.14.1.3** The Secret Promise DRI will meet all required local, state and federal regulations as specified in the DRI development order and zoning requirements.~~

~~**Policy 1.14.1.4** The Secret Promise DRI as analyzed in the ADA is determined to be suitable for the land uses proposed for the site and will remain compatible with the surrounding area through design requirements including standards for buffering and landscaping. The project will also be developed as an intense urban center~~

~~providing the benefits of a mixed use project that will include pedestrian activity and other modes of transportation such as sidewalks, bike lanes and golf cart paths.~~

~~**Policy 1.14.1.5** Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, including the use of density bonus units for affordable housing, shall not require a plan amendment, provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Leesburg shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.~~

~~**Policy 1.14.1.6** The wetlands, wildlife conservation areas and upland preservation areas identified on the Secret Promise DRI Map H dated September 2009 are designated Conservation on the City's Future Land Use Map. No development is permitted in areas designated Conservation except those land use activities permitted in the Secret Promise DRI Development Order and Wildlife Management Plan such as passive recreation, trails, and boardwalks.~~

Objective 1.14 Orange Bend Mixed-Use. The City shall apply the Orange Bend Mixed-Use Future Land Use designation where appropriate. The Orange Bend Mixed-Use land use designation requires a mixture of compatible uses, which reinforces an efficient pattern of development, reduces excessive travel demands, promotes multi-modal transportation opportunities, is bicycle and pedestrian friendly, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provides sites for parks, and other community services. The Orange Bend Mixed-Use designation is intended for a newly developing area which is suitable for urban development and under unified control for master planning. The purpose of the Orange Bend Mixed-Use designation is to encourage flexible and creative site design.

Policy 1.14.1 The Orange Bend Mixed-Use Land Use designation shall permit a mix of uses to include: a mix of residential structures, commercial, professional offices, personal service uses, light industrial (personal and business storage, distribution and assembly), hotel, institutional, medical uses to include ALFs, ILFs, activity and recreational land uses which shall include passive recreational opportunities. All development designated Orange Bend Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The Orange Bend

Mixed-Use designation may only apply to developments that are a minimum of 640 MOL gross acres.

The maximum floor area ratios and residential units for the Orange Bend Mixed-Use designation shall be as provided in *Policy 1.1.1 Future Land Use Map*. The Orange Bend Mixed-Use designation shall permit the following mix and range of uses, as enumerated in the chart below or calculated as a percentage of gross acreage

Land Use	**Minimum**	**Maximum**
Residential (total units):		995
Single Family Units:		800
Townhome/Multi-Family Units:		195
Commercial		283,700 SF Floor Area
Community Services (Institutional) *site*		One (1) acre
Open Space	30%	
Wetlands/Recreation/Conservation	28% MOL	

Residential uses located over retail or office uses shall be permitted in mixed-use areas. but the residential component shall be excluded from the percentage calculation of gross acreage listed above.

Gross density shall not exceed 1.60 dwellings units per acre.

Policy 1.14.2 Residential uses shall be located so as to facilitate bicycle / pedestrian access to retail, office, and other non-residential uses, and to future transit links with the specific intent of reducing automobile dependence and promoting sustainable lifestyle habits. Residential uses may be vertically integrated with office and retail uses.

Policy 1.14.3 The Orange Bend Mixed-Use PUD ordinance shall include design guidelines that emphasize the pedestrian experience and promote a sense of place. Design guidelines shall include: building mass and form; pedestrian, bicycle, and vehicular circulation; vehicular access; sidewalks; setbacks; open space; parking; service areas; architectural standards; materials; lighting; signage; and streetscapes.

Policy 1.14.4 Office / light industrial uses shall be positioned to attract high-tech/high-value employment. Design of office uses may include corporate campus style development.

Policy 1.14.5 The City of Leesburg shall adopt site-specific sub-policies for any property designated Orange Bend Mixed-Use on the Future Land Use Map. The site-specific sub-policies shall address the following items at a minimum:

1. Development program, including the maximum number of residential units and non-residential square footage allowed on the property;
2. Development phasing plan;
3. Public facilities analysis and mitigation, including strategies to address the supply of the following, at a minimum:
   a. Transportation facilities,
   b. Stormwater facilities,
   c. Water and wastewater facilities,
   d. Water supply, and
   e. Public school facilities.

All development designated Orange Bend Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The Orange Bend Mixed-Use PUD ordinance shall establish the permitted development program and may include a land use conversion matrix that will allow the developer to modify the approved acreages and/or square feet permitted for each land use, within certain defined thresholds. These conversions may be made to accommodate changes in market conditions etc., provided they do not exceed twenty-percent (20%) of the approved residential units, non-residential floor area ratio, and acreage of the corresponding land use and as long as there is no net increase in impacts as a result of the land use conversion (including transportation, potable water, water supply, wastewater, stormwater supply and public school impacts). These conversions must also remain within the range of minimum and maximum mixture of uses permitted for the Orange Bend Mixed-Use category (consistent with the *Future Land Use Element Policy 1.15.1*).

Policy 1.14.6 Fire Station Site Institutional. The developer and city shall negotiate the location of an institutional land use on the plat of the subdivision which may be used by the city and/or county for the purposes of housing a fire station, police substation, emergency medical services and other municipal services (i.e.: library, tag office, driver's license office, etc.). The institutional land use shall be located such that it shall service, not only the proposed development, but also the surrounding community. The city shall have the right to take title to the institutional site at any time after the plat of the subdivision is approved. The community center site shall not exceed one (1) acre.

Policy 1.14.7 The PUD shall make provisions to allow for agricultural use of the property to continue, in whole or in part until the Orange Bend development has reached substantial completion of seventy-five percent (75%) of the gross acreage. The agricultural uses shall include, but not be limited to; beef cattle and horse ranch, timber, sod, hay and row crops. Uses which shall be specifically prohibited are hog farms, dairy farms, and chicken farms. In as much as the City of Leesburg does not have an agricultural zoning classification, the rules and privileges which apply to agricultural property under the jurisdiction of Lake County shall apply.

Agricultural uses within the Orange Bend Land Use designation shall operate pursuant to best management practices and procedures under the provisions of Florida Statutes, *Title XI, Chapter 163, §163.3162 Agricultural Lands and Practices* for the duration of such uses. Agricultural uses shall cease and desist upon completion of seventy-five percent (75%) of the gross area proposed as the Orange Bend (Lowrie Ranch) PUD (Planned Unit Development).

Objective 1.15: Ensuring Land Use Compatibility with Mission Impact Area
The City shall ensure that future development within the Naval Undersea Warfare Center at Okahumpka (NUWC) Mission Impact Zone Overlay District (Impact Zone) will not impact the current and long-term viability and use of the facility and will protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of the NUWC. The Impact Zone Map is adopted as Map Exhibit B, as part of the City's Future Land Use Map series.

Policy 1.15.1 Within the Impact Zone, the City will apply growth management policies and regulatory techniques to guide land use activities and construction in a manner compatible with the long-term viability of the facility and the protection of public health and safety.

Policy 1.15.2 The City of Leesburg shall assist in protecting the mission and the long-term viability of the NUWC through managing compatible future land uses within the Impact Zone.

Objective 1.16.1 Planning Coordination in the Military Operations Areas
The City of Leesburg shall provide for a high degree of intergovernmental coordination and communication with the US Navy to ensure that the new development within the Impact Zone will promote the continued existence of the NUWC and avoid incompatible land use activities.

Policy 1.16.1.1 City of Leesburg Coordination and Review with NUWC (Naval Undersea Warfare Center)
The City of Leesburg shall refer to the Department of the Navy representatives for review and comment prior to final action by the City, all proposed Comprehensive Plan amendments, proposed Land Development Regulations, rezoning, waivers, variances and similar applications which, if approved, would affect the intensity, density or use of land within the Impact Zone. This referral shall take the form of written notification, for all aforementioned applications, using standard City of Leesburg development review processes, which shall include space for comment and recommendations by representatives of the U.S. Navy.

Policy 1.16.1.2 The portion of the Impact Zone that is designated as ARD on the City's future land use map shall be exempt from Objectives 1.16 and 1.16.1 and the supporting policies as shown on Map Exhibit B – Impact Zone Map. This area is exempt because the uses permitted in ARD have been found to be compatible with the NUWC. Any plan amendment re-designating lands within the Impact Zone from ARD to another land use will subject those properties to Objectives 1.16 and 1.16.1 and the supporting policies.

Objective 1.17.1 Medical District. The City will consider adoption of a Medical District in the area generally bounded by Pine Street, South Lake Street, E. Dixie Avenue, and South Canal Street. The purpose of this district will be to promote the development of medical facilities and supporting uses within the district.

Policy 1.17.1.1 The City will conduct a study to define the district boundaries of a potential Medical District and to determine if the district will be implemented through a Future Land Use Category and/or a zoning overlay district.

Policy 1.17.1.2 The City will work with property owners in the proposed area of the Medical District to establish the incentives and standards of the District.

Sunnyside Estates Introduction

The Sunnyside Estates Future Land Use category shall be used to identify, manage and control growth on land areas located within the city limits of Leesburg that lie within the Sunnyside Task Force Study Report area dated June 28, 2004, as issued by the city commission under Resolution 7158. This shall extend to and specifically include all lands lying within the Task Force Study Report area which have been annexed into the city on or after June 28, 2004. The Sunnyside Task Force Study Report, dated June 2004 is hereby adopted by reference into the City of Leesburg's Comprehensive Plan.

Objective 1.18 – Sunnyside Estates

The City of Leesburg shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the established Sunnyside Estates community, its lifestyle and the charm presently enjoyed in the Sunnyside Community, and thereby ensure that these qualities are available to future residents.

Policy 1.18.1 The purpose of the Sunnyside Estates Future Land Use category shall be to 1) protect existing development from increased levels of density; 2) limit new development to density levels as expressed in the Sunnyside Task Force Study Report of June 28, 2004, the 2045 City of Leesburg Comprehensive Plan, and 3) allow for new development consistent with established Sunnyside Estates development patterns.

Policy 1.18.2 Sunnyside Estates Future Land Use category shall consist of one future land use

category, Sunnyside Estates (SE), with four (4) distinct maximum density bands:

1) Sunnyside Estates Corridor Density – (SEC) – up to 8 dwelling units per gross acre,
2) Sunnyside Estates Medium Density – (SEM) – up to 3 dwelling units per gross acre,
3) Sunnyside Estates Low Density – (SEL) – up to 1 dwelling unit per 1 gross acre, and
4) Sunnyside Estates Very Low Density – (SEV) – up to 1 dwelling unit per 3 gross acres.

Policy 1.18.3 The City of Leesburg shall allow for the placement of gateway / landmark features to define the Sunnyside Estates area as defined by the Sunnyside Task Force Study Report of June 28, 2004.

Policy 1.18.4 Standards for new development shall preserve the character of the Sunnyside Community as defined by the Sunnyside Task Force Study Report of June 28, 2004.

Policy 1.18.5 Development shall consider existing aesthetics in site design to include, but not limited to, parking, lighting, signage, open space, architecture, building scale and landscaping.

Policy 1.18.6 Annexations into the corporate limits of the City of Leesburg shall be voluntary. Connection to City of Leesburg utilities is required. Property annexed shall be zoned into a Planned District. Densities permitted on properties annexed into the corporate limits of the City of Leesburg shall be as stated in the density bands herein.

Future Land Use Table - 2023

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreages
Estate Residential	Up to 4 units/acre	~~4,079~~ 4,756
Low Density Residential	Up to 8 units/acre	~~2,855~~ 2,887
Medium Density Residential	Up to 12 units/acre	114
High Density Residential	18-25 units/acre	~~723~~ 724
Downtown Mixed-Use	18-25 units/acre 4.0 FAR/100% ISR	27
~~SP Mixed Use~~	~~Up to 4 units/acre~~ ~~2.0 FAR/80% ISR~~	~~2,001~~
Age Restricted Development	0.5 FAR/80% ISR Single Family Detached 9 units/gross acre Single Family Attached and Multi-Family: 30 units/gross acre The Following standards are gross/aggregate standards: 80% ISR, Max FAR (0.5 except for Town Centers, Commercial Centers and Medical Campus which have a 3.0 FAR)	6,822
Orange Bend	Up to 1.60 units/acre 80% ISR	640
Neighborhood Mixed Use	Up to 4 units/acre 2.0 FAR/60% ISR	~~5,201~~ 5,017
Transitional	2.0 FAR/75% ISR	122
Inactive Industry & Technology Commerce Park	2.0 FAR/80% ISR	~~1,578~~ 1,577
Sunnyside Estates*	High Density 8 units / acre Medium Density 3 units / acre Low Density 1 acre / unit Very Low Density 3 acres / unit	702
General Commercial	2.0 FAR/80% ISR	~~1,973~~ 2,021
Institutional	2.0 FAR/75% ISR	~~2,408~~ 2023
Industrial	2.0 FAR/80% ISR	~~1,578~~ 1,435
Recreation	0.25 FAR/25% ISR	384
Conservation	Developments must comply with applicable regulations - varies	~~5,411~~ 3815
~~Water Bodies & ROW~~ Rights-of-Way		~~18,505~~ 51
N/A		~~204~~ 268
TOTAL		**33, 385**

**In process as of the 2024 Update to the City of Leesburg Comprehensive Plan.*
Source: Calvin, Giordano & Associates, 2024; REVISED City of Leesburg Geographic Information Systems Future Land Use data layer. Parcel data source: Lake County Property Appraiser's land data base. Curated August 6, 2024.

Comprehensive Plan Background Data and Analysis Update Report

Introduction

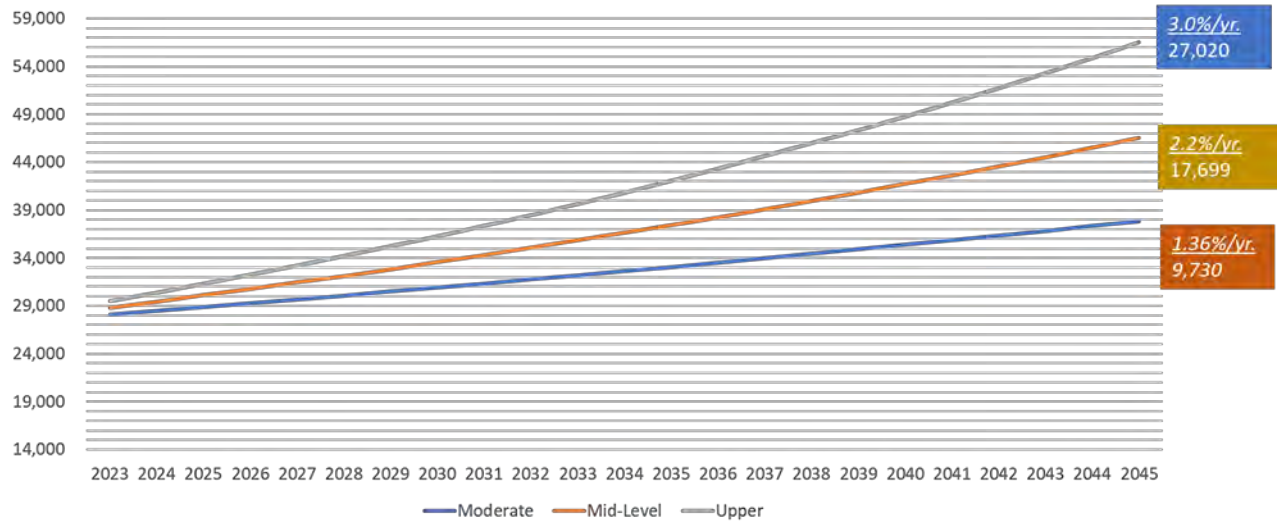
As a part of its periodic assessment of its Comprehensive Plan, the City of Leesburg has engaged Calvin Giordano & Associates (CGA) to prepare a review of the Plan's background data and analysis. This data and analysis will serve as the basis for the preparation of updated Comprehensive Plan goals, objectives, and policies that are scheduled for adoption in early 2024.

The City's Comprehensive Plan was initially adopted in 1991 under the requirements of the State Growth Management Act of 1985. The most recent evaluation and appraisal was completed in 2012, and subsequent major update of the City's Comprehensive Plan were completed in 2014. Since 2014, the Comprehensive Plan has been periodically amended, including the adoption of a Property Rights Element, completed in compliance with F.S. 163.3177(6)(i)2. The City recently submitted updates to portions of the Comprehensive Plan to reflect updates in its Water Supply Plan. Once complete, these updates will be incorporated into the Comprehensive Plan updates based on this updated data. In August of 2021, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the City notified the Florida Department of Economic Opportunity that no amendments to the Comprehensive Plan were necessary for compliance with State law.

Population Projections

Projections of the City's population will serve as the basis for the planning for the next 20 years. The following are the projected population for the City which will be used consistently in each element of the Comprehensive Plan.

Figure 1-1: City of Leesburg - Population Forecast (Varying Scenarios)



City of Leesburg 10- and 20-Year Population Projections		
Scenario	**10-Year 2033**	**20-Year 2043**
Moderate-Level	32,183	36,838
Mid-Level	35,828	44,538
Upper-Level	39,650	53,287
Source: Lambert Advisory, 2024		

As illustrated above, population projections through 2045 range from 9,730 to 27,020 new residents. Naturally, there will be cycles in annual population growth patterns, and MPO projections indicate stronger growth during the next 10+ years with some tapering off thereafter. Nonetheless, the key metric for long-term planning associated with the comprehensive plan is the aggregated annual forecast.

From these estimates, household growth is determined based upon an estimated household size. Currently, the City is reporting an average household size of 2.40 persons. However, and as noted above, there is forecast to be a measurable increase in the elderly category (75+ years) which will have at least some corresponding effect on a trend to smaller household sizes. Nonetheless, for purposes of this analysis, the average household size City-wide will be based upon a

2.4 persons per household ratio.

Based upon this household forecasting methodology, and using the Mid-Level average annual population growth factor, there is estimated demand for approximately 7,374 new housing units through 2045; or, slightly 335 housing units on average per year during the long-term planning horizon. If the upper-level of projections is used, there is estimated demand for 11,262 new housing units through 2045, or nearly 512 housing units average annually. Of note, the estimates above include a modest increase in housing supply accounting for non-primary housing (ie. investor/second home units).

Future Land Use Element

The primary purpose of the Future Land Use Element, according to Section 163.3177(6)(a) is to ensure that adequate land is available to accommodate needed and desired growth, and to guide development and redevelopment to the appropriate areas. The City's Future Land Use map was originally adopted in 2014. Since then, the City has continued to experience tremendous growth due in large part to the rapid growth of the Orlando Metro area. Throughout this period, most of the changes to the Future Land Use map have occurred due to annexations. Since 2014, the City has annexed a total of 4,912 acres. A majority of these annexations have been to accommodate residential development (77.8 percent compared to 7 percent commercial and industrial), and many are due to expansion of the Villages.

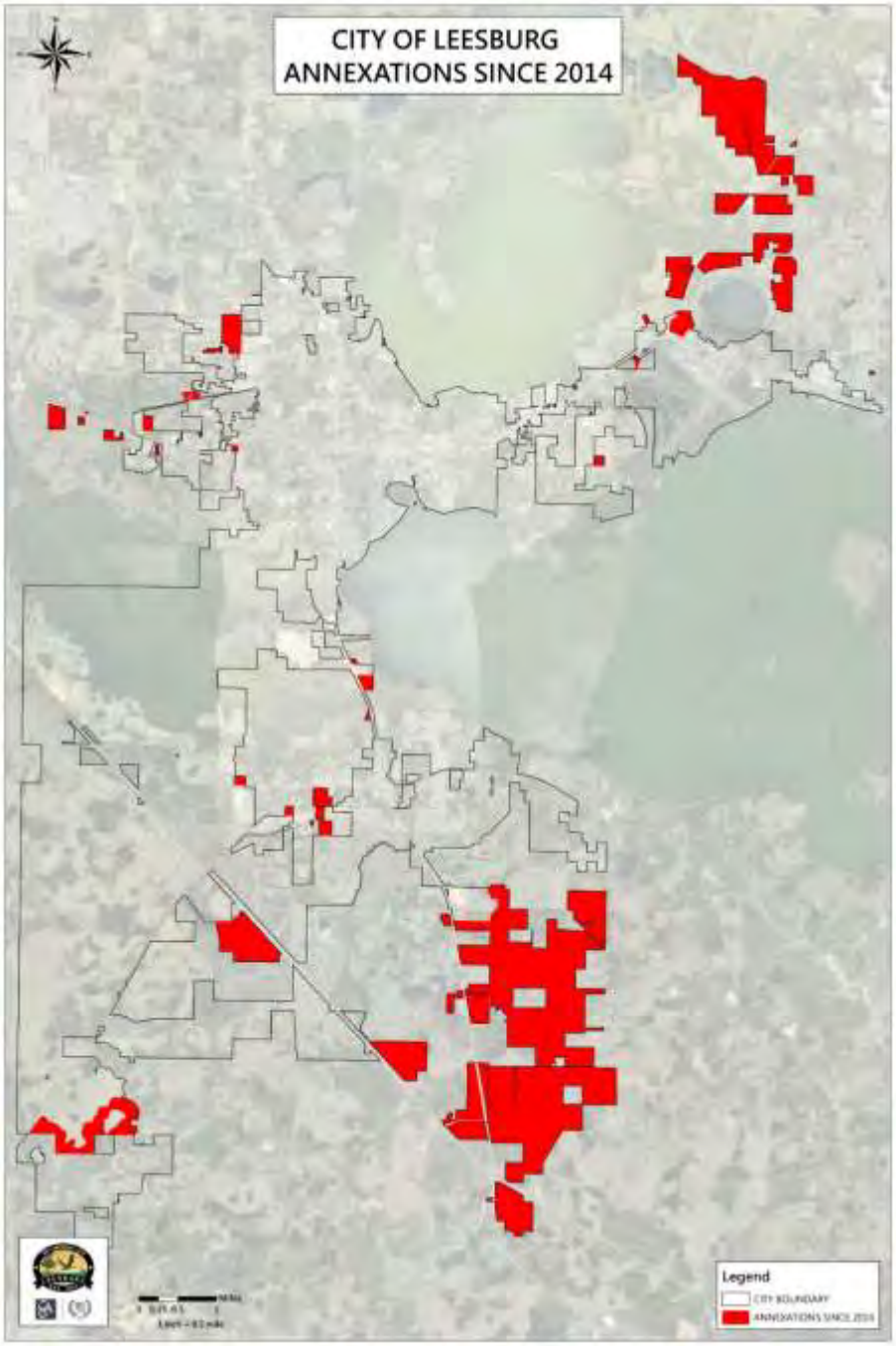
Tables 1-1 and 1-2: Leesburg Annexations 2014 through 2023, Residential FLU Categories & Commercial/Industrial FLU Categories, respectively.

Leesburg Annexations 2014 through 2023 Residential Future Land Use Categories		
Future Land Use Category	**Acreage**	**Percent of Total Annexation Area**
Estate Residential	2,419.3	49.3
High Density Residential	47.1	1.0
Low Density Residential	79.7	1.6
Medium Density Residential	72.5	1.5
Neighborhood Mixed Use	1,200.7	24.4
Total Residential Annexations	**3,819.3**	**77.8**

Leesburg Annexations 2014 through 2023

Commercial and Industrial Future Land Use Categories		
Future Land Use Category	**Acreage**	**Percent of Total Annexation Area**
General Commercial	272.9	5.6
Industrial and Technology Industrial Park	9.4	0.2
Industrial	57.2	1.2
Total Commercial and Industrial Annexations	**339.5**	**7.0**

Map 1-1: City of Leesburg Annexations Since 2014



Because much of the City's growth has been due to residential development, the City may want to consider exploring policies to promote targeted employment and commercial growth to accommodate this residential growth and to support the City's tax base. Additionally, we would anticipate potential increases in the conversion of nonresidential uses to accommodate affordable housing due to the Florida's Live Local Act (SB 102) which was adopted in 2023.

In assessing available land for development, we have provided below a table of developable land and maximum residential development potential based on allowable density by Future Land Use categories. Based on this analysis, we have determined that there is currently adequate land area to accommodate anticipated housing demand based on both the mid-level and upper-level population projections noted above.

Map 1-2: City of Leesburg Future Land Use Map

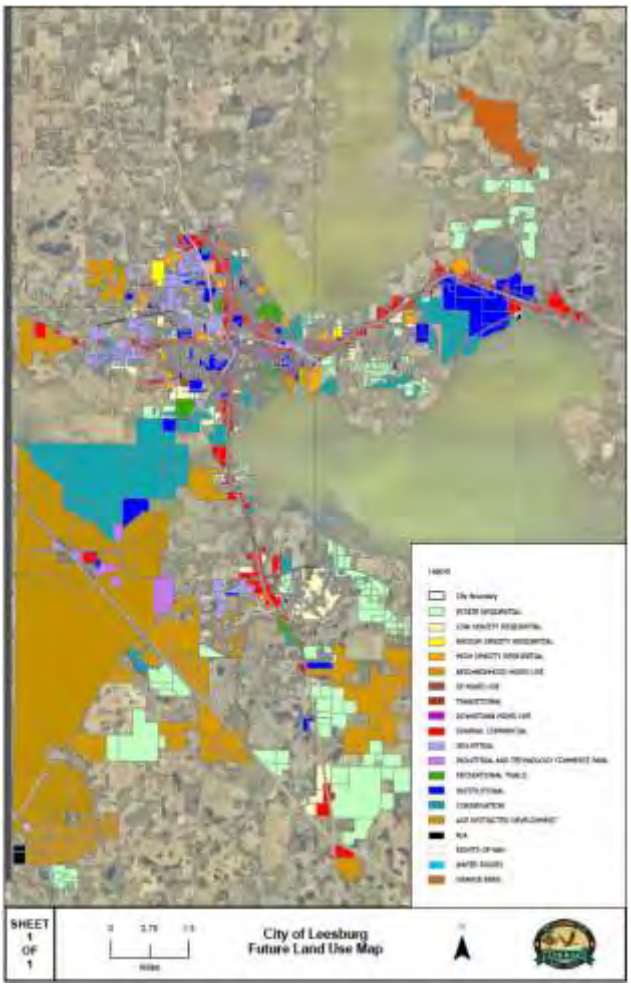


Table 1-3: Future Land Use Table - 2023

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreages
Estate Residential	Up to 4 units/acre	4,756
Low Density Residential	Up to 8 units/acre	2,887
Medium Density Residential	Up to 12 units/acre	114
High Density Residential	18-25 units/acre	724
Downtown Mixed-Use	18-25 units/acre 4.0 FAR/100% ISR	27
Age Restricted Development	0.5 FAR/80% ISR Single Family Detached 9 units/gross acre Single Family Attached and Multi-Family: 30 units/gross acre The Following standards are gross/aggregate standards: 80% ISR, Max FAR (0.5 except for Town Centers, Commercial Centers and Medical Campus which have a 3.0 FAR)	6,822
Orange Bend	Up to 1.60 units/acre 80% ISR	640
Neighborhood Mixed Use	Up to 4 units/acre 2.0 FAR/60% ISR	5,017
Transitional	2.0 FAR/75% ISR	122
Inactive Industry & Technology Commerce Park	2.0 FAR/80% ISR	1,577
Sunnyside Estates*	High Density 8 units / acre Medium Density 3 units / acre Low Density 1 acre / unit Very Low Density 3 acres / unit	702
General Commercial	2.0 FAR/80% ISR	2,021
Institutional	2.0 FAR/75% ISR	2023
Industrial	2.0 FAR/80% ISR	1,435
Recreation	0.25 FAR/25% ISR	384
Conservation	Developments must comply with applicable regulations - varies	3815
Rights-of-Way		51
N/A		268
TOTAL		**33, 385**

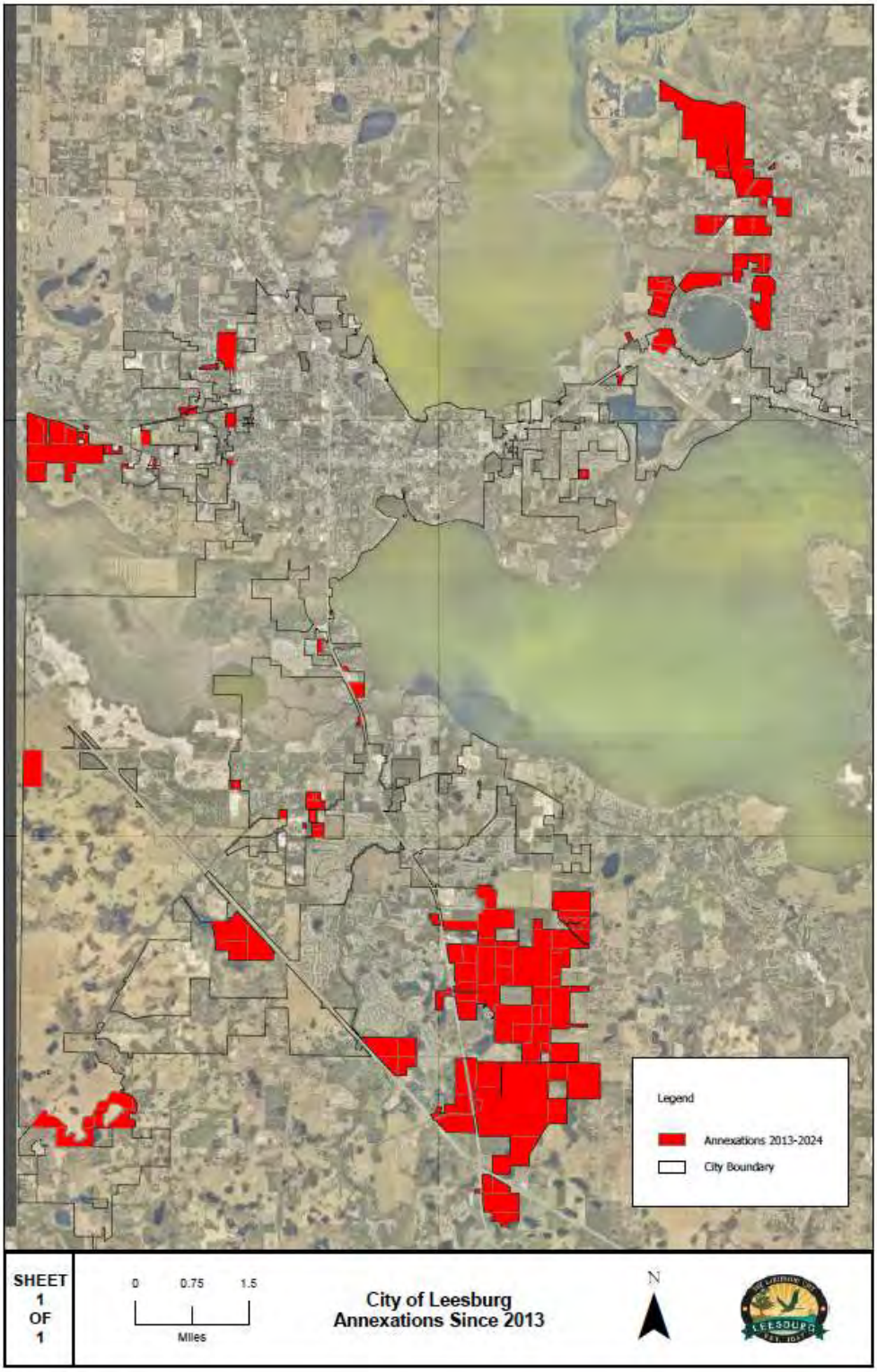
**In process as of the 2024 Update to the City of Leesburg Comprehensive Plan.*
Source: Calvin, Giordano & Associates, 2024; REVISED City of Leesburg Geographic Information Systems Future Land Use data layer. Parcel data source: Lake County Property Appraiser's land data base. Curated August 6, 2024.

Developable Acreage Table - 2024

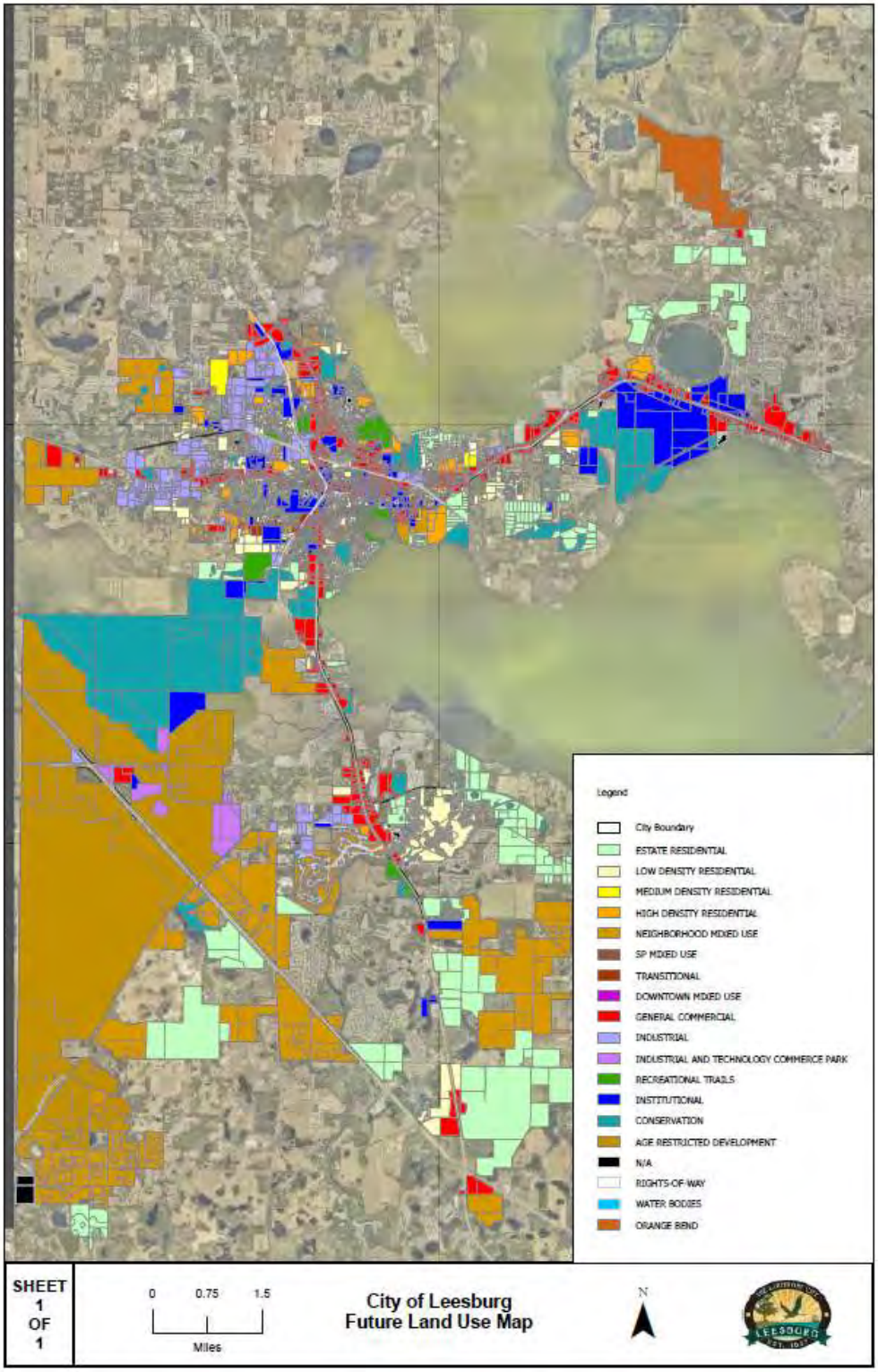
Future Land Use Categories	Developable Acreage	Maximum Density/Intensity	Max. Residential Potential
Estate Residential	584	Up to 4 units/acre	2,338
Low Density Residential	318	Up to 8 units/acre	2,543
Medium Density Residential	73	Up to 12 units/acre	871
High Density Residential	113	18-25 units/acre	2,032
Downtown Mixed-Use	5	18-25 units/acre 4.0 FAR/100% ISR	131
Neighborhood Mixed Use	1,012	Up to 4 units/acre 2.0 FAR/60% ISR	4,047
Transitional	40	2.0 FAR/75% ISR	159
Industry & Technology Commerce Park	96	2.0 FAR/80% ISR	577
General Commercial	399	2.0 FAR/80% ISR	0
Institutional	654	2.0 FAR/75% ISR	0
Industrial	379	2.0 FAR/80% ISR	0
Recreation	79	0.25 FAR/25% ISR	0
Conservation	217	Developments must comply with applicable regulations - varies	0
Water Bodies & ROW			0
N/A			0
TOTAL			**12,698**

Source: Calvin, Giordano & Associates, 2023

Map 1-1: City of Leesburg Annexations since 2013



Map 1-2: City of Leesburg Future Land Use Map



Map 1-3: City of Leesburg and Adjacent Jurisdiction Interlocal Service Boundary Areas

Future Land Use Element
Glossary

- Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
- *(Note: Lake County Schools are under the authority of the State of Florida Department of Education.)*
- Intensity – the amount of nonresidential square feet (commercial, industrial, professional office space) permitted on a legal lot of record.

- Density – the number of developed units in a specific area of land. Residential density, for example, is usually measured by dwelling units per acre (du/ac).

- Level of Service – means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- Dwelling Unit – shall mean a single unit providing complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.
- Dwelling, mobile home park or subdivision – shall mean a vehicle or movable dwelling structure which is designed to be used as a dwelling unit for one (1) family and which stands on wheels, or rigid supports, or on a foundation, but excluding pre-fabricated homes or sections thereof and travel trailers as defined in this section.
- Dwelling, multiple or multi-family – shall mean a structure or group of structures on a parcel or building lot designed for occupancy by four (4) more families living independently of each other and which individually or collectively comprise four (4) or more apartments.
- Dwelling, single-family – shall mean a detached building designed for or occupied exclusively by one (1) family.
- Dwelling, townhouse – shall mean a building designed for or occupied exclusively by one (1) family and attached to two (2) or more other buildings of similar design and separated by one (1) or more party walls. Attached townhouses, as defined, constitute a building group. (See definition for Townhouse.)
- Dwelling, triplex – shall mean a building designed for and to be occupied by three (3) families living independently of each other, in which the living area for each family is attached to those of the other two (2) families, separated by a party wall or party walls, with no interior access from the living unit of any one (1) family to the living unit of either of the other two (2) families.
- Dwelling, two-family – shall mean a detached building designed for or occupied exclusively by two (2) families living independently of each other.

- Dwelling, without other qualifications – shall mean a structure occupied exclusively for residential purposes by not more than two (2) families.
- Interlocal Service Boundary Area Agreement (ISBA) – refer to Ordinance 14- 39 and Ordinance 13-31. For coverage area of the ISBA, refer to the map at the end of this Element. The ISBA is an agreement adopted by ordinance between municipal and local governments for the provision of services within a specific geographic area.
- Floor Area Ratio (FAR) – the total amount of gross floor area of all buildings on a legal lot of record in relation to the total square footage of lot area, expressed as a ratio. The calculation of the floor area ratio excludes land devoted to public rights-of-way and submerged lands.
- Impervious Surface Ratio (ISR) – a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the legal lot of record in a given zoning lot. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.
- Impervious – a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

Municipal Government:
City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

DRI Recission – Secret Promise
Refer to notice to City of Leesburg, The Villages Amendments, 2024
Florida Statutes, Chapter 380, Section 380.115
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0380/0380.html

City Maps
https://www.leesburgflorida.gov/maps/index.php

Federal Government:
Federal Aviation Administration (FAA)
https://www.faa.gov

Federal Emergency Management Agency (FEMA)
https://www.fema.gov

Federal Communications Commission (FCC)
https://www.fcc.gov

United States Environmental Protection Agency (EPA)
https://www.epa.gov

United States Army Corps of Engineers (ACOE)
https://www.usace.army.mil

State Government:
Florida Statutes
https://www.flsenate.gov/Laws/Statutes/2016/163.3177

Florida Statutes – Historic Preservation (Chapter 267)
http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0267/0267.html

Florida Department of Commerce
https://www.floridajobs.org

St. Johns River Water Management District (Water Supply Plan)
https://www.sjrwmd.com
Florida Department of Transportation (FDOT)
https://www.fdot.gov
Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)
https://floridadep.gov

Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com

Florida Department of Education – public school siting
https://m.flsenate.gov/Statutes/1013.33

Regional Agencies:
East Central Florida Regional Planning Council (ECFRPC)
https://www.ecfrpc.org

Lake~Sumter Metropolitan Planning Organization (LS MPO)
www.lakesumtermpo.com

2 - TRANSPORTATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

~~A.~~ TRANSPORTATION GOALS, OBJECTIVES AND POLICIES

GOAL 1:

To develop a safe, convenient, efficient and coordinated system of motorized and non-motorized transportation facilities which ensures adequate movement of people and goods through and within the City.

Objective 1.1: ***Roadway Network***. To provide an attractive, safe, convenient, and efficient arterial, collector and local roadway system that serves travel demands within and through the City.

Policy 1.1.1: The arterial roadway system shall be designed through cooperation with the FDOT, Lake County government, and the Lake-Sumter MPO, to provide ~~high- volume, multi-lane facilities with access controls, as needed, to preserve the through traffic carrying capacity of the facility~~ high-quality complete streets that prioritize access and safety for all users. The City will require joint use access, cross access easements, and access prohibitions wherever traffic patterns and physical features make it possible in the development approval process.

~~**Policy 1.1.2:** The minimum Level of Service (LOS) standard to be adopted as part of this element and plan shall be as follows:~~

- ~~Limited Access Roads C, or as otherwise prescribed by FDOT~~
- ~~Arterials D~~
- ~~Collectors D~~

~~**Policy 1.1.3:** A lower LOS may be acceptable immediately before and after special events where the impacts of such events on the roadway system are infrequent.~~

Policy 1.1.2~~-4~~: All major roadways shall be designed as complete transportation corridors, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy 1.1.3~~5~~: ~~Projected traffic circulation system demand will be met and the level of service (LOS) standards cited under Objective 1.2A above will be maintained through the year 203545 by undertaking the projects listed~~

~~within the on Lake-Sumter MPO TIP FY 2024-2028Table II-., the adopted Future Transportation Map, and any other project or plan adopted~~

The City will review development projects to ensure that public safety measures are in place for rights-of-way in the City's jurisdiction. Development projects will be reviewed against the adopted Future Transportation Map, projects, or plans adopted by reference in the Comprehensive Plan. The City will cooperate and extensively coordinate with the State and the County to ensure that these improvements are implemented ~~by the dates indicated, and~~ as the need develops. Proposed developments within the City will be monitored to determine if roadway infrastructure will be adequate to service projected demand. The City will negotiate with development interests to ensure public safety measures are in place as development occurs. ~~, and development approvals will be dependent upon these criteria.~~

Policy 1.1.~~6~~4: Lake County has adopted the following maximum through-lane standards for the following listed roadway classifications:

Road Classification	Maximum Through-Lane Standard
Principal Arterial	6
Minor Arterials	6
Major Collectors	4
Minor Collectors	4
Local Roadways	2
Scenic Roadways	2

Policy 1.1.5: The City is responsible for maintaining level of service and other standards only on roads that are owned and maintained by the City of Leesburg and are within the City's jurisdiction.

Policy 1.1.6: The City intends to eliminate transportation-related fatalities and severe injuries on roads within the City's jurisdiction by adopting a Safe Systems approach to road safety and a target of zero fatalities and serious injuries,

in line with FDOT and Lake-Sumter MPO, and by collaborating with partner agencies to pursue federal funding for safety investments.

Objective 1.2: ***Roadway Connectivity***. The City shall, through the development review process, require the provision of an efficient traffic circulation pattern.

Policy 1.2.1: Within developments that incorporate Traditional Neighborhood Design ~~principals~~ principles, the City shall ensure compliance with established design cross- sections for local roads found in the Land Development Code. These cross-sections accommodate narrower rights-of-way and roadway widths consistent with traditional neighborhood development.

Policy 1.2.2: The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.

Policy 1.2.3: The City shall require that subdivisions of 100 units or more have at least two (2) points of access open to motor vehicle traffic and adequate pedestrian connections.

Policy 1.2.4: New subdivisions shall be required to "stub-out" to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are "stubbed-out" at their boundaries.

Policy 1.2.5: The City shall ensure compliance with access management standards in the Land Development Code to provide appropriate access to the City's transportation system. Standards include the requirement of joint-~~-~~use driveways and/or cross access easements to access sites.

Policy 1.2.6: The City shall preserve the movement function of the major thoroughfare system by requiring development of parallel frontage roads or cross access easements to connect developments as they are permitted along major roads and will be under City of Leesburg's jurisdictional authority.

Policy 1.2.7: The City shall review through the Development Review Committee process all proposed development for consistency with future transportation projects listed in the Lake-Sumter MPO TIP FY 2024-2028, the adopted Future Transportation Map, ~~on Table II~~ and for the

implementation of the City's Bicycle and Pedestrian Trails, Master Plan, when adopted.

Objective 1.2A: ***Level of Service.*** The City of Leesburg shall establish level of service standards for both automobile and non-automobile modes of transportation, including pedestrian, bicycle and transit. These level of service standards are not regulatory, but provide a basis to monitor mobility ~~congestion,~~ identify transportation infrastructure needs, and coordinate improvements.

Policy 1.2A.1: ~~The minimum Level of Service (LOS) standard to be adopted as part of this element and plan shall be as follows:~~

- ~~Limited Access Roads C, or as otherwise prescribed by FDOT~~
- ~~Arterials D~~
- ~~Collectors D~~

The minimum Level of Service (LOS) standard to be adopted as part of this Element and Plan shall be:

- Rights-of-way under City of Leesburg jurisdiction: D

Policy 1.2A.2: A lower LOS may be acceptable immediately before and after special events where the impacts of such events on the roadway system are infrequent.

Policy 1.2A.3~~1~~: Pedestrian Level of Service Classifications. The City of Leesburg hereby adopts the following level of service classifications for pedestrian facilities within its jurisdiction:

LOS	Facility	Amenities	Conflicts	Maintenance
A	Sidewalks continuous on both sides. ~~Min. w~~ Width > 10' ~~5~~'.	Wide landscaped b ~~B~~uffer (~~min.~~ width > 6 ~~3~~'), shade trees, benches ~~& pedestrian scale lighting~~ and well-lit sidewalks and crossings.	Crossing width ~~18.3~~ 14.6 m (48 ~~60~~') or less. Posted speed ~~40~~ 35 mph or less. Medians present. Crosswalks, signals and crossing guards at major intersections.	Excellent condition (smooth, no cracks, well-maintained). ~~No problems.~~

LOS	Facility	Amenities	Conflicts	Maintenance
B	Sidewalks continuous on one side. ~~Min.~~ Width between 8-10~~' 5'~~.	Landscaped buffer (4-6'), ~~I~~intermittent shade trees and benches. Adequately lit sidewalks and crossings .~~Pedestrian scale lighting.~~	Crossing width ~~18.3~~ 14.6 m (~~60'~~ 48') or less. Posted speed ~~40~~ 35 mph or less. Crosswalks and signals at major intersections.	Good condition (minor cracks, well-maintained). ~~No problems.~~
C	Sidewalks non-continuous on both sides. ~~Min.~~ Width between 6-8 ~~4'~~.	Narrow landscaped buffer (2-4'), ~~I~~intermittent shade trees, benches ~~& lighting~~ and fair lighting with some dark spots.	Posted speed 45 mph or less. Marked crosswalks at most intersections, some signalized crossings. ~~Crosswalks and signals at major intersections.~~	~~Minor or infrequent problems.~~ Fair condition (some cracks, minor maintenance issues).
D	Sidewalks non-continuous on one side. ~~Min.~~ Width between 4-6'.	Minimal buffer (<2'), ~~I~~intermittent shade trees and ~~&~~ poor lighting with many dark spots.	Posted speed 45 mph or less. Few marked crosswalks and ~~L~~limited ~~crosswalks and~~ signals.	~~Minor or infrequent problems.~~ Poor condition (significant cracks, needs maintenance).
E	Sporadic provision. ~~Min.~~ Width ≤ ~~4~~ 3'.	None	~~Limited crosswalks and signals~~ Rare marked crosswalks, few or no signalized crossings. No reduced speed limits.	Very poor condition (major cracks, hazardous). ~~Major or frequent problems.~~
F	~~None~~ No sidewalks	None	No signalized crossings or reduced speed limits.	N/A

Policy 1.2A.4 ~~2~~: Pedestrian Level of Service. The City of Leesburg has jurisdiction in setting the LOS for pedestrian facilities and adopts LOS ~~D~~C.

Policy 1.2A.5~~3~~: Bicycle Level of Service Standards. The City of Leesburg hereby adopts the following level of service classifications for bicycle facilities within its jurisdiction:

LOS	Facility	Connectivity	Conflicts	Maintenance
A	Completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal interruption by motorists. Minimum width 8 ft.	Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.	Minimal.	No problems.
B	Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Minimum five-foot striped and/or signed lane.	Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 40 mph or less. Crosswalks and signals at major intersections.	No problems.
C	Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Minimum five-foot striped and/or signed lane.	Bike paths connect residential areas with majority of education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.
D	Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Plus designated areas where bicycles share the road with other modes of travel (hard shoulders).	Connection between residential areas, education facilities, recreation areas, retail and employment areas.	Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.
E	Designated areas where bicycles share the road with other modes of travel (hard shoulders).	Sporadic connection between residential areas and local facilities.	Limited crosswalks and signals. No reduced speed limits.	Major or frequent problems.

LOS	Facility	Connectivity	Conflicts	Maintenance
F	No designated bike paths.	N/A	No signalized crossings or reduced speed limits.	N/A

Policy 1.2A.6~~4~~: Bicycle Level of Service. The City of Leesburg has jurisdiction in setting the LOS for bicycle facilities and adopts LOS D.

Policy 1.2A.7~~5~~: Transit Level of Service Standards. The City of Leesburg hereby adopts the following level of service classifications for transit service and facilities within its jurisdiction:

LOS	Availability	Frequency & Reliability	Safety & Comfort	Accessibility & Affordability
A	Weekday service available	More ~~Less~~ than one ~~two~~ vehicle~~s~~ per hour, ~~or peak hour provision only.~~ Information on routes, schedules, fares, connections, and destinations available at stops.	Clean bus shelters and enclosed waiting areas. Shade trees and awnings. Well lit waiting areas.	Stops within walking ~~or cycling~~ distance of destinations. Payment options available
B	Weekday service available	Less than two vehicles per hour, or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.	Covered shelters at some stops. Well lit waiting areas.	Stops within walking or cycling distance of destinations. Payment options available.
C	Weekday service available	Peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.	Covered shelters at some stops.	Stops within walking or cycling distance of destinations.
D	Weekday service and paratransit demand service available.	Peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations. Reservations required for paratransit service.	Covered shelters at some stops. Door to door service available with paratransit service.	Stops within walking or cycling distance of destinations.
E	On demand service available	No set route. Reservations required for door to door service.	Door to door service available.	Door to door service available. Fixed price.
F	No service available	N/A	N/A	N/A

Policy 1.2A.8~~6~~: Transit Level of Service. The City of Leesburg has jurisdiction in setting the LOS for transit facilities and service, and adopts LOS D.

Objective 1.3: ***Multi-Modal System***. The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system.

Policy 1.3.1: The City shall ensure compliance with the standards in the Land Development Code for access to public transit, bicycle and pedestrian systems. These standards apply to new developments, substantial improvements of existing developments, and to road improvements.

Policy 1.3.2: The City shall ensure compliance with the standards in the Land Development Code addressing the provision of bus stops, bike parking and circulation, pedestrian walkways, and handicap accessible facilities within new developments and existing developments undergoing substantial improvements. Site plan reviews will ensure that ~~intermodal~~ intermodal transfers are efficiently implemented.

Policy 1.3.3: The City shall encourage increased land use densities and mixed uses~~,~~ consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.

Policy 1.3.4: The City shall maintain the standards incorporated into the Land Development Code that require new development to be compatible with and further the achievement of the Transportation Element. Requirements for compatibility include but are not limited to:

- Orienting pedestrian access to transit centers as well as existing and planned routes.
- Locating parking to the side or behind the development to provide pedestrian accessibility of building entrances and walkways to the street, rather than separating the building from the street by parking.
- Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.

Policy 1.3.5: The City shall maintain the standards of roadway design landscaping and streetscaping components in order to enhance the ~~function of collector~~

~~and higher classification roads~~ City's jurisdictional rights-of-way.

Policy 1.3.6: ~~A~~ The City shall develop and adopt an updated Citywide Bicycle and Pedestrian Trails Master Plan ~~has been adopted~~. Priority ~~has been~~ will be given to those walkways for which heavy ~~recreational~~ usage is projected, areas where safety improvements are needed, and ~~as well as those~~ along roadways between residential areas and schools, which can be implemented concurrently with other roadway improvements under construction.

Policy 1.3.7: The City's roadway system management will require implementation and construction of an adequate and safe pedestrian circulation system.

Policy 1.3.8: The City shall maintain the standards of the Land Development Code requiring that sidewalks be constructed concurrently with new development, by the developer. Additional sidewalks will be constructed in existing developed areas when requested and funded by the abutting property owners.

Policy 1.3.9: The City shall maintain the standards of the Land Development Code requiring that new residential developments with densities of one or more dwelling units per acre provide sidewalks on every street.

Policy 1.3.10: ~~Bike~~ Multi-use paths shall be established on one side of every arterial and collector street. ~~with s~~ Sidewalks shall be established on the opposite side of all arterial streets. The City shall coordinate with the County, the Lake Sumter MPO, and the State to expand the current bicycle system.

Policy 1.3.11: Whenever possible, intersections shall be made pedestrian-friendly by limiting the crossing width to 48 feet; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for the handicapped. The City shall coordinate with FDOT, the Lake Sumter MPO, and the County to implement this policy.

Policy 1.3.12: The City will work with Lake County government to implement the County's newly adopted ADA Transition plan to bring the pedestrian network within the City up to ADA standards. The plan identified and prioritized needed retrofits of existing infrastructure and gaps in the sidewalk network that need to be closed.

Policy 1.3.13: The City shall ensure ~~all~~ newly constructed pedestrian facilities are ADA compliant.

Policy 1.3.14: The City shall ~~P~~partner with Lake County government, the Lake-Sumter MPO and FDOT to pursue funding opportunities to improve the bicycle and pedestrian network for rights-of-way under City of Leesburg jurisdictional authority.

Policy 1.3.15 ~~4~~: The City will continue to work with Lake County Transit to implement the Lake County Transit Development Plan and its subsequent updates, and will strive to improve transit level of service through increased frequency of service and hours of operation as funding and need become available.

Policy 1.3.16 ~~5:~~ The City will partner with Lake County government, the Lake-Sumter MPO and FDOT to pursue funding opportunities to improve the transit network

for rights-of-way under City of Leesburg jurisdictional authority.

Objective 1.4: ***Rights-of-way.*** The City shall coordinate with ~~the~~ Lake County government, the Lake-Sumter MPO, and ~~the State~~ Florida Department of Transportation to prioritize and acquire future right-of-way in accordance with the future transportation plan.

Policy 1.4.1: The City shall adopt the Future Transportation Map to ensure the protection of future rights-of-way.

Policy 1.4.2: The City shall continue ~~requiring dedication of~~ to negotiate with development interests for ~~needed rights-of-way from~~ roadway network improvements necessary for public safety in and around new development, through instruments such as pioneering agreements, subdivision regulations and applicable local ordinances.

Policy 1.4.3: The City shall amend the setback requirements, zoning restrictions and right-of-way protection requirements, if necessary, to make the regulations consistent with this element.

Policy 1.4.4: The City shall ~~ensure~~ continue to negotiate with development interests for adequate rights-of-way protection ~~for~~ at, on and around intersections, interchanges and future park and ride sites in order to retain flexibility for future growth and expansion.

Policy 1.4.5: The City shall maintain minimum rights-of-way standards in the Land Development Code for new ~~roadways~~ City of Leesburg jurisdictional rights-of-way containing the following provisions:

- ~~Arterial Roadways – 10-foot right-of-way;~~
- ~~Collector Roadways – 100-foot right-of-way; and~~
- Local Roads – 60-foot right-of-way (open drainage) and 50-foot right- of-way (curb and gutter).
- Developments that incorporate Traditional Neighborhood Design principles – Determined at the discretion of the City on a case-by- case basis.
- The City shall comply with other jurisdictional authority rights-of-way requirements.

Policy 1.4.6: The City shall pursue grant opportunities for median landscaping and road

beautification for rights-of-way under City of Leesburg jurisdictional authority.

Policy 1.4.7: The City shall research alternative funding sources, and utilize those which are feasible, to assist in expediting traffic circulation improvement programs and for the protection and acquisition of rights-of-way for preserving levels of service standards and system performance for rights-of-way under City of Leesburg jurisdictional authority.

Objective 1.5: ***Public Transit.*** The City shall work with Lake County government a~~nd the Department of Community Services, Public Transportation Division,~~ to continue to provide a safe and efficient public transit system.

Policy 1.5.1: The City shall encourage land uses and site developments that promote public transit within designated public transportation corridors, with priority given to those projects that will bring the greatest increase in transit ridership.

Policy 1.5.2: Residential development greater than 200 units or commercial developments over 50,000 square feet shall incorporate space for bus stops. Transit ridership to and from such developments shall be encouraged and further improved by including functional design elements, such as the following:

- Transit stops meeting ADA requirements;
- Parking lots and intersections designed with ~~minimum~~ sufficient corner turning radii for buses and public safety apparatus equipment such as fire trucks;
- Clearly delineated walkways from the building to the transit stop;
- Commercial and multi-family buildings and transit stops placed closer to the street.

Policy 1.5.3: The City shall ensure that ~~all roads~~ rights-of-way under City of Leesburg jurisdictional authority and serviced by public transit routes function at a level of service sufficient to support the bus service.

Policy 1.5.4: The City shall notify the Lake County ~~Department of Community Services, Public Transportation Division,~~ government of ~~any~~ proposed traffic generators/attractors submitted to the City for review.

Policy 1.5.5: The City shall ~~work with the Department of Community Services, Public Transportation Division,~~ encourage Lake County government to spend impact fee dollars where development generated the collection of impact fee dollars to improve public safety at, in, or around existing bus stops, and to design new ~~ones~~ bus stops to include benches, signage, lights, and protection from the elements. Bus stops shall also be ~~convenient for the handicapped~~ ADA accessible.

Objective 1.6: ***Intergovernmental Coordination.*** Transportation planning will be coordinated with ~~the~~ Florida Department of Transportation (FDOT), Lake County government, East Central Florida Regional Planning Council (ECFRPC), and ~~the~~ Lake-Sumter Metropolitan Planning Organization (LS-MPO), neighboring jurisdictions and other transportation related agencies.

Policy 1.6.1: The City Community Development and Public Works Departments shall review subsequent versions of the FDOT Five-Year Transportation Plan, and information and studies provided by the Lake Sumter MPO, ~~in order~~ to update or modify this element, as necessary.

Policy 1.6.2: The Community Development and Public Works Departments shall review updates to the Lake County Transportation Plan, ~~the~~ Lake-Sumter MPO, and the Transportation Element of the Lake County Comprehensive Plan, ~~in order~~ to update or modify this element, as necessary.

Policy 1.6.3: The City shall promote a comprehensive transportation planning process that coordinates with the Lake-Sumter MPO, state, regional, and local transportation plans.

Policy 1.6.4: The City will support the State, the Lake-Sumter MPO, and the County ~~on~~ in the establishment of alternative transportation systems, including high speed and commuter rail line systems connecting Lake County with other areas in Florida.

Policy 1.6.5: The City shall coordinate with ~~the~~ Lake County government and the Lake-Sumter MPO to adjust the population projections used in the model, to make them consistent with the City population projections.

Policy 1.6.6: The City shall coordinate with the FDOT, Lake County government, the Lake-Sumter MPO, and the municipalities of Lady Lake, Fruitland Park, Tavares, Eustis, and Mount Dora to alleviate, through planning improvements, any existing or projected deficiencies along US 441 and US

27/441. Alternate facilities shall be investigated as alternate routes and the City shall coordinate with the FDOT for the establishment of sections of US 441 as special transportation areas.

~~**Policy 1.6.7:** The City of Leesburg shall annually monitor traffic counts and, in coordination with the FDOT, the Lake- Sumter MPO, and Lake County, designate future projects in the capital improvements program to assure compliance with level of service standards.~~

Policy 1.6.~~8~~7: The City recognizes Lake- Sumter MPO's Transportation ~~2035~~ 2045 Plan adopted on December 9 ~~8, 2010~~ 2020 and its subsequent amendments.

Objective 1.7: ~~**Concurrency Management System**~~ ***Mobility Management***. The City shall maintain a Concurrency Management System to ensure that transportation facilities and services needed to support development and redevelopment are available concurrent with the impacts of such development. The Florida Statutes do not require concurrency for transportation.

Policy 1.7.1: The City shall continue requiring adequate transportation facilities to maintain the City's level of service standards be available to meet the traffic demands of all new development prior to the issuance of a final development order, in accordance with the Concurrency Management Provisions set forth in the Capital Improvements Element of this Plan.

Policy 1.7.2: The City shall maintain the standards included in the Land Development Code that require submittal of a Transportation Impact Study for all new development which is expected to generate 100 or more peak hour two-way net new trips ~~which is expected to generate 500 or more trips per day of use~~, or as deemed necessary by City Staff.

Policy 1.7.3: New developments, regardless of size, shall provide operational improvements to the City' transportation system to mitigate their impacts on the system, to ensure smooth traffic flow, and to aid in the elimination of hazards. Improvements may include, but are not limited to, the addition of turn lanes, acceleration lanes and/or deceleration lanes, signage, signals, pedestrian tables, and pavement markings.

Policy 1.7.4: The City will coordinate with Lake County government and the Lake-Sumter MPO to consider the elimination of concurrency in favor of a mobility management system using multimodal impact fees or a mobility plan and mobility fee approach.

~~Policy 1.7.4: **Proportionate Share.** Within 12 months of the effective date of this Comprehensive Plan, Land Development Regulations shall be adopted to allow an applicant who receives a capacity encumbrance denial letter for transportation facilities deficiency reasons, to request the use of a proportionate fair-share contribution to satisfy transportation concurrency. In such case, that application shall be reviewed and considered by the City. A proportionate fair- share proposal may be approved (whether as submitted or as subsequently modified) for the issuance of a capacity encumbrance letter (which capacity encumbrance letter of concurrency may contain conditions for its issuance), provided that the proposed development is consistent with the Comprehensive Plan. The City shall use the methodology for Proportionate Fair-Share obligation as provided for in § 163.80, F.S. Consistent with this methodology the City shall determine improvement costs based upon the actual cost of the improvement as obtained from cost estimates contained in the CIE or the FDOT Work Program. Where such information is not available, improvement cost shall be determined using an analysis of costs by cross-section type that considers data from recent projects. Any such analysis shall be updated annually and approved by the jurisdiction maintaining the facility. Project costs may be adjusted to accommodate increases in construction material costs.~~

Policy 1.7.5: The City will encourage Lake County government to expend impact fee dollars in close proximity to the development that generated the collection of impact fee dollars for public safety projects.

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

2 - TRANSPORTATION - GOALS, OBJECTIVES, AND POLICIES
WITH DATA & APPENDIX

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

TRANSPORTATION DATA INVENTORY AND ANALYSIS

Introduction and Purpose

The purpose of the Transportation Element is to identify existing conditions in the City's transportation network, assess potential transportation needs, and provide guidance on plans and policies that meet those needs. This section evaluates the physical transportation network itself, as well as a brief exploration of the users of that network, as the intent of a transportation network is to effectively and efficiently serve those who need it. Transportation networks facilitate economic opportunity, quality of life, environmental conservation, and equity, making transportation a component of the Comprehensive Plan that is intertwined with all other elements.

Leesburg's transportation network is multi-modal, in that it provides opportunities for users to drive, walk, bike, ride public transit, and fly. As such, each of these modal types is evaluated in this element.

Transportation Inventory

The ideal transportation system provides access to various land uses through robust, efficient, and cost-effective transportation modes. The overview of the existing transportation system within the City of Leesburg provides the basis for analyzing the transportation strengths, deficiencies, and needs within the City.

Data for this analysis comes from many sources, including the Lake-Sumter MPO, the Lake County Office of Transit Services, Downtown Leesburg Business Association, the U.S. Census, and Florida Department of Transportation (FDOT).

Road System:

This section describes the major roadway facilities within the City and their role within the City's circulation system.

Leesburg's roadways can be monitored and evaluated by their intensity of use, their functional classifications, their responsible parties for maintenance, and their levels of service. Each of these characteristics is discussed here.

Traffic Volumes:
Three roadways are by far the largest carriers of vehicular traffic within Leesburg: U.S. 441, U.S. 27, and State Route 44 (Dixie Avenue). Each of these state-owned roadways carried more than 20,000 trips per day (AADT) in 2022, as reported by the Lake-Sumter MPO's Congestion Management Plan. These roads are all designed for high traffic volumes, with four or six lanes, divided lanes, and often with speed limits of 45 MPH or higher. Among county-maintained roads, Main Street had the highest traffic volume, especially in the vicinity of the intersections with Thomas Avenue and Lee Street.

Table 2-1: Traffic Volumes of Major Roadways
Source: Lake County Congestion Management Plan

Road Name	From	To	Segment Length (MI)	# Lanes	Daily Service Volume	2022 AADT	Speed Limit
US 441/ SR 500	RADIO ROAD	CR 473	0.88	6	62,900	46,850	45
US 441/ SR 500	E DIXIE AVENUE	E MAIN STREET	0.25	6	59,900	44,550	45
US 27/SR 25	SR 44	CR 25A (NORTH)	0.63	4	32,400	44,350	35
US 27/US441	CR 460 (MARTIN LUTHER KING BLVD)	CR 466A (LEE ROAD)	0.51	6	59,900	41,600	45
US 27/US441	CR 466A (LEE ROAD)	CR 44A/ GRIFFIN ROAD	0.67	6	59,900	41,600	45
US 27/US441	CR 44A/ GRIFFIN ROAD	US 27/US441 SPLIT	0.15	6	50,000	41,600	35
US 27/SR 25	CR 25A (NORTH)	CR 33	2.16	4	41,790	35,700	55
US 441/ SR 500	E MAIN STREET	CR 44	1.41	6	59,900	34,100	45
US 441/ SR 500	CR 44	RADIO ROAD	3.07	6	62,900	34,100	45
US 441/ SR 500	N CANAL STREET	E DIXIE AVENUE	1.06	4	41,790	33,850	45
US 441/ SR 500	LEE STREET	N CANAL STREET	0.42	4	32,400	31,850	35
US 441/ SR 500	US 27/US441 SPLIT	LEE STREET	0.75	4	34,020	29,150	35
US 27/SR 25	MAIN STREET	SR 44	0.57	4	32,400	29,100	35
US 27/SR 25	US 27/US441 SPLIT	MAIN STREET	1.04	4	32,400	28,300	35
SR 44 (DIXIE AVENUE)	US 27	S 9TH STREET	0.57	4	32,400	27,300	35
SR 44 (DIXIE AVENUE)	S 9TH STREET	CANAL STREET	0.34	4	32,400	23,200	35
SR 44 (DIXIE AVENUE)	CANAL STREET	S LAKE STREET	0.41	4	39,800	23,200	40
SR 44	SUMTER COUNTY LINE	CR 468	2.38	4	39,800	21,800	55

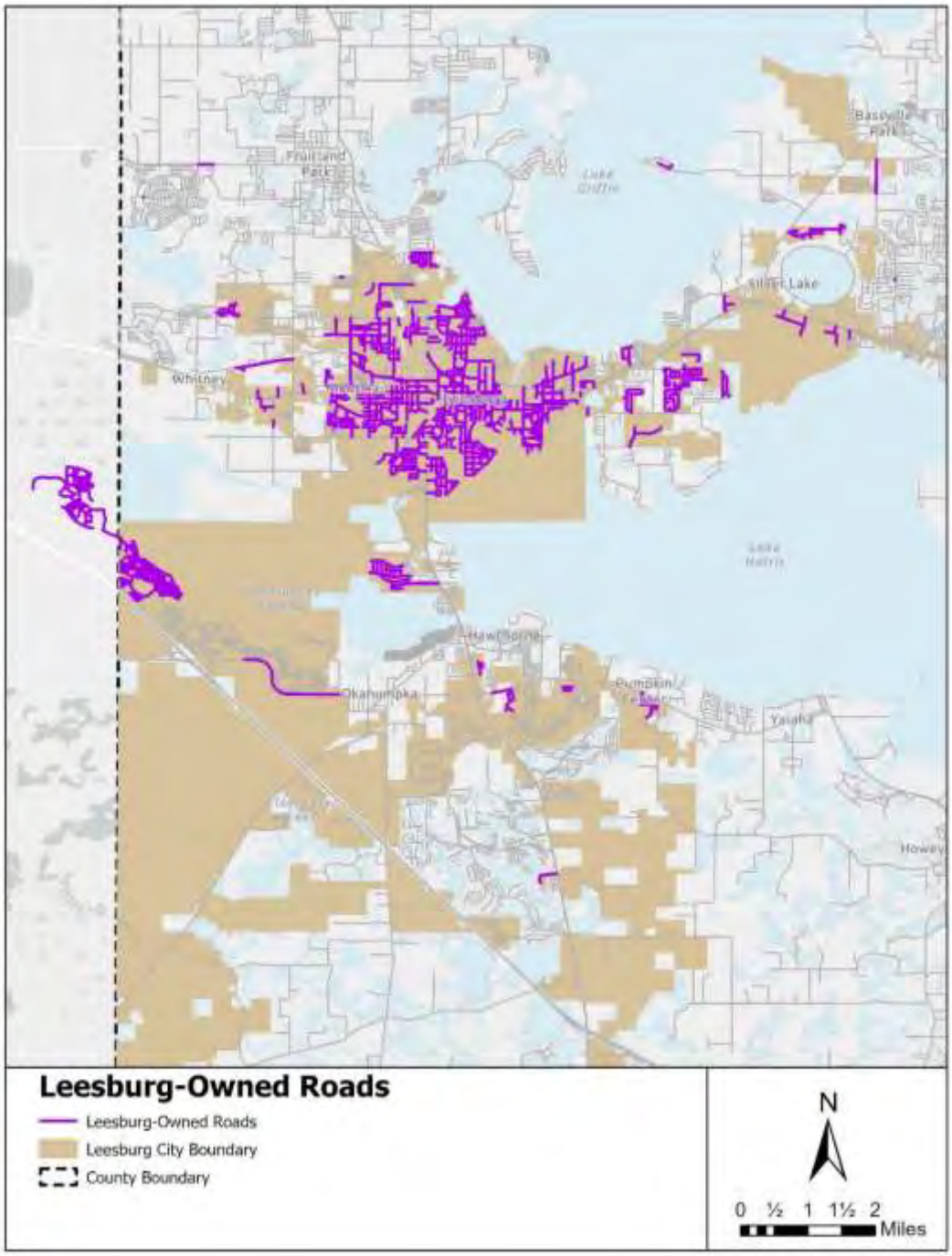
Jurisdiction and Maintenance Responsibility:

The roadways traversing Leesburg are generally owned and maintained by one of three entities: the Florida Department of Transportation (FDOT), Lake County, or the City of Leesburg. The table below shows the names and lengths of roadways maintained by FDOT or Lake County.

Table 2-2: Names and Lengths for State or County-maintained Roadways
Source: Lake County Congestion Management Plan

Road Name	Segment Length (MI)	Maintaining Agency
US 441/ SR 500	7.84	STATE
US 27/SR 25	4.4	STATE
US 27/US441	1.33	STATE
SR 44 (DIXIE AVENUE)	2.22	STATE
SR 44	3.14	STATE
MAIN STREET (LEESBURG)	3.98	COUNTY
C.R. 44A (GRIFFIN ROAD)	1.01	COUNTY
C.R. 460 (MARTIN LUTHER KING BOULEVARD)	0.44	COUNTY
C.R. 44C (GRIFFIN ROAD)	0.75	COUNTY
SLEEPY HOLLOW ROAD	1.11	COUNTY
SUNNYSIDE DRIVE	4.77	COUNTY
C.R. 449 (SILVER LAKE)	1.25	COUNTY
C.R. 25A	1.65	COUNTY
C.R. 48	5.58	COUNTY
THOMAS AVENUE	0.79	COUNTY

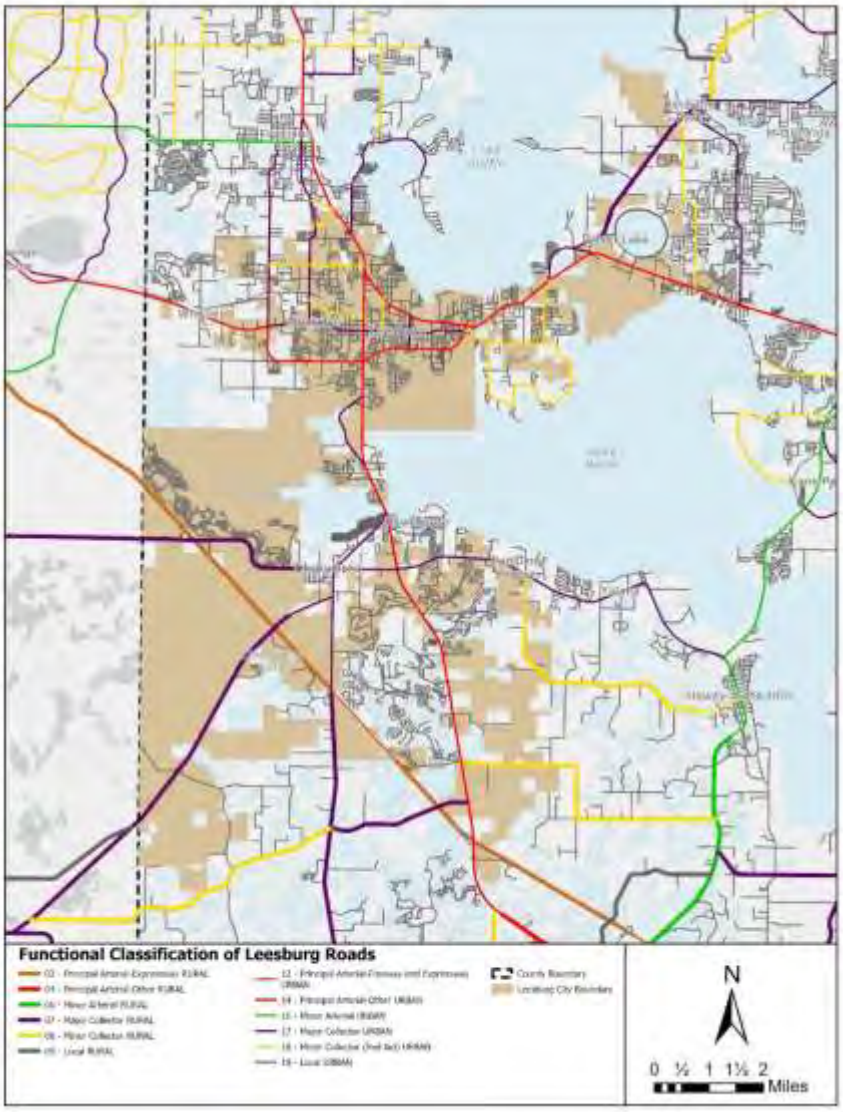
All told, the State maintains just under 19 miles of roadways within Leesburg, while Lake County maintains another 21 miles. All other roadways, which consist of the large majority of street infrastructure, are owned and maintained by the City (see Map 2-2).



Map 2-2: Leesburg-owned and maintained roads

Functional Classification:

Functional classification is a roadway hierarchy that identifies the relative importance of roadways within the transportation system. Functional classification can provide guidance for level of service and design standards, and can aid in establishing improvement priorities. FDOT, in coordination with FHWA and local partners, are required to update functional classifications for Florida once every 10 years. That updating process is currently ongoing, with an expected release in 2024. For now, classification must therefore rely on the 2013 FDOT determinations.



Map 1-3: Functional classification of Leesburg roads

Level of Service:
All major roads in the City are evaluated and monitored by the Lake-Sumter MPO. They use an adopted level of service (LOS) standard of D as their measure of healthy roadway operation, except for County Route 48 which has an LOS C as the adopted standard.

In general, current LOS on the City's main roadways meet this standard, meaning that they are operating at LOS D or better. There are, however, portions of Main Street and US 27 that are not meeting this standard. The locations and grades for daily and peak hour LOS are shown below.

Table 2-3: Roadways with LOS Below Adopted Standard (2022)
Source: Lake County Congestion Management Plan

Road Name	From	To	ADOPTED LOS STANDARD	2022 DAILY LOS	2022 PEAK HOUR LOS
MAIN STREET	US 27	LEE STREET	D	**E**	D
MAIN STREET	LEE STREET	CANAL STREET	D	**E**	D
MAIN STREET	THOMAS AVENUE	US 27	D	**F**	**E**
US 27/SR 25	SR 44	CR 25A (NORTH)	D	**F**	**F**

The Lake-Sumter MPO Congestion Management Plan includes a five-year traffic forecast, which includes future LOS levels by roadway segment. That Plan suggests that LOS is not expected to erode very much in the near future. Only one new segment, US 441 from Lee St to N Canal St, is below LOS D. However, each of the four segments currently operating at LOS E or F would by 2027 all be operating at LOS F.

Table 2-4: Roadways with LOS Below Adopted Standard (2027)
Source: Lake County Congestion Management Plan

Road Name	From	To	ADOPTED LOS STANDARD	2027 DAILY LOS	2027 PEAK HOUR LOS
US 441/ SR 500	LEE STREET	N CANAL STREET	D	**E**	D
MAIN STREET	US 27	LEE STREET	D	**F**	E
MAIN STREET	LEE STREET	CANAL STREET	D	**F**	E
US 27/SR 25	SR 44	CR 25A (NORTH)	D	**F**	F
MAIN STREET	THOMAS AVENUE	US 27	D	**F**	F

Constrained Facilities:

All arterial and collector roads that run within Leesburg's city limits are considered constrained corridors in the sense that any future road widening projects would be impractical and detrimental to the local community, especially adjacent property owners, and to the City's overall multi-modal goals.

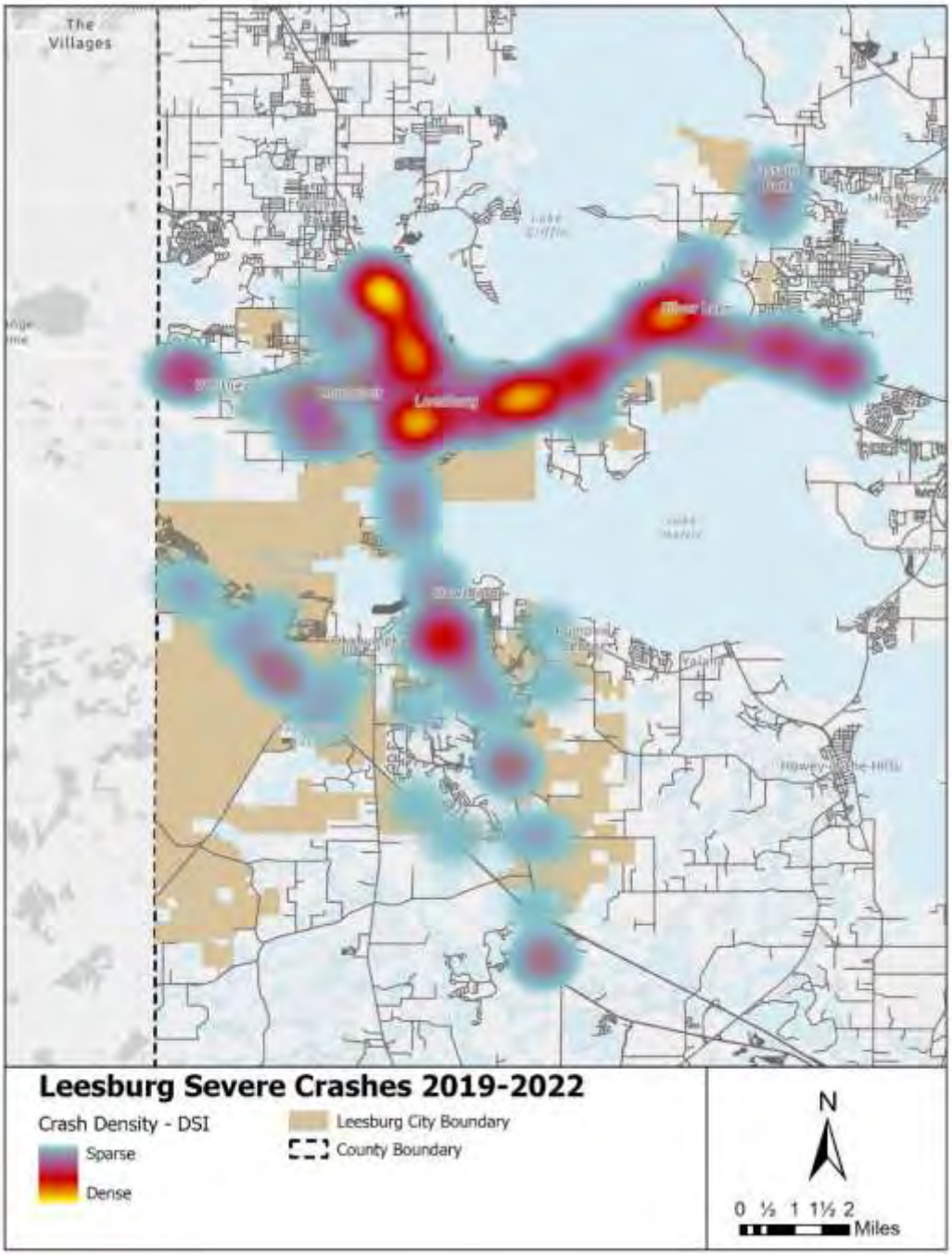
Crash Locations:

Crash data from FDOT shows that for years 2019-2022 there were 28 fatalities (7 per year) and 131 serious injuries (about 33 per year) on roads within Leesburg. Data is available prior to 2019, but wasn't collected on many of Leesburg's roads, and is therefore an undercount of the true number of crashes.

Map 2- shows the hot spots for death and serious injury (DSI) crashes between 2019 and 2022. 14th Street (U.S. 27/S.R. 25), Dixie Avenue (S.R. 44), and S.R. 441 are the most dangerous corridors for DSI crashes. These are all state-owned facilities.

Crash data may not be complete for Leesburg-owned streets. However, locations on Leesburg-owned facilities where multiple DSI crashes have been recorded between 2013 and 2023 include:

- County Road 470 between Debbie Road and Florida's Turnpike
- Montclair Road between Thomas Avenue and McCormack Street



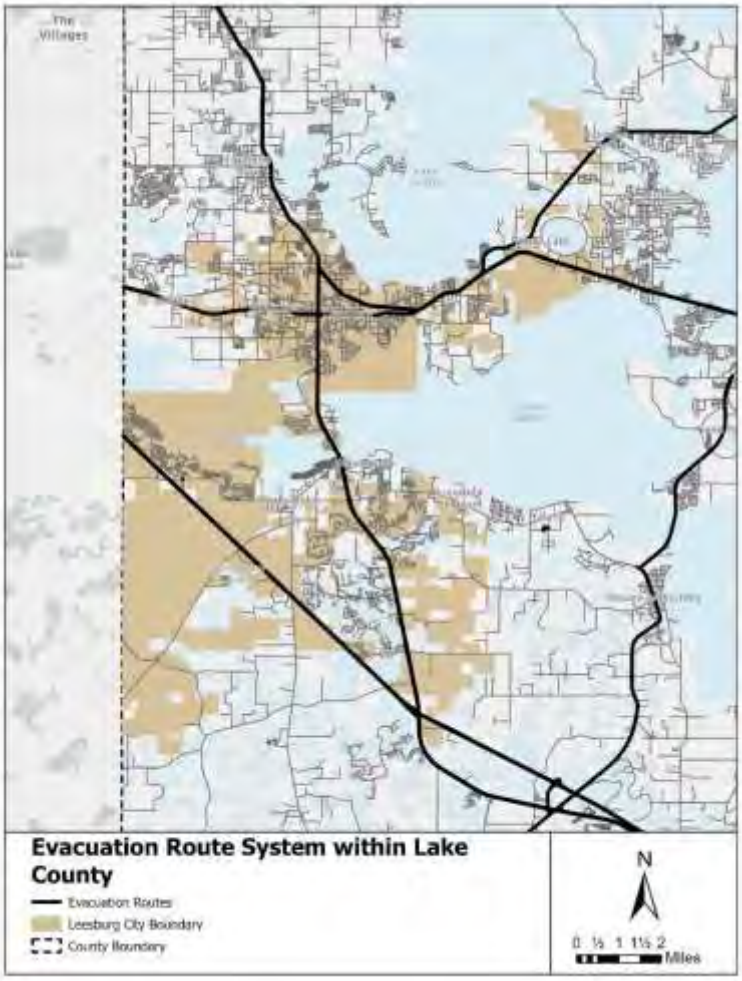
Map 2-4: Location of severe crashes (involving death or serious injury (DSI)) in Leesburg, 2019 - 2022

Between January 2019 and June 2023, there were 176 crashes involving bicycles or pedestrians in Leesburg. As with overall crashes, the 14th Street (U.S. 27/S.R. 25) corridor has the greatest density of bicycle/pedestrian crashes. Leesburg-owned streets where multiple bicycle/pedestrian crashes were recorded between 2013 and 2023 include:

- Center Street
- High Street

Evacuation Capabilities:

Major transportation corridors in and through Leesburg serve as part of the State's evacuation route system as designated by the Florida Division of Emergency Management. U.S. 441 / S.R. 500, S.R. 44, U.S. 27, and Florida's Turnpike are all designated as evacuation routes.



Map 2-5: Evacuation Route System

Public Transportation:

Public transportation in Leesburg is provided by the Lake County Office of Transit Services. Two public transportation services are offered: LakeXpress and Lake County Connection.

LakeXpress is a fixed route system that provides public transit service throughout Lake County on a regular fixed schedule at designated bus stops, while Lake County Connection is a shared ride, door-to-door, paratransit service for people whose disability or transportation disadvantaged status prevents them from using LakeXpress.

LakeXpress operates Monday - Friday. The service operates three routes through Leesburg; Routes 1, 1A, and 2. Route 1 connects Leesburg to Eustis, Route 1A connects Leesburg to The Villages, and Route 2 is a circulator running within Leesburg. Among the major destinations on the routes are:

Leesburg Regional Medical Center
Lake Square Mall
Downtown Leesburg
Waterman Hospital
Lake Technical College
Southside Shopping Center
Spanish Street Station (The Villages)
Fruitland Park Library (Fruitland Park)

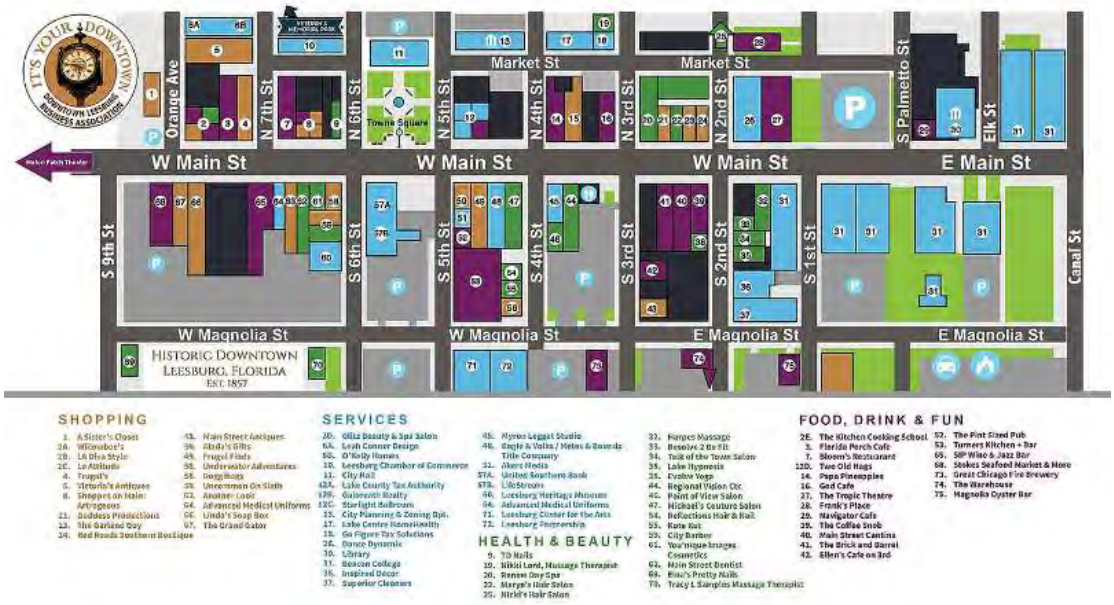
As reported in the Lake County 2022 Transit Development Plan (TDP), LakeXpress ridership in 2021 was 183,419, and LCC ridership was 63,363. These are significant drops from 2019, when combined ridership was more than 470,000. The TDP notes that this is primarily due to the impacts of Covid-19. While data was incomplete at the time of publication, the TDP notes that fiscal year 2022 ridership was trending higher than 2021.

Figure 2-1: LakeXpress Route 2 Service Map
Source: Lake County Office of Transit Services

Parking System:

The City of Leesburg has a parking structure in downtown, at the corner of Main and Palmetto Streets, as well as nine smaller parking lots that serve the area businesses. These facilities are free to the public.

Figure 2-2: Downtown Leesburg
Source: City of Leesburg



Bicycle and Pedestrian System

Leesburg has a wide set of bicycle and pedestrian assets. The City does not keep a complete inventory of pedestrian facilities, but existing sidewalks are readily provided in and around the downtown area, and along principal and minor arterials like Main Street, SR 44, US 27, 14th Street, and more populated areas of US 441. Additionally, the City has invested resources in making downtown more walkable, including the provision of high-visibility crosswalks. Moreover, the City is in the process of the East and West Main Street Complete Streets Planning study, which will evaluate East Main Street from Canal Street to SR 44 and West Main Street from CR 468 to US 27 for bicycle and pedestrian improvements, Americans with Disabilities Act (ADA) considerations, landscaping, and intersection modifications.

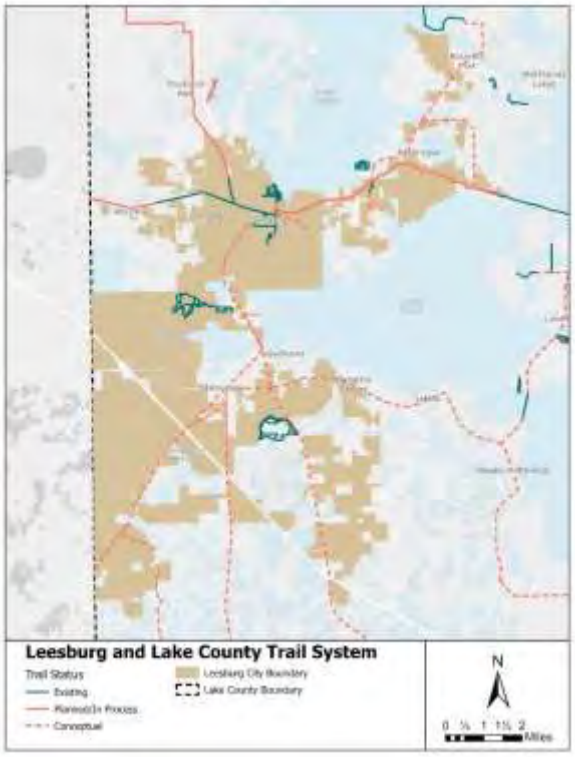
Bicycle facilities include painted, on-road lanes on the following state-owned roads:
West Main Street (west of SR 44)
US 441 (North Blvd W) between N 14th Street and Perkins Street
US 441 (N Main Street) between SR 44 (Dixie Avenue) and Bluegill Drive

The City's off-street trails system is robust. The City maintains more than 20 miles of multi-purpose and hiking trails, some of which connect to neighboring communities.

Table 2-5: Local Multi-Purpose and Hiking Trails
Source: Lake County Trails Master Plan

Name	Trail Type	Operator	Length (mi)
Leesburg Wildwood Trail	Multi-purpose	City of Leesburg	3.5
Gardenia Trail	Multi-purpose	City of Leesburg	1.7
Bourlay Historic Nature Park	Hiking	Lake County Water Authority	3.4
Veteran's Memorial Park Trail	Hiking	City of Leesburg	0.3
Venetian Garden's Trails	Multi-purpose	City of Leesburg	1.2
Magnolia Trail	Multi-purpose	City of Leesburg	0.6
Sleepy Hollow Trail	Multi-purpose	Lake County	0.3
Lake Ridge Trail	Multi-purpose	City of Leesburg	1.7
Wekiva Trail	Multi-purpose	City of Leesburg	15.3

This does not include several trail designs that have already been planned but are awaiting funding, which are designed to completely connect Leesburg's trails to the larger regional trail network.



Map 2-6: Leesburg and Lake County Trail System

Intermodal Facilities

Leesburg has one primary intermodal facility, the Leesburg International Airport. The airport is located approximately three miles northeast of downtown Leesburg on U.S. 441. Leesburg International is a public use, general aviation airport. It is owned, operated, and maintained by the City of Leesburg. The airport accommodates over 60,000 takeoffs and landings per year. Commercial flights are not available.

A comprehensive Master Plan Update for Leesburg International was completed in 2019. The report described planned improvements throughout the 2038 planning horizon, which include future aeronautical developments on both sides of the active airfield south of US 441, as well as support buildings north of 441, next to Lake-Sumter State College.

The City is no longer serviced by intercity bus. There are also no active railways.

Socioeconomic Growth Trends

Demographics

The 2020 U.S. Census reported a City population of 27,000. The population in 2010 was 20,117. Population projections prepared by the City's consultants indicate that the City population will grow to between 38,000 and 56,000 by the year 2045.

According to the 2021 American Community Survey, 25% of Leesburg's population is over the age of 65, compared to 16% nationally. This is expected to increase in the future. Data collected from The Florida Housing Data Clearinghouse (Shimberg Center) indicates that from 2010-2040, nearly 33% of the forecast average annual growth is expected to occur within the 75+ year age cohort. Notably, while Leesburg's older population is larger than the U.S. average, the proportion of younger Leesburg residents is on par with the nation as a whole. In Leesburg, 25% of residents are under the age of 20, the same proportion as the U.S overall.

According to the 2021 American Community Survey, 23% of Leesburg's population is living below the poverty level, compared to 12% nationally, though a significant amount of new development since 2021 that attracts higher-income residents may result in that percentage being lower currently.

These population characteristics are relevant for planning the transportation system, as older people and people in poverty are likely to have different travel behavior and accessibility needs than the working population, who have historically been the typical focus for transportation planning.

Travel patterns

In 2020, only 35% of Leesburg residents were employed, compared to 57% nationally. This relatively small labor force indicates that many of the trips taken by Leesburg residents are not work-related, and therefore are not likely to follow typical commuting patterns.

The share of Leesburg workers who travel outside Lake County to work has been increasing over time. The most common work destination outside of Lake County is Orange County, where 17% of Leesburg residents worked in 2020.

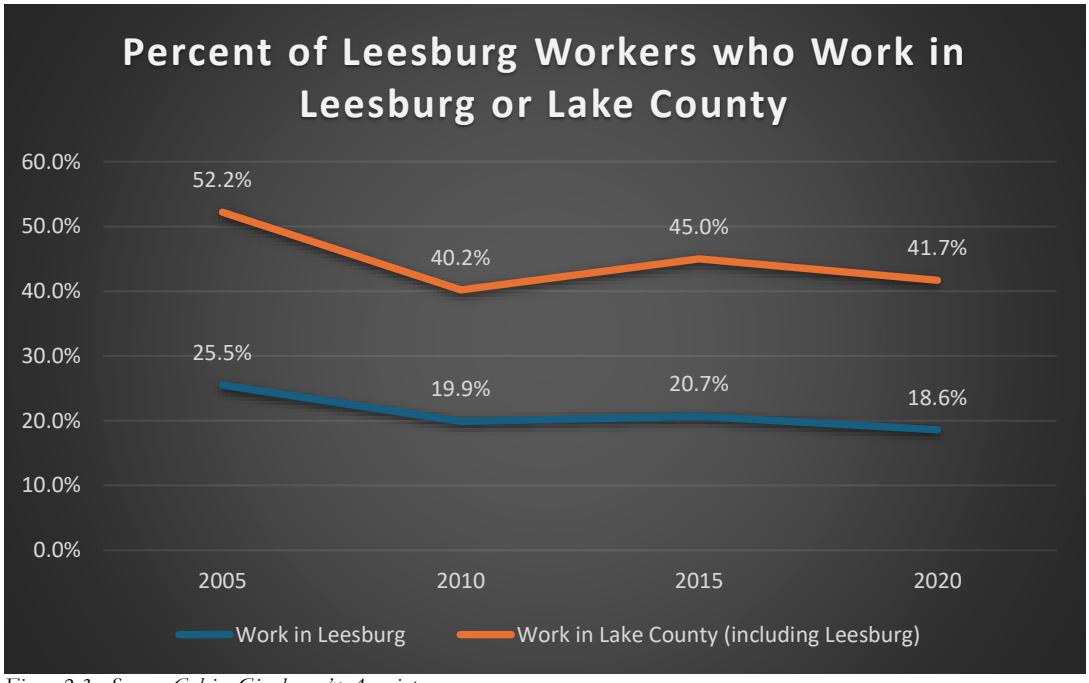
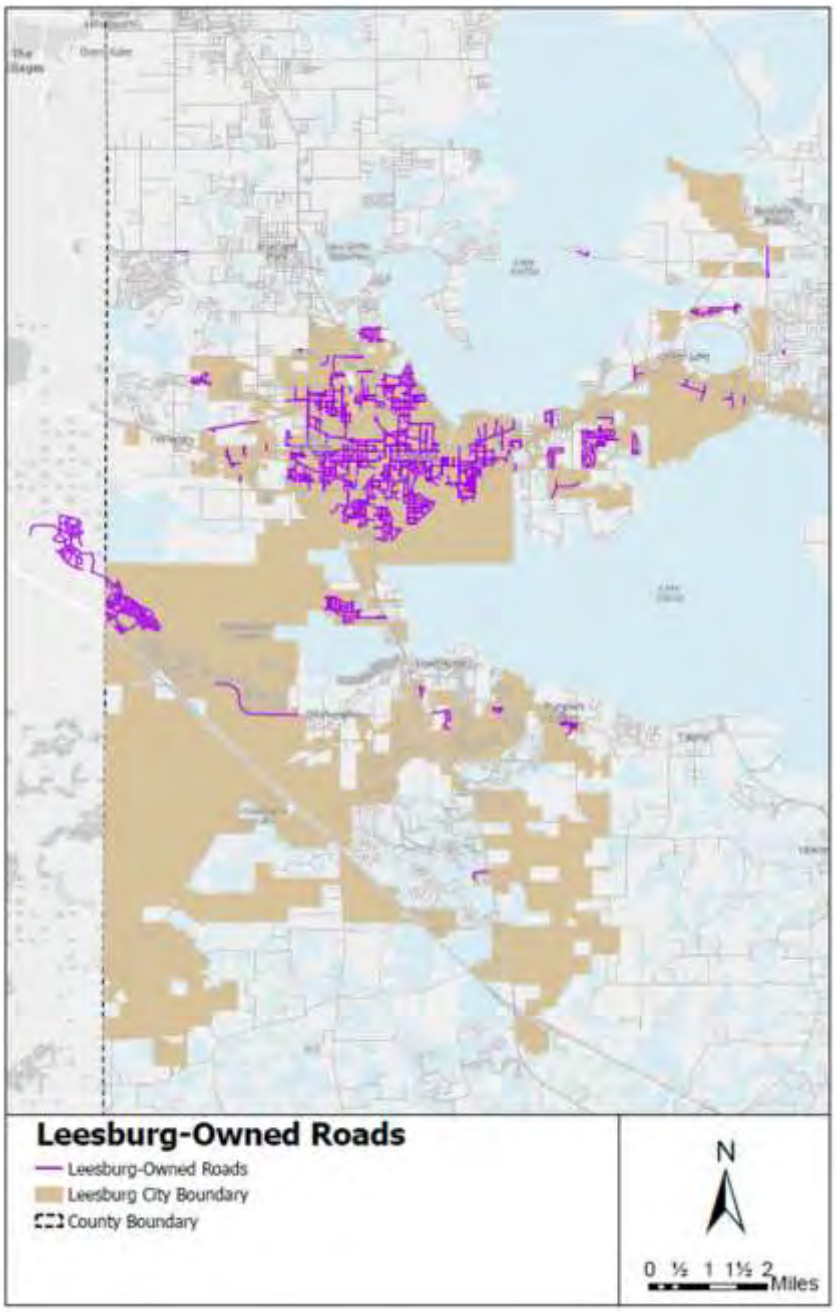


Figure 2-3 - Source: Calvin, Giordano & Associates

Map 2-1: Other Jurisdictional Rights-Of-Way

Map 2-2: Leesburg Owned Roads

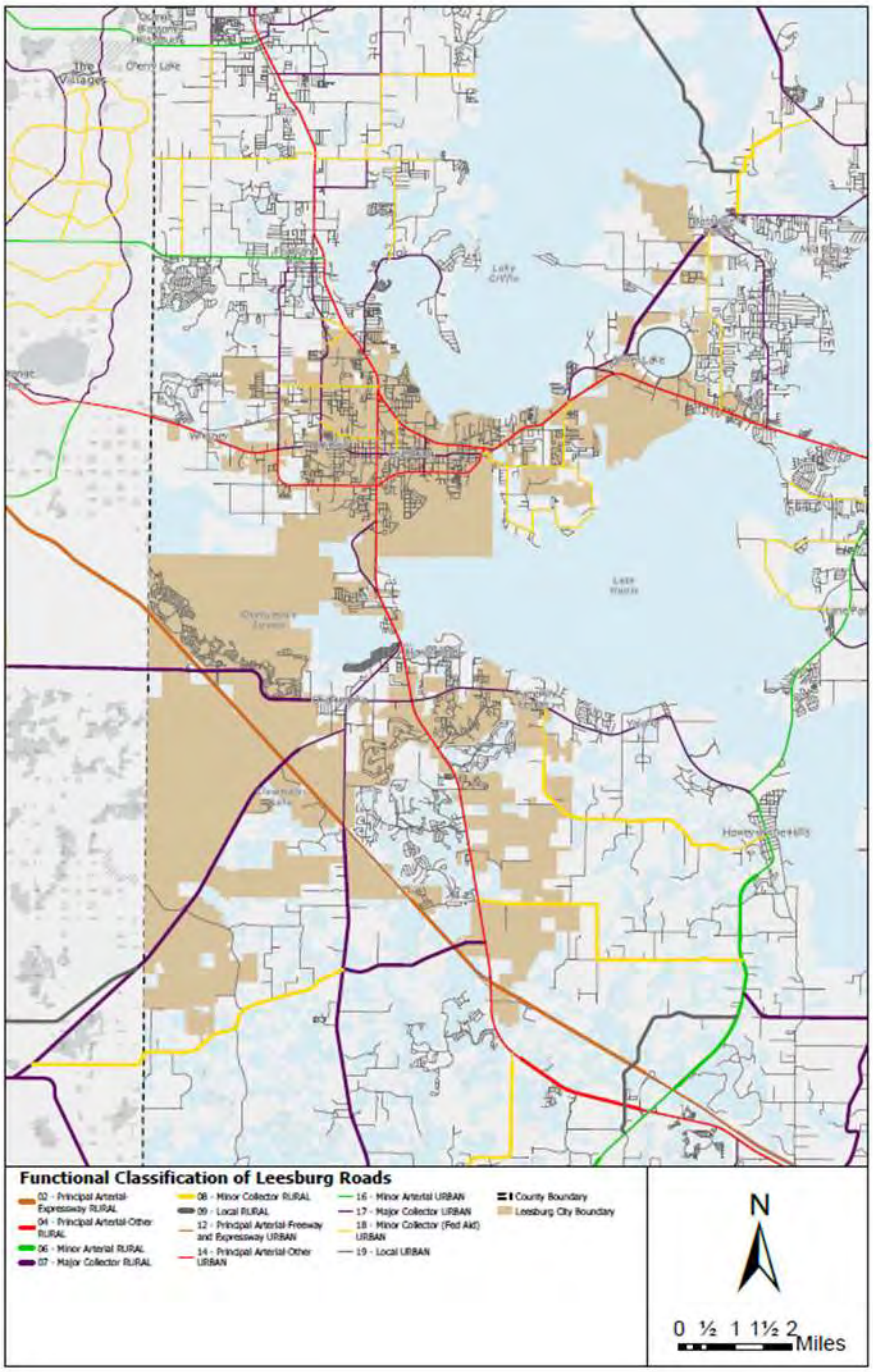


CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

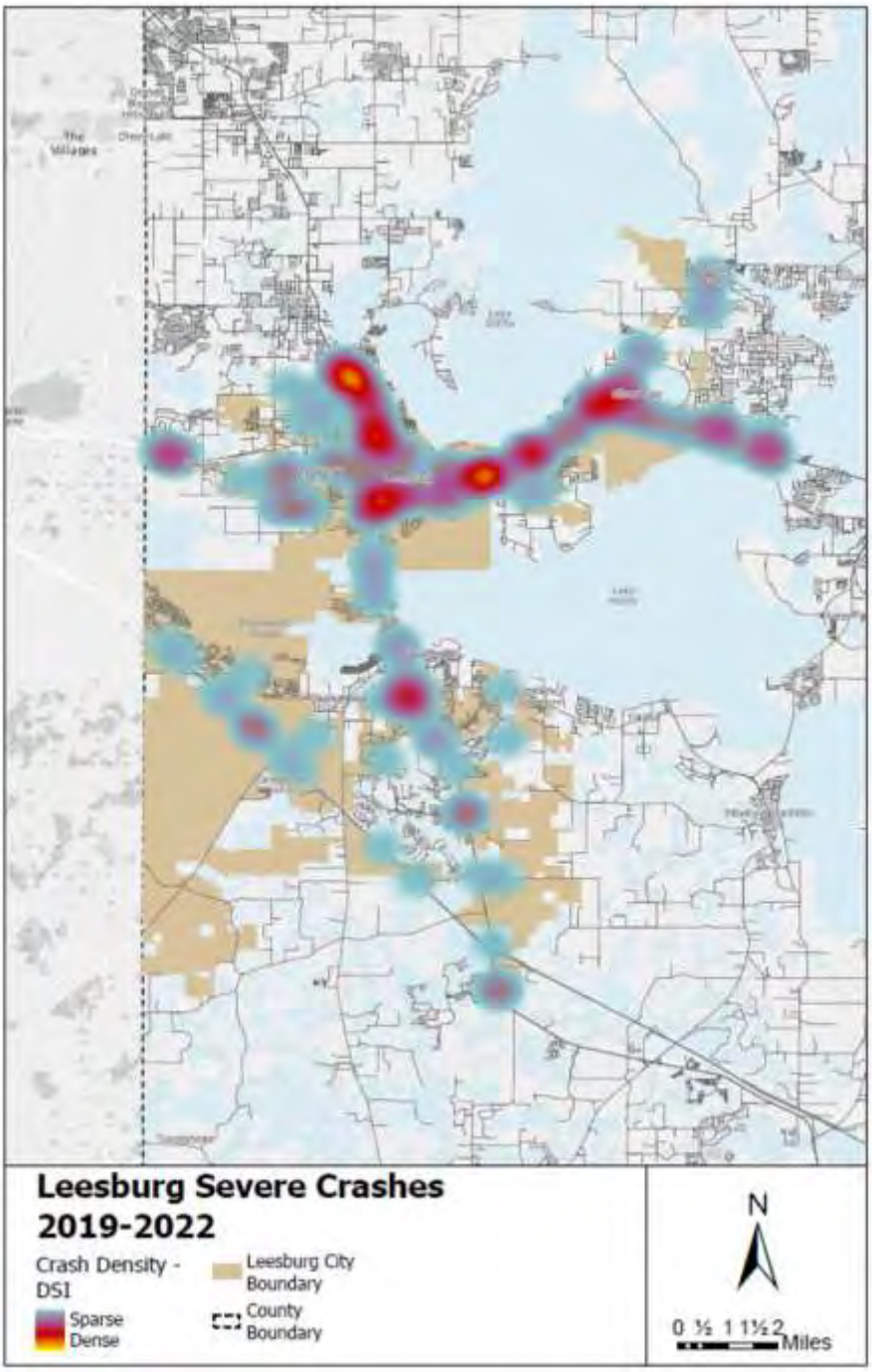
2 - TRANSPORTATION - NON- LEGISLATIVE FORMAT WITH DATA & APPENDIX

UPDATED: 8/16/2024

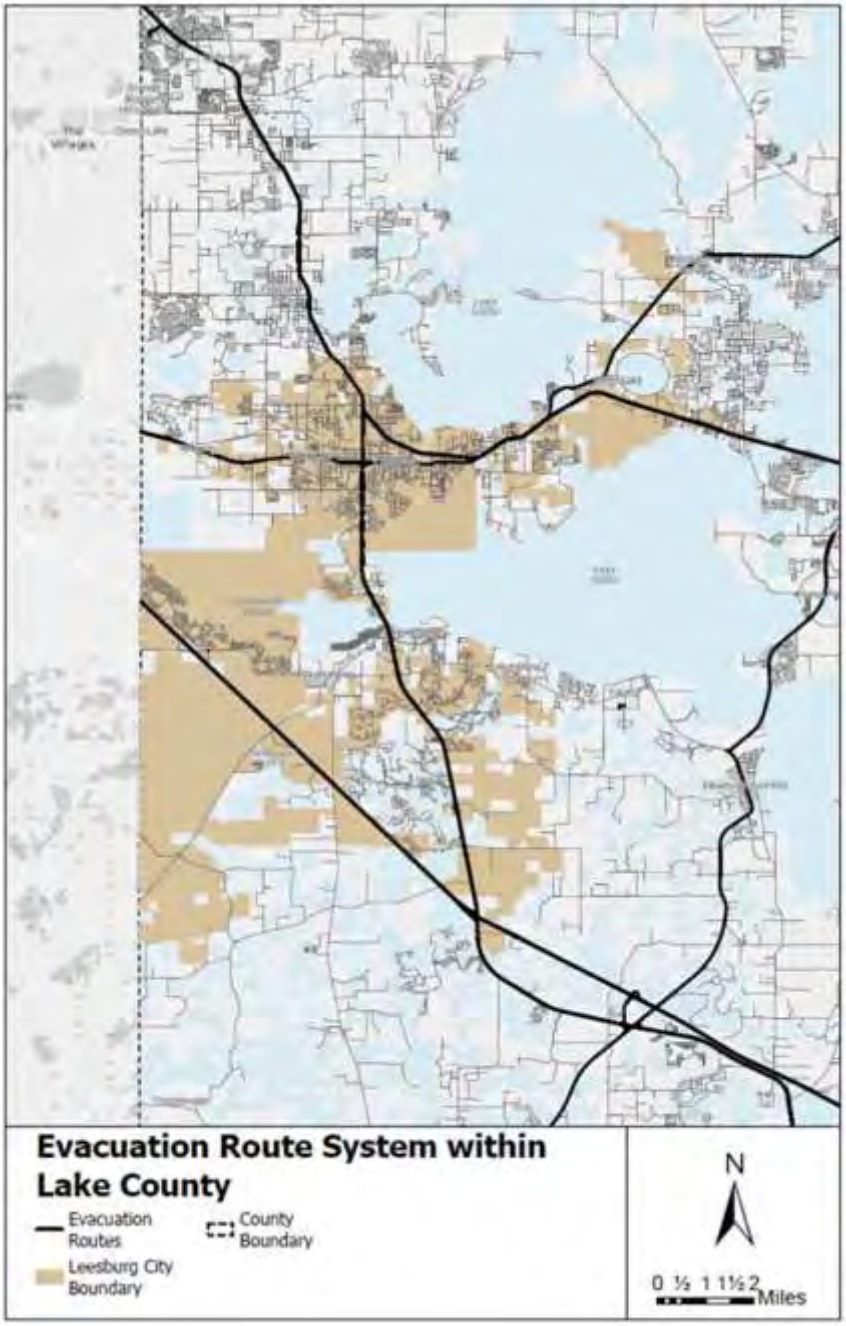
Map 2-3: Functional Classification Of Leesburg Roads



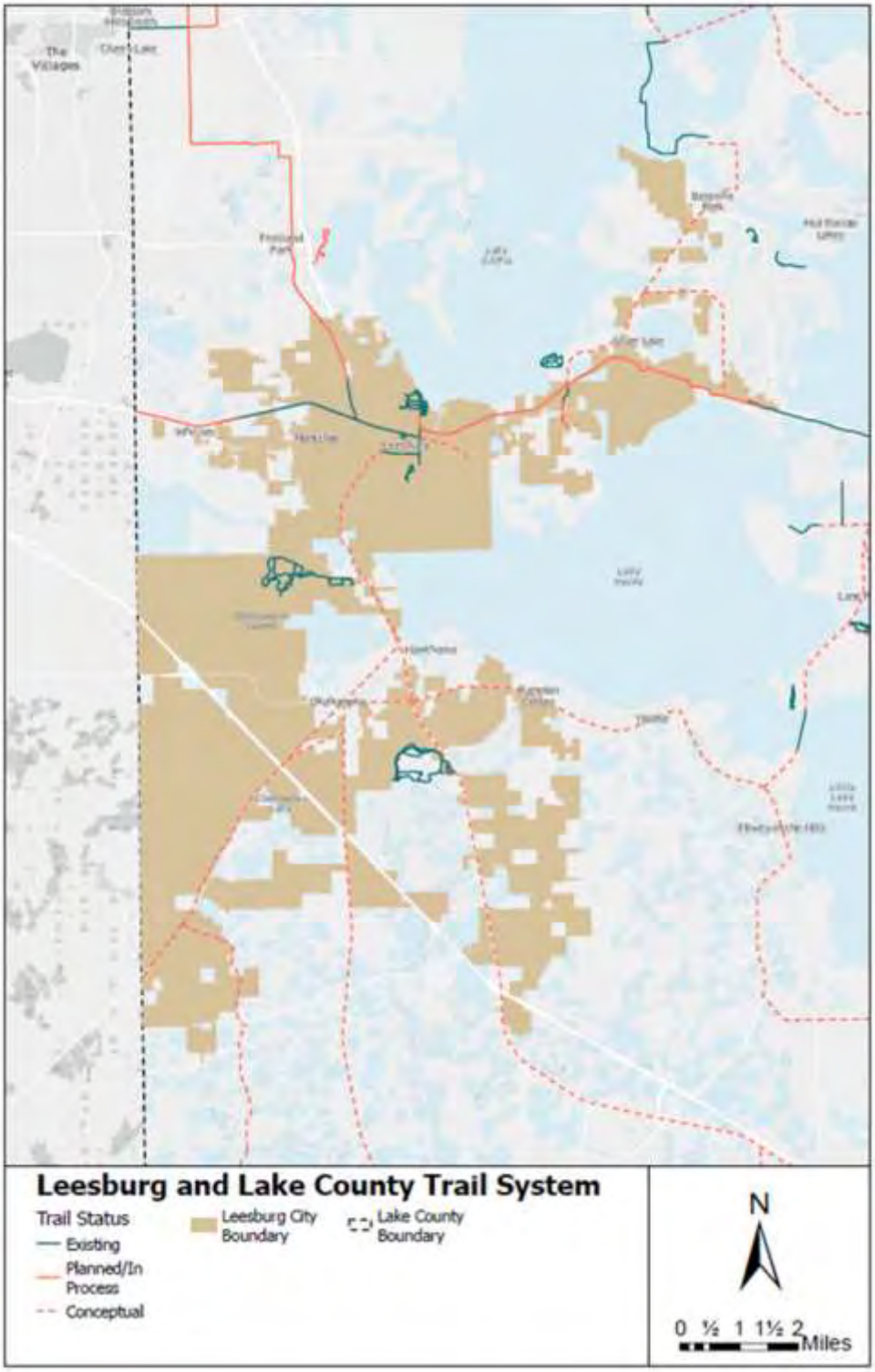
Map 2-4: Severe Crashes



Map 2-5: Evacuation Routes



Map 2-6: Leesburg and Lake County Trail System



Transportation Jurisdictional References

Federal:
United States Department of Transportation
https://www.transportation.gov/

Safe Systems Approach:
https://www.transportation.gov/NRSS/SafeSystem

City of Leesburg
City of Leesburg, Florida:
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department:
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

State of Florida
Florida Statutes Title XI, Chapter 163.3177, 6(b)
http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3177.html

Florida Department of Transportation:
https://www.fdot.gov
Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm

Lake~Sumter Metropolitan Planning Organization (LS MPO):
www.lakesumtermpo.com

LS MPO Guidelines and Methodologies (LS MPO):
www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

Lake County
Lake County, Florida, Board of County Commissioners, Planning Department:
https://www.lakecountyfl.gov/Planning-and-Zoning

Lake County, Florida, Board of County Commissioners, Public Works Department:
https://www.lakecountyfl.gov/puboic-works

Lake County, Florida, Board of County Commissioners, Transit Services:
https://www.lakecountyfl.gov/transit
Regional Agencies
East Central Florida Regional Planning Council (ECFRPC):
https://www.ecfrpc.org

~~E.~~ HOUSING GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROVISION OF HOUSING. Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City of Leesburg.

Objective 1.1: ***Housing Supply***. The City of Leesburg shall provide technical and financial assistance to the private sector to provide dwelling units of various types, sizes and costs to meet the affordable housing needs of existing and anticipated populations of the ~~city~~ City.

Policy 1.1.1: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production.

Policy 1.1.2: Develop local government partnerships with the private sector to improve efficiency and expand the capacity of the housing delivery system.

Policy 1.1.3: Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive and overlapping requirements and resolving conflicting requirements, and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

Policy 1.1.4: Develop land development regulations ~~by 2020~~ which will, at a minimum, consider alternatives for a housing density bonus system.

Policy 1.1.5: The City shall adopt land development regulations that include site selection criteria for the location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.

Policy 1.1.6: The City shall maintain development regulations which allow and encourage housing for very low, low, and moderate income households.

~~**Policy 1.1.7**: The City shall participate in the SHIP Program with local lending institutions to offer low interest loans to very low, low and moderate income families to rehabilitate and upgrade substandard homes.~~

Objective 1.2: ***Substandard Housing***. The City of Leesburg shall maintain ongoing programs to eliminate substandard housing units.

Policy 1.2.1: Increase code compliance and assistance activities through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and in Neighborhood Partnership Program target areas and institute special concentrated code compliance and assistance activities where warranted.

Policy 1.2.2: Seek federal and state funding, or otherwise provide local public funds for the demolition or rehabilitation of substandard housing.

Policy 1.2.3: Assist neighborhood upgrading projects ~~city~~City-wide by providing code compliance and assistance, removing blighting influences, and concentrating improvements in such neighborhoods.

Objective 1.3: ***Affordable Housing***. The City of Leesburg shall ensure that affordable housing for very low, low and moderate income households, including households with special needs. This objective is reflected through delineation of land uses on the Future Land Use Map to accommodate different housing types that can accommodate different income groups and groups with special needs such as the elderly and disabled, for all current and anticipated future residents. The City will consider opportunities to allow varied types of housing include, but are not limited to, the construction of lifetime homes, smaller homes and accessory units for family members.

Policy 1.3.1: The City of Leesburg shall maintain programs for housing for very low, low, and moderate income persons. This assistance will include: technical assistance to locate vacant residential land throughout the City; providing zoning, demographic infrastructure and public facility information; and, technical analysis for meeting the housing criteria.

Policy 1.3.2: Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for very low, low, and moderate income persons and to avoid undue concentrations in a single neighborhood.

Policy 1.3.3: Participate with the Orange County Housing Finance Authority in the use of bond funded and state "affordable housing" assistance loans and grants.

Policy 1.3.4: Pursue federal sources of funding earmarked for very low, low, and moderate income housing, and encourage allocation of Community Development Block Grant (CDBG) funds for the rehabilitation of such housing.

Policy 1.3.5: The City shall maintain support for a "Housing Task Force" comprised of representatives of the City, non-profit housing groups and local lenders and business leaders, to assess, on a regular basis, housing needs and recommend programs that should be instituted to facilitate and implement the City's housing Goals, Objectives and Policies.

Policy 1.3.6: The City shall consider the donation of excess City-owned residentially zoned properties and in-fill lots to non-profit organizations that renovate or construct very low and low income households.

Policy 1.3.7: All residential districts designated by the Future Land Use Map and Zoning Map shall permit development of affordable housing for very low, low and moderate income households, preferably in developments containing units affordable to a range of income groups.

Policy 1.3.8: The City will investigate providing affordable housing density bonuses in the Zoning District regulations~~ by December 31, 2020~~.

Policy 1.3.9: The City shall review the feasibility of ~~creating~~ expanding zero-lot-line regulations in certain residential zoning districts.

Policy 1.3.10: The Housing Department shall produce a printed inventory of local City-owned lands available for affordable housing to be updated on an annual basis.

Policy 1.3.11: The City shall review the street widths and sidewalk requirements and the sidewalk requirements and the landscaping for vehicular use areas requirements to consider reduced requirements for qualified affordable housing projects~~ by December 31, 2015~~.

Policy 1.3.12: The City will continue to coordinate its affordable housing lending policies with the Lake County Community Services Department to ensure the provision of very low, low, and moderate income housing and continue to help provide this form of housing throughout the City. The City will continue to support various Lake County housing programs and help market them within Leesburg.

Policy 1.3.14: The City will coordinate its plans to implement its affordable housing incentives program with the Lake County Community Services Department for their use with the State Housing Initiative Program.

Policy 1.3.14: The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

Objective 1.4: ***Displacement/Relocation***: The City shall utilize ~~Housing and Urban Development (HUD) Notice DPC 88-33 guidelines and~~ the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 for displacements, where federal funds are used. The City shall implement and enforce the provisions of the City's Relocation Assistance Plan, where City Funds are used.

Policy 1.4.1: Assure that reasonably located, standard housing at affordable costs is available to all persons displaced through public action prior to displacement.

Policy 1.4.2: The City shall require that very low and low income residents displaced by government action shall have first priority in obtaining public housing.

Objective 1.5: ***Historically Significant Housing***. National Register properties and properties designated as locally landmarked in accordance with City Ordinances shall be preserved and protected under the guidelines provided in the City's Historic Preservation Ordinance.

Policy 1.5.1: The City shall assist the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance programs that may become available such as property tax relief, ~~transfer of development rights~~ and below market interest rate loans.

Policy 1.5.2: The City shall provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Policy 1.5.3: The City shall provide technical assistance to all citizens initiating applications of historic structures and districts, through the implementation of the City's Historic Preservation Ordinance which includes criteria for designating properties; standards and guidelines for controlling demolitions, alterations and relocation; and, procedures for administration and enforcement.

Policy 1.5.4: The City shall provide technical assistance to the Historic Preservation Board's efforts to provide public information, education and technical assistance relating to historic preservation programs.

Objective 1.6: ***Housing Conservation and Rehabilitation***. The useful life of the existing housing stock shall be conserved and extended, and neighborhood quality will be improved by working with community organizations to conserve and extend the existing housing stock and improve the neighborhoods.

Policy 1.6.1: Review and amend, where necessary, the City housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

Policy 1.6.2: The City shall continue to schedule and concentrate public infrastructure and supporting infrastructure and supporting facilities and services to upgrade the quality of all existing neighborhoods including those identified in ~~the~~ City Commission approved neighborhood plans and needs studies/assessments.

Policy 1.6.3: Encourage individual homeowners to increase private reinvestment in housing by providing information on technical and financial assistance programs.

Policy 1.6.4: The City shall implement the Rental Housing Inspection Program in Neighborhood Partnership (target) areas and other appropriate areas of the City designated by City Commission to maintain housing code compliance.

Policy 1.6.5: The City shall support the efforts of new Community Housing Development Organizations (CHDOs) and other affordable housing developers in their target areas by providing funding, technical assistance and coordination between City programs and CHDO services.

Policy 1.6.6: The City shall continue working with the Community Redevelopment Agencies to upgrade the City's neighborhoods.

Policy 1.6.7: The City shall actively coordinate City Commission approved neighborhood plan recommendations with other initiatives to ensure maximum results in all programs.

Policy 1.6.8: The City shall continue enforcing the regulations prohibiting the expansion of non-compatible uses and densities within residential neighborhoods.

Objective 1.7: ***Housing Non-Discrimination***. The City's Housing and Economic Development Department, in coordination with Lake County Community Services Department, shall

assess existing public, private non-profit and for profit housing programs and identify potential ways to further increase access to affordable standard housing for all citizens, regardless of race, sex, age, gender, ~~handicap~~ disability, ethnic background, marital status, familial composition, or income level and shall prepare periodic reports to the City Commission with recommendations for programs and action to combat housing discrimination.

Policy 1.7.1: Institute new efforts at informing housing service agencies and the general public regarding fair housing rights and responsibilities.

Policy 1.7.2: Adhere to state and federal accessibility standards for barrier free multifamily living environments needed by physically ~~handicapped~~ disabled persons.

Policy 1.7.3: The City shall encourage the private sector to provide additional multifamily living environments needed by physically ~~handicapped~~ disabled persons.

Policy 1.7.4: The City will continue to notify the Lake County Community Services Department whenever housing discrimination is reported.

Housing Element Data & Appendix

Introduction and Purpose

The most recent Housing Element associated with the City's Comprehensive Plan was completed in 2012 which was the ending of one of the most consequential housing crises in US history, and one that affected nearly every geography throughout the country. However, the subsequent recovery was marked by solid and steady growth in both the homeownership and rental markets and for which the State and Orlando region benefited considerably. This positive housing market trend continued until the Covid-19 pandemic that started in March 2020. Following a general housing market downturn State-wide that lasted roughly 12 months following the beginning of the pandemic, Florida, and in particular, many metropolitan areas and their surrounding communities started to experience record level performance in both the homeownership and rental segments – so much so, that the length and most recent pace of housing sector growth has continued to add pressure on accommodating the needs for lower and moderate-income families.

The purpose of the Housing Element is to identify existing conditions in the City's housing supply, assess past and current housing trends, and to provide guidance for development of appropriate plans and policies to meet future housing needs, and particularly, as it relates to the supply of housing for moderate income, low income and very low-income households, community residence, foster care facilities and households with special housing needs. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

Housing Inventory

Data from the U.S. Census Bureau and the Florida Housing Data Clearinghouse (Schimberg Center) has been used to provide many of the following comparative characteristics between Leesburg and Lake County as this is the best available data (and the majority of which is ACS 2016 to 2021 data). In applicable sections of this housing assessment, current housing conditions are compared to information within the 2012 Housing Elements and for which the data was largely based upon US 2010 Census.

Housing Type: Residential use is a major development characteristic of Leesburg. The 12,272 total housing units reported for the City in 2021 comprised 7.1 percent of Lake County's total housing stock of 173,636 reported units. As of April 2023, there were approximately 3,643 acres that had an existing land use of residential. This represents approximately 14 percent of the City' s total land area of 26,030 acres.

The 2016-2021 American Community Survey (U.S. Census) shows approximately 32 percent (3,938 units) of housing units in Leesburg were multi-family (2 or more), while single-family homes made up 60 percent (7,350 units) of the City' s housing stock and 8% (948) of housing units in Leesburg were mobile home units. Comparatively, the County has a notably higher ratio of single-family housing at 70 percent total stock. Total units and the percentage of housing inventory by type of unit for the City and County are shown in the figure below.

Table 3-1: Dwelling Units by Structure Type, 2016-2021 (Lake County and City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Units in Structure	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Single family (detached)	6,885	56.1%	117,624	67.7%
Single family (attached)	465	3.8%	4,149	2.4%
Multi-family, 2 units	550	4.5%	2,255	1.3%
Multi-family, 3-4 units	963	7.8%	4,340	2.5%
Multi-family, 5-9 units	666	5.4%	3,971	2.3%
Multi-family, 10-19 units	582	4.7%	4,588	2.6%
Multi-family, 20+ units	1,177	9.6%	6,329	3.6%
Mobile home or trailer	984	8.0%	29572	17.0%
Other	0	0.0%	808	0.5%
Total	12,272	100	173,636	100

Housing Tenure: Housing tenure refers to the occupancy of a unit, either owner-occupied or renter- occupied. Based on the five-year average, (2016-2021) from the ACS, 53% of households in Leesburg were owner-occupied, compared to 75% for Lake County. Renter occupied households comprised 47% of all households, compared to 24% for Lake County. For the City, this represents a notable decline in owner-occupied to renter households since the 2012 Housing Element, which reported 58% owner-occupied and 42% renter occupied. Current housing tenure characteristics are detailed in the figure below.

Table 3-2: Households by Tenure, 2016-2021 (Lake County & City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Household Status	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Owner	5,680	52.7%	112,605	75.3%
Renter	5,098	47.3%	36,850	24.7%
Total	10,778	100%	149,455	100%

Housing Vacancy: The table below shows the housing vacancy characteristics for Leesburg and Lake County as reported in the ACS five-year average 2016-2021. Accordingly, 2,449 housing units out of a total of 12,272 total housing units in Leesburg were vacant, equal to a vacancy rate of 20%. Comparatively, the vacancy rate in Lake County is 14%. Among all vacant units in Leesburg, approximately 26% is attributed to seasonal residents, which equals 5% of the City's housing inventory. If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, Leesburg's vacancy rate is 7%. This is a notable improvement over the 20% vacancy rate indicated within the 2012 Housing Element.

Table 3-3: Housing Vacancy, 2016-2021 (Lake County & City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Vacancy Status	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
For Rent	1,494	61.0%	3,684	15.2%
For Sale Only	77	3.1%	2,671	11.0%
Rented or Sold, Not Occupied	42	1.7%	2,133	8.8%
For Seasonal, Recreational or	646	26.4%	12,638	52.3%
For Migrant Workers	0	0.0%	0	0.0%
Other Vacant	190	7.8%	3,055	12.6%
Total	2,449	100	24,181	100

Housing Age: The age of housing stock in Leesburg is slightly newer with 54% built after 1980. The following figure lists the age of housing structures reported by the U. S. Census Bureau. It shows that 45% of the housing stock was built before the 1980's. It is evident that the City's housing development sector has moderated significantly from prior decades; however, based upon a preview of housing development currently under construction, in-planning, and/or entitled, it is apparent that significant new housing will be added within the City during the next several years - and discussed in further detail below.

Though a survey of housing condition for the City's overall housing stock was not conducted as part of this effort, a *windshield-observation* indicates that many of these older homes are in sound condition, others have gone through renovations, and some are being demolished and replaced with new structures. While there are certainly homes within the City that are in need of rehabilitation and upkeep in order to comply with codes and ordinance, the older structures are for the most part fairly well maintained, demonstrating that the City has been successful in maintaining adequate housing, thus minimizing any potential of deterioration.

Table 3-4: Age of Housing Structures 2016-2021 (City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Year Built	City of Leesburg	
	Number	Percent
Built 2020 or later	15	0.1%
Built 2010 to 2019	688	5.6%
Built 2000 to 2009	2,785	22.7%
Built 1990 to 1999	1,463	11.9%
Built 1980 to 1989	1,751	14.3%
Built 1970 to 1979	1,597	13.0%
Built 1960 to 1969	1,538	12.5%
Built 1950 to 1959	1404	11.4%
Built 1940 to 1949	177	1.4%
Built 1939 or earlier	854	7.0%
Median Age of Structures	40-31 Years	
Total	12,272	100

Monthly Housing Rent: The table below compares the monthly gross rents for renter-occupied housing units in the City of Leesburg with those for Lake County for the most recent ACS data (2021). Based upon this source, the median rent paid by Leesburg households in 2021 was $965 per month, compared to a countywide median rent of $1,203. Statewide, the median rent for a renter occupied household was $1,218. Rents in the City of Leesburg are nearly 20% lower than the County. In Lake County and the surrounding metro area, the HUD Fair Market Rent in 2019, representing rent for a typical modest apartment, was $1,338 for a studio apartment, $1,422 for a one- bedroom, $1,616 for a two-bedroom, $2,064 for a three-bedroom, and $2,503 for a four-bedroom unit. This data is not provided at the municipality-level.

Table 3-5: Monthly Gross Rent, Renter-Occupied Housing Units, 2016-2021 (Lake County & City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Occupied Units Paying Rent	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Less than $500	464	9.7%	2,456	7.0%
$500-999	2,213	46.4%	9,388	26.9%
$1,000-$1,499	1,720	36.1%	12,631	36.2%
$1,500-$1,999	219	4.6%	7,163	20.5%
$2,000-$2,499	9	0.2%	2,150	6.2%
$2,500-$2,999	65	1.4%	300	0.9%
$3000 or more	81	1.7%	834	2.4%
Total	**4,771**	**100%**	**34,922**	**100%**
Median Rent/Month	**$965**		**$1,203**	
Occupied Units Not Paying Rent	**327**		**1,928**	

In addition to the Census-based rental data summarized above, supplemental information related to the multifamily rental housing market (> 2 units) has been overviewed utilizing Costar, a leading global real estate data and analytics company which accumulates information for most geographies in the US utilizing a combination of data from property appraiser database, surveys, Census and municipal building departments. Specific to market-rate housing, the City currently comprises 2,707 multifamily rental units with an average rental rate of $1,265, which is moderately lower than the County ($1,539) and notably lower than the State ($1,893).

While Census data is instrumental in providing invaluable data to government, community development and other related agencies related to housing policy (and, specifically, addressing housing needs), Costar provides a more comprehensive and up to date accounting of the multifamily rental housing market. Used collectively, these two resources (and other available qualified housing data resource) provide invaluable resources to evaluating housing policy related to rental housing inventory.

Housing Value: Based on figures from the US Census for Lake County, the median home value for an owner-occupied home in 2021 was $223,000, which is approximately 27% higher than the median value of an owner-occupied home in Leesburg at $162,100 Statewide, the average value of a single-family home in Florida in 2020 was $232,000.

The table below 3-6 shows the value of owner-occupied housing units in the City and County as reported by the U.S. Census Bureau.

Table 3-6: Median Home Value of Owner-Occupied Housing Units, 2016-2021 (Lake County &City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Value of Owner-Occupied Units	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Less than $50,000	720	12.7%	10,405	9.2%
$50,000-$99,999	943	16.6%	10,416	9.3%
$100,000-$149,999	909	16.0%	10,221	9.1%
$150,000-$199,999	1,026	18.1%	16,748	14.9%
$200,000-$299,999	1,392	24.5%	34,189	30.4%
$300,000-$499,999	563	9.9%	23,787	21.1%
$500,000 or more	127	2.2%	6,839	6.1%
Total	**5,680**	**100%**	**112,605**	**100%**
Median Value	$162,100		$223,000	

Median Sales Price: As with the rental housing assessment above, supplemental ownership housing data is utilized in addition to the Census to provide a more accurate and timely gauge of housing values based upon actual sales data from the Lake County Property Appraiser. In 2022, the median sales price for a single-family home in Leesburg was $304,000, more than $157,000 (or nearly 50% higher) than the median sale price in 2015. The median sales price of condominium in Leesburg was $106,000 in 2023, which was more than two-times the sale price in 2015.

Table 3-7: Median Home Sales Prices for Existing Homes, 2015-2022 (City of Leesburg)
Source: Lake County Property Appraiser

	SINGLE FAMILY			CONDOMINIUM			Total Sales	Avg Sales $
Year	Sales	Avg Sales $	Yearly Change	Sales	Avg Sales $	Yearly Change		
2022	712	$304,270		37	$106,230	49.0%	749	$294,487
2021	796	$287,461	-5.5%	34	$71,300	8.8%	830	$278,606
2020	462	$228,349	-20.6%	25	$65,536	-28.5%	487	$219,991
2019	407	$202,540	-11.3%	9	$91,722	52.1%	416	$200,142
2018	412	$502,062	147.9%	13	$60,300	-33.1%	425	$488,549
2017	359	$307,085	-38.8%	12	$90,142	72.8%	371	$300,068
2016	277	$159,582	-48.0%	9	$52,178	-2.2%	286	$156,202
2015	228	$153,604	-3.7%	6	$53,333		234	$151,033

Monthly Owner-Occupied Costs: Of the total owner-occupied housing units in Leesburg, 47% (2,662 units) were mortgaged and 53% (3,018 units) were not mortgaged. The table below shows the monthly owner costs of owner-occupied housing units in Leesburg with comparison for Lake County. In Leesburg, 1.2% of mortgaged units pay over $3,000 in monthly costs, compared to 3.8% in Lake County.

Table 3-8: Monthly Costs of Mortgaged Owner-Occupied Housing Units, 2016-2021 (Lake County & City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Montly Costs of Owner-Occupied Units	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Mortgaged Units				
Less than $500	29	1.1%	971	1.6%
$500-$999	772	29.0%	11,461	18.8%
$1,000-$1,499	1,078	40.5%	19,619	32.1%
$1,500-$1,999	537	20.2%	16,765	27.5%
$2,000-$2,499	182	6.8%	7,438	12.2%
$2,500-$2,999	33	1.2%	2,485	4.1%
$3,000 or more	31	1.2%	2,317	3.8%
Total	**2,662**	**100%**	**61,056**	**100%**

Table 3-9: Monthly Costs of Non-Mortgaged Owner-Occupied Housing Units, 2016-2021 (Lake County & City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Non-Mortgaged Units				
Less than $200	589	19.5%	6,564	12.7%
$200-$349	733	24.3%	12,596	24.4%
$350-$499	880	29.2%	17,595	34.1%
$500-$699	653	21.6%	8,978	17.4%
$700-$999	117	3.9%	3,463	6.7%
$1000 or more	46	1.5%	2,353	4.6%
Total	**3,018**	**100%**	**51,549**	**100%**
Median Cost/Month	**$434**		**$467**	

Affordable Housing Needs

Cost Burden: Cost-burdened households pay more than 30% of income for rent or mortgage costs. Data for this section has been supplied by the Florida Housing Data Clearinghouse. The following figure indicates that 1,128 homeowner households within Leesburg (20%) paid more than 30% of income for housing compared to 22% of Lake County households that paid more than 30% of income for housing. According to U.S. Census (summarized in the figure below), for renter households the cost burden is even greater with 63% of these households paying over 30% of their income for housing, compared to 55% in Lake County. This City's higher ratio of housing cost burden correlates to household income whereby, according to U.S. Census Bureau, the City's 2021 median household income of $37,350) is significantly less than the County ($60,013).

Table 3-10: Owner Costs as a % of Household Income, 2016-2021 (Lake County &City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

	NO COST BURDEN				COST BURDEN				
	With Mortgage, less than 30%		Without Mortgage, less than 30%		With Mortgage, more than 30%		Without Mortgage, more than 30%		Total
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	
City of Leesburg	1,833	32.8%	2,621	47.0%	798	14.3%	330	5.9%	5,582
Lake County	42,331	38%	44,505	40%	18,543	17%	6,269	6%	111,648

Table 3-11: Gross Rent as a % of Household Income, 2016-2020 (Lake County &City of Leesburg)
Source: FHDC based on U.S. Census Bureau, 2021 American Community Survey

	NO COST BURDEN		COST BURDEN				TOTAL
	Less than 30%		30-49.9%		50% or more		
	Number	Percentage	Number	Percentage	Number	Percentage	
City of Leesburg	1,754	37.3%	1,181	25.1%	1,763	37.5%	4,698
Lake County	15,547	44.8%	11,153	32.1%	7,992	23.0%	34,692

Table 3-12: Amount of Income Paid for Housing Household by Cost Burden, 2020 (City of Leesburg)
Source: FHDC based on U.S. Census Bureau, 2021 American Community Survey

Extent of Cost Burden on City of Leesburg Households	Household Income as a % of AMI					Total
	0%-30%	30.1%-50%	50.1%-80%	80.1-100%	100%+	
	Very low	Low	Moderate	Above Moderate	High	
No cost burden (less than 30%)	132	434	1,017	555	3,602	**5,740**
30% to 50% cost burden	264	500	1,082	258	212	**2,316**
50% or more cost burden	1,247	494	256	12	17	**2,026**
Total	**1,643**	**1,428**	**2,355**	**825**	**3,831**	**10,082**

Elderly Households: According to the US Census Bureau in 2020, 4,442 households in Leesburg (41.2%) had a person age 65 or older. Though this is lower than the County's 44.7% ratio of persons 65 years and older, it is higher than the statewide 37%.

Housing Conditions

Substandard Housing: Housing units may be considered substandard if the unit lacks complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. The U.S. Census Bureau provides data regarding these interior conditions of the housing stock. The figure below contains a summary of the measures of substandard housing conditions for Leesburg and Lake County in 2021. In 2021, the American Community Survey 5-Year Estimates indicated that out of 10,778 occupied housing units, 595 housing units (5.5% of all units) in Leesburg were of substandard conditions. The Countywide percentage was 3.5%.

Table 3-13: Condition of Housing Stock Summary, 2016-2021 (Lake County &City of Leesburg)
Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

	City of Leesburg		Lake County	
Condition	Number	Percent	Number	Percent
Total Occupied Housing Units	10,778	-	149,455	-
Lacking complete plumbing facilities	3	0.0%	458	0.3%
Lacking complete kitchen facilities	101	0.9%	1,030	0.7%
Lacking telephone service	254	2.4%	1,468	1.0%
Overcrowded units	92	0.9%	599	0.4%
No Fuel Used	145	1.3%	1,672	1.1%
Total Occupied Units w/Substandard Conditions	595	5.5%	5,227	3.5%

Subsidized Housing: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. The following table provides an inventory of federal, state, and/or local assisted rental housing within Leesburg. The table shows a total of 20 properties, combining for 1,552 units with rent and/or income restrictions.

Table 3-14: Assisted Housing Inventory (City of Leesburg)
Source: Florida Housing Data Clearinghouse (Shimberg Center)

Development Name	Street Address	Assisted Units	Target Population
City of Leesburg	2213 Simmons	12	Family
Care Diversified Of Lake County	1312 SUMTER ST	12	Persons with Disabilities
Crossings At Leesburg	2511 Sennett Drive	168	Family
Cypress Oaks	336 Sandy Oak Circle	140	Family
Eagle's Nest	not avail.	6	Persons with Disabilities
Harper Home	35201 Radio Road	6	Persons with Disabilities
Lake Harris Cove	32511 Lake Harris Cove Avenue	152	Family
Lake Region Homes, Inc.	2016 TALLY RD	10	Persons with Disabilities
Lakeside Pointe	1403 Old Harbor Boulevard	128	Family
Lakewood Villas	2345 SOUTH ST	36	Elderly
Laurel Oaks - Leesburg	2700 Laurel Hollow Drive	144	Family
Laurel Oaks II	2700 Laurel Hollow Drive	108	Family
Little Turtle Apartments	1350 PAMELA ST #25	38	Family
Montclair Village	2000 PARK CIR	80	Family;Farmworker
Palm Brook Apts Ltd	37 BROOK CIR	50	Family
Parrish Place	not avail.	6	Persons with Disabilities
Pepper Tree Apts	2503 SOUTH STREET	70	Elderly
Pepper Tree Apts II	2503 SOUTH STREET	35	Elderly
Silver Pointe At Leesburg	2400 Silver Pointe Circle	138	Elderly;Family
Southwinds Cove	3400 Southwinds Cove Way	112	Family
Turtle Oaks Apartments	2311 GRIFFIN RD	101	Family
TOTAL		**1,552**	

Community Residential Facilities: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of community residences licensed by the Florida Department of Children and Family Services. A "community residential home" means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services.

Mobile Homes: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of existing mobile homes. According to the U.S. Census Bureau in the 2013-2017 American Community Survey, there are 984 mobile home units in the City which represents 8% of all housing inventory.

Historically Significant Housing: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. The Florida Master Site File includes 994 building records for the City of Leesburg: two (2) historic homes have been evaluated for the National Registry.

Farmworker Housing: There are no rural or farmworker households within the City.

Needs Assessment

Population Projections: Chapter 163.3177(f), F.S. requires that an affordable housing assessment be performed. Data collected from The Florida Housing Data Clearinghouse (Shimberg Center) indicates that from 2010-2040, the population of Leesburg will increase from 20,117 in 2010 to 31,981 by 2040, or a total 11,864 which equals an annual average 395 persons (and an annual average growth rate of 1.55%). Additionally, nearly 33% of the forecast average annual growth is expected to occur within the 75+ year age cohort.

The Shimberg forecast (which was based upon 2010 data) indicates 2020 population of 24,538 which is measurably lower than that of current US Census figures (27,000). As a point of reference, the actual growth rate in the City's population from 2010 to 2020 was 2.99%, or effectively twice that of the Shimberg forecast.

Table 3-15: Population Projections by Age Group, 2010-2040 (City of Leesburg)
Source: Florida Housing Data Clearinghouse (Shimberg Center)

Year	2010	2020	2025	2030	2035	2040
Age Group						
0-14	3,943	4,449	4,592	4,716	4,908	4,966
15-24	2,496	2,595	2,899	3,146	3,096	3,139
25-34	2,369	2,923	3,087	2,930	3,210	3,447
35-44	2,122	2,454	2,633	2,963	3,062	2,876
45-54	2,188	2,347	2,440	2,661	2,834	3,180
55-64	2,451	2,995	3,243	3,180	3,252	3,540
65-74	2,155	3,458	3,812	4,252	4,550	4,472
75+	2,393	3,317	4,157	4,961	5,646	6,361
Total	**20,117**	**24,538**	**26,863**	**28,809**	**30,558**	**31,981**

Therefore, in addition to the Shimberg data, the analysis herein also utilizes information from the Lake Sumter Metropolitan Planning Organization (MPO) which is the lead agency for the region's transportation planning. The MPO has prepared more recent population forecasting from 2015 to 2045 and, in accordance with this report, the City's population is forecast to grow from an estimated 27,000 in 2015 to 37,890 in 2045, or an average annual population growth rate of 1.4%. This represents an even larger disparity between the agencies forecast and actual growth. This only underscores the complexity in population forecasting, especially a municipality such as Leesburg, which is geographically positioned between two burgeoning metropolitan areas (Greater Tampa Bay and Orlando). As a matter of fact, the City has provided information on the status of

current housing development (as of June 2023) and highlighted below, which indicates that there are nearly 12,400 housing units in planning review, approved, under construction and/or currently entitled.

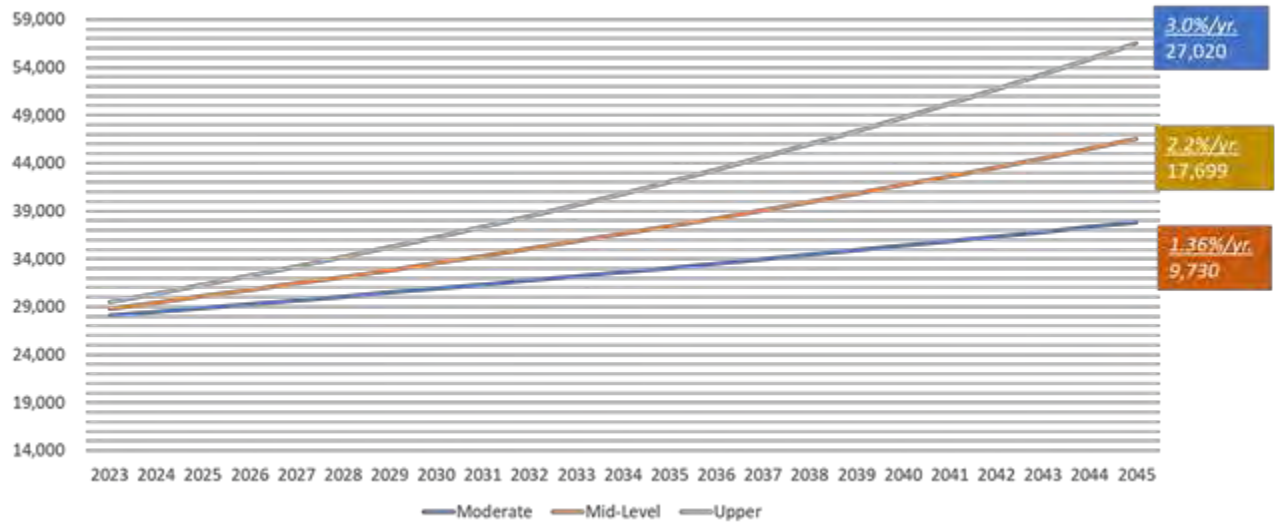
Figure 3-1: City of Leesburg – Status of Current Housing Development (as of June 2023)

Status	*Units*
Review	4,034
Approved	918
Construction	912
Development is under Lk Co BOCC/Planning/DRC/Building	50
Disapproved	1,445
Entitlements	6,347
expired 11/25/22 - needs to go back through DRC	273
MH Park - on-going home placement	108
on hold	50
Submitted to DRC 5/25/2023	2
Verticle	130
TOTAL	**14,269**

While it is nearly impossible to accurately predict if and/or when this planned development will come to fruition, even if only 50 percent of this activity gets built by 2045, population would increase by nearly 15,000 persons assuming the City's current average of 2.4 persons per household; or, an average annual growth rate of 2.0 percent if delivered between 2023 and 2045.

Based upon the discussion above, the analysis herein recommends an approach that considers data from varying resources creates alternative growth projections defined as: *Moderate* – which is deemed a *conservative* outlook based upon the long-term growth rates prepared by the MPO and is estimated to be 1.36%); *Mid-Level* – which effectively blends the moderate and actual historic growth rate of the past decade to derive an estimated growth rate of 2.2%; and, *Upper* – which adds a premium growth rate to the *moderate* trend to derive an estimated growth rate of 2.9%. The analysis highlights a projection period between 2023 and 2045.

Figure 3-2: City of Leesburg - Population Forecast (Varying Scenarios)



As illustrated above, population projections through 2045 range from 9,730 to 27,020 new residents. Naturally, there will be cycles in annual population growth patterns, and MPO projections indicate stronger growth during the next 10+ years with some tapering off thereafter. Nonetheless, the key metric for long-term planning associated with the comprehensive plan is the aggregated annual forecast.

From these estimates, household growth is determined based upon an estimated household size. Currently, the City is reporting an average household size of 2.40 persons. However, and as noted above, there is forecast to be a measurable increase in the elderly category (75+ years) which will have at least some corresponding effect on a trend to smaller household sizes. Nonetheless, for purposes of this analysis, the average household size City-wide will be based upon a 2.4 persons per household ratio.

Based upon this household forecasting methodology, and using the Mid-Level average annual population growth factor, there is estimated demand for approximately **7,374 new** housing units through 2045; or, slightly 335 housing units on average per year during the long-term planning horizon. If the *upper level* of projections is used, there is estimated demand for **11,262 new housing** units through 2045, or nearly 512 housing units average annually. Of note, the estimates above include a modest increase in housing supply accounting for non-primary housing (ie. investor/second home units).

Although the City is expected to have an adequate supply of existing and newly constructed residential units to meet future demand, some of the households will be faced with a cost burden. In the effort to establish a baseline understanding of housing demand the following tables provide a more detailed needs assessment for very low, low and moderate income households, a blended analysis has been completed that effectively utilizes future household growth/demand based upon the MPO forecast metric with cost-burdened ratio data supplied by the Shimberg Center's previously projected Affordable Housing Needs analysis by tenure and income threshold.

In the effort to establish a baseline understanding of housing demand, the following tables provide a more detailed needs assessment for very low-, low- and moderate-income households, a blended analysis has been completed that effectively utilizes future household growth/demand based upon the MPO forecast metric with cost-burdened ratio data supplied by the Shimberg Center's previously projected Affordable Housing Needs analysis by tenure and income threshold.

Affordable Housing Demand: The following table presents the very-low-, low-, and moderate-income housing needs estimates and projections through 2040.

Table 3-16: Projected Affordable Housing Need by Tenure and Income, 2010-2040 (City of Leesburg)
Source: Florida Housing Data Clearinghouse (Shimberg Center)

Number of Severely Cost-Burdened Housholds (50%+) with Income Less than 80% AMI						
Owner-Occupied Households						
HH Income as a % of AMI	2010	2020	2025	2030	2035	2040
30% AMI or less	143	190	214	237	257	274
30.1%-50% AMI	115	153	173	191	207	221
50.1%-80% AMI	109	146	164	182	197	210
Total HH below 80% AMI	367	489	551	610	661	705
Renter-Occupied Households						
HH Income as a % of AMI	2010	2020	2025	2030	2035	2040
30% AMI or less	867	1,057	1,154	1,226	1,303	1,370
30.1%-50% AMI	279	341	372	395	420	442
50.1%-80% AMI	90	110	120	127	135	142
Total HH below 80% AMI	1,236	1,508	1,646	1,748	1,858	1,954

The analysis suggests that 338 additional owner-occupied and renter households with income less than 80% AMI are projected to be severely cost-burdened with housing costs by 2040. Overall, these projections point out the growing affordability issues not only in the City of Leesburg, but within Lake County as well.

Summary Trends & Conclusion

The issue of affordable housing within the City, and throughout Lake County, has for many years been a relevant issue affecting the broader resident community. Prior to this analysis, the City of Leesburg last completed its Housing Element for the Comprehensive Plan in 2012. While there are some variations in the source material utilized between the two studies, there are only a few economic, demographic and/or housing characteristics for which a notable change has occurred.

As shown below, there has not been a significant change in the housing type, as owner-occupied housing declined marginally by 2010. The change in housing status is in part the result of the housing crisis in 2007/8

that significantly constrained the lending environment for homeownership during the beginning years of the past decade.

Table 3-17: Housing Status 2010 vs. 2021 (City of Leesburg)
Source: U.S. Census Bureau 2010-2021 ACS 5-Yr Estimates

Household Status	2010	2021	% Change
Owner Occupied	4,724	5,680	20%
Renter Occupied	3,960	5,098	29%
Owner Occupied %	54.4%	52.7%	-3%
Total	8,684	10,778	24%

The following table compares median homeownership housing values and rental rates (non-inflation adjusted) between 2010 and 2021.

Table 3-18: Median Home Owner Value & Rental Rates 2010-2021 (City of Leesburg)
Source: U.S. Census Bureau 2010-2021 ACS 5-Yr Estimates

Value of Owner Occupied	2010	2021	% Change
< $50,000	717	720	0%
$50,000 - $99,999	775	943	22%
$100,000 - $149,999	1,010	909	-10%
$150,000 - $199,999	802	1,026	28%
$200,000 - $299,999	869	1,392	60%
$300,000 - $499,999	317	563	78%
$500,000 or more	234	127	-46%
Median Value	$143,000	$162,100	13%

Monthly Gross Rent	2010	2021	% Change
< $500	389	464	19%
$500 - $999	2,192	2,213	1%
$1,000-$1,499	794	1,720	117%
> $1,500	357	374	5%
Median Rent/Month	$848	$965	14%

The number of households paying more than $1,000 in rent increased dramatically during the past decade, while those paying more than $1,500 increased modestly. This homeowner and rental value trend are indicative of the change in housing tenure characteristics.

As shown in the table below, and in aggregate, the number of households that are cost burdened is 4,342 with 47% being burdened greater than 50%.

Table 3-19: Cost Burdened Housing 2021 (City of Leesburg)
Source: Florida Housing Data Clearinghouse (Shimberg Center)

Burden 30.1-50%	264
	500
	1082
	258
	212
Burden >50%	1247
	494
	256
	12
	17
Total	4,342

While this trend is encouraging for the City as it continues to focus on balancing its housing market, the 4,342 households remain cost burdened. And, based upon the Needs Assessment from future growth as set forth above, the City's housing affordability issue will only get more pronounced. Though the City, County and State provide resources through tax credits, vouchers land write-down and inclusionary zoning, it falls short of today's affordable housing needs; not to mention, this is only exacerbated by recent moves at the State level to eliminate any requirement for inclusionary housing. The fact is, effectively addressing the challenges with affordable housing in the region requires greater Federal assistance and participation.

3 - HOUSING ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Housing Glossary

Access
The means of approaching or entering a property. It encompasses both ingress, the right to enter, and egress, the right to leave. In zoning and subdivision regulations, recorded lots must have direct access to a public street or highway, or to a private street meeting a municipality's public standards. This ensures access for property owners and emergency vehicles.

Accessory Building or Use
An activity or structure on a property that is secondary and subordinate to the primary use of the site. For instance, a small business office located within a store could be considered an accessory use, and may not be included in the calculation of the store's size for zoning purposes.

Adaptive Reuse.
Converting obsolete or historic buildings from their original or most recent use to a new use. For example, an old manufacturing site could be converted into apartments or retail space.

Affordable Housing
Housing that is affordable for individuals or families with incomes categorized as very low, low, or moderate, according to standards set by the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

Annex/Annexation
To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Assisted Housing
Generally refers to multifamily rental housing, though it can also include single-family ownership units, where construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

Building Code
Standards adopted by the state governing the construction, alteration, demolition, occupancy, or other use of buildings used for human habitation. The state regulations are substantially the same as those contained in the most recent editions of the Uniform Building Code, Uniform Housing Code, Uniform Plumbing Code, Uniform Mechanical Code and the National Electric Code. Local governments may have stricter standards under certain circumstances.

Census
The nationwide population count conducted every ten (10) years by the U.S. Census Bureau.

City Commission

A city's legislative body. The popularly elected city commission is responsible for enacting ordinances, imposing taxes, making appropriations, establishing city policy, and hiring some city officials. The council adopts the general plan, zoning, and subdivision ordinance.

Commercial
A land use classification that permits facilities for the buying and selling of commodities and services.

Cost-to-Income Ratio

Community
Community can refer to two main concepts: (1) A specific group of people, often residing in a defined geographic area, who share common culture, values, and norms, organized in a social structure based on developed relationships over time. (2) More broadly, it can denote a distinct local area such as a neighborhood, district, jurisdiction, or municipality.

Community Development Block Grant (CDBG)
A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for larger "entitlement" communities and by the California Department of Housing and Community Development for smaller "non-entitlement" jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Housing Development Organizations
A private nonprofit, community-based organization that has staff with the capacity to develop affordable housing and revitalization for the community it serves. These organizations are recognized and regulated under the U.S. Department of Housing and Urban Development (HUD) regulations, specifically through the HOME Investment Partnerships Program (HOME Program).

Compatibility
The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in a zoning district is intended to achieve compatibility. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects like noise, vibration, glare, air pollution, or radiation.

Concurrency
Installing or operating facilities and services needed to meet the demands of new development simultaneously (or concurrently) with the development.

Conservation

Typically refers to the protection and management of natural resources, including land, water, wildlife, and ecosystems, through regulatory measures. These measures are implemented to maintain ecological balance, preserve biodiversity, and safeguard the environment for current and future generations.

County
A political subdivision of the state. A major function of counties is to assist the state in administering state programs. Counties provide a variety of important countywide health, welfare and social services that serve all residents within a county. For those areas that are not within a city (often referred to as the "unincorporated areas" of a county), counties exercise land use authority and may also provide such services as law enforcement, fire protection, parks, recreation, public works (including roads), water, waste water, solid waste, and libraries—services that are similar to those cities provide within their boundaries (known as the incorporated areas).

Demographic
The statistical characteristics of a population or specific groups within a population. These characteristics often include factors such as age, gender, ethnicity, income, education, occupation, marital status, household size, and geographic location. Demographic data is crucial for understanding and analyzing the composition, trends, and dynamics of human populations, and it is commonly used in various fields such as sociology, economics, marketing, and public policy.

Density, Residential
The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.

Density Bonus
An increase in the allowable number of residences granted by the city or county in return for the project's providing low- or moderate-income housing.

Development Rights
The right to develop land held by a landowner or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning.

Development Rights, Transfer of (TDR).
A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. Also known as transfer of development credits.

Displacement/Relocation

When long-time or original neighborhood residents move from a gentrified area because of higher rents, mortgages, and property taxes.

Dwelling Unit
A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Florida Master Site File (FMSF)
The State of Florida's official inventory of historical, cultural resources. The categories of resources recorded at the Site File include: archaeological sites, historic districts, landscapes and linear features, as well as historical bridges, cemeteries, and structures.

Future Land Use (FLU)
A component of comprehensive planning that outlines the intended use and development of land within a community or jurisdiction over a specified period, typically ranging from 10 to 20 years into the future. Future Land Use plans serve as a policy framework to guide decision-making related to zoning, development regulations, infrastructure investments, and public services.

Grants
Contributions of cash or other assets from a private entity, foundation or governmental agency to be used or expended for a specified purpose, activity or facility.

Group Home; Group Care Facility
Any facility used to provide non-medical residential care, day treatment, adult day care, or foster family agency services. Typically used to assist abused or neglected children or people who are physically disabled or mentally impaired.

Growth Management
The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through public infrastructure ordinances ("concurrency"), urban limit lines, standards for levels of service, phasing, building caps and other programs.

Guidelines
General statements of policy direction around which specific details may be later established.

Health
A state of physical, mental, and social well-being and not merely the absence of disease and infirmity.

Heterogeneous

Historic Preservation
The preservation of historically significant structures and neighborhoods to facilitate restoration and rehabilitation of the building(s) to a former condition.

Household
All those persons, related or unrelated, who occupy a single housing unit.

Households, Number of
The count of all year-round housing units occupied by one or more persons. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing Conditions

Standard
Units that are structurally sound with minimal defects that are easily remedied through normal maintenance. Units that display environmentally questionable conditions, but have no major structural defects are also considered "standard."

Substandard (Minor Deterioration)
A unit that has deteriorated, but can be brought up to standard conditions with reasonable rehabilitation

Deteriorated (Moderate to Substantial Deterioration)
A structure that has deteriorated to where rehabilitation would exceed 51% of replacement value.

Dilapidated
A condition not likely to be fixed by normal rehabilitation.

Housing and Urban Development, U.S. Department of (HUD)
A cabinet-level department of the federal government that administers housing and community development programs.

Housing Element
One of the seven state-mandated elements of a local general or comprehensive plan. The Housing Element assesses the existing and projected housing needs of all economic segments of the community. It identifies potential sites adequate to provide the amount and kind of housing needed; and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Unit

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or, if vacant, is intended for occupancy as a separate living quarters (2000 U.S. Census definition).

Impact
The effect of any direct human actions or the indirect repercussions of human actions on existing physical, social, or economic conditions.

Impact Fees
Fees imposed on new developments to offset their impacts upon the area.

Infill Development
Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Infrastructure
Public services and facilities like sewage-disposal systems, water-supply systems, other utility systems, schools, roads, bicycle and pedestrian facilities, and transit systems.

Joint Planning Agreements (JPAs)
Formal arrangements between two or more entities, often local governments or governmental agencies, to collaborate on planning efforts within a specific geographical area or on a particular issue. These agreements are designed to facilitate coordinated decision-making, resource sharing, and implementation of common goals and objectives.

Landmark
(1) A building, site, object, structure, or significant tree having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Land Use
The interaction between humans and the land, encompassing how the physical environment is adapted, altered, or utilized for human needs. This encompasses both active use and the preservation of areas, such as wilderness reserves, that are protected from human interference.

Land Use Element
One of the seven state-mandated elements of a local general plan. The land use element uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Lease
A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Lien
A claim on assets, especially property, for the payment of taxes or utility service charges.

Lot
A tract or piece of land having fixed boundaries and designated on a plot or survey map. A lot must meet the requirements of the zoning district in which it is located and must front on a public street or an approved private street.

Low-Income Household
A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county. In the absence of such a survey, the determination is based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Manufactured Home/Housing
Residential structures that are constructed entirely in a factory. These are regulated under the federal Manufactured Home Construction and Safety Standards Act of 1974 by the U.S. Department of Housing and Urban Development.

Mean
The average of a number of figures computed by adding up all the figures and dividing by the number of figures.

Median
The middle number in a series of items where an equal number figures lie above and below it. Compare with Mean and Mode.

Minimum Standards Housing Code
A set of minimum requirements where dwellings must meet to protect the health and safety of the occupants.

Mobile Home
A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mode
(1) In statistics, the number that occurs most frequently in a given series. Compare with Mean, Median.
(2) A method of transportation.

Moderate-Income Household
A household with an annual income between the lower income eligibility limits (generally 80 percent) and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Modular Unit
A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. Also called factory-built housing.

Multi-Family Units
Freestanding buildings composed of two or more separate living units, with each unit having its own bedroom, kitchen and bathroom facilities.

Multi-Family/Multiple Family Residential
A type of housing that has several residential units on a parcel or parcels of land, such as condominiums and apartments.

National Historic Preservation Act
A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation. It authorized grants-in-aid for preserving historic properties.

National Register of Historic Places
The official list of national historic sites, districts, buildings, structures, and objects worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the list is part of a program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources.

Neighborhood
A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes showing the names and boundaries of neighborhoods. Though neighborhoods are not legal designations, they are among the most commonly recognized and understood land use designations.

Objective
A specific statement of desired future condition toward which the city or county will expend effort in the context of striving to achieve a broader goal. General plans must spell out the "objectives," principles, standards, and proposals of the general plan. An objective should be achievable and, where possible, should be measurable and time-specific. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Ordinance
A law or regulation adopted by a public agency, usually a city or county.

Overcrowding
Overcrowding exists if there are more than 1.01 persons per room living in a dwelling unit.

Parcel
A lot in single ownership or under single control usually considered a unit for purposes of development.

Permit
A specific authorization from a planning body to engage in a particular type of development or activity.

Planning Commission
A body, usually having five or seven members, created by a city or county.

Policy
A statement of a public body that forms the basis for enacting legislation or making decisions.

Program
An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective.

Property Tax
A tax imposed on real property (land and permanently attached improvements) and tangible personal property (movable property). It is based on the value of the property.

Proximity
The distance between different land uses such as residential and commercial.

Quality of Life
The degree to which individuals perceive themselves as able to function physically, emotionally and socially. Quality of life includes all aspects of community life that have a direct influence on the physical and mental health of its members.

Redevelop/Redevelopment
Building new construction on a site that has pre-existing uses or renovating existing uses on a site. Redevelopment generally is a strategy to rehabilitate blighted urban areas through renovation.

Regional
Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regulation
A rule or order issued by a public agency having the force of law.

Rehabilitation
The repair, preservation, and/or improvement of existing structures, such as substandard housing.

Residential
Land designated in the city or county general plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved land.

Section 8 Rental Assistance Program
A federal rent-subsidy program (administered by the U.S. Department of Housing and Urban Development) that is one of the main sources of federal housing assistance for low-income households. The program provides "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by the U.S. Department of Housing and Urban Development) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing
Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of and restricted to occupancy by persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older.

Setback
The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Site
A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. General plans must spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 residents that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Subdivision
The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. The process often includes setting aside land for streets, sidewalks, parks, public areas, and other infrastructure needs, including the designation of the location of utilities.

Substandard Housing
Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Subsidized Housing
Housing provided at a reduced rate (or free) by a federal, state or local government entity or through a social service agency to assist the budgetary unit in paying rent.

Target Areas
Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.

Transfer of Development Rights (TDR)
Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land uses or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Transitional Housing
Shelter provided to the homeless for an extended period, often as long as 18 months and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Urban
Pertaining to, typical of, or forming part of a city. Urban areas typically exhibit moderate to high-density residential, commercial, and industrial development, along with the provision of essential

public services necessary to support such development. These services commonly include centralized water and sewer systems, an extensive network of roads, public transportation options, and other amenities like safety and emergency response services. Development lacking these essential services may be classified as "non-urban" or "rural."

Use
The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the city or county zoning ordinance and general plan land use designations.

Vacant
Lands or buildings that are not actively used for any purpose.

Very-Low Income Household
A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Zoning
The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

Zoning District
A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map
A legislative body may divide a county, a city, or portions thereof into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance.

Housing Jurisdictional References

American Community Survey (ACS)
https://www.census.gov/programs-surveys/acs

City of Leesburg
https://www.leesburgflorida.gov

Community Development Block Grant (CDBG) Program
https://www.hudexchange.info/programs/cdbg/

Department of Children and Family Services
https://www.myflfamilies.com/

Division of Historical Resources of the Florida Department of State
https://dos.fl.gov/historical/

Florida Agency for Health Care Administration
https://ahca.myflorida.com/

Florida Master Site File (FMSF)
https://dos.fl.gov/historical/preservation/master-site-file/

Greater Leesburg Community Redevelopment Area
https://leesburgflorida.gov/my_city/departments/housing/glcra.php

Habitat for Humanity
https://www.habitat.org/

Housing Quality Standards (HQS)
https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/hqs

Kids Central Inc. (KCI)
https://www.kidscentralinc.org/

Lake County, Florida
https://www.lakecountyfl.gov/home

National Register of Historic Places
https://www.nps.gov/subjects/nationalregister/index.htm

Orange County Housing Finance Authority
https://www.ochfa.com/

Rural Development (U.S. Department of Agriculture)
https://www.rd.usda.gov/

St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com/

State Housing Initiatives Partnerships (SHIP)
https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program

U.S. Department of Housing and Urban Development (HUD)
https://www.hud.gov/

United States Census
https://www.census.gov/

4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

~~D:~~ SANITARY SEWER
GOALS, OBJECTIVES AND POLICIES

~~**GOAL IV-A:**~~ **GOAL 1:** To provide an effective system of wastewater collection, treatment, and treated effluent disposal or reuse to meet the needs of all City residents and non-residential establishments within the City of Leesburg service area while protecting the environment and public health.

Objective 1.1: ***Existing Wastewater Treatment.*** The City shall correct existing deficiencies; ensure that the minimum level of service for sanitary sewer is met, provide a level of treatment that meets the water quality standards for effluent limitations established by the FDEP, and support the continued use of reclaimed water within the City's utility service area for environmentally suitable purposes and to conserve potable water supplies for future generations.

Policy 1.1.1: The City's adopted level of service for sanitary sewer treatment shall be ~~251~~ 250 gallons per capita per day.

Policy 1.1.2: When evaluating collection force main and lift station capacity, the City shall use the following peaking factors based upon the average design flow (ADF): flows to 0.050 MGD ADF use a 3.5 factor; flows 0.050 to 0.250 MGD ADF use a 3.0 factor; and, flows above 0.250 MGD ADF use a factor of 2.5.

Policy 1.1.3: The City shall maintain an active sanitary sewer and reclaimed water utilities mapping program and perform an hydraulic analysis of the city system at least annually to prioritize needed improvements and replacements.

Policy 1.1.4: The City shall implement the capital improvement schedule to correct existing deficiencies and implement needed improvements in support of the 10-Year Water Facilities Work Plan, and update the schedule annually during the City's annual budget process.

Policy 1.1.5: All improvements and/or additions to sanitary sewer and reclaimed water facilities shall be compatible and adequate to meet the adopted level of service standards which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

Policy 1.1.6: All land use amendments shall require an analysis of the impact of such amendment on the adopted level of service standard and existing sanitary sewer facilities.

Policy 1.1.7: The City should plan construction of new sanitary sewer treatment facilities when capacity allocation of existing facilities is at seventy five percent (75%) of available capacity, and should have new facilities ready for operation when capacity allocation of existing facilities is at ninety percent (90%) of available capacity.

Policy 1.1.8: Maintain a quarterly monitoring program to evaluate wastewater treatment efficiencies and submit quarterly operating reports to the FDEP documenting results, including data relating to average and maximum daily flows.

Policy 1.1.9: Maintain a quarterly groundwater-monitoring program to evaluate groundwater quality and submit the results to FDEP.

Policy 1.1.10: Comply with bond covenants to ensure the maintenance and operations of facilities, and to provide recommendations for system maintenance and improvements.

Policy 1.1.11: Encourage continuing education of operating staff to ensure proficiency with respect to optimization of treatment and disposal processes.

Objective 1.2: ***Future Wastewater Treatment.*** The City shall reserve sewer capacity and coordinate the extension of facilities and increased capacity for approved and vested developments.

Policy 1.2.1: Regulations for sewer allocation vested rights and the period of vesting will be defined in the City's Code of Ordinances.

Policy 1.2.2: Following a determination of concurrency for sanitary sewer, and to ensure reserved capacity and adequate sanitary sewer facilities are in place with the impact of development, the City shall require payment of applicable sewer impact fees at the issuance of a building permit for in-City projects and prior to authorizing new sanitary sewer service for out-of-City projects.

Policy 1.2.3: The City shall implement the capital improvement schedule to prepare for future development and update the schedule annually during the City's annual budget process.

Objective 1.3: ***Maximize Existing Facilities.*** The City shall maximize existing sanitary sewer facilities within its service area and shall promote compact efficient growth patterns.

Policy 1.3.1: The City shall require new developments to connect to the central sanitary sewer system where available.

Policy 1.3.2: The Code of Ordinances shall incorporate means and methods to ensure connection to the City's sanitary sewer system, where available, for those properties that lie within the service area. "Available" shall mean within two hundred (200) feet of a sanitary sewer collection system and accessible by a legally recorded easement or right-of-way.

Policy 1.3.3: Discourage development in the service area from utilizing septic tanks and prohibit the use of package wastewater treatment plants.

Policy 1.3.4: Within the City's sanitary sewer service area, when existing central sanitary sewer service is determined to be unavailable to new development, the City shall require the new development to extend the central sewer system at the developer's expense to service subject property. The City may assist or enter into an up-sizing agreement with the developer at the City's discretion.

Policy 1.3.5: Maintain adequate sanitary sewer impact fees and user rates to ensure funding for new treatment, collection and effluent disposal systems.

Policy 1.3.6: The City shall update the Wastewater Rate Study every five (5) years.

Objective 1.4: ***Septic Tanks.*** The City shall mandate connection to the central sewer system, when available, for existing residences and commercial establishments, which are served by septic systems and are deemed to be detrimental to the health, safety, and welfare of the general public.

Policy 1.4.1: "Available" shall mean within two hundred (200) feet of a sanitary sewer collection system and accessible by a legally recorded easement or right-of-way.

Policy 1.4.2: The City shall continue to identify and map those areas within the City's service area which are served by septic systems and prioritize areas requiring central sewer service based on soil suitability, density, and environmental concerns.

Policy 1.4.3: Prioritize and incorporate line extensions into the capital improvement schedule to connect existing septic areas to the central sanitary sewer system. The City shall require the participation of the existing residents and/or developers in the cost of the sewer main line extensions.

Objective 1.5: ***Effluent Disposal.*** The City shall continue to minimize the discharge of wastewater into State and local waters through the continued utilization of its spray fields and construction/expansion of its reclaimed water system, and support the continued use of reclaimed water within the City's utility service area for environmentally suitable purposes and to conserve potable water supplies.

Policy 1.5.1: Maintain treatment facilities to provide for "unrestricted access" levels of treatment to allow for reuse of reclaimed water for irrigation of landscaped areas, as well as use in allowable industrial applications.

Policy 1.5.2: The City shall prohibit the use of potable water for purposes of irrigation when and where reclaimed water becomes available.

Policy 1.5.3: The City shall require the installation of reclaimed water systems for all new development, which contain or abut existing or planned reclaimed water routes. Connection of the reclaimed system to the potable water system shall be allowed when reclaimed water is not provided until such time as reclaimed water becomes available.

Policy 1.5.4: Back up storage and disposal of excess reclaimed water (during wet periods) will be provided by the City's existing spray fields. ~~and/or by the use of RIBS.~~

Policy 1.5.5: The City shall maintain its permit to allow discharge of reclaimed water and/or sprayfield underdrain discharge into the Okahumpka Swamp wetlands.

Policy 1.5.6: The City shall maintain a public awareness and education program regarding the use of reclaimed water.

Objective 1.6: ***Conservation ~~Of~~ of Reclaimed Water Resource.*** On an ongoing basis, minimize the use of potable water from groundwater resources by taking actions to maximize reclaimed water resources through the continued application of existing conservation regulations and practices to as provided for in the policies listed below.

Policy 1.6.1: The ~~city~~ City shall continue to require that users of reclaimed water follow stated policies pertaining to the efficient operation of reclaimed water systems and conservation of reclaimed water resources.

Policy 1.6.2: The ~~city~~ City shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.

- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the city's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the city.

Policy 1.6.3: The city manager herein adopts the authority to promulgate procedures and regulations with respect to the following matters, which procedures and regulations shall become effective upon a resolution approving such procedures and regulations being adopted by the city commission:

- Application procedures, forms and requirements, and allowable uses other than irrigation. All uses must be in accordance with applicable DEP regulations.
- Installation requirements, including specification of acceptable materials, devices and regulations to prevent backflow or cross connections with other systems.
- Procedures for enforcement of the ordinances and regulations pertaining to reclaimed water, including procedures for inspection of the customer's system.
- Procedures for the orderly expansion of the reclaimed water system.
- Procedures and regulations for the efficient operation of the reclaimed water system.

Policy 1.6.4: The ~~city~~ City shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The construction, operation, maintenance or property access to facilities/devices which are connected to or which controls a device or system connected to the city's reclaimed water system and which is not in compliance with all provisions of DEP regulations and city regulations and procedures related to reclaimed water.

- The tampering with, work on, alteration of or damage to any city reclaimed water facility is strictly prohibited. The city holds the offending person liable for the cost of all charges attributed to the correction of such tampering and violations of city ordinance, which may include civil and criminal penalties.

- The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by the installation, at the users expense, of an approved cross connection control assembly.

- The use of reclaimed water: reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit. The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.

- The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to regulate the usage of reclaimed water to balance with supply and storage availability.

4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Sanitary Sewer Data & Analysis

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the data regarding for the City of Leesburg's wastewater treatment facilities are provided below.

Table 4-1: City of Leesburg Wastewater Treatment Plants

Wastewater Treatment Plant	Location	Current Demand	Maximum Permitted Capacity	Design Capacity	Operating Percentage
Canal Street WWTP	608 Canal Street	2.0 MGD	3.5 MGD	3.5 MGD	57.2%
Turnpike WWTP	State Road 470	1.8 MGD	4.5 MGD	4.5 MGD	39.3%
TOTAL		**3.8 MGD**	**8.0 MGD**	**8.0 MGD**	**47.1%**

Table 4-2: City of Leesburg Wastewater Connections

User Type	Number of Connections
Residential	19,282
Non-Residential	1,768
Total	**21,050**

Table 4-3: City of Leesburg Wastewater Projected Annual Average Daily Flow

Year	Average Daily Flow	
	Turnpike WWTP	Canal Street WWTP
2020	1.40 MGD	1.91 MGD
2021	1.73 MGD	2.19 MGD
2022	1.92 MGD	2.03 MGD
2023	2.10 MGD	1.88 MGD
2025	1.94 MGD	2.17 MGD
2030	2.12 MGD	2.37 MGD
2035	2.34 MGD	2.62 MGD
2040	2.56 MGD	2.87 MGD
2045	2.78 MGD	3.11 MGD

Source: Florida Department of Environmental Protection Discharge Monitoring Reports

Table 4-4: City of Leesburg Wastewater Projected Reclaimed Water Supply and Customer Usage

Year	Reuse Flow		Total Available Reuse Production	Total Number of Reuse Accounts
	Turnpike WWTP	Canal Street WWTP		
2020	1.68 MGD	2.28 MGD	3.96 MGD	1,906
2021	2.08 MGD	2.60 MGD	4.69 MGD	2,162
2022	2.92 MGD	2.11 MGD	5.03 MGD	2,524
2023	2.50 MGD	1.87 MGD	4.38 MGD	2,777
2025	2.62 MGD	1.95 MGD	4.57 MGD	2,901
2030	2.92 MGD	2.18 MGD	5.10 MGD	3,234
2035	3.25 MGD	2.43 MGD	5.68 MGD	3,606
2040	3.63 MGD	2.71 MGD	6.33 MGD	4,020
2045	4.04 MGD	3.02 MGD	7.06 MGD	4,482

Source: Florida Department of Environmental Protection Discharge Monitoring Reports and Reuse Inventory

4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Introduction

The City of Leesburg currently owns, operates and maintains a central sanitary sewer system. The City's collection and treatment system provides service to both residential and non-residential users. The City has historically been able to provide adequate sanitary sewer service to meet not only the demand within the City's boundaries, but also within the surrounding unincorporated areas of Lake County and extending to Okahumpka and the Royal Highlands.

Currently, the City's wastewater facilities have little or no effect on adjacent natural resources. This is due to the "limited discharge" approach that is currently being achieved by the City's wastewater program. Impacts on natural resources must be considered for the overall effects of improvements achieved by not only the City of Leesburg, but also for the sum of improvements achieved by all treatment facilities in the surrounding areas. This information is being gathered on a continuing basis by staffs of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP), and results to date have shown significant positive results in regard to reduction of contribution of nutrients to surface waters.

SANITARY SEWER EXISTING CONDITIONS DATA

1. Public Sanitary Sewer Facilities Inventory

The wastewater collection system consists of 161 lift stations, 81 miles of sewer force mains, and 169 miles of gravity sewer lines. Gravity sewer lines range from 4 to 21 inches in diameter and force mains range from 4 to 24 inches in diameter. Additionally, the City's Turnpike and Canal Street WWTPs include advanced secondary standard treatment and provide an unrestricted public reuse capacity of approximately 8.0 MGD.

a. Operational Responsibility

The City of Leesburg Public Works Department is responsible for the operations and maintenance of the central sanitary sewer and reclaimed water systems within the City's Service Area. See Map 4-1.

b. Service Area and Predominant Users

The City currently operates two WWTPs, the Canal Street Wastewater Treatment Plant and the Turnpike Wastewater Treatment Plant. The Canal Street WWTP generally serves any development north of Main Street and east to the limits of the City's service area. The Turnpike WWTP serves all development to the south of Main Street and within the limits of the City's service area.

There are numerous properties outside the City limits, which are served by the City's wastewater utility. These properties lie within areas of unincorporated Lake County.

Additionally, large areas of undeveloped rural lands within unincorporated Lake County fall under the service area of the City of Leesburg but outside the available sewer service area. The limits of the City's service area are shown on Map 4-1.

As of December 2023, the City is providing service to 19,282 residential connections and 1,768 non-residential connections, for a total of 21,050 sanitary sewer connections. Table 4-2 gives a breakdown of the City's wastewater connections.

c. Sanitary Sewer Facility Design and Capacity

The City operates two WWTPs. The Canal Street WWTP uses an extended aeration activated sludge treatment process. The Turnpike WWTP is characterized as a sequence batch reactor plant. Both of the City's WWTP's currently employ sprayfield irrigation as the means of effluent disposal and meet Florida's "no discharge" requirements.

(1) Canal Street Wastewater Treatment Plant

The Canal Street WWTP is located north of U.S. 441, east of Canal Street on a 17.5-acre parcel at 608 Canal Street. The location of this WWTP and the geographic service area for the plant are shown on Map 4-2. The Canal Street WWTP is classified as a Type 2B, Class 1 reliability facility with a capacity of 3.5 million gallons per day (MGD). The current operating demand on the facility is 2.0 MGD. Therefore, the facility is operating at approximately forty nine percent (49%) of its rated capacity. The plant provides primary treatment via extended aeration, clarification, chlorination and aerobic digestion of sludge. This process produces a secondary effluent which is disposed of by sprayfield irrigation. During heavy rain events, the groundwater from the North sprayfield discharges to one of the two (2) FDEP permitted surface water outfalls into the Okahumpka Swamp. The effluent discharged to these outfalls when combined with the effluent discharged from the South sprayfield cannot exceed the combined average daily flow of 0.57 MGD on an annual basis. The facility was constructed in 1955 and has undergone significant upgrades. In the most recent renovation, the plant was rehabilitated and upgraded to include providing advanced treatment to public access reclaimed water standards. The actual average daily flows and the flow projections are indicated in Table 4-3.

(2) Turnpike Wastewater Treatment Plant

The Turnpike WWTP is located south of S.R. 470 and north of the Florida Turnpike at 1600 CR 470. The location of this WWTP and the geographic service area for the plant are shown on Map IV-2. The Turnpike WWTP is classified as a Type 2B, Class 1 reliability facility with a design and permitted capacity of 4.5 MGD.

The current demand on this facility is 1.8 MGD. Therefore, this facility is operating at approximately 40% of its design capacity. This facility provides primary treatment utilizing sequential batch reaction, clarification, chlorination and aerobic digestion of sludge. Again, this process produces a secondary effluent which is disposed of by sprayfield irrigation. During heavy rain events, the groundwater from the South sprayfield discharges to one (1) FDEP permitted surface water outfall into the Okahumpka Swamp located north of CR 470. The discharge to this effluent outfall when combined with the effluent discharged from the North sprayfield cannot exceed the combined average daily flow of 0.57 MGD on an annual basis. This facility should meet demand through the next 10 years without requiring improvements. Increases in population and development within the surrounding areas will dictate the requirement for and timing of expansions to the facility.

A summary of the WWTP facilities is provided in Table 4-1.

(3) Public Wastewater Collection System and Lift Stations

The following definitions are used for assigning classifications for sewer collection systems:

- "Sanitary Sewer Interceptor" means a sewage conduit that connects directly to, and transmits sewage to, a treatment plant.
- "Sanitary Sewer Trunk Main" means a sewage conduit that connects directly to, and transmits sewage to, an interceptor.

The existing wastewater collection system provides service to approximately ninety-seven percent (97%) of the City's households. The remainder of the City's residents utilize septic systems for wastewater treatment. Most of the homes that are utilizing septic tanks are located within unincorporated Lake County and in low lying areas within the City that do not have central sewer available.

The City currently operates 173 lift stations. There are four interceptor lift stations within the service area for the Canal Street WWTP. The Turnpike WWTP also has four interceptor lift stations within its service area.

(4) Public Effluent Disposal

Both the Canal Street and Turnpike WWTP's meet the Florida "no discharge" requirements as defined in FDEP 62-610.200(41). The City's land application system consists of a North and South Land Treatment Site. The North site consists of 9 gunsets with a total of 83 guns for effluent disposal and 5 permitted sludge disposal sites covering 315 acres. The South site consists of 16 gunsets with a total

of 140 guns for effluent disposal and 2 permitted sludge disposal sites covering 87 acres. The City has a developer's agreement to provide effluent disposal as irrigation for the Legacy development. Additionally, the city is providing effluent disposal as irrigation (reclaimed water) for the Arlington Ridge development. The City has constructed a reclaimed water transmission main to the Legacy and Arlington Ridge developments.. The reclaimed transmission main was constructed using 16-inch-diameter PVC pipe, starting at the Turnpike WWTP, and terminating at the Legacy development. In 2006, the City completed construction improvements associated with upgrading Canal Street WWTP treatment capabilities to advanced treatment capabilities (public access reclaimed water standards). Accordingly, the City has constructed reclaimed water transmission main and service lines along S.R. 500 (from Newell Hill to College Drive) to connect large irrigation water accounts/users to the reclaimed water system served by Canal Street WWTP A majority of the needed reclaimed transmission system to connect the large irrigation customers located in the city center is already available, in the form of current (existing) treated wastewater effluent transmission mains. Only minor reclaimed transmission service lines will be required to be constructed to connect city center large irrigation accounts to the Canal Street WWTP reclaimed water system.

The City maintains a groundwater-monitoring program in accordance with the requirements of the City's FDEP permit. This program requires quarterly monitoring of wells and submission of the reports to FDEP. Monitoring protocol is in accordance with all FDEP requirements as stated in the F.A.C. Both the North and South Land Treatment Sites contain thirty-two (32) monitoring wells. No groundwater contamination has been reported.

(5) Reclaimed Water System

The reuse irrigation method of reclaimed wastewater disposal is presently encouraged by the FDEP. The broad category of reuse of reclaimed wastewater may include such uses as agricultural irrigation, landscape irrigation, make up water for industrial cooling water make up and other industrial uses.

Because of existing conditions in the Leesburg area, the City has embraced the concept of reuse, in association with the existing land application methods, as the best method to provide for future effluent disposal capacity. The benefits of a reuse program include:

1) Cost efficiencies for wastewater customers.

2) Minimize the need to expand spray site operations so that the City can make more efficient use of land area for development activities.

3) Promotion of reuse water for irrigation purposes rather than use of potable water for irrigation.

4) Support of State and Regional goals and policies directed toward water conservation, surface water quality protection, and efficient use of land resources.

The City is currently operating a reclaimed water program. The City's location of reclaimed water customers in the central/east and south reuse service areas is indicated in Maps 4-3 and 4-4, respectively. The total design capacity of the current reclaimed water system is currently 8.0 MGD. Private Sanitary Sewer Facilities Design

d. Septic Tank Suitability

The majority of City households are served by the central wastewater system. In addition, all commercial and industrial land uses within the City limits are served by the City's wastewater system.

New development within the City limits is required to connect to the central wastewater system where available. However, in the past several single-family developments have been permitted for septic systems. The total number of single-family homes located within the City limits utilizing septic systems for wastewater disposal is not known. However, this number represents only a small percentage of the total, approximately 3%. In general, septic systems are not the most efficient means of wastewater disposal for urban development. Limitations of existing soils, intensive maintenance requirements, soil reclamation and/or special designs would limit the effectiveness of septic systems as a means of septic service in the Leesburg area.

SANITARY SEWER FACILITY NEEDS ANALYSIS

2. Sanitary Sewer Capacity Surpluses and Deficiencies

a. Existing Demand Surpluses and Deficiencies

Demand and level of service can be determined by an analysis of plant flows, billed water, number of customers, and population served. The City's adopted treatment level of service (LOS) is 73 gallons per day per capita.

The City has anticipated a lack of sludge application fields for sludge disposal and has 700 acres of land for this purpose. It is anticipated that the additional sludge fields, along with an operating reclaimed water system will provide for effluent disposal through the year 2020.

b. Future Demand Capacity

The City's concurrency management requires an assessment of available capacity at the time of development approval. Based upon an assessment of approved projects which will impact the system in the future, the City has estimated that the average daily demand on sewer treatment capacity by years 2030 and 2045 will be 4.50 MGD and 5.90 MGD respectively.

Future demand was forecast based upon population projections and the actual per capita usage of 73 gpcpd usage for sanitary sewer, as calculated over the 2020 through 2023 period . The sewer demand was projected for the years 2004 through 2013. By 2030, the demand is projected to be 4.50 MGD, increasing to 5.90 MGD by the year 2045. Since the maximum combined design capacity of both of the wastewater treatment plants is 8.0 MGD, the two plants will have sufficient capacity to meet the demands for the long term (25-year) planning horizon.

3. Performance and Condition of Existing Facilities

The City's central sanitary sewer collection/transmission system is generally in fair condition and adequately meeting the demand of its users. The system is approximately 40 years old and was primarily constructed using clay pipe. As a result there is a high rate of inflow/infiltration (I/I) into the system. However, the city has been addressing I&I issue by upgrading lift station wet wells and manholes with fiberglass liner material and/or chemical/water-resistant surface coating materials. These I&I improvements are performed on a yearly basis, in accordance with the 5-year schedule if capital improvements identified in the Capital Improvements Element.

a. Wastewater Treatment Plants

The Canal Street WWTP was rehabilitated in 1966, 1979 and 2007. Construction of the Turnpike WWTP was completed in November of 2000. Both plants are Type 2B, Class 1 reliability facilities. There is no foreseeable need to perform upgrades to the Turnpike facility during the 10-year (2020) planning horizon unless unanticipated population growth is realized.

b. Collection System Performance

A gravity system defines the boundaries of the existing wastewater service area. As with other systems, the type of construction materials used is representative of the age of the system. The majority of the existing gravity collection system was constructed 40 years ago using primarily clay pipe. Newer developments in the service area are served primarily by PVC pipe. The age and condition of the existing clay system is assumed to contribute a large percentage of the inflow/infiltration (I/I) currently discharging into the gravity system. During periods of heavy rainfall

and high groundwater tables, the amount of I/I into the system can be significant. The City is continuing to implement its established infiltration/inflow (I/I) program to assess I/I in the City's collection system and to identify and prioritize repairs and maintenance. Most minor repairs are made by either applying fiberglass liners and/or impervious coating materials, or grout internally, or by means of a pipe relining approach. More major repairs are accomplished by the City's "point repair" procedures, whereby short sections of collection line are replaced on an as needed basis. In extreme cases of older, badly deteriorated gravity lines, it is sometimes more cost effective to replace much longer sections of sewer pipe, and in these cases priorities for available funding are established and funds budgeted on an as needed basis.

Given the topography of the Leesburg area, the gravity system within each lift station service area (LSSA) is assumed to be lateral in nature and adequate for service, except for routine repair and replacement, throughout the planning horizon. Lift stations are typically depreciated on a twenty (20) year schedule.

4. Sanitary Sewer Facility Replacement, Expansion and New Facility Siting

The City has completed construction improvements associated with upgrading facility treatment capabilities of the Canal Street WWTP to advanced treatment capabilities (public access reclaimed water standards). In support of this facility upgrade, the city has constructed a reclaimed water transmission main and service lines along S.R. 500 (from Canal Street to Newell Hill) to connect large irrigation water accounts/users to the reclaimed water system served by Canal Street WWTP. A majority of the needed reclaimed transmission system to connect the large irrigation customers located in the city center is already available, in the form of current (existing) treated wastewater effluent transmission mains. Only minor reclaimed transmission service lines will be required to be constructed to connect city center large irrigation accounts to the Canal Street WWTP reclaimed water system. The City is current reclaimed water implementation plan is as follows:

Begin construction of needed reclaimed water main and service lines to supply reclaimed water to 14 major irrigation water users located in the central and east city area (Leesburg Regional Medical Center, Leesburg Regional Medical Center North, Leesburg Medical Office Park, Lake Point Square, Leesburg High and Skeen Schools, Oak Park Middle School, the new Oak Park elementary school, Mote Morris House, Venetian Gardens, First Baptist Church, Sumter Community College, Lake Square Mall, Leesburg Municipal Airport, and S.R. 500 roadway medians) served by the Canal Street WWF.

Approximately 4.5 MGD of reclaimed water will be available at the Turnpike WWF. Projected wastewater flow rates corresponding to additional growth and development indicate that by 2030, 2.92 MGD of reclaimed water will be available to customers and by 2045, 4.04 MGD of reclaimed water will be available from this facility (as shown on Table 4). The Canal Street WWF will provide approximately 3.5 MGD of reclaimed water (total amount of treated wastewater effluent) to serve

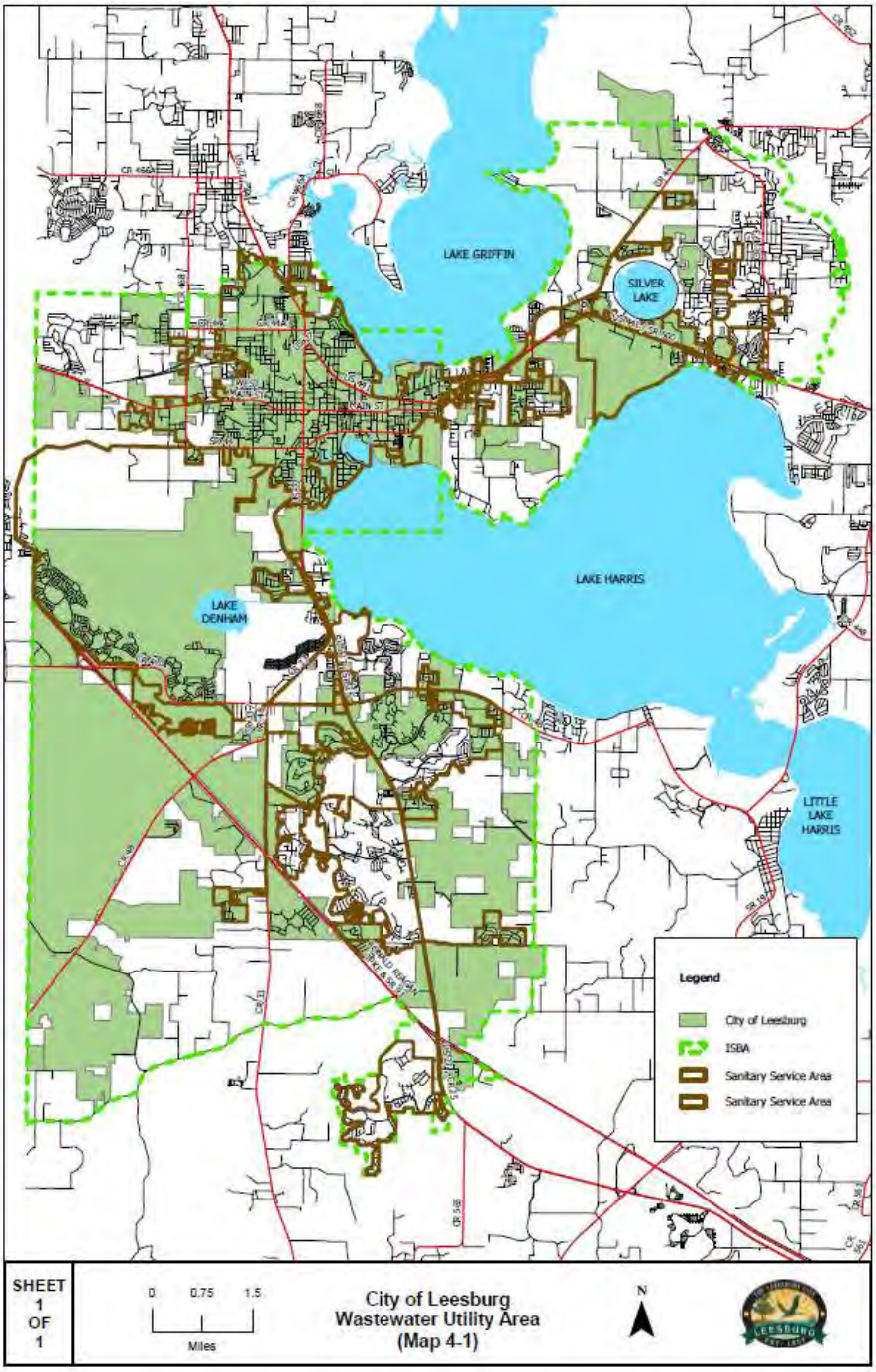
customers. Projected flow rates indicate in by 2030 and 2045, 2.18 MGD and 3.02 MGD respectively, will be available from this facility.

This water source (reclaimed water) will be used by the city to offset/reduce the amount of groundwater pumped from the aquifer to meet irrigation water demand needs. This alternate water source should be considered by the SJRWMD in evaluation future city CUP requests and in preparing regional water supply plans. A summary of the projected reclaimed water supply and customer usage associated with the city's implementation of its reclaimed water plan is shown on Table 4-4.

4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

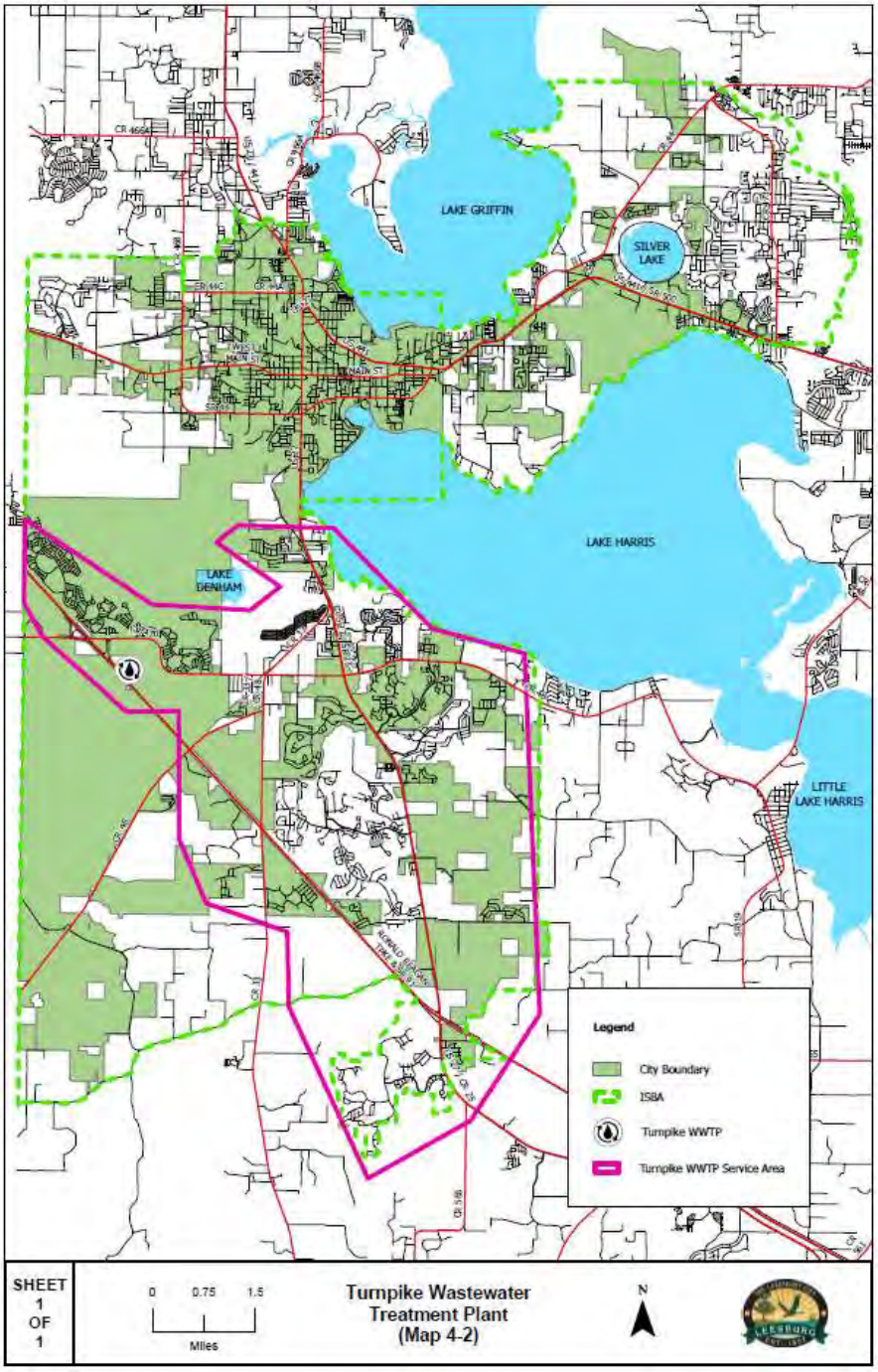
Map 4-1: City of Leesburg Wastewater Utility Area



4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Map 4-2: City of Leesburg Turnpike Wastewater Treatment Plant



4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Sanitary Sewer Glossary

Anaerobic
A biological environment that is deficient in all forms of oxygen, especially molecular oxygen, nitrates and nitrites.

Anaerobic Bacteria
Bacteria that grow in the absence of free oxygen and derive oxygen from breaking down complex substances.

Aesthetic pollution
Solid sewage materials that are visible but have little impact on the environment.

Aeration
The process of bringing about intimate contact between air and a liquid.

Aeration Tank
A chamber for injecting air into water.

Chlorination
The application of chlorine to water, sewage, or industrial wastes, generally for the purpose of disinfection, but frequently for accomplishing other chemical or biological wasterwater treatment results.

Collection system
A system of generally underground pipes, that receive and convey sanitary wastewater and/or stormwater.

Combined Sewer
Carries both sanitary sewage and storm water run-off.

Combined Sewer Overflow
The portion of flow from a combined sewer system, which discharges into a water body from an outfall located upstream of a wastewater treatment plant, usually during wet weather conditions.

Concurrency management
A timing mechanism, to assure that the provision of development and facilities occur simultaneously.

Conservation
The careful maintenance and upkeep of a natural resource to prevent it from vanishing. A natural resource is the physical supply of something that exists in nature, such as air, animals, energy, plants, soil, and water.

Diffused Air
Method of aeration.

Digestion
The biochemical decomposition of organic matter that results in the formation of mineral and simpler organic compounds.

Dissolved Air Flotation
Method of removing oil and suspended solids.

Dissolved Solids
Solids physically suspended in sewage that cannot be removed by proper laboratory filtering.

Effluent
The liquid that comes out of a treatment plant after completion of any treatment process.

Floc
The agglomeration of smaller particles in a gelatinous mass that can be more easily removed from the liquid than the individual small particles.

Flocculatoin
The coming together of coalescing of minute particles in a liquid.

Grit
Heavy, inorganic matter, such as sand or pebbles.

Groundwater
The water present beneath Earth's surface in rock and soil pore spaces and in the fractures of rock formations.

Contamination
The action or state of making or being made impure by polluting or poisoning.
Infiltration – Water other than wastewater that enters a wastewater system and/or building laterals from the ground through such means as defective pipes, pipe joints, connections, or manholes. (Infiltration does not include inflow.)

Infiltration
Water other than wastewater that enters a wastewater system and/or building laterals from the ground through such means as defective pipes, pipe joints, connections, or manholes. (Infiltration does not include inflow.)

Inflow
Water other than wastewater that enters a wastewater system and building sewer from sources such as roof leaders, cellar drains, yard drains, area drains, foundation drains, drains from springs and swampy areas, manhole covers, cross connections between storm drains and sanitary sewers, catch basins, cooling towers, stormwaters, surface runoff, street wash waters, or drainage. (Inflow does not include infiltration.)

Inflow/Infiltration (I/I)
The process of groundwater, or water from sources other than domestic wastewater, entering sanitary sewers. I/I causes dilution in sanitary sewers, which decreases the efficiency of treatment, and may cause sewage volumes to exceed design capacity.

Inorganic Material
Material that will not respond to biological action (sand, cinders, stone). Non-volatile fraction of solids.

Lift stations
Lift stations are used to move wastewater from lower to higher elevation, particularly where the elevation of the source is not sufficient for gravity flow and/or when the use of gravity conveyance will result in excessive excavation depths and high sewer construction costs.

Mechanical Aeration
Method of aeration.

Organic Matter
The waste from homes or industry of plant or animal origin. Volatile fraction of solids.

Organic Material
Material that can be broken down by bacteria (fats, meats, plant life).

Overflow Rate
Flow release rate, generally expressed as gallons per day (gpd) or million gallons per day (MGD).

Oxidation

The conversion of organic material to a more stable form using bacteria, chemicals, or oxygen.

Oxidation Ponds or Lagoons
Holding ponds designed to allow the decomposition of organic wastes by aerobic or anaerobic means.

Peak Flow
The maximum flow that occurs over a specific length of time (e.g., daily, hourly, instantaneously).

pH Value
A convenient method of expressing small differences in the acidity or alkalinity of solutions. Neutrality = pH 7.1; lower values indicate increasing acidity, higher values indicate increasing alkalinity.

Polyelectrolytes
Synthetic chemicals used as a coagulant aid.

Potable water
Potable water, also known as drinking water, comes from surface and ground sources and is treated to levels that that meet state and federal standards for consumption.

Primary Waste Treatment
Mechanical separation of solids, grease, and scum from wastewater. With the aid of flocculating agents, primary treatment can eliminate 50 to 65% of the suspended solids. Solids removed by primary treatment may comprise as much as 30 to 40% of the original BOD of the water.

Receiving Waters
Rivers, lakes, or other water sources that receive treated or untreated wastewaters.

Reclaimed water
The process of converting municipal wastewater or sewage and industrial wastewater into water that can be reused for a variety of purposes. It is also called wastewater reuse, water reuse or water recycling.

Sanitary Sewer System
Wastewater collection system designed to carry sanitary sewage, consisting solely of domestic, commercial, and industrial wastewater. This type of system is not designed nor intended to carry water from rainfall, snowmelt, or groundwater sources.

Sanitary Sewer Overflow
Overflow from a sanitary sewer system caused when total wastewater flow exceeds the capacity of the system.

Sedimentation Tanks
Provide a period of quiescence during which suspended waste material settles to the bottom of the tank and is scraped into a hopper and pumped out for disposal. During this period, floatable solids (fats, oils) rise to the surface of the tank and are skimmed off into scum pipes for disposal.

Sewage
Largely the water supply of a community after it has been fouled by various uses. From the standpoint of course, it may be a combination of the liquid or water-carried wastes from residences, business buildings, and institutions, together with those from industrial establishments, and with such ground water, surface water, and storm water as may be present.

Sewers
A system of pipes used for collecting domestic and industrial waste, as well as storm water run-off. Lateral sewers connect homes and industries to trunk sewers, which channel waste into interceptor sewers for delivery to sewage treatment plants. Sanitary sewers carry only domestic and industrial wastewater. Storm sewers carry only storm water run-off. Combined sewers carry both.

Sewer Main
A principal pipe that carries/distributes sewage/sewage water from the home to the city sewer.

Sludge
Produced by the growth of bacteria and other organisms in sewage, usually flocculated (in small clusters) when it is continuously aerated. It can be removed by proper laboratory filtering.

Storm drain
A typically-large drain to remove great amounts of water during strong storms and discharge it into the city's main sewer line.

Surface water
The water located on top of land, forming terrestrial waterbodies, and may also be referred to as blue water, opposed to the seawater and waterbodies like the ocean. The vast majority of surface water is produced by precipitation.

Total Solids
The total amount of solids in solution and suspension.

Trickling Filter
An aerobic biological wastewater treatment process used as secondary treatment of sewage. Effluent from the primary clarifier is distributed over a bed of rocks. As the liquid trickles over the rocks, a

biological growth on the rocks breaks down the organic matter in the sewage. The effluent is then taken to a clarifier to remove biological matter coming from the filter.

Turbidity
Any finely divided, insoluble impurities that mar the clarity of the water.

Waste Activated Sludge
That portion of sludge from the secondary clarifier in the activated sludge process that is wasted to avoid a buildup of solids in the system.

Waste Treatment Plant
A series of tanks, screens, filters, and other processes by which most pollutants are removed from water.

Water Pollution
A general term signifying the introduction into water of micro-organisms, chemicals, wastes, or sewage which renders the water unfit for its intended use.

Wastewater
Water generated after the use of freshwater, raw water, drinking water or saline water in a variety of deliberate applications or processes.

Wet Weather Flow
Dry weather flow combined with stormwater introduced into a combined sewer system, and dry weather flow combined with infiltration/inflow into a separate sewer.

4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Sanitary Sewer Jurisdictional References

Municipal Government:

City of Leesburg, Florida https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

City of Fruitland Park, Florida https://www.fruitlandpark.org

City of Tavares, Florida https://www.tavares.org

Federal Government:

Department of Housing and Urban Affairs (HUD) https://www.hud.gov

Department of Justice https://www.justice.gov

Federal Aviation Administration (FAA) https://www.faa.gov

Federal Communications Commission (FCC) https://www.fcc.gov

Federal Emergency Management Agency (FEMA) https://www.fema.gov

United States Army Corps of Engineers (ACOE) https://www.usace.army.mil

United States Department of Labor https://www.dol.gov

United States Environmental Protection Agency (EPA) https://www.epa.gov

State Government:

Florida Department of Children and Families https://www.myflfamilies.com

Florida Department of Education https://www.fldoe.og

Florida Department of Environmental Protection (FDEP) https://floridadep.gov

Florida Department of State Division of Historical Resources https://dos.fl.gov/historical/

Florida Department of Transportation (FDOT) https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5): https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Fish and Wildlife Conservation Commission (FWC) https://myfwc.com

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC) https://www.ecfrpc.org

Lake-Sumter Metropolitan Planning Organization (LS MPO) www.lakesumtermpo.com

LS MPO *Guidelines and Methodologies* document (LS MPO) www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

St. Johns River Water Management District (SJRWMD) https://www.sjrwmd.com

County Agencies:

Lake County, Florida, Board of County Commissioners, Planning Department: https://www.lakecountyfl.gov/Planning-and-Zoning

Lake County, Florida, Board of County Commissioners, Public Works Department: https://www.lakecountyfl.gov/public-works

Lake County, Florida, Board of County Commissioners, Transit Services: https://www.lakecountyfl.gov/transit

Lake County School Board https://www.lake.k12.fl.us

4 – SANITARY SEWER ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Lake County Water Authority (LCWA) *(f.k.a.: the Oklawaha Basin Recreation and Water Conservation and Control Authority)*
https://www.lcwa.org

Adjacent Jurisdictions (those governmental entities that are contiguous to City of Leesburg's ISBA):

City of Fruitland Park https://www.fruitlandpark.org

City of Tavares https://www.tavares.org

Utility Providers:

Cable Television
City of Leesburg Reclaimed Water System Telephone
City of Leesburg Sanitary Sewer City of Leesburg Potable Water
City of Leesburg Solid Waste Collection City of Leesburg Gas Service
Duke Power
Sumter Electric Cooperative (SECO)

Other Agencies:

Leesburg Chamber of Commerce https://www.leesburgchamber.com

Not-For-Profit Agencies (FY 2023-2024):

Community Development Corporation of Leesburg, Inc.
Leesburg Area Chamber of Commerce, Inc.
Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts Melon Patch Players
Lone Oak Cemetery Shady Oak Cemetery

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

POTABLE WATER GOALS, OBJECTIVES AND POLICIES

GOAL 1: To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all ~~city~~ City residents and non-residential establishments within the City of Leesburg and within the City's ~~service area~~ Interlocal Service Boundary Area (ISBA) (a.k.a. service area) in the 20-year planning horizon**,** in accordance with the five-year Capital Improvements Program and consistent with the ~~city's~~ City's consumptive use permit (94-16), ~~10Year~~ Water Facilities Work Plan, and ~~Saint~~ St. Johns River Water Management District's (SJRWMD's) regional water supply plans.

Objective 1.1: ***Potable Water Facilities.*** Based upon adopted level of service standards, the City shall annually adopt programs and activities to correct existing deficiencies in the central potable water system.

Policy 1.1.1: The City shall continue to maximize the use of its potable water treatment facilities connected to the central water system, and ultimately strive to incorporate all private systems into the unified ~~city~~ City water system.

Policy 1.1.2: The City's Level of Service for potable water supply shall be 150 gallons per person per day.

Policy 1.1.3: When evaluating well capacity, the City shall perform pump tests and use hydrogeological field information in the calculation of the system's ability to meet the level of service standard.

Policy 1.1.4: When evaluating system pump capacity, the City shall use a peak factor of 1.1 GPM per ERC in the calculation of the system's ability to meet the level of service standard.

Policy 1.1.5: The City's central system parameters shall be based on the following:

- Well field capacity shall be rated at the average daily demand and assuming the largest well-being out of service,
- High service pump capacity shall at least be equal to the maximum daily peak factor demand and assuming the largest high service pump being out of service, or have the ability to replace a failed high service pump within 24 hours, and
- The distribution system shall be designed for a minimum of thirty-eight (38) pounds per square inch (psi) delivery pressure during normal demand.

Policy 1.1.6: The City will continue to maintain its potable water treatment facilities in optimum condition by adhering to the preventive maintenance program.

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Policy 1.1.7: The City shall ~~develop and adopt~~ maintain a ~~10-Year~~ Water Supply Facilities Work Plan that identifies deficiencies of existing facilities and potable water resources, identifies feasible alternate (other) potable water sources, and defines projects and costs needed to provide adequate services to future development consistent with the Future Land Use Element and in accordance with SJRWMD regional water supply plans~~, and shall be updated every five (5) years thereafter~~.

Policy 1.1.8: The City shall implement projects identified in the five-year Capital Improvement Schedule for potable water facilities.

Policy 1.1.9: The City shall review water fee methodology and user rates annually during the budget process to insure adequate funding for treatment, storage and distribution facilities.

~~**Policy 1.1.10:** The City shall develop a system of review of individual customer water meters to ensure proper readings of those meters.~~

~~**Policy 1.1.11:** The City shall institute a replacement or "change out" schedule for meters in the field to ensure replacement at least every ten (10) years.~~

Policy 1.1.~~12~~ 10: All improvements and/or additions to potable water facilities to correct deficiencies shall be compatible and adequate to meet the adopted level of service standards. These improvements and/or additions to Potable Water facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection, specifically including the American Society of Civil Engineers and the American Water Works Association.

Objective 1.2: ***Future Potable and Nonpotable Water Facilities.*** Based upon population projections, the City shall ensure the supply and treatment of safe ~~potable~~ water supplies through the 20-year planning horizon to meet the adopted level of service standards to existing and future development in accordance with the five-year Capital Improvements Program, and consistent with the ~~Saint~~ St. Johns River Water Management District's (SJRWMD's) regional water supply plans, the ~~city's~~ City's consumptive use permit (94-16), ~~10-Year~~ Water Supply Facilities Work Plan, and with the ~~city's~~ Future Land Use Element.

Policy 1.2.1: Based upon the adopted level of service the City shall plan for replacement, expansion and extension of potable and nonpotable water facilities to meet future demands concurrent with new development.

Policy 1.2.2: The City shall plan for adequate future treatment facilities, which at a minimum will meet all Federal and State drinking water criteria.

Policy 1.2.3: The City shall implement the capital improvement schedule as needed for potable and nonpotable water facilities adopted in the Capital Improvements Element and the annual Capital Improvements Plan.

Policy 1.2.4: The City shall review the Capital Improvement Schedule annually and adopt a City Budget that prioritizes needed potable water improvements to meet the demands of future growth and approved developments.

Policy 1.2.5: ~~The city will ensure that all facilities identified as being needed in the first five years of 10-year work plan planning period be adopted as a revision to the city's 5-year Capital Improvements Plan.~~ The City shall maintain a Water Supply Facilities Work Plan that is consistent with the City's consumptive use~~r~~ permit and coordinated with SJRWMD's Central Springs / East Coast Regional Water Supply Plan (CSEC RWSP). The Water Supply Facilities Work Plan and related comprehensive plan policies will be updated, as necessary, within 18 months of an update of the CSEC RWSP that affects the City. The ~~city~~ City will ensure that all facilities identified in the first five years of the water supply facilities work plan's planning period will be adopted as a revision to the ~~city's~~ City's 5-year Capital Improvements Plan.

Policy 1.2.6: ~~The City shall prepare a 10-year Water Supply Facilities Work Plan in coordination with local governments that identifies potable water supply, infrastructure and facility projects, identify potable water sources, and estimate project costs for a 10 year planning period.~~ The City's Water Supply Facilities Work Plan (2020-2030) is incorporated into the comprehensive plan as Appendix A of the Potable Water Element.

Policy 1.2.7: ~~The City shall ensure that the 10-year Water Supply Facilities Work Plan is prepared in accordance with the SJRWMD regional water supply plans.~~ The City's Water Supply Facilities Work Plan shall identify the traditional potable water supply and alternative water supply sources, and the necessary infrastructure and facility projects (and associated costs), needed to meet the projected water supply demands for a minimum 10-year planning period.

Policy 1.2.8: ~~The city shall identify all additional potable water supply sources, infrastructure and facilities (and associated projects/costs) needed to meet water supply demands for a 10-year planning period in the prepared 10-year Water Supply Facilities Work Plan.~~ The City's Water Supply Facilities Work Plan shall describe existing and planned water supply facilities and projects, and also identify the water conservation and reuse practices necessary to meet existing and future potable and nonpotable water demands.

Policy 1.2.9: ~~The City shall ensure that the 10-year Water Supply Facilities Work Plan includes a description of existing water supply facilities and descriptions/locations of projects.~~ The City shall ensure that the selection of water supply projects in the Water Supplies Facilities Work Plan are evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments.

Policy 1.2.10: ~~The City shall ensure that the selection of water supply projects in the Water Supply Facilities Work Plan are evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments.~~ The City shall ensure that the Water Supply Facilities Work Plan includes ISBA (a.k.a. service area) and water supply demand projections for a minimum 10-year planning period.

Policy 1.2.11: The City shall ensure that the Water Supply Facilities Work Plan includes ~~service area and water supply demand projections for a 5-year, 10-year, 15-year, and 20-year planning periods~~ all relevant design projections to meet stated water supply needs, including anticipated facility permitting and construction dates, estimated facility construction costs, and fund sources.

~~**Policy 1.2.12:** The City shall ensure that the 10-year Water Supply Facilities Work Plan includes all relevant design projections to meet stated water supply needs, including anticipated facility permitting and construction dates, estimated facility construction costs, and fund sources.~~

Policy 1.2.13: The City shall make appropriate changes to the City's Comprehensive Plan's Conservation Element, Intergovernmental Coordination Element, Capital Improvements Element, Future Land Use Element, Potable Water Element, and appropriate sections of utility elements (i.e., the Sanitary Sewer, Stormwater Management elements) as necessary to support implementation of the Water Supply Facilities Work Plan goals, objectives and projects.

Objective 1.3: ***Potable Water Service Area.*** The City shall strive to provide potable water service to all development within ~~its service areas and shall discourage leapfrog and urban sprawl~~ the City's ISBA (a.k.a. service area) and shall encourage efficient, cost-effective development patterns that are consistent with the Comprehensive Plan.

Policy 1.3.1: The City shall be the provider of potable water to residents and non-residential establishments within the City's ~~service area~~ ISBA (a.k.a. service area).

Policy 1.3.2: The City shall not approve private wells for potable water use when City potable water facilities are available. When not available, the City may authorize the use of private wells for potable and nonpotable purposes by the customer. Any and all alternative uses of private wells must be approved by the City of Leesburg ~~Environmental Services~~ Public Works Department.

Policy 1.3.3 At such time as the City's potable water facilities become available to a customer residing in the City limits, said customer:

- Must connect to the City water system for potable and irrigation water purposes and ensure that all connections to City water meters have a City approved backflow prevention device properly installed (within the first 12-inches of the customer side of all City water meters) and maintained/tested by the property owner upon installation and yearly thereafter;
- May use existing active wells for agricultural and livestock support purposes, provided that a City approved backflow prevention device is properly installed (within the first 12-inches of the customer side of all City water meters) and maintained/tested by the property owner upon installation and yearly thereafter; and
- Must properly abandon all inactive wells: an inactive well is defined as any well that has not been in use for six (6) or more months.

Policy 1.3.4: Potable water facilities shall be considered "available" when they exist within 200 feet of a property. Costs associated with connection to the City's facilities shall be the responsibility of the owner and not the City of Leesburg.

Policy 1.3.5: The City shall discourage urban sprawl through the following activities:

- Require that all new developments within the City's ~~service area~~ ISBA (a.k.a. service area) connect to the City's existing centralized water supply/treatment facilities and utilize stormwater and reclaimed water for all irrigation needs, if available;
- The City shall only provide service to those areas included in the City's delineated ~~Service area~~ ISBA (a.k.a. service area);

- The City shall not allow new development in the ~~Service area~~ ISBA (a.k.a. service area) to utilize individual private wells for water service; and,
- When reviewing applications for development orders within the City limits, the City shall consider impact on the environment, including the ability to be served by the City's existing water facilities.

Objective 1.4: ***Potable Water Conservation.*** The City shall maintain initiatives to conserve potable water resources, which ensure that existing level of service standards for potable water do not fluctuate higher than 37.5 gallons per person per day.

Policy 1.4.1: The City shall maintain a progressive water rate structure to ensure conservation of potable water and to provide an incentive for the use of treated wastewater (reclaimed water) for irrigation purposes.

Policy 1.4.2: The City shall maintain the reclaimed wastewater effluent program whereby wastewater is treated to standards consistent with Florida Department of Environmental Protection (FDEP) requirements for "unrestricted public access" irrigation of private and public areas, so that potable water is not used for irrigation in areas where reclaimed water is available.

Policy 1.4.3: The City shall continue to maintain a reclaimed water master plan for use in planning expansions to the existing reclaimed water system.

Policy 1.4.4: The City shall implement the five-year capital improvement schedule for reclaimed water facilities adopted in the Capital Improvements Element, as well as the annual Capital Improvement Plan.

Policy 1.4.5: The ~~city~~City shall have the authority to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any ~~city~~ City ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the ~~city's~~ City's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be

disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the ~~city manager~~ City Manager).

- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of ~~the city commission~~ City Commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the ~~city~~ City.

Policy 1.4.6: The City shall require that all new developments which contain or abut existing or planned future extensions of the City's reclaimed water distribution system connect to the reclaimed water system for residential, commercial and common area irrigation uses, at the developer's expense, when available.

Policy 1.4.7: The City shall maintain specific requirements for the use of low consumption plumbing devices in the Code of Ordinances, consistent with ~~requirements of the State Water Conservation Act (Chapter 553.14, FS)~~ water conservation practices of the City and St Johns River Water Management District .

Policy 1.4.8: The City shall adhere to St. Johns River Water Management District emergency water shortage restrictions when mandated by the District.

Policy 1.4.9: The City shall conduct annual water audits on per capita potable water consumption to determine if consumption is being reduced and adjust the ~~city's~~ City's water use rate structure accordingly to maintain per capita consumption at or below previous levels.

GOAL2: Provide adequate delivery and distribution of potable water to meet fire protection demand within the City of Leesburg and the City's ~~service area~~ ISBA (a.k.a. service area).

Objective 2.1: ***Fire Protection.*** The City shall monitor, evaluate, repair and replace, as needed, the existing water delivery and distribution system facilities identified in the ~~10-year~~ Water Supply Facilities Work Plan to ensure the system can deliver the needed gallon per minute flows to meet fire protection demands.

Policy 2.1.1: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy 2.1.2: The City of Leesburg ~~Environmental Services~~ Public Works Department shall continue to conduct fire flow testing of hydrants to ~~endure~~ ensure adequate system capacity.

Policy 2.1.3: The City shall extend water distribution mains to areas within the ~~City's service area~~ City's ISBA (a.k.a. service area) and provide adequate fire protection service to residents and non-residential establishments located within the ~~service area~~ ISBA (a.k.a. service area) provided the residents/developers participate in the costs.

Policy 2.1.4: Fire flow levels of service shall be based upon delivery of ~~500~~ 750 GPM for residential and 1000 GPM for multi-family and commercial developments with a required residual pressure of twenty (20) psi. developments with a required residual pressure of twenty (20) psi.

Potable Water Data Appendix

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the data regarding for the City of Leesburg's potable water facilities are provided below.

Table 5-1: City of Leesburg Water Treatment Facilities – 2023

Water Treatment Plant	Address	Permitted Capacity
Leesburg Main System	223 South 5th Street Leesburg, Florida 34748	17.424 MGD
Lake Square Mall / Leesburg East	10401 South Highway 441 Leesburg, Florida 34788	1.607 MGD

Airport / Leesburg East	10401 South Highway 441 Leesburg, Florida 34788	1.074 MGD
Highland Lakes	26800 Cash Court Leesburg, Florida 34748	3.38 MGD
Royal Highlands	21747 Royal St. Georges Lane Leesburg, Florida 34748	2.16 MGD
The Plantation	25201 US Highway 27 Leesburg, Florida 34748	3.2 MGD
TOTAL		**28.845 MGD**

Source: 2023 "City of Leesburg 10-Year Water Supply Facilities Work Plan" by Dewberry Engineers Inc.

Table 5-2: Existing Groundwater Wells

Wellfield	Well Name	Capacity	Casing Diameter	Casing Depth	Total Depth
City of Leesburg Main Wellfield	B - Main	1070 GPM	12 inches	94 feet	352 feet
	D - Main	900 GPM	12 inches	98 feet	272 feet
	F - Main	1350 GPM	16 inches	93 feet	321 feet
	G - Main	1350 GPM	8 inches	851 feet	938 feet
	H - Main	2100 GPM	24 inches	230 feet	840 feet
	I - Main	2100 GPM	24 inches	322 feet	738 feet
Mall & Airport Wellfield	A - Airport	1000 GPM	12 inches	236 feet	368 feet
	B - Mall	1500 GPM	24 inches	350 feet	555 feet
Highland Lakes Wellfield	A - Highland Lakes 1	1500 GPM	12 inches	355 feet	650 feet
	B - Highland Lakes 2	1500 GPM	12 inches	200 feet	600 feet
	C - Highland Lakes 3	1500 GPM	12 inches	550 feet	900 feet
Royal Highland Wellfield	A - RH1	700 GPM	12 inches	150 feet	265 feet
	B - RH2	700 GPM	12 inches	150 feet	400 feet
	RH3	3000 GPM	18 inches	700 feet	1200 feet
Plantation at Leesburg Wellfield	W1	750 GPM	10 inches	75 feet	275 feet
	W2	1500 GPM	10 inches	190 feet	380 feet
	W5	1500 GPM	12 inches	71 feet	405 feet

Source: 2023 "City of Leesburg 10-Year Water Supply Facilities Work Plan" by Dewberry Engineers Inc.

Table 5-3: Average Daily Demand by Month (2022-2023)

Treatment Plant	Year	Average Daily Treatment Volume (MGD)											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Leesburg Main System	2022	4.58	4.74	4.70	4.89	4.87	5.18	4.63	4.55	4.25	4.32	4.18	4.22
	2023	4.15	4.21	4.61	4.88	4.73	4.51	4.56	4.73	4.46	4.36	4.35	4.15
Lake Square Mall / Leesburg East	2022	0.23	0.41	0.30	0.66	0.54	0.09	0.58	0.69	0.50	0.61	0.39	0.31
	2023	0.30	0.57	0.80	0.88	0.85	0.73	0.67	0.54	0.55	0.63	0.48	0.40
Airport / Leesburg East	2022	0.16	0.12	0.26	0.24	0.49	0.76	0.24	0.20	0.30	0.24	0.34	0.36
	2023	0.33	0.35	0.40	0.33	0.44	0.39	0.40	0.62	0.52	0.41	0.49	0.37
Highland Lakes	2022	0.71	0.77	0.82	0.95	1.07	1.10	0.92	1.01	0.81	0.98	0.81	0.74
	2023	0.72	0.83	1.09	1.12	1.13	1.05	0.99	1.10	0.86	0.94	0.88	0.74
Royal Highlands	2022	0.40	0.46	0.48	0.68	0.79	0.78	0.59	0.64	0.46	0.51	0.42	0.39
	2023	0.35	0.49	0.70	0.77	0.69	0.63	0.65	0.67	0.56	0.68	0.56	0.45
The Plantation	2022	0.81	0.86	0.91	1.13	1.22	1.23	1.04	1.09	0.89	1.16	0.90	0.84
	2023	0.84	0.97	1.22	1.29	1.18	1.18	1.15	1.23	1.02	1.16	1.01	0.87

Source: FDEP Monthly Operating Reports

Table 5-4: Current Average Daily Water Demand (2023)

Treatment Plant	Current Demand(1)	Number of Connections(2)	Population Served(2)
Leesburg Main	4.48 MGD	12,905	45,168
Leesburg East(3)	1.04 MGD	2,764	9,674
Highland Lakes	0.95 MGD	1,624	3,248
Royal Highlands	0.60 MGD	1,223	2,446
The Plantation	1.09 MGD	2,856	5,141

(1) 2023 average daily demand
(2) As of December 2023
(3) Total demand of Mall and Airport

Table 5-5: Current Level of Service

Current Demand	Population(1)	Level of Service
8.16 MGD	47,112	173.2 gpdpc

(1) Based on population forecast in "City of Leesburg 10-Year Water Supply Facilities Work Plan" by Dewberry Engineers Inc.

Table 5-6: Water Demand Projections (Leesburg Main, Leesburg East, Highland Lakes, Royal Highlands)

	2023	2025	2030	2035	2040	2045
Residential Connections (ERCs)	20,265	22,486	28,176	31,678	35,678	40,671
Average Daily Demand (MGD)	7.27	8.06	10.10	11.36	12.76	14.58

Source: SJRWMD CUP 94-17, Form E (Public Supply)

Table 5-7: Water Demand Projections (Plantation at Leesburg)

	2022	2027	2032	2037
Residential Connections (ERCs)	2,808	2,808	2,808	2,808
Average Daily Demand (MGD)	1.41	1.41	1.41	1.41

Source: SJRWMD CUP 2718-12, Form E (Public Supply)

Edits to City of Leesburg Growth Management Plan, Element 5: Potable Water

B. POTABLE WATER INVENTORY

1.

c.

(1) Water treatment Plants

(a) City of Leesburg Water Treatment Plant

The City of Leesburg Main Water Treatment Plant is located in the historic downtown area of the City. This facility services the downtown portion of the City and the immediately surrounding areas and was constructed in 1982. The maximum FDEP permitted and design capacity of this treatment plant is currently 17.424 million gallons per day (MGD). The current average demand on the plant is 4.48 million gallons per day. This plant has several support facilities including: two (2) twelve-inch wells rated at 1,070 gpm and 900 gpm, two (2) 24-inch wells, both rated at 2,100 gpm, one (1) sixteen-inch well rated at 1,350 gpm, one (eight -inch well rated at 1,350 gpm, two (2) above ground storage tanks (0.5 and 0.2 million gallon capacity), and two (2) ground storage tanks (1.5 million gallon capacity).

(b) Leesburg East Treatment System

The Leesburg East Water Treatment System consists of two separate plants located at the Lake Square Mall and at the Leesburg Airport. Together, these facilities service the eastern portion of the City and were constructed in 1980 and 1984 respectively. The maximum FDEP permitted and design capacity for the Leesburg East System (both treatment plants combined) is 2.681 million gallons per day. The current demand on the plants is 1.04 million gallons per day. The Lake Square Mall plant has one (1) 24-inch well rated at 1,500 gpm, and one 0.15 million gallon above ground storage tank. The Airport plant has one (1) twelve-inch well rated at 1,000 gpm, and two (2) 10,000-gallon hydrostatic storage tanks. Two (2) additional twelve-inch wells have been proposed, one (1) the Lake Square Mall plant and one (1) at the Airport plant, each rated at 1,500 gpm.

(c) Highland Lakes Treatment System

The Highland Lakes plant is located at the Highlands Lakes development~~.~~ and was constructed in 1990. The maximum permitted and design capacity of this treatment plant is 2.68 million gallons per day. The current demand on the plant is 0.95 million gallons per day. The plant has three (3) twelve-inch wells rated at 1,500 GPM, and one 0.20 million gallon above ground storage tank. One (1) additional twelve-inch well has been proposed rated at 1,500 gpm.

(d) Royal Highland Treatment System

The Royal Highlands Plant is located at the Royal Highlands development and was constructed in 1996. The maximum FDEP permitted and design capacity of this treatment plant is 2.160 million gallons per day. The current demand on the plant is 0.60 million gallons per day. The plant has two (2) twelve-inch wells rated at 700 gpm, one twelve-inch well rated at 1,500 gpm, and one 0.50 million gallon ground storage tank.

(e) The Plantation Treatment System

The Plantation Plant is located at the Plantation at Leesburg development and was constructed in 1985. The plant was transferred to the City in 2007. The maximum FDEP permitted and design

capacity of this treatment plant is 3.2 million gallons per day. The current demand on the plant is 1.09 million gallons per day. The plant has two (2) twelve-inch wells, one (1) ten-inch well, and one ground storage tank.

The maximum pumping capacity of Leesburg Main, Leesburg East, Highland Lakes, and Royal Highlands treatment plants is limited by the City of Leesburg's Consumptive Use Permit (permit no. 94) as issued by the St. Johns River Water Management District (SJRWMD). This permit, which expires in 2030, allows for a combined annual withdrawal from the Floridan Aquifer of 3332.82 million gallons from 2020 to 2030. A separate consumptive use permit (permit no. 2718) limits withdrawals at the Plantation treatment plant to 516.41 million gallons per year.

Combining all systems, the City has five (5) above ground storage tanks, three (3) ground storage tanks, and two (2) hydrostatic tanks connected to the central system as described above. One of the ground storage tanks is located at the Royal Highlands plant which is not connected to the other three systems.

.....

(5) Public Level of Service
The central system currently treats an average of 8.16 million gallons per day of potable water. The existing level of service for potable water demand is calculated by dividing the volume of water treated and pumped by the City's population. The current level of service provided in 2023 is 175 gallons per capita per day based on population forecasts in the 10-Year Water Supply Facilities Work Plan.

Potable Water Glossary

- **Aquifer:** A body of permeable (allows liquids or gases to pass through) rock which can contain or transmit groundwater.
- **Aquifer Recharge:** Manmade processes or natural processes enhanced by humans that convey water underground.
- **Booster Pump:** A device that increases low water pressure and flow.
- **Consumptive Use Permit:** Allows the holder to withdraw a specified amount of water from the ground (aquifers) or a canal, lake or river (surface water) for reasonable-beneficial uses.
- **Distribution Capacity:** The ability of a distribution network to handle the value and variety of products that flow through it.
- **Drawdown:** The amount of water removed from the aquifer and stored in your well.
- **Equivalent Residential Connection (ERC):** A unit of potable water, reclaimed water, or wastewater capacity which is equivalent to the annual average number of gallons per day of service that is attributable to a detached single-family residence.
- **FDEP:** Florida Department of Environmental Protection
- **GPM:** Gallons per Minute
- **Hydrostatic Tank:** Of or relating to fluids at rest or to the pressures they exert or transmit.
- **Impact Fee:** A one-time capital charge imposed on developers by municipalities to help fund the capital cost of the additional public services,

infrastructure, or transportation facilities necessitated by, and attributable to, new development.

- **Infiltration Basin:** A shallow impoundment that infiltrates stormwater into the soil.
- **Interlocal Agreement:** A specialized type of contract to exchange goods and services with other government agencies.
- **Low Density Residential:** Residential areas occupied primarily by single-family homes together with the essential services and compatible public facilities.
- **Medium Density Residential:** Residential areas occupied by a variety of housing types in accordance with the growth management plan. The development intensity and character of the district are compatible with single-family development and the level of essential services and public facilities are similar to those within a single-family area.
- **Potable Water:** Potable water, also knows as drinking water, comes from surface and ground sources and is treated to levels that meet state and federal standards for consumption.
- **Pumping Capacity:** The maximum flow rate through a pump at its design capacity.
- **Reclaimed Water:** Water which starts out as domestic wastewater (sewage), but is then treated and tested to use for specific purposes.
- **Safe Yield Withdrawal:** The amount of groundwater that can be withdrawn from a groundwater basis over a period of time without exceeding the long-term recharge of the basin or unreasonable affecting the basin's physical and chemical integrity.
- **Spring Drawdown:** The process whereby the water level on a lake or pond controlled by a dam, or other structure is lowered and held at a reduced level for some period of time, typically for several months to two years depending on the goals of the project.
- **Stormwater Recharge:** Captured stormwater that is used for future production. Some examples of recharge projects include stormwater capture through centralized spreading basins, dry wells, or infiltration galleries.
- **Surficial Aquifer:** Shallow aquifers typically less than 50-feet thick.

- **Transmissivity:** The degree to which a medium allows something, in particular electromagnetic radiation, to pass through it.
- **Usage rate:** Water actually used by end users (e.g. households, services, agriculture, industry) within a territory for a specific purposes such as domestic use, irrigation or industrial processing.
- **Vertical Hydraulic Conductivity:** The volume of water per unit of time passing through a unit section of area under a unit hydraulic gradient at the existing kinematic viscosity.
- **Water Main:** An underground pipe that delivers a steady supply of clean drinking water to service connections (such as residences and businesses).
- **Water Treatment Plant:** A destination where wastewater moves to once it leaves home and businesses through sewage pipes. The water is made safe for consumption through 5 major unit processes, which include chemical coagulation, flocculation, sedimentation, filtration, and disinfection.
- **Wellfield:** The area surrounding a permitted well where 100,000 gallons or more of potable water is pumped out of the ground per day.
- **Wellhead:** A durable PVC and holds a cap that keeps debris out of the well.

Potable Water
Related Jurisdictions

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

State Government:

Florida Department of Environmental Protection (FDEP)
https://floridadep.gov

Regional Agencies:

St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Potable Water
Water Supply Facilities Work Plan

Exhibit A

Dewberry

REFERENCE NO. 50155794

CITY OF LEESBURG 10-YEAR WATER SUPPLY FACILITIES WORK PLAN

(2020-2030 Planning Period)

AUGUST 2023

Dewberry

ORIGINAL

Dewberry

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

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Dewberry

City of Leesburg

10-year Water Supply Facilities Work Plan

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5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

1. Introduction and Background

1.1 Introduction

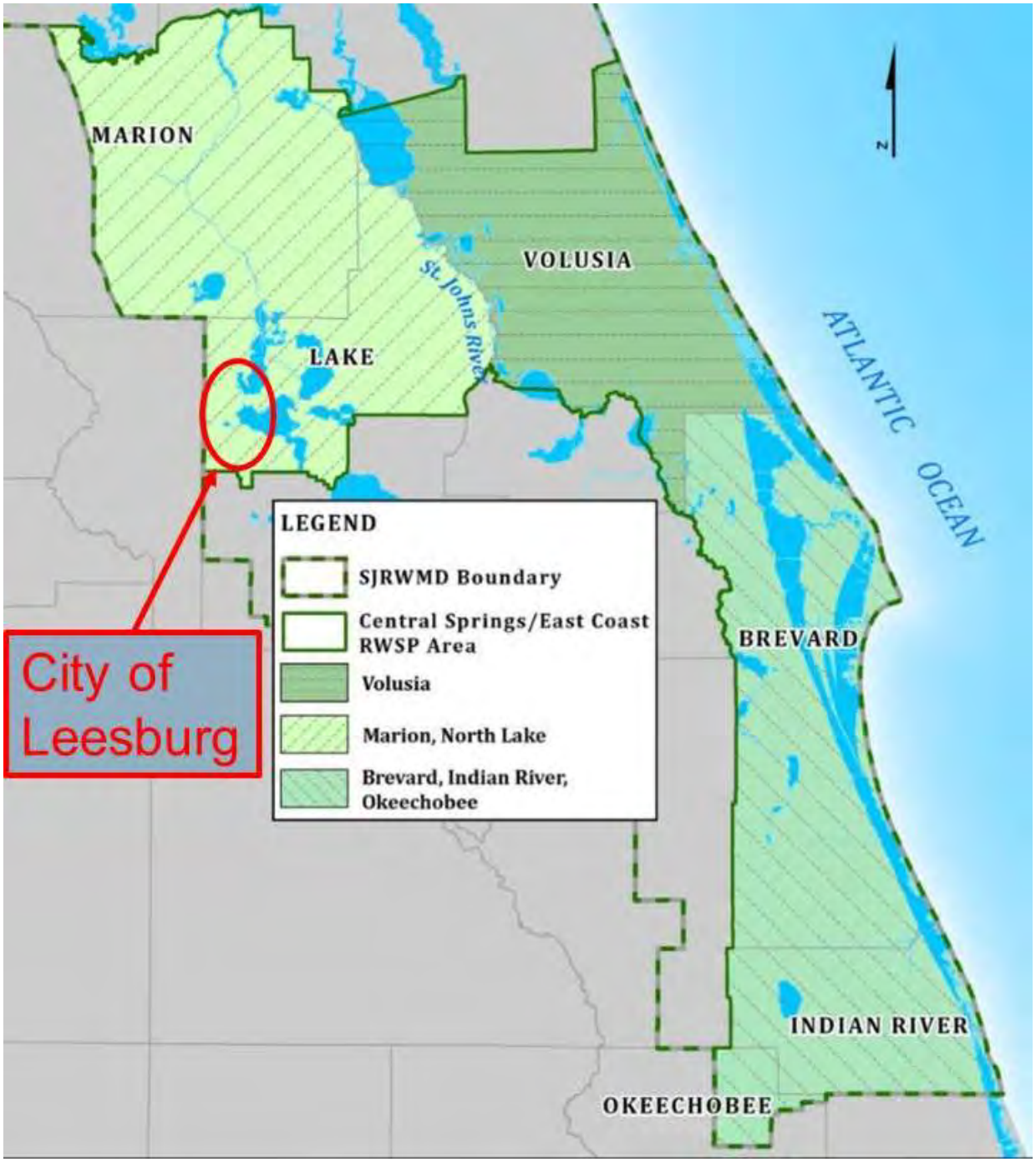
Each of the five water management districts within the state of Florida must periodically evaluate whether adequate water supplies exist to meet the needs of their areas. This re-evaluation typically occurs once every five years. If a district finds that the water supply will not be adequate, it must prepare a regional water supply plan (RWSP) that identifies ways in which water supply needs can be met for the next 20-years. Section 373.709, Florida Statutes (F.S.), provides the framework for an RWSP's scope, analysis, implementation, and process. The City of Leesburg is located within the Central Springs/ East Coast (CSEC) water supply planning region. The CSEC RWSP was approved by the St. Johns River Water Management District's (SJRWMD or District) Governing Board on February 8, 2022. Each local government that falls within an area subject to a regional water supply plan is required to amend its Comprehensive Plan to adopt a Water Supply Facilities Work Plan (WSFWP) covering at least a ten-year period. WSFWPs address the water supply sources and facilities necessary to meet the local government's existing and projected water use needs.

The City of Leesburg (City) authorized Dewberry Engineers, Inc. to prepare a 10-Year WSFWP in response to SJRWMD's requirement to adopt an updated WSFWP to the City's Comprehensive Plan within 18 months of SJRWMD's Governing Board approval of the CSEC regional water supply plan. This planning region includes Marion and north Lake counties, Volusia County, Brevard County, Indian River, and Okeechobee counties. The location of this planning region is shown in Figure 1.1. The City of Leesburg is generally located in the northern portion of this planning region in southwestern portions of Lake County. This CSEC RWSP was developed for a 20-year planning horizon (2020-2040) through a collaborative effort between the SJRWMD, counties and local municipalities, public supply utilities, and a variety of different stakeholders. The CSEC RWSP resource assessment, conducted by the SJRWMD, results state that this planning region cannot rely solely on groundwater for the projected future demands without causing unacceptable harm to environmentally sensitive water resources, such as lakes, springs, and wetlands.

The CSEC RWSP contains an assessment of projected water demands and potential sources of water to meet regional water supply demands through 2040. The City's updated WSFWP must:

- Cover a 10-year planning period,
- Identify alternative and traditional water supply projects, and
- Identify conservation and reuse measures needed to meet projected future demands.

Figure 1.1 Central Springs and East Coast Regional Water Supply Planning Region



1.2 Background

The Florida Legislature enacted bills during the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, particularly Senate Bills 360 and 444, enacted during the 2005 legislative session, strengthened the statutory links between the RWSPs, prepared by the water management districts, and the Comprehensive Plans, prepared by local governments, through changes to Chapters 163 and 373, F.S. These changes improved coordination between local land use planning and regional water supply planning efforts.

The Florida Legislature established a water supply planning process for local governments through the Community Planning Act [Chapter 163, F.S.] and Water Resources Act [Chapter 373, F.S.]. A local government's Comprehensive Plan provides guidelines for development of the community and includes the projects, programs, and timeframes to implement the plan elements. Under Section 163.3177(6)(c)3., F.S., local governments are required to update their Comprehensive Plans within 18 months after the District's Governing Board approves the applicable RWSP. WSFWP updates are comprehensive plan amendments, as required by Section 163.3184, F.S. Every seven years, local governments are required to complete an Evaluation and Appraisal Review (EAR) of their comprehensive plan to address new statutory requirements and local government conditions.

Within 18-months following approval of a RWSP, local governments must develop and adopt a Comprehensive Plan Amendment consistent with the plan amendment process in Section 163.3184, F.S. The amendment must include updates to the local government's WSFWP, as outlined in Section 163.3177(6)(c)3., F.S., and be consistent with the water resource and water supply development projects listed in the RWSP. The WSFWP must also cover at least a 10-year planning period and identify alternative and traditional water supply development as well as conservation and reuse projects needed to meet the community's projected future demands.

Local governments required to adopt a water supply work plan must comply with the following statutory requirements for water supply and facility planning.

1. Coordinate appropriate aspects of their comprehensive plan with the appropriate water management district's regional water supply plan. [Section 163.3177(4)(a), F.S.].
2. Revise the Potable Water Sub-Element to adopt a WSFWP covering at least a 10-year planning period to meet existing and projected demand. The WSFWP should address those water supply facilities for which the local government has responsibility and include the facilities needed to develop alternative water supplies. The WSFWP should also identify conservation and reuse measures to meet future needs. [Section 163.3177(6)(c), F.S.].
3. Revise the Conservation Element to assess current and projected water needs and sources for at least a 10-year planning period. The analysis must consider the existing levels of water conservation, use, and protection and the applicable policies of the water management district, and the District's approved RWSP. In the absence of an approved RWSP, the analysis must consider the District's approved water management plan. [Section 163.3177(6)(d)3, F.S.].
4. Revise the Capital Improvements Element to identify capital improvements projects to be implemented in the first 5-years of the RWSP for which the local government is responsible, including both publicly and privately funded water supply projects necessary to achieve and maintain adopted level of service standards; and adopt a capital improvements 5-year schedule should include those projects as either funded or unfunded, and if unfunded, given a level of priority for funding. [163.3177(3)(a)4, F.S.].

5. Revise the Intergovernmental Coordination Element to adopt principles and guidelines to be used to coordinate the Comprehensive Plan with the regional water supply authority (if applicable) and with the applicable RWSP. [163.3177(6)(h)1, F.S.].
6. During the Evaluation and Appraisal Review, determine if Comprehensive Plan Amendments are necessary to reflect statutory changes related to water supply and facilities planning since the last update to the Comprehensive Plan. If necessary, transmit the amendments to incorporate the statutory changes as appropriate. [Section 163.3191(1) and (2), F.S.].

On October 12, 2009, the City of Leesburg entered into a Stipulated Settlement Agreement (SSA) with the State of Florida, Department of Community Affairs (Amendment Number 09R1). All parties agreed to the SSA to avoid lengthy litigation and related expenses of a trial. This SSA states the City of Leesburg was not in compliance with their proposed Plan Amendments (cycle 06-1 and 07-1), which were proposed on September 27, 2007, and February 28, 2008, due to inadequate supply of potable water to developments proposed as part of their land use changes. The Department of Community Affairs (DCA) stated in the SSA that the proposed amendments were not consistent with the following:

1. State Comprehensive Plan,
2. Chapter 9J-5, Florida Administrative Code,
3. Chapter 163, Part II, Florida Statutes,
4. Chapter 187, Florida Statues, and
5. Potable Water Policy, Future Land Use Policy, and Capital Improvements Policy, which were adopted by the City.

The SSA resolved objections related to several Large-Scale Amendments (developments), adopted by the City between 2006 and 2007, which were found to be in non-compliance by DCA.

To resolve the concerns specified by the DCA, the City was required to take corrective action within 60-days as identified in Exhibit B of the SSA, rescind eleven different ordinances previously adopted by the City Commission, and adopt a 10-Year WSFWP (Exhibit C of the SSA), which incorporated multiple elements of the City's Comprehensive Plan. The City completed these items within 60-days to comply with the SSA.

1.3 Purpose of the Water Supply Facilities Work Plan (WSFWP)

The purpose of the WSFWP is to strengthen coordination between the City's existing and future land use planning responsibilities to provide sustainable growth of essential infrastructure services as defined in the City's current Comprehensive Plan. The WSFWP also strengthens local water supply facilities planning activities with regional water resource development responsibilities relative to the approved water management district's 2022 CSEC RWSP planning efforts.

1.4 Goal and Objective

The goal is to develop an updated WSFWP, covering a 10-year planning period, for possible construction of water supply facilities This will include the development of alternative water supply, conservation, and reuse projects that could be necessary to serve existing and future new developments within the City's Water Interlocal Service Boundary Area (ISBA) (a.k.a. service area).

The objective of the WSFWP is to identify capital improvements needed to develop, treat, and deliver alternative supplies that are necessary to serve existing and future new development for a 10-year planning period. The WSFWP also includes conservation measures and reuse supplies that can be used to off-set demand for new water. Section 163.3177(3)(a)4, F.S. requires Capital Improvement Element to be revised to include the capital improvements needed in the first five years of the WSFWP, which must be included in the 5-year schedule.

The WSFWP addresses facilities for which the City is responsible. The WSFWP is intended to strengthen the coordination between local government land use planning responsibilities, water supply facilities planning activities, and water resource development responsibilities of the SJRWMD.

2. Existing System and Water Supply Facilities

2.1 Potable Water System

The City of Leesburg is located in the northwestern region of Lake County. The City's potable water ISBA (service area) consists of a mix of industrial, commercial, and multi-family and single-family residential uses. Potable water is provided to City's customers via retail service connections. The City is solely responsible for its water production and distribution facilities.

Since 2010, the ISBA (service area) for the City has expanded significantly due to growth. This expansion has generally occurred south of Lake Harris. Most of the expansion occurred both north and south of the Florida Turnpike in this region. More recently, expansion of the ISBA (service area) is mostly occurring east of US 27 and north of the Florida Turnpike.

Significant expansion has also occurred north of Lake Harris between Lake Griffin and Lake Eustis. **Figure 2.1** shows the expanded service area boundaries (ISBA) since the last WSFWP in 2009. The SJRWMD issued the Consumptive Use Permit (CUP-94-12) on November 16, 2010. The City also accepted responsibility of the potable water system for the Plantation at Leesburg (CUP 2718) development in 2007 (CUP 2718-10).

A current service area map is provided as **Figure 2.2,** which shows the current ISBA (service area) as of 2023 with the potable water system. The service area for The Plantation at Leesburg is incorporated as shown in **Figure 2.2.**

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Figure 2.2 Expanded Interlocal Service Boundary Area (a.k.a. service area) since 2010

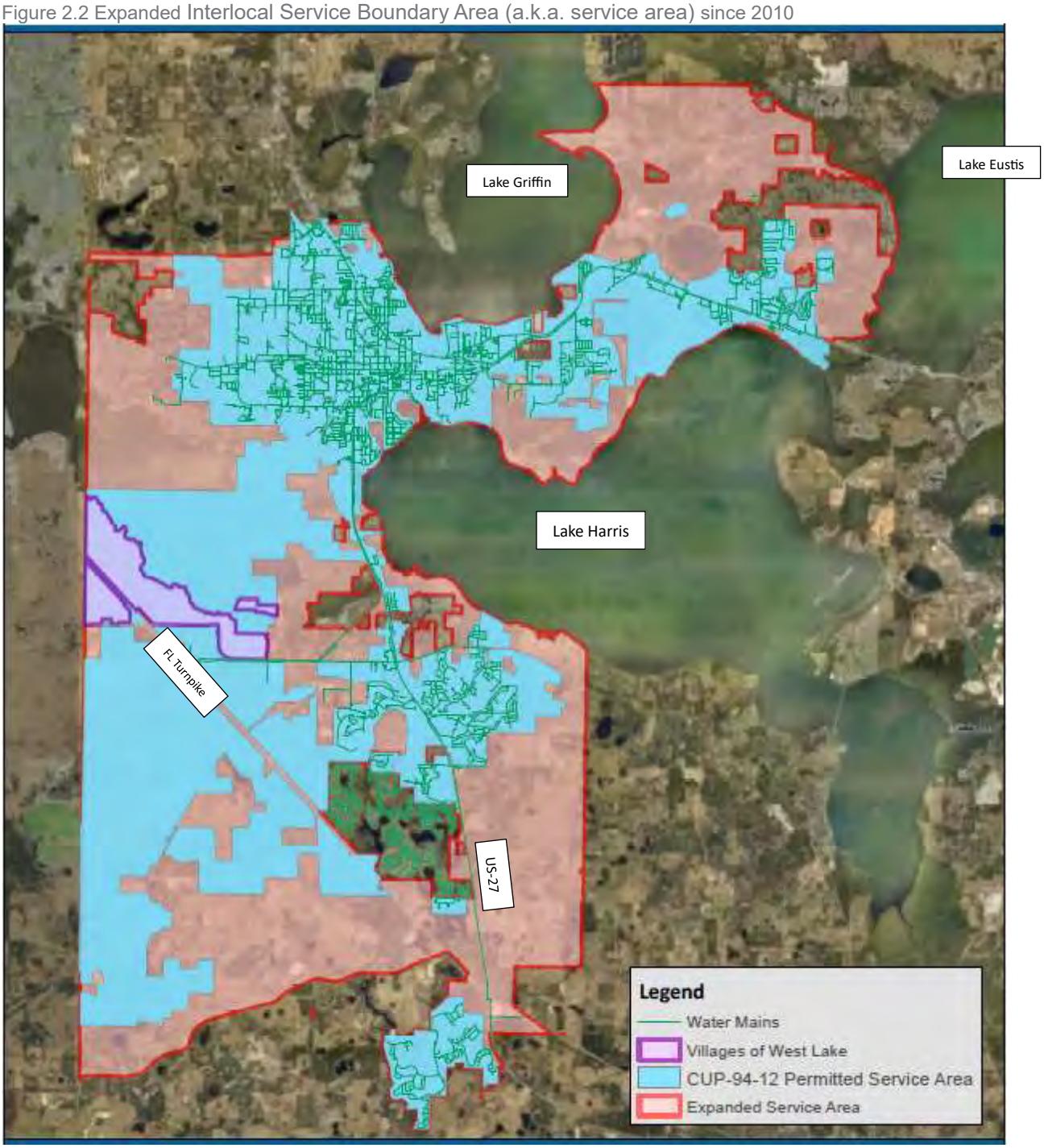
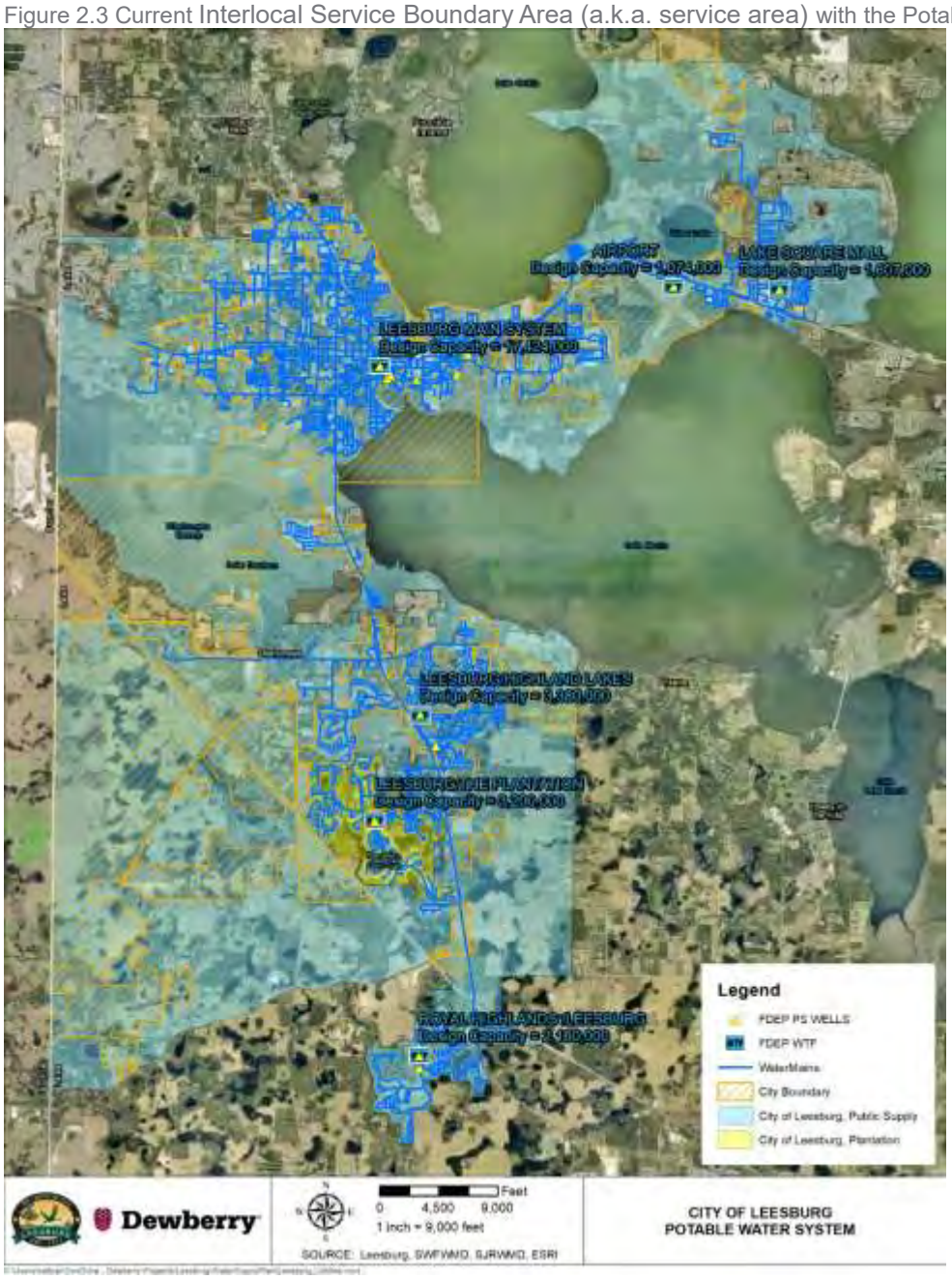


Figure 2.3 Current Interlocal Service Boundary Area (a.k.a. service area) with the Potable Water System



The potable water source originates from four different wellfields located within the ISBA (service area): Royal Highland Wellfield, Airport and Mall Wellfield, Highland Lakes Wellfield, and the City's Main Wellfield. The City of Leesburg Public Supply Legacy Wellfield is also listed, primarily because it has an older legacy well (see **Table 2.4**); however, this wellfield was abandoned on January 24, 2019, and is no longer active. **Tables 2.1** through **2.6** below provide the details associated with each of these wellfields.

Table 2.1 Royal Highland Wellfield

ROYAL HIGHLAND WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22437	A-RH1	700	12	150	265	Active
22440	B-RH2	700	12	150	400	Active
35294	RH3	3000	18	700	1200	Active

Table 2.2 Airport & Mall Wellfield

AIRPORT & MALL WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22439	B-Mall	1500	24	350	555	Active
22441	A-Airport	1000	12	236	368	Active
243002	C-Airport	1500	12	570	800	Proposed
243003	D-Mall	1500	12	590	800	Proposed

Table 2.3 Highland Lakes Wellfield

HIGHLAND LAKES WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
10353	A-Highland Lakes 1	1500	12	355	650	Active
10354	B-Highland Lakes 2	1500	12	200	600	Active
34530	C-Highland Lakes 3	1500	12	550	900	Active
243001	D-Highland Lakes 4	1500	12	550	800	Proposed

Table 2.4 City of Leesburg Public Supply Legacy Wellfield

CITY OF LEESBURG PUBLIC SUPPLY LEGACY WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22488	A-Legacy	1500	10	250	450	Abandoned

Table 2.5 Main Wellfield

MAIN WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22448	B-Main	1070	12	94	352	Active
22445	D-Main	900	12	98	272	Active
22444	F-Main	1350	16	83	321	Active
22443	G-Main	1350	8	851	938	Active
22442	H-Main	2100	24	230	840	Active
22438	I-Main	2100	24	322	738	Active

Table 2.6 Plantation at Leesburg Wellfield

PLANTATION AT LEESBURG WELLFIELD						
DISTRICT ID	WELL NAME	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	SOURCE	STATUS
39545	Well W1	10	75	275	Floridan Aquifer	Active
39546	Well W2	12	190	380	Floridan Aquifer	Active
39549	Well W5	12	71	405	Floridan Aquifer	Active

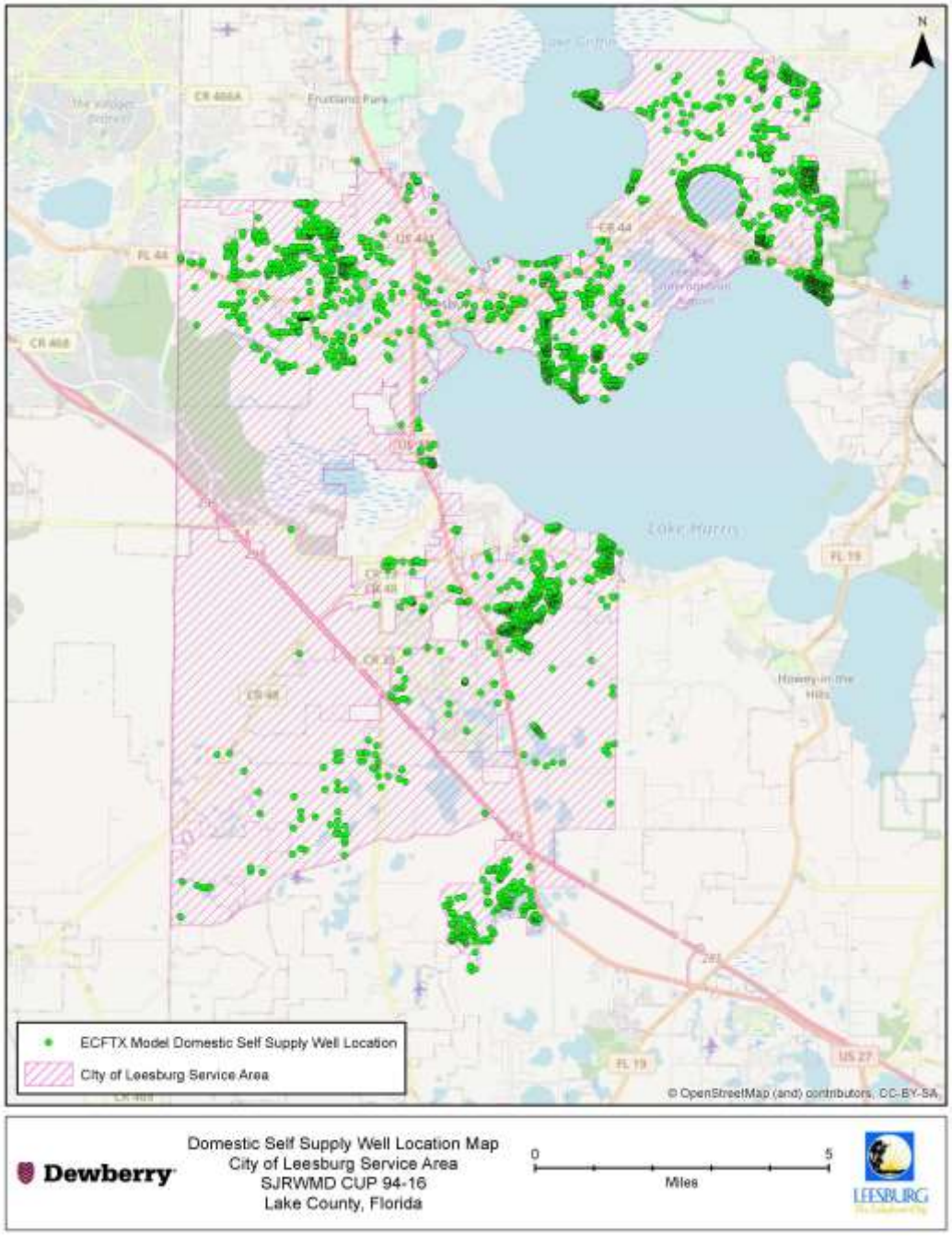
The active wells provide water to the six (6) water treatment plants (see **Figure 2.2** above) where the water is treated to meet state water quality drinking standards and then distributed throughout the City's distribution system to end users. Three of these plants are located north of Lake Harris while the other three are located south of Lake Harris. **Table 2.7** provides the pertinent name and details for each water treatment plant along with the population served. This table also depicts the number and types of storage facilities: ground storage tanks, elevated storage tanks, or hydropneumatics tanks.

Table 2.7 Potable Water Treatment Plants and Storage Facilities

CITY OF LEESBURG – POTATBLE WATER SYSTEM (TREATMENT PLANTS AND STORAGE FACILITIES)								
ID	NAME	POPULATION SERVED	PRIMARY	PLANT NAME	PLANT DESIGN CAPACITY	ASSOCIATED WELLS	CUP	STORAGE TYPE PER AERIAL
3350745	City of Leesburg	43,243	Municipal/ City	Leesburg Main System	17,424,000	6 active wells (8 permitted)	94	2-Ground Storage Tanks
3351566	Leesburg East (2WPS)	9,636	Municipal/ City	Lake Square Mall	1,607,000	1 active well	94	Elevated Storage Tank
3354869	Leesburg/ Highland Lakes	2,446	Municipal/ City	Leesburg/ Highland Lakes	3,380,000	3 active wells	94	Ground Storage Tank
3354929	Leesburg/ Royal Highlands	3,252	Municipal/ City	Leesburg/ Royal Highlands	2,160,000	3 active wells	94	Ground Storage Tank
3351566	Leesburg East (2WPS)	9,636	Municipal/ City	Airport	1,074,000	1 active well	94	2-Hydropneumatic Tanks
3354650	Leesburg/ The Plantation	5,141	Subdivision	Leesburg/ The Plantation	3,200,000	3 active wells	2718	Ground Storage Tank

Other potable wells within the City's ISBA (service area) include domestic self-supply (DSS) wells. The location and distribution of these DSS wells are shown in **Figure 2.3** below. These are the DSS wells that were existing as of 2017.

Figure 2.4 Domestic Self Supply Wells



2.2 Non-Potable Water System

The City currently has two (2) different reclaimed water plant facilities. These two plants, along with their permitted capacity, current expansion capacity and their current reuse capacities and projected permitted capacities, are show in Table 2.8. The locations of these two plants with the entire reclaimed water distribution system are identified on Figure 2.4. The Canal Street Wastewater Treatment Facility is currently operating within its permitted capacity of 3.5 million gallons per day MGD and no expansion of this plant is proposed in the future. The Turnpike Wastewater Treatment Facility (WWTF) is also operating within its current permitted capacity of 4.5 MGD. An expansion of the Turnpike WWTF is proposed, and design is underway with construction completion targeted before the end of 2025. This expansion will increase the permitted capacity from 4.5 to 6 MGD.

Table 2.8 Wastewater Treatment Plants and Reclaimed Water

WASTEWATER TREATMENT PLANT CAPACITIES CURRENT AND PROJECT RECLAIMED WATER CAPACITIES				
WATER TREATMENT PLANT ID	PERMITTED CAPACITY (MGD)	CURRENT EXPANSION CAPACITY	CURRENT REUSE CAPACITY (MGD)	PROJECTED PERMITTED CAPACITY (MGD)
Canal Street Wastewater Treatment Facility	3.5	0	3.5	0
Turnpike Wastewater Treatment Facility	4.5	6	4.5	6

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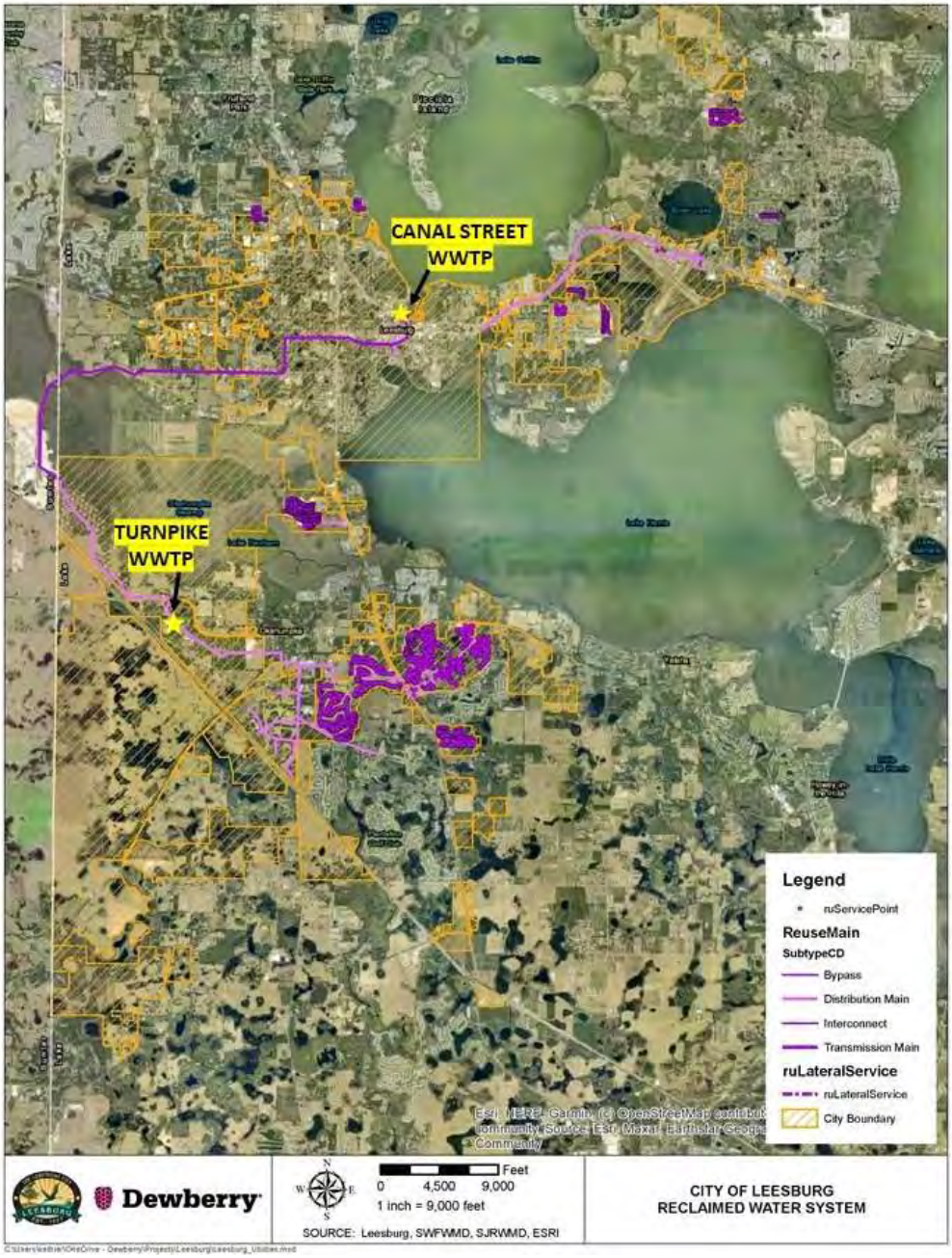
Figure 2.5 City of Leesburg Reclaimed Water System



3. Projected Demands and Supplies

3.1 Existing Water Use Permits

St. John River Water Management District issued permit number 94-16 on August 23, 2018. The consumptive use permit authorized average annual withdrawal of 9.13 million gallons per day (MGD) of groundwater for household, commercia/industrial, landscape irrigation, water utility and fire protection. This allocation was expected to serve a projection population of 44,953 people in 2020. This permit also authorized the distribution of 1.38 mgd of reclaimed water. The City's ISBA (service area) associated with the 2018 permit modification has expanded significantly since 2010 (see Figure 2.1 above).

A separate consumptive use permit (CUP 2718-11) was issued to the Plantation at Leesburg on September 9, 2014, for the withdrawal of 516.41 million gallons per year (1.41 mgd average annual) of groundwater from the Floridan Aquifer for public supply use.

3.2 Proposed Water Use Permits

The City is in the process of preparing a CUP application to submit an individual permit modification to SJRWMD to increase its currently permitted allocation associated with CUP 94-16. Pre-application coordination has been ongoing between the City of Leesburg, its consultant (Dewberry), and regulatory staff at SJRWMD. This individual permit modification to CUP 94-16 is expected to be submitted late summer or early fall of 2023. The increase in allocation is needed to address the increase in the City's projected demand for water within their ISBA (service area) for new construction and for approximately 55 proposed new developments that are in the process of receiving City approvals.

The City of Leesburg also submitted a renewal to CUP 2718 on June 8, 2022, to request a renewal to their existing public water supply permit. This request for renewal is currently pending with SJRWMD staff (CUP 2718-12).

3.3 Raw Water Allocation Supply System

The following tables depict the raw water allocation approved for each wellfield as outlined in CUP 94-16. These allocations are based on the previously permitted allocation authorized through 2030.

Since the City of Leesburg is also the owner and operator of the public water supply for the Plantation at Leesburg (CUP 2718-11), the raw water allocation associated with this permit is also incorporated in **Table 3.1**. The total raw water allocation for CUP 94-16 is 9.13 MGD and 1.41 MGD for CUP 2718-11.

Table 3.9 City of Leesburg Public Supply Allocation

RAW WATER ALLOCATION BY WELLFIELD - CITY OF LEESBURG					
WELLFIELD NAME	NO. OF WELLS PUMPED	CUP #	COMBINED TOTAL ALLOCATION (MGY)	ANNUAL AVERAGE (MGD)	PERMITTED ALLOCATION PRESENT-2030 (MGD)
Royal Highland Wellfield	3	94-16	302.22	0.83	0.83
Airport and Mall Wellfield	2	94-16	613.20	1.68	1.68

Highland Lakes Wellfield	3	94-16	386.75	1.06	1.06
Legacy Wellfield	0	94-16	0.00	0	0
Main Wellfield	6	94-16	2697.20	7.39	7.39
Total Allocation		94-16		**9.13**	**9.13**

Table 3.10 Plantation at Leesburg Allocation

RAW WATER ALLOCATION BY WELLFIELD - CITY OF LEESBURG					
WELLFIELD NAME	**NO. OF WELLS PUMPED**	**CUP #**	**COMBINED TOTAL ALLOCATION (MGY)**	**ANNUAL AVERAGE (MGD)**	**PERMITTED ALLOCATION PRESENT-2030 (MGD)**
Plantation At Leesburg	3	2718-11	516.41	1.41	1.41

3.4 Population and Water Demand Projections

3.4.1 Population Forecast/Projections

Population and water use demands in the City have been increasing significantly over time. The future population projections outlined in the CSEC RWSP are provided in Table 3.3 from 2020-2040. This population forecast data was approved by SJRWMD on February 8, 2022, when the RWSP was approved by the SJRWMD Governing Board. To be consistent with the RWSP, the City is using this data to demonstrate that they have sufficient capacity to serve the existing population from 2020-2030.

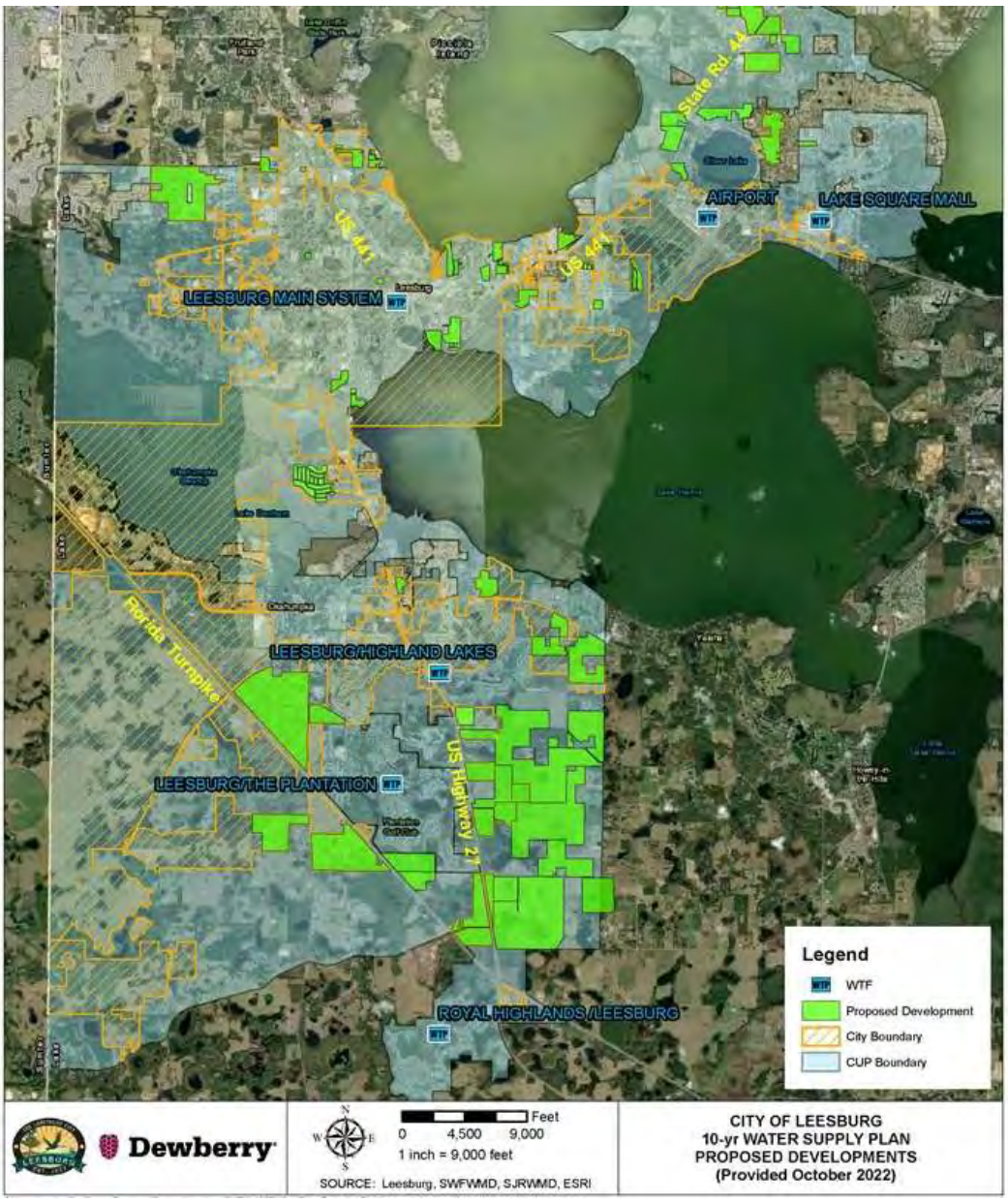
Table **Error! No text of specified style in document.**.11 City of Leesburg Population Forecast (2020-2040)

CITY OF LEESBURG POPULATION FORECAST (2020-2040)		
YEAR	POPULATION ESTIMATE SERVED FOR LEESBURG	POPULATION ESTIMATE SERVED PLANTATION AT LEESBURG
CUP #	94	2718
2020	38,692	5061
2025	44,288	5063
2030	49,806	5063
2035	55,877	5063
2040	62,073	5063
Source: Central Springs/East Coast Regional Water Supply Plan		

Within the last 5 years, there has been a significant increase in new developments that have been constructed within the unincorporated portions of the City's ISBA (service area). There has also been a significant increase of proposed new developments that are in the process of receiving development approval from the City. The City's approval process for establishing entitlements and receiving development approvals requires review by planning and zoning staff, development review committee, public works staff (to ensure adequate availability of water/sewer capacity), surveying (plat and common areas dedicated to the City), Department of Economic Opportunity, and City Commission before final development approvals are granted.

Figure 3.1 shows the location of approximately 55 new proposed developments that are in the process of being approved by the City. Most of the proposed new developments are expected to be located within the southern portions of the ISBA (service area), east of US Highway 27, and along the Florida Turnpike. Less intense development is also clustered at the northern boundary of the ISBA (service area) near State Road 44. Most of these new developments are within the unincorporated portions of the ISBA (service area).

Figure 3.6 Proposed New Development within the Interlocal Service Boundary Area (a.k.a. service area)



3.4.2 Historical Potable Water Demands

Historical demands from the wellfields have been increasing over time from 2011 through 2022. **Table 3.4** shows the permitted and historical withdrawals for each wellfield. All of the withdrawals are within the permitted allocations authorized in the consumptive use permit. The main reason for the increase in demand over time is a direct result of new developments constructed and significant infilling has occurred within the City's ISBA. Most of the new developments since 2010 have occurred primarily in two different locations within the City's ISBA (service area): (1) the region located north of Lake Harris between Lakes

Griffin and Eustis, and (2) the region located north and south of the Florida Turnpike and east of the US 27 corridor (see Figure 2.1 which shows the City's expanded service area).

The historical demands for the Plantation at Leesburg development, which the City now owns and operates, are also provided from 2011-2022. All of these annual withdrawals (**Table 3.5**) from this wellfield are shown in Table 3.5 and are within the permitted allocation for CUP 2718-11.

Table **Error! No text of specified style in document.**.12 Leesburg (CUP 94) Historical Water Use 2011-2022

PERMITTED AND HISTORICAL WITHDRAWALS IN MGD										
YEAR	MAIN WELLFIELD		ROYAL HIGHLAND WELLFIELD		HIGHLAND LAKES WELLFIELD		AIRPORT AND MALL WELLFIELD		TOTAL WITHDRAWAL	
	Actual Use	Permitted Use	Actual Use	Permitted Use	Actual Use	Permitted Use	Actual Use	Permitted Use	Actual Use	Permitted Use
2011	3.88	5.32	0.82	0.88	0.63	0.92	0.73	1.44	6.06	7.28
2012	3.53	5.40	0.70	0.80	0.67	1.06	0.62	1.56	5.52	7.48
2013	3.52	5.67	0.69	0.91	0.95	1.06	0.73	1.58	5.89	7.69
2014	3.83	5.90	0.66	0.88	0.93	1.06	0.53	1.63	5.95	7.89
2015	4.05	6.15	0.71	0.85	0.63	1.06	0.46	1.66	5.85	8.10
2016	4.78	6.40	0.78	0.83	0.64	1.06	0.53	1.68	6.73	8.31
2017	4.84	6.64	0.74	0.83	0.42	1.06	0.46	1.68	6.46	8.51
2018	4.60	6.90	0.64	0.83	0.37	1.06	0.52	1.68	6.13	8.72
2019	4.67	7.14	0.47	0.83	0.82	1.06	0.43	1.68	6.39	8.92
2020	4.52	7.39	0.55	0.83	0.83	1.06	0.46	1.68	6.36	9.13
2021	4.75	7.39	0.56	0.83	0.82	1.06	0.45	1.68	6.58	9.13
2022	4.59	7.39	0.55	0.83	0.89	1.06	0.75	1.68	6.78	9.13

Table **Error! No text of specified style in document.**.13 Historical Water Use from 2011-2022 for Plantation

PERMITTED AND HISTORICAL WITHDRAWALS IN MGD		
YEAR	PLANTATION WELLFIELD	
	Actual Use	Permitted Use
2011	1.38	1.41
2012	1.25	1.41
2013	1.17	1.41
2014	1.07	1.41
2015	1.17	1.41
2016	1.31	1.41
2017	1.22	1.41
2018	1.14	1.41
2019	1.11	1.41
2020	1.00	1.41
2021	0.96	1.41
2022	1.00	1.41

3.4.3 Potable Water Demand Forecast

Table 3.6 represents the water demand forecast for the City's ISBA (service area) through the year 2030. This table demonstrates that the City has sufficient water to meet future demands through 2030 for both

94-16 and 2718. As mentioned previously in this work plan, the City is currently in the process to applying for a renewal of their CUP 2718 for the Plantation at Leesburg. The City is also in the pre-application phase to request an individual permit modification to CUP 94 to increase in their permitted allocation to meet their anticipated demands through 2045.

Table **Error! No text of specified style in document.**.14 City of Leesburg Potable water Demand Forecast

CITY OF LEESBURG POTABLE WATER DEMAND FORECAST						
	LEESBURG			PLANTATION AT LEESBURG		
YEAR	2020	2025	2030	2020	2025	2030
POPULATION SERVED	38,692	44,288	49,806	5,061	5,063	5,063
AVERAGE DAILY DEMAND (GPD)	7,040,000	8,060,000	9,060,000	1,220,000	1,220,000	1,220,000
DEMAND PER CAPITA (GPD)	182	182	182	241	241	241
AVAILABLE FACILITY CAPACITY (GPD)	25,645,000	25,645,000	25,645,000	3,200,000	3,200,000	3,200,000
FACILITY CAPACITY SURPLUS	18,605,000	17,585,000	16,585,000	1,980,000	1,980,000	1,980,000
PERMITTED AMOUNT (GPD - ANNUAL AVERAGE)	9,130,000	9,130,000	9,130,000	1,410,000	1,410,000	1,410,000
PERMITTED SURPLUS	2,090,000	1,070,000	70,000	190,000	190,000	190,000

These projected demands within the City's ISBA (service area) are considered permanent demands with minor fluctuations in seasonal demands occurring during the spring. The City does not experience large fluctuations in seasonal demands associated with tourism.
These demands are consistent with the CSEC RWSP and the City will be able to meet these demands through 2030. The City is in the process of applying for a permit modification (CUP 94) to increase their permitted allocation to meet the future demand, beyond 2030, due to the significant growth occurring within the City's ISBA.

The City continues to provide potable water to various developments within the unincorporated areas of Leesburg. New developments continue to expand as identified in Sections 2 and 3.4 above. The unincorporated areas that the City provides water to are shown as opaque aqua colored areas outside of the yellow cross-hatched areas (representing the municipal boundaries) in Figure 2.2 above.

3.5 Non-potable Water Supplier(s) and Service Agreements

The City currently has a bulk rate service agreement for reuse water with the Villages (a.k.a. Southeast Wildwood Water Conservation Authority, LLC). This agreement with the Villages reserves 1.5 – 2 MGD (maximum month average daily flow) of reuse water for the City and provides the remaining (up to 6.5 MGD (Average Annual Daily Flow) to the Villages master reuse system. The most recent reclaimed water

bulk agreement was signed on October 10, 2022, which identifies the point of delivery to a lined pond and includes various monitoring and operating protocols. This reuse distribution covers approximately 1,376 acres within the Villages and is associated with the City's PAR system.

In 2022, the City provided approximately 1.90 MGD of reclaimed water to the Villages master reuse system. In 2023, Ordinance 2023-28 was approved by the City to provides nonexclusive non-potable irrigation water to Wildwood Utility Dependent District for a period of 40 years within The Villages. The Villages development is located within unincorporated Lake County. This development boundary is shown in purple on Figure 2.1 and is referred to as The Villages of West Lake.

The City provides reuse water from either the Turnpike WWTP and/or Canal Street WWTP within the municipal city limits and then it is distributed north long the Turnpike into a holding pond where it is distributed into the master reuse system to end users.

Arlington Ridge Community Development District (CDD) is a large development located south of Lake Harris that is also part of the City's PAR system. The City provides 1000 gallons of reuse using a 3-tier rating system. The base rate provides the lowest cost per gallon up to 1000 gallons and then the rate increases depending on the monthly usage over the base rate. Reuse water for this development is within the municipal city limits and is distributed from the Turnpike WWTP. The City provides reuse water to Arlington Ridge's onsite pond which is then distributed to reuse end users in the development. In 2022, the City provided approximately 0.27 MGD of reuse water to the Arlington Ridge Development. All reuse users associated with PAR are subject to Ordinance 03-89 which pertains to charges for reuse water. This ordinance set the initial rates and it gives the City Manager the authority to change rates for end users.

Table 3.7 below shows the total reuse that has been provided by the City to the two largest developments. Reuse delivered to The Villages did not begin until the end of 2020. In November and December of 2020, the City delivered an average of 2.72 MGD of reuse water to The Villages.

Table **Error! No text of specified style in document.**.15 Reuse delivered to Arlington Ridge and The Villages

REUSE DELIVERED LARGEST REUSE USERS			
YEAR	ARLINGTON RIDGE (MGD)	THE VILLAGES (MGD)	TOTAL REUSE (MGD)
2010	0.36	NA	0.36
2011	0.40	NA	0.40
2012	0.33	NA	0.33
2013	0.32	NA	0.32
2014	0.29	NA	0.29
2015	0.30	NA	0.30
2016	0.40	NA	0.40
2017	0.39	NA	0.39
2018	0.35	NA	0.35
2019	0.38	NA	0.38
2020	0.29	2.72	3.01
2021	0.23	1.80	2.03
2022	0.27	1.90	2.17

3.6 Non-potable Water Sources, Demand, Supply, Services and Facilities

Leesburg has two (2) wastewater treatment facilities that interconnect to serve the public access reuse systems within the City and to the SSUC. New developments continue to expand as identified in Sections 2 and 3.4 above and are incorporated into the wastewater collection and treatment system to expand the reclaimed water supplies.

3.7 Needs Assessment

An expansion of the Turnpike WWTF is ongoing. Design was recently completed and construction is anticipated to be completed by the end of 2025, This expansion will increase the permitted capacity from 4.5 to 6 MGD. This increase in permitted capacity will reduce the potable demand in the future.

The City has performed a needs assessment through 2030 and determined that it has sufficient plant capacity to handle future demands and flow. Once the individual permit modification has been granted to CUP 94, the City intends to modify this WSFWP with the next cycle of the CSEC RWSP to identify potential new projects that may be needed to meet future demands and flows beyond 2030.

3.8 Conclusion

The information contained in Section 3 of this work plan demonstrate that water supply sources and infrastructure are adequate to meet the projected demand for the planning period (2020 through 2030) when considering the City's currently ongoing Consumptive Use Permitting application and the planned efforts that result from the finalized CUPs.

4. Summary of Historical Usage, Level of Service (LOS), and Concurrency

4.1 Summary of Historical Usage

Historically the City's potable water demands continue to increase as new residential developments are added within the ISBA (service area). Currently, the City has the ability to meet its current demand for potable water. From 2001 to 2022, the historical potable water use from the City's main wellfields has increased from 6.06 to 6.78 MGD. The historical use from the Plantation wellfield has decreased slightly from 1.38 MGD in 2011 to 1.00 MGD in 2022. Based on the developments the City has recently approved or in are submitted for approval, the City expects the demand for potable water to increase in the near future. For additional details regarding historical potable water demands from each wellfield, please see Section 3.4.2 above.

4.2 Level of Service and Concurrency

The City is ultimately responsible for authorizing development within its municipal limits. If a commercial development is located along one of the major roadway corridors (e.g., US 27, Highway 441, etc.) within the City's municipal boundaries, then the City requires the development to be annexed. The City and Lake County (County) do not have a formal agreement for development approvals within unincorporated areas in the City's ISBA (service area). In lieu of a formal agreement, Lake County and the City coordinate by using a Utility Notification Form developed by Lake County's Planning and Zoning Department. This form is used to verify whether the City has availability to provide water and sewer for different land use types (single-family, multi-family, duplex or commercial) and seeks approval/disapproval from the City before development is authorized by Lake County. Typically, large scale developments are annexed into the City to connect to water and sewer. For smaller developments, the County coordinates with the City to determine well or septic connection availability based on the distance from the City's existing water and sewer system. For unincorporated areas within the City's ISBA (service area), connections must be further than 1,000 feet from sewer and 300 feet from potable water lines for well approval. A copy of this Utility Notification Form is provided in **Appendix A**.

All future development and redevelopment in the City shall be compatible with the adopted LOS standards as outlined in the Potable Water Element of the City's Comprehensive Growth Management Plan. A table is included that provides a summary of the LOS for the Potable Water Element in **Table 4.1**.

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require the City's comprehensive plan and land development regulations ensure adequate water supplies and facilities are available to serve new developments no later than the date the City anticipates issuing a certificate of occupancy. In addition, the City shall plan for replacement, expansion, and extension of potable water facilities to meet future demands concurrent with new development. Policy 1.2.1 addresses water supply concurrency statute provisions.

> **Policy 1.2.1:** Based upon the adopted level of service the City shall plan for replacement, expansion, and extension of potable water facilities to meet future demands concurrent with new development.

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Table 4.16 Potable Water Level of Service

CITY OF LEESBURG - POTABLE WATER LEVEL OF SERVICE			
COMPONENT	LEVEL OF SERVICE STANDARD/GOAL	OBJECTIVE OR POLICY	LEVEL OF SERVICE GOAL MET
Potable Water Supply	Potable Water Supply Shall Be 150 gallons /person/day	Policy 1.1.2	Yes
Well Capacity	City Shall Perform Pump Tests and Use Hydrogeological Field Info In the Calculation of the System's Ability to Meet the LOS standard	Policy 1.1.3	Yes
System Pump Capacity	City Shall use a Peak Factor of 1.1 GPM per ERC in the Calculation of the System's Ability to Meet the LOS Standard	Policy 1.1.4	Yes
Future Potable Water Facilities	City Shall Plan for Replacement, Expansion and Extension of Potable Water Facilities to Meet Future Demands Concurrent with New Development	Policy 1.2.1	Yes
Potable Water Service Area	The City Shall Strive to Provide Potable Water Service to All Development Within its ISBA (service area)	Objective 1.3	Yes
Potable Water Conservation	Wastewater is treated to standards Consistent with FDEP requirements for "Unrestricted Public Access" so Potable Water Is Not Used for Irrigation	Policy 1.4.2	Yes
Fire Protection	Delivery of 500 GPM With a Residual Pressure of 20-Pounds per Square Inch (psi) for Residential Development	Policy 2.1.4	Yes
Fire Protection	Delivery of 1000 GPM With a Residual Pressure of 20 psi for Multi-Family and Commercial Developments	Policy 2.1.4	Yes

5. Alternative Water Supply (AWS), Water Supply Projects and Capital Improvements

5.1 Alternative Water Supply

The City provides public access reclaimed (PAR) water and bulk rate reclaimed water. The demand for PAR use has increased significantly since 2011. **Table 5.1** shows that public access reclaimed water use increased from 1.21 MGD in 2011 to 3.50 MGD in 2022. Reclaimed water from bulk rate reclaimed increased from 0.36 MGD in 2010 to 2.17 MGD in 2022. Details regarding the existing bulk rate agreements are identified above in Section 3.5.

The City continues to explore different options for expanding the reclaimed water system and has an approved budget for the upcoming expansion. The City's wastewater treatment plants are currently operating at their permitted capacities for reuse water. The Canal Street Wastewater Treatment Facility has a permitted and reuse capacity of 3.5 MGD and does not have the space or capacity for future expansion. The Turnpike WWTF has a permitted and reuse capacity of 4.5 MGD and has an expansion capacity of up to 6 MGD. As outlined in Section 2, an expansion of the Turnpike WWTF is currently proposed, which is currently underway, and construction is expected to be completed in 2025. Once completed, the total reuse capacity will be 9.5 MGD.

The City has eliminated the use of the north spray field and minimizes the use of its south spray field. The south spray field is used for effluent disposal and has an existing underdrain system. This underdrain system is designed to help the City manage wet season water flows when end users are not using reclaimed water due to the wet season or large rainfall events. This underdrain system also assists in recharging the Surficial Aquifer and adjacent wetlands systems associated with the Okahumpa Swamp. The direct surface water discharge from the south spray field to the adjacent wetlands, previously permitted, has since been eliminated.

Table 5.17 Public Access Reclaimed Water

PUBLIC ACCESS RECLAIMED WATER	
YEAR	RECLAIMED WATER USE (MGD)
2011	1.21
2012	1.41
2013	1.24
2014	1.34
2015	1.44
2016	1.53
2017	1.38
2018	1.89
2019	2.80
2020	3.43

2021	3.43
2022	3.50

5.2 Water Supply Projects and Capital Improvements

Currently, the Central springs/East Coast regional water supply plan approved by SJRWMD in February of 2022 does not include any project options for the City of Leesburg for future alternative water supply projects. It is anticipated that the City will provide additional feedback to SJRWMD during the next regional water supply planning cycle to include any new projects the City is targeting to expand its efforts to expand the availability of potable and reclaimed water project options for alternative water supply.

Capital improvements anticipated over the next 10 years related to water facilities involve expansion of the City's main lines. Capital improvements necessary to develop, treat, and deliver traditional supplies to serve existing and new developments for a 10-year planning period are identified in this plan, including expansion of existing water mains, fire protection improvements, rehabilitation of wells, and maintenance of existing storage facilities.

Expansion of the City's main supply lines are proposed at four different areas along with the replacement of an existing 10-inch main on US 27. The City has also proposed fire protection improvements over $100,000 this budget year (2022-2023) and $1million in additional fire protection improvements in budget year 2023-2024. An additional $25,000 is budgeted annually to provide fire protection hydrant replacements.

Rehabilitating existing wells maintenance is a flat cost over the next 11-years at $75,000 annually to ensure the production capabilities of the wells are maintained over time. Water treatment facilities maintenance is also a flat cost of $100,000 each year. The Highland Lake Ground Storage Tank will also cost nearly $2 million from 2022-2024. The City's proposed 2023-2033 Water Capital Improvements Plan is included in **Table 5.1**. Altogether, the City is proposing to spend over $30 million during the next 10-11 years for water related items.

A planning level assessment was performed for improvements to existing facilities and/or potential new facilities. High level cost estimates for these improvements include planning, design, and construction for each fiscal year (**Table 5.1**). Following completion of the request to increase the City's allocation with the ongoing the CUP modification, any necessary improvements will be determined and implemented. Once the necessary improvements are determined, the costs to implement these improvements will be approved by the City Commission and formally incorporated into the City's budget.

Currently, the largest capital improvement project is the $40 million Turnpike WWTP (Phase 2) construction expansion. This budgeted item is included for years 2023-2025 - see Wastewater Capital Improvement Plan shown in **Table 5.2**. With this Phase 2 expansion of the Turnpike WWTP, the City will be expanding its reuse capacity from 4.5 MGD to 6 MGD. This expansion will provide additional reclaimed water that will be relied upon to meet future demands. Additional capital improvement items are also identified for lift station rehabilitation, pump packages, discharge pipe replacement, and Vitrified Clay Pipe. Overall, the City has a draft budget to spend over $28 million during the next 10-11 years for wastewater items related (**Table 5.2**).

Table 5.18 Water Capital Improvement Plan (2022-2031)

CITY OF LEESBURG - CAPITAL IMPROVEMENT PLAN (FISCAL YEARS 2022-31)

WATER

	ADOPTED	PROPOSED	PROPOSED							
	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29	Fiscal Year 2029-30	Fiscal Year 2030-31	Fiscal Year 2024-31 TOTAL
Project Description										
Capital Projects & Purchases										
Mains								1,000,000	1,000,000	2,000,000
Highway 441-Perkins to Newell Hill	300,000		3,000,000	1,000,000						4,000,000
US 27 South St to Citizens Blvd							1,500,000			1,500,000
Dixie 27 to Canal					200,000	2,000,000	2,000,000			4,200,000
Carver Heights - Thomas to 27					1,000,000	2,000,000	2,000,000			5,000,000
Replace 10" Main on Hwy 27 (Middlesex to CR 48)		3,000,000								0
Treadway School Road Main Extension	574,149									0
Fire Protection Improvements				1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Walmart Loop (Thomas to 441)	100,000	350,000								0
Michigan Ave		250,000								0
Sunnyside		450,000								0
Stock Subdivision		100,000	1,000,000							1,000,000
Ford F450 4x4 with utility body	75,000									0
Capital Maintenance Projects										0
Well Rehabilitation	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	525,000
Elevated Tank Inspection & Rehab	75,000				75,000				75,000	150,000
Water Treatment Facility Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Highland Lake Ground Storage Tank	980,000	1,000,000								0
Fire Protection Hydrant Replacements	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	175,000
Elevated Tower Mall & Newell Hill Repainting		250,000						250,000		250,000
Main Water Treatment Plant GST Repainting		50,000					50,000			50,000
[1] Planning Level Water Treatment Plant Improvements/New Facility			500,000	500,000	5,000,000	500,000	500,000	7,000,000	500,000	14,500,000
Fund Total	2,304,149	5,650,000	4,700,000	2,700,000	7,475,000	5,700,000	7,250,000	9,450,000	2,775,000	40,050,000
Funding Source										
Impact Fees	980,000									-
Renewal & Replacement	1,324,149	3,200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,400,000
Current Revenue										-
To be determined		2,450,000	4,500,000	2,500,000	7,275,000	5,500,000	7,050,000			26,825,000
Total Funding Sources	2,304,149	5,650,000	4,700,000	2,700,000	7,475,000	5,700,000	7,250,000	2,200,000	2,275,000	28,225,000

1 Following completion of individual modification request of the CUP, any necessary improvements to the water treatment plants will be determined and implemented. High level estimates were included to cover planning, design and construction. Once the determination of necessary improvements has been completed, these costs will require City Commission approval to formally incorporate these costs into the City's budget.

Table 5.19 Wastewater Capital Improvements Plan (2022-2031)

CITY OF LEESBURG - CAPITAL IMPROVEMENT PLAN (FISCAL YEARS 2022-31)											
		ADOPTED	PROPOSED	PROPOSED							
		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Totals
		2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2024-31
WASTEWATER	**Project Description**										
	Capital Projects & Purchases					2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
	Line under Building		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,400,000
	Perkins to SR46 line relocation			2,000,000	2,000,000						4,000,000
	Forcemain South 27 Replacement (RH to S TP)	967,000									
	Venetian Isles System Upgrade		2,500,000								
	Southern Corridor Forcemain Bypass		16,000,000								
	Misc Tools & Equipment		100,000								
	Treatment plants:										
	Turnpike Plant	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
	Canal St Plant	136,000	821,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
	Canal St Biosolids Trailer		36,075								
	Turnpike Biosolids Trailer		36,075								
	Turnpike Plant Expansion Phase 2		20,000,000	20,000,000							20,000,000
	Capital Maintenance Projects										
	Lift station rehabilitation	250,000	650,000	650,000	650,000	650,000	500,000	500,000	500,000	500,000	3,950,000
	Pump Packages	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	280,000
	Discharge pipe replacement/line wet wells	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
	Vitrified Clay Pipe	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
	Fund Total	1,643,000	40,633,150	23,240,000	3,240,000	3,240,000	3,090,000	3,090,000	3,090,000	3,090,000	42,080,000
	Funding Source										
	Renewal & Replacement	1,643,000	40,633,150	23,240,000	3,240,000	3,240,000	3,090,000	3,090,000	3,090,000	3,090,000	42,080,000
	Turnpike Expansion Funds	5,500,000									0
	Villages Land Sale Proceeds	1,115,817									0
	Impact Fees	384,183									0
	To be determined		0								0
	Total Funding Sources	8,643,000	40,633,150	23,240,000	3,240,000	3,240,000	3,090,000	3,090,000	3,090,000	3,090,000	42,080,000

6. Water Conservation and Reuse Practices

6.1 Water Conservation Practices

The City implements and promotes water conservation practices, including some enabled by the comprehensive plan policies. The City's Potable, Conservation and Aquifer Elements have multiple different policies related to water conservation, which require the use of low-water consumption plumbing devices, conducting water audits, etc. to further reduce water consumption. The City is required to maintain a Water Conservation Plan in accordance with the St. Johns River Water Management District (District) consumptive use permit (CUP) requirements. It also requires strict adherence to regional water shortage restrictions imposed by the St. Johns River Water Management District throughout the year and during significant drought events.

The City also promotes water conservation through its development regulations and other initiatives. The City provides implements water conservation using a 5-prong approach as follows:

1. Water conservation through a public education program;
2. An outdoor water use reduction program;
3. A rate structure to promote efficient use of water;
4. A water loss reduction program; and,
5. An indoor water use reduction program.

6.1.1 Public Education Program

The City's public outreach and education program is implemented by a full-time Water Conservation Specialist and distributed among several Public Works Department staff. The public outreach and education program consist of the following elements:

- Public service announcements (PSAs)
- Lake Front TV - cable channel operated by the City
- Water Conservation related videos from various sources
- St. Johns River Water Management District (free videos)
- University of Florida Institute of Food and Agricultural Sciences (IFAS) free audio
    - Irrigation Association (free audio)
    - American Water Works Association (AWWA) videos for purchase
    - Partnered PSAs with other Lake County utilities, including Fruitland Park, Howey-in-the-Hills, Minneola, Groveland, and Mascotte
- School Outreach
    - Drop Savers Water Conservation Poster Contest
    - The Great Water Odyssey – interactive web-based educational program (grades 3-5)
    - City's NPDES permit requires public outreach and education
- Landscape Demonstrations
    - Maintaining a City implemented demonstration garden
- Water Conservation Exhibits - to raise community awareness
    - Fix a Leak week
    - Water Conservation Month
    - Smart Irrigation Month
- Water Conservation Articles
- Water Conservation Speakers
- High Water Users Notifications

6.1.2 Outdoor Water Use Reduction Program

The City promotes efficient outdoor water use with the following educational materials and resources provided on the City's website which includes a list of outdoor water conservation tips, list of irrigation restrictions and schedule that follow the adopted SJRWMD restrictions, information on benefits of Florida-Friendly Landscaping, and information on buying or building rain barrels. Fliers are also displayed at City Hall, Resource Centers, and the Library and replenished weekly.

- Irrigation System Evaluations – includes strategies to improve efficiency and reduce demand through a rebate program.
- Landscape Irrigation Rule – enforcement of landscape irrigation rule limits irrigation to 1-2 days per week in accordance with City ordinance.

- Development Codes – Section 25-327 requires new developments to adhere to landscape policies
- Web-Based Resources
  - Water conservation tips
  - Mandatory restrictions on irrigation (limited to certain days and hours)
  - Florida-Friendly Landscaping link
  - City's incentive and rebate programs
  - Home-based water consumption evaluations
- Employee Education

6.1.3 Rate Structure

Inclining block water rate structures send a price signal to the most inefficient water users and encourage water conservation. Current water rates updated in November of 2022 are provided below and apply to all customers with individual water meters. These rates vary depending on volume of usage and whether the customer is located inside or outside of the municipal boundaries.

6.1.4 Water Loss Reduction Program

The City performs water audits in accordance with SJRWMD CUP requirements. Although the CUP does not require that the City perform water audits for submittal to SJRWMD for CUP compliance purposes, the City periodically performs water audits for internal uses.

6.1.5 Indoor Water Use Conservation Program

The City provides water conservation incentives through rebates for indoor water-saving fixtures. The rebates currently available for existing construction include:

- Indoor rebates are offered for water efficient toilets showerheads, and bathroom faucets. All WaterSense® labeled fixtures meet the rebate requirements; however, the WaterSense® label is not required.
- To qualify for a water efficient toilet rebate: Customers must have a pre-installed toilet that uses 1.28 Gallons or less per flush to be eligible
- Customers must have a pre-installed showerhead that uses 2.0 Gallons or less per minute to be eligible for a water efficient showerhead rebate.
- Customers must have a pre-installed bathroom faucet that uses 1.5 Gallons or less per minute to be eligible for a water efficient faucet rebate.
- Maximum rebate a customer may receive:
  - High Efficiency Toilet (1.28 gallons per flush or less) — 50% (Max $100 per toilet). Showerhead (2.0 GPM or less) — 50% (Max $40 per shower).
  - Bathroom Faucet (max flow 1.5 GPM or less) — 50% (Max $40 per faucet)

A full description of each approach that the City uses for its conservation practices, including videos and media from these various sources, is available on the City of Leesburg Water Conservation Plan dated March 2023.

6.2 Water Conservation Ordinances

Section 25-327 – Ordinance provides codes for Waterwise and Florida Friendly Landscaping. Please see **Appendix B**.

Section 25-337 – Ordinance provides codes for Prohibited Plant Species which includes Class I and II exotic or invasive aquatic and plant species. Please see **Appendix C**.

Chapter 29 – "Water Conservation Ordinance for Landscape Irrigation" – ordinance designed to promote water conservation through more efficient landscape irrigation. Please see **Appendix D**.

Resolution No. 10,670 – Establishing A Water Conservation Incentive Program. Please see **Appendix E**.

6.2.1 Water Conservation Policies

The water conservation practices that are enabled by the following comprehensive plan policies include the following.

6.2.1.1. Potable Water Element

Policy 1.4.1: The City shall maintain a progressive water rate structure to ensure conservation of potable water and to provide an incentive for the use of treated wastewater (reclaimed water) for irrigation purposes.

Policy 1.4.7: The City shall maintain specific requirements for the use of low consumption plumbing devices in the Code of Ordinances, consistent with water conservation practices of the City and St Johns River Water Management District.

Policy 1.4.8: The City shall adhere to St. Johns River Water Management District emergency water shortage restrictions when mandated by the District.

Policy 1.4.9: The City shall conduct annual water audits on per capita potable water consumption to determine if consumption is being reduced and adjust the city's water use rate structure accordingly to maintain per capita consumption at or below previous levels.

6.2.1.2 Conservation Element

Policy 1.2.7: Prior to development approval, an inspection shall be conducted to properly identify active drainage wells. If any wells are found, the developer shall be responsible for sealing or abandoning the drainage wells in accordance with state law.

~~**Policy 1.2.11:** The City's Building Code shall require the installation of water saving plumbing devices including low-flow toilets, showerheads, and faucets for new construction and within new developments.~~

Policy 1.2.13: The City shall promote the use of best management techniques by adopting a local Florida Friendly Landscape ordinance to require Florida native plant species suitable for site location soils and water conditions and shall promote, through educational programs and publications, the use of Xeriscape practices, which include low or no water landscaping, the use of solid waste compost, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.2.21: The City will c~~C~~ontinue to apply and evaluate the effectiveness of newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives.

Policy 1.2.22: Continue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy 1.2.24: The City will continue to apply the Florida Building Code for city development construction pertaining to plumbing fixture(s) back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code.

Policy 1.2.25: The City will c~~C~~ontinue to perform annual leak detection of the city water distribution system water mains and make necessary repairs to water mains in support of the city's active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the City will update the 5-year CIP to reflect system needs pursuant to leak detection activities.

6.2.1.3 Aquifer Recharge Element:

Policy 1.3.1: The City shall adopt a local Florida Friendly Landscape ordinance and shall promote, through educational programs and publications, the use of xeriscape practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.3.2: The City will maintain a leak detection and repair program for its potable water utilities.

Policy 1.3.3: The City shall continue to cooperate with the St. Johns River Water Management District to monitor groundwater supply conditions and review of consumptive use quantities.

Policy 1.3.4: The City shall continue to educate residents on the benefits of water conservation and shall expand water conservation efforts.

Policy 1.3.6: The City shall evaluate the need for restricted irrigation hours and a rain sensor device ordinance in compliance with State and local regulations.

6.3 Reuse Practices

Residential, commercial, and golf course irrigation reclaimed water is available to offset groundwater withdrawals and reduce the overall potable demand. The existing policies are designed to require new developments and end users to use reclaimed water, when available, before using potable water. Policy 1.4.2 indicates the City shall maintain the reclaimed wastewater effluent program for "unrestricted public access" irrigation of private and public access areas so that potable water is not used for irrigation in areas where reclaimed water is available. Over the last 11 years, the City increased its reclaimed water availability for public access reclaimed water from 1.21 MGD in 2011 to 3.5 MGD in 2022. Additional reuse availability is expected soon once the Phase 2 Turnpike WWTP expansion project is completed.

6.3.1 Reuse Policies

The water reuse practices that are enabled by the comprehensive plan policies include the following:

6.3.1.1 Potable Water Element

Policy 1.3.5: The City shall discourage urban sprawl through the following activities:

- Require that all new developments within the City's Interlocal Service Boundary Area (ISBA; a.k.a. service area) connect to the City's existing centralized water supply/treatment facilities and utilize stormwater and reclaimed water for all irrigation needs, if available;
- The City shall only provide service to those areas included in the City's delineated ISBA (a.k.a. service area);

- The City shall not allow new development in the ISBA (a.k.a. service area) to utilize individual private wells for water service; and,
- When reviewing applications for development orders within the City limits, the City shall consider impact on the environment, including the ability to be served by the City's existing water facilities.

Policy 1.4.2: The City shall maintain the reclaimed wastewater effluent program whereby wastewater is treated to standards consistent with Florida Department of Environmental Protection (FDEP) requirements for "unrestricted public access" irrigation of private and public areas, so that potable water is not used for irrigation in areas where reclaimed water is available.

Policy 1.4.3: The City shall continue to maintain a reclaimed water master plan for use in planning expansions to the existing reclaimed water system.

Policy 1.4.5: The city shall have the authority to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters.

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any City ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the City's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the City Manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City.

Policy 1.4.6: The City shall require that all new developments which contain or abut existing or planned future extensions of the City's reclaimed water distribution system connect to the reclaimed water system for residential, commercial, and common area irrigation uses, at the developer's expense, when available.

6.3.1.2 Conservation Element

Policy 1.2.12: The City shall continue to implement, and expand where feasible, water reuse or reclamation systems for commercial, residential, and industrial operations which utilize large quantities of non-potable water:

Policy 1.2.21: Continue to apply and evaluate the effectiveness of newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives.

Policy 1.2.22: Continue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy 1.2.23: Review local water consumption trends no less frequently than biannually and, as needed, adjust the city's water use rate structure accordingly to fund water and reclaimed water projects in accordance with the city's 5-year CIP, Water Supply Facilities Work Plan, and as necessary to maintain per capita consumption at or below previous levels.

Policy 1.2.27: The city manager adopts regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation, or procedure.
- The right to impose the requirement that upon being connected to the City's central water supply system, wells shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the City Manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the city's reclaimed water system, any existing wells on the subject property.

6.3.1.3 Aquifer Recharge Element

Policy 1.3.5: Where available, the City shall require installation of reclaimed water systems in new developments and encourage individual connection to its reclaimed water system for irrigation purposes.

Policy 1.3.7: To the extent possible, the City will continue to expand its reclaimed water system to increase availability of reuse water and to decrease potable water demand.

Sanitary Sewer Element

Policy 1.1.3: The City shall maintain an active sanitary sewer and reclaimed water utilities mapping program and perform a hydraulic analysis of the city system at least annually to prioritize needed improvements and replacements.

Policy 1.1.5: All improvements and/or additions to sanitary sewer and reclaimed water facilities shall be compatible and adequate to meet the adopted level of service standards which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

Policy 1.3.4: Within the City's sanitary sewer Interlocal Service Boundary Area (ISBA or service area), when existing central sanitary sewer service is determined to be unavailable to new development, the City shall require the new development to extend the central sewer system at the developer's expense to service subject property. The City may assist or enter into an up-sizing agreement with the developer at the City's discretion.

Policy 1.5.1: Maintain treatment facilities to provide for "unrestricted access" levels of treatment to allow for reuse of reclaimed water for irrigation of landscaped areas, as well as use in allowable industrial applications.

Policy 1.5.2: The City shall prohibit the use of potable water for purposes of irrigation when and where reclaimed water becomes available.

Policy 1.5.3: The City shall require the installation of reclaimed water systems for all new development, which contain or abut existing or planned reclaimed water routes. Connection of the reclaimed system to the potable water system shall be allowed when reclaimed water is not provided until such time as reclaimed water becomes available.

Policy 1.5.4: Back up storage and disposal of excess reclaimed water (during wet periods) will be provided by the City's existing spray fields.

Policy 1.5.5: The City shall maintain its permit to allow discharge of reclaimed water and/or sprayfield underdrain discharge into the Okahumpka Swamp wetlands.

Policy 1.5.6: The City shall maintain a public awareness and education program regarding the use of reclaimed water.

Policy 1.6.2: The city shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation, or procedure.
- The right to impose the requirement that upon being connected to the city's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City.

Policy 1.6.3: The city manager herein adopts the authority to promulgate procedures and regulations with respect to the following matters, which procedures and regulations shall become effective upon a resolution approving such procedures and regulations being adopted by the city commission:

- Application procedures, forms and requirements, and allowable uses other than irrigation. All uses must be in accordance with applicable DEP regulations.
- Installation requirements, including specification of acceptable materials, devices, and regulations to prevent backflow or cross connections with other systems.
- Procedures for enforcement of the ordinances and regulations pertaining to reclaimed water, including procedures for inspection of the customer's system.
- Procedures for the orderly expansion of the reclaimed water system.
- Procedures and regulations for the efficient operation of the reclaimed water system.

Policy 1.6.4: The city shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The construction, operation, maintenance, or property access to facilities/devices which are connected to, or which controls a device or system connected to the city's reclaimed water system and which is not in compliance with all provisions of DEP regulations and city regulations and procedures related to reclaimed water.

- The tampering with, work on, alteration of or damage to any city reclaimed water facility is strictly prohibited. The city holds the offending person liable for the cost of all charges attributed to the correction of such tampering and violations of city ordinance, which may include civil and criminal penalties.
- The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by the installation, at the user's expense, of an approved cross connection control assembly.
- The use of reclaimed water: reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit. The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation, or procedure.
- The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to regulate the usage of reclaimed water to balance with supply and storage availability.

7. Goals, Objectives, and Policies

The City of Leesburg is currently in the process of updating their entire comprehensive plan. The consultant hired by the City is expected to have all of the revised comprehensive plan elements are expected to be completed and delivered to the City in the summer of 2024. Once this process is completed, the City will start the public process for the Comprehensive Plan Update. After the public process is completed, the City Commission is expected to officially adopt the Comprehensive Plan update.

The Comprehensive Plan also plays a significant role within Florida's growth management system. The Comprehensive Plan is required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), and to be consistent with the Regional and County Comprehensive Plans. In short, the Comprehensive Plan provides a critical link between the City of Leesburg, State of Florida, Regional, and Lake County plans. The Comprehensive Plan focuses on those issues facing the City of Leesburg over a twenty-year time horizon. The Comprehensive Plan establishes the long- term direction of goals as well as short-term objectives and policies to guide implementation efforts.

7.1 Revised Water Supply Planning Elements

The following elements have been revised to align with the changes in the water supply facilities work plan. The goals, objectives and policies contained in these elements have been revised and will be adopted by the City Commission with the WSFWP. The City is in the process of updating its entire comprehensive plan and this process is anticipated to be completed by the late summer of 2024 following the public process to solicit feedback from the community. The four elements listed below have incorporated feedback from SJRWMD but the once the final version of each element is updated within the comprehensive plan these policies may change slightly. All changes will be coordinated with SJRWMD and adopted by the City Commission.

7.1.1 Conservation

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Implement and promote stable working relationships with other governmental agencies to ensure efficient, effective, and thorough delivery of governmental services.

Objective 1.1: ***Coordination of Plans.*** The Leesburg Growth Management Plan shall strive to be consistent with the State Comprehensive Plan, East Central Florida Strategic Regional Policy Plan, Lake County Comprehensive Plan, St. Johns River Water Management District's Regional Water Supply Plan, and Comprehensive Plans of adjacent jurisdictions.

Policy 1.1.1: The City Clerk's office of Leesburg shall maintain a list of its interlocal agreements.

Policy 1.1.2: Leesburg shall coordinate with affected governmental agencies when developments, which are presumed to be Developments of Regional Impact, requiring Chapter 380, Florida Statutes, review are within the City's jurisdiction.

Policy 1.1.3: The City shall review the Lake County and adjacent city Comprehensive Plans to determine the impact of those adopted plans on the future growth and development of the City of Leesburg. Such review shall occur on an annual basis, and whenever major Plan changes are made by those jurisdictions.

Policy 1.1.4: The City shall participate in the Strategic Regional Policy Plan review and update process as mandated by State Statute.

Policy 1.1.5: The City of Leesburg shall become an active member in programs and committees administered through the ECFRPC, through representation by both elected officials and City staff.

Policy 1.1.6: The City of Leesburg shall participate in the development of updates to the St. Johns River Water Management District's (SJRWMD's) Central Springs / East Coast Regional Water Supply Plan and other water supply-related initiatives facilitated by SJRWMD that affect the City.

Policy 1.1.7: The City shall coordinate with Lake County and adjacent cities through the sharing of relevant planning data and analysis; notification of development occurring within the City; and, review of the impacts including land use compatibility and level of service standards, of proposed development on adjacent local governments during the City's development review procedures.

Policy 1.1.8: The City shall provide to affected local governments and agencies the following information and services:

- Planning data and analysis when requested,
- Notification to affected local governments and governmental agencies of pending City actions regarding the provision of services and growth management plan amendments.

Policy 1.1.9: The City will continue to coordinate and pursue an interlocal agreement with Lake County, so that the City and County may identify and establish procedures for joint action regarding future joint planning areas, future annexations and compatible County and City land uses.

Policy 1.1.10 The City shall not issue development orders or development permits without first consulting with the City of Leesburg's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water

supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Objective 1.2: ***Land Use and School Siting Coordination.*** ~~The City shall coordinate with affected governmental agencies and jurisdictions, including the Lake County School Board, to aid in meeting the goals, objectives, and policies of the City's and their respective Growth Management Plan regarding land use planning and school siting issues~~. The City shall coordinate with Lake County School Board, to advise of proposed development as development proposals are reviewed during the public review process and the Development Review Committee process.

Policy 1.2.1: Leesburg shall continue coordination with the Lake County School Board to provide planning for adequate sites and infrastructure for future public education facilities within the City of Leesburg, through the following activities:

- ~~On an annual basis, provide planning data and analysis, such as population and housing projections, to aid in the planning efforts of the School Board,~~
- Notify the School Board of any City Growth Management Plan land use amendments as development proposals are submitted to the City for public review and Development Review Committee review.

Policy 1.2.2: The City of Leesburg shall maintain the interlocal agreement with the Lake County School Board that will formalize procedures for the inclusion of the City during planning for new school facilities or expansions of existing facilities within the city limits or ISBA (a.k.a. service area).

Policy 1.2.3: During pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to co-locate schools with other public facilities, such as parks, libraries, and other civic facilities, to the extent possible.

Policy 1.2.4: Notification of amendments to Comprehensive Plan and Development Activities. Lake County shall notify the City of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land within the Interlocal Service Boundary Area (ISBA) (a.k.a. service area) within a reasonable time frame for the City to respond with any concerns. The City shall reciprocate such information to Lake County.

~~**Objective 1.3:** ***Transportation Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and their respective Comprehensive Plans regarding transportation planning.~~

~~**Policy 1.3.1:** The City shall continue to coordinate with the Lake-Sumter Metropolitan Planning Organization (MPO) to coordinate transportation improvements.~~

Objective 1.4: ***Infrastructure Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and ~~their respective~~ other governmental agency's Comprehensive Plans regarding infrastructure and water supply planning.

Policy 1.4.1: The City shall continue coordination efforts with Lake County to ensure that the County is able to provide adequate solid waste facilities to meet the needs of the City of Leesburg.

Policy 1.4.2: The City shall coordinate necessary activities with the plans, programs, and administered legislative actions of the FDEP and Lake County to implement proper operation, storage, and disposal of both solid and hazardous waste.

Policy 1.4.3: The City shall coordinate its Master Drainage Program with Lake County through an interlocal agreement that resolves conflicts and ensures cooperation on the following issues:

- The City shall determine authority and negotiate capital improvements for drainage outfalls in the County that provide conveyance for stormwater that originates within the City.
- The initiation of conflict resolution procedures to resolve inconsistencies between City desired Level of Service standards for drainage and County adopted Level of Service standards.
- Provide a method of fiscal responsibility for drainage systems that impact and serve primarily City residents, but that are under the jurisdiction of Lake County.
- Provide a method of prioritization of needed improvements on those drainage systems that impact and serve primarily City residents, but that are under the jurisdiction of Lake County or the Florida Department of Transportation.

Policy 1.4.4: The City shall coordinate with St. Johns River Water Management District, Florida Department of Environmental Protection, Federal Emergency Management Agency, Department of Commerce, and other appropriate State and Federal Agencies that have jurisdictional authority to ensure that water quality, water supply, stormwater drainage, and flood control measures are consistent with impacts of development.

Policy 1.4.5: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides water service.

Policy 1.4.6: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides sewer service. The City will continue to approve non-potable water services to entities outside of their municipal boundaries by ordinance approved by the City.

Policy 1.4.7 The City will continue to update Water Supply Facilities Work Plan in coordination with local governments that identifies potable water supply, infrastructure and facility projects, identify potable water sources, and estimate project costs to serve city utility water supply needs for a 10-year planning period.

Policy 1.4.8 The City shall maintain, revise, or establish new agreements for the development of potable water sources and infrastructure as necessary. Executed agreements shall be maintained by the City Clerk or appropriate location for future reference and/or revisions.

Policy 1.4.9 The City shall maintain, revise, or establish new agreements for the development of alternative water sources and infrastructure as necessary. Executed agreements shall be maintained by the City Clerk or appropriate location for future reference and/or revisions.

Objective 1.5: ***Conservation Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and ~~their respective~~ other governmental agency's Comprehensive Plans regarding conservation issues.

Policy 1.5.1: The City shall continue coordination with Federal, State, and Regional agencies to ensure adequate technical support for all environmental issues in which the City requires technical expertise.

Policy 1.5.2: The City shall continue to participate and support programs and projects of State, Regional, and County agencies which seek to preserve environmentally sensitive lands; promote usable open space for all citizens; preserve habitats for listed species; protect groundwater and potable water supplies; and maintain or improve surface water quality.

Policy 1.5.3: Leesburg will coordinate with the United States Army Corps of Engineers regarding surface water issues within their jurisdiction.

Policy 1.5.4: Leesburg will participate in and support programs such as the Surface Water Improvement and Management (SWIM) Program or similar water quality improvement programs implemented by FDEP such as the Basin Management Action Plan.

Policy 1.5.5: Leesburg will coordinate with the Lake County Board of County Commissions regarding their respective programs for water quality and quantity.

Policy 1.5.6: Leesburg will support and implement wellfield protection standards in accordance with FDEP's Wellhead Protection program and Wellhead Protection Rule (i.e., Chapter 62-521, F.A.C.).

Policy 1.5.7: The City shall coordinate with the FFWCC in an effort to address issues relating to fishing, hunting, and other recreational activities and the management, conservation, and protection of fish and wildlife resources and habitat.

~~**Objective 1.6:** ***Parks and Recreation Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions, including the Lake County School Board, to aid in meeting the goals, objectives, and policies of the City's and their respective Comprehensive Plans regarding parks and recreation planning.~~

~~**Policy 1.6.1:** Coordinate with Lake County to recommend the provision of adequate acreage on the County's Future Land Use Map for regional, community and neighborhood park lands.~~

~~**Policy 1.6.2:** Continue to maintain interlocal agreements with the Lake County School Board and Lake County for the provision and maintenance of shared park lands and recreational facilities within the City.~~

~~**Objective 1.7:** ***Housing Coordination.*** The City shall coordinate with the affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and their respective Comprehensive Plans regarding affordable housing.~~

~~**Policy 1.7.1**: The City will continue to coordinate its affordable housing lending policies with the Lake County Community Services Department to ensure the provision of very low, low, and moderate income housing. The City will continue to support various Lake County housing programs and help market them within Leesburg.~~

~~**Policy 1-7.2** The City will continue to operate a housing program that is marketed throughout the City.~~

7.1.2 Capital Improvements

GOALS OBJECTIVES AND POLICIES

GOAL 1: Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residents and business establishments within the City limits of Leesburg.

Objective 1.1: ***Capital Improvement Schedule.*** To ensure that the necessary facilities and infrastructure will be in place and water supply is sufficient to meet Levels of Service established within the Growth Management Plan, the City shall formally adopt the Capital Improvement Schedule.

Policy 1.1.1: Capital projects shall be defined as those projects identified within the Growth Management Plan that are necessary to meet established levels of service, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure, or enhance facilities and infrastructure that generally have a cost exceeding $10,000.

Policy 1.1.2: Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable and Reclaimed Water
- Parks and Recreation

Policy 1.1.3: Capital projects shall be prioritized according to the following criteria:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies.
- Whether the project implements the policies of the Growth Management Plan as they pertain to concurrency requirements.
- Whether the project eliminates a public hazard.
- Whether the project is financially feasible.
- Whether the project is included in the City's Water Supply Facilities Work Plan.

Policy 1.1.4 Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent, in

accordance with Section 163.3180(2), F.S. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the concurrency requirement for sanitary sewer using onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Objective 2.2: ***Level of Service (LOS)***. The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 1.2.1: Adopted level of service standards for facilities and infrastructure shall be as follows:

a. The following minimum LOS standards for Transportation facilities are as follows:

- Limited Access Roads LOS C, or as otherwise prescribed by Florida Department of Transportation
- Arterials LOS D
- Collectors LOS D

b. The level of service for Sewer is 251 gallons per day per capita.

c. The level of service for solid waste collection shall be as follows:

- Residential LOS: Once weekly collection of all residential garbage, yard grass, and recyclables. Once a month bulk pickup or as requested.
- Commercial LOS: One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

d. The City's Level of Service for potable water supply shall be 150 gallons per person per day.

e. The City herein adopts minimum level of service (LOS) standards for reclaimed transmission systems and treatment that conform to all applicable state and county environmental health standards and regulations.

Policy 1.2.2: In coordination with other departments, the City shall evaluate land use amendments to determine the compatibility of those amendments with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

Policy 1.2.3: Capital projects shall ~~use the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted level of service (LOS) standards:~~

- ~~Roadways - Volumes are at 90 % of adopted LOS capacity.~~

- ~~Sewer – 75 % of available capacity is being utilized.~~
- ~~Water – 75 % of available capacity is being utilized.~~

be studied in conjunction with private development interests, other governmental jurisdictional agencies using such instruments a pioneering agreements to ensure water and wastewater utility services are available at the time of issuance of Certificate of Occupancy.

Objective 1.3: ***Funding Sources***. The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvement Schedule.

Policy 1.3.1: The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- ~~100%~~ A portion of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvement projects.
- ~~100%~~ A portion of net proceeds, after payment of existing bond obligations, of the Lake County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvement projects.
- ~~100%~~ A portion of the total proceeds from the Lake County Local Option Sales Tax shall be reserved for traffic related capital projects.

Policy 1.3.2: The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- ~~100%~~ A portion of the total proceeds from the Stormwater Utility Fund shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.3: The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- ~~100%~~ A portion of the total proceeds from the Sanitary Sewer Utility Fund shall be reserved for sanitary sewer management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.4: The following procedures shall be utilized to pursue adequate funding for potable water and reclaimed water capital projects:

- A portion of ~~funds collected from the Utility Enterprise Fund shall be reserved to complete potable water capital projects~~. the total proceeds from the Water Utility Fund shall be reserved to complete potable was capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.5: The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

- Grants shall be pursued and used for the completion of parks and recreation capital projects.
- The Land Development Regulations shall contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

Objective 1.4: ***Capital Improvement Evaluation.*** All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards, City-adopted Water Supply Facilities Work Plans, and/or public need.

~~**Policy 1.4.1:** Requests for capital projects shall be evaluated for their consistency with adopted level of service standards by utilizing the following criteria:~~

- ~~All major capital project requests shall be submitted for comprehensive plan review by the Local Planning Agency by March 31st of each year in order to be included in the following fiscal year capital budget.~~
- ~~The City shall prepare an annual report evaluating the timing, location, and service area for each proposed capital project and whether the project is consistent with the Leesburg Growth Management Plan.~~

Policy 1.4.2: The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established by the Lake County Emergency Management Department and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

Policy 1.4.3: ~~Requests for capital projects shall be evaluated for their impact on the City budget and the financial feasibility of the project based on the following criteria:~~

- ~~The Finance Department shall determine if the capital project can be funded from existing cash, future revenues, or through borrowing. In addition, the Finance Department shall assign a revenue source(s) to fund the project.~~
- ~~The Finance Department shall prepare a report evaluating the funding options, effect of the improvement on future revenues, and the effect of the improvement on operation and maintenance costs.~~
  During the budget workshop process capital projects will be assigned a funding source such as cash, future revenues, or through borrowing.

Policy 1.4.4: ~~All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Lake County, the Florida Department of Transportation, the St. Johns River Water Management District, the Lake County School Board, the Florida Department of Environmental Protection, and/or any other government agency. The City should use reasonable methods to track capital projects of any other jurisdictional agency agencies, which may be in conflict or may enhance the City's capital projects.~~

Policy 1.4.5: The City's Water Supply Facilities Work Plan will identify the necessary potable and non-potable water supply sources, water conservation, infrastructure, and facilities (and associated projects/costs) needed to meet water supply demands for a minimum 10-year planning period.

Policy 1.4.6: On an ongoing basis, review pre-existing plans and performance data and actual conditions identified in the field relating to the existing water system to identify deficiencies, priorities, and improvement costs.

Policy 1.4.7: Each year, continue implementation of the annual renewal and replacement program for system improvements to address water utility system pressure problems and other deficiencies identified in the field or as planned in the City's Water Supply Facilities Work Plan.

Objective 1.5: ***Debt Management***. The City shall adopt policies and procedures that address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all funds shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the revenue stream will be a part of the projection process.
- Revenue bonds shall be allowed to fund up to one hundred percent (100%) of the City's total debt. Debt will not be issued to finance normal repairs and maintenance. Debt can be issued to make renovations, updates, modernizations, and rehabilitations provided the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's Financial Advisors and its Bond Counsel base upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation, and the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- On an annual basis, the City will ~~restrict~~ review the amount of cash equivalent ~~to twenty-five percent (25%) of~~ and determine the appropriate percentage of depreciation as reported on the prior year's annual financial

statement in enterprise operations to ensure adequate repair and/or replacement of capital facilities.

- ~~Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.~~

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed fifteen percent (15%) of the City's property tax base assessed valuation reported yearly by the Lake County Property Appraiser's office.

Policy 1.5.3: The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.

Objective 1.6: ***Repair and Replacement***. All City departments shall prioritize capital projects to provide for the repair and/or replacement of identified facilities.

Policy 1.6.1 As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding.

Policy 1.6.2: As part of the annual budget process, the ~~Environmental Services~~ Public Works Department shall include and prioritize capital water supply facilities that are listed in the 10-Year Water Facilities Work Plan as in need of refurbishment or replacement and submit those projects for funding support.

Objective 1.7 ***New Development***. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions through legal documents such as pioneering agreements, ~~dedications,~~ or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

Policy 1.7.1 All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy 1.7.2 When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and following the procedures set forth in Chapter 163.3220, Florida Statutes.

Policy 1.7.3 To ensure adequate capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.

Policy 1.7.4 City shall continue to use impact fees for transportation and police and fire to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.

Policy 1.7.5 New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water, reclaimed water, sewer trunk systems, and traffic circulation network shall be the financial responsibility of the developer.

Objective 1.8: Concurrency *Management*. The City shall continue to operate a Concurrency Management System for the review of all proposed developments within Leesburg for their impact upon Leesburg's municipal services. The concurrency evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, unless the development permit or order is exempt from the review requirements of this section. No development permit or order that contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation set forth in this section. Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Policy 1.8.1 **Evaluation**. All final development orders or development permits are required to be assessed for concurrency. Prior to the issuance of a final development order or development permit, the developer/applicant must obtain a Concurrency Certificate. Any applicant for a development permit must provide all information deemed necessary by the City to adequately assess the impacts of the proposed development.

Policy 1.8.2 **Traffic Study**. A traffic study is required demonstrating the impacts to the City's roadway network for any new development, in accordance with the requirements of Lake-Sumter MPO's traffic impact statement (TIS) Methodology Guidelines.

Policy 1.8.3 **Final Development Orders**. For purposes of this Section, final development orders and development permits are considered to be: Any building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of the City having the effect of permitting the development of land. Any order granting, denying, or granting with conditions, an application for a development permit. The City shall make concurrency inventory information available to the public through the generation of reports containing the following information:

- The current capacity of each measured public facility
- The available capacity of deficiencies of each measured public facility
- Improvements to any public facilities that will be made by the City or by a developer pursuant to a development order and the impact of such improvements on existing public facility capacities or deficiencies.

Policy 1.8.4 **Application Procedure**. The Development Review Committee shall make determinations regarding concurrency applications and issue certificates according to the procedures established in this section. An application for a Concurrency Certificate shall be filed with all applications for a final development order or permit, unless otherwise exempted. A preliminary review application may also be submitted for an informal and non-binding concurrency review by the Development Review Committee. All applications shall be made on a form prescribed by the City that should require at a minimum, and as applicable:

- Date of submittal.
- Name, address, and telephone number of applicant and property owner.
- Parcel I.D. number, street address, and legal description.
- Proposed land use(s) by land category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units.
- Existing use of property, acreage of property, name of DRI, PUD, or Subdivisions.
- Site design information.
- Previously issued concurrency certificates.
- Possible limitations in the manner in which the proposed use will be conducted, including restrictions on use, resident population, density, and intensity of use.
- Possible limitations on the height, size, location, density, or intensity of a building or other structure.
- Possible phasing schedule.
- Possible alternative with respect to size, number, location, or nature of vehicle access points.

- Possible increase in the amount of street dedication, roadway width, or construction of roadway improvements within street right-of-way.
- Plans for the protection of existing trees, vegetation, water resources, wildlife habitat and other significant natural resources.
- Any information regarding possible solutions or alternatives that would permit the proposed development in conformity with the requirements and intent of this section and the City's Growth Management Policies.
- Data and analysis relevant to the concurrency facilities and services evaluated under this section, were upon the Development Review Committee can conduct and make an informed concurrency determination.

An application that is not technically complete shall be returned to the applicant with a correspondence detailing the deficiencies in the application. Failure to submit the required information in accordance with this section shall result in the denial of the concurrency application. Applications deemed complete by the City shall be handled on a first-come-first-served basis. Once an application is complete, any change in uses, densities, or intensities for the subject property that result in an increased capacity requirement for any concurrency facility shall be subject to a new concurrency review. An application fee may be established by the City Commission by resolution.

Policy 1.8.5 **Concurrency Exemptions and Change of Use**. Certain developments cause no added impacts on facilities, and therefore can be considered exempt from concurrency and the requirement to undergo a concurrency evaluation. Any change, redevelopment, or modification of use shall require a concurrency evaluation, provided the proposed change, redevelopment, or modification of use has more than a de minimis impact on public facilities and services than the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for concurrency evaluation. Concurrency credit shall be given for the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for concurrency evaluation. If the proposed change, redevelopment, or modification of use has a lesser impact on public facilities and services than the previous use during the six (6) month period prior to the date of application for concurrency evaluation, then no concurrency evaluation shall be required.

If no use existed on the site for the six (6) month period prior to the date of application, no concurrency credit shall be issued, and the proposed use shall be subject to concurrency evaluation.

Policy 1.8.6 **Demolitions**. In case of a demolition of an existing use or structure, the concurrency evaluation for the redevelopment shall be based upon the net increase of the impact for the new or proposed land use as compared to the most recent land use existing prior to demolition, provided that such credit is utilized within six (6) months of the date of issuance of the demolition permit. Such credits are non-transferable.

Policy 1.8.7 **Concurrency Certificate**. A Concurrency Certificate is a "snapshot" of available capacity for each public facility, evaluated under this section, at the time the certificate is issued. The Concurrency Certificate does not guarantee capacity in the future or encumber or vest capacity for any period of time. At a minimum, the Concurrency Certificate shall contain:

- Name, address, and telephone number of the applicant or property owner.
- Parcel I.D. number and legal description.
- Date of issuance.
- Proposed use(s) by land use category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units, if applicable.
- Total current available capacity within the service area(s).
- Project impact based on LOS standards.

A Concurrency Certificate shall expire one (1) year after issuance unless the applicant commences construction of the development under a validly issued building permit. A one (1) year extension may be granted by the Development Review Committee provided circumstances have not adversely diminished the capacity of public facilities and services to support the development, in which case, the development shall be subject to a new concurrency evaluation.

Policy 1.8.8 **Procedures for Concurrency Evaluation**. No application shall be deemed sufficient unless it contains all information that in the professional judgment of the Development Review Committee is reasonably necessary to evaluate the impacts of the proposed development for public facilities and services subject to review. During the review process, the Development Review Committee shall either approve, deny, or approve with conditions, the application for a concurrency certificate.

Policy 1.8.9 **Concurrency Determination**. All concurrency determinations for specific public facilities and services shall follow the procedures outlined below.

Traffic: The Code of Ordinances will provide specific criteria to determine when and how individual traffic studies are required to determine concurrency and maintain the adopted LOS.

Sanitary Sewer: The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS.

Solid Waste: The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS. All solid waste facilities that are under the jurisdiction of another local government or government agency may be required to be assessed through the concurrency management system adopted by that government or agency. However, the City shall conduct a concurrency test for solid waste regardless of who has administrative or legal responsibility for solid waste facilities.

Potable and Reclaimed Water: The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS, and applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

7.2 Water Source Protection Practices

Protection of water sources is important to ensure the quality and quantity of water to protect groundwater and potable drinking water sources. The City's commitment to water source protection practices includes the following enabling policies in the existing comprehensive plan**:**

Conservation Element

Policy 1.2.3: The City shall maintain through its Code of Ordinances provisions that establish zones of protection around each existing and future City potable water well and prohibit specified activities and land uses adjacent to potable water wellfields and their protection zones.

Policy 1.2.10: The City shall require that all new development within the most effective recharge areas comply with aquifer recharge protection regulations administered by SJRWMD.

Policy 1.2.14: Septic systems are prohibited within 200 feet of a public water supply well, unless otherwise approved by the Florida Department of Environment Protection (FDEP) or the Florida Department of Health and Rehabilitative Services (HRS).

Policy 1.2.16: Continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- Conform to Rule 62-521, FAC (Wellhead Protection) adopted by the Florida Department of Environmental Protection and city codes/standards pertaining to lands adjacent to streams, ponds, lakes, and wetlands, groundwater and wellhead protection, and Standard Stormwater Management Facility Construction Specifications regarding types of restrictions within designated wellhead protection areas;
- Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity; and
- On-site waste disposal methods may be used only where permitted by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program.
- Designated wellhead protection areas are those set forth in the "Wellhead Protection Area Delineation" report prepared by the St. Johns River Water Management District and accepted by the City of Leesburg.

Policy 1.2.18: The City will continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout,

chemicals, litter, and sanitary waste that may cause adverse impacts to water quality, pursuant to code of ordinances.

Policy 1.2.19: The City will continue to regulate stormwater discharges from pre- and post-development construction pursuant to established city codes to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding, and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Policy 1.3.10: The City will continue to regulate stormwater discharges from pre and post-development construction pursuant to city codes and established Development Design Standards to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Potable Water Element

Policy 1.3.3: At such time as the City's potable water facilities become available to a customer residing in the City limits, said customer:

- Must properly abandon all inactive wells: an inactive well is defined as any well that has not been in use for six (6) or more months.

Aquifer Recharge Elements

Policy 1.1.1: In an effort to eliminate potential sources of groundwater pollution, the City in cooperation with the FDEP, will require abandoned or leaking tanks containing substances harmful to the environment (petroleum, pesticides, etc.) to be removed, repaired, or otherwise neutralized by the landowner.

Policy 1.1.2: The City shall continue to prohibit land uses within specific distances from public water supply wells that could have negative impacts on groundwater quality.

Policy 1.1.3: The City shall prohibit generators of large quantities of hazardous waste, as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP, from within those areas designated as High Aquifer Recharge areas (greater than 12 inches of recharge per year), see Map VIII-2.

Future Land Use Element

Policy 1.1.5: **Conservation Overlay.** Properties that are designated as Conservation Overlay areas may potentially contain wildlife habitat areas, hydric soils/wetlands (as defined in the Conservation Element), special vegetative communities, areas within a public water well radii of 500 feet, 100-year floodplain areas, and other areas subject to environmental or topographic constraints. Conservation Overlay areas are subject to the following conditions for approval:

- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
- The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional at the expense of the Developer.
- The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.
- Development approval will be subject to an Environmental Study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- Natural resources discovered as a result of the required Environmental Study will be protected. The Environmental Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement will be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.
- Areas that are designated as conservation easements and over 10 acres in size will be required to amend the land use designation to Conservation during the City's next regularly scheduled amendment cycle.
- Any property in a Conservation Overlay area is encouraged to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

Policy 1.5.6: **Wellheads.** Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental shall be prohibited within 500 feet of all public potable water well radii.

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Dewberry

Recommended Changes

Consideration should be given to maximize development of recreational areas within high recharge areas since this land use type only has 25% impervious surface requirement.

Participate and pay close attention to the ongoing rule development conducted by the Florida Department of Environmental Protection regarding the Clean Waterways Act Stormwater Rulemaking (Clean Waterways Act Stormwater Rulemaking Workshops | Florida Department of Environmental Protection). In 2020, the Florida Legislature passed Senate Bill 712, also known as the Clean Waterways Act, now Chapter 2020-150, Laws of Florida. The legislative intent is aimed at minimizing the impact of known sources of nutrient pollution and strengthening regulatory requirements. This will likely affect stormwater requirements for permittees and municipalities alike in the future by requiring more water quality treatment then what is required today and potentially affect policies in the Conservation Element.

8. Coordination with St. John River Water Management District on the Regional Water Supply Plan

City staff, and their consultant (Dewberry), has been coordinating with the St. John River Water Management District planning staff since January of 2023 to ensure that all the statutory provisions of the WSFWP are met. This coordination involved the previous WSFWP, coordination with the pending consumptive use permits described below, and various sections of the WSFWP. Planning staff from SJRWMD have provided feedback on the WSFWP document itself which is incorporated into the final version.

The City submitted an individual modification for the renewal (CUP # 2718-12) for the City of Leesburg, Plantation with a permitted allocation of 1.41 million gallons per day. The requested 20-year renewal application was submitted on June 8, 2022. This permit has not yet been issued.

City staff, and their consultant (Dewberry), has been coordinating with St. John River Water Management District water use regulatory staff to submit an individual modification of the City's existing Consumptive Use Permit Number 94-16. At the time of completion of this document, the City has not received authorization from SJRWMD's Governing Board to approve this permit modification to increase the City's allocation until 2040.

9. Conclusion

The information contained in Section 3 of this work plan demonstrate that water supply sources and infrastructure are adequate to meet the projected demand for the next 10 years through 2030 when considering the City's existing allocation of 9.13 MGD (CUP 94-16) combined with the 1.41 MGD allocation associated with Plantation at Leesburg (CUP 2718).

As outlined in Section 3, the City is requesting a significant increase in the allocation to CUP 94-16 to meet future demands beyond 2030 due to the significant growth that the City is currently experiencing. There are approximately 55 different new developments within the City's ISBA (service area) that are either in the process of receiving development approvals (design/zoning changes or some phase of development approval) or have recently received construction approval from the City. The demand associated with these future developments are not reflected in the population projections identified in the CSEC RWSP (2015 Estimate from BEBR). The City does not agree with the 2015 estimates from BEBR as they are not reflective of the City's current growth rate and future population projections. More recent

population and demand projections are in the process of being submitted to SJRWMD regulatory staff with the proposed CUP modification request (CUP 94-16).

The City of Leesburg will continue to expand the availability of reclaimed water once the Turnpike WWTP Phase II expansion is completed. The City's conservation program combined with its availability of reclaimed water will help reduce potable water demand in the future. The data and analysis contained in this WSFWP will be updated with the next planning cycle associated with the CSEC regional water supply plan.

REFERENCES

Dewberry Engineering, Inc. 2023. *City of Leesburg Water Conservation Plan, March 2023*, Leesburg, FL,

City of Leesburg Municode. Chapter 25. Available online at: https://library.municode.com/fl/leesburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH25ZO_ARTVSIDEST

City of Leesburg Municode. Chapter 29. Available online at: https://library.municode.com/fl/leesburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH29WACOTHLAIR

Jones Edmunds & Associates, Inc. 2020. *City of Leesburg 10-Year Compliance Report for Consumptive Uses of Water – CUP No. 94-16*, Lake County, FL

SJRWMD. 2022. *Central Springs/East Coast Regional Water Supply Plan (2020-2040).* St. John River Water Management District, Palatka, FL.

Stipulated Settlement Agreement between the Florida Department of Community Affairs (Petitioner) and the City of Leesburg (Respondent) and Pringle Properties, Inc. dated October 12, 2009.; DOAH No. 07-4768GM; Amendment No. 09R1

APPENDIX A

UTILITY NOTIFICATION FORM

Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:
Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project_____ Rezoning_____

Legal description: Section _____ Township _____ Range _____ Alt Key # _____

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(is or is not)
Hook up to Central Water _____ within 300 feet of the above described property.
(is or is not)

The City of _____, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No _____ Central Water: Yes _____ No _____
Will the connection to the central sewage system be via a ____gravity line or a ____force main/pump?

Wellfield Protection:
To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is____ or is not____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name, Title and Entity:_____Date _____

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff: **Staff Name:**_____

Date Received: _____ **Address #:** _____ **Project Name:**_____

APPENDIX B

WATERWISE AND FLORIDA FRIENDLY LANDSCAPING

ARTICLE V. – SITE DESIGN STANDARDS
DIVISION 1. – GENERAL STANDARDS
SECTION 25

Sec. 25-327. - Waterwise and Florida Friendly Landscaping.

(a) *Landscaping.* All ground surface areas of any lot shall maintain landscaping to eliminate erosion, reduce the generation of dust particles and other windborne particles, provide aesthetic relief, and further the objectives of this section.

(b) *Mandatory Waterwise and Florida Friendly Landscape Measures with site-appropriate plants.* All required landscaping shall be installed and maintained to meet the following purposes:

(1) To conserve and use water efficiently.
(2) To encourage creative landscape design.
(3) To use Waterwise and Florida Friendly Landscaping, implementing right plant-right place principles.
(4) To use native vegetation.
(5) To re-establish native plant communities.
(6) To recognize the need to protect groundwater as a natural resource.
(7) To use site appropriate plants.
(8) To reduce energy costs and maintenance.

(c) *Water efficiency.* All required landscaping shall be installed and maintained to be consistent with the water-efficient landscaping requirements established herein. Landowners are additionally encouraged to follow Waterwise Florida Landscapes and Florida Irrigation Society standards. The water-efficient requirements are as follows:

(1) *Use of mulch.* Mulches shall be used and maintained around all trees located in turf grass areas, in landscaped areas not planted or not appropriate for growing turf grass, and in all planted areas. Mulch shall be installed two (2) to four (4) inches deep and kept off the root ball and a minimum of two (2) feet away from the foundation of any structure. Mulch shall be kept a minimum of one (1) foot from the base of a tree trunk.

(2) *Limit irrigated lawn areas.* The use, type, and location of lawn area in the landscape shall be selected in a planned manner and not used as a fill-in material. Since most lawn varieties used in the landscape require supplemental watering more frequently than other types of landscape plants, turf shall be placed so that it can be irrigated separately. For existing development which is redeveloped through the removal of the existing structures, compliance with subsection (c)(4) below for new development shall be required using Florida-friendly landscaping, mulch, gravel, rock, other low water use materials or any combination thereof.

(3) *Low water use plants.* Landscape plants shall be selected based on appropriateness to the site considering conditions such as soil type, moisture, and sunlight using the principle of "right plant, right place." The plants shall be grouped in accordance with their respective water needs. A list of low water use plants is contained in the Plant List for the City of Leesburg.

(4) *Efficient and well-designed irrigation.* Up to sixty (60) percent of the pervious area equal to or less than fifteen thousand (15,000) square feet of the lot in any single-family or duplex platted residential development with more than ten (10) lots, which had plats approved after the effective date of the ordinance from which this section is derived, and commercial site plans

submitted after the effective date of the ordinance may be irrigated with a conventional in-ground irrigation system. Micro-irrigation, drip systems and temporary irrigation necessary to establish new plantings are permitted on all areas of the lot or development. Golf course fairways and greens, public active recreation fields, greenhouses, landscape nurseries, retail nurseries, and agricultural production systems are exempt from meeting these requirements. Landscape production and retail centers shall comply with the watering restrictions for any landscape that is required under these regulations that is not related to the production or selling of landscape material on site. The following criteria for irrigating a site shall be used in the design of the system.

a. *Rain sensors.* Functioning rain sensor devices shall be required on all automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. Sensors shall be of the "instant off" type designed to prevent operation of the installed irrigation system during a rain event and shall be installed in a suitable location not obstructed to rain fall.

b. *Irrigation overthrow.* The irrigation system shall be designed to minimize irrigation overthrow onto impervious surfaces and to avoid any ponding effects.

c. *Temporary irrigation.* Minimum size canopy trees requiring irrigation prior to becoming established shall use tree bubblers or micro-irrigation on a separate zone. Hand watering or a temporary irrigation system may be allowed to ensure the plants become established. Temporary irrigation lines shall be covered by mulch or buried.

d. *Where not required.* Irrigation is not required in (existing wooded/forested) areas which are intended to be maintained in a natural condition.

- (Ord. No. 11-89, § I, 9-26-11)

APPENDIX C

PROHIBITED PLANT SPECIES

ARTICLE V. – SITE DESIGN STANDARDS
DIVISION 1. – GENERAL STANDARDS
SECTION 25

Sec. 25-337. - Prohibited plant species.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

The control and elimination of invasive, non-native plant species helps protect the natural vegetative communities existing within the City of Leesburg.

(a) *Planting.* Prohibited plant species shall not be planted or counted toward minimum tree or vegetation requirements.

(b) *Prohibited plants.* Prohibited vegetation shall be listed in the Plant List for the City of Leesburg based on the following sources:

(1) Prohibited aquatic plants per F.A.C. 5B-64.011.

(c) *Removal.* Removal and eradication of prohibited plant species listed below shall be a condition of development approval on the parcel within one hundred (100) feet of principal structure(s) or up to fifty (50) feet from the overall limits of construction, whichever is greater.

(1) *Plants to be removed.* All prohibited plants listed in the following resources require removal as a condition of development approval. The Prohibited Tree Species List for the City of Leesburg lists the plant to be removed based on the following specific sources:

a. Plants listed on the Noxious Weed List developed by The Florida Department of Agriculture and Consumer Services 5B-57.007 Florida Administrative Code;

b. Plants listed in F.S. § 369.251(1);

c. All other prohibited plants are encouraged, but not required, to be removed.

(2) *Prohibited vegetation* shall not be required to be removed from wetlands or natural water bodies that are regulated or protected by the water management districts or other regulatory agencies without approval.

CITY OF LEESBURG - PROHIBITED PLANT LIST

Aquatic - Class I (F.A.C. 5B-64.011):

Alligatorweed, green lead plant	*Alternanthera philoxeroides*
Australian Pine	*Casuarina spp.*
Swamp stone crop	*Crassula helmsii*
Waterhyacinth	*Eichhornia spp.*
Hydrilla, Florida elodea, stargrass, oxygen grass	*Hydrilla verticillata*
Water spinach	*Ipomoea aquatica*
Morning Glory Bush	*Ipomoea fistulosa*
African elodea	*Lagarosiphon spp.*
Sawah flowing rush	*Limnocharis flava*
Purple loosestrife	*Lythrum salicaria*
Melaleuca	*Melaleuca quinquenervia*
Giant sensitive plant, cat's claw	*Mimosa pigra*
	Monochoria hastata
	Monochoria vaginalis
Eurasian watermilfoil	*Myriophyllum spicatum*
	Nechamandra alternifolia
Wild Red rice	*Oryza rufipogon*
Tropical pickerelweed	*Pontederia rotundifolia*

	Salvinia spp., (excluding S. minima)
Brazilian-pepper	*Schinus terebinthifolius*
Exotic bur-reed	*Sparganium erectum*
Water-aloe, soldier plant	*Stratiotes aloides*
Water chestnut	*Trapa spp.*
Hippo grass	*Vossia cuspidata*

Aquatic - Class II (F.A.C. 5B-64.011):

Hygro	*Hygrophila polysperma*
Ambulia	*Limnophila sessiliflora*
Waterlettuce	*Pistia stratiotes*

Exotic/Invasive Plants - (Florida Exotic Pest Plant Council)
Class I:

Common Name	Scientific Name
rosary pea	*Abrus precatorius*
earleaf acacia	*Acacia auriculiformis*
mimosa, silk tree	*Albizia julibrissin*
woman's tongue	*Albizia lebbeck*
coral ardisia	*Ardisia crenata (=A. crenulata misapplied)*
shoebutton ardisia	*Ardisia elliptica (=A. humilis misapplied)*

Common Name	Scientific Name
asparagus-fern	*Asparagus aethiopicus (=A. sprengeri: A. densiflorus misapplied)*
orchid tree	*Bauhinia variegata*
bishopwood	*Bischofia javanica*
santa maria (names "mast wood", "Alexandrian laurel" used in cultivation)	*Calophyllum antillanum (=C. calaba and C. inophyllum misapplied)*
Australian-pine, beach sheoak	*Casuarina equisetifolia*
Australian-pine, beach sheoak	*Casuarina equisetifolia*
suckering Australian-pine, gray sheoak	*Casuarina glauca*
camphor tree	*Cinnamomum camphora*
wild taro	*Colocasia esculenta*
lather leaf	*Colubrina asiatica*
carrotwood	*Cupaniopsis anacardioides*
winged yam	*Dioscorea alata*
air-potato	*Dioscorea bulbifera*
water-hyacinth	*Eichhornia crassipes*
Surinam cherry	*Eugenia uniflora*
laurel fig	*Ficus microcarpa (F. nitida and F. retusa var. nitida misapplied)*
hydrilla	*Hydrilla verticillata*
green hygro	*Hygrophila polysperma*

Common Name	Scientific Name
West Indian marsh grass	*Hymenachne amplexicaulis*
cogon grass	*Imperata cylindrica (I. brasiliensis misapplied)*
water-spinach	*Ipomoea aquatica*
Gold Coast jasmine	*Jasminum dichotomum*
Brazilian jasmine	*Jasminum fluminense*
lantana, shrub verbena	*Lantana camara (= L. strigocamara)*
glossy privet	*Ligustrum lucidum*
Chinese privet, hedge privet	*Ligustrum sinense*
Japanese honeysuckle	*Lonicera japonica*
Peruvian primrosewillow	*Ludwigia peruviana*
Tropical American water grass	*Luziola subintegra*
Japanese climbing fern	*Lygodium japonicum*
Old World climbing fern	*Lygodium microphyllum*
cat's claw vine	*Macfadyena unguis-cati*
sapodilla	*Manilkara zapota*
melaleuca, paper bark	*Melaleuca quinquenervia*
Natal grass	*Melinis repens (= Rhynchelytrum repens)*
catclaw mimosa	*Mimosa pigra*
nandina, heavenly bamboo	*Nandina domestica*

Common Name	Scientific Name
sword fern	*Nephrolepis cordifolia*
Asian sword fern	*Nephrolepis brownii (= N. multiflora)*
Burma reed, cane grass	*Neyraudia reynaudiana*
snowflake	*Nymphoides cristata*
sewer vine, onion vine	*Paederia cruddasiana*
skunk vine	*Paederia foetida*
torpedo grass	*Panicum repens*
Napier grass	*Pennisetum purpureum*
water-lettuce	*Pistia stratiotes*
strawberry guava	*Psidium cattleianum (=P. littorale)*
guava	*Psidium guajava*
kudzu	*Pueraria montana var. lobata (=P. lobata)*
downy rose-myrtle	*Rhodomyrtus tomentosa*
Natal grass	*Rhynchelytrum repens (=Melinis repens)*
Mexican petunia	*Ruellia brittoniana (= R. tweediana misapplied)*
water spangles	*Salvinia minima*
popcorn tree, Chinese tallow tree	*Sapium sebiferum (=Triadica sebifera)*
scaevola, half-flower, beach naupaka	*Scaevola taccada (=Scaevola sericea, S. frutescens)*

Common Name	Scientific Name
schefflera, Queensland umbrella tree	*Schefflera actinophylla (=Brassaia actinophylla)*
Brazilian pepper	*Schinus terebinthifolius*
Wright's nutrush	*Scleria lacustris*
climbing cassia, Christmas cassia, Christmas senna	*Senna pendula var. glabrata (=Cassia coluteoides)*
wetland nightshade, aquatic soda apple	*Solanum tampicense (=S. houstonii)*
tropical soda apple	*Solanum viarum*
arrowhead vine	*Syngonium podophyllum*
jambolan plum, Java plum	*Syzygium cumini*
incised halberd fern	*Tectaria incisa*
seaside mahoe	*Thespesia populnea*
small-leaf spiderwort	*Tradescantia fluminensis*
Para grass	*Urochloa mutica (= Brachiaria mutica)*

Class II:

Common Name	Scientific Name
red sandalwood	*Adenanthera pavonina*
sisal hemp	*Agave sisalana*
tung oil tree	*Aleurites fordii (=Vernicia fordii)*
devil tree	*Alstonia macrophylla*

Common Name	Scientific Name
alligator weed	*Alternanthera philoxeroides*
coral vine	*Antigonon leptopus*
calico flower	*Aristolochia littoralis*
Ganges primrose	*Asystasia gangetica*
wax begonia	*Begonia cucullata*
green shrimp plant, Browne's blechum	*Blechum pyramidatum*
paper mulberry	*Broussonetia papyrifera*
inch plant, spironema	*Callisia fragrans*
bottlebrush, weeping bottlebrush	*Callistemon viminalis*
river sheoak, Australian-pine	*Casuarina cunninghamiana*
trumpet tree	*Cecropia palmata*
day jessamine	*Cestrum diurnum*
bamboo palm	*Chamaedorea seifrizii*
Japanese clematis	*Clematis terniflora*
rubber vine	*Cryptostegia madagascariensis*
umbrella plant	*Cyperus involucratus (C. alternifolius* misapplied)
dwarf papyrus	*Cyperus prolifer*
Durban crowfootgrass	*Dactyloctenium aegyptium*
Indian rosewood, sissoo	*Dalbergia sissoo*

Common Name	Scientific Name
silverberry, autumn olive	*Elaeagnus umbellata*
silverthorn, thorny olive	*Elaeagnus pungens*
pothos	*Epipremnum pinnatum* cv. 'Aureum'
false banyan, council tree	*Ficus altissima*
governor's plum	*Flacourtia indica*
limpo grass	*Hemarthria altissima*
mahoe, sea hibiscus	*Hibiscus tiliaceus (=Taliparіti tiliaceum)*
jaragua	*Hyparrhenia rufa*
shrub morning-glory	*Ipomoea fistulosa (=I. carnea* ssp. *fistulosa)*
Arabian jasmine	*Jasminum sambac*
life plant	*Kalanchoe pinnata*
flamegold tree	*Koelreuteria elegans* ssp. *formosana (=K. formosana; K. paniculata* misapplied)
lead tree	*Leucaena leucocephala*
Spotted Duckweed	*Landoltia punctata* (= *Spirodela punctata*)
Asian marshweed	*Limnophila sessiliflora*
Chinese fan palm	*Livistona chinensis*
Chinaberry	*Melia azedarach*
Molassesgrass	*Melinis minutiflora*

Common Name	Scientific Name
wood-rose	*Merremia tuberosa*
orange-jessamine	*Murraya paniculata*
Eurasian water-milfoil	*Myriophyllum spicatum*
Guinea grass	*Panicum maximum* (= *Urochloa maxima, Megathyrsus maximus*)
two-flowered passion vine	*Passiflora biflora*
green fountain grass	*Pennisetum setaceum*
Senegal date palm	*Phoenix reclinata*
golden bamboo	*Phyllostachys aurea*
Philippine pittosporum, Taiwanese cheesewood	*Pittosporum pentandrum*
Chinese brake fern	*Pteris vittata*
solitaire palm	*Ptychosperma elegans*
castor bean	*Ricinus communis*
roundleaf toothcup, dwarf Rotala	*Rotala rotundifolia*
bowstring hemp	*Sansevieria hyacinthoides*
purple sesban, rattlebox	*Sesbania punicea*
two-leaf nightshade	*Solanum diphyllum*
Jamaica nightshade	*Solanum jamaicense*
susumber, turkey berry	Solanum torvum
wedelia	*Sphagneticola trilobata (=Wedelia trilobata)*

Common Name	Scientific Name
nettle-leaf porterweed	*Stachytarpheta cayennensis (=S. urticifolia)*
queen palm	*Syagrus romanzoffiana (=Arecastrum romanzoffianum)*
mahoe, sea hibiscus	*Talipariti tiliaceum* (= *Hibiscus tiliaceus*)
tropical-almond	*Terminalia catappa*
Australian-almond	*Terminalia muelleri*
oyster plant	Tradescantia spathacea (=Rhoeo spathacea, Rhoeo discolor)
puncture vine, burr-nut	*Tribulus cistoides*
Caesar's weed	*Urena lobata*
simple-leaf chaste tree	*Vitex trifolia*
Washington fan palm	*Washingtonia robusta*
Chinese wisteria	*Wisteria sinensis*
malanga, elephant ear	*Xanthosoma sagittifolium*

(Ord. No. 11-89, § I, 9-26-11)

APPENDIX D

WATER CONSERVATION ORDINANCE FOR LANDSCAPE IRRIGATION

Chapter 29 - WATER CONSERVATION THROUGH LANDSCAPE IRRIGATION[1]

Footnotes:

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Editor's note— *Prior to the reenactment of Ch. 29 by Ord. No. 09-30, adopted June 8, 2009, Ord. No. 04-27, § IV, adopted May 10, 2004, repealed Ch. 29, which pertained to concurrency management. For further information, see the Code Comparative Table at the end of this volume.*

- **Sec. 29-1. - Short title.**

This chapter shall be known and cited as the "Water Conservation Ordinance for Landscape Irrigation."

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-2. - Intent and purpose.**

It is the intent and purpose of this chapter to implement procedures that promote water conservation through more efficient landscape irrigation.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-3. - Definitions.**

For purposes of this chapter, the following terms, phrases, words and their derivatives shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

(1) "Address" means the house number of a physical location of a specific property. This includes "rural route" numbers but excludes post office box numbers. If a lot number in a mobile home park or similar community is used by the U.S. Postal Service to determine a delivery location, the lot number shall be the property's address. An "even numbered address" means an address ending in the numbers 0, 2, 4, 6, 8 or the letters A—M. An "odd numbered address" means an address ending in the numbers 1, 3, 5, 7, 9 or the letters N—Z.

(2) "District" means the St. Johns River Water Management District.

(3) "Person" means any person, firm, partnership, association, corporation, company, or organization of any kind.

(4) "Landscape irrigation" means the outside watering of plants in a landscape such as shrubbery, trees, lawns, grass, ground covers, plants, vines, gardens and other such flora that are situated in such diverse locations as residential areas, public, commercial, and industrial establishments, and public medians and rights-of-way. "Landscape irrigation" does not include agricultural crops, nursery plants, cemeteries, golf course greens, tees, fairways, primary roughs, and vegetation associated with recreational areas such as playgrounds, football, baseball and soccer fields.

(5) "Residential landscape irrigation" means the irrigation of landscape associated with any housing unit having sanitary and kitchen facilities designed to accommodate one (1) or more residents, including multiple housing units and mobile homes.

(6) "Non-residential landscape irrigation" means the irrigation of landscape not included within the definition of "residential landscape irrigation," such as that associated with public, commercial and

industrial property, including commercial or transient housing units, hotel and motel units, and public medians and rights-of-way.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-4. - Landscape irrigation schedules.**

(1) When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:

(a) Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(b) Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(c) Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(d) No more than three-fourths (¾) inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one (1) hour per irrigation zone on each day that irrigation occurs.

(2) When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:

(a) Residential landscape irrigation at odd numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(b) Residential landscape irrigation at even numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(c) Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(d) No more than three-fourths (¾) inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one (1) hour per irrigation zone on each day that irrigation occurs.

(3) All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-5. - Exceptions to the landscape irrigation schedules.**

Landscape irrigation shall be subject to the following irrigation schedule exceptions:

(1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.

(2) Irrigation of new landscape is allowed at any time of day on any day for the initial thirty (30) days and every other day for the next thirty (30) days for a total of one (1) sixty-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.

(3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides, when required by law, the manufacturer, or best management practices, is allowed at any time of day on any day within twenty-four (24) hours of application. Watering in of chemicals shall not exceed one-fourth (¼) inch of water per application except as otherwise required by law, the manufacturer, or best management practices.

(4) Irrigation systems may be operated at any time of day on any day for maintenance and repair purposes not to exceed twenty (20) minutes per hour per zone.

(5) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed at any time of day on any day.

(6) Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.

(7) The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.

(8) The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-6. - Additional requirement.**

(1) Any person who irrigates landscape with an automatic lawn sprinkler system that is installed after the effective date of this chapter shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system when adequate rainfall has occurred.

(2) Any person who replaces or modifies a lawn sprinkler system that was installed prior to the enactment of this chapter, by more than fifty-one (51) percent, as determined by the city manager or designee, shall be required to meet the requirements of this chapter, including the requirement to maintain and operate a rain sensor device or switch that overrides the irrigations system when adequate rainfall has occurred.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-7. - Variance from specific day of the week limitations.**

A variance from the specific landscape irrigation days or day set forth in section 29-4 may be granted if strict application of the scheduled days or day would lead to unreasonable or unfair results in particular instances, provided that the applicant demonstrates with particularity that compliance with the scheduled days or day will result in a substantial economic, health or other hardship on the applicant requesting the variance or those served by the applicant. Where a contiguous property is divided into different zones, a variance may be granted hereunder so that each zone may be irrigated on different days or day than other zones of the property. However, in no event shall a variance allow a single zone to be irrigated more than two (2) days per week during Daylight Savings Time or more than one (1) day per week during Eastern Standard Time.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-8. - Application.**

The provisions of this chapter shall apply to each person located within the City of Leesburg, Florida.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-9. - Enforcement.**

This chapter shall be enforced as provided in Chapter 2, Division 2, of the Code of Ordinances of the City of Leesburg, Florida.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-10. - Violations and penalties.**

The following penalties shall be available in the event of a violation of the provisions of this chapter of the City of Leesburg Code, any other applicable laws, rules, or regulations or permits.

(1) All violations of the terms and conditions of this chapter, or any other chapter, rule, regulation, or law, may be enforced by enforcement action of the city code enforcement.

(2) All violators of this chapter will be penalized as follows:

First violation: Written warning.

Subsequent violations: Minimum of fifty dollars ($50.00) for the second violation, doubling for each subsequent violation to a maximum of one thousand dollars ($1,000.00) for each violation.

(3) Nothing in this chapter precludes the city from seeking immediate injunctive relief or taking such other lawful action, including, but not limited to, forfeiture of any financial security held by the city to prevent or remedy any violation of this chapter, or any violation of the terms of any other city code, or any other law, rule, or regulation.

(4) The penalties provided for herein are cumulative. Use of one (1) method of enforcement shall not preclude the city from using other methods of enforcement for the same violation.

(Ord. No. 09-30, § 1, 6-8-09)

Sec. 28-14. - Enforcement.

APPENDIX E

RESOLUTION APPROVING WATER CONSERVATION INCENTIVE PROGRAM

APPENDIX E

RESOLUTION NO. 10,670

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA ESTABLISHING A WATER CONSERVATION INCENTIVE PROGRAM, APPROVING GUIDELINES; AND PROVIDING AN EFFECTIVE DATE.

WHEEAS Florida is among the fastest growing States in the Union averaging 900 new residents per day.

WHEREAS from 2015 to 2019 the Lake County population grew by 13% and is expected to continue rapid growth.

WHEREAS potable water is a valuable resource and future development within Leesburg, Lake County and Florida depends on effective use of our water resource.

WHEREAS water conservation is key to maintaining future water availability, an essential element of future economic growth.

WHEREAS the City Commission desires to offer water conservation incentives to customers.

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

THAT the City Commission does hereby establish and adopt the Leesburg Water Conservation Incentive Program outlined in Exhibit A and authorizes the Public Works Department to implement the program effectively immediately.

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 13th day of July 2020.

Elise A. Dennison, Mayor

ATTEST:

City Clerk

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Dewberry

EXHIBIT A

Leesburg **Water Conservation** Incentive Program

July 2020

Dewberry

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Background

Florida is among the fastest growing states in the U.S., with an average of 900 people moving to Florida each day. The Bureau of Economic Business Research (BEBR) data shows Florida's overall population increased from 19.8 million in 2015 to 21.2 million in 2019, a 7% increase over this four-year period. On a local level, Lake County's population increased by 12.8% for the same period and based on BEBR population projections, the County will continue to experience high growth for many years to come.

Leesburg's water service area is located wholly within Lake County and while population growth for the City has been modest over the past few years, large undeveloped tracts of land within the City's boundary will attract a portion of the County's future growth. With this increase in population comes an increase in water demand; and as water demand increases, the availability of traditional supplies such as groundwater are decreasing at an alarming rate.

The state's water management districts have been tasked with developing regional water supply plans to help address current and future water demand needs. The City of Leesburg is located within the St. Johns River Water Management District (SJRWMD) and the North Florida Regional Water Supply Planning Area. In 2017, the SJRWMD approved the North Florida Regional Water Supply Plan (NFRWSP), a water supply plan covering 14 north Florida counties and portions of the St. Johns River and Suwannee River water management districts. This plan estimates a groundwater shortfall of 117 million gallons of groundwater per day in 2035 if no additional measures are taken to develop alternative water supplies and increase water use efficiency through conservation.

"As a result of the collaborative process, the Districts determined fresh groundwater alone cannot supply the projected 117 million gallons per day increase in water demand during the 20-year planning horizon without causing unacceptable impacts to water resources."

NFRWSP (2015-2035)

This shortfall may be even greater as the water supply planning projections are high level planning numbers based on historical averages and do not reflect higher usage generated by new construction. The findings of the NFRWSP will also influence the City's consumptive use permit (CUP), which allocates the maximum allowable groundwater withdrawal for the City. The City's permit expires in 2030 and the groundwater allocation is capped at 3,332.82 million gallons per year (9.13 mgd average) beginning in 2020. No increase in allocation is provided for the last 10 years of tile permit and there is no guarantee that additional groundwater supplies will be available in the future. Actions must be taken now to ensure that adequate, affordable water supplies will be available to meet future demands without negatively impacting the environment.

Implementation of water conservation and development of alternative water supplies are key to the City meeting future water demands and maintaining compliance with the City's CUP. Water conservation is often referred to as the "low hanging fruit" based on cost and ease of implementation when compared to development of alternative water supplies and should therefore be implemented first. This document outlines the City's Water Conservation Incentive Program.

Water Conservation Incentive Program

The Energy Policy Act (EPAct 1992) mandated federal energy and water efficiency guidelines to improve overall efficiency in the U.S (Table I). These requirements went into effect in 1994 and can be used to define incentive program eligibility criteria. Targeting plumbing devices manufactured before these standards went into effect offers the greatest water savings potential. For toilets, sinks, and faucets, this includes devices installed before 1994.

TABLE I. CHANGES TO PLUMBING FIXTURE STANDARDS		
FIXTURE	USE PRIOR TO 1994	CURRENT STANDARDS
Toilet	2.5-7 gpf	1.6 gpf
Lavatory faucet	2-3 gpm	2.2 gpm
Showerhead	2.5-5 gpm	2.5 pmg

Landscape irrigation comprises over half of residential water consumption and offers the greatest potential for water savings. Irrigation technologies and design standards have evolved over the past 10 years however high costs to retrofit irrigation systems and the complexity to implement irrigation efficiency improvements is a deterrent to most customers. Installation of smart controllers, conversion of turf irrigation to landscaped beds with micro irrigation, and rain/moisture shut-off devices offer significant savings for any irrigation system that has been in use for several years.

Program Goals - The goals for this incentive program include the following:

- Improve water use efficiency
- Raise public awareness of water conservation and encourage water use efficiency
- Delay or potentially avoid development of alternative water supplies
- Compliance with the City's SJRWMD Consumptive Use Permit (CUP)
- Support water management district water supply planning efforts

Program Details - Residential Customers

- All Leesburg residential water utility customers are eligible to participate in the program.
- Replacement devices shall comply with Tables 2 and 3.
- Rebates will only be issued after installation and inspection.
- Rebate funds are limited and will be awarded on a first come, first served basis
- Rebates are for existing construction only. New construction does not qualify

Table 2. Indoor Rebates		
Eligible Rebate Items	Replacement Device Specifications	Rebate
High efficiency toilet[1,4]	1.28 gpf, with a UNAR MaP rating above 350 grams per flush	50% (max $100 per toilet)
Showerhead[2,4]	2.0 gallons per minute or less	50% (max $40 per shower head)
Lavatory faucet[3,4]	1.5 gallons per minute or less	50% (max $40 per faucet)

1. Toilets using 2.5 gallons per flush or greater are eligible.
2. Showerheads using 2.5 gallons per minute or greater are eligible
3. Faucets using 2.2 gpm or greater are eligible
4. All WaterSense labeled fixtures meet the rebate requirements; however, WaterSense label is not required.

Table 3. Outdoor Rebates[1]		
Eligible Rebate Items[1]	Description	Rebate[4]
Rain/soil moisture sensor, irrigation shut-off device[2]	Installed in proper location	Free[4]
Conversion to micro irrigation[3]	Drip, subsurface, micro spray	Up to $500
Smart irrigation controller[2]	Added wifi control and/or weather-based	50% up to $100
Irrigation system improvements[5]	Repair broken pipes and/or improve irrigation efficiency/coverage[5]	50% to $500

1. Site must have an existing in-ground irrigation system
2. Must be replacing an existing traditional, non-weather-based irrigation timer
3. *Micro irrigation encompasses a number of methods or concepts, including drip and microspray irrigation. Micro irrigation emitters apply less than 30 gallons per hour (gph) or 0.5 gallons per minute (gpm). (Landscape Irrigation and Florida-Friendly Design Standards) and encompass drip and micro irrigation.*
4. *Rain sensors will be provided by the City. If it is not installed within 30 days, $50 will be charged on the customer water bill.*
5. *Proposed improvements must be provided in writing to the City for review and approval*

Program Details – Commercial Customers

Commercial customers should contact the Water Conservation Specialist at the Leesburg Public Works Department at (352) 435-9442 or by email at PublicWorks@Leesburgflorida.gov to determine eligibility.

Rebate Process

1. Prior to making a purchase, customers who wish to upgrade plumbing fixtures or irrigation system components should contact the Water Conservation Specialist at the Leesburg Public Works Department at (352) 435-9442 or by email at

PublicWorks@Leesburqflorida.gov to determine funding availability and schedule an assessment.

1. The water conservation specialist will contact the customer and schedule a time to perform a home or business assessment, with the owner present to identify potential conservation measures.
2. The customer will then submit an application for pre-approval. Devices must be installed and the final inspection must be completed within 60 days of pre-approval to receive a rebate.
3. Upon final inspection and approval, a check in the amount of the approved rebate will be mailed to the customer.

References

"Florida Estimates of Population 2019." *Https://Www.Bebr.Ufl.Edu/Sites/Default/Files/Research%20Reports/Estimates_2019.Pdf.* Accessed 1 Apr. 2019.

"Florida WaterStar Technical Manual." *Florida WaterStar,* floridawaterstar.com/technical manual/.

"NFRWSP." *North Florida Regional Water Supply Plan Partnership,* 13 Jan. 2017, northfloridawater.com/watersupplyplan/document.html.

CITY OF LEESBURG 2045 COMPREHENSIVE PLAN

5 – POTABLE WATER - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX AND WATER SUPPLY FACILITIES WORK PLAN*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

6 – SOLID WASTE - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Solid Waste Goals, Objectives and Policies

GOAL 1: To ensure the efficient and safe disposal of solid waste and to provide collection services for all residential and commercial establishments within the City of Leesburg municipal boundary in order to protect the environment and public health.

Objective 1.1: ***Solid Waste Disposal.*** The City shall continue to ensure satisfactory and economical solid waste management for all City residents through the ~~2010 - 2035~~ 2045 planning period.

Policy 1.1.1: The City shall maintain an interlocal agreement with Lake County regarding the safe and economical disposal of solid waste.

Policy 1.1.2: All solid waste disposal contracted or performed by the City of Leesburg shall be operated in a manner that complies with all applicable city, regional, state and federal solid waste disposal standards.

Policy 1.1.3: The City shall continue to provide long term maintenance care for the City of Leesburg Landfill facility and shall continue all required monitoring activities.

Policy 1.1.4: The City shall endeavor to remove and dispose of hazardous waste stored at the City of Leesburg Landfill.

Policy 1.1.5: The City shall secure the integrity of the City of Leesburg Landfill by keeping the gate closed at all times.

Objective 1.2: ***Solid Waste Collection.*** The City shall continue ~~to provide~~ providing solid waste collection services to city residential and commercial establishments located within Leesburg's municipal boundary.

Policy 1.2.1: The City will continue to operate and maintain a self-supporting solid waste collection system within the municipal service area.

Policy 1.2.2: The level of service for solid waste collection shall be as follows:

- *Residential LOS:* ~~Twice weekly collection of all residential garbage, and once weekly collection of yard grass, recyclables, and bulk pickup, per the City's published garbage collection schedule, as amended.~~ Once weekly collection of all residential garbage, yard grass, recyclables, and bulk pickup.

- *Commercial LOS:* One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

Policy 1.2.3: Solid waste collection shall be mandatory for all residential, commercial and industrial land uses within the City corporate limits ~~through the use of~~ using contracted haulers and/or the City.

Policy 1.2.4: The City shall continue to require individual commercial establishments using compactors or roll-off containers over 40 cubic yards to provide solid waste collection service of these containers.

Policy 1.2.5: The City shall continue to monitor complaints regarding residential and commercial solid waste collection by the City and contracted haulers to ensure that the most efficient, orderly, sanitary and environmentally sound service is ~~being~~ provided.

Policy 1.2.6: The City shall endeavor to implement programs ~~for the~~ to clean up illegal dumpsites in a timely, efficient and environmentally sound manner.

Policy 1.2.7: The City shall endeavor to repair or replace all damaged super cans and recycle bins within 24 hours.

Policy 1.2.8: The City shall endeavor to replace old and leaking dumpsters and open top roll-off containers with new City owned dumpsters and containers to provide a more sanitary and aesthetic collection system.

Policy 1.2.9: The City shall maintain established standard operating procedures for ~~the collection~~ collecting ~~of~~ solid waste within the City.

Policy 1.2.10: The City shall evaluate and revise the rate structures in the Code of Ordinances every 5 years.

Policy 1.2.11: The City shall conduct an audit of the residential and commercial collection routes ~~for an evaluation of~~ to evaluate the effectiveness of the routes being served and those commercial hand collection accounts that can be converted to dumpster service every 5 years.

Objective 1.3: ***Recycling.*** The City shall reduce the volume of municipal solid waste disposed of in the County's landfill facilities by maintaining and promoting its recycling program.

Policy 1.3.1: The City of Leesburg will promote the efforts of Lake County towards the reduction of the solid waste stream through the implementation of a mandatory recycling program and by educating citizen on recycling.

Policy 1.3.2: The City shall continue to haul collected recyclables to the Lake County Solid Waste Management Facility ~~in an effort~~ to reduce the overall solid waste stream.

Policy 1.3.3: The City shall continue to have a recyclable collection process ~~in place~~ for curbside pickup of newspapers, glass, plastics, tin and aluminum.

Policy 1.3.4: The City shall continue to have a collection process ~~in place~~ for curbside pickup of yard waste.

Objective 1.4: ***Hazardous Waste.*** The City shall coordinate with Lake County to monitor and control the disposal of hazardous wastes in accordance with State law.

Policy 1.4.1: The City will continue ~~to educate~~ educating its citizens ~~regarding~~ on the proper handling and disposal of hazardous wastes.

Policy 1.4.2: The City shall coordinate with Lake County to promote and support the County's Amnesty Day Programs.

Solid Waste Data Appendix

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the data regarding for the City of Leesburg's solid waste facilities are provided below.

Table 1: City of Leesburg Residential Solid Waste Collection (2020-2022)

Description	2020-2021	2021-2022
Number of Residential Customers	8,617	9,092
Tons of Solid Waste Incinerated	10,123	10,226
Tons of Household Recyclables	770	915
Tons of Recycled Scrap Metal	12	11
Tons of Mulched Yard Waste	0	0
Tons or Tires Collected	0	0

Source: City of Leesburg Public Works

Table 2: City of Leesburg Commercial Solid Waste Collection (2020-2023)

Description	2020-2021	2021-2022	2022-2023
Hand Commercial Accounts	645	677	687
Dumpster Accounts	765	781	804
Commercial Recycle Accounts	20	19	18
Tons of Hand Collected Solid Waste	409	407	431
Tons of Dumpster Collected Solid Waste	14,022	14,507	14,469
Tons of Collected Recycling (Cardboard)	0	0	0
C & D Debris Collected (cu-yd)	7,190	5,395	5,952

Source: City of Leesburg Public Works

6 – SOLID WASTE - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Introduction

The collection and disposal of solid waste is necessary for the protection of public health, safety and welfare. In 1976, the Federal Government passed the Resource and Recovery Act, which empowered the Environmental Protection Agency (EPA) to regulate hazardous waste and develop minimum standards to dispose of solid waste in landfills. In 1980, the Federal Government passed additional legislation, which empowered the EPA to directly respond to chemical spills or the release of hazardous substances.

Also in 1980, the State of Florida passed the Florida Resource Recovery and Management Act. This Act established hazardous waste definitions, established a permitting system, required monitoring, and provided funds for clean up efforts. In 1988, the Florida Solid Waste Management Act was established. The Act required recycling programs and a reduction of the solid waste stream, as well as banning disposal of specified items in landfills.

State Regulations require that municipal solid waste (MSW) be disposed of in landfills that have a liner meeting state requirements. The liner consists of a layer of densely packed clay or other soil composition that is nearly impenetrable. The liner is necessary to keep harmful compounds from entering the groundwater and potentially contaminating the potable water supply. Landfills created for the purpose of disposing construction and demolition debris (C & D) are not required to be lined. The difference between the two types of solid waste is that the leachate from each type of waste contains different levels of harmful compounds. Specifically, leachate from a C & D landfill contains a minimal amount of harmful substances, while the leachate from a MSW landfill can contain relatively high levels of toxins, requiring any leachate to be contained so as not contaminate the local groundwater supply.

Solid Waste Data Inventory

1. Operational Responsibility

The City of Leesburg Solid Waste Management Division of the Public Works Department is responsible for the operations and maintenance of the solid waste management services provided to Leesburg residents by the City of Leesburg.

2. Service Area and Predominant Users

a. Service Area

The collection service area for Leesburg includes all residential and non-residential users within the City's municipal boundaries. Map VI-1 shows the boundary of the municipal service area for solid waste collection.

b. Predominant Users

In 2023, the City serves approximately 9,614 residential units and approximately 1,491 commercial customers within the municipal boundaries. Of the 1,491 commercial customers, 804 utilize dumpster service while 687 commercial customers utilize hand collection services. Solid waste that is collected by the City of Leesburg is disposed of

at various solid waste disposal facilities which are neither operated nor maintained by the City of Leesburg. These facilities are described in the following section.

The Lake County Resource Recovery Facility and the other facilities that are privately operated, serve the waste disposal needs of the residents and commercial establishments within Lake County as well as customers outside of the municipal boundaries of Lake County. The facilities operated by Lake County, Department of Waste Management Services are by law only allowed to accept waste materials from sources within Lake County.

3. Solid Waste Facilities Inventory

The City of Leesburg does not operate any active solid waste disposal facilities. However, the City does provide long term maintenance care for the closed City of Leesburg Landfill facility. This facility is located off Lucas Street within the City of Leesburg. Operations at this facility ceased in 1997. The City is required to maintain the landfill and to renew the permit on the facility every five (5) years. Associated with the maintenance requirements of the permit, the City maintains a number of monitoring wells at the landfill and to date no contamination issues have been reported.

The disposal of solid waste refuse collected by the City of Leesburg is provided by facilities which are located outside of the Leesburg City limits. Specifically, there are three locations where solid waste from the City can be disposed, and six facilities where residential drop-off is permitted. These facilities include:

- **The Lake County Resource Recovery Facility**, Okahumpka, Florida;
- **The Ash Monofill Landfill**, Astatula, Florida;
- **The Construction and Demolition Landfill**, Wildwood, Florida.
- **Central Facility Drop-off,** 13130 County Landfill Rd., Tavares, 32778
- **Astor Facility,** 54711 Astor Transfer Station Rd., Astor, 32102
- **Clermont (Loghouse) Facility,** 10435 Log House Rd., Clermont, 34711
- **Lady Lake Facility,** 1200 Jackson St., Lady Lake, 32159
- **Paisley Facility,** 25014 Rancho Ln., Paisley, 32767
- **Pine Lakes Facility**, 32520 W. SR 44, DeLand, 32720

Additional information for the three above-referenced facilities and the solid waste disposal services they provide for the City of Leesburg is contained in the following text.

a. Lake County Resource Recovery Facility

The Lake County Resource Recovery Facility (LCRRF), owned and managed by Covanta Energy of Lake is located at 3830 Rogers Industrial Park Road in Okahumpka. This is a solid waste processing plant where certain types of solid waste are converted to energy through an incineration process. The facility processes approximately 163,000 tons per year of municipal solid waste (MSW) and is permitted to process 576 tons per day. Leesburg disposes of the majority of its residential and

commercial refuse collections, which consists of solid waste and yard trash, at this location.

b. Ash Monofill Landfill

The Ash Monofill Landfill also located in Astatula, adjacent to the LCSWMF landfill, is used to dispose of the residual ash that remains after the refuse is incinerated at the Lake County Resource Recovery Facility. There is no anticipated closure date for this landfill as the ash is mined daily and used as cover for the adjacent LCSWMF. County plans are to continue to mine the ash for use as daily cover and then to covert this facility for use as a class I MSW waste disposal.

c. Construction and Demolition Landfill

Leesburg utilizes a Construction and Demolition (C&D) landfill facility located on CR 466A in Wildwood, Florida, which is operated by Hewett Contracting, Inc. for disposal of C & D debris. This facility accepts construction and demolition debris only. The total landfill site is - 80 acres in size. The landfill's life expectancy based upon the current average C & D disposal volumes is approximately 15-years.

Lake County drop-off facilities accept limited daily quantities of garbage and recycling from all Lake County residents, including household bulk items, yard waste, scrap metal, tires, electronics, and household hazardous waste. These facilities do not accept any commercial waste, nor do they accept the following items listed below:

a. Construction and demolition debris
b. Mattresses
c. Yard waste over 4 feet in length
d. Yard waste over 6 inches in diameter

4. Collection Services

Leesburg's Solid Waste Management Division, under the Public Works Department, is responsible for coordinating the solid waste collection and disposal for customers within the City limits and newly annexed areas. The City of Leesburg provides collection of all residential and commercial solid waste within its corporate boundaries except for compactors and over-sized roll-off containers (greater than 40 cubic-yard capacity). The City is responsible for the hauling both residential and non-residential solid waste to the Lake County Resource Recovery Facility or to the other solid waste disposal facilities utilized by Leesburg.

As the City of Leesburg does not operate any active solid waste disposal facilities, the City has focused on the quality and frequency of collection services rather than solid waste disposal capacity. The level of service standards provided by the City of Leesburg for residential refuse collection is once-weekly garbage, yard waste, recycling collection and bulk pickup. For commercial refuse collection, Leesburg provides from 1 to 6 pick-ups per week for dumpster service, 3 times per week for hand pick-up, bulk pick-up on request, and once a week cardboard recycling.

Individual commercial and industrial property owners with solid waste compactors or over-sized roll-off containers (greater than 40 cubic yards) are responsible for the collection of solid waste from these containers. These property owners typically contract with private haulers to collect waste from these containers and to dispose of the waste at an appropriate facility.

5. Hazardous Waste

The proper management of hazardous waste is necessary to protect valuable natural resources. Hazardous wastes include batteries, paints, cleaners, pesticides, and poisons. Improper disposal of these items can have a detrimental effect on our environment. For example, chemicals poured down a drain can pollute our drinking water and contaminate wastewater treatment systems. The City of Leesburg does not have hazardous waste management facilities but rather relies on Lake County to provide these facilities and service. To address this situation, the Lake County Hazardous Waste Department has established various programs, as listed below, to assist citizens with proper disposal.

A Household Chemical Collection Center is located at the Lake County Solid Waste Management Facility in Astatula on C.R. 561 in Tavares, where the County stores hazardous waste materials. In addition to this center, residential drop off facilities are located throughout the County.. The closest drop off center to Leesburg is located at 1200 Jackson Street in Lady Lake. Mobile Unit collections at various locations provide a convenient method of disposing of household hazards. This service is for household hazards collection only and is free to the residents of Lake County. A specific example within the City is a collection box for used batteries, located outside the Leesburg Public Library. The County picks up the batteries for proper disposal.

In addition, the Lake County Department of Solid Waste Management offers programs for Lake County businesses. The Conditionally Exempt Small Quantity Generator (CESQG) is for small businesses that produce no more than 220 pounds or 25 gallons of chemical waste per month. Qualified businesses are urged to participate in this program, which is located at the Household Chemical Collection Center. Disposal fees are based on bid price with the contracted vendor. The service is available every Wednesday and the first Saturday of each month and businesses must preregister to participate. In addition, the County operates the Pollution Prevention Program that also assists businesses with waste. This program gives businesses the opportunity to learn about proper waste disposal, as well as, waste reduction techniques.

The City of Leesburg has an interlocal agreement with the Lake County Fire and Rescue to facilitate control of accidents involving hazardous wastes. The City's Fire Department does employ qualified hazardous materials personnel but does not have the required equipment to provide adequate responses to hazardous material situations.

6. Recycling Program

The City of Leesburg Solid Waste Management Division has implemented a citywide recycling program. The goal of the recycling program was to reduce the amount of solid waste disposed of by the landfill method by 30 percent. The City presently collects and transfers recyclable waste to the LCSWMF located in Astatula where it is separated and processed. To date, the City has exceeded this goal by utilizing the Lake County Resource Recovery Facility (LCRRF) and recycling. Leesburg's recycling efforts include a curbside recycling pick-up program for residential and commercial establishments. Residential customers receive a once per week pick-up of the five basic recyclables while commercial customers receive a once per week cardboard collection.

The County recycles 100% of the tires received at the landfill. The shredding reduces the amount of landfill volume necessary for tire disposal and is recycled for use in mulch, playground equipment and other uses.

In addition, the County provides recycling of yard trash at the LCSWMF. The yard waste is mulched at this landfill and is provided free to anyone who is willing to self-load the mulch.

White goods are accepted at the LCSWMF as well. White goods are appliances such as dishwashers, washing machines and refrigerators. These items are not allowed to be placed in the landfill; rather, they are accepted in the recycling area, where all refrigerants such as freon are recovered from all applicable appliances. The white goods are then picked up and recycled by a scrap metal dealer.

Solid Waste Facility Analysis and Recommendations

The City of Leesburg will continue to rely on Lake County for providing solid waste disposal facilities. Based upon solid waste volume projections by Lake County, the County's solid waste disposal facilities will have adequate capacity to service the City of Leesburg throughout the planning period. As the City disposes of the majority of it's solid waste at the County's facilities, the City is ensured of having adequate solid waste disposal service.. A brief synopsis of future operating capacities of the solid waste disposal facilities utilized by the City of Leesburg is provided below.

1. Solid Waste Surpluses and Deficiencies

a. <u>Lake County Resource Recovery Facility</u>

Lake County is obligated by its operations with Covanta to deliver 163,000 tons per year. Currently, the City incinerates, on average, 22,044 tons per year of municipal solid waste. This amount includes residential and commercial solid waste. Therefore, Leesburg generates approximately 13% of the total annual refuse obligation to the facility. Currently, this facility incinerates approximately 165,000 tons per year.. Given that this is an incinerator facility, the capacity is based on how much refuse the facility can accommodate on a daily and/or annual basis rather than on a finite volume leading to an eventual closing date. In the eventuality that more refuse is generated than can be handled by the facility on a daily or annual basis, the facility could be expanded or

a new larger facility could be constructed without the need to acquire as large a piece of land as would be required by a landfill. Based on the present disposal rate at this facility, it is anticipated that the facility will be able to provide solid waste disposal services beyond the end of the planning period in 2035.

b. Lake County Solid Waste Management Facility

Leesburg utilizes the LCSWMF for disposal of mixed trash, recyclables and yard waste. The recyclables are only temporarily stored at the LCSWMF until they are picked up. Yard waste is accepted at the landfill and is mulched. The mulch is provided free to anyone willing to self-load the material. The recyclables generated by Leesburg and temporality stored at the LCSWMF represents approximately 436 tons per year or about 2% of the total refuse collected by the City.

Current operations within this landfill facility are confined within phase III. The approximate capacity of this phase is 1.5 million cubic yards or approximately 900,000 tons. Future phases of this landfill have an adequate capacity to service the incorporated and unincorporated portions of Lake County. Based upon projected waste disposal volumes, Lake County anticipates a remaining useful life of 30-years for this facility.

c. Ash Monofill Landfill

The Ash Monofill Landfill is adjacent to the LCSWMF. Presently, the operations at this landfill are confined to phase III which is designed to hold 247,000 cubic yards (approximately 308,750 tons) of ash residue. However, the ash is continually being mined for use as cover material for the adjacent LCSWMF. As the ash is removed additional capacity within the ash monofill is produced. Thus, the capacity of the landfill should not diminish over time.

Lake County is planning to convert this facility to a "Class I" landfill in the future. The additional capacity for "Class I" refuse created by this conversion will allow waste to be interred at this facility. The total projected capacity for "Class I" waste at this facility has not as of yet been determined.

d. Construction and Demolition Landfill

Currently, Leesburg hauls approximately 1,112 cubic yards of C & D material to this landfill on an annual basis.

2. Level of Service Standards

Lake County provides disposal facilities for the municipal solid waste generated by the City of Leesburg. As such, planning, construction and maintenance of solid waste disposal facilities is the responsibility of the County and does not require planning or capital outlay by the City of Leesburg. As such, the collection of refuse within the City limits is the only solid waste responsibility of the City. The City has set a level of service standard associated with the frequency of the collection services provided. The level of service standards, as adopted by the City, are as follows:

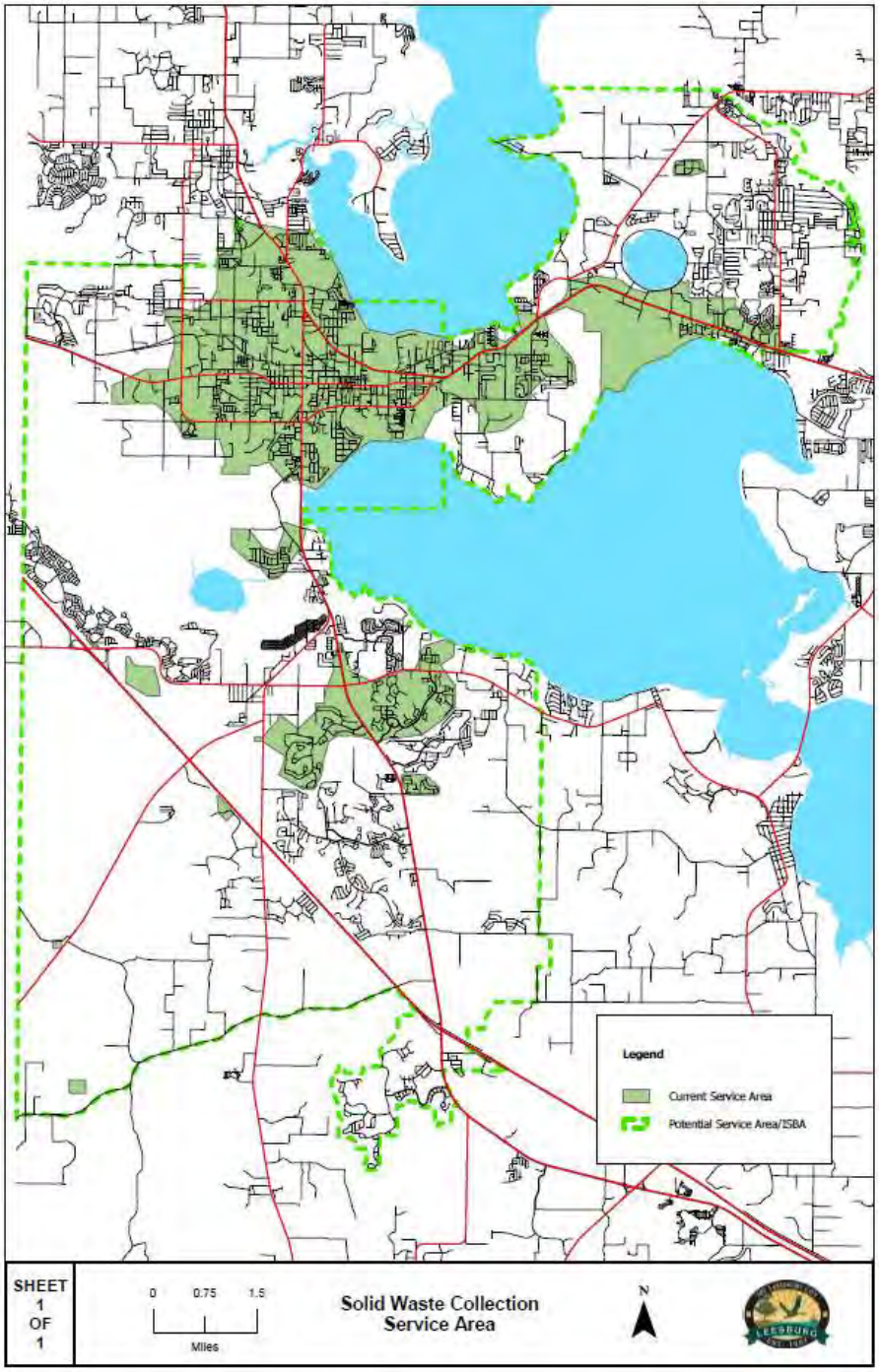
- Residential: Once per week refuse collection;
  Once per week yard waste collection;
  Once per week recyclable collection; and
  Once per week bulk pickup.
- Commercial: One to six times per week dumpster collection;
  Three times per week hand collection;
  Once per week cardboard recyclable collection; and
  As requested bulk pickup.

This level of service has been deemed to be adequate for the existing conditions and for future planning purposes. No changes in the frequency of collection are anticipated.

3. Solid Waste Collection

With solid waste disposal ensured through Lake County, the City has focused on maintaining and improving on the operations of the solid waste collection service. The current level of service provided to the citizens of Leesburg is sufficient and, as such, no major changes are proposed. However, planned evaluations and refining of current programs will aid in promoting a more efficient solid waste collection service. Efforts to promote recycling and the education of the public on household hazardous waste, combined with convenient programs, such as the battery drop off at the library, would also benefit the community and enhance the overall effectiveness of the solid waste program.

Map 6- 1: Solid Waste Collection Service Area



6 – SOLID WASTE - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Solid Waste Element Glossary

- Collection Route – Defined, scheduled path of travel used to pick up solid waste for disposal at residential and/or commercial properties.
- Level of Service – Minimum amount of maintenance required to continue acceptable function of municipal services (i.e., solid waste pickup, roadway travel, etc.)
  - *Residential LOS:* Once weekly collection of all residential garbage, and once weekly collection of yard grass, recyclables, and bulk pickup, per the City's published garbage collection schedule, as amended.
  - *Commercial LOS:* One to seven_times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

- Solid waste - any garbage or refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, resulting from industrial, commercial, mining, and agricultural operations, and from community activities *(United States Environmental Protection Agency (EPA) – Criteria for the Definition of Solid Waste and Solid and Hazardous Waste Exclusions, 2024).*
  - Leachate - the liquid derived from the leaching of buried refuse in sanitary landfills and dumps by percolating water derived from rain. It frequently contains large numbers of inorganic contaminants and high concentrations of total dissolved solids, as well as many organic contaminants.
  - Solid Waste Facilities - structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.
  - Solid Waste Processing Plant - means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.
  - Hazardous Waste - means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality and/or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

Solid Waste Jurisdictional References

Data Curated: 8/6/2024

Municipal Resources:

City of Leesburg Website / Garbage

https://www.leesburgflorida.gov/services/garbage/index.php

City of Leesburg Garbage Collection Schedule

https://www.leesburgflorida.gov/services/garbage/schedule.php

Regional Jurisdictional Resources:

Lake County Hazardous Waste Center

https://www.lakecountyfl.gov/trash-recycling/hazardous-waste

Lake County Drop-Off Centers

https://www.lakecountyfl.gov/trash-recycling/drop-off-service#drop-off-centers

Federal Resources:

United States Environmental Protection Agency (EPA) – Criteria for the Definition of Solid Waste and Solid and Hazardous Waste Exclusions

https://www.epa.gov/hw/criteria-definition-solid-waste-and-solid-and-hazardous-waste-exclusions

7 - DRAINAGE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Drainage Goals, Objectives, and Policies

GOAL 1: Provide a stormwater management system of appropriate capacity to protect the life and property of the citizens of Leesburg, ~~as well as decreasing~~ and decrease adverse environmental impacts attributable to stormwater runoff.

Objective 1.1: ***Flood Control.*** The City shall achieve and maintain the following adopted stormwater management level of service standards that shall meet or exceed state and federal regulations for stormwater quality and quantity.

Policy 1.1.1: New development and redevelopment issued a development order shall meet the standards established by the Stormwater Management Ordinance, Chapter 28 of the City Code of Ordinance as follows:

- Principal arterial bridges – Protection from 100-year, 24-hour storm event
- Other bridges - Protection from 50-year, 24-hour storm event
- Cross drains - Protection from 25-year, 24-hour storm event
- Storm sewers - Flooding from 10-year, 24-hour storm event
- Detention/retention structures - Protection from 25-year, 24-hour storm event
- Canals, ditches, roadside swales, or culverts for stormwater external to developments—Protection from a 25-year, 24-hour storm event.
- Canals, ditches, roadside swales, or culverts for stormwater internal to developments – Protection from 25-year, 24-hour storm event

Policy 1.1.2: New development and redevelopment issued a development order shall meet the standards established for water quality by the Stormwater Management Ordinance, Chapter 28 of the City Code of Ordinance.

Policy 1.1.3: At a minimum, the peak post-development runoff rate for the stormwater management system shall not exceed the peak pre-development runoff rate for a 3.5-inch, one-hour storm event. The recovery time for the retained volume shall be less than 72 hours.

Policy 1.1.4: If downstream facilities (from the positive outfall of the development) are inadequate to convey the peak discharge for the design storm event, the development shall be required to accommodate its proportion of basin runoff rate above the downstream system's actual capacity.

Policy 1.1.5: Stormwater treatment shall be required to serve the development through a ~~stormwater treatment system which is~~ site-specific stormwater treatment system or serve sub-areas of the City and, if applicable, Lake County. Regardless of the area served, the stormwater treatment system must provide a level of treatment ~~which~~ that meets the requirements of ~~the~~ Chapter 62-25, Florida Administrative Code (F.A.C.), the City of Leesburg Code of Ordinance, and the criteria of the St. Johns River Water Management District.

Objective 1.2: ***Stormwater Master Plan.*** The City shall maintain a Stormwater Master Plan ~~which~~ that establishes high water elevations, addresses existing deficiencies, and coordinates the construction of new and replacement facilities.

Policy 1.2.1: The City shall maintain a detailed inventory and analysis of the existing drainage facilities within its municipal boundaries in the City's Stormwater Master Plan.

Policy 1.2.2: The City shall maintain a digital map of the drainage facilities within the City and require new developments to provide copies of their stormwater design for incorporation into the City's digital map.

Policy 1.2.3: At a minimum, the City shall utilize the expertise of a professional engineer to run models of the City's stormwater system based ~~upon~~ on critical design storm events and update the Stormwater Master Plan every five (5) years. Areas that have been annexed into or adjacent to the City's Urban Service Area since ~~the time of~~ the last study shall also be included in this analysis.

Policy 1.2.4: The Stormwater Master Plan shall include a review of stormwater quality discharged into surface water bodies and recommendations for needed improvements.

Policy 1.2.5: The Stormwater Master Plan shall establish priorities for stormwater system replacements, ~~insuring~~ ensure the correction of existing drainage facility deficiencies and ~~providing~~ provide for future facility needs.

Policy 1.2.6: The City shall maintain its stormwater utility fund and shall adjust the rate fees every three (3) years to provide for inflation and increase construction costs.

Policy 1.2.7: Annually, the City shall rely on the Stormwater Master Plan to prepare the City's annual budget for funding of stormwater facility replacement and deficiency upgrades.

Policy 1.2.8: The City shall utilize the Stormwater Master Plan ~~for preparation of~~ to prepare the five (5) year Capital Improvement Plan to correct existing deficiencies and prepare for future stormwater demands.

Objective 1.3: ***Flood Plain.*** The City shall restrict development within the 100-year floodplain to those uses which will not adversely affect the capacity of the floodplain to store water.

Policy 1.3.1: The City Code of Ordinances shall require compensating storage volumes for floodwater displaced by development. Compensating storage volumes shall be provided above the high-water table elevation and below the elevation of the 100-year flood.

Policy 1.3.2: The City shall require the finished floor elevation of all structures within the flood plain to be a minimum of eighteen (18) inches above the 100-year flood elevation and twelve inches above the crown of the adjacent street, or as required in Section 25-702 City of Leesburg Code of Ordinances.

Policy 1.3.3: Where feasible, the floodplain shall be reserved for conservation, open space and recreation uses to preserve the natural flow of runoff.

Policy 1.3.4: The City shall strive to protect and/or acquire natural depressional areas within its Urban Service Area to protect existing flood storage volumes.

Objective 1.4: ***Development Impacts.*** The City shall protect natural resources and the existing municipal stormwater network from the impacts of development and construction.

Policy 1.4.1: The City will continue to maintain a stormwater utility fee to provide funding for the maintenance and operations of stormwater facilities within the City of Leesburg. The City shall investigate ~~update~~ updating the stormwater utility fee every three years, or as necessary.

Policy 1.4.2: The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, and that there will be no negative impacts to downstream water quality or quantity.

Policy 1.4.3: The City shall review the characteristics and limitations of soil types for new projects with regard to percolation and infiltration.

Policy 1.4.4: The City shall review the impacts of proposed topographical changes for new development.

Policy 1.4.5: The City shall review the impact proposed stormwater system shall have on adjacent native vegetation and/or wetlands.

Policy 1.4.6: The City shall require that erosion and sediment control practices be utilized to protect water bodies, wetlands and watercourses from siltation during construction activities.

Policy 1.4.7: The City shall require adequate easements for stormwater system maintenance and conveyance.

Policy 1.4.8: New developments and redevelopment will be required to accommodate upland flow, which presently discharges through the site.

Objective 1.5: ***Intergovernmental Coordination***. The City of Leesburg shall educate citizens and coordinate with applicable jurisdictions to address stormwater issues of mutual concern and to provide adequate levels of service.

Policy 1.5.1: The Stormwater Master Plan shall be developed in coordination with Lake County and regulatory agencies, such as the Florida Department of Environmental Protection, the St. Johns River Water Management District, and the Florida Department of Transportation.

Policy 1.5.2: The Stormwater Master Plan process will include a public participation review of the plan by affected citizens and City Advisory Committees.

Policy 1.5.3: Maintain a complaint monitoring system to log complaints, ~~and~~ initiate work orders for corrective actions, and audit monthly activity reports generated for performance evaluation.

Policy 1.5.4: The City will support the St. Johns Water Management District's Surface Water Improvement and Management (SWIM) program regulations, with specific emphasis on Lake Griffin and Lake Harris.

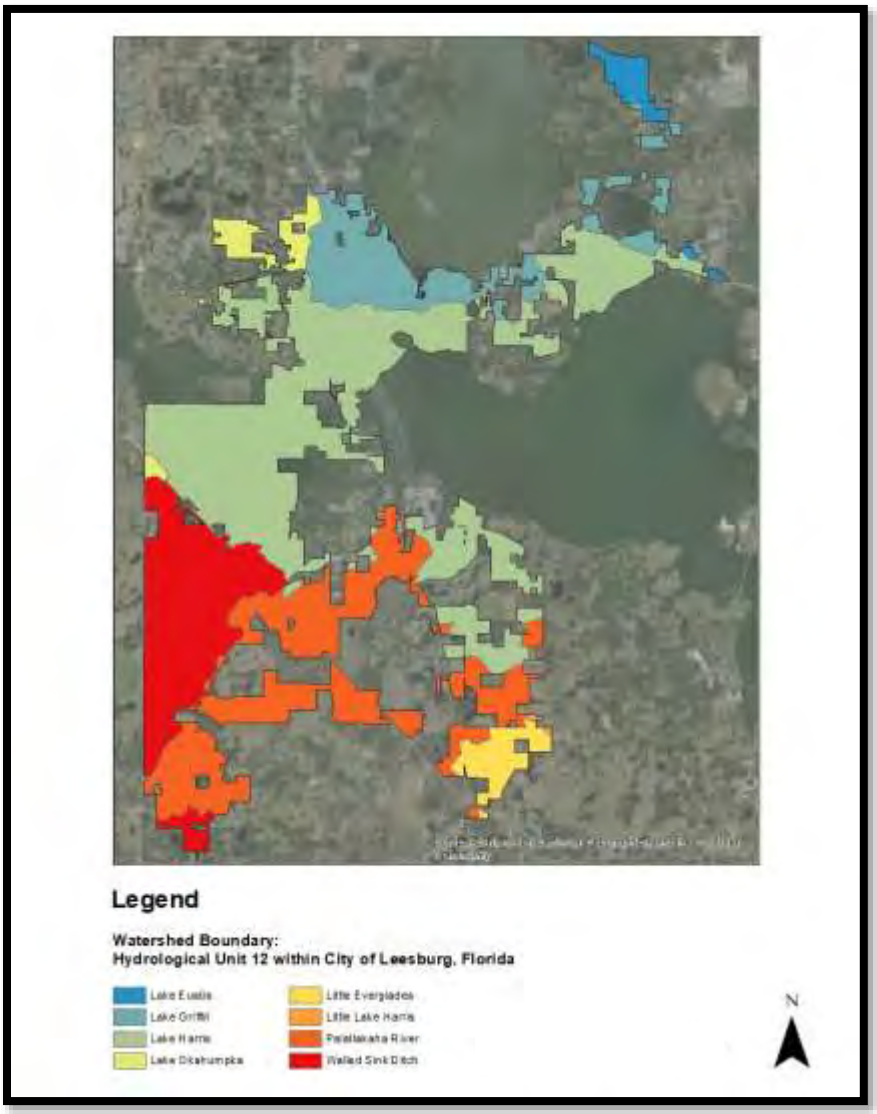
7 - DRAINAGE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

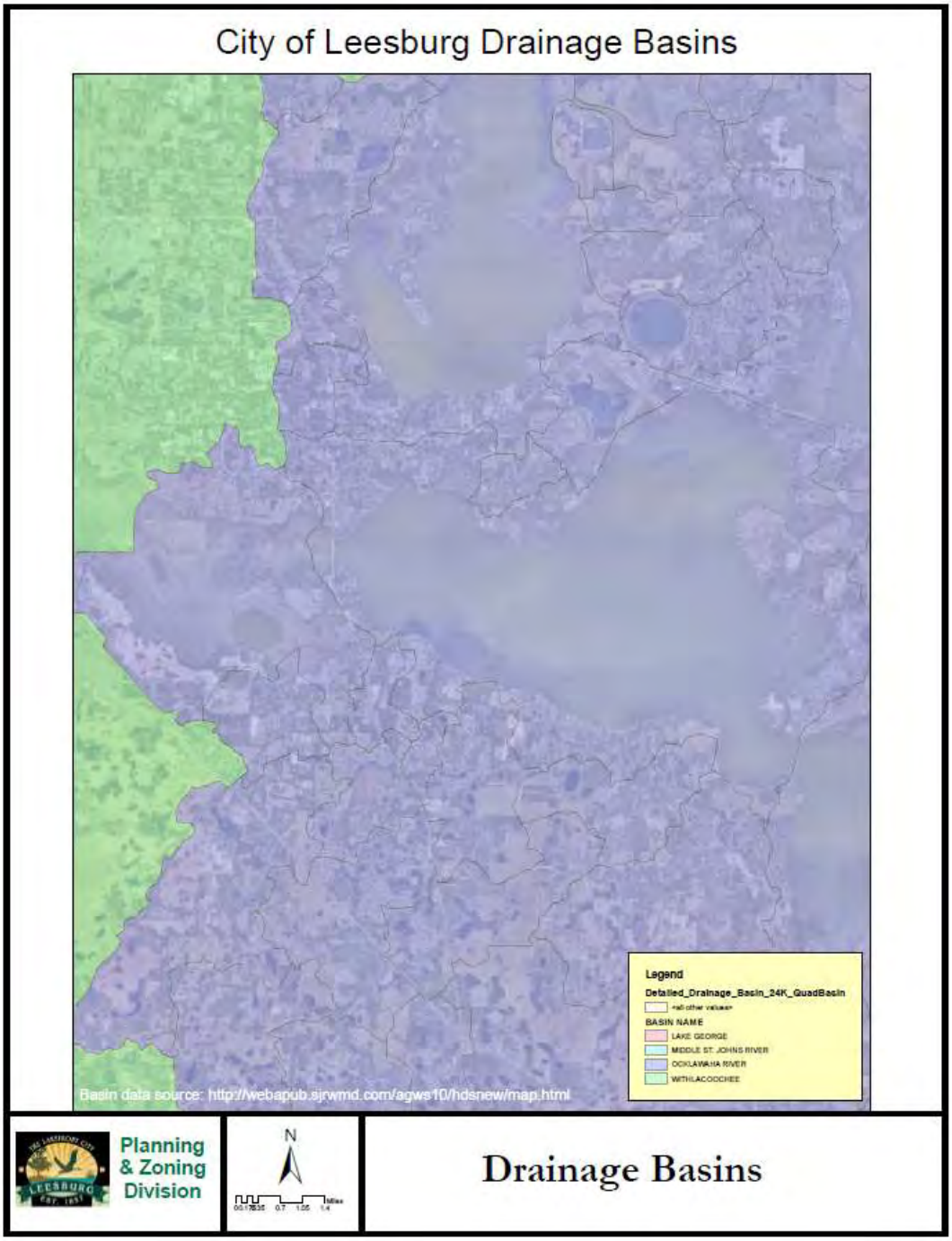
DRAINAGE DATA

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the watershed boundaries for the City of Leesburg are provided below.

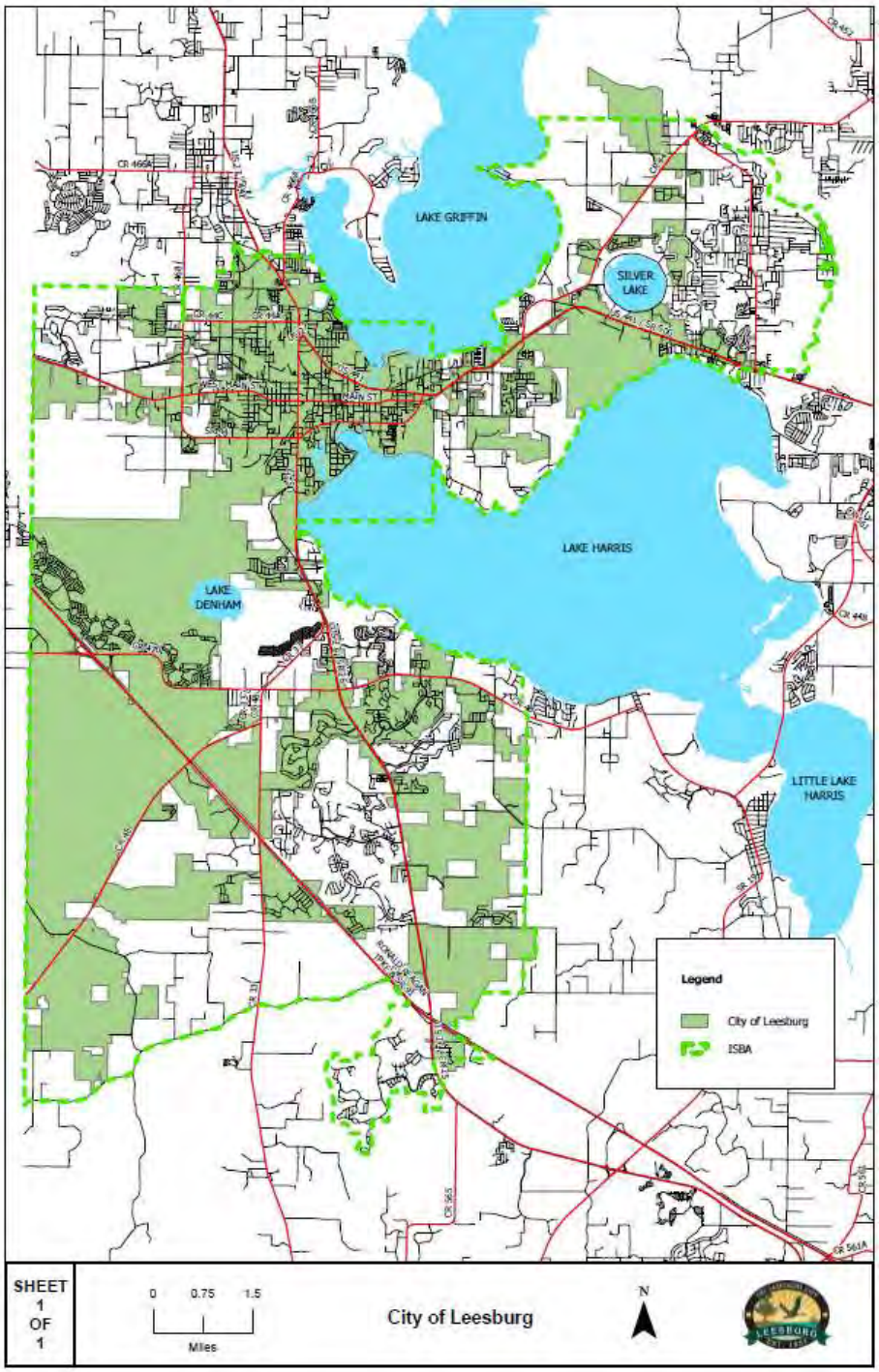
Map 7-1: City of Leesburg Watershed Boundaries



Map 7-2: City of Leesburg Drainage Basins



Map 7-3: City of Leesburg City Limits and ISBA



Drainage Element Glossary

Stormwater - The flow of water which results from a rainfall event.

Attenuation - To limit stormwater flow to reduce downstream impacts.

Basin – A drainage area with the characteristics of either having a single outfall to the receiving water body or being located adjacent to another basin, and conveying its runoff through a drainage structure.

Closed Drainage Basin - A drainage basin with no positive outfall. The discharge from a closed drainage basin is limited to percolation (and other groundwater flow), evaporation and evapo-transpiration.

Conveyance - Transport of stormwater via pipe and/or open channel system(s).

Design Capacity - The amount of flow a storm sewer system is designed to manage, usually expressed in cubic feet per second for flow and cubic-feet or acre-feet for storage.

Design Storm Event - The design storm event is characterized by the frequency, duration, rainfall volume, and distribution of the storm.

Detention Basin or Structure - means a basin or structure, which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater to reduce downstream quality and quantity impacts.

Ditch - An open stormwater conveyance facility with typical side slopes steeper than three units horizontally to one unit vertically.

Drainage Basin - Any land area defined by topographical boundaries from which the runoff collects at a common point and contributes stormwater to a drainage system or receiving waterbody.

Drainage Facilities - means a system of human-made structures designed to collect, convey, hold, divert or discharge stormwater; including, stormwater sewers, canals, detention structures, and retention structures.

Floodplain - An area inundated during a 100-year flood event or identified by the National Flood Insurance Program as an area of flooding on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Impervious - Land surfaces which do not allow (or minimally allow) the penetration of water. An increase in the amount of impervious area will increase the rate and volume of runoff from a given drainage basin.

Inlet - A structure which collects stormwater runoff and connects into a conveyance system.

Natural Drainage Features - Naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.

Outfall - Location where stormwater flows out of a given system. The ultimate outfall of a system is generally a receiving waterbody.

Percolation - The ability of water to pass through a porous medium; in most cases, the soil.

Pervious - Land surfaces which allow the penetration of water. A decrease in pervious area will increase the rate and volume of runoff from a given drainage basin.

Retention - To store stormwater to prevent its discharge into receiving waters or to provide a storage facility for stormwater where no outfall is available.

Retention Basin or Structure - A stormwater facility which has no structural outfall and the discharge from which is limited to percolation, evaporation, and evapo-transpiration.

Sub-basin – A large neighborhood drainage area, which represents the subdivision of a basin on the basis of natural and/or man-made flow patterns within the basin.

Swale - An open stormwater conveyance facility with side slopes typically equal to or greater than three units horizontally to one unit vertically (generally very shallow).

Drainage Element Jurisdictional References

Florida Administrative Code (F.A.C.)

https://www.flrules.org/

Florida Department of Environmental Protection

https://floridadep.gov/

Florida Department of Transportation

https://www.fdot.gov/

Lake County Board of County Commissioners

https://www.lakecountyfl.gov/Board-of-County-Commissioners

Lake County Water Authority (LCWA)

https://www.lcwa.org/

St. Johns River Water Management District

https://www.sjrwmd.com/water-conservation/waterwise-landscaping/

8 – AQUIFER RECHARGE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Aquifer Recharge Goals, Objectives, And Policies

GOAL 1:

To maximize the rechargeability of developed land and ensure a safe, plentiful supply of potable water.

Objective 1.1: ***Recharge Area Protection***. The City of Leesburg shall coordinate with other agencies and continue to enforce measures in the Code of Ordinances, ensuring the protection of the City's natural recharge areas from potential pollution sources.

Policy 1.1.1: In an effort to eliminate potential sources of groundwater pollution, the City, in cooperation with the FDEP, will require abandoned or leaking tanks containing substances harmful to the environment (petroleum, pesticides, etc.) to be removed, repaired, or otherwise neutralized by the landowner.

Policy 1.1.2: The City shall continue to prohibit land uses within specific distances from public water supply wells that could ~~have negative impacts on~~ negatively impact groundwater quality.

Policy 1.1.3: The City shall prohibit generators of large quantities of hazardous waste, as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP, from within those areas designated as High Aquifer Recharge areas (greater than 12 inches of recharge per year), see Map VIII-2.

Objective 1.2: ***Groundwater Recharge***. The City of Leesburg shall enforce measures in the Code of Ordinances ~~for the purpose of maximizing~~ to maximize recharge to the underlying aquifer.

Policy 1.2.1: The stormwater management section in the Code of Ordinances shall require retention and recovery by infiltration of stormwater runoff in areas of high groundwater recharge potential in order to maximize groundwater recharge.

Policy 1.2.2: The City shall continue to enforce the following maximum impervious surface ratios within high recharge areas:

- 80% maximum coverage for commercial uses outside the CBD core
- 100% for commercial uses within the CBD core
- 80% for industrial uses
- 50% for residential uses

Policy 1.2.3: The City shall continue ~~to coordinate~~ coordinating with Lake County, St. Johns River Water Management District, and state and federal agencies to achieve regional aquifer recharge protection objectives.

Objective 1.3: ***Groundwater Conservation.*** The City will recognize the underlying aquifer as a finite and delicate resource, ~~thereby~~ necessitating the best management practices to promote groundwater conservation.

Policy 1.3.1: The City shall adopt a local Florida Friendly Landscape ordinance and shall promote, through educational programs and publications, the use of xeriscape practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.3.2: The City will maintain a leak detection and repair program for its potable water utilities.

Policy 1.3.3: The City shall continue to cooperate with the St. Johns River Water Management District to monitor groundwater supply conditions and review ~~of~~ consumptive use quantities.

Policy 1.3.4: The City shall continue to educate residents on the benefits of water conservation and shall expand water conservation efforts.

Policy 1.3.5: Where available, the City shall require the installation of reclaimed water systems in new developments and encourage individual connection to its reclaimed water system for irrigation purposes.

Policy 1.3.6: The City shall evaluate the need for a restricted irrigation hours and rain sensor device ordinance that ~~is in compliance~~ complies with State and local regulations.

Policy 1.3.7: To the extent possible, the City will continue to expand its reclaimed water system to increase the availability of reuse water and ~~to~~ decrease potable water demand.

8 – AQUIFER RECHARGE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Aquifer Recharge Data

A. Introduction

The protection of recharge areas is critical in locations that rely on aquifers as the sole source of drinking water. Well-drained areas are often subject to alteration by development since these areas are typically prime land for development. The development of impervious surfaces such as roads, roofs, and parking areas reduces the area available for percolation, which, in turn, reduces the quantity of natural recharge to the aquifer. The quality of the water that is recharged into the aquifer is also a critical factor since impacts of development can compromise the quality of the groundwater. Groundwater can absorb contaminants from development and transmit them to the aquifer. This element is intended to protect the quantity and quality of natural groundwater that is recharged back into the aquifer.

1. Terms and Concepts

The following terms and concepts will be used in this element to help define the groundwater resource and its requirements for protection.

Aquifer— a water-bearing geologic formation.

Confining Unit—a geologic formation consisting of densely packed materials which generally precludes or reduces the penetration of water.

Potentiometric surface—the elevation that water would reach in a well penetrating into the aquifer.

Recharge—renewal of the groundwater resource.

Water Recharge Area—land or water areas through which groundwater is replenished.

Water Table—a level below which the ground is saturated with water.

B. Aquifer Recharge Data

The City of Leesburg falls near the western edge of the Middle St. Johns (MSJ) groundwater basin. A groundwater basin is a particular groundwater flow system that encompasses recharge areas, as well as the associated discharge areas. Three aquifer systems have been identified in the MSJ groundwater basin. These are the surficial (unconfined), the intermediate, and the Floridan (confined) aquifer systems. Map VIII-1 provides a generalized hydrogeologic cross section of the groundwater basin.

1. Hydrogeology

a. <u>Surficial Aquifer</u>

The surficial aquifer is composed of sand, shells, and some clays, and ranges in thickness from 20 feet near the St. Johns River to approximately 60 feet in the central part of the MSJ basin. The top of the aquifer is defined by the water table, which marks the line below which all soil voids are filled with water. The water table rises and falls in response to atmospheric pressure, amount of rainfall, permeability of soil and other factors. Flow in the surficial aquifer usually follows the topography of the land and is an important source of water for individual domestic wells and small-scale irrigation systems. Since there is no overlying confining unit, groundwater recharge to the surficial aquifer system is controlled by local rainfall,

land use, vegetation, topography, and local soils. Areas characterized by highly permeable, sandy soils that transmit fluids easily and yield significant quantities of water, are typically good recharge areas for the surficial aquifer system. This aquifer system can discharge into surface streams, lakes, and rivers, or deeper aquifers.

b. Intermediate Aquifer

The intermediate aquifer generally lies below the surficial aquifer and above the Floridan aquifer and occurs randomly throughout the MSJ groundwater basin. It is composed of clays and thin, water–bearing zones of sand, shell, and limestone. The intermediate aquifer can sometimes be found within the confining unit of the Floridan aquifer occurring at 60 to 150 feet below land surface and supplies water to some parts of the basin. The intermediate aquifer is a potential source of potable water in areas where the Floridan aquifer contains water of marginal quality. However, the intermediate aquifer does not provide a large water supply due to the fact that the water is found in relatively small isolated lenses.

c. Floridan Aquifer

The Floridan aquifer is the principal source of water for consumptive use in the MSJ groundwater basin and is the aquifer from which the City of Leesburg draws its public water supply. The Floridan aquifer is an artesian-confined aquifer composed primarily of limestone and dolomite. Characteristically, artesian aquifers contain groundwater that is under pressure that is greater than the atmospheric pressure. This pressure is demonstrated by the potentiometric surface level, which is the level to which water will rise in tightly enclosed wells that penetrate the aquifer.

The Floridan aquifer usually has two permeable zones containing potable water in the MSJ groundwater basin. The upper permeable zone consists of cavernous Ocala and Avon Park limestone and extends from approximately 100 to 500 feet below land surface. Withdrawals from the upper permeable zone are generally limited to small public supply and domestic wells. The lower permeable zone consists of cavernous Lake City limestone and extends from about 1,000 to 1,300 feet below land surface. A transition zones lies between these two permeable zones containing scattered areas of both types of permeable formations. The City of Leesburg draws most of the raw water used for the City water supply from the upper permeable zone of the Floridan aquifer and the remainder of its water from the transition area.

C. Aquifer Recharge Analysis

1. Groundwater Quality of the Floridan Aquifer

The natural quality of groundwater in MSJ groundwater basin varies greatly depending on the location and the depth from which water is obtained. A major concern in the MSJ basin is saltwater intrusion in areas of Seminole County. Although the MSJ groundwater basin is inland from the sea, and bordered on the west by the peninsular divide, there are some patches of connate saltwater intrusion existing in the Floridan aquifer. The potential exists for this saline water to migrate upward within the aquifer system in response to: declines in the potentiometric surface, the magnitude of groundwater withdrawals, and climatic changes.

However, saltwater interface is not a concern for the potable water supply in the Leesburg region due to the approximately elevation of –2,000 feet National Geodetic Vertical Datum (NGVD) of the saltwater interface. The chloride concentration is estimated at approximately 5,000 mg/l. Leesburg is located well outside the areas east of Lake County that have associated chloride and sulfate concentrations of equal or greater than 250 mg/l, the recommended limit of chloride and sulfate for public water supplies set by the Florida Department of Environmental Protection (FDEP). In addition, data taken from wells located in Lake County that penetrate the Floridan aquifer indicate that none of the 16 physical or chemical constituents monitored for groundwater exceed the maximum contaminant levels established in the National Interim Primary Drinking Water Regulations. Therefore, the Floridan aquifer underlying Leesburg is of good water quality and as such only chlorine disinfection is required to provide the City with potable water for distribution. Additional information regarding potable water quality is contained in the Potable Water Element, Chapter V.

2. Recharge to the Floridan Aquifer

Groundwater recharge is vital for providing adequate groundwater supplies for future uses and for preserving the quality of groundwater resources. Recharge to the Floridan aquifer occurs in areas where the elevation of the water table within the surficial aquifer is higher than the elevation of the potentiometric surface elevation of the Floridan aquifer. The elevation of the potentiometric surface is between fifty-five (55) and seventy (70) feet above mean sea level (MSL) within the Leesburg service area and fluctuates in response to rainfall amounts within the recharge areas. Normally, the potentiometric surface level fluctuates about five (5) feet, with the highest levels being recorded in September, just after the rainy season. The lowest levels are normally in May, at the end of the dry season.

In areas where the elevation of the water table is higher than the potentiometric surface level, groundwater moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. Recharge rates are highest in areas where the hydraulic pressure difference and permeability are greatest. The recharge rates are directly proportional to the hydraulic pressure difference and the hydraulic conductivity of the upper confining unit and inversely proportional to the thickness of the upper confining unit. Recharge also occurs directly from infiltrating rainfall where limestones of the Floridan aquifer are at or near land surface. The amount of water available as recharge to the Floridan aquifer is that part of rainfall, after losses to runoff and evapotranspiration, that infiltrates to the water table and continues to move downward to the Floridan aquifer. Generally, when rainfall exceeds evaporation by approximately two inches (2") per year, and the difference between water table elevation and the potentiometric surface is about ten (10) feet, conditions which are conducive to recharge exist, and recharge to the Floridan aquifer occurs. Soils having high infiltration potential with little or no runoff due to the lack of surface drainage features are most conducive to recharging groundwater systems.

In 2015, the St. Johns River Water Management District mapped the areas of low, medium, and high recharge. Much of the city limits fall within low or medium groundwater recharge

areas, with a small area just west of Lake Griffin near Thomas Avenue in a high recharge area.

3. Regulatory Framework

Regulations have been enacted to prevent negative impacts of excessive water consumption. Extreme lowering of aquifer levels and surface water flows can adversely impact ecosystems by lowering lake levels, degrading wetlands and other natural systems and habitats. Other related negative impacts can include increased sinkhole frequency and saltwater intrusion in coastal areas.

a. State Regulation

Groundwater within the State of Florida has been classified into four categories in Section 62, Florida Administrative Code. These classifications and their designated uses are as follows:

CLASS G-I Potable water use, groundwater in single-source aquifers which have a total dissolved solids content of less than 3,000 mg/l.

CLASS G-II Potable water use, groundwater in aquifers which have a total dissolved solids content of less than 10,000 mg/l, unless otherwise classified by the Environmental Regulation Commission.

CLASS G-III Non-potable water use, groundwater in unconfined aquifers which has a total dissolved solids content of 10,000 mg/l or greater, or which has total dissolved solids of 3,000-10,000 mg/l and either has been reclassified by the Commission as having no reasonable potential as a future source of drinking water, or has been designated by the Department as an exempted aquifer pursuant to Section 62-28.13(3), F.A.C.

CLASS G-IV Non-potable water use, groundwater in confined aquifers which has a total dissolved solids content of 10,000 mg/l or greater.

The State delegates powers to agencies to regulate well construction and ensure that wells are contaminant free. The potable water provided by the public wells within Leesburg is of a good quality requiring minimal treatment.

The Water Management Districts within the state of Florida designate areas that are Priority Water Resource Caution Areas (PWRCA) and/or Restricted Allocation Areas (RAA). The City lies completely within a PWRCA. The St. Johns River Water Management District (SJRWMD) has produced a series of GIS maps regarding aquifer recharge, water use, and related natural resource protection. Map VIII-2 indicates the location of high recharge areas within the City of Leesburg as identified by the SJRWMD.

SJRWMD has the authority to regulate consumptive use permitting within its district, under Section 373.216 of the Florida Statutes. A consumptive use permit allocates a maximum allowable withdraw from the aquifer. The basic principles of the consumptive use permit review are as follows:

1) The use must be beneficial.

2) The use must not interfere with a pre-existing legal use.

3) The use must be in the public interest.

SJRWMD has issued consumptive use permit no. 94 to the City of Leesburg, which is valid through 2030. This permit allows for a combined annual withdrawal from the Floridan Aquifer of 2,580.56 million gallons in 2010, 2,657.20 million gallons in 2011, 2,730.20 million gallons in 2012, 2,806.85 million gallons in 2013, 2,870.85 million gallons in 2014, 2,956.50 million gallons in 2015, 3,033.15 million gallons in 2016, 3,106.15 million gallons in 2017, 3,182.80 million gallons in 2018, 3,255.80 million gallons in 2019, and 3,332.82 million gallons from 2020 to 2030.

b. Local Regulations

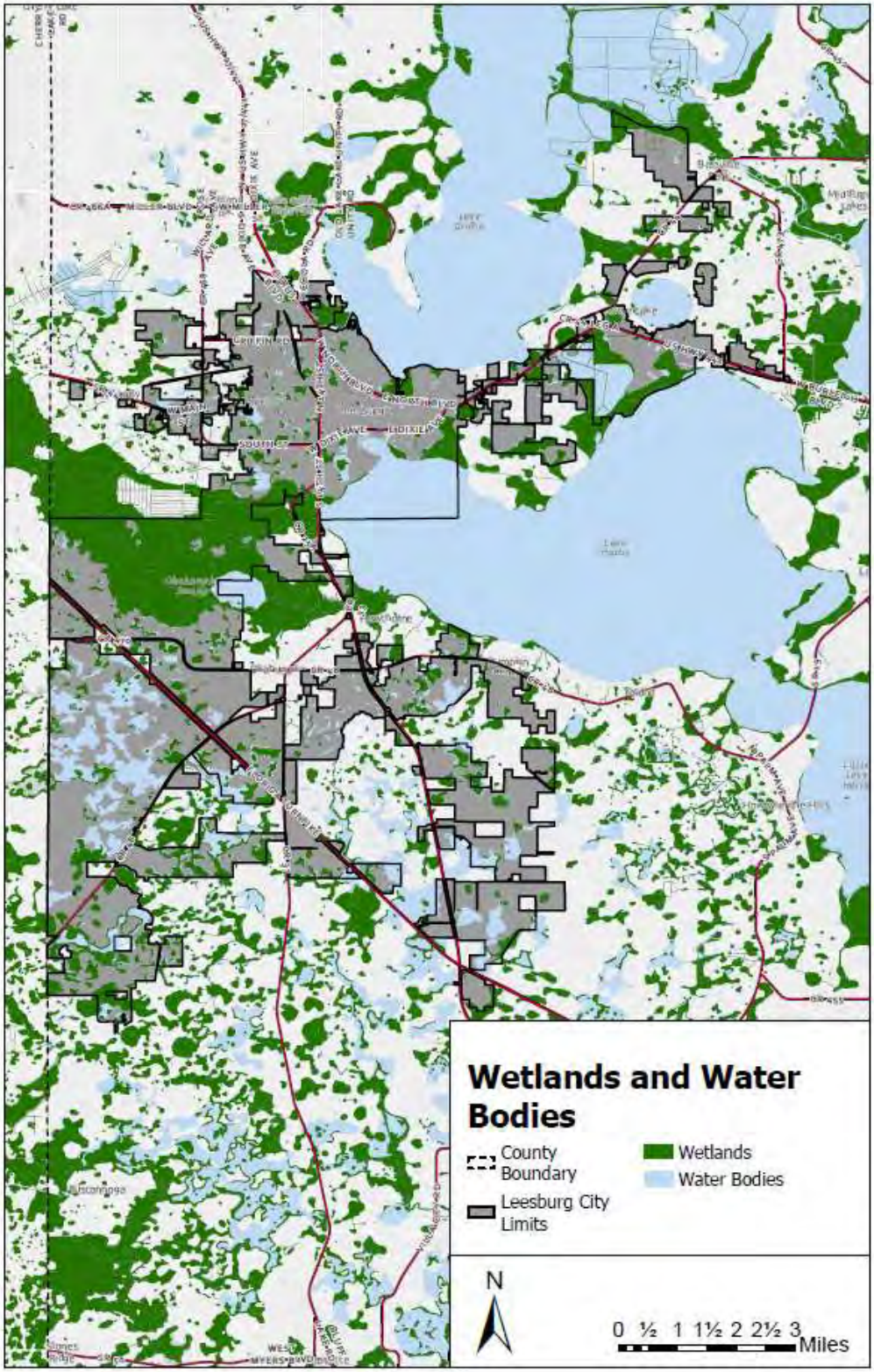
The City of Leesburg has adopted wellhead and aquifer protection criteria, which is detailed in the City Code of Ordinances Chapter 25, Article VIII, Division 3.The ordinance adopts minimum setbacks from public water supply wells for specific land uses that could have an effect on the quality of the groundwater. In addition, the ordinance adopts standards restricting activities known to adversely affect the quality of surface and groundwater within the City of Leesburg. The criteria established within this ordinance are in accordance with the criteria set forth by the FDEP.

The City of Leesburg has developed and is currently implementing a reclaimed water program that includes the use of reclaimed water to offset the amount of groundwater used to serve irrigation demands. The continued implementation of water reclamation activities will support groundwater aquifer recharge in the city's planning area. Based on the projected reuse production, by the year 2045, the average increase in base recharge as a result of the use of reclaimed water is 3.31 inches per year.

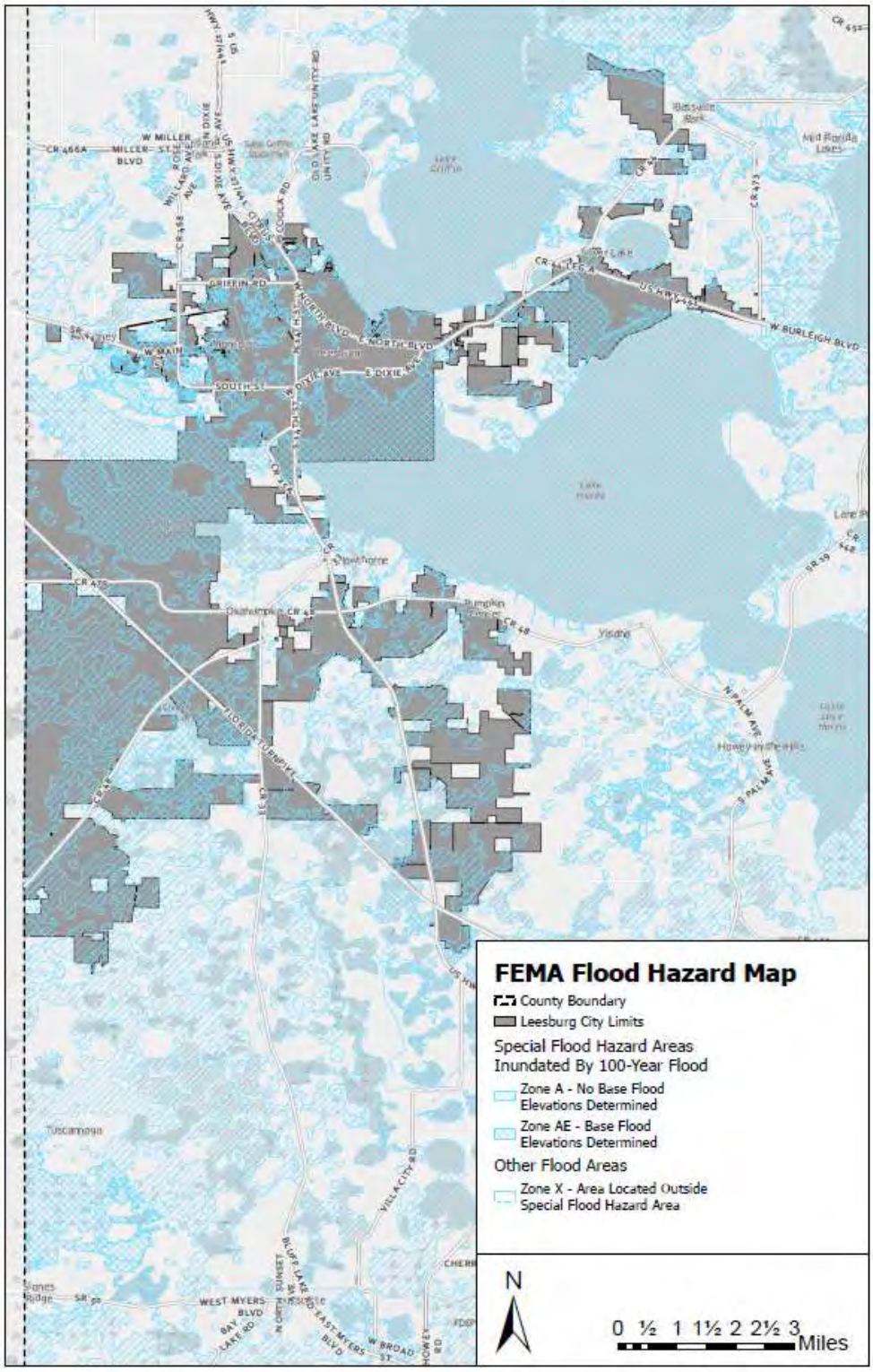
8 – AQUIFER RECHARGE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Map 8-1: City of Leesburg Wetlands and Water Bodies



Map 8-2: City of Leesburg FEMA Flood Hazard Map



Aquifer Recharge Element Glossary

Aquifer - a water-bearing geologic formation.
Confining Unit - a geologic formation consisting of densely packed materials which generally precludes or reduces the penetration of water.
Floridan Aquifer - Principal aquifer of the United States. It covers approximately 100,000 square miles of the southeastern United States including all of Florida and parts of Georgia, Alabama, Mississippi, and South Carolina.
Potentiometric surface - the elevation that water would reach in a well penetrating into the aquifer.
Priority Water Resource Caution Areas (PWRCA) - A geographic area identified by a Water Management District as having existing water resource problems or an area in which water resource problems are projected to develop during the next twenty years.
Recharge - renewal of the groundwater resource.
Water Recharge Area - land or water areas through which groundwater is replenished.
Water Table - a level below which the ground is saturated with water.

Aquifer Recharge Element Jurisdictional References

City of Leesburg, Florida https://www.leesburgflorida.gov

St. Johns River Water Management District (SJRWMD) https://www.sjrwmd.com

9 – CONSERVATION ELEMENT - GOALS, OBJECTIVES, AND POLICIES

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

~~A.~~ Conservation Goals, Objectives, And Policies

GOAL 1: To conserve, protect, and appropriately manage the natural resources of Leesburg and the surrounding area to ensure high environmental quality and the wellbeing of all citizens.

Objective 1.1: ***Surface Water.*** The City shall maintain regulations to protect surface water from known and identifiable pollution sources.

Policy 1.1.1: The City shall continue to support and assist the Lake County and other appropriate agencies in programs for monitoring the quality of lakes within and adjacent to the City.

Policy 1.1.2: Leesburg shall cooperate in the Florida Department of Environmental Protection's (FDEP) Storage and Retrieval database (STORET) program for monitoring point source discharges into the rivers.

Policy 1.1.3: Leesburg shall maintain and implement a comprehensive stormwater management ordinance with the intent to supplement State and St. Johns River Water Management District (SJRWMD) regulations establishing the following programs or activities.

- Establish stormwater quality and quantity levels of service.
- Establish permitting mechanisms and procedures for enforcement of adopted levels of service.
- Establish design and performance standards, such as rainfall distribution, amounts, and intensities, to be used as part of subsequent permitting and stormwater master planning.
- Establish definitions to assist in the understanding or enforcement of concepts of the stormwater management program.
- Identify activities requiring a stormwater management permit and those development activities exempt from the permit.
- Establish maintenance and inspection procedures including procedures for appeals and penalties.
- Encourage the design and construction of flow-through wetland marshes to enhance/improve water quality prior to discharging offsite or to receiving waterbodies that have an impaired water quality status, as determined by the FDEP. These flow-through systems are designed to improve water quality above the state required water quality treatment requirements needed to obtain an environmental resource permit through SJRWMD.

Policy 1.1.4: The City shall continue to maintain applicable stormwater management technical requirements of the SJRWMD into the City's stormwater management ordinance.

Policy 1.1.5: The City shall coordinate with Lake County to assure that County land use controls applicable to adjacent unincorporated areas promote land uses that shall not adversely impact surface water quality within Leesburg through continued participation in:

- Joint City/County informal planning staff meeting
- The Lake County Technical Review Committee
- ~~The Department of Economic Opportunity (DEO) Technical Advisory Committee.~~

Policy 1.1.6: To protect the shorelines from erosion, and to reduce sediments and suspended solids introduced to surface waters, the City shall coordinate with the U.S. Soil Conservation Service and relevant State Agencies in the identification of shoreline erosion problems and the analysis of best management practices to retard or prevent further erosion.

Policy 1.1.7: The City shall require that run-off from new developments does not directly enter natural surface waters. Provisions for on-site detention shall be included within the Code of Ordinances.

Policy 1.1.8: The City herein adopts the requirements of the Environmental Resource Permit Applicant's Handbook (Volumes I and II), and Rule 62-330 ~~62.25~~ FAC and Section 402 of the Federal Clean Water Act Reauthorization for water quality standards for stormwater discharge for all new and existing stormwater management systems. These requirements for the rules listed above shall be amended as updated by state agencies. As part of this adoption by reference, the city includes the following clarifications and exceptions:

- The ~~city~~ City does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the ~~city's~~ City's stormwater utility and other revenue sources.
- The ~~city~~ City will retrofit those existing facilities that are determined (by the ~~city~~ City) to be required to meet EPA/FDEP TMDL program point source discharge criteria.
- Stormwater management systems that satisfy the appropriate state or

regional regulatory design and performance criteria are deemed to satisfy the stormwater discharge water quality standards.

- Stormwater management systems that comply with adequate locally or regionally established level of service standards shall also be deemed to satisfy the stormwater discharge water quality standards.
- The City may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent permissible under federal, state or regional stormwater management water quality laws or regulations.
- This policy does not mandate that the ~~city~~ City conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy.

Objective 1.2: ***Groundwater Resources.*** The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage, as needed to support water supply planning efforts as stated in the ~~city's~~ SJRWMD ~~10~~20-year Regional Water Supply ~~Facilities Work~~ Plan goals, objectives and project.

Policy 1.2.1: Leesburg shall cooperate with Lake County, FDEP, the Lake County Water Authority (LCWA) and SJRWMD, in their continuing program to monitor groundwater quality and levels.

Policy 1.2.2: Leesburg shall continue to monitor its former solid waste disposal site in order to protect groundwater quality.

Policy 1.2.3: The City shall maintain through its Code of Ordinances provisions that establish zones of protection around each existing and future City potable water well and prohibit specified activities and land uses adjacent to potable water wellfields and their protection zones.

Policy 1.2.4: The adopted Code of Ordinances shall continue to require all development in the City to connect to City sewer service. Temporary treatment may occur in accordance with the 10D-6, F.A.C., where service is not available within 500 feet of the proposed site. However, upon provision of availability connection will be required.

Policy 1.2.5: Site plan review criteria shall continue to include and enforce the minimization of impervious surface coverage in development design. Impervious surface ratios shall be 80% maximum coverage for commercial uses outside the ~~CBD core~~ Central Business District, 100% for commercial uses within the ~~CBD core~~ Central Business District, 80% for industrial uses, and 50% for residential uses.

Policy 1.2.6: The City shall continue to require applicants of proposed developments to provide evidence prior to the issuance of a Certificate of Occupancy that appropriate operating permits have been issued by State regulatory agencies, particularly for commercial or industrial activities using on-site storage facilities for chemical or hazardous materials and wastes.

Policy 1.2.7: Prior to development approval, an inspection shall be conducted to properly identify active drainage wells. If any wells are found, the developer shall be responsible for sealing or abandoning the drainage wells in accordance with state law.

Policy 1.2.8: The City shall utilize fees from the adopted Stormwater Management Utility to investigate, operate, and maintain suitable means for treatment and management of stormwater runoff; and shall require best management practices as identified by SJRWMD to be implemented on all new development.

Policy 1.2.9: Areas designated as Conservation on the City's Future Land Use Map may be incorporated as a part of the City's wastewater treatment system and used for effluent treatment purposes, as approved by the FDEP.

Policy 1.2.10: The City shall require that all new development within the most effective recharge areas comply with aquifer recharge protection regulations administered by SJRWMD.

~~**Policy 1.2.11**~~**10:** ~~The City's Building Code shall require the installation of water saving plumbing devices including low-flow toilets, showerheads, and faucets for new construction and within new developments.~~

Policy 1.2.~~12~~11: The City shall continue to implement, and expand where feasible, water reuse or reclamation systems for commercial, residential, and industrial operations which utilize large quantities of non-potable water.

Policy 1.2.~~13~~12: The City shall promote the use of best management techniques by adopting a local Florida Friendly Landscape ordinance to require Florida native plant species suitable for site location soils and water conditions and shall promote, through educational programs and publications, the use of Xeriscape practices, which include low or no water landscaping, the use of solid waste compost, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.2.~~14~~13: Septic systems are prohibited within 200 feet of a public water supply well, unless otherwise approved by the Florida Department of

Environment Protection (FDEP) or the Florida Department of Health and Rehabilitative Services (HRS).

Policy 1.2.~~15~~14: The ~~city~~ City will continue to make appropriate changes to ~~the~~ this Element that support the attainment of water quality needed to safeguard water supply and support water supply planning efforts as stated in the ~~city's~~ SJRWMD's ~~10~~20-year Regional Water Supply ~~Facilities Work~~ Plan goals, objectives and projects.

Policy 1.2.~~16~~15: Continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- at a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the ~~Florida Department of Environmental Protection~~ FDEP and ~~city~~City codes/standards pertaining to lands adjacent to streams, ponds, lakes, and wetlands, groundwater and wellhead protection, and Standard Stormwater Management Facility Construction Specifications regarding types of restrictions within designated wellhead protection areas;
- limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity;
- on-site waste disposal methods may be used only where permitted by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program;
- Designated wellhead protection areas are those set forth in the "Wellhead Protection Area Delineation" report prepared by the St. Johns River Water Management District and accepted by the City of Leesburg.

Policy 1.2.~~17~~16: Continue to implement/enforce established codes pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale requirements, pursuant to the ~~city~~City code for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of upland buffer zones on the landward extent of the wetland jurisdictional line as defined by St. Johns River Water Management District (SJRWMD) criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection

process already in place.

Policy 1.2.~~18~~17: The ~~city~~City will continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality, pursuant to code of ordinances.

Policy 1.2.~~19~~18: The City will continue to regulate stormwater discharges from pre- and post-development construction pursuant to established ~~city~~City codes to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Policy 1.2.~~20~~19: The City will consider establishing a program that offers incentives to encourage infill development which describes the minimum requirements that all property owners/ developers must comply with when requesting development approval for property located within the ~~city~~City. Offered incentives for infill development in higher density urban areas should include density bonuses, expedited permitting, waived or reduced permitting and review fees, reduced parking requirements, and the transfer of development rights to infill locations.

Policy 1.2.~~21~~20: The City will c~~C~~ontinue to apply and evaluate the effectiveness of newly adopted multi- tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives.

Policy 1.2.~~22~~21: The City will c~~C~~ontinue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy 1.2.~~23~~22: Review local water consumption trends no less frequently than biannually and, as needed, adjust the ~~city's~~ City's water use rate structure accordingly to fund water and reclaimed water projects in accordance with the ~~city's~~ City's 5-year CIP, the ~~city's~~ SJRWMD's ~~10~~20-year Regional Water Supply ~~Facilities Work~~ Plan and as necessary to maintain per capita consumption at or below previous levels.

Policy 1.2.~~24~~23: The City will continue to apply the Florida Building Code for ~~city~~ City development construction pertaining to plumbing fixture(s) back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code.

Policy 1.2.~~25~~24: The City will c~~C~~ontinue to perform annual leak detection of the city City water distribution system water mains and make necessary repairs to water mains in support of the ~~city's~~ City's active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the ~~city~~ City will update the 5-year CIP to reflect system needs pursuant to leak detection activities.

Policy 1.2.~~26~~25: The City will c~~C~~ontinue to implement SOPs in place for the review of all site development plans for potential groundwater quality impacts.

Policy 1.2.~~27~~26: The ~~city manager~~ City Manager adopts regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any ~~city~~ City ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the City's central water supply system, wells shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the ~~city manager~~ City Manager).

- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the ~~city commission~~ City Commission.

- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the ~~city's~~ City reclaimed water system, any existing wells on the subject property.

Policy 1.2.~~28~~27: Continue to document all un-metered water use such as ~~fire fighting~~, firefighting sewer cleaning, main flushing, street cleaning and construction use. Additionally, the ~~city~~ City will continue to require water meters for all schools, municipal buildings and municipal irrigation systems.

Policy 1.2.28: The City shall enforce restricted irrigation hours and rain sensor device requirements in compliance with State and local regulations.

Policy 1.2.29: The City shall evaluate the technical and financial feasibility of capturing stormwater at the Turnpike WWTP spray field to offset groundwater withdrawals.

Objective 1.3: ***Wetland Protection.*** Wetlands and the natural functions of wetlands shall be protected from activities which alter their ~~physical~~ habitat and hydrological ~~nature~~ functions.

Policy 1.3.1: The wetlands and shorelines within the City shall be protected through cooperation with SJRWMD or the FDEP who has jurisdictional authority for regulating wetland, water quality, ~~and~~ sovereign submerged lands authorizations, development, and permitting.

Policy 1.3.2: Wetlands and shorelines shall be protected through the adoption of local level of service criteria for stormwater management as specified in the Drainage, Aquifer Recharge, and Capital Improvements Elements of this Growth Management Plan.

Policy 1.3.3: The City shall continue to implement floodplain ordinances through the adoption of Conservation Areas and Goals, Objectives, and Policies within the other elements of this plan that provide conservation and preservation mechanisms.

Policy 1.3.4: Wetlands should be protected through transfers of density within a site from wetland areas to upland areas and surface waters should be protected through drainage enhancements as identified within the Drainage Element of this Plan. Transfer of density shall only be allowed in residential developments and shall require a Planned Unit Development (PUD) rezoning. This transfer of density will be at one unit per one acre and will be applied to the upland areas within the same PUD.

Policy 1.3.5: The location of wetland areas on a site shall be accurately identified during site development review in accordance with state criteria outlined in 62-340, F.A.C. The City shall not issue a development order or permit for a parcel until all wetland areas on that parcel have been identified and either dedicated in a conservation easement or any wetland impacts have been appropriately mitigated.

Policy 1.3.6: If direct impact upon wetlands by incompatible uses cannot be avoided, the following mitigation measures are applicable:

- Mitigation will be allowed based upon no net loss of wetlands functions.
- Comply with the wetland protection standards of federal, state, regional and county agencies.
- ~~Minimize~~ Avoid or minimize impacts through innovative design layouts.
- Compensate for the impact by enhancing other degraded wetlands on-site, restoring natural functions of other wetlands on-site, creating new wetlands on-site, preserving significant upland areas, or providing off-site mitigation.
- A Wetland Alteration Permit must be obtained from the City unless federal, state or county permits eliminate the need to obtain one from the City, as determined by the City.
- Mitigation through enhancement or restoration of degraded wetlands on-site or preservation of wetlands with significant upland areas on-site will be encouraged rather than wetland creation.

Policy 1.3.7: The City shall maintain within its Code of Ordinances minimum upland buffers of 25 feet and an average of 50 feet for wetlands, as defined by the St. Johns River Water Management District.

Policy 1.3.8: Continue to implement/enforce established codes pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale requirements, pursuant to established ~~city~~City codes for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of upland buffer zones on the landward extent of the wetland jurisdictional line as defined by SJRWMD criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection process already in place.

Policy 1.3.9: The ~~city~~City will continue to regulate (by ordinance) and control

construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality, pursuant to Section 34-1 of Chapter 34 (Environment), Section 121-19 (Erosion Control Required), 121-23 (Standards for Lands Adjacent to Streams, Ponds, Lakes, and Wetlands), and Section 121-24 (Groundwater and Wellhead Protection) of Chapter 121 (Resource Protection Standards), and Appendix B (Standard Stormwater Management Facility Construction Specifications).

Policy 1.3.10: The City will continue to regulate stormwater discharges from pre and post-development construction pursuant to ~~city~~City codes and established Development Design Standards to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhance landscape values, increase groundwater recharge, enhance water quality, and decrease groundwater consumption.

Policy 1.3.11: Continue to implement SOPs in place for the review of all site development plans for potential surface water quality impacts.

Objective 1.4: ***Floodplains.*** The City shall ensure long-range protection of the functions of the remaining floodplains.

Policy 1.4.1: The City shall formally adopt the FEMA Map that indicates 100-year floodplain hazard areas.

Policy 1.4.2: The City shall continue to regulate land use and development in floodplains by requiring conformance with the provisions of the Leesburg Floodplain Ordinance, requirements of National Flood Insurance Program as provided by FEMA, and the designation of Conservation Areas.

Policy 1.4.3: The City's Code of Ordinances shall require that no hazardous materials or wastes be stored within the 100-year floodplain.

Policy 1.4.4: The City's Code of Ordinances shall require that septic systems be prohibited within 200 feet of a floodplain, unless otherwise approved by the Florida Department of Health and Rehabilitative Services or ~~the Florida Department of Environmental Protection~~ FDEP.

Policy 1.4.5: The City's Code of Ordinances shall allow development in the floodplain

only if State, County, and local regulations are followed.

Objective 1.5: ***Protection of Fisheries, Wildlife, Minerals, and Vegetative Communities.*** The City shall continue to promote the conservation and protection of wildlife, wildlife habitat, minerals, and vegetative communities.

Policy 1.5.1: The City shall assist in the application of, and compliance with, all state and federal regulations, which pertain to endangered and threatened species and species of special concern.

Policy 1.5.2: The City shall stringently enforce its tree protection ordinance to protect existing vegetative communities and wildlife habitat.

Policy 1.5.3: The City shall request assistance from and consult with the Florida Fish and Wildlife Conservation Commission (FFWCC), adjacent local governments, the USDA Soil Conservation Service, the Audubon Society, and the USDA Division of Forestry, prior to the issuance of a development order where Listed Species may be suspected to exist.

Policy 1.5.4: Development shall be prohibited within any established wildlife habitat/conservation easement. However, the City shall allow the transfer of density for the easement. Transfer of density shall only be allowed in residential developments and shall require a PUD. This transfer of density will be based on the underlying zoning or land use density, whichever is the most restrictive, and will be applied to the upland areas within the same PUD.

Policy 1.5.5: In areas identified as being environmentally sensitive, or as having Listed Species within them, the following activities shall be regulated to ensure that such areas are preserved:

- The removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- The disturbance of the environmentally sensitive ~~area's~~, water levels within a wetland or lake or water table by drainage, impoundment, or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography or drainage patterns;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The conduct of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

Policy 1.5.6: The City shall maintain a comprehensive inventory of ecological communities and shall recommend such acquisition, through ~~the Conservation and Recreation Land Program and the Save Our Rivers Program~~ available State of Florida and Federal grants, of the most vulnerable communities as deemed necessary by the City.

~~**Policy 1.5.7:** Mining operations, other than those existing at the time of annexation into the City, shall be prohibited within the City's jurisdictional limits.~~

Objective 1.6: ***Air Quality.*** The City shall meet and exceed the minimum air quality levels established by the FDEP.

Policy 1.6.1: On an annual basis, the City shall obtain a revised list of any identified air pollution generators in Leesburg from the Department of Environmental Protection.

Policy 1.6.2: The City shall cooperate with the appropriate County departments and State and Federal agencies in monitoring air quality in the City.

Policy 1.6.3: The City shall continue existing efforts to maintain good ambient air quality through the adoption of codes, ordinances, and regulations that address issues of smoke, landscaping, and tree protection which contribute to the enhancement of air quality.

Policy 1.6.4: The City shall regulate wind related soil erosion by requiring stabilization practices recommended by the Soil Conservation Service.

Policy 1.6.5: The City shall maintain an industrial land use ordinance, which governs the maintenance of pollutant emissions standards based on federal, state, and local standards.

Objective 1.7: ***Soil Erosion.*** The City shall consult with the USDA Soil Conservation Service on the use of Best Management Practices to minimize soil erosion problems as part of the development review process.

Policy 1.7.1: The City shall utilize topographic, hydrologic, and vegetative cover maps in the site plan review process to determine if the proposed development will have a negative impact.

Policy 1.7.2: The City's Code of Ordinances shall require that all site developments utilize <u>at least</u> one of the following techniques in order to reduce soil erosion once development is complete:

- Sodding of site;
- Seeding of site;
- Intermediate cover (hay, tarps, etc.); and
- Other methods determined adequate by the City.

Objective 1.8: ***Hazardous Waste.*** The City shall assist Lake County in implementing their Code of Ordinances, which address the reduction, disposal, and management of hazardous wastes.

Policy 1.8.1: The City shall assist the County in its efforts to manage hazardous wastes through educational programs that advise City residents on the problems and issues of hazardous waste.

Policy 1.8.2: The City shall continue training its employees to identify and inspect wastes before they are taken to waste disposal facilities sites.

Policy 1.8.3: The City shall continue its interlocal agreement with Lake County Fire

and Rescue concerning accidents involving hazardous waste, or establish its own emergency response plan.

Objective 1.9: ***Mining***. The City shall discourage mining activities within the City's jurisdictional limits.

Policy 1.9.1: The City shall maintain an ordinance that prohibits new mining operations in the City of Leesburg.

Conservation Data Appendix

Introduction

Purpose

The purpose of the Conservation Element is to guide and promote the conservation, use, and protection of natural resources. The City's natural resources are identified and analyzed. Results from the analysis were used to determine appropriate goals, objectives, and policies.

Environmental Setting

Leesburg is located in Lake County, Florida, approximately 40 miles northwest of Orlando. Within the City, three major natural features have strongly shaped local development patterns. These features are Lake Harris, Lake Griffin, and the Okahumpka Swamp. Lake Harris is the ninth largest lake in the State, while Lake Griffin is the fourteenth largest. The Okahumpka Swamp is a four-mile long by ¾ to 2½-mile wide wetland in Lake County. The two large lakes and significant wetlands have historically forced roads and other development into a funnel shaped pattern. Leesburg possesses spectacular natural beauty, as it is located in the "Florida Alps". Land elevations within Lake County rise to a high of 192 feet above sea level and dip to a low of 53 feet below sea level, making for a unique and diverse area.

Inventory

The following sections identify and describe the most significant resources of the City.

Surface Water

Water, in the form of water bodies, is one of the most abundant natural resources in the City. Part of the City's allure comes from the knowledge that a resident or visitor is seldom more than half a mile from a lake, swamp, marsh, floodplain, or other aquatic feature anywhere in the City. This section of the Conservation Element will address drainage basins, lakes, and rivers.

Drainage Basins

Drainage basins, also called watersheds, are an area of land surface where flowing surface water converges or has the potential to flow to a common destination such as a river. The City is divided into two major drainage basins, the Withlacoochee River Basin to the west and the Ocklawaha River Basin to the east. The terrain of the western peripheries of the City drains predominantly via lakes, swamps, and forested and emergent marshes toward the Withlacoochee River that is part of the Withlacoochee River Basin. This river flows generally northwest where it discharges into the Gulf of Mexico near Yankeetown, between Citrus and Levy Counties. The portion of the basin that falls within the County consists of parts of two smaller sub-basins. These subbasins, in turn, are formed by portions of 12 still smaller subbasins called landlocked basins.

The eastern sections of the City drain primarily through lakes, swamps, forested and emergent marshes to the Ocklawaha River contained within the Ocklawaha River Basin. This river is the outflow stream at the north end of Lake Griffin. The Ocklawaha River merges with the substantially larger St. Johns River near Palatka and continues to flow northeast to empty into the Atlantic Ocean at Jacksonville. These surface water basins are represented in the Drainage Element of this Growth Management Plan.

Lakes

There is an abundance of lakes located within the City of Leesburg. The lakes that significantly influence long-range planning for the City are Lake Harris and Lake Griffin. These two water bodies are separated by a one-mile-wide corridor that has forced roads and development to be funneled through specific areas as growth and development occur. Lake Harris and Lake Griffin, along with nearby Lake Dora, Lake Eustis, and Lake Yale, form what is known as the Harris Chain of Lakes. There are many small lakes, the majority of which are located on the outskirts of the City, east of County Road 44 and west of U.S. Highway 27.

Rivers

While lakes are a prevalent surface water feature, rivers are of minor significance in terms of number, size, and function. The city's river drainage system is not well developed and the stream channels are shallow and narrow. In general, only those lakes that do not drain to the groundwater aquifer system will have a surface outlet, since rainfall is greater than evaporation and the lakes receive some surface and groundwater inflow. Prior to widespread population growth, streams existed only as high-water connectors between lakes and swamps. Some channels were deepened, straightened, and regulated by control structures to facilitate drainage as the area developed.

There are three stream systems flowing near the City of Leesburg; however, the streams themselves do not traverse the City. The first is the Dead River, which is approximately one mile long by 130 to 150 feet wide and drains from Lake Harris to Lake Eustis. The second stream system is Haines Creek, a three-mile long by 30 to 110-foot-wide watercourse, which drains from Lake Eustis to Lake Griffin. The third is Helena Run. This stream is approximately two miles long by 50 to 150 feet wide and drains from Lake Denham into Lake Harris.

Groundwater

Groundwater consists of rainfall and surface water that filters into the underground drainage system. It is the principal source of water for all municipal systems as well as for most private industrial, agricultural, and domestic users within the City.

Groundwater levels change in response to five general factors. The first is infiltration from rainfall, lakes, and streams. The second is evapotranspiration, which is a joint term for evaporation and transpiration, from the water table where water is within approximately five feet of land surface. The third factor is lateral discharge of water to lakes, springs, and streams, while the fourth is vertical discharge of water

from the clastic aquifer to the underlying Floridan aquifer. The final factor is lateral submarine discharge from the Floridan aquifer directly into the Gulf of Mexico or the Atlantic Ocean. Groundwater levels also vary seasonably; they are generally higher in October and November, and are lowest in May and June.

A major source of groundwater drainage is the network of underground aquifers. Aquifers are vast underground, porous rocks that contain and transmit groundwater. There are two aquifers underlying the City: the Surficial and Floridan aquifers. The surficial aquifer, which is a thin layer (100 to 300 feet thick) of largely sandy material, acts as a filter bed for purifying water before it recharges the lower and much more significant Floridan aquifer. The surficial aquifer has little potential as an important source of groundwater. The Floridan aquifer, on the other hand, is approximately 2,000 feet thick and is the primary source of municipal, industrial, irrigation, and domestic supplies for Lake County. The City's water supply is obtained from the Upper Floridan aquifer at a depth of 300-600 feet below land surface. There are two areas within the Leesburg City limits that have a high potential for groundwater recharge (greater than 12 inches per year). The larger of these two areas is located in the eastern portion of the City between Lake Griffin and Lake Harris, in the Tomato Hill area. The other area of high aquifer recharge is located in the northwestern portion of the City, along the western side of Highway 27 just north of C.R. 44C and extends north and west into Lake County.

The City's central *potable water,* also known as drinking water, derives from both surface and ground sources. It undergoes treatment to meet state and federal standards for safe consumption. The treatment system is comprised of five systems:

1. Leesburg East Treatment System
2. City of Leesburg Treatment System
3. Highlands Lake Treatment System
4. Royals Highlands Treatment System
5. Plantation at Leesburg Treatment System

Three of these systems are interconnected and two (Royal Highlands and Plantation) currently stand alone. Combined, these five systems are comprised of five water treatment plants, eighteen public water wells, two hydrostatic tanks, four above ground storage tanks, and four ground storage tanks.

To ensure that wellheads are protected from contamination, the City maintains standards pertaining to wellhead protection areas, Ordinance Code Sec. 25-289. These include, but are not limited to, buffer zones around public water supply wells. To further ensure the integrity of the City's groundwater supply, the City also has provisions regarding the digging and sealing of abandoned wells in Ordinance Code Sec. 22-152.

Wetlands

Wetlands are defined as areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season[1]. They are characterized by vegetation and animal life that is uniquely adapted to the natural fluctuations of wet and dry conditions. Wetlands provide many important functions such as providing vital fish and wildlife habitats and acting as storage areas for excess surface water. They also improve water quality by performing the same function as a settling pond. Impurities enter the wetland and are filtered through the vegetation and sediment trapping. This protects the rivers and water drained to aquifers from overloading with nutrients, which would have a negative effect on fisheries and drinking water. In addition, the developed root systems of the vegetation hold the soil in place stabilizing it which, in turn, prevents erosion.

Within the City, the largest area of wetlands is the Okahumpka Swamp, a 3,300-acre freshwater marsh and hardwood swamp along the midwestern portion of the City. This single feature accounts for over one-half of all wetland acreage in the City. Smaller wetland tracts are found east, south, and west of the Leesburg International Airport. Numerous linear wetland drainage ways are found throughout the eastern side of the City. The following are the three largest wetland locations in the City:

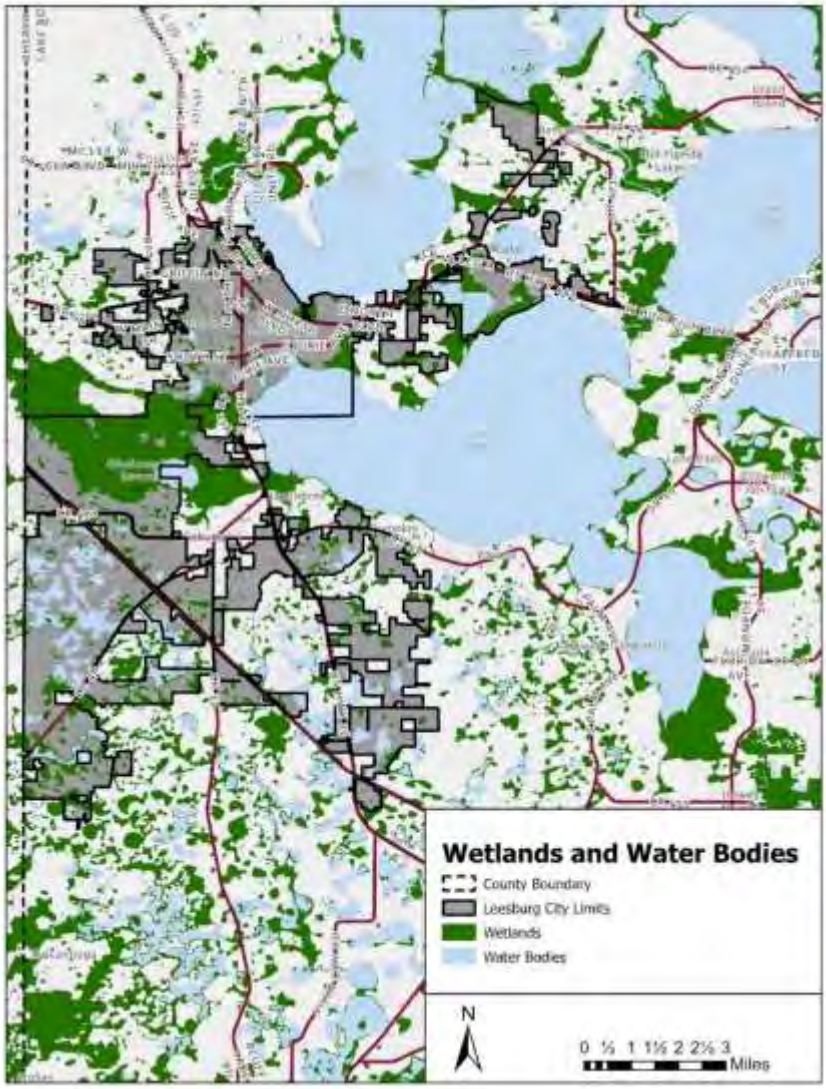
1. Herlong Park. Between U.S. HWY 441, Lake Griffin, Shore Acres Drive, and Canal Street in the northeast portion of the City
2. Portion of Okahumpka Swamp. Between County Road 25A and U.S. Highway 27 in the south end of Leesburg
3. Unnamed parcel in the City's southeast. Located south of Dixie Avenue, east of Lake Street, and north of Lake Harris

The majority of Leesburg's wetlands are of the Lacustrine nature, a large, open body of water. A Lacustrine wetland is lake-associated and may include freshwater marshes, aquatic beds, and lakeshores, and is generally sparsely vegetated. However, Palustrine wetlands exist within the area as well. Palustrine wetlands represent vegetated ecosystems characterized by marshy areas without open water. A Palustrine system includes any non-tidal wetlands dominated by trees, shrubs, persistent emergent vegetation, emergent mosses or lichen, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5% parts per thousand. The Palustrine wetlands within Leesburg consist of hydric hammocks and hardwood swamps, with small areas of cypress with pneumatophores for aerating submerged roots, , bayhead are discrete ecosystem due to distinguishable ecological unit found in low-lying floodplains), and wet prairie dominated by herbaceous vegetation.

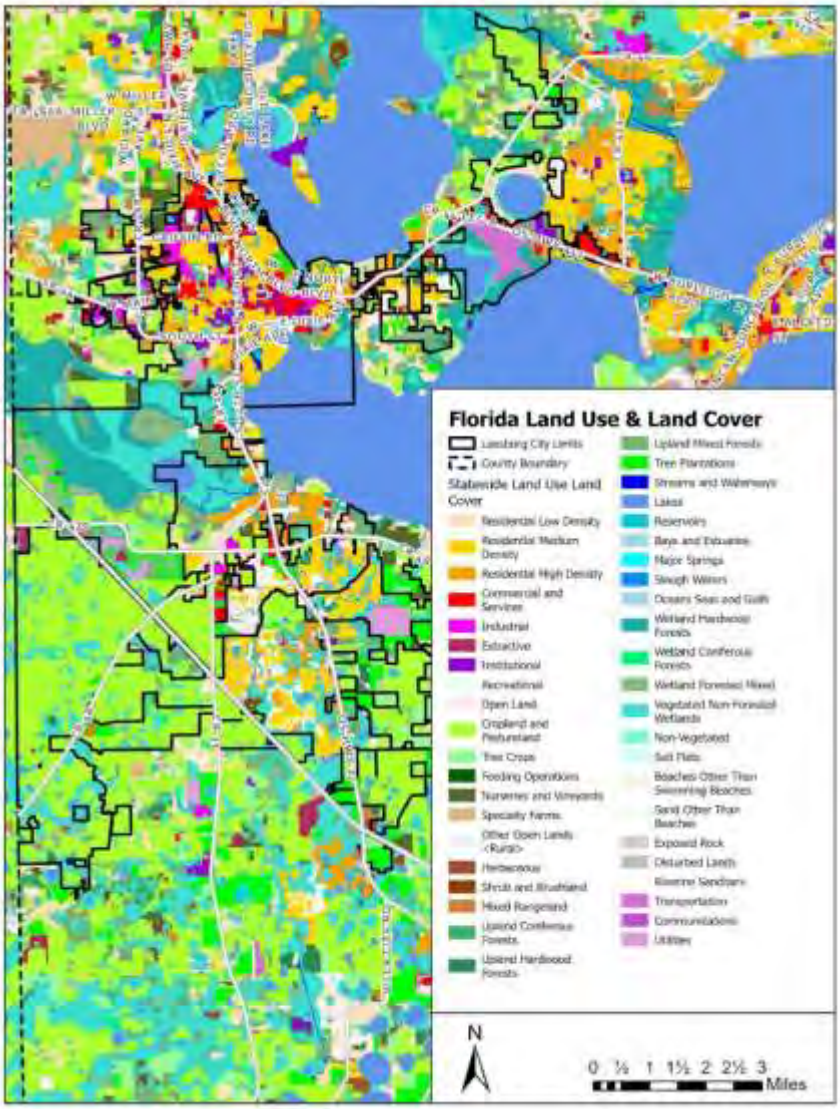
[1] United States Environmental Protection Agency

Map 9-1 depicts wetlands within the Leesburg area, while land cover is represented on Map 9-2.

Map 9-1 | Wetlands



Map 9-2 | Land Use & Land Cover



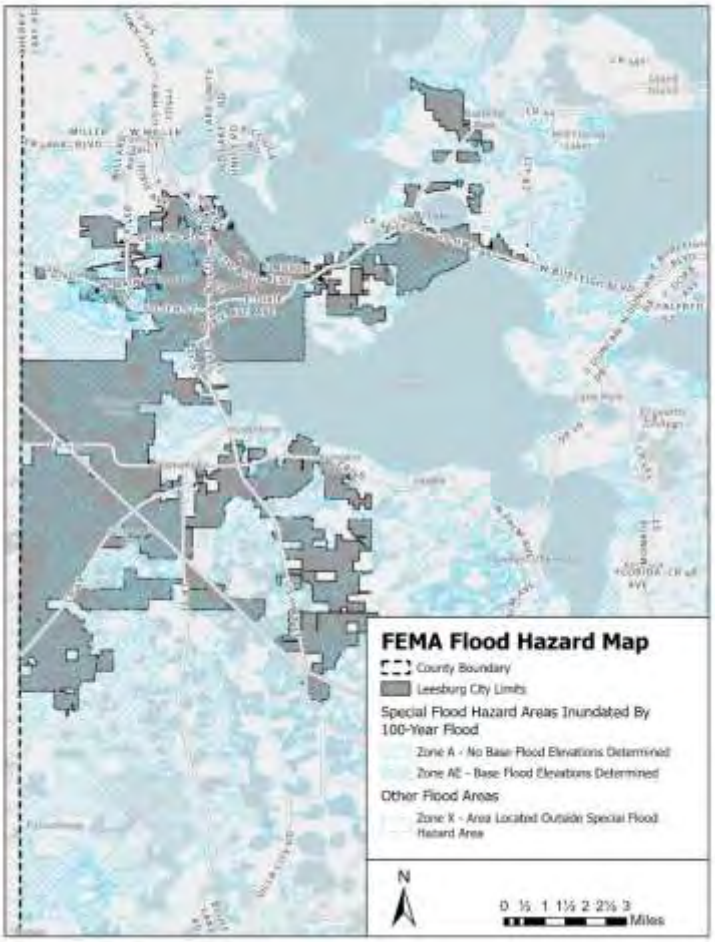
Floodplains

The 100-year floodplain is defined by the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) as "any area likely to be flooded over a 24-hour period to a level equal to or exceeded once on an average of every 100 years". These areas are usually lowlands located adjacent to a river, stream, watercourse, ocean, or lake. This is often referred to as the base floodplain or area with a 1% chance of inundation by a flood event in any given year and is a statistical designation used in risk assessment. Both the City of Leesburg and Lake County participate in the NFIP administered by FEMA.

Through Ordinance Code, Sec. 10.5, the City maintains regulations that are known as Floodplain Management.

As shown in the FEMA Flood Hazard Map, there are several major areas of floodplains in Leesburg located adjacent to Lakes Griffin and Harris and in the Okahumpka Swamp. The largest is located in the western portion of the City, west of U.S. 27, north of County Road 470, and south of State Road 44. Another major area is located between US 44 on the north, the Leesburg International Airport on the east, Lake Harris on the south, and Sleepy Hollow Road and Sunnyside Drive on the west. In addition, there are several small and narrow linear floodplains scattered throughout the City.

Map 9-3 | FEMA Flood Hazards



The significant importance of floodplains is their value in reducing flood damage by temporarily holding stormwater and by funneling this water to larger downstream water bodies. As with wetlands, floodplains work to filter impure water, recharge groundwater, and provide plant and animal habitat. Unfortunately, encroachment on flood-prone areas can occur as a result of artificial fill associated with development activity. Encroachment reduces the floodwater holding capacity of an area, resulting in an increase in flood hazards beyond existing flood-prone areas. To ensure public health and safety and minimize flood hazard to public and private property, development in the floodplain must meet certain criteria. Criteria for development in the floodplain is found in the City of Leesburg's Code of Ordinances, Part II, Chapter 10.5.

Air Quality

Air quality is monitored by the Florida Depart of Environmental Protection's (FDEP) Air Pollution Inventory System. This system monitors point sources of air pollution that are stationary and usually industrial, such as asphalt plants and mining operations; and area sources, which are combined emissions of many small stationary sources, such as dry-cleaning operations. According to the FDEP, within or immediately adjacent to the City of Leesburg's municipal boundary, there are thirty-one (31) permitted and monitored point and area sources, ten (10) of which are active and nineteen (19) of which are inactive, as well as one (1) that are under construction and one (1) that is unpermitted. The locations of the monitored air pollutant sources are identified in Map 9-4 below. An inventory of these air pollution sources is also provided.

Map 9-4 | Air Pollutant Sources

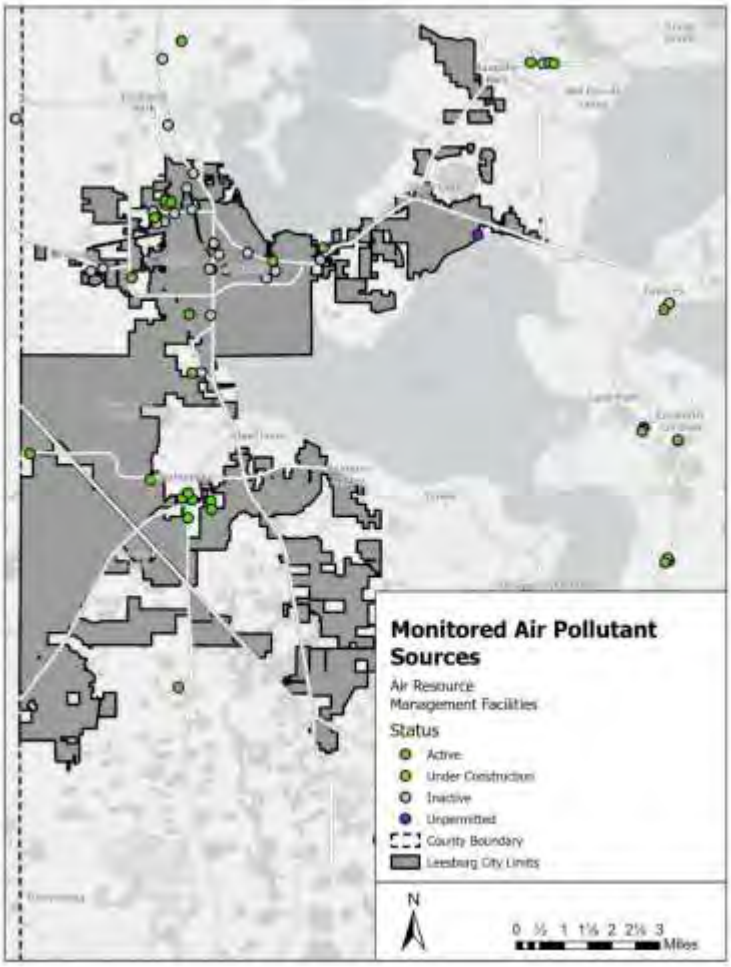


Table 9-1: Inventory of Permitted Point and Area Sources of Air Pollution in Leesburg

Source: FDEP Division of Air Resource Management, 2017.

	Facility Name	Facility Address	Source Type
Active Sources			
1	Cutrale Citrus Juices USA Inc.	11 Cloud Street & Highway 441	Point
2	A-Lex Cor	1300 S. Lucas Street	Point

3	Leesburg South Ready Mix Plant	27111 CR 33	Point
4	Beyers Funeral Home	1123 West Main Street	Point
5	Covanta Lake, Inc.	3830 Roger's Industrial Park Road, Okahumpka	Point
6	George J. Clemons Beverage Body & Trailer Service	2990 South Street	Point
7	Commerce Park Plant	2720 County Road 470	Point
8	Municipal Group – Leesburg Asphalt Plant	1233 Commerce Street	Area
9	Argos Leesburg	1330 North Thomas	Point
Inactive			
10	UF Health Leesburg Hospital	600 East Dixie Avenue	Point
11	WAPI Acquisition Corporation	1107 North Thomas Road	Point
12	Florida Rock Industries	406 North 13th Street	Point
13	Leesburg Tire & Battery	1201 West Main Street	Point
14	Lynn Precast, Inc	1233 North Commerce Street	Point
15	E.L. Williams, Inc.	1500 West Main Street	Point
16	Barham Industries	2206 West Griffin Road	Point
17	L&P Materials (formerly KLM Industries, Inc)	2600 Industrial Street	Point
18	Leesburg Concrete, Inc.	2008 Griffin Road	Point
19	C&D Thin Pavers & Coping	2009 Tally Rd	Point

20	Spin City Laundry	1321 South 14th Street	Area
21	Long's Dry Cleaners	2115-A North Citrus Blvd.	Area
22	Johnson's Cleaners	101 West North Blvd.	Area
23	Donna's Cleaners	1421 West Main Street	Area
24	Fulmer's Dry Cleaners	716 North 14th Street	Area
25	Middlesex Asphalt, L.L.C.	1400 Thomas Ave	Area
26	All American Executive Dry Cleaning	1421 West Main Street	Area
27	Trinity Equipment Manufacturing (TEMCO Plant #448)	31643 Executive Blvd.	Area
28	Monaco Coach Corporation	3701 West Main Street	Area
Under Construction			
29	Leesburg Sanitary Landfill AB	1450 Neely Drive	Area
Un-permitted			
30	Regal Marine Industries	Regal Marine Industries	Area

The FDEP conducts monitoring to assess the quality of the ambient air, which represents the air we breathe. Ambient air monitoring measures the levels of regulated pollutants comprised of a diverse mixture of gasses, particulate matter, and other substances, with its composition subject to variations influenced by location, weather conditions, and human activities. Currently, there are no ambient air monitoring stations in Leesburg, but there is one ozone monitoring site in Clermont and one particulate matter monitoring site in the Lake County portion of the Ocala National Forest. Ozone is a gaseous pollutant and component of smog at ground level. It is also one of the six common air pollutants

regulated by the Environmental Protection Agency (EPA). Particulate matter refers to tiny particles or droplets in the air that can be inhaled into the lungs and cause serious health impacts. There have been no ambient air violations in Lake County as of the writing of this Plan. An assessment of common pollutants is provided below.

Ozone

Ozone poses challenges for densely urbanized areas. The City of Leesburg, while not highly urbanized, could still be affected by ozone in the future because of the exponential growth occurring in central Florida during the review period of 2023-2024 for the update to the City's Comprehensive Plan. Increased vehicular traffic, industrial activities, energy consumption, and increased impervious surfaces can contribute to the release of ozone precursors and alter local microclimates. The worst ozone conditions are hot, calm-winded days. During this type of weather, the atmosphere becomes extremely heated causing increased reactions and levels of ozone to rise. Without wind to disperse the ozone, concentration levels in a localized area increase, leading to further pollution problems.

The overall air quality within Leesburg is expected to remain favorable in the future with overall good air quality. Stringent standards mandated by the EPA, coupled with advancements in technology, have mitigated the emergence of severe pollution issues. However, the City's foremost concern will be the associated encroachment of the Orlando Urban Area, and those pollution problems associated with highly urbanized areas.

Hazardous Waste

The proper management of hazardous waste is necessary to protect valuable natural resources. Hazardous wastes include batteries, paints, cleaners, pesticides, and poisons. Improper disposal of these items can have a detrimental effect on our environment.

FDEP lists no hazardous waste treater, storer, or disposer (TSD) for the City of Leesburg. Theta America Group L.L.C. located in Eustis and Petrotech Southeast Inc located in Astatula are the nearest TSD facilities to the City. FDEP also lists one Large Quantity Hazardous Waste Generator and 12 Small Quantity Hazardous Waste Generators.

Table 9-2: Large and Small Quantity Hazardous Waste Generators

Source: FDEP

Name	Address	Original Notification Date	Last Inspection Date
Large Quantity Hazardous Waste Generators			
Wolverine Advanced Materials LLC	10825 County Road 44	1980	2021
Small Quantity Hazardous Waste Generators			
Cutrale Citrus Juices USA Inc	11 Cloud St	1985	2013
Power Technology Southeast	634 Sr 44	1994	
Home Depot #0278	10825 US Highway 441	2004	2015
Lake County Fleet Maintenance	2300 Griffin Rd	1994	
Columbia Par Car	2505 Industrial St	2001	2023
Power Technology SE Inc	634 FL-44	2001	
Southeast Modular Manufacturing	2500 Industrial St	1996	2005
Leesburg Regional Medical Center	600 East Dixie Avenue	2008	2023
Alliance Labs	1456 William St	2011	2020
Sunshine Auto Service Inc	720 Hood Ave	2005	2023
Lowes of Lake County FL #569	9540 US Highway 441	2018	2021

There are no listed hazardous waste transfer facilities in Leesburg, with the closest in Orlando. All other hazardous materials issues relate to residential uses. To facilitate proper residential disposal, the Lake County Hazardous Waste Department has established various programs to assist citizens with proper disposal. A Household Chemical Collection Center is located at the Astatula Landfill on C.R. 561 in Tavares, where the County's hazardous waste is stored. In addition to this center, other locations throughout the County participate in recycling certain hazardous items. Mobile unit collections at various locations listed on the County's Solid Waste Mobile Unit Schedule website (lakecountyfl.gov/trash-recycling/mobile-unit) with updated upcoming events listed, provide a convenient method of disposing of household hazards. This service is for household hazards collection only and is free to the residents of Lake County.

In addition, the Lake County Department of Solid Waste Management offers programs for Lake County businesses. The Conditionally Exempt Small Quantity Generator (CESQG) is for small businesses that produce no more than 220 pounds or 25 gallons of chemical waste per month. In addition, the County operates the Pollution Prevention Program that also assists businesses with waste. This program gives businesses the opportunity to learn about proper waste disposal as well as waste reduction techniques.

The City has an interlocal agreement with Lake County Fire and Rescue to facilitate control of accidents involving hazardous wastes.

Commercially Valuable Minerals

The City's Ordinance Code Section 25-742 prohibits mining activities within the City's jurisdictional limits. Although no active mining is now occurring in the City, historically sand deposits within this area have been mined locally and used for fill material and asphalt production.

The most prevalent mineral resources found within the City are medium to fine sand and silt, clayey sand, and organic material, peat. The medium to fine sands and silts are specific ranges of particle sizes within soils and transportability of these particles by water is influenced by velocity and energy of the water flow. The medium to fine sand often has good drainage properties while retaining water-holding capacity. While silt particles are finer and not visible with the naked eye. Soils high in silt content can retain water and nutrients. The soil is found in the eastern section of the City in two relatively narrow ribbons of land. The first is a maximum 1.2-mile strip north of and parallel to County Road 44 between U.S. Highway 441 and County Road 473 (Haines Creek Road). The second belt is a maximum 1.8-mile area south of and parallel to U.S. Highway 441 between County Road 44 and the Dead River. Clayey sands cover a majority of the western half of the City that is not in the Okahumpka Swamp, east to the marsh/sod farm next to the Leesburg Municipal Airport, and an area generally bordered by County Road 44, U.S. 441, and County Road 473 (Haines Creek Road). Clayey sand has historically been used for construction purposes or as fill material in the area, although the suitability of the material varies with the clay content. The local importance of this material is illustrated by the numerous borrow pits, designated areas for extraction of earthen material for designated purposes, located throughout the area. However, due to population growth, and the resulting land development pressure, this material is no longer mined in the City. Peat is an accumulation of partially decayed organic matter, primarily plan material that forms in waterlogged conditions. These deposits of peat are found in the southwestern and north-central parts of the City. These areas are known locally as the Okahumpka Swamp and the Emeralda Island Marsh. Deposits range up to 20 feet of thickness. Locally, peat deposits have been an important resource by providing land for muck and sod farming. In the past, peat has been mined and sold commercially.

Soil Erosion

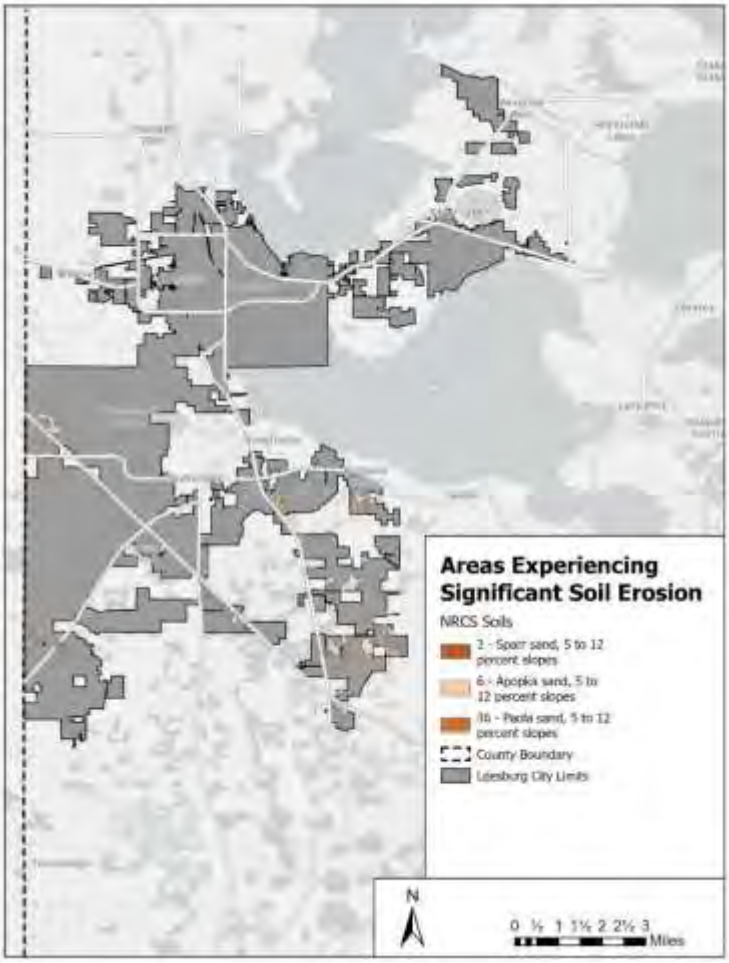
Soils provide diverse resource functions, including drainage, stormwater filtration, water storage, aquifer recharge, and ground stabilization. Map 9-5 shows soil types within the City of Leesburg.

Map 9-5 | Soils

According to the data provided by United States Department of Agriculture Natural Resources Conservation Service, the dominant soils within the City of Leesburg include Everglades, Ocoee, Oklawaha Muck, which are frequently flooded, Candler and Apopka sand with varying slopes, Eureka loamy fine sand, and Urban Land Complex.

Soil erosion refers to the susceptibility of soil to be displaced by wind or water. It manifests as a dynamic exchange between two influential forces: the propelling actions of water or wind and the counteracting force of gravity that anchors the soil. According to the Lake County Soil and Water Conservation District, there are areas within the City of Leesburg that are currently experiencing soil erosion. These areas are depicted in Map 9-6. As the map indicates, these soil types represent only a small fraction of the Leesburg Area. The three erodible soils, scattered throughout the southern portion of the City, are Sparr sand (characterized by poorly drainage), Apopka sand (exhibiting slight acidity), and Paolo sand (white sugar sand), each with five to twelve percent slopes.

Map 9-6 | Soil Erosion Locations



New development construction often involves the removal of native vegetation. Native vegetation acts as a soil stabilizer. As a result, stormwater that would naturally percolate into the ground runs off of the impermeable surfaces, carrying valuable soils with it. To minimize erosion and sedimentation associated with development activities, the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) recommends that all developers be required to utilize best management (BMP) practices to minimize soil erosion and sedimentation, protect water quality, and promote sustainable land development. The BMPs recommended include sediment basins, silt fencing, erosion control blankets, planting cover crops, mulching, sediment barriers, soil stabilization, construction phasing, vegetative buffers, and stormwater management. Landscaping plans are required for all industrial, commercial, and multi-family residential development. It is also required that all new development, other than infill of existing single-family residential lots that are served by regional systems, should include methods of stormwater retention which ensure post-development water run-off rates do not exceed pre-development runoff rates.

Vegetative and Ecological Communities

There are three landscape associations in Central Florida: Longleaf Pine -Turkey Oak Hills, Swamp Hardwoods, sandhills/isolated or free-flowing wetlands. A landscape association is a group of ecological communities having distinct topographic, soil types, and hydrologic condition and landscape influence. The City lies within the sandhills/isolated or free-flowing wetlands landscape association. The sandhills/wetlands landscape association is, in turn, comprised of four habitats, which are smaller groups of ecological communities. These four habitats are described in detail below.

Sandhills Habitat

The sandhills habitat is characterized as sandy soils, low precipitation, and high evaporation rate supported primarily by grasslands. These habitats include the sand scrub and longleaf pine/turkey oak ecological communities. A more complete listing is provided below:

Table 9-3: Sandhills Habitat Vegetative Species

Trees	Shrubs	Herbaceous Plants and Vines	Grasses and Grasslike Plants
Bluejack Oak Chapman Oak Sandlive Oak	Dwarf Huckleberry Gopher Apple Prickly Pear	Grassleaf Golden Aster Deermoss Aster	Yellow Indiangrass Low Panicum Pinewoods Dropseed

Trees	Shrubs	Herbaceous Plants and Vines	Grasses and Grasslike Plants
Sand Pine Longleaf Pine Turkey Oak		Blazing Star Butterfly Pea Elephant's Foot Partridge Pea Pineland Beggarweed Sandhill Milkweed Wild Indigo	

Cypress Swamp Habitat

Cypress swamp habitats that are regularly inundated wetlands form a forested border along large rivers, creeks, and lakes. They occur along rivers and lake margins and are interspersed throughout other communities such as flatwoods. Bald Cypress, along lakes and stream margins, is dominant and is often the only plant found in large numbers. Pond Cypress occurs in cypress heads, or domes, which are usually found in flatwoods. Plants that characterize the cypress habitat are the following:

Table 9-4: Cypress Swamp Habitat Vegetative Species

Trees	Shrubs	Herbaceous Plants and Vines	Grasses and Grasslike Plants
Bald Cypress Blackgum Coastal Plain Willow Pond Cypress	Common Buttonbush Southern Wax-Myrtle	Cinnamon Fern Fall-Flowering Ixia Laurel Greenbriar Pickerel Weed	Maidencane Narrow-Leaf Sawgrass

Red Maple		Royal Fern	

Hardwood Swamp Habitat

The hardwood swamps habitat is characterized as forests where the soils are saturated or flooded for a portion of the growing season; vegetation and trees adapt to tolerate flooded conditions. These habitats occur along rivers and in basins that are either submerged or saturated part of the year. Bayhead swamps are included within this classification. The vegetation is primarily deciduous hardwood trees. Many areas may have originally been dominated by cypress, but when they were eradicated, the hardwoods became dominant. The following plants characterize the hardwood swamps habitat:

Table 9-5: Hardwood Swamp Habitat Vegetative Species

Trees	Shrubs	Herbaceous Plants and Vines
Blackgum	Buttonbush	Cinnamon Fern
Red Maple	Dahoon Holly	Lizard's Tail
Sweetbay		Royal Fern
Water Ash		Wild Pine

Freshwater Marsh Habitat

The freshwater marsh habitat are non-forested, non-tidal wetlands dominated by grasses, sedges (a grass-like plant with triangular stems, growing typically in wet ground), and other freshwater emergent plants. These habitats appear as an open expanse of grasses, sedges, rushes, and other herbaceous plants in areas where the soil is usually saturated or covered with surface water for two or more months during the year. Plants that characterize the freshwater marsh habitat are:

Table 9-6: Freshwater Marsh Habitat Vegetative Species

Grasses and Grasslike Plants	Shrubs	Herbaceous Plants
Beak Rushes	St. John's Wort	Arrowhead
Blue Maidencane	Primorose Willow	Blue Flag
Bottlebush Threeawn	Smartweed	Cattail

Grasses and Grasslike Plants	Shrubs	Herbaceous Plants
Bulrushes	Pennywort	Fire Flag
Caric Sedges		Pickerel Weed
Clubhead Cutgrass		Smartweed
Common Reed		Penny Wort
Flat Sedge		
Rush		
Sawgrass		
Spike Rushes		
Umbrella Grass		
Wild Millet		

Dominant Animal Species within the Leesburg Area

Sandhills, cypress swamps, and freshwater marshes provide habitats for an extensive number of amphibian, bird, mammal, and reptile species. A list of species likely to exist in the Leesburg area, including their status, can be found in Table 9-7.

Listed Plant and Animal Species within the Leesburg Area

Before a plant or animal can receive protection under the Endangered Species Act (ESA) which is administered the United States Fish and Wildlife Service (USFWS) for most species and National Marine Fisheries Service (NMFS) is responsible for marine species it must first go through several steps. The plant or animal must go through a petition submission to the USFWS or NMFS, upon receipt of the petition the agency has 90 days to determine if there is substantial information indicating that the petition may be warranted. If a listing is warranted then the agency conducts a 12-month finding that considers population size, habitat, and threats. After the 12-month review is complete the agency publishes the proposed rule in the Federal Register and public comments are solicited. During the public comment period the public can provide additional information, concerns, or alternative solutions. Once the public comment period is complete, a final rule is published indicating the species is officially listed as endangered or threatened or no listing if not warranted. If the species is listed, the agencies may also designate a critical habitat, which includes specific areas essential for the species' conservation. The listing

program is a strict legal process to determine whether to list a species, depending on the degree of threat it faces.

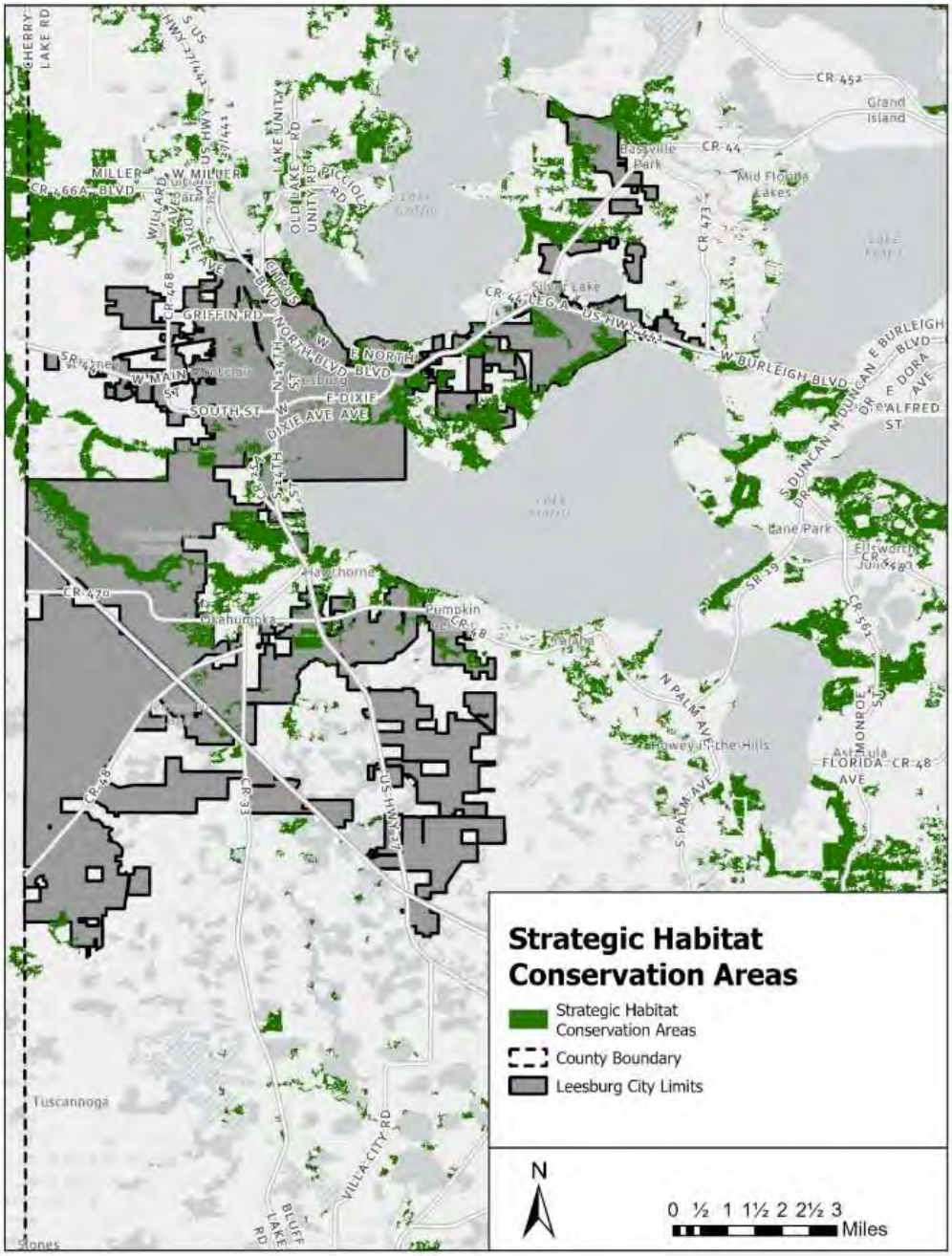
Endangered Species are in danger of extinction when the harmful factors affecting their populations continue to operate. These are species whose numbers have already declined to such a critically low level, or whose habitats have been so seriously reduced or degraded, that without active assistance their survival in Florida is questionable.

Threatened species are likely to become endangered in the State within the foreseeable future if current trends continue. This category includes species whose populations are decreasing because of over exploitation, habitat loss, or other factors; species whose populations have already been heavily depleted by deleterious conditions, and while not actually endangered, are in a critical state nevertheless; and, species that may still be relatively abundant but are being subjected to serious adverse pressures throughout their range.

On October 17, 2001, an environmental consultant conducted a Preliminary Environmental Assessment of the approximately 691-acre site known as Platt Farms, located in Sections 9 and 20, Township 20 South, Range 25 East, Lake County Florida. The Preliminary Environmental Assessment included field review for the occurrence and potential for occurrence of listed species of flora and fauna, based upon the existing vegetative communities. According to the assessment, listed species observed within the area include, but by no means are limited to, the royal fern, the gopher tortoise, the American alligator, the White ibis, and the Bald eagle. An updated assessment was completed during 2018 and 2019, and found that one listed species, the gopher tortoise, was observed on the site. Tables of listed animal and plant species in Lake County are provided below. Map 9-7 depicts Strategic Habitat Conservation Areas within the City of Leesburg. Listed Species mapped by the Florida Natural Areas Inventory are shown on Map 9-8. Florida scrub jays have been observed in the Leesburg area as well; however, their locations are not currently publicly available. Due to the species listed as federally threatened and it's habitat on the decline, detailed information about the species' location, behavior, and population is treated with sensitivity to prevent potential negative impacts, such as disturbance to nesting sites.

Despite being removed from the federal list of Threatened and Endangered Species in 2007, Bald Eagles are still protected by the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. The City of Leesburg is included in the area monitored by Audubon Florida's EagleWatch Program, which provides valuable information nesting activity and current population trends of eagles in Florida. A map of nests can be found on the EagleWatch Program website.

Map 9-7 | Habitat Conservation Areas



Map 9-8 | Listed Species Locations

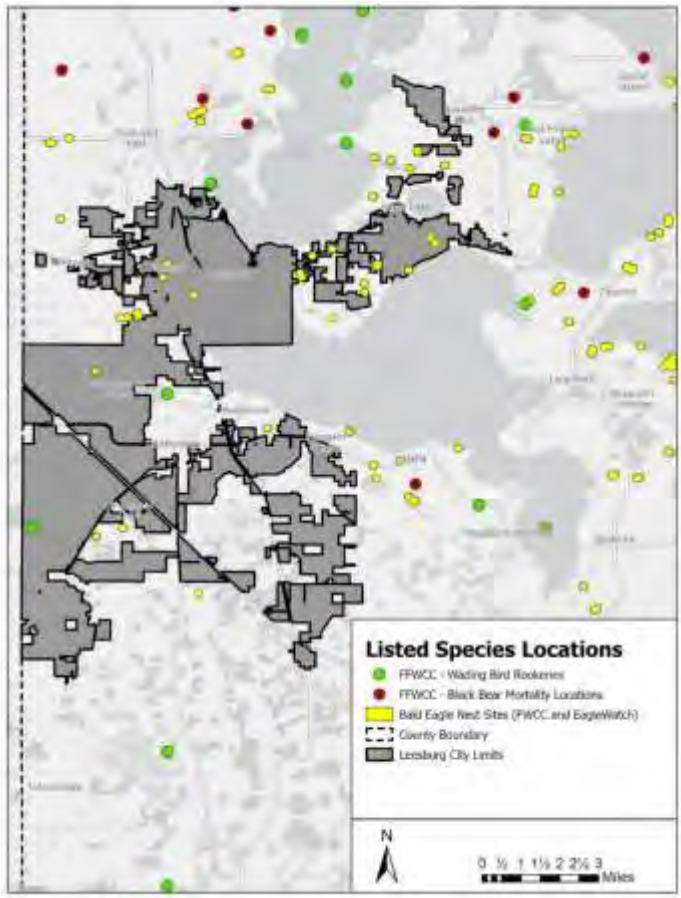


Table 9-7: Listed Animal Species in Lake County and Expected Occurrence on McElyea / 623 Property

SPECIES		STATUS (1 & 2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Common Name	Scientific Name			
Reptiles				
American alligator	Alligator mississippiensis	FT(S/A)	Vegetated lakes and deepwater swamps	Low: open water habitat available, none sighted

Eastern indigo snake	Drymarchon corais couperi	FT	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: habitat available, gopher tortoise burrows observed
Gopher tortoise	Gopherus polyphemus	ST	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: habitat available, burrows located
Bluetail mole skink	Eumeces egregious lividus	FT	Dry, white sands of scrub, high pine and citrus grove in the Lake Wales Ridge system	Low: habitat available, no tracks observed
Sand skink	Neoseps reynoldsi	FT	Dry, white sands of scrub, high pine and citrus grove in the Lake Wales Ridge system	Low: habitat available, no tracks observed
Birds				
Florida scrub jay	Aphelocoma coerulescens	FT	Level, sterile, white sand with low, xeric oak scrub	Low: no habitat available, none sighted
Little blue heron	Egretta caerulea	ST	Lake littorus; shallow ponds and marshes	Medium: foraging habitat available, no birds sighted
Audubon's crested caracara	Polyborus plancus audubonii	FT	Mesic temperate hammock and pine flatwoods, dry prairie and wet prairies	Low: habitat not available, no birds sighted
Florida grasshopper sparrow	Ammodramus savannarum floridanus	FE	Dry prairie and wet prairies	Low: no habitat available, none sighted
Everglade snail kite	Rostrhamus sociabilis plumbeus	FE	Hydric pine flatwoods, freshwater	Low: habitat available, none sighted

			marshes, open water swamps	
Florida burrowing owl	Athene cunicularia floridana	ST	Open treeless areas such as pastures, fields, golf courses, airports, and vacant lots	Low: habitat not available, none sighted.
Southeastern American kestrel	Falco sparverius paulus	ST	Forest edges, and clearings; nests in mature pines	Low: habitat not available, none sighted
Florida sandhill crane	Grus canadensis pratensis	ST	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: habitat available, no birds sighted
Wood stork	Mycteria americana	FT	Nests is cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: foraging habitat available, no birds sighted
Red-cockaded Woodpecker	Picoides borealis	FE	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
Mammals				
Florida panther	Felis concolor coryi	FE	High pine, tropical and mesic hammocks, scrub, pine flatwoods, wet prairie, marshes, mangrove	Low: habitat not available, none sighted

Footnotes

1: FWC - Florida Fish and Wildlife Conservation Commission; Florida's Endangered Species, Threatened Species, published December 2022.

2: USFWS – United States Fish and Wildlife Service and NMFS – National Marine Fisheries Service; The Federal list of Endangered and Threatened animals and plants is administered by the USFWS and is published in 50 CFR 17 (animals) and 50 CFR 23 (plants). Additional information regarding Federal listings can be located at the NMFS and USFWS websites.

(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories. Federally-designated Endangered (FE), Federally-designated Threatened (FT), Federally-designated Threatened due to Similarity of Appearance [FT(S/A)], Federal Non-Essential Experimental Population (FXN), State-designated Threatened (ST), or State Species of Special Concern (SSC)

2: Habitats described by:

Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami. Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.

Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.

Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.

Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.

McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp. Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.

3: Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

Table 9-8: Listed Plant Species in Lake County and Expected Occurrence on McElyea / 623 Property

SPECIES		FDA STATUS (1 & 2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Common Name	Scientific Name			
Florida bonamia	Bonamia grandiflora	FT	High pine, scrub, scrubby high pine	Low: habitat not available, none found
Pygmy fringe-tree	Chionanthus pygmaeus	FE	Scrub, scrubby high pine	Low: habitat not available, none found
Florida perforate cladonia	Cladonia perforata	FE	Scrub – Lake Wales Ridge system	Low: habitat not available, none found
Pigeon wings	Clitoria fragrans	FT	High pine, scrub, scrubby high pine, scrubby flatwoods	Low: habitat not available, none found
Short-leaved rosemary	Conradina brevifolia	FE	High pine, scrub	Low: habitat not available, none found
Avon Park harebells	Crotalaria avonensis	FE	Scrub – Lake Wales Ridge system	Low: habitat not available, none found
Scrub Buckwheat	Eriogonum long. var. gnaphalifolium	FT	High pine, scrub, scrubby high pine	Low: habitat not available, none found
Highlands scrub hypericum	Hypericum cumulicola	FE	Scrub – Lake Wales Ridge system	Low: habitat not available, none found
Scrub blazing star	Liatris ohlingerae	FE	High pine, scrub, scrubby flatwoods	Low: habitat not available, none found
Britton's beargrass	Nolina brittoniana	FE	High pine, scrub, scrubby high pine, scrubby flatwoods	Low: habitat not available, none found
Papery whitlow-wort	Paronychia chartacea	FT	High pine, scrub	Low: habitat not available, none found

Golden fringed orchid	Platanthera cristata	FT	Low moist meadows and damp pine woods	Low: no habitat available, none found
Southern tubercled orchid	Platanthera flava	FT	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: habitat not available, none found
Snowy orchid	Platanthera nivea	FT	Open bogs and sunny, wet meadows	Low: no habitat available, none found
Rose pogonia	Pogonia ophioglossoides	FT	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: no habitat available, none found
Scrub (Lewton's) milkwort	Polygala lewtonii	FE	Dry oak woodlands and scrub	Low: habitat not available, none found.
Wireweed	Polygonella basiramia	FE	Scrub- Lake Wales Ridge system	Low: habitat not available, none found
Sandlace	Polygonella myriophylla	FE	Scrub, scrubby high pine	Low: habitat not available, none found
Scrub plum	Prunus geniculata	FE	High pine, scrub, scrubby high pine	Low: habitat not available, none found
Lace-tip ladies' tresses	Spiranthes laciniata	FT	Marshes and cypress swamps; road banks and ditches	Low: habitat available, none found
Long-tip ladies' tresses	Spiranthes longilabris	FT	Marshes and wet prairies	Low: habitat available, none found
Leafless beaked orchid	Sacoila lanceolatus var. lanceolata	FT	Vacant lots, open pastures, pine flatwoods	Low: habitat available , none found

			and mowed roadsides	
Wide-leaf warea	Warea amplexifolia	FE	High pine	Low: no habitat available, none found
Carter's mustard	Warea carteri	FE	High pine, scrub, scrubby high pine, scrubby flatwoods, mesic pine flatwoods	Low: habitat not available, none found
Florida ziziphus	Ziziphus celata	FE	High pine, scrub	Low: habitat not available, none found

Footnotes

1: FDOACS – Florida Department of Agriculture and Consumer Services; The State lists of plants, which are designated Endangered, Threatened, and Commercially Exploited, are administered and maintained by the FDOACS via Chapter 5B-40, F.A.C. .

2: USFWS – United States Fish and Wildlife Service and NMFS – National Marine Fisheries Service; The Federal list of Endangered and Threatened animals and plants is administered by the USFWS and is published in 50 CFR 17 (animals) and 50 CFR 23 (plants). Additional information regarding Federal listings can be located at the NMFS and USFWS websites.

Federal Endangered (FE), Federal Threatened (FT)

3: Habitats described by:

Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp. FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.

Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.

Ward, D.B. (publ. date not listed). Volume Five,. Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida.University Presses of Florida, Gainesville. 175 pp.

Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.

4: Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

Existing Conservation Areas

Leesburg has one major existing conservation area. The Palatlakaha Environmental and Agricultural Reserve (PEAR) Park is located along the Palatlakaha River and encompasses 318 acres. The park is divided into two distinct sections consisting of the Passive Recreation Wildlife Conservation Area (WCA) and the 'Gateway', which is a combination of Active Recreation and natural areas. Natural communities' restoration activities include invasive non-native species removal, native species plantings and the reintroduction of prescribed fire.

Figure 9-1 | P.E.A.R. Park Map

Source: Lake County Florida Office of Parks & Trails

Future Water Resources

Leesburg is in the St. Johns River Water Management District, which develops regional water management plans. Leesburg is within the boundaries of the Central Springs/East Coast (CSEC) Regional Water Supply Plan (RWSP). The Plan, adopted in 2022, was developed through a collaborative process among the District, local governments, public supply utilities, environmental advocates, and other stakeholders for a 20-year planning period. Based on the results of the CSEC water resource assessment, the District determined fresh groundwater alone cannot supply the projected increase in water demand during the 20-year planning horizon without causing unacceptable impacts to water resources.

The Plan identifies solutions to meet the current and future water use needs of the region while ensuring the natural resources of the area are protected. The CSEC RWSP provides water resource and water supply development project options to guide water users and suppliers in their efforts to meet the projected water demands while protecting the region's natural resources. Project options range from aquifer recharge and potable reuse to alternative water supply sources like reclaimed, surface water and stormwater.

Conservation Glossary

- **100-year floodplain:** any area likely to be flooded over a 24-hour period to a level equal to or exceeded once on an average of every 100 years *(from: Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP), 2024).*
- **Aquifer:** fragment of pre-existing rock that have been transported some distance from their points of origin.
    - **Clastic aquifer**: a thin layer (25 to 200 feet thick) of largely sandy material, which acts as a filter bed for purifying water.
    - **The Floridan aquifer:** a layer approximately 2,000 feet thick; The City's water supply is obtained from the Upper Floridan aquifer at a depth of 300-600 feet below land surface.
- **Clayey sand:** sediment material that is more percentage of clay than sand.
- **Cypress Swamp Habitat:** regularly inundated wetlands form a forested border along large rivers, creeks, and lakes.
- **Drainage basin:** an area of land where all flowing surface water converges to a single point, such as a river.
- **Endangered Species:** Living organisms in danger of extinction, whether due to their numbers have already declined to such a critically low level, or habitats have been so seriously reduced or degraded, that without active assistance their survival is questionable, when the harmful factors affecting their populations continue to operate.
- **Freshwater Marsh Habitat:** non-forested, non-tidal wetlands dominated by grasses, sedges (a grass-like plant with triangular stems, growing typically in wet ground), and other freshwater emergent plants
- **Groundwater**: consists of rainfall and surface water that filters into the underground drainage system. It is the principal source of water for all municipal systems as well as for most private industrial, agricultural, and domestic users within the City.
- **Hardwood Swamp Habitat:** a forest where soils are saturated or flooded for a portion of the growing season; vegetation and trees adapt to tolerate flooded conditions.
- **Hazardous waste:** waste with properties that make it dangerous or capable of having a harmful effect on human health or the environment *(from: Unites States Environmental Protection Agency (EPA), 2024)*; includes batteries, paints, cleaners, pesticides, and poisons.
- **Lake:** a location where surface-water runoff (and maybe some groundwater seepage) have accumulated in a low spot, relative to the surrounding countryside *(from: Unites States Geological Survey (USGS), 2024).*
- **Landscape association:** a group of ecological communities having distinct topographic, geologic, and hydrologic condition and landscape position.
- **Lowlands:** lands which are no higher that 200m (660 ft).
- **Medium-to-fine sand and silt:** fine sand, clay or other material carried by running water.

- **Native vegetation (also called indigenous plants):** plants that have evolved over thousands of years in a particular region. They have adapted to the geography, hydrology, and climate of that region *(from: Unites States Environmental Protection Agency (EPA), Greenacres, 2016).*
- **Ozone (O3):** a highly reactive gas composed of three oxygen atoms; It is both a natural and a man-made product that occurs in the Earth's upper atmosphere (the stratosphere) and lower atmosphere (the troposphere); Depending on where it is in the atmosphere, ozone affects life on Earth in either good or bad ways *(from: Unites States Environmental Protection Agency (EPA), 2024).*
- **Peat:** brown deposit resembling soil; a surface organic layer of a soil that consists of partially decomposed organic matter, derived mostly from plant material, which has accumulated under conditions of waterlogging, oxygen deficiency, high acidity and nutrient deficiency *(from: International Peatland Society (IPS), 2024).*
- **Potable water:** also known as drinking water; comes from surface and ground sources and is treated to levels that meet state and federal standards for consumption.
- **River:** forms from water moving from a higher elevation to a lower elevation, all due to gravity *(from: Unites States Geological Survey (USGS), 2024).*
- **Sandhills Habitat:** characterized by sandy soils, low precipitation, and high evaporation rate supported primarily by grassland.
- **Soil erosion:** the capability of a soil to be physically moved by wind or water.
- **Stream:** forms from water moving from a higher elevation to a lower elevation, all due to gravity; typically smaller than a river, but larger than a creek *(from: Unites States Geological Survey (USGS), 2024).*
- **Threatened species:** organisms that are likely to become endangered in the State within the foreseeable future if current trends continue; including species whose populations are decreasing because of over exploitation, habitat loss, or other factors; species whose populations have already been heavily depleted by deleterious conditions, and while not actually endangered, are in a critical state nevertheless; and, species that may still be relatively abundant but are being subjected to serious adverse pressures throughout their range.
- **Uplands:** lands between 200m (660 ft) and 500m (1, 600ft).
- **Wetlands:** areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season.
    - **Lacustrine wetland:** lake-associated wetland and may include freshwater marshes, aquatic beds, and lakeshores, and is generally sparsely vegetated.
    - **Palustrine wetlands:** includes any non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.05%; what people traditionally think of as a wetland.

Conservation Links To Related Jurisdictions

- **Audubon Florida's EagleWatch Program:**
  https://fl.audubon.org/audubon-eaglewatch
- **FDEP Air Pollution Inventory System:**
  https://floridadep.gov/air/permitting-compliance/content/air-emissions-inventory
- **Lake County FL:**
  https://www.lakecountyfl.gov/home
  - **Lake County Hazardous Waste Department:**
    https://www.lakecountyfl.gov/trash-recycling/hazardous-waste
  - **Lake County Florida Office of Parks & Trails:**
    https://www.lakecountyfl.gov/parks-and-trails
- **St. Johns River Water Management District:**
  https://www.sjrwmd.com/
- **USDA Natural Resources Conservation Service:**
  https://www.nrcs.usda.gov/

10 – RECREATION & OPEN SPACE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Recreation & Open Space Element Goals, Objectives, And Policies

GOAL 1:

The City of Leesburg shall provide adequate open space, parks, and recreation facilities to serve the needs of all residents of the City of Leesburg.

Objective 1.1: Provision of Adequate Sites and Facilities. To ensure adequate lands are provided for public and/or public access parks, the City may utilize criteria specific to population, park size and location. For purposes of implementing this Objective, the City may utilize parklands under the jurisdiction of private development, Lake County, City, State or Federal government

Policy 1.1.1: The City of Leesburg may utilize the following criteria for determining the location and need for park lands:

- Community Park - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 8,000 City residents and is located no greater than three (3) miles from those residents. The minimum size of any new community park ~~shall~~ should be twenty (20) acres.
- Neighborhood Park - A facility that serves an entire neighborhood or area that serves a maximum of 5,000 City residents and is located no greater than three-fourths (3/4) of a mile from those residents. The minimum size of a neighborhood park ~~shall~~ should be five (5) acres.

Policy 1.1.2: The City shall ~~incorporate the following definitions within it's Land Development Regulations by 2013:~~ continue to utilize the following definitions for recreational development, as applicable:

- Active Park – Those park areas that are relatively free of man made structural mass, and are utilized for active recreational pursuits.
- Passive Park – Those parks that are free of man-made structural mass, and are utilized primarily for passive recreational pursuits.
- Activity-Based Recreation Facilities – Facilities designed for specific recreational purposes, such as man-made pools for swimming, courts for tennis, racquetball, basketball, etc.
- Resource-Based Recreation Facilities – Facilities dependent on natural resources such as water for boating, forests for hunting, etc.

Policy 1.1.3: The City shall continue to enforce provisions within the Land Development Regulations which maintain standards for park development and improvements.

Standards including buffering, landscaping, parking, and the amount of area available for facilities.

Policy 1.1.4: The City may utilize park and facility guidelines established by "Florida's Statewide Comprehensive Outdoor Recreation Plan – ~~2008~~2019" for the provision of recreation facilities based on a median population served:

Policy 1.1.5: Mandatory Dedication of Land. The City shall continue to enforce provisions within the Land Development Regulations which require new residential development to provide land required for open space.

~~**Policy 1.1.6:** The City shall allow payment in lieu of providing open space lands to meet the Land Development Code requirements. The payment shall be based on a fair share fee as established by the City Commission by Resolution. All such fees collected shall be allocated and appropriated to the City's recreation budget to be expended and enhance the City's community park system with priority given to expend such funds to acquire parkland.~~

Policy 1.1.7: The City will support the efforts of its Trails Committee to develop and continuously update a trails inventory and to coordinate the provision of bicycle and pedestrian access to parks and open spaces.

Objective 1.2: ***Natural Resources.*** Maintain a comprehensive park and open space system to ensure the provision of open space, which utilizes existing resources and is consistent with the land and financial resources available.

Policy 1.2.1: The City shall continue to investigate opportunities for public access and enjoyment of the waterfront; improved bike, pedestrian, and equestrian trail systems; as well as open space opportunities, where feasible.

Policy 1.2.2: The City shall continue to maintain ecologically sensitive wetland areas as open space areas to be protected and enjoyed by the community.

Policy 1.2.3: Ecologically sensitive lands shall be left in their natural state and considered as part of the City's passive recreation and open space system. Programs to implement this policy shall incorporate the designation of ecologically sensitive areas, where little or no development is permitted, as open space areas. Such areas may also be used as recreation areas, provided the recreation has minimal physical and environmental impact to sensitive areas.

Policy 1.2.4: The City shall continue to protect the recreational value of its water resources and participate in programs to improve water quality.

Policy 1.2.5: As part of the annexation process, the City shall identify and designate ecologically sensitive wetland areas as conservation areas.

Policy 1.2.6: The City of Leesburg will remove non-native vegetation located in recreation and conservation land owned by the City consistent with funding availability and financial planning defined in the Capital Improvement Plan.

Policy 1.2.7: The City of Leesburg will restore or enhance degraded natural areas in recreation and conservation land owned by the City consistent with funding availability and financial planning defined in the Capital Improvement Plan.

Objective 1.3: ***Capital Improvements.*** On an annual basis, the City shall assess needs and propose capital improvements to provide adequate park and recreational facilities and land to meet the demands of future growth.

Policy 1.3.1: The City shall review park and recreation facilities on an annual basis, in order to maintain adequate facilities.

Policy 1.3.2: The City shall evaluate recreational need for newly annexed areas.

Policy 1.3.3: The Capital Improvements Element shall designate facilities needed to meet future demands

Objective 1.4: ***Maximize Resources.*** The City shall maximize the use of public and private resources in the provision of park and recreational facilities to meet the current and future demands.

Policy 1.4.1: The City shall continue to coordinate the provision of park and recreation facilities and activities with county, regional, and state plans and programs.

Policy 1.4.2: The City shall continue to coordinate with Lake County, Lake Sumter Metropolitan Planning Origination, the Florida Trail Association, the Trails to Trails Conservancy, the Department of Environmental Protection and other organizations involved in the acquisition and development of trail systems.

~~**Policy 1.4.3:** The City shall make recommendations of acquisition, through the Conversation and Recreation Land (CARL) program, the Florida Communities Trust (FCT) program, the Save Our Rivers Program, and Lake County's land acquisition programs of the most vulnerable ecological communities as deemed necessary by the City.~~

Policy 1.4.4: The City will explore, in cooperation with Lake County, the Florida Department of Environmental Protection (DEP), the St. Johns' River Water Management District (SJRWMD), a means for extending the existing Palatlakaha River hiking trail through the Palatlakaha Environmental and Agricultural Reserve (PEAR) Center beyond its current limits as a part of a system of unified trails and greenways.

Policy 1.4.5: The City shall continue to provide interlocal agreements and cooperate with private and not for profit organizations for use of City parks and facilities in order to provide a variety of recreational programs.

Policy 1.4.6: New park and trail development shall address the cost to maintain each facility prior to implementation. Design/maintenance techniques, materials, and procurement methods should be used that provide the most cost effective measures to develop, as well as maintain the park and trail facilities.

Policy 1.4.7: Design of new facilities should consider revenue generating opportunities (i.e. concessions, rentals) that could offset operational cost or enhance the recreational experience as appropriate.

Policy 1.4.8: Policy 1.4.8: The City will pursue public-private partnerships to encourage the development of new and the preservation of existing pocket parks in areas of the Central Business District utilizing abandoned rights-of-way or rights-of-way which have been discontinued for use for vehicular traffic.

Objective 1.5: ***Accessibility.*** The City shall ensure adequate and safe access to all public parks and recreational facilities.

Policy 1.5.1: All City owned public recreation and open space facilities shall be made easily accessible to all City residents including the elderly, the physically impaired, and the economically disadvantaged.

Policy 1.5.2: All City recreation and open space facilities shall provide access for the physically impaired.

Policy 1.5.3: All City owned facilities shall be accessible to automobiles, bicycles, and pedestrians where appropriate.

Policy 1.5.4: The City shall align with the best practices from the Florida Council on Aging, to provide access to City recreation and open space facilities, where feasible.

~~The City shall work with the Council on Aging, to provide access to City recreation and open space facilities.~~

Policy 1.5.5: The City shall provide recreation and open space programs for economically disadvantaged citizens through civic organizations.

Policy 1.5.6: The City shall strive to interconnect existing and future dedicated open space areas, pedestrian and bicycle trails, hiking trails, equestrian trails, and where appropriate, abandoned railroad right of way and utility corridors, into the trail network.

Policy 1.5.7: The City may consider the following guidelines and standards in the planning and development of trails: the current best practices from publications available at the time of adoption by ~~the Florida Bicycle Facilities Planning and Design Handbook by the~~ the Florida Department of Transportation and the Florida Office of Greenways and Trails. ~~Florida Office of Greenways and Trails Reference and Resource Guide.~~

Policy 1.5.8: The City shall evaluate the need and amend, if necessary, the Land Development Regulations public road design standards for bicycle travel and pedestrian needs in conjunction with roadway design and improvements.

Objective 1.6: ***Park Identification***. The City of Leesburg shall inventory and clearly identify parks through the creation of a uniform sign package.

Policy 1.6.1: The City of Leesburg has established and erected uniform signs for all City owned and maintained parks and recreational facilities.

Policy 1.6.2: The City of Leesburg shall update the Parks and Recreation Master Plan as needed.

Objective 1.7: ***Private Development***. As part of new residential development, the City of Leesburg shall coordinate and encourage the provision of neighborhood parks as either individual sites, or as part of larger parks to meet the City's recreation and open space demands.

Policy 1.7.1: The City shall coordinate ways and means for private developers to provide public recreational facilities within their developments. Such recreational facilities shall have accessible locations for residents throughout the development, and serve multiple recreational uses and populations within the overall development, and Leesburg community, as applicable.

Policy 1.7.2: ~~As stated in the City's Land Development Code, developers shall donate open space. The amount of such donations shall be based on land use~~

~~category and the minimum open space requirements and the transfer shall be completed prior to the issuance of a final development order~~

The City should continue to utilize PUD (Planned Unit Development) Agreements to increase open space within private developments. Subject to these agreements, developers shall provide open space and the amount of such open space provided shall be based on appropriate land use category and the minimum open space necessary to adequately new development buffer from existing development, provide positive environmental enhancements, including aquifer recharge, drainage, aesthetics, additional flex recreation area, noise reduction, and adequate light and air between structures, wherever applicable.

Policy 1.7.3: The City shall utilize the park and facility guidelines established by "Florida's Statewide Comprehensive Outdoor Recreation Plan – ~~2008~~2019" to recommend recreation improvements located within the private development.

Policy 1.7.4: The City shall continue to encourage water-wise and native plantings in new developments, both within community recreation and common areas, wherever feasible.

10 – RECREATION & OPEN SPACE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Recreation and Open Space Data Appendix

Introduction

Florida Statute 163.3177(6)(e) requires a Recreation and Open Space Element that indicates a comprehensive system of public and private sites for recreation including but not limited to natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways and other recreational facilities.

The National Recreation and Parks Association (NRPA) no longer uses the Level of Service (LOS) standards for park facilities that are included in this element. Additionally, park facilities LOS standards are no longer required by the State of Florida. The City may keep these LOS standards for park facilities, remove them from the Comprehensive Plan, or provide alternate standards that are more consistent with current NRPA metrics.
The City of Leesburg has a wide variety of recreational programs and facilities to serve its population. A full description of these programs and facilities can be found at: https://cms6.revize.com/revize/leesburg/document_center/Recreation/2023%20Program%20GuideR3.pdf

Table 10-1: City Recreation and Open Space Facilities

Facility	Address	Acreages	Ball Diamond(s)	Basketball Hoops/Courts	Batting Cage	Benches	Bike Racks	Charcoal Grill	Concession Stand	Electricity Available	Indoor Rentable Rooms	Pavilions	Playgrounds	Picnic Tables	Restrooms	Shuffleboard Courts	Splash Pad	Staff Offices	Swimming Pool	Tennis Courts	Trails	Walking Path	Water Toys	Waterfront Fishing
Berry Park	2121 Johns Avenue	35						•		•		•	•	•	•							•	•	
Canal Street Field	420 Canal Street	2	•	•						•														
Carrie Williams Park	1141 Woodland Blvd	1.5								•			•	•									•	
Cultural Arts Building	201 E. Dixie Avenue									•	•				•									
Henderson Park at Beverly Shores	610 North Shore Drive					•							•										•	•
Herlong Park	700 E. North Blvd					•						•												•
Jessie Hollerman	1006 Tuskegee Street																							
John L. Johnson Park	205 Mills Avenue	2		•						•			•	•									•	
Lake Williams & Lake Mary Park	311 South 15th Street	21																				•		•
Leesburg Dog Park	9745 Silver Lake Drive	0.5												•									•	
Leesburg's H.O. Dabney Aquatic Center	512 Pine Street	0.5												•									•	
Leesburg Historic Museum	111 South 6th Street														•									
Leesburg Recreation Complex	1851 Griffin Road	11		•			•			•			•	•	•			•				•	•	
Mossey Island	Lake Harris Near Venetian Cove	0.54						•						•										•
Mote Morris House	1195 West Magnolia Street	2										•			•									
Palmetto St. Complex	510 S. Palmetto Street	2				•								•	•	•				•			•	
Pat Thomas Stadium	240 Golf Park Road		•		•				•	•				•	•								•	
Roger's Park - Playground	310 S. 9th Street	1.5						•		•		•	•	•	•		•						•	
Roger's Park Building	610 S. 9th Street	1.5						•		•	•	•	•	•	•		•						•	
Singletary Park	1900 S. 14th Street																					•		•
Ski Beach	101 E. Lake Harris Drive	65				•				•		•			•							•	•	•
Sleepy Hollow Complex	2775 Hollow Lane	80	•		•	•	•	•	•	•		•	•	•	•						•		•	
Susan Street Complex	940 Susan Street	57	•		•			•	•	•				•	•					•			•	
Town Square Park	510 W. Main Street	2				•				•					•						•		•	
Venetian Cove Marina	250 Golf Park Road							•		•				•	•			•					•	•
Venetian Gardens	109 E. Dixie Avenue	45				•	•	•		•		•	•	•	•		•				•	•	•	•
Veto Lake Memorial Park	600 W. Meadow Street	2				•						•	•									•	•	

Source: City of Leesburg Parks and Recreation.

Table 10-2: City Trails

Trail Name	Distance	Trail Description
Magnolia Trail	7/10 of a mile long	Parallel with Magnolia St. between Palmetto St. and the Mote-Morris House. Designed for walkers & bikers, lined with benches & outdoor exercise equipment, 7/10 of a mile long.
Venetian Garden Trail	2 Acres	2 Acres of hiking and biking trail that runs parallel with Canal Street between Dixie/44 and US Hwy 441.
Tavares-Leesburg Trail	3.5 miles	Starts in Downtown Tavares and Ends at Via Port Mall. 3.5 miles of paved pathways from US Highway 27 toward the Sumter County line.
Gardenia Trail	3 miles	3 miles, running north from downtown Leesburg and west to U.S. Highway 27-441, connecting to Leesburg-Wildwood Trail up to the Fruitland Park border.
Leesburg-Wildwood Trail		Leesburg-Wildwood Trail connects with U.S. 27, where Fountain Lake Trail runs east to Canal Street downtown and connects to the existing Venetian Trail, which runs half a mile along Canal Street from Dixie Avenue to U.S. Highway 441.

Source: City of Leesburg Parks and Recreation.

Regional Parks

Regional parks are large, resource-based parks serving more than two counties and often consisting of an area of natural or ornamental quality for outdoor recreation, such as picnicking, trails, boating, fishing, swimming and camping. They are usually located no more than an hour's driving distance of the residents they serve. The park should serve a population of over 100,000 and should range in size from a minimum of 250 acres to as much as several thousand acres. The City relies on the State and the County for the provision and maintenance of regional parks.

There are currently no regional parks within the City of Leesburg. However, a variety of recreational opportunities are offered at a regional level by the Federal Government, the State, Lake County, and the Lake County Water Authority and are easily accessible to Leesburg residents. Examples of these facilities are discussed below.

1. Ocala National Forest

   The 450,000-acre Ocala National Forest, located in Altoona, approximately 25 miles from Leesburg, receives more visitors than any other national forest in Florida. The Ocala National Forest's sand pine scrub ecosystem is the world's largest continuous forest of this type. The Forest offers a wide array of hiking and bicycling trails and includes many scenic camping opportunities. An eclectic variety of plants, trees, and wildlife such as white-tail deer, alligators, bald eagles, and ospreys are known to inhabit the forest and may be observed along the forest's inviting trails.

   Within the Ocala National Forest lies Alexander Springs Recreation Area. Known for its unusual beauty, this mammoth spring gushes approximately 80 million gallons of crystal-clear water per day, at a year-round temperature of 72 degrees. The surrounding subtropical vegetation of palms, hardwood swamp, and sand pine ridges make this campground an extraordinary place. Snorkeling and scuba diving in Alexander Springs are excellent ways to enjoy the abundant fish and swaying underwater vegetation.

2. Lake Griffin State Recreation Area

   Lake Griffin State Recreation Area, developed in the late 1960s, is located in Fruitland Park, approximately two miles north of Leesburg. This State Recreation Area consists of over 425 acres of woodlands and freshwater swamp and is home to Florida's fifth largest live oak tree, which measures over 150 feet tall and 10 feet in circumference. The recreation area also contains 40 campsites with water and electrical hook-ups, a boat ramp, picnic area, picnic shelter and nature trail. While not directly on Lake Griffin, the

boat ramp provides access to the lake via powerboat or canoe. Swimming is not permitted in waters within the park.

3. Lake Louisa State Park

   Lake Louisa State Park, located in Clermont, approximately 25 miles from Leesburg, is a 4,372-acre state park, which lies on the shores of Lake Louisa in the northeast corner of the Green Swamp. Lake Louisa is one of 13 in a chain of lakes connected by the Palatlakaha River, which is designated as an Outstanding Florida Water.

   Recreational activities offered at the park include swimming, picnicking, fishing, canoeing, nature study, and several miles of marked equestrian trails. Hiking is also permitted on the horse trails and an abundance of wildlife can be seen. Birding is a favorite activity with sightings dependent on the seasons. In addition, the park also offers a bathhouse with showers, a shaded picnic area, a public boat ramp located on the river between Lake Louisa and Lake Susan, and a white sand beach.

4. Flat Island Preserve

   Flat Island Preserve, which is property of the Lake County Water Authority (LCWA), is a 2300-acre conservation area in the Okahumpka Marsh located southwest of Leesburg, west of Lake Harris and north of Lake Denham. Within the Preserve is a 4.5-mile loop trail that is a portion of the Daubenmire Trail. The Flat Island section of the trail was built and is maintained by the Florida Trail Association. There is a long boardwalk off the south section of the loop that leads to a canoe launch. Primitive camping is allowed on Flat Island by permit and canoes are available for rent through the LCWA Office. Additional trails are planned on the property in the future.

5. Hickory Point

   The Hickory Point Recreation Area is a 68-acre multi-use waterfront park, which is also owned by the Lake County Water Authority. It is located less than 10 miles from Leesburg, along the northern shore of Lake Harris immediately north of the Howey Bridge in Tavares. Hickory Point provides a diverse range of recreational activities which include a screened pavilion, barbecue grills, a playground, horseshoe pits, a sand volleyball court, a swimming beach, and open field play areas, as well as a fishing pier and 12 boat ramps.

6. Sawgrass Island Preserve

   Sawgrass Island Preserve is a 1,168-acre site located approximately 20 miles from Leesburg, at the north end of Lake Yale in Umatilla. The preserve's major feature is a 600-acre shallow marsh. Approximately 61 percent of the property is comprised of forested and herbaceous wetlands (692.2 acres) with the remaining 39% consisting of uplands (444.5 acres). The upland community types found on the Preserve include unimproved pasture, shrub/brushland, mesic hammocks, xeric hammocks, and pine flatwoods. Wildlife includes sandhill cranes, gopher tortoises, pocket gophers, ring-neck ducks, foxes and scrub jays. Activities that can be enjoyed in the preserve include bird watching, hiking, camping, and horseback riding.

7. Emeralda Marsh Conservation Area

   Emeralda Marsh Conservation Area is a 7,089 acre site located between State Road 42 and SR 44, just north of Lisbon, on the east side of Lake Griffin and west of County Road 452. This area is considered the "crown jewel" of bird watching in Lake County. This conservation area is owned by the St. Johns River Water Management District and offers wildlife viewing, seasonal waterfowl hunting, fishing, hiking, bicycling, canoeing, horseback riding, and boating.

8. P.E.A.R. (Palatlakaha Environmental & Agricultural Reserve) Park

   This 318-acre park is owned by Lake County and is located off of US 27 in south Leesburg. The site is bordered by the Palatlakaha River on the north and west. Approximately 51 acres of the park is within the City limits of Leesburg and comprises the active resources of the park which include a multi-purpose field, playground, softball fields, picnic pavilion, exercise trail, dog park, tennis and pickleball courts. Other activities offered at the park include a canoe launch, hiking trail, multi-use trail, butterfly garden, community garden, and bird watching.

9. Bourlay Historic Nature Park

   This 83.1-acre property was donated to the LCWA by Arthur "Buddy" Boulay and is located on the southwest shore of Lake Griffin, north of Highway 441 off Canal Street in Leesburg. The Bourlay family home is located on the site and this property was also the home of an early steamboat landing. Activities include hiking, biking, kayaking, bird watching, exercise stations, and picnicking.

10. Sabal Bluff Preserve

    This 55.7-acre property was also donated to the LCWA by Arthur "Buddy" Bourlay and is located on the shore of Lake Griffin. Activities include hiking, fishing, kayaking, picnicking, and bird watching.

Community Parks

Community parks are defined as "ride to" parks that should be located near major streets or arterials. Community parks are designed to serve the needs of four to six neighborhoods that have residents within a radius of up to three miles. Typical facilities found in community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, swimming pools, and landscaping. The City has three community parks which include Venetian Gardens, Sleepy Hollow Recreation Complex, and Susan Street Recreation Complex. Resources and facilities that can be enjoyed by the entire community include, Rogers Park playground, Kids Corner, splash pad, sand volleyball courts, the Venetian Center, Pat Thomas Stadium, open space, covered and uncovered picnic tables, two boat ramps, bath house, Lake Harris Ski Beach, and the Venetian Cove Marina which offers boat storage areas, fuel, rest rooms, food and supplies, boat repair and sales, forklift, and cleaning services.

1. Venetian Gardens.

   Venetian Gardens is a popular spot for boat launching, fishing, and bird watching. Several significant events are held at Venetian Gardens, which draw citizens from all parts of the City. These events include the City of Leesburg Fireworks Celebration, a Christmas Light Up event, major national and global fishing tournaments.

2. Sleepy Hollow Recreation Complex.

   The Sleepy Hollow Recreation Complex offers eight diamond fields, two soccer/football fields, playground, ¼ basketball court, covered picnic area, concession stand, and a walking track. This 80-acre facility is located at 2275 Hollow Lane in western Leesburg.

3. Susan Street Recreation Complex.

   The Susan Street Sports Complex offers four little league baseball fields (two 46/60 & two 50/70), four batting cages, a football field, four tennis courts, four outdoor racquetball courts, and a picnic area. This 57-acre facility is

located at 940 Susan Street west of North 14th Street and Sunshine Avenue Leesburg.

Neighborhood Parks

Neighborhood parks are "walk to" parks that are generally located along streets where people can walk or bicycle without encountering heavy traffic. They serve the population of a neighborhood in a radius of up to three-fourths of a mile. The size of a neighborhood park usually ranges from two to 10 acres. Typical facilities provided include playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, and landscaping.

There are numerous sites that can be categorized as neighborhood parks based upon acreage, location, and facilities available. These parks include Berry Park, Corrine Williams Park, Veterans Memorial Park, Henderson Park at Beverly Shores, Herlong Park, John L. Johnson Park, Lake Dixie Park, Singletary Park, the Susan Street Complex, and the Leesburg Recreation Complex. This count does not include Venetian Gardens Community Park or Sleepy Hollow Complex, which also offer those facilities normally found in neighborhood parks.

Special Use Facilities

Special use facilities are designed to serve the unique recreational needs of certain population groups. One example within the City of Leesburg is the Mote-Morris House, which is a historic home constructed circa 1892. The Mote Morris House was formerly located at 1021 West Main Street, until September 1990, when it was purchased by the City and relocated to its present location of 1195 West Magnolia Street. The Mote-Morris House is available for public use and is considered a recreational opportunity for City residents as it offers wedding facilities and a pavilion. Other special use facilities include, but are not limited to, Leesburg's H.O. Dabney Aquatic Center, Leesburg Dog Park, Pat Thomas Memorial Stadium, which is also used by Leesburg High School and The Leesburg Lightning Collegiate Summer Baseball team for home games, Shuffleboard and tennis courts at the Palmetto Street Complex.

Open Space

Open space is defined as any land or water surface that affords unobstructed physical movement and is relatively free of human-made structural mass. Open space can be either publicly or privately owned. Public open space can include areas for public use, such as lakes or green space in the City's parks, or open space that is owned by the City, but

restricted to the public, as is the case with conservation land and stormwater retention areas. Private open space can include green space found in private parks, golf courses, or agricultural lands. The City's Code of Ordinances ensures that there is adequate open space to serve as wetland and floodplain buffers, as well as ample impervious surface to protect the City's groundwater resources. The Conservation Element of this Growth Management Plan ensures that such areas remain undeveloped, as their preservation is crucial in the protection of wetlands, floodplains, vegetative and wildlife communities, and the City's potable water supply.

Provision of Future Parks and Open Space

Parklands serve two purposes, to conserve open space and natural resources, and to provide outdoor recreational opportunities. The acquisition of recreation areas is one of the best means for conserving open space. Demand for outdoor recreation opportunities can be met by providing parks for resource-based pursuits such as boating or picnicking, as well as parks for active user-oriented pursuits such as tennis, baseball, and basketball.

The City has a few plans for the continued development of parks and recreational facilities. They include the following.

1. Sleepy Hollow Sports Complex.

   This complex consists of eight diamond fields, two rectangle fields, a playground ¼ basketball court, pavilion, 8 batting tunnels, concession stand, restrooms and locker rooms. The City is in the planning phase to renovate the Sleepy Hollow Sports Complex by adding stadium seating with a press box on Field 4, expand seating on Field 1, add Wi-Fi, cameras, and remove the rectangle fields and replace them with diamond fields. Creating a 10-diamond field complex with the ability to host the highest level of collegiate softball along with youth softball/ baseball events.

2. Susan Street Sports Complex.

   This complex currently consists of two minor and two major baseball fields along with one rectangle field, four tennis courts, and two outdoor racquetball courts. Susan Street is in the design phase of a project to turn the facility into a regional and national attraction for Football, Soccer, Rugby, and other rectangle sports. The plans include between four to six lighted

sodded rectangle fields, one stadium with 450+ seats, a press box, and field turf, along with concessions, locker rooms, and an office.

Access to Recreational Sites and Facilities

Access to existing parks is well suited to many special needs groups. Special considerations will need to be addressed on a site-by-site basis, for deficiencies in the special access needs of these groups. For example, while people with disabilities are provided with parking areas at most of the parks, wheelchair access is not provided in the majority of these parks. Each special needs group has particular access problems which will need to be addressed. Consideration of these access issues will need to be given at the time of new park development.

According to the ADA, an important aspect of accessibility to be considered when constructing new parks or altering existing parks, is the issue of stable ground surfacing, which allows a person with mobility impairment to negotiate with dignity. For example, a large area of loose fill such as sand or wood chips is not easily accessible. Rather, a design following ADA guidelines might use a combination of more rigid surfaces such as an engineered wood fiber, rubber surfaces along accessible routes, clear ground spaces, and maneuvering spaces, in conjunction with small areas of loose fill.

Per ADA standards, consideration should be given to the general layout of youth play areas, particularly to the integration of elements and spaces that can be accessed by children who are differently-abled. Specifically, in areas where elevated play components are provided, additional ground level play equipment must be provided and incorporated into the same play areas. Additionally, the ADA requires that at least 50 percent of elevated play components must be located on an accessible route and connected by a ramp. The inclusion of soft contained play structures would also provide recreational opportunities for children with disabilities.

In order to address ADA standards, concrete pathways have been installed in Venetian Gardens. These internal pathways provide stability for wheelchair access throughout the park. The Rogers Park Playground is an inclusive playground that covers a plethora ADA equipment including a wheelchair swing, Rogers Park Splash Pad is all-inclusive, the updated playground at Sleepy Hollow was designed to included ADA, among other improvements throughout the City's park system.

The existing system of City parks affords access to cyclists and pedestrians, as the parks are numerous and dispersed in residential areas throughout the City. Future bicycle path facilities should be designed to join recreational areas together with residential areas to upgrade the accessibility for all citizens to recreation areas. Bicycle path facilities and Rails to

Trials Projects are discussed further in the Transportation Element of this Growth Management Plan. A map depicting existing and proposed bicycle facilities can be found in the Transportation Element as well.

Public Participation in Recreation Planning

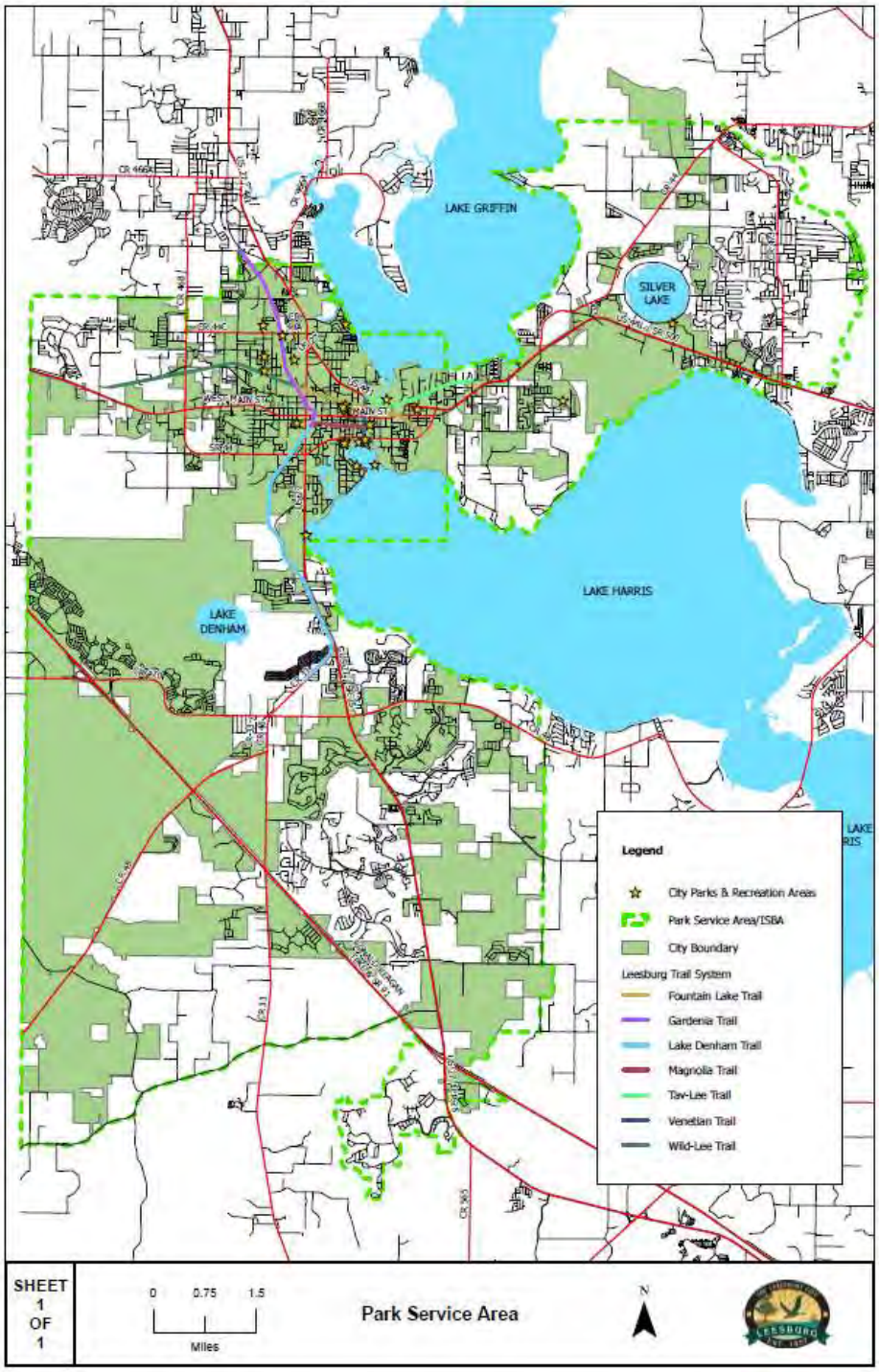
The City of Leesburg recognizes the importance of public input and created a Recreation Advisory Board (RAB). These public meetings occur monthly with the occasional additional public information meeting for specific projects. Citizens are also provided the opportunity to serve as volunteers on the RAB and in many different recreation areas.

10 – RECREATION & OPEN SPACE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Map 10-1: Parks & Recreation Areas

Map 10-2: Trails



Map 10-3: Park Service Area

10 – RECREATION & OPEN SPACE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Recreation & Open Space Glossary

- Active Park – Those park areas that are relatively free of man-made structural mass, and are utilized for active recreational pursuits.
- Activity-Based Recreation Facilities – Facilities designed for specific recreational purposes, such as man-made pools for swimming, courts for tennis, racquetball, basketball, etc.
- Community Park - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 8,000 City residents and is located no greater than three (3) miles from those residents. The minimum size of any new community park shall be twenty (20) acres.
- Native plants - A plant species that is presumed to have been present in Florida before European contact. (Florida Administrative Code 5B-40.001 (m), 2018); Those species occurring within the state boundaries prior to European contact... includes those species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape. (*Florida Native Plant Society, "Native Plant Definition").*
- Neighborhood Park - A facility that serves an entire neighborhood or area that serves a maximum of 5,000 City residents and is located no greater than three-fourths (3/4) of a mile from those residents. The minimum size of a neighborhood park shall be five (5) acres.
- Open space - Any land or water surface that affords unobstructed physical movement and is relatively free of human-made structural mass; can be either publicly or privately owned.
- Passive Park – Those parks that are free of man-made structural mass, and are utilized primarily for passive recreational pursuits.
- Resource-Based Recreation Facilities – Facilities dependent on natural resources such as water for boating, forests for hunting, etc.
- Special use facilities – Facilities designed to serve the unique recreational needs of certain population groups.
- Water-wise landscaping – a common sense way to landscape that conserves water and protects the environment. The main objective is to establish and maintain a healthy landscape by matching the right plants with existing site conditions so that the use of additional resources — such as water, fertilizer, pesticides and labor — is minimized. (*St. Johns River Water Management District*, 2024)

10 – RECREATION & OPEN SPACE ELEMENT - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Recreation & Open Space Jurisdictional References

Data Curated: 5/21/2024

State-level Entities and Documents:

Florida Department of Environmental Protection – SCORP Outdoor Recreation

https://floridadep.gov/parks/florida-scorp-outdoor-recreation-florida

Florida Department of Environmental Protection, "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008"

https://floridadep.gov/sites/default/files/OutdoorRecreationinFlorida2008.pdf

Florida Office of Greenways and Trails Publications

https://floridadep.gov/parks/ogt/content/florida-greenways-and-trails-system-publications

Florida Department of Transportation (FDOT) – Pedestrian & Bike Design

https://www.fdot.gov/Safety/programs/bike-ped/pedbikedesign.shtm

Florida Council on Aging

https://fcoa.org/

Florida Administrative Code 5B-40.001 (2018)

https://www.flrules.org/Gateway/View_notice.asp?id=20619598

Florida Native Plant Society

https://www.fnps.org/plants

Regional Jurisdictional Resources:

St Johns River Water Management District – Waterwise Landscaping Webpage

https://www.sjrwmd.com/water-conservation/waterwise-landscaping/

St Johns River Water Management District – Waterwise Landscaping Document

https://www.sfwmd.gov/sites/default/files/documents/ww0_waterwise_all.pdf

11 – INTERGOVERNMENTAL COORDINATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Intergovernmental Coordination Element Goals, Objectives, and Policies

GOAL 1: Implement and promote stable working relationships with other governmental agencies to ensure efficient, effective, and thorough delivery of governmental services.

Objective 1.1: ***Coordination of Plans.*** The Leesburg Growth Management Plan shall strive to be consistent with the State Comprehensive Plan, East Central Florida Strategic Regional Policy Plan, Lake County Government Comprehensive Plan, St. Johns River Water Management District's Regional Water Supply Plan, and Comprehensive Plans of adjacent jurisdictions.

Policy 1.1.1: The City Clerk's office of Leesburg shall maintain a list of its interlocal agreements.

~~**Policy 1.1.2:** Leesburg shall coordinate with affected governmental agencies when developments, which are presumed to be Developments of Regional Impact, requiring Chapter 380, Florida Statutes, review are within the City's jurisdiction.~~

Policy 1.1.~~3~~2: The City shall review the Lake County and adjacent city Comprehensive Plans to determine the impact of those adopted plans on the future growth and development of the City of Leesburg. Such review shall occur on an annual basis, and whenever major Plan changes are made by those jurisdictions.

Policy 1.1.4~~3~~: The City shall participate in the Strategic Regional Policy Plan review and update process as mandated by ~~State Statute~~ Section 186.507, Florida Statutes.

Policy 1.1.~~5~~4: The City of Leesburg shall become an active member in programs and committees administered through the ECFRPC, through representation by both elected officials and City staff.

Policy 1.1.~~6~~5: The City of Leesburg shall participate in the development of updates to the St. Johns River Water Management District's (SJRWMD's) Central Springs / East Coast ~~r~~Regional ~~w~~Water ~~s~~Supply ~~p~~Plan ~~update process~~ and other water supply-related initiatives facilitated by SJRWMD that affect the City.

Policy 1.1.~~7~~6: ~~The City will continue to actively participate in "East Central Florida Water Supply Planning Initiative" meetings and other water supply planning programs offered by the St. Johns River Water Management District.~~ The City shall coordinate with Lake County and adjacent cities through the sharing of relevant planning data and analysis; notification of development

occurring within the City; and, review of the impacts including land use compatibility and level of service standards, of proposed development on adjacent local governments during the City's development review procedures.

Policy 1.1.~~8~~7: ~~The city will ensure that water supply plans developed by the city are submitted to the St. Johns River Water Management District for their consideration of inclusion into the appropriate regional water supply plan.~~ The City will continue to coordinate development projects with St. Johns River Water Management District for their consideration of inclusion into the appropriate regional water supply plan.

Policy 1.1.~~9~~8: ~~The City shall coordinate with Lake County and adjacent cities through the sharing of relevant planning data and analysis; notification of development occurring within the City; and, review of the impacts including land use compatibility and level of service standards, of proposed development on adjacent local governments during the City's development review procedures.~~ The City will continue to coordinate and pursue an interlocal agreement with Lake County, so that the City and County may identify and establish procedures for joint action regarding future joint planning areas, future annexations and compatible County and City land uses.

Policy 1.1.~~10~~9: ~~The City shall provide to affected local governments and agencies the following information and services:~~

- ~~Planning data and analysis when requested,~~
- ~~Notification to affected local governments and governmental agencies of pending City actions regarding the provision of services and growth management plan amendments.~~ The City shall not issue development orders or development permits without first consulting with the City of Leesburg's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

~~**Policy 1.1.11:** The City will continue to pursue an interlocal agreement with Lake County, so that the City and County may identify and establish procedures for joint action regarding future joint planning areas, future annexations and compatible County and City land uses.~~

Objective 1.2: ***Land Use and School Siting Coordination.*** The City shall coordinate with ~~affected governmental agencies and jurisdictions, including the~~ Lake County School Board, to advise of proposed development as development proposals are reviewed during the public review process and the Development Review Committee process. ~~aid in meeting the goals, objectives, and policies of the City's and their respective Growth Management Plan regarding land use planning and school siting issues.~~

Policy 1.2.1: Leesburg shall coordinate with ~~the~~ Lake County School Board ~~to provide planning for adequate sites and infrastructure for~~ regarding future public education facilities within the City of Leesburg, through the following activities:

- ~~On an annual basis, provide planning data and analysis, such as population and housing projections, to aid in the planning efforts of the School Board,~~
- Notify the School Board of any City Growth Management Plan land use amendments as development proposals are submitted to the City for public review and Development Review Committee review.

Policy 1.2.2: The City of Leesburg shall maintain the interlocal agreement with the Lake County School Board that will formalize procedures for the inclusion of the City during planning for new school facilities or expansions of existing facilities within the ~~city~~City limits or the utility service area.

Policy 1.2.3: During pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to co-locate schools with other public facilities, such as parks, libraries, and other civic facilities, to the extent possible.

Policy 1.2.4: Notification of amendments to Comprehensive Plan and Development Activities. Lake County government shall notify the City of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land within the ~~City's Joint Planning Area (JPA)~~ Interlocal Service Boundary Area (ISBA) Agreement within a reasonable time frame for the City to respond with any concerns. The City shall reciprocate such information to Lake County government.

Objective 1.3: ***Transportation Coordination.*** The City shall coordinate with affected ~~governmental agencies and jurisdictions~~ jurisdictional entities to aid in meeting the goals, objectives,

and policies of the City's and ~~their~~ other entities' respective Comprehensive Plans regarding transportation planning.

Policy 1.3.1: The ~~city~~ City shall continue to coordinate with ~~the~~ Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (LS MPO), and Lake County Public Works Department to coordinate ~~transportation improvements~~ development project impact on infrastructure regarding necessity of improvements on the infrastructure for public safety.

Objective 1.4: ***Infrastructure Coordination.*** The City shall coordinate with affected ~~governmental agencies and jurisdictions~~ jurisdictional entities to aid in meeting the goals, objectives, and policies of the City's and ~~their~~ other entities' respective Comprehensive Plans regarding infrastructure and water supply planning.

Policy 1.4.1: The City shall continue coordination efforts with Lake County government to ensure that the County is able to provide adequate solid waste facilities to meet the needs of the City of Leesburg.

Policy 1.4.2: The City shall coordinate necessary activities with the plans, programs, and administered legislative actions of the FDEP and Lake County government to implement proper operation, storage, and disposal of both solid and hazardous waste.

Policy 1.4.3: The City shall coordinate its Master Drainage Program with Lake County through an interlocal agreement that resolves conflicts and ensures cooperation on the following issues:

- ~~The determine~~ Determine authority and negotiating capital improvements for drainage outfalls in the County that provide conveyance for stormwater that originates within the City.
- The initiation of conflict resolution procedures to resolve inconsistencies between City desired Level of Service standards for drainage and Lake County government adopted Level of Service standards.
- Provide a method of fiscal responsibility for drainage systems that impact and serve primarily City residents, but that are under the jurisdiction of Lake County government.
- Provide a method of prioritization of needed improvements on those drainage systems that impact and serve primarily City residents, but

that are under the jurisdiction of Lake County government or the Florida Department of Transportation.

Policy 1.4.4: The City shall coordinate with SJRWMD, FDEP, FEMA, ~~DEO~~ Florida Commerce, and other appropriate State and Federal Agencies that have jurisdictional authority to ensure that water quality, water supply, stormwater drainage, and flood control measures are consistent with impacts of development.

~~**Policy 1.4.5:** The City's a 10-year Water Supply Facilities Work Plan identifies potable water supply, infrastructure and facility projects, potable water sources, and estimate project costs to serve city utility water supply needs for a 10-year planning period.~~

Policy 1.4.~~6~~5: The City has prepared its 10-Year Water Supply Facilities Work Plan in accordance with the (SJRWMD) regional water supply plans. The City of Leesburg 10-Year Water Supply Facilities Work Plan, dated August 2023, is made a part of the City's Comprehensive Plan by reference and is found in the Appendix of this Element.

~~**Policy 1.4.7:** The City's 10-Year Water Supply Facilities Work Plan includes a description of existing water supply facilities and the description and locations of projects.~~

~~**Policy 1.4.8:** The City's water supply projects identified in the 10-Year Water Supply Facilities Work Plan were evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities and governments.~~

Policy 1.4.~~9~~6: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides water service.

Policy 1.4.~~10~~7: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides sewer service.

Objective 1.5: ***Conservation Coordination.*** The City shall coordinate with affected ~~governmental agencies and~~ jurisdictional entities to ~~aid~~ assist, where feasible, in meeting the goals, objectives, and policies of the ~~city's~~ City's and ~~their~~ ~~their~~ other entities' respective Comprehensive Plans regarding conservation issues.

Policy 1.5.1: The City shall continue coordination with Federal, State, and Regional agencies to ensure adequate technical support for all environmental issues in which the City requires technical expertise.

Policy 1.5.2: The City shall continue to participate and support programs and projects of State, Regional, and County agencies which seek to preserve environmentally sensitive lands; promote usable open space for all citizens; preserve habitats for endangered species; protect groundwater and potable water supplies; and, surface water quality.

Policy 1.5.3: Leesburg will coordinate with the ACOE regarding surface water issues

Policy 1.5.4: Leesburg will participate in and support programs such as the *Surface Water Improvement and Management (SWIM) Program*.

Policy 1.5.5: Leesburg will coordinate with the Lake County Water Authority regarding ~~their respective~~ programs for water quality and quantity.

Policy 1.5.6: Leesburg will support wellfield protection ~~and water supply planning programs sponsored by the St. Johns River Water Management District~~ standards in accordance with DEP's Wellhead Protection program and Wellhead Protection Rule (i.e., Chapter 62-521, F.A.C.).

Policy 1.5.7: The City shall coordinate with the ~~F~~FWC~~C~~ in an effort to address issues relating to fishing, hunting, and other recreational activities and the management, conservation, and protection of fish and wildlife resources and habitat.

Objective 1.6: ***Parks and Recreation Coordination.*** The City shall coordinate with ~~affected governmental agencies and~~ jurisdictional agencies, including ~~the~~, but not limited to, Lake County School Board, to aid in meeting the goals, objectives, and policies of the City's and ~~their~~ ~~their~~ other entities' respective Comprehensive Plans regarding parks and recreation planning.

Policy 1.6.1: Coordinate with Lake County to recommend the provision of adequate acreage on the County's Future Land Use Map for regional, community and neighborhood park lands.

Policy 1.6.2: Continue to maintain interlocal agreements with the Lake County School Board and Lake County government for the provision and maintenance of shared park lands and recreational facilities within the City.

Objective 1.7: ***Housing Coordination.*** The ~~city~~ City shall coordinate with the affected ~~governmental agencies and~~ jurisdictional agencies to aid in meeting the goals, objectives, and policies of the City's and ~~their~~ other entities'-respective Comprehensive Plans regarding affordable housing.

Policy 1.7.1: The City will continue to coordinate its affordable housing lending policies with the Lake County Community Services Department to ensure the provision of very low, low, and moderate income housing. The City will continue to support various Lake County housing programs and help market them within Leesburg.

Policy 1.7.2 The City will continue to operate a housing program that is marketed throughout the City.

Intergovernmental Coordination Data and Analysis

Introduction

The purpose of the Intergovernmental Coordination Element is to coordinate with Federal, State, and local governments by establishing policies and procedures for cooperation among these agencies. In order to provide for more efficient delivery of services to the City's citizenry, coordination between agencies is essential in ensuring consistency of, and eliminating redundancy in, these services. Mechanisms to meet this consistency requirement may include, but are not limited to the following methods:

- Intergovernmental agreements and memorandums of understanding,
- Joint planning and service agreements,
- Special legislation,
- Franchise Agreements,
- Technical Committees,
- Joint meetings and public hearings, and
- Work groups or governmental programs designed to further intergovernmental coordination.

In addition, the Intergovernmental Coordination Element can act as a catalyst for the implementation of objectives contained in the other elements of the Growth Management Plan. Defining and evaluating consistency within the Intergovernmental Coordination Element can identify deficiencies within and among the other elements in order to correct them.

Intergovernmental coordination is necessary to ensure the efficiency of public policy as well as to address the economic implications of public policy funding issues. The Intergovernmental Coordination Element can be used as a mechanism to provide direction to the City for future implementation of Federal, State, and Regional programs, grants and assistance.

Inventory of Intergovernmental Coordination Mechanisms

The following section provides an inventory of current intergovernmental coordination mechanisms between the City of Leesburg and Federal, State, Regional, and County agencies, as well as with adjacent jurisdictions, utilities, and other agencies. A list of these agencies, as well as their contact information, is provided in Table XI- 1.

1. Federal

The City of Leesburg must address Federal regulations and programs to ensure the most effective implementation of the objectives and policies in the Growth Management Plan. Numerous Federal programs are available to possibly aid the City of Leesburg in implementing the Growth Management Plan. The Federal Agencies that the City coordinates with on a regular basis include the Environmental Protection Agency (EPA), the United States Army Corps of Engineers (ACOE), the Federal Emergency Management Agency (FEMA), the Department of Housing and Urban Development (HUD), the Federal Communications Commission (FCC), and the Federal Aviation Administration (FAA). These Federal Agencies and the coordination mechanisms are described below.

a. <u>Environmental Protection Agency</u>

The United States Environmental Protection Agency (EPA) is a Federal agency whose mission is to protect human health and to safeguard the natural environment including the air, water, and land upon which life depends. The EPA works closely with other Federal, State, and local governments and agencies to develop and enforce regulations under existing environmental laws. The EPA is responsible for researching and setting

national standards for a variety of environmental programs and delegates to States responsibility for issuing permits and monitoring and enforcing compliance. Where national standards are not met, the EPA can issue sanctions and take other steps to assist the States in reaching the desired levels of environmental quality. The Agency also works with industries and all levels of government in a wide variety of voluntary pollution prevention programs and energy conservation efforts.

The EPA has aided the City of Leesburg in meeting the "zero" discharge regulation for the City's wastewater treatment facility. Currently, the City's wastewater facilities have little or no effect on adjacent natural resources. This is due to the "zero discharge" approach that is currently being achieved by the City's wastewater program. Impacts on natural resources must be considered for the overall effects of improvements achieved by not only the City of Leesburg, but also for the sum of improvements achieved by all treatment facilities in the surrounding areas. This information is being gathered on a continuing basis by staff of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP), and results to date have shown significant reduction of contribution of nutrients to surface waters. The Leesburg Environmental Services Department is the office responsible for coordination with this agency.

b. United States Army Corps of Engineers

The US Army Corps of Engineers (ACOE) is a Federal agency organized geographically into eight (8) divisions in the United States and 41 subordinate districts throughout the United States, Asia, and Europe. The districts oversee project offices throughout the world. Divisions and districts are defined by watershed boundaries, rather than by State boundaries. The division of ACOE that serves the Leesburg area is the Jacksonville District. This District specializes in the planning, engineering, construction, and management of projects in Florida and the Antilles. The Jacksonville District is one of five districts in the South Atlantic Division that is headquartered in Atlanta. The ACOE has jurisdictional and operational control over natural waterways and drainage-ways. Projects and responsibilities of the ACOE include the following:

- Disaster Response and Recovery
- Environmental Restoration
- Environmental Restoration of Formerly Used Defense Sites
- Flood Control
- Navigation
- Shore Protection and Restoration
- Support to the Military and Others
- Water Management

Several years ago, the City of Leesburg coordinated with the Army Corps of Engineers regarding canal dredging at the City marina. During such interactions, the City Engineer acts as a liaison with ACOE.

c. Federal Emergency Management Agency (FEMA)

The Federal Emergency Management Agency (FEMA) is an independent agency of the federal government, reporting to the President. Since its founding in 1979, FEMA's mission has been to reduce loss of life and property and protect our nation's critical infrastructure from all types of hazards through a comprehensive, risk-based, emergency management program of mitigation, preparedness, response, and recovery. The City of Leesburg is enrolled in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). To participate, the City must enforce FEMA mandated flood elevations for construction of habitable structures.

d. Department of Housing and Urban Development

The Section 8 Program, which is a rental assistance program administered by the City, is a result of the United States Department of Housing and Urban Development Act of 1937. The Housing Choice Voucher Program is the Federal government's major program for assisting very low and low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Through this program, families are able to find their own housing, including single-family homes, townhouses, and apartments. These rental units must meet the minimum standards of health and safety, as determined by the Public Housing Authority (PHA). This program was transferred to Lake County on October 1, 2002.

e. Federal Communications Commission

The Federal Communications Commission (FCC) is an independent United States government agency, directly responsible to Congress. The FCC was established by the Communications Act of 1934 and is charged with regulating interstate and international communications by radio, television, wire, satellite, and cable. The FCC's jurisdiction covers the 50 states, the District of Columbia, and U.S. possessions. The FCC provides services related to 911 and area codes.

f. Federal Aviation Administration

The Federal Aviation Authority (FAA) is the leading authority in the international aerospace community and strives to provide a safe, efficient, and responsive aerospace system. The FAA provides services such as airport planning and programming, airport safety and standards, air traffic services, civil aviation security, and airport regulation and certification for the Leesburg Regional Airport.

2. State

11 – INTERGOVERNMENTAL COORDINATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

The City of Leesburg coordinates with several State agencies in order to implement planning and community development, public safety, transportation systems, environmental resources, wildlife management, historical resources, and social services at a local level. The following are descriptions of State agencies with which the City of Leesburg currently cooperates.

a. Department of Economic Opportunity

The Department of Economic Opportunity (DEO) is the state's land planning and community development agency. Its role is to assist Florida's communities as they meet the needs of the population. The DEO ensures that new growth complies with the state's vital growth management laws, while also helping established communities revitalize their older or traditional neighborhoods.

b. Florida Department of Transportation

The Florida Department of Transportation (FDOT) is the primary State agency responsible for Florida's transportation system. FDOT has authority over, and is responsible for, the Florida Turnpike and U.S. 441 in the Leesburg area. The Transportation Element of the Growth Management Plan goes into detail about these State roadways.

The Department has regulatory authority over the use of land within rights-of-way and surface water discharge into highway drainage systems. As such, FDOT regulates curb cuts, traffic signalization, and drainage flow on the State's highway system. FDOT is also responsible for determining the functional classification of roads within the City of Leesburg and the surrounding area. The District Five office, located in Deland, is the office responsible for coordination with the City of Leesburg. The effectiveness of the City's Transportation Element will be affected greatly by the actions and policies of the Florida Department of Transportation.

c. Florida Department of Environmental Protection

The Florida Department of Environmental Protection (FDEP) is charged with the responsibility of preserving the quality of the State of Florida's land, water, and air resources. This department has regulatory control of industrial waste, air pollution emission, hazardous waste, potable water usage, solid waste, sewage disposal, dredge and fill activities, and environmentally sensitive areas.

The City of Leesburg Environmental Services Department is the primary liaison office with the FDEP. The FDEP has regulatory and monitoring authority over new sewage disposal line extensions that will impact the City's sewage disposal system. FDEP also regulates potable water quality and establishes rated capacities for water treatment wells and pumping facilities; regulates and permits the construction of potable water distribution and reclaimed water transmission systems. In addition, duties of the FDEP include management of State owned lands and aquatic preserves. As such, the FDEP has regulatory authority of submerged bottomlands, including grassbeds and aquatic life, and jurisdictional wetlands. The Department reviews all dredge and fill

permits to ensure that construction activity will not adversely impact the aquatic resources of the State. The Central District Office of the Florida Department of Environmental Protection serves Brevard, Indian River, Lake, a portion of Marion, Orange, Osceola, Seminole, and Volusia Counties and is located in Orlando.

d. Florida Fish and Wildlife Conservation Commission

The Florida Fish and Wildlife Conservation Commission (FFWCC) manages, conserves, and protects Florida's aquatic and animal life for the benefit of Floridians who actively pursue fishing, hunting, and other recreational activities. In addition, the FFWCC manages and protects fish and wildlife resources and their habitat through the following actions:

- Conducting surveys, monitoring, and researching various fish and wildlife species;
- Regulating the protection of threatened, endangered, and species of special concern
- Enforcing compliance with fishing and hunting regulations, as well as boating safety laws;
- Acquiring and managing public trust land for outdoor recreation;
- Maintaining and enhancing wildlife species in depleted habitats; and
- Producing and distributing selected freshwater species of fish.

The Commission's headquarters is located in Tallahassee, and Regional offices are located in Lake City, Lakeland, Panama City, West Palm Beach, and Ocala.

The FFWCC coordinates with the FDEP and St. Johns River Water Management District (SJRWMD) as well as with other regulatory agencies, to review projects that would adversely impact fish and wildlife habitats.

e. Department of State, Division of Historical Resources

The Division of Historical Resources of the Department of State provides assistance to local governments in the field of historical preservation. The City's Historic Preservation Board will continue to work closely with the Division of Historical Resources in the Board's researching, planning, acquiring, developing, and rehabilitating historical sections of the City.

In 1994, the Leesburg Partnership was established to create a "Main Street" program to help redevelop the historic downtown core. Coordination efforts between the City and the Florida Main Street program will continue to be facilitated through the Division of Historical Resources with the City Community Development Department

taking on primary responsibility for coordination between the Leesburg Partnership and the State. More information on the Leesburg Partnership can be found in this Element.

The City of Leesburg obtained a grant from the State of Florida Department of State, Division of Historical Resources in 1992 to complete a historical resources survey. In 1994, the City retained a consultant to conduct a historical and architectural study for a specific area of the City. The survey was intended to catalog and document the history and architectural style, year built, and other pertinent information of an estimated 600 structures in the "core" area of the City constructed on or before 1945. From the database created in that process, Florida Master Site File forms were created for each identified structure, building, or site and a final survey report was written.

In 2005-2006, Phase II of this project was undertaken which surveyed properties within the corporate city limits, but outside the historic core area surveyed in 1994. A total of 416 resources were surveyed, and 13 resources were considered individually eligible for listing on the National Register of Historic Places. Both Historic Structure surveys are available for viewing at the City's Community Development Department.

The National Register of Historic Places is a list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture. The National Register identifies, documents, and encourages the preservation of buildings and sites that are significant locally and on the State and national level. There are currently only two properties designated on the National Register in Leesburg: the Mote-Morris House and the Lee School. The City has additional sites that may qualify for listing in the National Register and will continue to encourage the owners to apply for designation.

f. Florida Department of Children and Families

The Department of Children and Families provides a number of services, including the licensing of group homes, child care, foster care services, as well as mental health and substance abuse counseling and services. Additional social services administered by the Department of Children and Families include the following:

- Adoption
- Adult Services
- Child Abuse
- Community-Based Care
- Developmental Disabilities
- Domestic Violence
- Economic Services
- Foster Care

The Department of Children and Families can aid in the implementation of the City's goals, objectives, and policies related to social services.

3. Regional

The City of Leesburg cooperates with Regional agencies in the areas of planning and development and water-based resources and issues. The following are descriptions of these agencies and the services they provide to the City of Leesburg.

a. East Central Florida Regional Planning Council

The East Central Florida Regional Planning Council (ECFRPC) is the regional planning agency responsible for the implementation of powers and duties pursuant to Chapter 186, F.S., for Lake County and the City of Leesburg. The ECFRPC, located in Maitland, Florida, also has regional planning jurisdiction in the counties of Volusia, Orange, Seminole, Osceola, and Brevard.

The Council is the agency responsible for the development and implementation of the Strategic Regional Policy Plan. The ECFRPC has the responsibility, pursuant to Chapter 163.3184. F.S., to review local comprehensive plans. The ECFRPC will review the plan for adverse effects on regional resources of facilities identified in the Strategic Regional Policy Plan (SRPP) as well as impacts inconsistent with the comprehensive plan. Pursuant to Chapter 380 F.S., the ECFRPC also has the authority to regulate Developments of Regional Impact (DRI). Developments of Regional Impact are developments that have a substantial effect on the health, safety, welfare, and quality of life of citizens in more than one County. The ECFRPC has the authority to ensure that these developments are consistent with accepted level of service standards and the Strategic Regional Policy Plan, and the Council's recommendations are incorporated in any development orders for the DRI.

b. St. Johns River Water Management District

In general, water management districts are responsible for flood control and water conservation, which include the following:

- Permitting of consumptive use of water,
- Environmental permitting and wetland impacts,
- Regulation of wells,
- Management and storage of surface water

The St. Johns River Water Management District (SJRWMD) has regulatory control over all water based resources within the City of Leesburg. The District office is located in Palatka. A local office located in Altamonte Springs provides service to Lake County and its municipalities.

A representative from SJRWMD reviews Developments of Regional Impact (DRIs), local government comprehensive plans, and government utility 10-Year Water Supply Facilities Work Plans for regional impact to groundwater sources, and provides technical assistance upon request regarding consumptive use issues.

All new developments and redevelopments, as well as, water and sewer treatment facilities within SJRWMD's jurisdiction may be required to obtain a permit from the SJRWMD, prior to the issuance of a development order.

A representative from SJRWMD reviews new developments within the jurisdiction of the City of Leesburg, and provides input regarding the use of water and the management of on-site surface water. A specific development may be exempt from formal drainage review and permitting if the site meets the criteria set forth in the St. Johns River Water Management District and the City's Land Development Code.

c. Lake-Sumter Metropolitan Planning Organization

The Lake-Sumter Metropolitan Planning Organization (MPO) was officially established in 2004. The regional, independent agency serves the counties of Lake and Sumter to provide local input for urban transportation planning and allocation of federal transportation funds.

4. County

The City coordinates with Lake County through many mechanisms, such as committees, interlocal agreements, and other informal coordination. The following section identifies these mechanisms and some of the County agencies that the City coordinates with directly.

a. Lake County School Board

The City of Leesburg entered into an interlocal agreement for school facilities planning and siting with Lake County School Board, Lake County and the other municipalities in Lake County in December 2006. This agreement was amended and adopted as required by Sections 163.3177 and 163.3180(g), F.S.

The City of Leesburg maintains an interlocal agreement with the Lake County School Board to provide fire and police protection for each of the school facilities.

The City of Leesburg allocates funds and provides the following:

- Recreation and stormwater improvements on school property
- Allows the use of City property for after-school events
- Provides the schools with access to City swimming pool and tennis facilities
- Provides security at a reduced rate to the schools
- Covers the cost of the Drug Abuse and Resistance Education (DARE) program
- Funds a fire prevention program in the schools

In addition, the City of Leesburg maintains agreements with the Lake County School Board that allows City residents the use of various amenities available at certain schools.

b. Lake County Government

The City of Leesburg and Lake County have several existing interlocal mechanisms to provide for efficient delivery of services to their citizens. These mechanisms include numerous interlocal agreements and representation on the County Development Review Staff (DRS). The DRS meetings allow for City representation for projects being reviewed within the County, but within the City's Joint Planning Area (JPA).

c. Lake County Water Authority

The Lake County Water Authority (LCWA), formerly known as the Oklawaha Basin Recreation and Water Conservation and Control Authority, was created in 1953. Legislature directed that the Authority be created for the following purposes:

- Controlling and conserving the freshwater resources of Lake County
- Fostering and improving the tourist business in the County by improving the streams, lakes, and canals in the County
- Providing recreational facilities for the tourists and citizens and taxpayers of the County through a more efficient use of the streams, lakes, and canals in the County
- Preserving, protecting, and improving the fish and wildlife of the County
- Protecting the freshwater resources of Lake County through assisting local governments in treatment of stormwater runoff

5. Adjacent Jurisdictions

The City of Leesburg has utilized intergovernmental cooperation to further its coordination efforts with other local municipalities.

a. City of Tavares

An interlocal agreement exists between the City of Leesburg and the City of Tavares regarding traffic signal maintenance. The two (2) municipalities agree that Leesburg shall provide traffic signal maintenance services in accordance with the standards promulgated by the FDOT. These services may include repair and maintenance of existing signal equipment, new installation of traffic lights, caution lights, school flashers, roadway safety lighting, or any other related services requested by Tavares that Leesburg is capable of performing.

In addition, the City of Leesburg entered into an interlocal agreement with the City of Tavares whereby the City of Leesburg has extended its gas lines to service a property

that was annexed into the City of Tavares, located on the westerly boundary of the Dead River and south of U.S. Hwy 441.

b. City of Fruitland Park

Leesburg and Fruitland Park share a common boundary, which is spanned by the existing Wal-Mart Store, with the existing building entirely within the municipal limits of Leesburg and a portion of the parking lot, located within Fruitland Park. The two municipalities have entered into an interlocal agreement, as requested by Wal-Mart, to define and allocate jurisdiction over issues such as zoning, planning, land use and development, building codes and inspections, and police and fire protection.

In addition, the cities of Fruitland Park and Leesburg have negotiated a franchise agreement whereby the City of Leesburg provides electrical service to the City of Fruitland Park. The two (2) cities also have entered into a voluntary cooperation agreement to receive and extend cooperation and assistance of a routine fire-fighting nature across jurisdictional lines.

6. Utilities

The City of Leesburg operates several utilities to provide services to its citizens including electric, sanitary sewer, potable water, solid waste collection, and gas service. Solid waste disposal, telephone service, and cable television are provided by other entities and are also discussed below.

a. Sanitary Sewer

The City of Leesburg currently owns, operates and maintains a central sanitary sewer system. The City's collection and treatment system provides service to both residential and non-residential users to meet the demand within the City's boundaries, as well as within the surrounding unincorporated areas of Lake County extending to Okahumpka and the Royal Highlands.

The City of Leesburg Environmental Services Department is responsible for the operations and maintenance of the central sanitary sewer and reclaimed water systems within the City's service area. A map located in the Sanitary Sewer Element depicts the boundaries of the sanitary sewer service area.

b. Potable Water

The City of Leesburg operates its own utility for the purpose of delivering potable water to the City's residential, commercial, and industrial users. The Environmental Services Department operates and maintains the City's potable water system.

The current geographic service area of the central water system includes all property within the City limits, as well as surrounding unincorporated areas of Lake County including Bassville Park, Okahumpka, Highland Lakes, Spanish Village, Silver Lake, and Royal Highlands. The City does not have an interlocal agreement with the County

for providing service. A map illustrating the limits of the City's potable water service area is included in the Potable Water Element.

c. Reclaimed Water System

The City currently maintains a reclaimed water system, which it will continue to expand in order to increase availability of reuse water and to decrease potable water demand, in support of the City's 10-year Water Supply Facilities Work Plan.

d. Telephone

The City of Leesburg maintains a joint pole use agreement with Sprint-Florida to provide a telecommunications services to the City. The City has entered this agreement to allow Sprint-Florida to attach certain communications facilities to utility poles owned by the City.

e. Cable Television

The City of Leesburg has entered into a franchise agreement with Comcast SHC Holdings, Inc. (d/b/a Lake County Cablevision) for provision of cable television service. This agreement is between Leesburg and Lake County, as well as with the cities and towns of Eustis, Fruitland Park, Mount Dora, Tavares, Umatilla, Howey-in-the-Hills, Lady Lake, and Montverde.

f. Solid Waste Collection

The City of Leesburg provides solid waste collection service to all its residents and businesses within the City limits. Processing and disposal of solid waste occurs at the Lake County Resource Recovery Facility through an interlocal agreement with Lake County. The facilities operated by Lake County, Department of Waste Management Services are by law only allowed to accept waste materials from sources within Lake County.

The Solid Waste Management Division under the Public Works Department is responsible for coordinating the waste collection and disposal for customers within the City limits and newly annexed areas.

g. Gas Service

The City supplies residential, commercial, and industrial gas service within the corporate limits of the City of Leesburg. The City of Leesburg has entered into a general service agreement with the Florida Gas Transmission Company who sells and delivers natural gas to the City. The City of Leesburg maintains gas service agreements with several private developers for the provision of gas service to various subdivisions located within the City.

In addition, the City of Leesburg has entered into an interlocal agreement with the Municipal Gas Authority of Florida, a governmental entity that was created for the following purposes:

- To obtain an adequate, reliable, and economic supply of gas for its members,
- To manage the acquisition, transmission, and disposition of such gas supply
- To acquire and operate facilities, plants, and systems incidental and useful to obtaining and managing such gas supply, and
- To furnish operational, technical, and informational assistance to its members

7. Other Agencies

To further provide services to its citizens, the City of Leesburg coordinates with many local agencies in addition to those mentioned previously. Such agencies include the Leesburg Partnership and the Leesburg Chamber of Commerce, which are described in more detail below.

a. Leesburg Partnership

The Leesburg Partnership, originally referred to as the Leesburg Downtown Partnership, was established in 1994. It is an association of residents, government, business people and resources that are focused on the goal of aiding in the physical, economic, and social revitalization of the Leesburg Community. The first goal was to create a "Main Street" program for downtown. Part of the Main Street approach is to involve citizens in the creation of a vision for the future. After visioning sessions were held in 1993 and 1997, the Venetian Cove Marina was built. The Leesburg Partnership and the City of Leesburg maintain a list of projects to continue to rejuvenate the town, increase property values, improve business potential, and make Leesburg a better place to live.

b. The Leesburg Chamber of Commerce

The mission of the Leesburg Chamber of Commerce is to improve the quality of life in Leesburg and Lake County by taking a leadership role in promoting business and by facilitating a bridge between business and the community.

Additionally, the City of Leesburg maintains agreements with several not-for-profit agencies for grant funding. These agencies include the following:

- Boys and Girls Club of Lake and Sumter County
- Leesburg Junior Jackets
- The Community Crusaders, Inc of Leesburg

Analysis for Improvements To Intergovernmental Coordination

This section discusses opportunities to increase the effectiveness of existing coordination mechanisms. Also identified in this section are problems with existing coordination efforts and opportunities for coordination with other agencies.

11 – INTERGOVERNMENTAL COORDINATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

1. Federal

Coordination with Federal agencies such as the EPA, HUD, FEMA, FCC, FAA, the Department of Labor, and the Department of Justice have been acceptable.

2. State

There are various infrastructure needs that will require continued coordination with State agencies. Of particular importance is coordination with the Florida Department of Transportation (FDOT) regarding any future improvements to the State principal arterial U.S. Hwy 441or the Turnpike.

It is important that the City continues its involvement in formal procedures, as well as improving its informal working relationship with the FDOT. Informal coordination includes Development of Regional Impact reviews and access management coordination. A continued working relationship with the FDOT will ensure timely consideration of needed State roadway improvements and improved traffic circulation within the City.

Existing intergovernmental coordination with State agencies has been acceptable. There are currently no Areas of Critical State Concern located within the City's corporate boundaries.

3. Regional

Local coordination with the St. Johns River Water Management District continues to be adequate. The Altamonte Springs office has been helpful to City staff in the review of development projects, which require processing locally.

In order to continue to avoid future conflicts between the City's Comprehensive Plan and the ECFRPC Strategic Regional Policy Plan, the City will continue to utilize the Strategic Regional Policy Plan in evaluating the proposed growth and development when amending the City's Plan. If a conflict arises, the City will coordinate with the ECFRPC to alleviate the conflict. In addition, the City shall continue to participate in the preparation of, and provide comments for, the evaluation report for the East Central Florida Comprehensive Strategic Regional Policy Plan required pursuant to Chapter 186.511, Florida Statutes.

In order to avoid future conflicts between the City's Comprehensive Plan and the St. Johns River Water Management District's regional water supply plans, the city will: ensure that all aspects of comprehensive plan and 10-Year Water Supply Facilities Work Plan are prepared and coordinated with the applicable St. Johns River Water Management District regional water supply plans; ensure that City's Conservation Element includes 10-year planning period projections for water supply needs and water sources and that the plan gives full consideration of established St. Johns River Water Management District regional water supply plans; and ensure that the Potable Water Element includes a Water Supply Facilities Work Plan for at least a 10-year planning period, addressing those facilities the local government is responsible for, and is prepared considering the St. Johns River Water Management District's regional water supply plan.

The city will also continue to actively participate in the "East Central Florida Water Supply Planning Initiative" meetings hosted by the St. Johns River Water Management District. Additionally, the city will ensure that water supply plans developed by the city are submitted to the St. Johns River Water Management District for their consideration for inclusion into the appropriate regional water supply plan.

4. County

Although interlocal agreements with Lake County continue to operate effectively, both the City of Leesburg and Lake County will need to commit to improving coordination on development and land use issues to ensure the effective and efficient use of land.

The City and the County discussed entering into a Joint Planning Agreement (JPA), and Interlocal Service Boundary Agreement (ISBA) but no formal document has been approved by both entities.

Existing coordination between the Lake County School Board and the City of Leesburg has been advantageous to both agencies. Increased planning coordination with the School Board needs to be in place to ensure that the necessary infrastructure (sanitary sewer, potable water, and transportation) is in place, or is planned, prior to the construction of new school facilities.

5. Other Jurisdictions

Coordination with adjacent and other jurisdictions has been acceptable. The City is participating in negotiations for a Interlocal Service Boundary Agreement (ISBA) with Lake County, the City of Groveland, the City of Mascotte and the Town of Howey-in-the-Hills, and other cities concerning an unincorporated area of real property and service delivery for that unincorporated area. The overall goal of the ISBA process is to establish agreed upon standards for annexation and service delivery in the unincorporated area. The City has coordinated with the City of Tavares to work towards the completion of the TAV-LEE Trail. This is a bicycle and pedestrian trail that will connect Leesburg and Tavares. Additional communication with the City of Wildwood with regards to trails would be beneficial to the City.

~~**Table XI- 1: Agencies and Authorities with Intergovernmental Coordination Efforts**~~

~~Name of Agency~~	~~Address~~	~~Phone~~
~~**FEDERAL**~~		
~~Environmental Protection Agency~~	~~Atlanta Federal Center~~ ~~61 Forsyth Street, SW~~ ~~Atlanta, GA 30303-3104~~	~~(404) 562-9900~~
~~U.S. Department of Housing and Urban Development (HUD)~~	~~451 7th Street, S.W.~~ ~~Washington, DC 20410~~	~~(202) 708-1112~~
~~Federal Emergency Management Agency (FEMA)~~	~~3003 Chamblee-Tucker Road~~ ~~Atlanta, Georgia 30341~~	~~(770) 220-5200~~
~~U.S. Department of Labor, Occupational Health and Safety Administration (OSHA)~~	~~Frances Perkins Building~~ ~~200 Constitution Avenue, NW~~ ~~Washington, DC 20210~~	~~(877)-889-5627~~
~~Federal Communications Commission~~	~~445 12th Street, SW~~ ~~Washington, DC 20554~~	~~(888) 225-5322~~
~~Federal Aviation Administration~~	~~800 Independence Avenue,S.W.~~ ~~Washington, DC 20591~~ ~~Room 810~~	~~(202) 366-4000~~
~~**STATE**~~		
~~Department of Economic Opportunity~~	~~107 East Madison Street~~ ~~Caldwell Building~~ ~~Tallahassee, FL 32399-4120~~	~~(850) 245-7105~~
~~Florida Department of Transportation~~	~~420 W. Land Street~~ ~~Orlando, FL 32824~~	~~(407) 855-1831~~
~~Florida Department of Environmental Protection~~	~~3319 Maguire Blvd., Suite 232~~ ~~Orlando, FL 32803~~	~~(407) 894-7555~~
~~Florida Fish & Wildlife Conservation Commission~~	~~1239 S.W. 10th Street~~ ~~Ocala, FL 34474~~	~~(352) 732-1225~~
~~Department of Children & Families~~	~~400 W. Robinson Street~~ ~~Orlando, FL 32801~~	~~(407) 245-0400~~
~~Florida State Division of Historical Resources~~	~~500 South Bronough Street~~ ~~Tallahassee, FL 32399~~	~~(850) 488-1480~~
~~Florida Public Service Commission~~	~~2540 Shumard Oak Blvd.~~ ~~Tallahassee, FL 32399~~	~~(800)-342-3552~~
~~Florida Department of Law Enforcement~~	~~Florida Department of Law Enforcement~~ ~~P.O. Box 1489~~ ~~Tallahassee, FL 32302-1489~~	~~(850)-410-7000~~
~~**REGIONAL**~~		

~~East Central Florida Regional Planning Council~~	~~631 N. Wymore Road, Suite 100 Maitland, FL~~	~~(407) 623-1075~~
~~St. Johns River Water Management District~~	~~975 Keller Road Altamonte Springs, FL 32714~~	~~(407) 659-4800~~
~~Lake~Sumter Metropolitan Organization~~	~~1616 South 14th Street (US 27) Leesburg, FL 34748~~	~~(352) 315-0170~~
~~**COUNTY**~~		
~~Lake County School Board~~	~~201 West Burleigh Boulevard Tavares, FL 32778~~	~~(352) 343-3531~~
~~Lake County Board of County Commissioners~~	~~315 W. Main Street, Room 316 Tavares, FL 32778~~	~~(352) 343-9899~~
~~Lake County Water Authority~~	~~107 North Lake Avenue Tavares, FL, 32778~~	~~(352)-343-3777~~
~~**ADJACENT AND OTHER JURISDICTIONS**~~		
~~Town of Astatula~~	~~Post Office Box 609 Astatula, FL 34705~~	~~(352) 742-1100~~
~~City of Clermont~~	~~Post Office Box 120219 Clermont, FL 34712-0219~~	~~(352) 394-4081~~
~~City of Eustis~~	~~Post Office Drawer 68 Eustis, Fl 32727-0068~~	~~352) 483-5430~~
~~City of Fruitland Park~~	~~506 West Berckman Street Fruitland Park, Fl 34731~~	~~(352) 787-6089~~
~~City of Groveland~~	~~156 South Lake Avenue Groveland, FL 34736-2597~~	~~(352) 429-2141~~
~~Town of Howey-in-the-Hills~~	~~Post Office Box 67 Howey-in-the-Hills, FL 34737~~	~~(352) 324-2290~~
~~Town of Lady lake~~	~~409 Fennell Blvd Lady Lake, FL 32159~~	~~(352) 751-1500~~
~~City of Mascotte~~	~~Post Office Box 56 Mascotte, Fl 34753~~	~~(352) 429-3341~~
~~City of Minneola~~	~~Post Office Box 678 Minneola, FL 34755~~	~~(352) 394-3598~~
~~Town of Montverde~~	~~Post Office Box 560008 Montverde, FL 34756~~	~~(352) 469-2681~~
~~City of Mount Dora~~	~~Post Office Box 176 Mount Dora, Fl 32757~~	~~(352) 735-7100~~
~~City of Tavares~~	~~Post Office Box 1068 Tavares, FL 32778~~	~~(352) 742-6414~~
~~City of Umatilla~~	~~Post Office Box 2286 Umatilla, FL 32784~~	~~(352) 669-3125~~
~~The Villages~~	~~1100 Main Street~~	~~(352) 753-2270~~

	~~The Villages, FL 32159~~	
~~Sumter County Government~~	~~209 North Florida Street, Room 206~~ ~~Bushnell, FL 33513~~	~~(352) 793-0200~~
~~**UTILITIES**~~		
~~Sprint – Florida, Inc.~~	~~425 N. 3rd St.~~ ~~Leesburg, FL 34748~~	~~Res~~ ~~(800) 339-1811~~ ~~Bus~~ ~~(800) 901-9675~~
~~Central Florida Gas~~	~~2669-B N. Florida Ave~~ ~~Hernando, FL 34442~~	~~(352) 341-0020~~
~~Florida Municipal Natural Gas Association~~	~~400 North Myrtle Ave.~~ ~~Clearwater, FL 33755~~	~~(727) 462-6635~~
~~Comcast Cable Company~~	~~8130 CR 44 Leg-A~~ ~~Leesburg, FL 34788~~	~~(352) 787-7875~~
~~Florida Municipal Power Agency~~	~~8553 Commodity Cir~~ ~~Orlando, FL 32819~~	~~(407) 355-7767~~
~~Time Warner Cable~~	~~331 N. Highway 27~~ ~~Clermont, FL 34711~~	~~(352) 394-5541~~
~~Lake Apopka Natural Gas~~	~~676 W. Montrose Street~~ ~~Clermont, FL 34711~~	~~(352) 394-3480~~
~~Florida Power Corporation~~	~~PO Box 33199~~ ~~St. Petersburg, FL 33733~~	~~(800) 700-8744~~
~~Florida Gas Utility~~	~~4619 NW 53rd Ave~~ ~~Gainesville, FL 32606~~	~~(352) 334-0770~~
~~TECO Gas~~	~~1548 State Road 44 West~~ ~~Leesburg, FL 34748~~	~~(352) 787-6191~~
~~Florida Municipal Electric Association~~	~~417 E. College~~ ~~Tallahassee, FL 32302~~	~~(850) 224-3314~~
~~Sumter Electric Cooperative~~	~~293 S. US 301~~ ~~Sumterville, FL 33585~~	~~(352) 793-3801~~
~~**OTHER AGENCIES**~~		
~~Leesburg Chamber of Commerce~~	~~P.O. Box 490309~~ ~~Leesburg, FL 34749~~	~~(352) 787-2131~~
~~Leesburg Partnership~~	~~111 South 6th Street~~ ~~Leesburg, FL 34749~~	~~(352) 365-0053~~

11 – INTERGOVERNMENTAL COORDINATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Intergovernmental Coordination Glossary

Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
(Note: Lake County Schools are under the authority of the State of Florida Department of Education.)

11 – INTERGOVERNMENTAL COORDINATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

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Intergovernmental Coordination Jurisdictional References

Municipal Government:

City of Leesburg, Florida

https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department

https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

City of Tavares, Florida

https://www.tavares.org

City of Fruitland Park, Florida

https://www.fruitlandpark.org

Federal Government:

United States Environmental Protection Agency (EPA)

https://www.epa.gov

United States Army Corps of Engineers (ACOE)

https://www.usace.army.mil

Federal Emergency Management Agency (FEMA)

https://www.fema.gov

Department of Housing and Urban Affairs (HUD)

https://www.hud.gov

Federal Communications Commission (FCC)

https://www.fcc.gov

Federal Aviation Administration (FAA)

https://www.faa.gov

United States Department of Labor

https://www.dol.gov

Department of Justice

https://www.justice.gov

State Government:

Florida Department of Transportation (FDOT)

https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):

https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)

https://floridadep.gov

Florida Fish and Wildlife Conservation Commission (FWC)

https://myfwc.com

Florida Department of State Division of Historical Resources

https://dos.fl.gov/historical/

Florida Department of Children and Families

https://www.myflfamilies.com

Florida Department of Education

https://www.fldoe.og

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)

https://www.ecfrpc.org

St. Johns River Water Management District (SJRWMD)

https://www.sjrwmd.com

Lake~Sumter Metropolitan Planning Organization (LS MPO)

www.lakesumtermpo.com

LS MPO Guidelines and Methodologies document (LS MPO)

www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

County Agencies:

Lake County School Board

https://www.lake.k12.fl.us

Lake County, Florida, Board of County Commissioners, Planning Department:

https://www.lakecountyfl.gov/Planning-and-Zoning

Lake County, Florida, Board of County Commissioners, Public Works Department:

https://www.lakecountyfl.gov/public-works

Lake County, Florida, Board of County Commissioners, Transit Services:

https://www.lakecountyfl.gov/transit

Lake County Water Authority (LCWA) (f.k.a.: the Oklawaha Basin Recreation and Water Conservation and Control Authority)

https://www.lcwa.org

Adjacent Jurisdictions (those governmental entities that are contiguous to City of Leesburg's ISBA):

City of Tavares

https://www.tavares.org

City of Fruitland Park

https://www.fruitlandpark.org

Utility Providers:

City of Leesburg Sanitary Sewer

City of Leesburg Potable Water

City of Leesburg Reclaimed Water System

Telephone

Cable Television

City of Leesburg Solid Waste Collection

City of Leesburg Gas Service

Duke Power

Sumter Electric Cooperative (SECO)

Other Agencies:

Leesburg Chamber of Commerce

https://www.leesburgchamber.com

Not-For-Profit Agencies (FY 2023-2024):

Community Development Corporation of Leesburg, Inc.

Leesburg Area Chamber of Commerce, Inc.

Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts

Melon Patch Players

Lone Oak Cemetery

12 – CAPITAL IMPROVEMENTS - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

~~D.~~

Capital Improvements Goals Objectives and Policies

GOAL 1: Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residents and business establishments within the City limits of Leesburg.

Objective 1.1: ***Capital Improvement Schedule***. To ensure that the necessary facilities and infrastructure will be in place and water supply is sufficient to meet Levels of Service established within the Growth Management Plan, the City shall formally adopt the Capital Improvement Schedule.

Policy 1.1.1: Capital projects shall be defined as those projects identified within the Growth Management Plan that are necessary to meet established levels of service, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure, or enhance facilities and infrastructure that generally have a cost exceeding $10,000.

Policy 1.1.2: Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable and Reclaimed Water
- Parks and Recreation

Policy 1.1.3: Capital projects shall be prioritized according to the following criteria:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.

- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies.~~, including the St. Johns River Water Management District.~~
- Whether the project implements the policies of the Growth Management Plan as they pertain to ~~concurrency~~ adequate public facilities requirements.
- Whether the project eliminates a public hazard.
- Whether the project is financially feasible.
- Whether the project is coordinated with the City's ~~10 Year~~ Water Supply Facilities Work Plan.

Policy 1.1.4: Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent, in accordance with Section 163.3180(2), F.S. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the requirements for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Objective 1.2: ***Level of Service (LOS)***. The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 1.2.1: Adopted level of service standards for facilities and infrastructure shall be as follows:

a. The following minimum LOS standards for Transportation facilities are as follows:

- Limited Access Roads LOS C, or as otherwise prescribed by FDOT
- Arterials LOS D
- Collectors LOS D

b. The level of service for Sewer is 25~~1~~0 gallons per day per capita.

c. The level of service for solid waste collection shall be as follows:

- Residential LOS: Once weekly collection of all residential garbage, yard grass, and recyclables. Once a month bulk pickup or as requested.
- Commercial LOS: One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

d. The City's Level of Service for potable water supply shall be 150 gallons per person per day.

f. The City herein adopts minimum level of service (LOS) standards for reclaimed transmission systems and treatment that conform to all applicable state and county environmental health standards and regulations.

Policy 1.2.2: In coordination with other City departments, the ~~Community Development Department~~ City shall evaluate land use amendments ~~to determine the compatibility of those amendments~~ with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

Policy 1.2.3: Capital projects shall ~~use the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted level of service (LOS) standards:~~

~~• Roadways - Volumes are at 90 % of adopted LOS capacity.~~

~~• Sewer – 75 % of available capacity is being utilized.~~

~~• Water – 75 % of available capacity is being utilized.~~

be studied in conjunction with private development interests using such instruments as pioneering agreements to ensure water and wastewater utility services are available at the time of issuance of Certificate of Occupancy.

Objective 1.3: ***Funding Sources***. The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvement Schedule.

Policy 1.3.1: The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- ~~100%~~ A portion of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvement projects.
- ~~100%~~ A portion of net proceeds, after payment of existing bond obligations, of the Lake County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvement projects.
- ~~100%~~ A portion of the total proceeds from the Lake County Local Option Sales Tax shall be reserved for traffic related capital projects.

Policy 1.3.2: The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- ~~100%~~ A portion of the total proceeds from the Stormwater Utility Fund shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.3: The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- ~~100%~~ A portion of the total proceeds from the Sanitary Sewer Utility Fund shall be reserved for sanitary sewer management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

12 – CAPITAL IMPROVEMENTS - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

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Policy 1.3.4: The following procedures shall be utilized to pursue adequate funding for potable water and reclaimed water capital projects:

- ~~A portion of funds collected from the Utility Enterprise Fund shall be reserved to complete potable water capital projects.~~ A portion of the total proceeds from the Water Utility Fund shall be reserved to complete potable water capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.5: The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

- Grants shall be pursued and used for the completion of parks and recreation capital projects.
- The Land Development Regulations shall contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

Objective 1.4: ***Capital Improvement Evaluation.*** All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards, City-adopted ~~10-Year~~ Water Supply Facilities Work Plans, and/or public need.

~~**Policy 1.4.1:** Requests for capital projects shall be evaluated for their consistency with adopted level of service standards by utilizing the following criteria:~~

- ~~All major capital project requests shall be submitted for comprehensive plan review by the Local Planning Agency by March 31st of each year in order to be included in the following fiscal year capital budget.~~
- ~~The Community Development Department City shall prepare an annual report evaluating the timing, location, and service area for each proposed~~

~~capital project and whether the project is consistent with the Leesburg Growth Management Plan.~~

Policy 1.4.2: The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established by the Lake County Emergency Management Department and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

Policy 1.4.3: ~~Requests for capital projects shall be evaluated for their impact on the City budget and the financial feasibility of the project based on the following criteria:~~

- ~~The Finance Department shall determine if the capital project can be funded from existing cash, future revenues, or through borrowing. In addition, the Finance Department shall assign a revenue source(s) to fund the project.~~
- ~~The Finance Department shall prepare a report evaluating the funding options, effect of the improvement on future revenues, and the effect of the improvement on operation and maintenance costs.~~

During the budget workshop process capital projects will be assigned a funding source such as cash, future revenues, or through borrowing.

Policy 1.4.4: ~~All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Lake County, the Florida Department of Transportation, the St. Johns River Water Management District, the Lake County School Board, the Florida Department of Environmental Protection, and/or any other government agency.~~ The City should use reasonable methods ~~when possible~~ to track capital projects of ~~any agency~~ state, and local agencies, which may be in conflict ~~with~~ or may enhance the City's capital projects.

Policy 1.4.5: The City Water Supply Facilities Work Plan will identify ~~all additional~~ the necessary potable and non-potable water supply sources, water conservation, infrastructure and facilities (and associated projects/costs) needed to meet water supply demands for a minimum 10-year planning period. ~~in the city-prepared 10-Year Water Supply Facilities Work Plan.~~

Policy 1.4.6: On an ongoing basis, review pre-existing plans and performance data and actual conditions identified in the field relating to the existing water system to identify deficiencies, priorities, and improvement costs. ~~The additional potable water~~

~~supply sources, infrastructure and facilities and associated projects identified in the 10-Year Water Supply Facilities Work Plan will be developed in coordination with local governments and prepared in accordance with the St. Johns River Water Management District regional water supply plans.~~

Policy 1.4.7: Each year, continue implementation of the annual renewal and replacement program for system improvements to address water utility system pressure problems and other deficiencies identified in the field or as planned in the City's ~~The city will ensure that all facilities identified as being needed in the first five years of 10-year~~ Water Supply Facilities Work Plan. ~~planning period be adopted as a revision to the city's 5-Year Capital Improvements Plan.~~

~~**Policy 1.4.8:** The city will ensure that the selection of water supply projects in the 10-Year Water Supply Facilities Work Plan are evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities and/or governments.~~

~~**Policy 1.4.9**: On an ongoing basis, review pre-existing plans and performance data identified in the 10-Year Water Supply Facilities Work Plan and actual conditions identified in the field relating to the existing water system to identify deficiencies, priorities, and improvement costs.~~

~~**Policy 1.4.10:** Each year, continue implementation of the annual renewal and replacement program for system improvements to address water utility system pressure problems and other deficiencies identified in the field or as planned in the City's 10-Year Water Supply Facilities Work Plan.~~

Objective 1.5: ***Debt Management***. The City shall adopt policies and procedures that address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

12 – CAPITAL IMPROVEMENTS - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

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Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all funds shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the revenue stream will be a part of the projection process.
- Revenue bonds shall be allowed to fund up to one hundred percent (100%) of the City's total debt. Debt will not be issued to finance normal repairs and maintenance. Debt can be issued to make renovations, updates, modernizations, and rehabilitations provided the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's Financial Advisors and its Bond Counsel base upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation, and the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- On an annual basis, the City will ~~restrict~~ review the amount of cash equivalent ~~to twenty-five percent (25%) of~~ and determine the appropriate percentage of depreciation as reported on the prior year's annual financial statement in enterprise operations to ensure adequate repair and/or replacement of capital facilities.
- ~~Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.~~

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed fifteen percent (15%) of the City's property tax base assessed valuation reported yearly by the Lake County Property Appraiser's office.

Policy 1.5.3: The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.

Objective 1.6: **Repair and Replacement. All City departments shall prioritize capital** projects to provide for the repair and/or replacement of identified facilities.

Policy 1.6.1: As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding.

Policy 1.6.2: As part of the annual budget process, the ~~Environmental Services~~ Public Works Department shall include and prioritize capital water supply facilities that are listed in the 10-Year Water Facilities Work Plan as in need of refurbishment or replacement and submit those projects for funding support.

Objective 1.7: **New Development.** The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions through legal documents such as pioneering agreements, ~~dedications,~~ or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

Policy 1.7.1: All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy 1.7.2: When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and following the procedures set forth in Chapter 163.3220, Florida Statutes.

Policy 1.7.3: To ensure adequate capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.

Policy 1.7.4: City shall continue to use impact fees for ~~transportation, and~~ police, recreation, and fire to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.

Policy 1.7.5: New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water, reclaimed water, sewer trunk systems, and traffic circulation network shall be the financial responsibility of the developer.

Objective 1.8: ***Adequate Public Facilities ~~Concurrency~~ Management***. The City shall continue to ~~operate a Concurrency Management System for the~~ review ~~of~~ all proposed developments within Leesburg for their impact upon Leesburg's municipal services. ~~The concurrency~~ This evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, unless the development permit or order is exempt from the review requirements of this section. No development permit or order that contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the evaluation set forth in this section. No development permit or order that contains

a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the evaluation set forth in this section. Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the level of service requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Policy 1.8.1: **Evaluation**. All final development orders or development permits are required to be assessed ~~for~~ to determine if adequate public facilities are available ~~concurrency.~~ Prior to the issuance of a final development order or development permit, the developer/applicant must obtain a ~~Concurrency~~ Certificate of Completion. Any applicant for a development permit must provide all information deemed necessary by the City to adequately assess the impacts of the proposed development.

Policy 1.8.2: **Traffic Study**. A traffic study is required demonstrating the impacts to the City's roadway network for any new development, in accordance with the requirements of Lake-Sumter MPO's traffic impact statement (TIS) Methodology Guidelines.

Policy 1.8.3: **Final Development Orders.** For purposes of this Section, final development orders and development permits are considered to be: Any building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of the City having the effect of permitting the development of land. Any order granting, denying, or granting with conditions, an application for a development permit. The ~~Community Development Department~~ City shall make ~~concurrency~~ adequate public facilities inventory information available to the public through the generation of reports containing the following information:

- The current capacity of each measured public facility
- The available capacity of deficiencies of each measured public facility

- Improvements to any public facilities that will be made by the City or by a developer pursuant to a development order and the impact of such improvements on existing public facility capacities or deficiencies.

Policy 1.8.4: **Application Procedure.** The Development Review Committee shall make determinations regarding ~~concurrency~~ development applications and issue certificates according to the procedures established in this section. An application for a ~~Concurrency~~ certification of adequate public facilities shall be filed with all applications for a final development order or permit, unless otherwise exempted. A preliminary review application may also be submitted for an informal and non-binding ~~concurrency~~ adequate public facility review by the Development Review Committee. All applications shall be made on a form prescribed by the City that should require at a minimum, and as applicable:

- Date of submittal.
- Name, address, and telephone number of applicant and property owner.
- Parcel I.D. number, street address, and legal description.
- Proposed land use(s) by land category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units.
- Existing use of property, acreage of property, name of DRI, PUD, or Subdivisions.
- Site design information.
- Previously issued ~~concurrency~~ certificates.
- Possible limitations in the manner in which the proposed use will be conducted, including restrictions on use, resident population, density and intensity of use.
- Possible limitations on the height, size, location, density or intensity of a building or other structure.
- Possible phasing schedule.
- Possible alternative with respect to size, number, location, or nature of vehicle access points.

- Possible increase in the amount of street dedication, roadway width, or construction of roadway improvements within street right-of-way.
- Plans for the protection of existing trees, vegetation, water resources, wildlife habitat and other significant natural resources.
- Any information regarding possible solutions or alternatives that would permit the proposed development in conformity with the requirements and intent of this section and the City's Growth Management Policies.
- Data and analysis relevant to the ~~concurrency~~ adequate public facilities and services evaluated under this section, were upon the Development Review Committee can conduct and make an informed ~~concurrency~~ adequate public facilities determination.

An application that is not technically complete shall be returned to the applicant with a correspondence detailing the deficiencies in the application. Failure to submit the required information in accordance with this section shall result in the denial of the ~~concurrency~~ application. Applications deemed complete by the City shall be handled on a first-come-first-served basis. Once an application is complete, any change in uses, densities, or intensities for the subject property that result in an increased capacity requirement for any ~~concurrency~~ adequate public facility shall be subject to a new ~~concurrency~~ review. An application fee may be established by ~~the~~ City Commission by resolution.

Policy 1.8.5: **~~Concurrency~~ Adequate Public Facilities Exemptions and Change of Use.** Certain developments cause no added impacts on facilities, and therefore can be considered exempt from ~~concurrency~~ adequate public facilities and the requirement to undergo a ~~concurrency~~ full adequate public facilities evaluation. Any change, redevelopment, or modification of use shall require a ~~concurrency~~ adequate public facilities evaluation, provided the proposed change, redevelopment, or modification of use has more than a de minimis impact on public facilities and services than the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for ~~concurrency~~ evaluation. ~~Concurrency~~ ~~c~~Credit shall be given for the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for ~~concurrency~~ adequate public facilities evaluation. If the proposed change, redevelopment, or modification of use has a lesser impact on public facilities and services than the previous use during the six (6) month period

prior to the date of application for ~~concurrency~~ adequate public facilities evaluation, then no ~~concurrency~~ adequate public facilities evaluation shall be required.

If no use existed on the site for the six (6) month period prior to the date of application, no ~~concurrency~~ credit shall be issued and the proposed use shall be subject to ~~concurrency~~ adequate public facilities evaluation.

Policy 1.8.6: **Demolitions**. In case of a demolition of an existing use or structure, the ~~concurrency~~ adequate public facilities evaluation for the redevelopment shall be based upon the net increase of the impact for the new or proposed land use as compared to the most recent land use existing prior to demolition, provided that such credit is utilized within six (6) months of the date of issuance of the demolition permit. Such credits are non-transferable.

Policy 1.8.7: **Certificate of Completion** ~~**Concurrency Certificate**~~. A ~~Concurrency Certificate~~ Certificate of Completion is a "snap shot" of available capacity for each public facility, evaluated under this section, at the time the certificate is issued. The ~~Concurrency Certificate~~ Certificate of Completion does not guarantee capacity in the future or encumber or vest capacity for any period of time. At a minimum, the ~~concurrency Certificate~~ Certificate of Completion shall contain:

- Name, address, and telephone number of the applicant or property owner.
- Parcel I.D. number and legal description.
- Date of issuance.
- Proposed use(s) by land use category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units, if applicable.
- Total current available capacity within the service area(s).
- Project impact based on LOS standards.

A ~~Concurrency Certificate~~ Certificate of Completion shall expire one (1) year after issuance unless the applicant commences construction of the

development under a validly issued building permit. A one (1) year extension may be granted by the Development Review Committee provided circumstances have not adversely diminished the capacity of public facilities and services to support the development, in which case, the development shall be subject to ~~a~~ new ~~concurrency~~ evaluation.

Policy 1.8.8: **Procedures for Adequate Public Facilities ~~Concurrency~~ Evaluation**. No application shall be deemed sufficient unless it contains all information that in the professional judgment of the Development Review Committee is reasonably necessary to evaluate the impacts of the proposed development for public facilities and services subject to review. During the review process, the Development Review Committee shall either approve, deny, or approve with conditions, the application for a ~~concurrency certificate.~~ Certificate of Completion.

Policy 1.8.9: **~~Concurrency~~ Adequate Public Facilities Determination**. All ~~concurrency~~ adequate public facilities determinations for specific public facilities and services shall follow the procedures outlined below.

Traffic: The Code of Ordinances will provide specific criteria to determine when and how individual traffic studies are required to determine adequate public facilities ~~concurrency~~ and maintain the adopted LOS.

Sanitary Sewer: The Code of Ordinances shall contain standards that determine adequate public facilities ~~concurrency~~ for residential and non-residential uses based on the adopted LOS.

Solid Waste: The Code of Ordinances shall contain standards that determine ~~concurrency~~ adequate public facilities for residential and non-residential uses based on the adopted LOS. All solid waste facilities that are under the jurisdiction of another local government or government agency may be required to be assessed through the ~~concurrency~~ adequate public facilities management system adopted by that government or agency. However, the City shall conduct a ~~concurrency~~ adequate public facilities test for solid waste regardless of who has administrative or legal responsibility for solid waste facilities.

Potable and Reclaimed Water: The Code of Ordinances shall contain standards that determine ~~concurrency~~ adequate public facilities for residential and non-residential uses based on the adopted LOS, and applicable state and county

environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

~~**Policy 1.8.10: Facilities Inventory and Reporting. The Community Development** Department shall maintain an inventory of the available capacity within the roads, potable water, sanitary sewer and solid waste. Each year, on or before June 1, the Community Development Department shall prepare a report for the City Commission containing the current capacity within each public facility category, including any encumbrances or deficiencies. This annual report shall also identify any public facilities that will require improvements to maintain adopted levels of service and recommend a schedule of improvements to avoid any reduction in the approval of development orders.~~

12 – CAPITAL IMPROVEMENTS - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Capital Improvements Data and Analysis

The purpose of the capital improvement element is to:

- Evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility.
- Estimate the cost of improvements for which the local government has fiscal responsibility.
- Analyze the fiscal capability of the local government to finance and construct improvements.
- Adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements.

The Annual Comprehensive Financial Report for the Fiscal Year ending September 23, 2023 is available at https://www.leesburgflorida.gov/my_city/budget.php.

2023-2024 Capital Improvement Program

This capital improvement program includes the purchase of all capital items as well as major capital projects for all funds. The funding sources are identified by line and recapped at the end of the fund.

General Government

These items are included in general fund and the capital projects fund. Governmental Revenue is the funding source for general fund and the capital projects fund which also includes funding from grants and Gas tax.

FINANCE

Project #	W F #	Project Description	Funding Source	Amount
GFASST	1519068	Truck	Discretionary Sales Tax	40,000
		Total Finance Department		40,000

INFORMATION TECHNOLOGY

Project #	W F #	Project Description	Funding Source	Amount
GFASST	1519982	Copier Replacements	Discretionary Sales Tax	25,000
GFASST	1519985	Server & Storage Upgrade	Discretionary Sales Tax	125,000
		Total Information Technology Department		150,000

PUBLIC WORKS

12 – CAPITAL IMPROVEMENTS - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 LEGISLATIVE FORMAT

Project #	W F #	Project Description	Funding Source	Amount
		Facilities		
GFASST		HVAC	Discretionary Sales Tax	50,000
310051		Reroofing Program	Discretionary Sales Tax	150,000
310051		Corrine Williams Playground Improvements	Discretionary Sales Tax	300,000
310051	1501593	Security Improvements	Discretionary Sales Tax	175,000
310051		John L. Johnson Playground Improvements	Discretionary Sales Tax	300,000
		Total Public Works Department		975,000

RECREATION

Project #	W F #	Project Description	Funding Source	Amount
310081	1519996	Splash Pad Flooring Replacement	Discretionary Sales Tax	125,000
		Total Recreation Department		125,000
		Funding Source		
		Discretionary Sales Tax		1,290,000
		Total General Government Funding Sources		1,290,000

Enterprise Funds

STORMWATER

Project #	W F #	Project Description	Funding Source	Amount
		Drainage Improvements		
140002		Curbs, gutters & inlets	Stormwater Fees	25,000
140002		Center Street Improvements ($360,000)	Stormwater Fees	83,260
			Lk. County Water Authority Grt.	276,740
140002		Beverly Shores Improvements	Stormwater Fees	100,000
140002		South Street Improvements	Stormwater Fees	50,000
140002		Miscellaneous Drainage Improvements	Stormwater Fees	100,000
140002		Public Works Fountain Program	Stormwater Fees	15,000
		Total Stormwater Department		650,000

Funding Source	
Stormwater Fees	373,260
Lk. County Water Authority Grt.	276,740
Total Stormwater Funding Sources	650,000

ELECTRIC

Project #	W F #	Project Description	Funding Source	Amount
410002	Various	Transformers ($486,001)	Current Revenue	465,001
			Customer Contribution	21,000
410003	Various	Capacitors	Current Revenue	30,200
410004	Various	Distribution Lines ($1,660,001)	Customer Contribution	207,000
			Current Revenue	1,453,001
410005	Various	Sectionalizing Equipment	Current Revenue	75,002
410006	Various	Lights	Current Revenue	399,996
410008	Various	Other equipment	Current Revenue	15,000
410012	Various	Substations	Current Revenue	262,000
		Total Electric Department		2,928,200

Funding Source	
Current Revenue	2,700,200
Customer Contribution	228,000
Total Electric Funding Sources	2,928,200

GAS

Project #	W F #	Project Description	Funding Source	Amount
420001	Various	Meters	Current Revenue	459,395
420002	Various	Mains ($1,411,123)		
		Shoring Boxes	Current Revenue	11,123
		466 A Widening	Current Revenue	100,000
		Villages Expansion- High Pressure	Current Revenue	1,300,000
420003	Various	Tools & Equipment	Current Revenue	143,804
420004	Various	Vehicles & Equipment	Current Revenue	120,000
420006	Various	Gate Stations ($175,000)	Current Revenue	10,000
		Sabal Station 2	Current Revenue	165,000
420008	Various	Regulators	Current Revenue	26,526
420009	Various	Farm Tap/ Industrial Equip ($119,963)	Current Revenue	58,347
		SCADA Sites- Villages (2)	Current Revenue	25,000
		Replace Honeywells with Mooneys (3)	Current Revenue	36,616
420010	Various	Services ($187,924)	Current Revenue	121,924
			Customer Contribution	66,000
		Total Gas Department		2,643,735
		Funding Source		
		Current Revenue		2,577,735
		Customer Contribution		66,000
		Total Gas Funding Sources		2,643,735

WATER

Project #	W F #	Project Description	Funding Source	Amount
430002		Mains		
		Hwy 27 Middlesex to 48 Water Main Upgrade	Renewal & Replacement	598,349
430006		Plant & Storage ($2,135,154)		
		1 M Gallon Storage Tank (Highland Lake)	Current Revenue	1,159,118
			Renewal & Replacement	326,036
		Fluoride Water Project	Renewal & Replacement	650,000
		Total Water Department		2,733,503
		Funding Source		
		Current Revenue		1,159,118
		Renewal & Replacement		1,574,385
		Total Water Funding Sources		2,733,503

WASTEWATER

Project #	W F #	Project Description	Funding Source	Amount
440002		Collecting Sewers ($4,276,289)		
		Line under Building	Renewal & Replacement	100,000
		Southern Cooridor Forcemain Bypass (Design)	Renewal & Replacement	1,000,000
		Lift Station #72 Additional Funds ($3,076,289)	Current Revenue	2,816,289
			Renewal & Replacement	260,000
		Vitrified Clay Pipe	Renewal & Replacement	100,000
440003		Other Equipment ($490,000)		
		Various Tools & Equipment	Renewal & Replacement	100,000
		Pump Packages	Renewal & Replacement	40,000
		Generator Grant Project	Renewal & Replacement	350,000
440006		Treatment Plant ($300,000)		
		Turnpike Plant	Renewal & Replacement	100,000
		Canal Street	Renewal & Replacement	150,000
		Discharge Pipe Replacement/Line Wet Wells	Renewal & Replacement	50,000
		Total Wastewater Department		5,066,289
		Funding Source		
		Current Revenue		2,816,289
		Renewal & Replacement		2,250,000
		Total Wastewater Funding Sources		5,066,289

AIRPORT

Project #	W F #	Project Description	Funding Source	Amount
480002		Buildings ($1,535,000)		
		Hangar Building ($1,500,000)	State Grant	1,200,000
			Current Revenue	300,000
	1516579	Roof Replacement- 8703 Airport Blvd	Current Revenue	35,000
480003		Improvements ($3,035,000)		
		Wildlife Hazard Mgmt Plan ($35,000)	Federal Grant	31,500
			State Grant	2,800
			Current Revenue	700
		Taxiway/Taxiline Replacement ($2,000,000)	Federal Grant	1,800,000
			State Grant	160,000
			Current Revenue	40,000
		Veteran's Road Construction ($1,000,000)	State Grant	800,000
			Current Revenue	200,000
		Total Airport Department		4,570,000
		Funding Source		
		Federal Grant		1,831,500
		State Grant		2,162,800
		Current Revenue		575,700
		Total Airport Funding Sources		4,570,000

Special Revenue Fund

FLEET

Project #	W F #	Project Description	Funding Source	Amount
FLEET		Replacement Vehicles ($1,827,000) Gas-		
	1518959	2012 F550 Truck (#514)	Discretionary Sales Tax	75,000
	1518963	Police- 2014 Charger (#8009)	Current Revenue	64,000
	1518964	Police- 2008 Impala (#8076)	Current Revenue	30,000
	1518968	Police- 2014 Charger (#8120)	Current Revenue	64,000
	1518971	Police- 2014 Charger (#8122)	Current Revenue	64,000
	1518973	Police- 2014 Charger (#8123)	Current Revenue	64,000
	1518975	Police- 2015 Charger (#8134)	Current Revenue	64,000
	1518977	Police- 2017 Explorer K-9 (#8162)	Current Revenue	75,000
	1518979	Police- 2008 Impala (#8075)	Current Revenue	30,000
	1518980	Fire- 2008 Escape (#610)	Current Revenue	45,000
	1518981	Fire- 2005 Explorer (#770)	Current Revenue	45,000
	1518982	Water- 2005 F150 Truck (#2022) ($45,000)	Current Revenue	25,605
			Discretionary Sales Tax	19,395
	1518983	Water- 2005 F150 Truck (#318)	Current Revenue	45,000
	1519033	Wastewater- 2005 F 250 Truck (#781)	Discretionary Sales Tax	63,000
	1519034	Wastewater- 2006 F 150 Truck (#7039)	Discretionary Sales Tax	45,000
	1519035	Wastewater- 2011 Pipehunter (#777)	Discretionary Sales Tax	360,000
	1519036	Wastewater- 2005 F150 Truck (#7032)	Discretionary Sales Tax	45,000
	1519037	Wastewater- 2008 F250 Utility Truck (#7062)	Discretionary Sales Tax	63,000
	1519038	Solid Waste- 2013 Automated Truck (#9098)	Discretionary Sales Tax	340,000
	1519039	Public Works- 2004 F250 Truck (#4019)	Current Revenue	63,000
	1519040	Public Works- 1996 Kubota Tractor (#232)	Current Revenue	35,000
	1519041	Public Works- 2016 Kubota Zero Turn Mower (#234)	Current Revenue	10,000
	1519042	Public Works- 2005 F250 Crew Cab Truck (#2023)	Current Revenue	63,000
	1519043	Recreation- 2003 Kubota Tractor (#269)	Current Revenue	30,000
		Total Fleet Department		1,827,000
		Funding Source		
		Current Revenue		816,605
		Discretionary Sales Tax		1,010,395
		Total Fleet Funding Sources		1,827,000

TOTAL COSTS

General Government	1,290,000
Stormwater	650,000
Electric	2,928,200
Gas	2,643,735
Water	2,733,503
Wastewater	5,066,289
Airport	4,570,000
Fleet	1,827,000
Total Costs	**21,708,727**
Funding Source	
Current Revenue	10,645,647
Stormwater Fees	373,260

Discretionary Sales Tax	2,300,395
Federal Grant	1,831,500
State Grant	2,162,800
Lk. County Water Authority Grt.	276,740
Renewal & Replacement	3,824,385
Customer Contribution	294,000
Total Funding Sources	**21,708,727**

Capital Improvements Glossary

Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
(Note: Lake County Schools are under the authority of the State of Florida Department of Education.)

Lake County Schools – means the school system of Lake County, Florida, K through 12.

Metropolitan Planning Organization (MPO) – Florida Statutes Chapter 339, Section 175 describes the purpose of MPOs throughout the state; transportation planning on a regional scale.

FY – Fiscal (Year) – relating to government revenue; monetary policy. Leesburg's fiscal year is from October 1st to September 30th. The State of Florida's fiscal year is from July 1st to June 30th.

Ad Valorem – tax amount to be paid based on an assessed value of real property (your house) with a tax rate applied.

Capital Improvements Jurisdictional References

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

Federal Government:

United States Environmental Protection Agency (EPA)
https://www.epa.gov

United States Army Corps of Engineers (ACOE)
https://www.usace.army.mil

Federal Emergency Management Agency (FEMA)
https://www.fema.gov

Department of Housing and Urban Affairs (HUD)
https://www.hud.gov

Federal Communications Commission (FCC)
https://www.fcc.gov

Federal Aviation Administration (FAA)
https://www.faa.gov

United States Department of Labor
https://www.dol.gov

Department of Justice
https://www.justice.gov

State Government:

Florida Department of Transportation (FDOT)
https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):

https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)
https://floridadep.gov

Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com

Florida Department of State Division of Historical Resources
https://dos.fl.gov/historical/

Florida Department of Children and Families
https://www.myflfamilies.com

Florida Department of Education
https://www.fldoe.og

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)
https://www.ecfrpc.org

St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com

Lake~Sumter Metropolitan Planning Organization (LS MPO)
www.lakesumtermpo.com

LS MPO *Guidelines and Methodologies* document (LS MPO)
www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

County Agencies:

Lake County School Board
https://www.lake.k12.fl.us

Lake County, Florida, Board of County Commissioners, Planning Department:
https://www.lakecountyfl.gov/Planning-and-Zoning

12 – CAPITAL IMPROVEMENTS - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Lake County, Florida, Board of County Commissioners, Public Works Department:
https://www.lakecountyfl.gov/puboic-works

Lake County, Florida, Board of County Commissioners, Transit Services:
https://www.lakecountyfl.gov/transit

Lake County Water Authority (LCWA) *(f.k.a.: the Oklawaha Basin Recreation and Water Conservation and Control Authority)*
https://www.lcwa.org

Adjacent Jurisdictions (those governmental entities that are contiguous to City of Leesburg's ISBA)**:**

City of Tavares
https://www.tavares.org

City of Fruitland Park
https://www.fruitlandpark.org

Howey-In-The-Hills
https://www.howey.org/

Mascotte
https://www.cityofmascotte.com/

Groveland
https://groveland-fl.gov/

Utility Providers:

City of Leesburg Sanitary Sewer -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Potable Water -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Reclaimed Water System -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Solid Waste Collection - https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Gas Service - https://www.leesburgflorida.gov/services/gas/index.php

Duke Power - https://www.duke-energy.com/home

Sumter Electric Cooperative (SECO) - https://secoenergy.com/

Other Agencies:

Leesburg Chamber of Commerce
https://www.leesburgchamber.com

Not-For-Profit Agencies (FY 2023-2024):

Community Development Corporation of Leesburg, Inc.
Leesburg Area Chamber of Commerce, Inc.
Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts
Melon Patch Players
Lone Oak Cemetery
Shady Oak Cemetery

13- AVIATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

~~D.~~ Aviation Goals, Objectives, and Policies

GOAL 1: To facilitate the expansion of airport facilities to meet future demand ~~in a manner~~ that maximizes safety, convenience, economic benefit, environmental compatibility, and consistency with other elements of the Growth Management Plan.

Objective 1.1: Land Use Compatibility. The City of Leesburg shall coordinate improvements or expansions of aviation facilities with the Future Land Use Element and the Conservation Element while striving to prevent obstructions to airport operations.

Policy 1.1.1: The City shall support the redevelopment of existing, and the siting of new, aviation and aviation-related facilities that provide for the economic development of the community and are compatible with adjacent land uses.

Policy 1.1.2: The City of Leesburg shall protect and conserve natural resources from improvements or expansions of aviation facilities, except in accordance with state and local permitting and Expansion of existing airport facilities or construction of new airport facilities in the unincorporated County shall be directed away from existing residential areas or areas planned for residential use, except as may be permitted by the Lake County Board of County Commissioners in accordance with the Land Development Regulations.

Policy 1.1.3: The City shall support established land development regulations ~~which~~ that prevent the creation, establishment, or maintenance of hazards to aircraft and prevent the destruction or impairment of the utility of the airports in the City or the public investment therein.

Policy 1.1.4: The City shall continue to review airport development plans to ensure that development at the City's airport does not exceed Federal Aviation Administration (FAA) land use guidance decibel levels on existing developed land unless provisions are made to ameliorate the impacts.

Policy 1.1.5: The City shall, as required by the Federal Aviation Administration (FAA), an Obstruction Evaluation / Airspace Analysis (OE/AAA).

Objective 1.2: Facilities Development. The City of Leesburg shall continue to support the maintenance and expansion of airport facilities ~~in order~~ to uphold Leesburg International as an economic asset to the City.

Policy 1.2.1: The City shall coordinate its comprehensive planning process, including subsequent amendments to the Comprehensive Plan, with the adopted airport master plan and future updates for Leesburg International Airport ~~in order~~ to achieve environmentally and economically sound development of aviation facilities, and to provide adequate capacity for existing and future demand for aviation facilities and services consistent with the master plan.

Policy 1.2.2: The City shall support Leesburg International Airport's vision to include charter and domestic flights ~~in addition to~~ and general aviation.

Objective 1.3: Traffic Coordination. The City shall coordinate improvements or expansions of aviation facilities with the Transportation Element.

Policy 1.3.1: The City of Leesburg shall ensure that surface transportation access to aviation facilities is coordinated with the traffic circulation system shown on the Transportation Element maps.

Policy 1.3.2: In the event of future expansion, the City of Leesburg shall coordinate its traffic planning efforts with Lake County, the Lake Sumter MPO, and the Florida Department of Transportation, ~~in order~~ to address the impacts of planned airport expansions on transportation needs.

Objective 1.4: Capital Improvements. ~~The City of Leesburg shall coordinate the Capital Improvements Plan associated with aviation facilities of the Federal Aviation Administration, the Florida Department of Transportation, The Lake Sumter MPO, and Lake County.~~ The City of Leesburg shall coordinate the Capital Improvement Plan associated with the Federal Aviation Administration, the Florida Department of Transportation, the Lake Sumter MPO, and Lake County's aviation facilities.

Policy 1.4.1: The City of Leesburg shall ensure that fiscal impacts ~~for improvements or expansions of aviation facilities~~ of aviation facility improvements or expansions, as well as transportation plans impacted by such improvements or expansions, are reflected in the applicable budgets of the Federal Aviation Administration, the Florida Department of

Transportation Five-Year Transportation Plan, Lake County, the Lake Sumter MPO, and the City of Leesburg's Capital Improvement Element.

Policy 1.4.2: The City of Leesburg shall encourage and support appropriate funding applications submitted by the Florida Department of Transportation and the Lake Sumter MPO.

Policy 1.4.3: Improvements or the expansion of airport facilities shall be coordinated with the necessary expansion or improvements to the transportation system to support the facilities.

Policy 1.4.4: The costs and funding sources for right-of-way acquisition and road improvement projects needed to meet the impact of airport facilities on the traffic circulation plan shall be reviewed and ~~taken into account~~ considered in the annual update of the City of Leesburg's Capital Improvements Program.

13- AVIATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Aviation Data Appendix

Introduction

The Aviation Element is an optional element to the City of Leesburg's Comprehensive Plan. Its purpose is to promote a transportation system in which projected future demand for air traffic and other related facilities will be accommodated at an acceptable service level for the residents and visitors of The City of Leesburg. The City will coordinate its planning efforts with the local aviation authorities.

The City of Leesburg's transportation needs are met primarily by highway-oriented vehicles; however, airplanes contribute to the movement of people to and from the City of Leesburg. Leesburg International Airport is the chief provider of aviation services to the City. The Leesburg International Airport Master Plan Update, which was prepared for the City of Leesburg by a consultant and conditionally approved by the FAA in February 2020, has been referred to extensively in the preparation of this Aviation Element. The Airport Master Plan was developed as a planning tool to assist the City in making decisions concerning the future operation and development of the airport, which was accomplished by examining the existing facilities and conditions at the airport and forecasting its growth and future requirements over a 20-year planning period.

The goals, objectives, and policies of this element establish criteria for aviation and related facilities to meet the needs of the City of Leesburg's future population. Several issues will be addressed by the goals, objectives, and policies of this element, including:

- The integration of aviation into a multi-modal transportation system;
- The coordination of planning and expansion of aviation and related facilities; and
- Consistency between airport master plans and the Future Land Use and Conservation Elements to ensure compatible land uses and to minimize environmental impacts.

Inventory of Existing Aviation System

The following section will provide an inventory of the City of Leesburg's existing aviation system, which is necessary in determining the immediate and long-term needs for the Leesburg International Airport.

1. Airport Location and Topography

Leesburg International Airport is located approximately three miles northeast of the center of the City of Leesburg on U.S. 441, on the USGS Leesburg East Quadrangle. Geographically, the Airport lies in the Oklawaha Chain of Lakes geohydrological province, which is one of eight major geohydrological provinces of Lake County. The area is characterized by four river chains of large lakes and possesses a tremendous number of small, isolated lakes, and

significant wetlands. Elevations of the airport range from approximately 68 feet to 77 feet above mean sea level (MSL). The highest elevation on the airfield, the elevation of 77 feet, is located at the northwest end of Runway 13/31.

2. Airports in the Leesburg Vicinity

Within an approximate thirty (30) mile radius of the Leesburg International Airport, there are several public and private use airports. Examples of these Airports are provided in Table XIII-1 and Map XIII-2.

3. Existing Airport Facilities and Services

The Leesburg International Airport is a public use, general aviation airport, owned, operated, and maintained by the City of Leesburg. Leesburg International operates 145 aircraft based on the field. This figure consists of the following aircraft:

- 100 single engine airplanes
- 14 multi engine airplanes
- 6 jet airplanes
- 25 helicopters

Leesburg International Airport Air Traffic Control Tower manages approximately 250-300 aircraft operations per day. Approximately fifty-five percent (55%) of these operations are comprised of local general aviation, forty-five percent (45%) are transient general aviation, and less than one percent (1%) are military related.

Airport facilities can be divided into two categories: airside facilities and landside facilities.

a. Airside Facilities

Airside facilities include runways, taxiways, airfield lighting, and navigational aids as described below.

13- AVIATION - GOALS, OBJECTIVES, AND POLICIES
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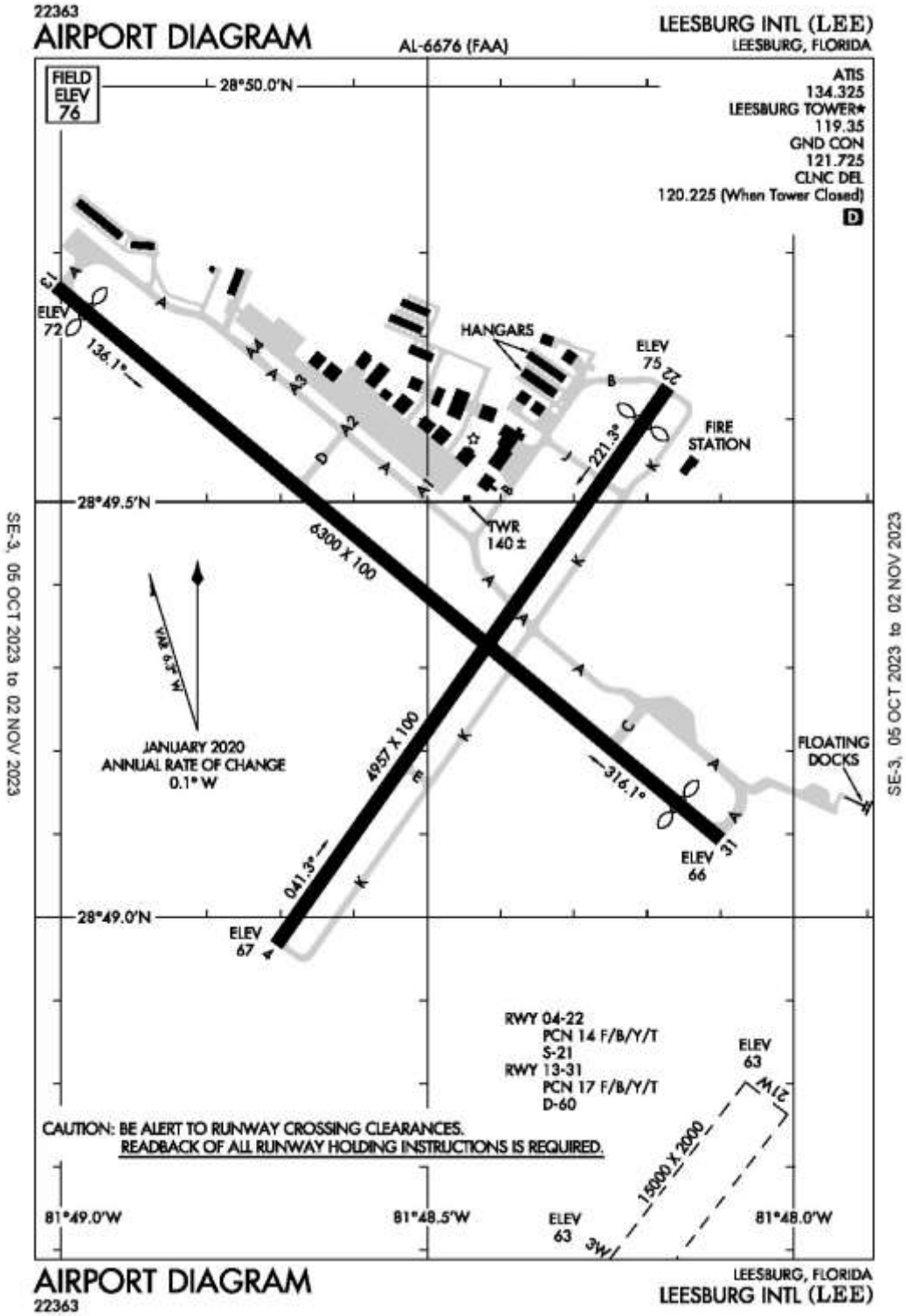
Map 13-1: Airport Diagram



(1) Tower

The Leesburg International Airport control tower was constructed in 2005-2006

(2) Runways

At Leesburg International Airport, there are currently two active asphalt runways that have been designated as 13/31 and 4/22. These runways intersect each other at approximately 95 degrees. Runway 13/31, with an elevation of 75 feet, is marked for non-precision instrument approaches. Runway 13/31 is 6,300 feet in length and is 100 feet in width. Runway 4/22, with an elevation of 69 feet, is marked for non-precision instrument approaches (Runway 4) and basic approaches (Runway 22).Runway 4/22 is 4,957 feet in length and is 100 feet wide. Both runways have load-bearing capacities that are capable of accommodating small, business-class, general aviation aircraft such as the following:

- Lear jets,
- Rockwell International Sabreliners,
- Cessna Citations,
- Grumman G2s, G3s, G4s, and G5s •
- Falcon 10s, 20s,and 50s & 900s.

(3) Taxiways

Taxiways serve as a link between the independent airport elements, such as runways and aircraft parking areas and should provide unrestricted movement to and from the runways, parking areas, and aircraft service areas. Leesburg International Airport has seven (7) taxiways which have been designated as A, B, C, D, E, J, and K.

(4) Airfield Lighting

The purpose of airfield lighting is to illuminate runways and taxiways to ensure safe movement during landing, takeoff, and taxiing during evening hours and other periods of reduced visibility. At Leesburg International, the runway lighting system consists of elevated edge lights, which provide the pilot with reference for speed, alignment, and distance. Threshold lights are sets of three or four lights placed in a straight line on both sides of the extended runway centerline parallel to the runway end. Threshold lights have two color lenses: red and green. These lights are positioned so that the pilot of an approaching

aircraft would see green, and upon departure or landing rollout, a red light would be visible to indicate the end of the usable runway. Additional airfield lighting available at Leesburg International is as follows.

- A 51-inch white-green rotating beacon located on a tower approximately 1,070 feet north of the centerline of Runway 13/31 and 1,040 west of the centerline of Runway 4/22.
- A lighted wind cone, located between Taxiway A and Runway 13/31, indicates surface wind direction.
- Visual runway approach indicators that project red and white light beams.
- Medium intensity runway lights (MIRLs) on both runways.
- Runway end identifier lights (REILs) on Runway 13/31.
- Elevated blue medium intensity taxiway lights (MITLs) on Taxiways A, B, C, D, E, J, and K.

(5) Electronic Navigation Aids

A non-precision approach provides the pilot with electronic information regarding the final approach course and the distance to the touchdown point. A non-precision approach differs from a precision approach in that electric glideslope data is not transmitted in the cockpit. Leesburg International Airport currently has three non-precision approaches available.

b. Landside Facilities

Landside facilities at Leesburg International Airport include aircraft storage facilities, fixed base operators and additional tenant buildings, fuel facilities, and other airport support facilities.

(1) Aircraft Storage

Leesburg International Airport offers two kinds of aircraft storage, both space in hangars and space where aircraft are tied down on the apron. Tiedown space is available for approximately 40 aircraft on the 36,800 square yard apron north of Taxiway A.

Hangar storage at Leesburg International includes the following:

- Corporate hangars

- T-hangars
- Box hangars

(a) Corporate Hangars

Corporate hangars at the Leesburg International Airport provide storage for jets, single-engine, multi-engine, turboprops, and helicopters. In addition, these hangars also accommodate maintenance activities.

(b) T-Hangars

Currently, there are a total of 33 T-hangars within three multi-unit buildings. These T-hangars store small multi-engine and single engine aircraft, with a capacity of one (1) aircraft per bay.

(c) Box Hangars

Box hangars can store multiple aircraft and may include office or workshop space. There are 10 Box hangars within two multi-unit buildings.

(2) Airport Tenants

Several aviation-related services, such as but not limited to agricultural operations (aerial spraying), aircraft maintenance and repair, air ambulance, charter flights, flight instruction, and aircraft rental, are available through Leesburg International Airport. These services, provided by airport tenants, are described below.

(a) SunAir Aviation

SunAir Aviation, a flight training school, is Leesburg International's only fixed base operator (FBO). In addition to flight training, SunAir provides aviation fuel, aircraft maintenance, aircraft parking, aircraft rental, catering, pilot supplies, pilot lounge, rental cars and restrooms.

(b) Angel Flight Southeast

Angel Flight Southeast is a not-for-profit volunteer pilot organization involved in public benefit flying. This organization provides a variety of services to the community which include free air transportation via private aircraft for individuals in medical and financial need who are required to travel a long distance to access the necessary healthcare.

Angel Flight coordinates travel to distant facilities when commercial service is not available, practical, or affordable. Most of the aircraft used by Angel Flight pilots are four to six seat General Aviation Aircraft which have range and weight limitations.

Angel Flight Southeast serves patients in the states of South Carolina, Georgia, Alabama, Mississippi, and Florida and is a member of Angel Flight America, a nationwide fraternity of Volunteer Pilot Organizations.

(c) Central Florida Avionics and Instruments

Aircraft radio and instrument repair and installation, as well as installation of avionics systems.

(d) Brainerd Helicopters, Inc.

Specializing in fire suppression, firefighting, flight testing, motion pictures, and aerial crane operations.

(e) Aerostat, Inc.

Manufacturer of aerial and firefighting equipment, aircraft sales and aircraft rental.

(f) Skybolt Aeromotive Corp.

Manufacturer and distributor of aerospace and racing fasteners, composite and design.

(g) First Class Aerospace

Luxury interiors and paint shop.

(h) Wipaire, Inc.

Float plane engineering and manufacturing.

Additional tenants of Leesburg International Airport include *Civil Air Patrol - Leesburg Composite Squadron and the Experimental Aircraft Association Chapter 534*.

(3) Fuel Facilities

SunAir Aviation operates fuel storage facilities at Leesburg International Airport. These facilities consist of above ground storage tanks and mobile fuel trucks to provide the Airport with fueling needs. The Airport's fuel storage capacity consists of 12,000 gallons of Jet A and 12,000 gallons of 100 octane Avgas. Self service AVGAS is available 24/7.

(4) Utilities

Water, gas, and electric utilities are available at Leesburg International Airport. Water and gas mainlines are located along Airport Boulevard, and sanitary sewer lines were extended along Airport Boulevard to serve Skybolt Aviation and other new facilities. The City of Leesburg operates its own electrical distribution system and supplies the Airport with electricity.

c. Airport Security

To address security matters, additional lighting, fencing, and locks were installed at Leesburg International Airport.

4. Federal Regulations

Federal authorities such as the Federal Aviation Administration and the Federal Communications Commission regulate aspects such as structural heights and noise contours within airport vicinities.

a. Structural Height

The United States federal government has the ultimate power and authority over U.S. navigable airspace and, therefore, develops and implements policies that regulate the height of obstacles to ensure the safe operation of aircraft during all phases of flight. There are several criteria that airport staff and others residing or operating in the vicinity of Leesburg International Airport need to be familiar with. Federal Aviation Regulation (FAR) Part 77, *Safe, Efficient Use, and Preservation of the Navigable Airspace,* prescribes the following rules:

- The requirements to provide notice to the FAA of certain proposed construction, or the alteration of existing structures.
- The standards used to determine obstructions to air navigation, and navigational and communication facilities.

- The process for aeronautical studies of obstructions to air navigation or navigational facilities to determine the effect on the safe and efficient use of navigable airspace, air navigation facilities or equipment.
- The process to petition the FAA for discretionary review of determinations, revisions, and extensions of determinations.

The FAA has developed an example airport land use compatibility overlay zoning ordinance which is designed to regulate and restrict the height of structures, objects, and growth of natural vegetation within the vicinity of an airport. This sample document can be found in Appendix D of Advisory Circular (AC) 150/5190-4B, *Airport Land Use Capability Planning*.

Tall structures such as towers or high-rise buildings pose a serious impediment for aviation system flight paths. The Federal Communication Commission (FCC) licenses tall structures for this purpose.

b. Noise Contours

Federal Aviation Administration (FAA) regulations stipulate that residential uses should not be located in areas with a day/night noise level contour (DNL) higher than 65. The 65 DNL represents the lowest noise contour that is typically measured for airport planning purposes. Certain nonresidential uses may be located within areas with noise contours greater than 65 DNL. However, such uses should be subject to height limitations and building material restrictions that reduce interior noise levels. The FAA's FAR Part 150, *Airport Noise Compatibility Planning*, guidelines establish the permitted locations of non-residential land uses. Advisory Circular (AC) 150/5020-1, *Airport Noise Control and Compatibility Planning for Airports*, is an additional FAA resource available for airport operators and local planners to reference regarding noise control planning.

5. Land Use Compatibility

Due to the noise produced by jet-powered aircraft, certain land uses are more suitable than others for properties adjacent to an airport. Airport requirements include airspace free of tall structures and the absence of activities that might interfere with aircraft communication equipment. Therefore, it is essential for land use and aviation planning to be coordinated. The FAA's Advisory Circular (AC) 150/5190-4B, *Airport Land Use Compatibility Planning*, provides guidance and recommendations to assist airports with land use compatibility planning.

Concerning airport compatibility, the three primary issues include the following:

- Airport uses adjacent to residential uses,

- Industrial uses adjacent to residential uses, and
- Airport and industrial uses adjacent to environmentally sensitive lands

Lake County and the City of Leesburg dictate the land use surrounding the Leesburg International Airport. Except for a mobile home park located just north of Highway 44, there are no residential land uses immediately adjacent to the Airport. A large area of single-family homes is located less than one mile northeast of the airport.

Environmentally sensitive lands within the Airport vicinity include small wetland tracts existing to the east, south, and west of the Leesburg International Airport. In conjunction with the wetlands, a floodplain is located west of the Airport. Geographically, the floodplain is situated between U.S. Highway 441 on the north, the Leesburg International Airport on the east, Lake Harris on the south, and Sleepy Hollow Road and Sunnyside Drive on the west.

Aviation Needs Analysis

Over the past few years, the Leesburg International Airport has experienced steady growth. Aviation planning is accomplished through the interaction of local aviation authorities and planning entities. The following is an analysis of problems and opportunities related to the City of Leesburg's aviation needs.

1. Funding Sources

The Federal Aviation Administration provides funding through the Airport Improvement Program (AIP), which is appropriated on a yearly basis through the Airport & Airway Trust Fund (AATF). Funding for this program is generated from a variety of excise taxes paid by users of the National Airspace System. The excise taxes are imposed on domestic passenger tickets, domestic flight segments, and international passenger arrivals and departures, and on purchases of air travel miles for frequent flyer and similar programs. In addition, taxes are imposed on air cargo waybills and aviation fuel purchases. The State's Aviation Grant Program, administered by the FDOT Department of Aviation, funds airport improvement projects utilizing the State Transportation Trust Fund. Funding for this program is derived from state taxes and fees including fuel taxes and motor vehicle license related fees.. Local funding from Lake County and the City of Leesburg make up the balance after FAA and State participation.

Leesburg International also receives operating income from tenant lease fees, as well as from local subsidies.

2. Aviation Facility Needs

Leesburg International Airport, which serves as a major economic strength for the City of Leesburg, is currently meeting demands of general aviation, often more so than larger airports. Leesburg International Airport offers conveniences that aren't always available at larger airports, such as touch-and-go operations. Touch-and-go operations are defined as operations by a single aircraft that lands and departs on a runway without stopping or exiting the runway. During touch and go operations, an aircraft stays in the airport's traffic pattern. Airport capacity increases with the ratio of touch-and-go operations to total operations since aircraft in the pattern are continually available for approaches. However, in some cases, touch-and-go operations may reduce the availability of the runway for other operations. It is estimated that touch-and-go operations account for an approximately 25% of total annual operations at Leesburg International Airport. The taxiways at Leesburg International currently provide adequate opportunity for aircraft to exit the runways. Although the operational capacity of taxiways is currently maximized, additional taxiway exits would not enhance the airport's operational capacity.

3. Future Improvements

Future improvements to Leesburg International Airport are detailed in Table XIII-2.

4. Environment

All the existing fuel storage facilities at the Leesburg International Airport meet current regulations for such facilities. In the case of future development of airport facilities, Leesburg International Airport will abide by all necessary federal, state, and local requirements to minimize negative impacts on air quality.

The 65 DNL and higher noise contours within Leesburg are almost completely contained on Airport property. Therefore, no adverse impacts to surrounding residential land uses are anticipated.

In expanding the Airport, the City will employ wetland mitigation techniques, including using a mitigation bank located on property elsewhere in the City.

5. Multi-Modal Transportation System

Integrating aviation and related facilities planning and implementation into a multimodal transportation system is an important task on which the City of Leesburg shall focus. Coordinating surface transportation with aviation facilities shall ensure that the access needs of such facilities are satisfied. The annual development of the Five-Year Work Program of

both the Florida Department of Transportation (FDOT) and the County shall consider the existing and future level-of-service for roads that provide access to airports.

Roads that currently provide access to Leesburg International Airport include U.S. 441 (S.R. 500), which has a level of service (LOS) F and from State Road 44 (South Dixie Avenue), which has a LOS of C. Lake County Transit currently provides public transit to and from the Airport.

6. Consistency

Consistency with the Growth Management Plan, particularly the Future Land Use and Conservation Elements, is necessary to ensure the compatibility of land uses around airports and to mitigate adverse environmental impacts upon adjacent natural resources. Aviation and related facilities must exist among other types of land uses. Land uses surrounding airports should be mutually compatible with the normal operation of those airports.

Consistency with the Conservation Element will ensure that net encroachment within the floodplain will be prohibited. The City shall continue to implement floodplain ordinances by adopting Conservation Areas and Goals, Objectives, and Policies within the other elements of this plan that provide conservation and preservation mechanisms.

The designated future land use of Leesburg International Airport is Public, with a Conservation future land use immediately to the west and small pockets of General Commercial to the north. The City is attempting to acquire some of this commercial property for future Airport expansions. The Conservation designation includes public lands acquired for the preservation and protection of the City's natural resources.

Table 13-1: Vicinity Airports Open to the Public

	Airport Name	Address	Miles from Leesburg International Airport
1	Bob White Field Airport	7001 W Jones Avenue Zellwood, FL	17.2
2	Inverness Airport	4250 S Airport Road Inverness, FL	37.8
3	Love Field	10825 SE Sunset Harbor Road Summerfield, FL	16.4

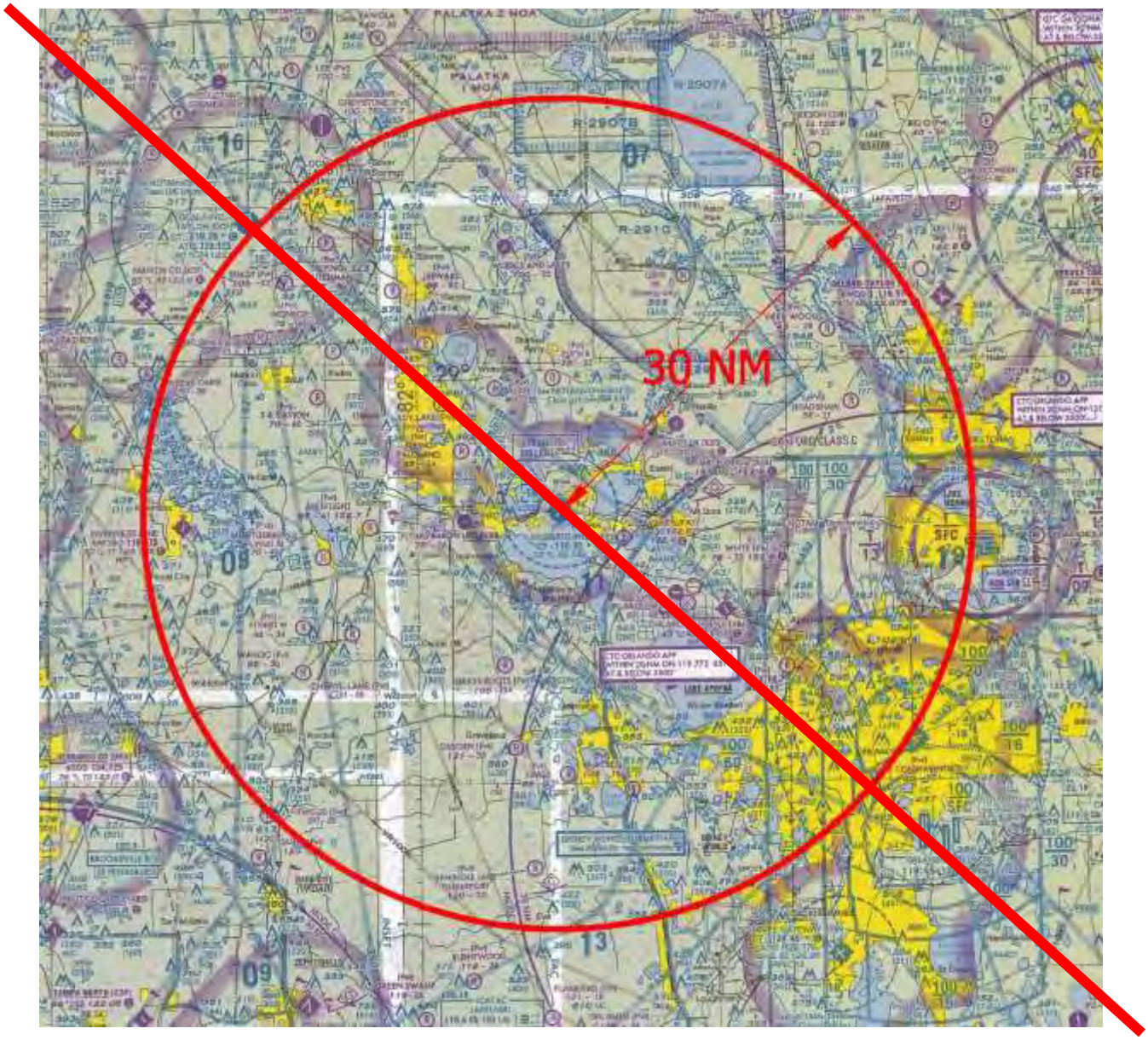
4	Mid-Florida Airport	19708 Eustis Airport Road Eustis, FL	13.4
5	Ocala International Airport	1770 SW 60th Avenue Ocala, FL	46.1
6	Orlando Apopka Airport	1321 Apopka Airport Road Apopka, FL	21.5
7	Umatilla Municipal Airport	480 E Cassady Street Umatilla, FL	15.9

Table 13-2: Scheduled Improvements to Leesburg International Airport

Transportation System Description	Year	Type of Work	Cost	Funding
Lake-Leesburg International Security Project	2012	Surveillance system and electronic badge access gates. Add additional high definition cameras	400 K	100% funded by FDOT no local match required
Lake-Leesburg International Security Project	2012	Fence assessment	72 K	100% funded by FDOT no local match required
Lake-Leesburg International Security Project	2012	Fencing replacement and upgrades	600 K	100% funded by FDOT no local match required
Lake-Leesburg International Taxiway "A" Fix Phase 1	2012	Permit and fill wetland area to facilitate straightening alignment of taxiway "A"	534 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Taxiway "A" Fix Phase 2	2012	Pave taxiway and re-align	650 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Aeronautical Survey	2012	Aeronautical survey and creation of new approach plates reflecting recent upgrades to facilities.	150 K	95% FAA 2.5% FDOT 2.5% City

Lake-Leesburg International Airside Sign Upgrades	2012	Signage and marking upgrades for consistency and compatibility with current requirements	400 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Wildlife Assessment	2012	Wildlife assessment and management program development.	102 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Lighting and cabling upgrade	2013	Place runway 13/31 light cables in conduit, upgrade taxiway lights on taxiway K&A to LED	600 K	80% FDOT, 20% City
Lake-Leesburg International Pavement marking	2013	Upgrade runway and taxiway pavement marking to latest standards.	50 K	80% FDOT 20% City
Lake-Leesburg International ILS approach	2015	Install ILS approach to runway 13/31	1.2 M	80% FDOT 20% City
Lake-Leesburg International Commercial Terminal	2016	Construct a commercial terminal building	3.0 M	80% FDOT 20% City
Lake-Leesburg International Commercial Ramp Space	2016	Construct additional ramp space.	2.0 M	80% FDOT 20% City

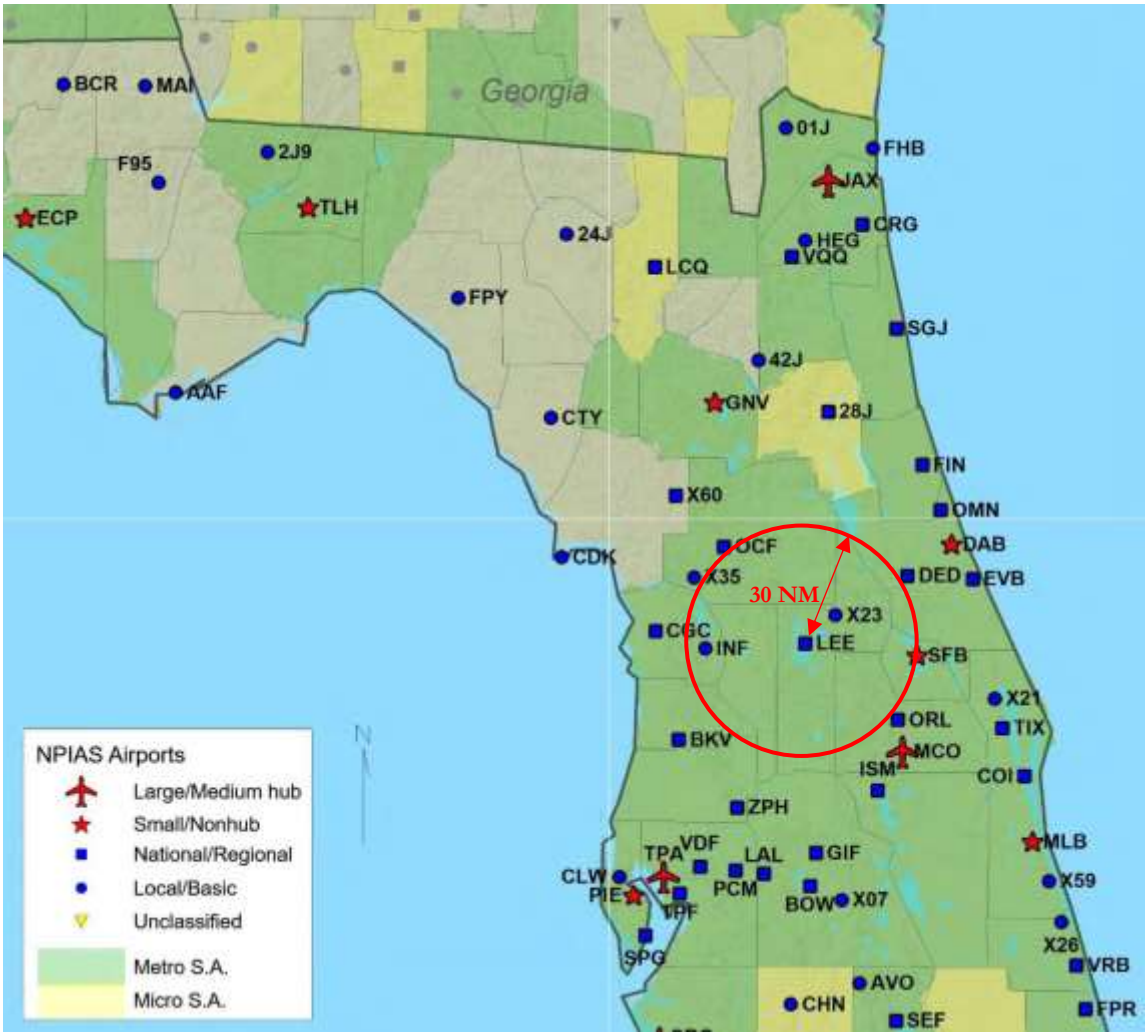
Map 13-2: Vicinity Airports



13- AVIATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Map 13-3: Leesburg Airport Locator

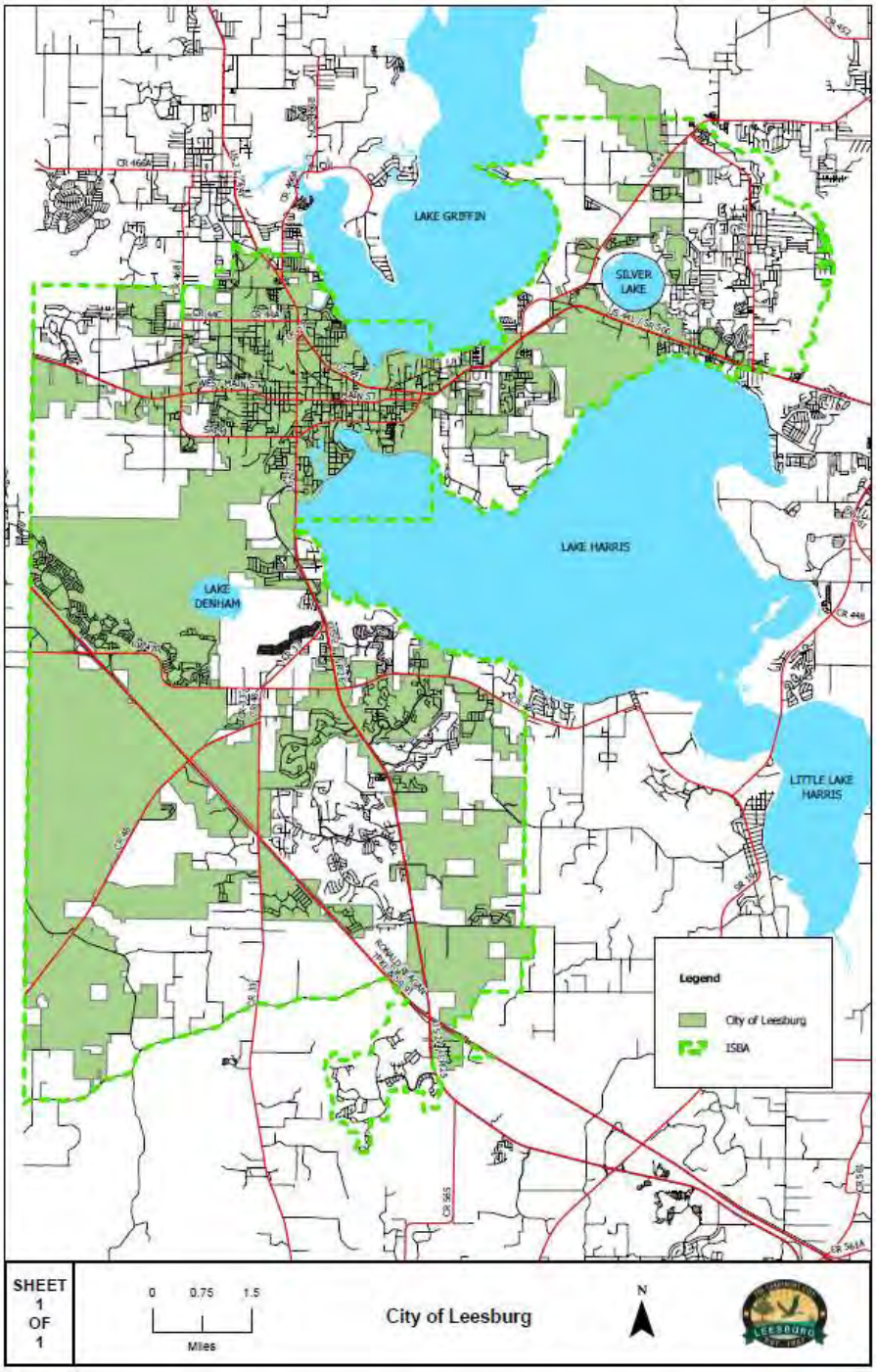


Source: FAA, National Plan of Integrated Airport Systems (2023-2027)

13- AVIATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Map 13-4: Leesburg ISBA



Aviation Glossary

Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
(Note: Lake County Schools are under the authority of the State of Florida Department of Education.)

FAA (Federal Aviation Administration) - The Federal Aviation Administration is a U.S. federal government agency within the U.S. Department of Transportation which regulates civil aviation in the United States and surrounding international waters. Refer to https://www.faa.gov/about

13- AVIATION - GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

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Aviation Jurisdictional References

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php
Leesburg International Airport Master Plan
Amendment AMDT-17-96
Ordinance 17-27

City of Leesburg, Florida, International Airport (LIA)
https://www.leesburgflorida.gov/my_city/airport/index.php

Construction and Height Restrictions may apply.
An ***Airspace Analysis is required***. FAA link: https://oeaaa.faa.gov/oeaaa/external/portal.jsp

Federal Government:

Federal Aviation Administration (FAA)
https://www.faa.gov

Federal Emergency Management Agency (FEMA)
https://www.fema.gov

Federal Communications Commission (FCC)
https://www.fcc.gov

United States Environmental Protection Agency (EPA)
https://www.epa.gov

United States Army Corps of Engineers (ACOE)
https://www.usace.army.mil

State Government:

Florida Department of Commerce
https://www.floridajobs.org

Florida Department of Transportation (FDOT)
https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)
https://floridadep.gov

Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)
https://www.ecfrpc.org

Lake~Sumter Metropolitan Planning Organization (LS MPO)
www.lakesumtermpo.com

14 – PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Property Rights Goals, Objectives and Policies

GOAL 1: 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 1.1: To ensure that property rights are considered in the City's decision-making process, the policies enumerated below shall be considered:

Policy 1.1.1: 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 1.1.2: 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 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4: The right of a property owner to dispose of his or her property through sale or gift.

14 – PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

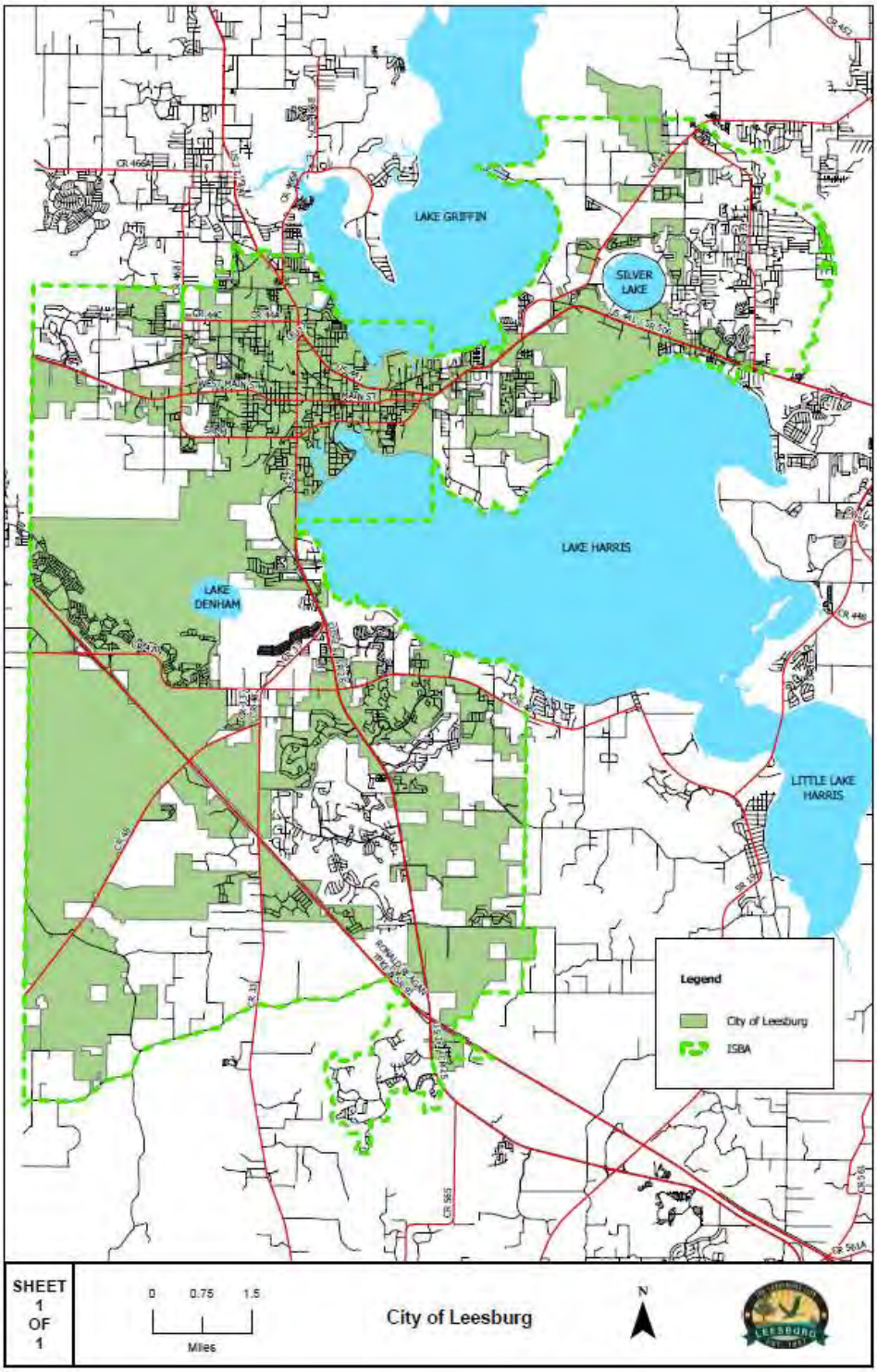
Property Rights Data and Analysis

Section 163.3177(6)(i)3.b(i)1 of Florida Statutes states that, in accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3), governmental entities shall respect judicially acknowledged and constitutionally protected private property rights,. This section requires that each local government include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. This section further includes a statement of rights, which the City of Leesburg adopted in 2021 as the Property Rights Element of its Comprehensive Plan.

14 – PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Map 14-1: Leesburg City Boundary and ISBA



14 – PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Property Rights Glossary

Property - anything (items or attributes/tangible or intangible) that can be owned by a person or entity. Property is the most complete right to something; the owner can possess, use, transfer or dispose of it.

Real Property - means land, buildings, fixtures, and all other improvements to land. The terms "land," "real estate," "realty," and "real property" may be used interchangeably.

Tangible Personal Property - means all goods, chattels, and other articles of value (but does not include the vehicular items enumerated in s. 1(b), Art. VII of the State Constitution and elsewhere defined) capable of manual possession and whose chief value is intrinsic to the article itself.

Intangible Personal Property - means money, all evidences of debt owed to the taxpayer, all evidences of ownership in a corporation or other business organization having multiple owners, and all other forms of property where value is based upon that which the property represents rather than its own intrinsic value.

Private Property - refers to the ownership of property by private parties - essentially anyone or anything other than the government. Private property may consist of real estate, buildings, objects, intellectual property (copyright, patent, trademark, and trade secrets).
Real property consists of land and items which are immovable by law (like structures or bridges); property which is not real property is personal property.

Possession of Property - ownership, control, or occupancy of any object, asset, or property, by a person.

Interest in Property - means any individual, joint tenancy, or tenancy in common, estate by the entireties, or community property status in any real or personal piece of property, easement, equitable servitude, license, or other form of tangible or intangible property.

Disposal of Property - transfer to the control or ownership of another.

Rights - legal, social, or ethical principles of freedom or entitlement; that is, rights are the fundamental normative rules about what is allowed of people or owed to people according to some legal system, social convention, or ethical theory.

14 – PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES *WITH DATA & APPENDIX*

UPDATED: 8/16/2024 **LEGISLATIVE FORMAT**

Property Rights Jurisdictional References

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php
CPTA-21-224 Property Rights Element
Ordinance 21-38

Federal Government:

United States Constitution (5th Amendment)
https://constitution.congress.gov/constitution/amendment-5/

State Government:

Constitution of the State of Florida
https://constitution.congress.gov/constitution/amendment-5/

Florida Department of Commerce
https://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/property-rights-element.

Laws of Florida Chapter 2021-195
https://sb.flleg.gov/nxt/gateway.dll/Laws/2021Laws/lf2021/general%20laws%20-%20regular%20session/chapters%202021-176%20-%202021-200/2021-195.htm?f=templates$fn=document-frameset.htm$3.0

Florida Statutes, Chapter 163
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/0163.html

THE LAKEFRONT CITY

LEESBURG

EST. 1857

2045

COMPREHENSIVE PLAN

1. FUTURE LAND USE

LEESBURG COMPREHENSIVE PLAN VISION

Leesburg will be a community that brings together its diverse population in an active and vibrant downtown that is interconnected to the City's neighborhoods with a safe and functional transportation network.

Leesburg will be committed to guiding development and redevelopment in a manner that preserves the community's rich history and its unique assets including its many environmentally sensitive green spaces and lakes.

FUTURE LAND USE
GOALS, OBJECTIVES, AND POLICIES

GOAL 1: *Quality of Life.*

The City of Leesburg shall utilize comprehensive, consistent and effective policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens; promote economic vitality; and, accommodate population and development growth in an environmentally acceptable manner.

Objective 1.1: ***Land Use Categories, Overlays and Plans.***

The City shall maintain regulations for land use categories and a Future Land Use Map to ensure the coordination of future land uses with existing and adjacent land uses and those land uses which support the implementation of the City's Water Supply Facilities Work Plan.

a. Estate Residential (up to 4 units per gross acre)

This land use category is intended for single family detached residences in urbanized areas and some rural communities that have adequate infrastructure and public facilities to support the density of up to four (4) units per acre. Parks, churches and public schools are also permitted, as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) may be permitted through review of a conditional use application and if approved.

b. Low Density Residential (up to 8 units per gross acre)

This land use category is generally located in densely urbanized areas. The maximum density allowed is eight (8) units per acre and requires that infrastructure and public facilities are in place to support the density. This land use category also allows the transition of older residential areas to a combination of single family detached and attached residences and restricted professional business services. Parks, churches and public schools are also permitted, as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) may be permitted through review of a conditional use application and if approved.

c. Medium Density Residential (up to 12 units per gross acre)

This land use category is generally located in densely urbanized areas. The maximum density allowed is twelve (12) units per acre and requires that infrastructure and public facilities are in place to support the density. Residential attached housing is the predominate use, however parks, churches and public schools are also permitted as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) may be permitted through review of a conditional use application and if approved.

d. High Density Residential (up to 18 units per gross acre)

This land use category is located in the most urbanized areas of the City that have adequate facilities in place to support the density. The maximum density allowed is eighteen (18) units per acre. Residential attached housing is the predominate use however parks, churches and public schools are also permitted as well as some commercial and other non-residential uses if they are included in a PUD. Community support uses (such as, utility sub-stations; fire and police stations; and other similar community facilities) require conditional use approval.

e. Neighborhood Mixed Use

Neighborhood Mixed Use land use category allows for a mix of residential uses with neighborhood scale commercial and office development to support the primary residential land use. Land subject to a mixed-use designation shall be required to obtain Planned Development zoning must contain at least 10 acres. The maximum residential density is 4 units/gross acre. Development in this category shall be limited to the following three land use categories:

A Commercial office, retail sales and service, restaurants
B Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building.
C Government, civic, institutional or recreational.

The balance of uses within a development site will be determined through negotiation with the Planning and Zoning Department Director or designated staff. At a minimum 25% Parks and Open Space is required which includes all undeveloped uplands. 25% of required open space can be wetlands. Open space includes all recreation facilities, pedestrian plazas, dry retention ponds that are designed as amenities and the land above the designed water elevation on wet retention ponds.

f. Transitional (up to 4 units per gross acre)

Transitional land use category allows the transition of older residential areas to a combination of residences and restricted professional business services and low intensity commercial uses provided the change is compatible with the surrounding neighborhood and adjacent to a major roadway. This land use designation provides for limited transitional commercial uses in areas impacted by adjacent commercial use and provides for an economic use of property while maintaining their general residential character. Such development shall meet the following criteria:

A. Limiting commercial uses to business and professional office, low intensity commercial and home occupations uses as defined in the Land Development Regulations.
B. Limiting external lighting and signs to that which would normally be permitted in adjacent residential districts.
C. Limiting the scale of commercial uses to that which would support adjacent residential neighborhoods.

Development in this category shall be limited to the following land uses:

A. Professional office, small scale retail sales and service, deli/restaurant.
B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential.

g. Downtown Mixed-Use

The Downtown Mixed Use land use category is established to encourage economic activity, living quarters and local employment opportunities within the historic downtown of Leesburg. Downtown Mixed-Use land uses consist of a variety of retail, convenience, entertainment, personal, business and other professional services, as well as a diversity of housing types and churches. The downtown mixed use land use category is only permitted within the Leesburg Central Business District. Maximum gross residential density is 25 units/ per acre. Development in this category shall be limited to the following three land use categories:

A. Commercial, office, retail sales and service, restaurants
B. Residential townhomes/villas, apartments/condominiums, multi-family residential, single family residential. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building.
C. Government, civic, institutional, places of worship, or recreational.

The balance of uses within a proposed downtown development site will be determined based on historic development patterns of the downtown and in negotiations with the Planning and Zoning Director or designated staff.

h. General Commercial

The general commercial land use category is established to encourage economic activity and local employment opportunities. General commercial land uses consist of a variety of retail, convenience, entertainment, business, places of worship, and other professional services. Residential and support uses are permitted in the General Commercial Category if the site has Planned Unit Development (PUD) zoning and is compatible with adjacent properties.

i. Industrial

The industrial land use category includes both light and heavy industrial land uses. The types of uses encouraged within the industrial land use category include distribution centers; manufacturing, processing, and fabrication plants; and recycling centers.

j. Industry and Technology Commerce Park (ITCP)

The Industry and Technology Commerce Park (ITCP) future land use is inactive and no longer available for consideration of proposed projects. The land uses and proposed development on a site designated as ITCP future land use will be negotiated with the Planning and Zoning Director or designated staff.

k. Recreation

This land use category includes park and recreation facilities owned by the City. Private parks and golf courses and open space, as well as, recreation facilities located at area schools that are under lease to the City may also be included the Recreation land use category. The recreation use category includes lands committed to both active and passive recreational uses.

l. Institutional

This category includes public structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, airports, hospitals, libraries, police and fire stations, and government administration buildings. Additionally, the institutional uses include not-for-profit and semi-public uses; such as, churches, institutions, group homes, cemeteries, nursing homes, hospitals, emergency shelters and other similar uses. Education facilities are included within this category, such as public or private schools (primary or secondary), vocational and technical schools, and colleges and universities.

m. Conservation

The conservation designation is intended to protect areas that may potentially contain protected wildlife habitat areas, hydric soils/wetlands, and special vegetative communities. The conservation designation includes public lands that have been acquired and private land areas that have been reserved by mutual agreement with the property owner for the preservation and protection of City's natural resources. For lands designated as Conservation, residential or non-residential development shall not be allowed. Passive Recreational uses shall be allowed such as trails, boardwalks, etc. Also included are areas within a public water well radius of 500 feet, within the 100- year floodplain, and other areas subject to environmental or topographic constraints. Areas designated as conservation will be reviewed carefully during the review process to determine whether development may be permitted if the areas are determined not to be sensitive.

Policy 1.1.1: ***Future Land Use Map.*** The adopted Future Land Use Map shall contain and identify appropriate locations for the following land use categories, as defined in the data and analysis of this element.

Land Use Categories	Maximum Density/Intensity
Estate Density Residential	Up to 4 units/gross acre
Low Density Residential	Up to 8 units/gross acre
Medium Density Residential	Up to 12 units/gross acre
High Density Residential	Up to 18 units/gross acre
Neighborhood Mixed Use	Up to 4 units/gross acre 0.2 FAR/60% ISR
Transitional	Up to 4 units/gross acre 0.2 FAR/75% ISR
Downtown Mixed-Use	Up to 25 units/gross acre 4.0 FAR/100% ISR
General Commercial	Up to 18 units per acre 2.0 FAR/80% ISR
Industrial	2.0 FAR/80% ISR
Inactive Industry and Technology Commerce Park	Requires pre-application conference with Planning Department staff.
Recreation	0.25 FAR 25% ISR
Institutional	2.0 FAR/75% ISR
Conservation	Development must comply with applicable regulations
Age-Restricted Development	*Single Family Detached* 9 units/gross acre *Single Family Attached and Multi-Family*: 30 units/gross acre The Following standards are gross/aggregate standards: 80% ISR, Max FAR (0.5 except for Town Centers, Commercial Centers and Medical Campus which have a 3.0 FAR)
Orange Bend	Up to 1.60 units / acre 80% ISR
Sunnyside Estates	High Density 8 units / acres. Medium Density 3 units / acre. Low Density 1 acre / unit. Very Low Density 3 acres / unit.

Policy 1.1.2: ***Density/Intensity.*** The City shall adopt maximum densities and intensities for each land use category which encourage economic development while protecting the natural environment as indicated in the above table.

Policy 1.1.3: ***Zoning Districts.*** The City shall maintain a zoning matrix which shall establish zoning districts that correspond to specific land use categories.

The matrix shall further define allowable densities and intensities in each zoning district.

Policy 1.1.4: ***Recreation and Open Space.*** Public or private lands may be designated as recreation and open space. If the facility is resourced-based, a maximum of 25% impervious area shall be allowed in areas designated as Recreation and Open Space to ensure their protection, proper development and future public use and benefit. Urban infill plazas/areas and special use facilities (such as community centers) do not have to adhere to the 25% maximum impervious surface requirement; these facilities will follow the regulations for downtown mixed-use or commercial development. If development occurs in this land use category, it should be for a public benefit.

Policy 1.1.5: ***Conservation Overlay.*** Properties that are designated as Conservation Overlay areas may potentially contain wildlife habitat areas, hydric soils/wetlands (as defined in the Conservation Element), special vegetative communities, areas within a public water well radii of 500 feet, 100-year floodplain areas, and other areas subject to environmental or topographic constraints. Conservation Overlay areas are subject to the following conditions for approval:

- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
- The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional at the expense of the Developer.
- The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.
- Development approval will be subject to an Environmental Study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- Natural resources discovered as a result of the required Environmental Study will be protected. The Environmental Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement will be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the

underlying land use on the Future Land Use Map will apply.

- Areas that are designated as conservation easements and over 10 acres in size will be required to amend the land use designation to Conservation during the City's next regularly scheduled amendment cycle.
- Any property in a Conservation Overlay area is encouraged to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

Policy 1.1.6: ***The Villages of West Lake.*** The Villages (referred to under this policy as "The Villages" or "the project") is designated as Age Restricted Development (ARD) on the City of Leesburg's Future Land Use Map. The Project is located in southern Leesburg along the north side of the Florida Turnpike between the Sumter County line and the Florida Turnpike/CR 470 interchange and south of the Florida Turnpike on the east and west sides of County Road 48.

The Villages of West Lake must develop consistent with the following requirements:

a) The Villages is a mixed-use development which will develop consistent with the Age Restricted Development (ARD) land use category which includes the mixed-use development requirements pursuant to Future Land Use Objective 1.Jk. The Project may include the following uses: residential (age restricted and non-age restricted through the conversion of land uses), office, commercial/retail, hotel, medical, research and development, light industrial, institutional, education, recreation, urban agriculture and community farming, recreational vehicle development and other similar uses as well as supporting infrastructure (e.g.: roads, water, sewer, etc.). The Villages may develop under multiple phases with specialized design standards as established in The Villages of West Lake Area A Chapter 163 Development Agreement and The Villages of West Lake Area B Chapter 163 Development Agreement (also referred to under this policy as "the Chapter 163 Agreements" or "the Agreements". The Agreements will also include design standards for the Project as required by Future Land Use Element Objective 1.1 k. The design standards addressed in the Agreements shall include but not be limited to architectural design standards, building setbacks, landscaping and buffering and roadway design in order to ensure pedestrian and vehicular safety. Additionally, a separate expedited review process may also be included in the Chapter 163 Agreements. The Villages will utilize urban design principles in order to create mixed use nonresidential centers supported by residential development connected with an internal road system and trails to encourage walking, biking and other modes of transportation.

b) Prior to development commencing on site. wetlands must be analyzed and the Developer must coordinate with the appropriate state and federal agency regarding the jurisdictional boundaries and any proposed impacts. Wetlands onsite will be protected consistent with Future Land Use Policy 1.1.6 and the State and Federal regulatory requirements and implementing agreements which provides options for mitigation. including but not limited to on-site mitigation, off-site mitigation, purchasing mitigation credits from permitted mitigation banks. and the use of conservation easements and such mechanisms through permitting. Wetlands on-site may also be utilized for passive recreation, trails, stormwater, boardwalks, and bridge and/or road crossings subject to permitting. The provisions in Conservation Element Objectives 1.2 and 1.3 and supporting policies and Recreation and Open Space Objective 1.2 and supporting policies shall not apply.

c) Prior to development commencing on site. the Developer must conduct a wildlife survey of the property and coordinate with the applicable state and federal agencies. Wildlife and their habitat will be protected consistent with FLU Policy 1.1.6 Amendment Future Land Use Policy 1.1.6 and the State and Federal regulatory requirements and implementing agreements with provides options for mitigation including but not limited to on-site mitigation, off-site mitigation and such mechanisms through permitting. Conservation Element Objective 1.5 and supporting policies shall not apply.

d) The uses permitted in the City's agricultural land use and zoning are permitted on undeveloped land, before urban development commences if such uses are consistent with the City's Comprehensive Plan. Permitted uses may include but are not limited to silviculture, farming and animal husbandry.

e) The Villages will maintain compatibility with adjacent land uses through ensuring that residential uses are adjacent to off-site residential uses or through the use of vegetative buffering, fencing or a wall.

f) The following Project entitlements are planned:
Non-Residential 4,100,000 square feet
Residential (Age Restricted) 14,185 dwelling units

The Project entitlements may be used for any of the uses identified above which include but are not limited to: residential (age restricted and non-age restricted through the conversion of land uses), office, commercial/retail, hotel, medical, research and development, light industrial, institutional, education, recreation, urban agriculture and community farming, recreational vehicle development and other similar uses as well as supporting infrastructure (e.g. roads, water, sewer, etc.). A land use conversion table will also be included within the Chapter 163

Agreements with the City for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development traffic impacts. The conversion table will also allow for conversion of the uses identified above through City approval without the requirement for a comprehensive plan amendment. The Villages must provide the City notice and documentation to review of at least 30 days in advance of using the land use conversion table. The post conversion development shall be consistent with the City's Comprehensive Plan, as applicable, which includes the minimum mixed-use requirements for an Age Restricted Development (ARD).

g) The level of service standards for The Villages of West Lake shall reflect the type of impacts that have actually been generated within The Villages which has demonstrated lower impacts (including water, sewer, traffic and schools) due to the age restricted and self-sustaining mixed-use community development pattern. The level of service standards are as follows:

THE VILLAGES OF WEST LAKE LEVEL OF SERVICE STANDARDS	
Transportation Facilities	***LEVEL OF SERVICE***
Limited Access Roads	*C or as otherwise prescribed by FDOT*
Arterials	*D*
Collectors	*D*
Potable Water	***LEVEL OF SERVICE***
Non-Residential	*0.2 gallons per day/gross square feet*
Residential (Age Restricted)	*86 gallons per dwelling unit per day*
Residential (Non-Age Restricted)	*150 gallons per person per day*
Sanitary Sewer	***LEVEL OF SERVICE***
Non-Residential	*0.15 gallons per day/gross square feet*
Residential (Age Restricted)	*86 gallons per dwelling unit per day*
Residential (Non-Age Restricted)	*251 gallons per day per capita*
Recreation	
The recreation facilities necessary for The Villages of West Lake are to be provided within The Villages which will include recreation facilities within the City of Leesburg, the City of Wildwood and Sumter County. Since The Villages is a highly amenitized community, the facilities will ensure the residents do not degrade the level of service of the City's recreation facilities.	
Public School	

Age restricted units will not impact the Lake County Public School System. Any new non-age restricted units will be coordinated with the Lake County School Board to address school capacity at the time of development.

Based on the foregoing, no other level of service standards in the City's Comprehensive Plan including requirements contained in Capital Improvements Policy 1.2.1, Recreation Policies 1.1.1, 1.1.5, 1.1.6, and 1.7.2 shall apply

Policy 1.1.7: ***The Leesburg Downtown Master Plan.*** The City will continue to implement and periodically update the Leesburg Downtown Master Plan for the purpose of creating and maintaining a vibrant activity center within Leesburg.

Objective 1.2: ***Protect Neighborhoods and Diversify Housing.***

The City will preserve and protect stable residential neighborhoods, provide opportunities for diverse residential areas and encourage various housing types to meet the life-styles and needs of all residents.

Policy 1.2.1: ***Housing Diversity.*** The Future Land Use Map shall contain an adequate diversity of lands for residential uses to meet the future demand for residential densities identified in the Housing Element.

Policy 1.2.2: ***Neighborhood Capital Improvements.*** The City of Leesburg shall prioritize needed improvements to maintain the quality of its neighborhoods and secure funding for said improvements through local funding, inter-local agreements with Lake County and grants from various state and federal agencies.

Policy 1.2.3: ***Neighborhood Lakes.*** The City shall encourage subdivisions to be designed to maintain lake edges for ring roads or linear parks and the enjoyment of the neighborhood, rather than allowing residential lots to completely encompass the lakes.

Policy 1.2.4: ***New Residential Development.*** Encourage high standards of architectural design and landscaping for new residential construction through land development regulations, planned unit development (PUD) zoning, and development review processes.

Policy 1.2.5: ***Innovative Housing and Development.*** Periodically review and amend the land development regulations to permit innovative housing types and subdivision designs that are compatible with the character of Leesburg.

Policy 1.2.6: ***Energy Efficient Housing.*** Administer the State's Energy Efficiency Codes with respect to new construction.

Policy 1.2.7: ***Neighborhood Roadways.*** Protect single-family residential neighborhoods from the potential undesirable impacts of through-traffic movements by assuring that alternate traffic improvements are considered to prevent overloading the existing roads, as well as providing adequate buffering and landscaping.

Policy 1.2.8: ***Impacts of Infill.*** Protect single-family residential neighborhoods from the potential undesirable impacts of in-fill developments by assuring that in-fill

developments shall be of a design, type, height, bulk and density not to overpower the existing architecture of the neighborhood.

Policy 1.2.9: ***Residential Density.*** Balance residential densities with the capacity of existing or scheduled improvements to public services and facilities through appropriate zoning and concurrency regulations, as well as the development review process.

Policy 1.2.10: ***Compatible Densities.*** Require that proposed residential densities be compatible with existing development in the area and that it be regulated or conditioned so as to avoid detrimental effects on the existing development and the environment.

Policy 1.2.11: ***Code Enforcement.*** The City shall periodically evaluate the program for the systematic inspection and enforcement of the City's codes and ordinances relative to housing and litter to prevent blighted areas from developing.

Objective 1.3: ***Redevelopment.***

The City will encourage redevelopment and renewal of blighted areas to maintain and enhance the quality of life and economic base throughout Leesburg.

Policy 1.3.1: ***Inventory.*** City shall continue to initiate programs and prepare goals to address areas within the City that are identified as blighted i.e.: developed areas containing substandard or lacking infrastructure including paved roads, central sewer, and central water.

Policy 1.3.2: ***Blighted Areas.*** If additional blighted or otherwise deteriorated areas develop within the City, the areas shall be targeted for special consideration through a redevelopment plan and the City shall pursue available federal, state, county and local funds for redevelopment.

Policy 1.3.3: ***Redevelopment and Infill Limitations.*** If necessary, the City may reduce land development regulation limitations on infill and redevelopment activities consistent with the land uses and densities indicated in this plan in situations that will not jeopardize public health, safety or welfare.

Policy 1.3.4: ***Development Incentives.*** The City shall use development incentives, such as impact fee waivers and density / intensity bonuses to encourage redevelopment.

Objective 1.4: ***Sustainable Development.***

The City of Leesburg shall propose a development patterns that make~~s~~ efficient use of the developable land, fully utilizes urban services and infrastructure, promotes a wide variety of transportation and housing options, absorbs and effectively serves a significant portion of the anticipated future population growth of the City, protects the architectural and environmental character of the City

through compatible, high quality, and environmentally sensitive development practices, and recognizes the City's role as a regional hub of commerce and employment.

Policy 1.4.1: ***Mixed-Use Development.*** Mixed-use developments and mixed-use buildings shall be encouraged within the City of Leesburg with appropriate buffers and landscaping between uses to ensure compatibility.

Policy 1.4.2: ***Infill Development.*** Compatible, higher density commercial and residential infill development shall be encouraged within the City of Leesburg's urban areas.

Policy 1.4.3: ***New Development.*** New development should promote a sustainable land development pattern.

Policy 1.4.4: ***Traditional Neighborhood Development.*** Traditional neighborhood development patterns shall be encouraged in areas that can appropriately handle the density.

Policy 1.4.5: ***Economic Development.*** Discretionary block grant and local funding for affordable housing and economic development should be used to support a sustainable development pattern.

Policy 1.4.6: ***Industrial Development.*** Industrially zoned land should be reserved for industrial uses. The City encourages the maintenance of sufficient land area to support opportunities for future industrial development and employment.

Policy 1.4.7: ***Environmental Sensitivity.*** Environmentally sensitive areas should be identified and preserved while allowing alternatives to development that protect private property rights.

Policy 1.4.8: ***Existing Development.*** Existing neighborhoods near urban areas should be strengthened through infill development, housing rehabilitation, proactive enforcement of zoning and building standards, and housing code enforcement.

Policy 1.4.9: ***Clustering.*** Developments may be allowed to transfer densities on the site from environmentally sensitive areas to upland areas within the same development site that are more suitable for development permitted the project goes through the planned unit development process and does not exceed a transfer density of 1 unit per 1 acre.

Policy 1.4.10: ***Economic Incentives.*** Leesburg will continue to work closely with local, state, and federal agencies to leverage economic development incentives to promote employment opportunities and a strong tax base for the City.

Objective 1.5: ***Natural Resource Protection.***

The City shall maintain land development regulations that protect natural resources (such as, groundwater, surface water, floodplains, wildlife habitat, wetlands and other vegetative communities) from the impact of development. Additionally, the City will limit development in areas that have inadequate soils, topography or other constraints to protect public health and welfare.

Policy 1.5.1: ***Carrying Capacity.*** Development Orders will be approved only in those areas which are primarily capable of supporting the impacts of development.

Policy 1.5.2: ***Septic Tanks.*** Septic tanks will only be allowed if the Public Works Department determines that extension of central sewer service is not feasible. When financially feasible, the City shall require extension of central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

Policy 1.5.3: ***Sewer.*** All previously developed properties are required to connect to central sewer when it becomes available within 200 feet of the property and their system has been determined to be detrimental to the health, safety, and welfare of the general public. All new development and redevelopment is required to connect to or extend the central sewer system to provide service to said development.

Policy 1.5.4: ***Septic/Soils.*** The City has completed a study that identifies all existing development that is utilizing septic systems on unsuitable soils. The City shall pursue funding to prioritize the retrofit of these developments and connect them to the central system.

Policy 1.5.5: ***Potable Water.*** The City of Leesburg Land Development Code shall continue to contain measures to protect potable water wellfields and environmentally sensitive lands.

Policy 1.5.6: ***Wellheads.*** Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental shall be prohibited within 500 feet of all public potable water well radii.

Policy 1.5.7: ***Floodplains.*** The City shall maintain a floodplain management ordinance which includes the development standards required for participation in the National Flood Insurance Program. Furthermore, the ordinance shall require that new construction or substantial improvement of any structure have the lowest floor elevated to eighteen (18) inches above the established 100-year flood elevation.

Policy 1.5.8: ***Stormwater.*** The City shall maintain stormwater management requirements in the Code of Ordinances which provide specific standards for the design of

on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 1.5.9: ***Stormwater Master Plan.*** No development orders shall be issued unless the proposed development is determined to be in compliance with the City's Stormwater Master Plan.

Policy 1.5.10: ***Environmental Study.*** The City shall utilize the Conservation Overlay map, as well as, the natural vegetative map, FEMA, USGS Soil Conservation Service and the Hydric Soils of Florida Handbook to identify properties which have potential development constraints based upon hydric soils, wetland and vegetation, wildlife species, flood hazard potential or other topographic constraints, and, if necessary, require an Environmental Study.

Policy 1.5.11: ***Conservation Easements.*** Areas determined to need protection through the Environmental Study process will be placed into a permanent conservation easement or appropriately mitigated prior to final development order approval.

Policy 1.5.12: ***Lake Buffers/Fill.*** The minimum upland lake buffer for principle structures shall be fifty (50) feet. No fill shall be placed in lakes, except as permitted by applicable state, regional and federal agencies. The City will observe safe development lines for the surrounding lakes.

Policy 1.5.13: ***Wetlands.*** Wetlands shall be delineated on the site plan according to FDEP, SJRWMD, and USACOE definitions, whichever standard is more restrictive. Wetlands shall mean those areas established as jurisdictional by the above agencies.

Policy 1.5.14: ***Wetland Buffers.*** The minimum vegetative cover buffer required upland from a wetland is twenty-five (25) feet.

Objective 1.6: ***Land Use Compatibility.***

Future development must be consistent with the adopted Future Land Use Map and support the City's Water Supply Facilities Work Plan. Existing incompatible uses shall not be allowed to expand and shall be eliminated, when feasible.

Policy 1.6.1: ***Inconsistencies.*** Proposed land use amendments which are inconsistent with the character of the community or inconsistent with adjacent future land uses shall not be approved by the City.

Policy 1.6.2: ***Redevelopment/Demolition.*** The City shall continue to prohibit the repair or rehabilitation of an inconsistent structure that is abandoned or damaged (even if by natural causes) beyond fifty (50) percent of its replacement value and require demolition of the structure. Redevelopment of the property will only be allowed if it is consistent with the Future Land Use Map.

Policy 1.6.3: ***Conversions.*** In areas where residences can be converted to commercial uses, the following standards will apply to ensure the protection of established neighborhoods and feasibility of the proposed changes:

- The roadways, utilities and access to the property must be adequate to support the proposed change.
- Adequate parking must be provided for the proposed use of the property, including the standards of the American Disabilities Act.
- Appropriate buffering will be required adjacent to existing residences. The size and lighting of the signage for the proposed use must be consistent with the character of the neighborhood.
- Ensure that the proposed site plan adequately addresses drainage and
- stormwater management, open space, safe and convenient on-site traffic flow, safe and adequate ingress and egress, and adequate vehicle parking.

Policy 1.6.4: ***Land Development Regulations.*** The City's Land Development Code shall contain land development regulations that help provide methods to address land use compatibility, e.g., buffering and setbacks.

Policy 1.6.5: ***Compatibility.*** Compatibility with surrounding established neighborhoods shall be considered during the Comprehensive Plan amendment process. This compatibility will include consideration of surrounding housing types, neighborhood stability, transitional uses and scheduled infrastructure improvements, including those planned improvements stated in the City's 10-Year Water Supply Facilities Work Plan.

Policy 1.6.6: ***Buffers.*** Low-density residential areas shall be buffered from intensive commercial and industrial land uses. This will be accomplished by locating less intensive transitional uses in between, or by buffering with berms, trees, walls or other methods to be included in the Land Development Code as deemed appropriate by the City.

Policy 1.6.7: ***Landscape Buffering.*** The City shall maintain a landscape ordinance that requires adequate buffering between incompatible uses.

Policy 1.6.8: ***Impacts of New Development.*** The City shall maintain site design requirements and subdivision regulations in the Land Development Code which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy 1.6.9: ***Signage and Glare.*** The City's land development regulations shall limit signage and the glare from lighting which can be viewed from residential property and restrict the location of signs which interfere with traffic flow and sight distance.

Policy 1.6.10: ***Industrial.*** As implemented through the adoption of the City's land development regulations, lands designated "Industrial" on the Future Land

Use Map shall also serve as an area to locate authorized land uses and activities which could have adverse secondary effects (e.g. increased crime; neighborhood deterioration and blight; property devaluation; economic deterioration; health risks; and other adverse effects) on residential areas, religious institutions, schools, parks, day care centers, and other public institutions located within the City.

Policy 1.6.11: ***Hawthorne.*** The City of Leesburg will enforce development standards on the "Hawthorne" property, for which a comprehensive plan amendment to City General Commercial (48.5 + acres) and Conservation (19.5 + acres) was adopted by Ordinance 10-92, in order to ensure coordination with public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment is hereby limited as follows:

- The Amendment Parcel shall be developed under the zoning classification of Planned Unit Development (PUD) to address site design, setbacks, buffering and access issues.
- Commercial development shall be limited to a maximum of 240,330 square feet.
- Residential assisted facilities shall be limited to a maximum of 159,900 square feet.
- Development is required to be served by central potable water and central sanitary sewer facilities.
- The commercial and residential assisted facilities square footage may deviate up to 20%; however, in no case shall the maximum combined total be exceeded.

Policy 1.6.12: ***PEAR Park.*** The City of Leesburg will enforce development standards on the "PEAR Park" property, for which a comprehensive plan amendment to City Institutional (38 + acres) and Conservation (12 + acres) was adopted by Ordinance 10-93, in order to ensure coordination with public facilities, including transportation demand. Development shall meet the applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment is hereby limited as follows:

- The Amendment Parcel shall be developed as a park and no other institutional land uses shall be allowed.
- Development is required to be served by central potable water and central sanitary sewer facilities.

Objective 1.7: ***Transportation/Land Use Compatibility.***

The City will ensure that population densities, housing types, employment patterns, and land uses are consistent with the City's transportation network.

Policy 1.7.1: Curb-cuts and points of access to the traffic circulation system shall be minimized.

Policy 1.7.2: Shared driveways and cross access between adjacent properties shall be encouraged.

Policy 1.7.3: Proposed transportation improvements shall be consistent with the land use patterns on the Future Land Use Map.

Policy 1.7.4: Land uses that generate high traffic and truck counts shall be encouraged to locate adjacent to arterial roads and mass transit systems.

Policy 1.7.5: The City shall require an adequate quantity of on-site parking to accommodate land uses.

Policy 1.7.6: The City shall require new developments to provide safe and convenient on-site traffic flow through the use of easements, interconnectivity, round-abouts, and traffic calming measures.

Objective 1.8: ***Adjacent Jurisdictions.***

The City shall promote compatibility of adjacent land uses with Lake County and adjacent jurisdictions.

Policy 1.8.1: ***Proposed Land Use Amendments.*** When reviewing land use amendments, the City shall consider the existing and proposed land uses in any jurisdictions that are adjacent to the proposed amendment.

Policy 1.8.2: ***Interlocal Service Boundary Agreement.*** The City of Leesburg shall continue to operate under the terms of the Interlocal Service Boundary Agreement (ISBA) as amended from time to time.

Policy 1.8.3: ***Annexation.*** The City shall pursue a policy of annexation which will provide for the most efficient use of public facilities and services, eliminate areas of jurisdictional problems, and provide for sound growth and development of the City and surrounding area.

Policy 1.8.4: ***Enclaves.*** In order to reduce land use conflicts and to ensure continuity of public service provision, the City shall investigate and, where feasible, annex all enclaves as soon as possible.

Policy 1.8.5: ***Extension of Services.*** New development proposed within the Lake County in areas that are contiguous to the City shall be either annexed or subject to a "Covenant to Annex" into the City and shall be developed to City standards as a condition for the extension of public utilities.

Policy 1.8.6: ***Management of Anticipated Growth.*** As property is annexed into the City, and is subsequently included on the Future Land Use Map, the City shall designate appropriate land use categories (as needed), in order to manage the anticipated growth in a manner which creates a more energy efficient land use pattern and promotes sustainable development based on residential neighborhoods and mixed

communities which ensure compatibility between the environment, new development and existing developed areas.

Objective 1.9: ***Capital Improvements.***

Promoting development to occur where commitments have been made for requisite facilities and services shall be used to discourage urban sprawl.

Policy 1.9.1: ***Growth Related Needs.*** Capital Improvements shall be prioritized in the Capital Improvements Element to be constructed on the basis of growth-related needs, those needs identified in the City's Water Supply Facilities Work Plan, and those needs which support adopted level of service standards.

Policy 1.9.2: ***Water Supply Projects.*** To ensure that facilities and services meet or exceed the City's level of service standards and support required water supply projects identified in the City's Water Supply Facilities Work Plan, the capital improvements schedule will be updated annually.

Policy 1.9.3: ***Provision of Services.*** The City of Leesburg shall address the issue of the provision of central sewer and water, as well as transportation, with Lake County. Interlocal agreements shall spell-out the responsibilities of each jurisdiction including funding and timing of expansion/improvements.

Policy 1.9.4: ***Prioritized Water Supply Facilities***. Capital Improvements that are identified in the City's Water Supply Facilities Work Plan as being required in the first 5-years of the applicable 10-year planning period shall be prioritized in the Capital Improvements Element.

Objective 1.10: ***Adequate Public Facilities.***

The City shall ensure that future development is provided essential services and facilities at acceptable standards through that incorporating the following policies into the site plan review process to best serve the needs of current and future City of Leesburg residents.

Policy 1.10.1: ***Development Orders.*** Development Orders will be granted only if requisite facilities and services are available or will be available concurrent with the project's impacts at/or above the City's adopted level of service standard.

Policy 1.10.2: ***Availability of Services.*** Development Orders and permits will be specifically conditioned on the availability of such facilities and services.

Policy 1.10.3: ***Fiscal Resources and Extension of Services.*** The City will continue to seek fiscal resources to extend City service areas, expand water and wastewater collection zones, improve City roadways, and make other improvements necessary to accommodate growth and maintain services and facilities at adopted standards.

Objective 1.11: ***Historic Preservation.***

The City shall identify, designate and protect historically significant housing and significant archeological sites and ensure the preservation of local historical, cultural and archaeological features through their identification, designation, and protection.

Policy 1.11.1: ***Historically Significant Housing***. Assist the City of Leesburg's Historical Society in identifying and providing landmark designation for historically significant housing in the City.

Policy 1.11.2: ***Survey Required.*** The City shall require all development proposals to include a preliminary survey of archaeological, cultural and historical features for those sites that are known to contain such features, or for which there is a high probability that they contain these features.

Policy 1.11.3: ***Prior to Commencement***. The preliminary survey will be used prior to the commencement of development, including land clearing activities, to develop and implement a plan to protect these historical, cultural and/or archaeological features, in coordination with the Department of State, Division of Historical Resources.

Policy 1.11.4: ***Protection of Historic Values.*** The City will protect and preserve its historic sites and properties, buildings, artifacts, and objects of antiquity which have scientific or historic value, or are of interest to the public.

Policy 1.11.5: ***Damage to Historically Significant sites or Buildings.*** The Historic Preservation Board shall make recommendations for activities which alters or damages any site or building determined to be historically significant that is contained in the Florida Master Site File maintained by the State of Florida.

Policy 1.11.6: ***Database Maintenance.*** The City shall maintain an electronic database that identifies the location of potential archeological and historic sites and review all future development and redevelopment to prevent any negative impact to these sites.

Policy 1.11.7: ***Restrictive Standards.*** The City shall maintain more restrictive standards for historic preservation in the Land Development Code to ensure the protection of historically significant cultural sites and historic structures from development or redevelopment.

Objective 1.12: ***Public Utilities.***

The City will maintain regulations and procedures in the Land Development Code which will require provision of land for utility facilities necessary to support development and will limit land development activities when such land for utility facilities is not available, as specified in the following policies:

Policy 1.12.1: ***Review.*** Proposed development shall be reviewed in relation to existing and projected utility systems and any land needs of these systems; such as, water and sewer plants; transmission corridors for electric and other utilities; easements for maintenance; and, other requirements.

Policy 1.12.2: ***City Systems Preservation.*** No development orders shall be issued unless it can be demonstrated that the land required for utility systems serving the City will be preserved.

Policy 1.12.3: ***Future Land Use Map Amendments.*** No future land use map amendments or changes shall be approved unless adequate water supplies and associated public facilities are available or will be available to meet projected growth demands.

Objective 1.13: ***Public Schools.***

The City shall comply with Lake County Schools siting practices and procedures as set forth in Florida Statutes, Chapter 1013 and the Interlocal Agreement for School Facility Planning and Siting, for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

Policy 1.13.1: ***Zoning Districts.*** Public school facilities will be permitted within the following future land use categories: Low Density Residential, Medium Density Residential, High Density Residential, Estate Density Residential, Institutional, Neighborhood Mixed Use.

Policy 1.13.2: ***Detrimental External Environment.*** New school sites must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.

Policy 1.13.3: ***Site Location.*** New schools should minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes and similar uses through proper site location, configuration, design layout, access, parking, traffic controls and buffers.

Policy 1.13.4: ***Minimum Standards.*** The size of new school facilities and land areas should satisfy the minimum standards established by the Lake County School Board, and/or Florida Department of Education requirements.

Policy 1.13.5: ***Location.*** Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools which are suitable for other locations due to their special characteristics.

Policy 1.13.6: ***Floodplains / Adverse Impacts***. New school sites should be well drained and education buildings should be located away from floodplains, wetlands, and other environmentally sensitive lands. Education facilities should not have an adverse impact on historic or archaeological resources.

Policy 1.13.7: ***Public Safety***. Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.

Policy 1.13.8: ***Ingress / Egress.*** New school sites should have frontage on or direct access to a collector or arterial road and should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles.

Policy 1.13.9: ***Co-location of Public Facilities.*** To the extent possible, during pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to co-locate public facilities, such as parks, libraries, and community centers, with schools.

Policy 1.13.10: ***Natural Disaster.*** Portions of new schools should be constructed to serve adequately as emergency shelters in case of natural disasters.

Policy 1.13.11: ***Interlocal Agreements.*** Schools will be developed consistent with the City's Comprehensive Plan and land development regulations and any mutual agreement between the City and the Lake County School Board.

Objective 1.14: ***Orange Bend Mixed-Use.***

The City shall apply the Orange Bend Mixed-Use Future Land Use designation where appropriate. The Orange Bend Mixed-Use land use designation requires a mixture of compatible uses, which reinforces an efficient pattern of development, reduces excessive travel demands, promotes multi-modal transportation opportunities, is bicycle and pedestrian friendly, seeks a jobs-housing balance, provides varied housing opportunities, protects and enhances sensitive environmental areas, and provides sites for parks, and other community services. The Orange Bend Mixed-Use designation is intended for a newly developing area which is suitable for urban development and under unified control for master planning. The purpose of the Orange Bend Mixed-Use designation is to encourage flexible and creative site design.

Policy 1.14.1: The Orange Bend Mixed-Use Land Use designation shall permit a mix of uses to include: a mix of residential structures, commercial, professional offices, personal service uses, light industrial (personal and business storage, distribution and assembly), hotel, institutional, medical uses to include ALFs, ILFs, activity and recreational land uses which shall include passive recreational opportunities. All development designated Orange Bend Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The Orange Bend Mixed-Use designation may only apply to developments that are a minimum of 640 MOL gross acres.

The maximum floor area ratios and residential units for the Orange Bend Mixed-Use designation shall be as provided in *Policy 1.1.1 Future Land Use Map*. The Orange Bend Mixed-Use designation shall permit the following mix and range of uses, as enumerated in the chart below or calculated as a percentage of gross acreage

Land Use	Minimum	Maximum
Residential (total units):		995
Single Family Units:		800
Townhome/Multi-Family Units:		195
Commercial		283,700 SF Floor Area

Community Services (Institutional) *site*		One (1) acre
Open Space	30%	
Wetlands/Recreation/Conservation	28% MOL	

Residential uses located over retail or office uses shall be permitted in mixed-use areas. but the residential component shall be excluded from the percentage calculation of gross acreage listed above.

Gross density shall not exceed 1.60 dwellings units per acre.

Policy 1.14.2: Residential uses shall be located so as to facilitate bicycle / pedestrian access to retail, office, and other non-residential uses, and to future transit links with the specific intent of reducing automobile dependence and promoting sustainable lifestyle habits. Residential uses may be vertically integrated with office and retail uses.

Policy 1.14.3: The Orange Bend Mixed-Use PUD ordinance shall include design guidelines that emphasize the pedestrian experience and promote a sense of place. Design guidelines shall include: building mass and form; pedestrian, bicycle, and vehicular circulation; vehicular access; sidewalks; setbacks; open space; parking; service areas; architectural standards; materials; lighting; signage; and streetscapes.

Policy 1.14.4: Office / light industrial uses shall be positioned to attract high-tech/high-value employment. Design of office uses may include corporate campus style development.

Policy 1.14.5: The City of Leesburg shall adopt site-specific sub-policies for any property designated Orange Bend Mixed-Use on the Future Land Use Map. The site-specific sub-policies shall address the following items at a minimum:

1. Development program, including the maximum number of residential units and non-residential square footage allowed on the property;
2. Development phasing plan;
3. Public facilities analysis and mitigation, including strategies to address the supply of the following, at a minimum:
   a. Transportation facilities,
   b. Stormwater facilities,
   c. Water and wastewater facilities,
   d. Water supply, and
   e. Public school facilities.

All development designated Orange Bend Mixed-Use shall be rezoned to a Planned Unit Development (PUD). The Orange Bend Mixed-Use PUD ordinance shall establish the permitted development program and may include a land use conversion matrix that will allow the developer to modify the approved acreages and/or square feet permitted for each land use, within certain defined thresholds. These conversions may be made to accommodate changes in market conditions etc.,

provided they do not exceed twenty-percent (20%) of the approved residential units, non-residential floor area ratio, and acreage of the corresponding land use and as long as there is no net increase in impacts as a result of the land use conversion (including transportation, potable water, water supply, wastewater, stormwater supply and public school impacts). These conversions must also remain within the range of minimum and maximum mixture of uses permitted for the Orange Bend Mixed-Use category (consistent with the *Future Land Use Element Policy 1.15.1*).

Policy 1.14.6: ***Fire Station Site Institutional.*** The developer and city shall negotiate the location of an institutional land use on the plat of the subdivision which may be used by the city and/or county for the purposes of housing a fire station, police substation, emergency medical services and other municipal services (i.e.: library, tag office, driver's license office, etc.). The institutional land use shall be located such that it shall service, not only the proposed development, but also the surrounding community. The city shall have the right to take title to the institutional site at any time after the plat of the subdivision is approved. The community center site shall not exceed one (1) acre.

Policy 1.14.7: The PUD shall make provisions to allow for agricultural use of the property to continue, in whole or in part until the Orange Bend development has reached substantial completion of seventy-five percent (75%) of the gross acreage. The agricultural uses shall include, but not be limited to; beef cattle and horse ranch, timber, sod, hay and row crops. Uses which shall be specifically prohibited are hog farms, dairy farms, and chicken farms. In as much as the City of Leesburg does not have an agricultural zoning classification, the rules and privileges which apply to agricultural property under the jurisdiction of Lake County shall apply.

Agricultural uses within the Orange Bend Land Use designation shall operate pursuant to best management practices and procedures under the provisions of Florida Statutes, *Title XI, Chapter 163, §163.3162 Agricultural Lands and Practices* for the duration of such uses. Agricultural uses shall cease and desist upon completion of seventy-five percent (75%) of the gross area proposed as the Orange Bend (Lowrie Ranch) PUD (Planned Unit Development).

Objective 1.15: ***Ensuring Land Use Compatibility with Mission Impact Area***

The City shall ensure that future development within the Naval Undersea Warfare Center at Okahumpka (NUWC) Mission Impact Zone Overlay District (Impact Zone) will not impact the current and long-term viability and use of the facility and will protect the public health, safety and welfare by ensuring land use activities are compatible with the testing and training mission of the NUWC. The Impact Zone Map is adopted as Map Exhibit B, as part of the City's Future Land Use Map series.

Policy 1.15.1: Within the Impact Zone, the City will apply growth management policies and regulatory techniques to guide land use activities and construction in a manner

compatible with the long-term viability of the facility and the protection of public health and safety.

Policy 1.15.2: The City of Leesburg shall assist in protecting the mission and the long-term viability of the NUWC through managing compatible future land uses within the Impact Zone.

Objective 1.16: ***Planning Coordination in the Military Operations Areas***

The City of Leesburg shall provide for a high degree of intergovernmental coordination and communication with the US Navy to ensure that the new development within the Impact Zone will promote the continued existence of the NUWC and avoid incompatible land use activities.

Policy 1.16.1: ***City of Leesburg Coordination and Review with NUWC (Naval Undersea Warfare Center).*** The City of Leesburg shall refer to the Department of the Navy representatives for review and comment prior to final action by the City, all proposed Comprehensive Plan amendments, proposed Land Development Regulations, rezoning, waivers, variances and similar applications which, if approved, would affect the intensity, density or use of land within the Impact Zone. This referral shall take the form of written notification, for all aforementioned applications, using standard City of Leesburg development review processes, which shall include space for comment and recommendations by representatives of the U.S. Navy.

Policy 1.16.2: The portion of the Impact Zone that is designated as ARD on the City's future land use map shall be exempt from Objectives 1.16 and 1.16.1 and the supporting policies as shown on Map Exhibit B – Impact Zone Map. This area is exempt because the uses permitted in ARD have been found to be compatible with the NUWC. Any plan amendment re-designating lands within the Impact Zone from ARD to another land use will subject those properties to Objectives 1.16 and 1.16.1 and the supporting policies.

Objective 1.17: ***Medical District.***

The City will consider adoption of a Medical District in the area generally bounded by Pine Street, South Lake Street, E. Dixie Avenue, and South Canal Street. The purpose of this district will be to promote the development of medical facilities and supporting uses within the district.

Policy 1.17.1: The City will conduct a study to define the district boundaries of a potential Medical District and to determine if the district will be implemented through a Future Land Use Category and/or a zoning overlay district.

Policy 1.17.2: The City will work with property owners in the proposed area of the Medical District to establish the incentives and standards of the District.

Sunnyside Estates Introduction

The Sunnyside Estates Future Land Use category shall be used to identify, manage and control growth on land areas located within the city limits of Leesburg that lie within the Sunnyside Task Force Study Report area dated June 28, 2004, as issued by the city commission under Resolution 7158. This shall extend to and specifically include all lands lying within the Task Force Study Report area which have been annexed into the city on or after June 28, 2004. The Sunnyside Task Force Study Report, dated June 2004 is hereby adopted by reference into the City of Leesburg's Comprehensive Plan.

Objective 1.18: Sunnyside Estates

The City of Leesburg shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the established Sunnyside Estates community, its lifestyle and the charm presently enjoyed in the Sunnyside Community, and thereby ensure that these qualities are available to future residents.

Policy 1.18.1: The purpose of the Sunnyside Estates Future Land Use category shall be to 1) protect existing development from increased levels of density; 2) limit new development to density levels as expressed in the Sunnyside Task Force Study Report of June 28, 2004, the 2045 City of Leesburg Comprehensive Plan, and 3) allow for new development consistent with established Sunnyside Estates development patterns.

Policy 1.18.2: Sunnyside Estates Future Land Use category shall consist of one future land use category, Sunnyside Estates (SE), with four (4) distinct maximum density bands:

A Sunnyside Estates Corridor Density – (SEC) – up to 8 dwelling units per gross acre,

B Sunnyside Estates Medium Density – (SEM) – up to 3 dwelling units per gross acre,

C Sunnyside Estates Low Density – (SEL) – up to 1 dwelling unit per 1 gross acre, and

D Sunnyside Estates Very Low Density – (SEV) – up to 1 dwelling unit per 3 gross acres.

Policy 1.18.3: The City of Leesburg shall allow for the placement of gateway / landmark features to define the Sunnyside Estates area as defined by the Sunnyside Task Force Study Report of June 28, 2004.

Policy 1.18.4: Standards for new development shall preserve the character of the Sunnyside Community as defined by the Sunnyside Task Force Study Report of June 28, 2004.

Policy 1.18.5: Development shall consider existing aesthetics in site design to include, but not limited to, parking, lighting, signage, open space, architecture, building scale and landscaping.

Policy 1.18.6: Annexations into the corporate limits of the City of Leesburg shall be voluntary. Connection to City of Leesburg utilities is required. Property annexed shall be

zoned into a Planned District. Densities permitted on properties annexed into the corporate limits of the City of Leesburg shall be as stated in the density bands herein.

COMPREHENSIVE PLAN
DATA AND ANALYSIS

Introduction

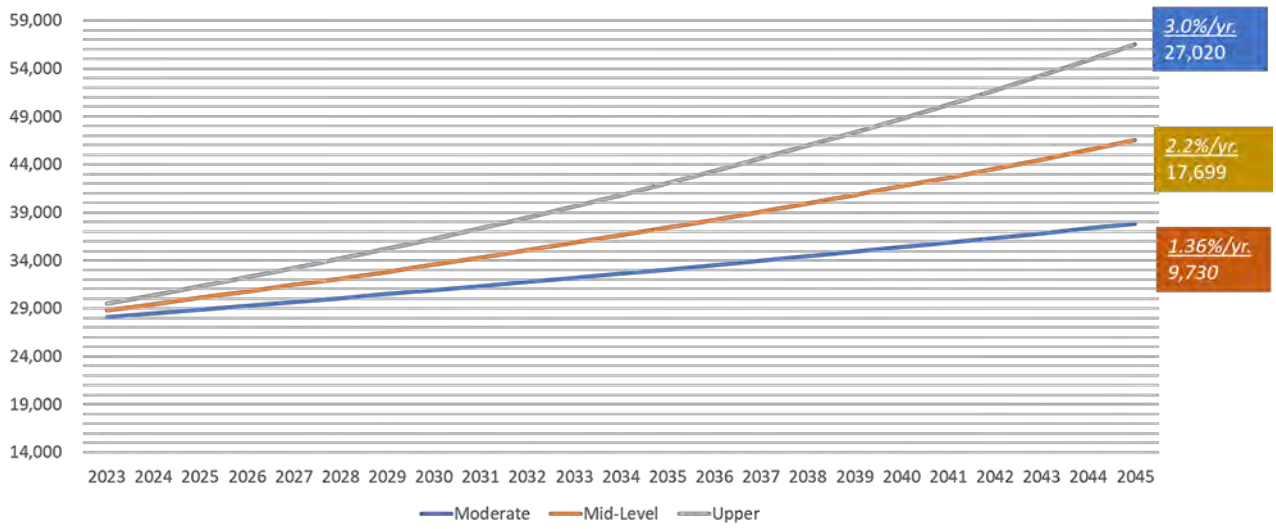
As a part of its periodic assessment of its Comprehensive Plan, the City of Leesburg has engaged Calvin Giordano & Associates (CGA) to prepare a review of the Plan's background data and analysis. This data and analysis will serve as the basis for the preparation of updated Comprehensive Plan goals, objectives, and policies that are scheduled for adoption in early 2024.

The City's Comprehensive Plan was initially adopted in 1991 under the requirements of the State Growth Management Act of 1985. The most recent evaluation and appraisal was completed in 2012, and subsequent major update of the City's Comprehensive Plan were completed in 2014. Since 2014, the Comprehensive Plan has been periodically amended, including the adoption of a Property Rights Element, completed in compliance with F.S. 163.3177(6)(i)2. The City recently submitted updates to portions of the Comprehensive Plan to reflect updates in its Water Supply Plan. Once complete, these updates will be incorporated into the Comprehensive Plan updates based on this updated data. In August of 2021, pursuant to Rule Chapter 73C-49, Florida Administrative Code, the City notified the Florida Department of Economic Opportunity that no amendments to the Comprehensive Plan were necessary for compliance with State law.

Population Projections

Projections of the City's population will serve as the basis for the planning for the next 20 years. The following are the projected population for the City which will be used consistently in each element of the Comprehensive Plan.

City of Leesburg - Population Forecast (Varying Scenarios)



As illustrated above, population projections through 2045 range from 9,730 to 27,020 new residents. Naturally, there will be cycles in annual population growth patterns, and MPO projections indicate stronger growth during the next 10+ years with some tapering off thereafter. Nonetheless, the key metric for long-term planning associated with the comprehensive plan is the aggregated annual forecast.

From these estimates, household growth is determined based upon an estimated household size. Currently, the City is reporting an average household size of 2.40 persons. However, and as noted above, there is forecast to be a measurable increase in the elderly category (75+ years) which will have at least some corresponding effect on a trend to smaller household sizes. Nonetheless, for purposes of this analysis, the average household size City-wide will be based upon a 2.4 persons per household ratio.

Based upon this household forecasting methodology, and using the Mid-Level average annual population growth factor, there is estimated demand for approximately 7,374 new housing units through 2045; or, slightly 335 housing units on average per year during the long-term planning horizon. If the upper-level of projections is used, there is estimated demand for 11,262 new housing units through 2045, or nearly 512 housing units average annually. Of note, the estimates above include a modest increase in housing supply accounting for non-primary housing (i.e. investor/second home units).

Future Land Use Element

The primary purpose of the Future Land Use Element, according to Section 163.3177(6)(a) is to ensure that adequate land is available to accommodate needed and desired growth, and to guide development and redevelopment to the appropriate areas. The City's Future Land Use map was originally adopted in 2014. Since then, the City has continued to experience tremendous growth due in large part to the rapid growth of

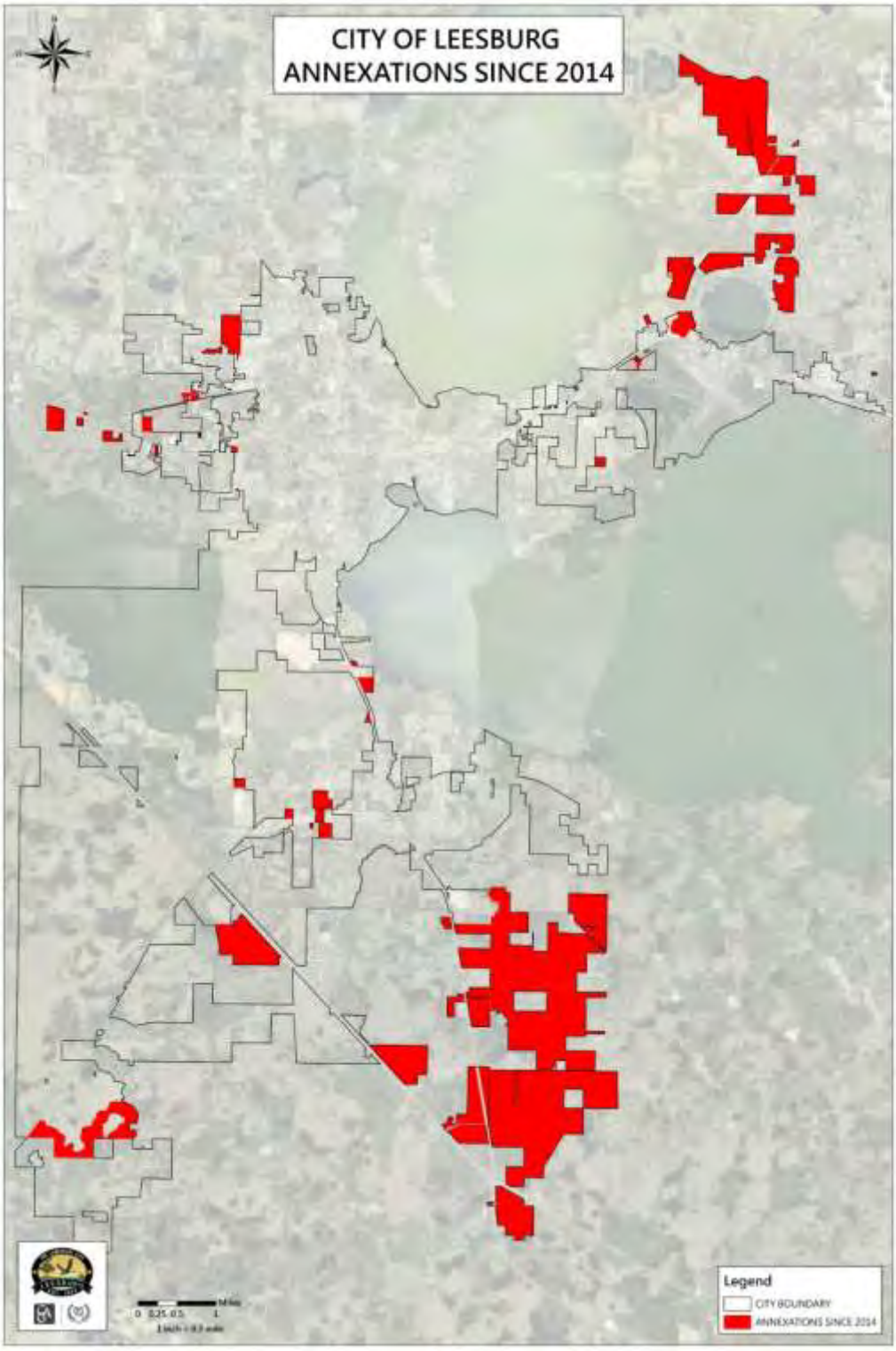
the Orlando Metro area. Throughout this period, most of the changes to the Future Land Use map have occurred due to annexations. Since 2014, the City has annexed a total of 4,912 acres. A majority of these annexations have been to accommodate residential development (77.8 percent compared to 7 percent commercial and industrial), and many are due to expansion of the Villages.

Tables 1-1 and 1-2: Leesburg Annexations 2014 through 2023, Residential FLU Categories & Commercial/Industrial FLU Categories, respectively.

Leesburg Annexations 2014 through 2023 Residential Future Land Use Categories		
Future Land Use Category	**Acreage**	**Percent of Total Annexation Area**
Estate Residential	2,419.3	49.3
High Density Residential	47.1	1.0
Low Density Residential	79.7	1.6
Medium Density Residential	72.5	1.5
Neighborhood Mixed Use	1,200.7	24.4
Total Residential Annexations	**3,819.3**	**77.8**

Leesburg Annexations 2014 through 2023 Commercial and Industrial Future Land Use Categories		
Future Land Use Category	**Acreage**	**Percent of Total Annexation Area**
General Commercial	272.9	5.6
Industrial and Technology Industrial Park	9.4	0.2
Industrial	57.2	1.2
Total Commercial and Industrial Annexations	**339.5**	**7.0**

Map 1-1: City of Leesburg Annexations Since 2014



Because much of the City's growth has been due to residential development, the City may want to consider exploring policies to promote targeted employment and commercial growth to accommodate this residential growth and to support the City's tax base. Additionally, we would anticipate potential increases in the conversion of nonresidential uses to accommodate affordable housing due to the Florida's Live Local Act (SB 102) which was adopted in 2023.

In assessing available land for development, we have provided below a table of developable land and maximum residential development potential based on allowable density by Future Land Use categories. Based on this analysis, we have determined that there is currently adequate land area to accommodate anticipated housing demand based on both the mid-level and upper-level population projections noted above.

Map 1-2: City of Leesburg Future Land Use Map

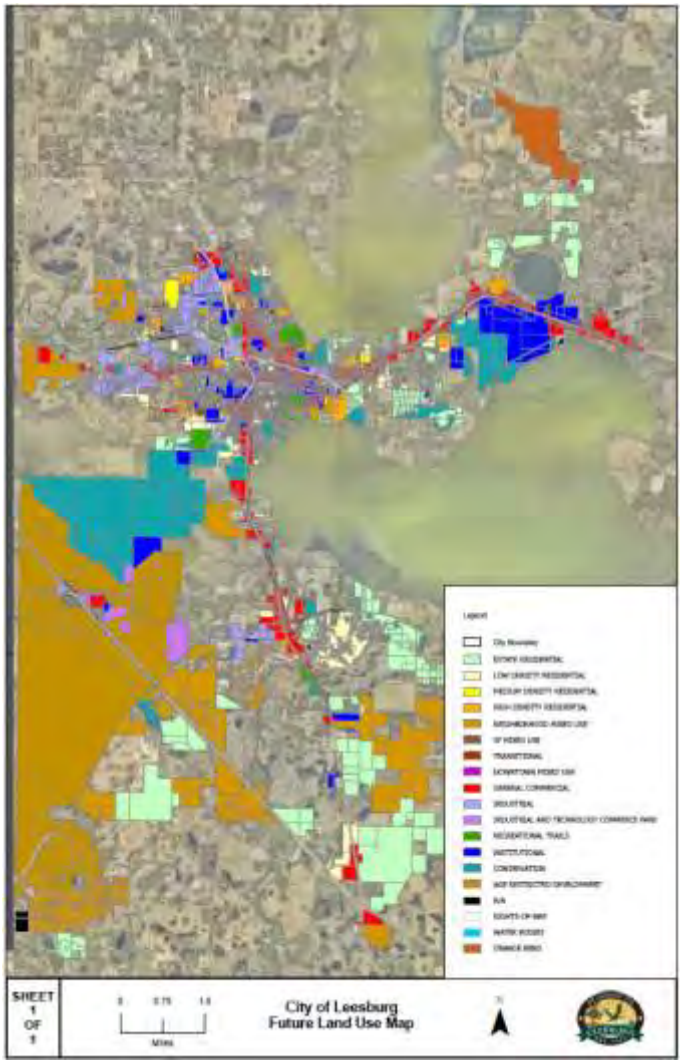


Table 1-3: Future Land Use Table - 2023

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreages
Estate Residential	Up to 4 units/acre	4,756
Low Density Residential	Up to 8 units/acre	2,887
Medium Density Residential	Up to 12 units/acre	114
High Density Residential	18-25 units/acre	724
Downtown Mixed-Use	18-25 units/acre 4.0 FAR/100% ISR	27
Age Restricted Development	0.5 FAR/80% ISR Single Family Detached 9 units/gross acre Single Family Attached and Multi-Family: 30 units/gross acre The Following standards are gross/aggregate standards: 80% ISR, Max FAR (0.5 except for Town Centers, Commercial Centers and Medical Campus which have a 3.0 FAR)	6,822
Orange Bend	Up to 1.60 units/acre 80% ISR	640
Neighborhood Mixed Use	Up to 4 units/acre 2.0 FAR/60% ISR	5,017
Transitional	2.0 FAR/75% ISR	122
Inactive Industry & Technology Commerce Park	2.0 FAR/80% ISR	1,577
Sunnyside Estates*	High Density 8 units / acre Medium Density 3 units / acre Low Density 1 acre / unit Very Low Density 3 acres / unit	702

General Commercial	2.0 FAR/80% ISR	2,021
Institutional	2.0 FAR/75% ISR	2023
Industrial	2.0 FAR/80% ISR	1,435
Recreation	0.25 FAR/25% ISR	384
Conservation	Developments must comply with applicable regulations - varies	3815
Rights-of-Way		51
N/A		268
TOTAL		**33, 385**

**In process as of the 2024 Update to the City of Leesburg Comprehensive Plan.*

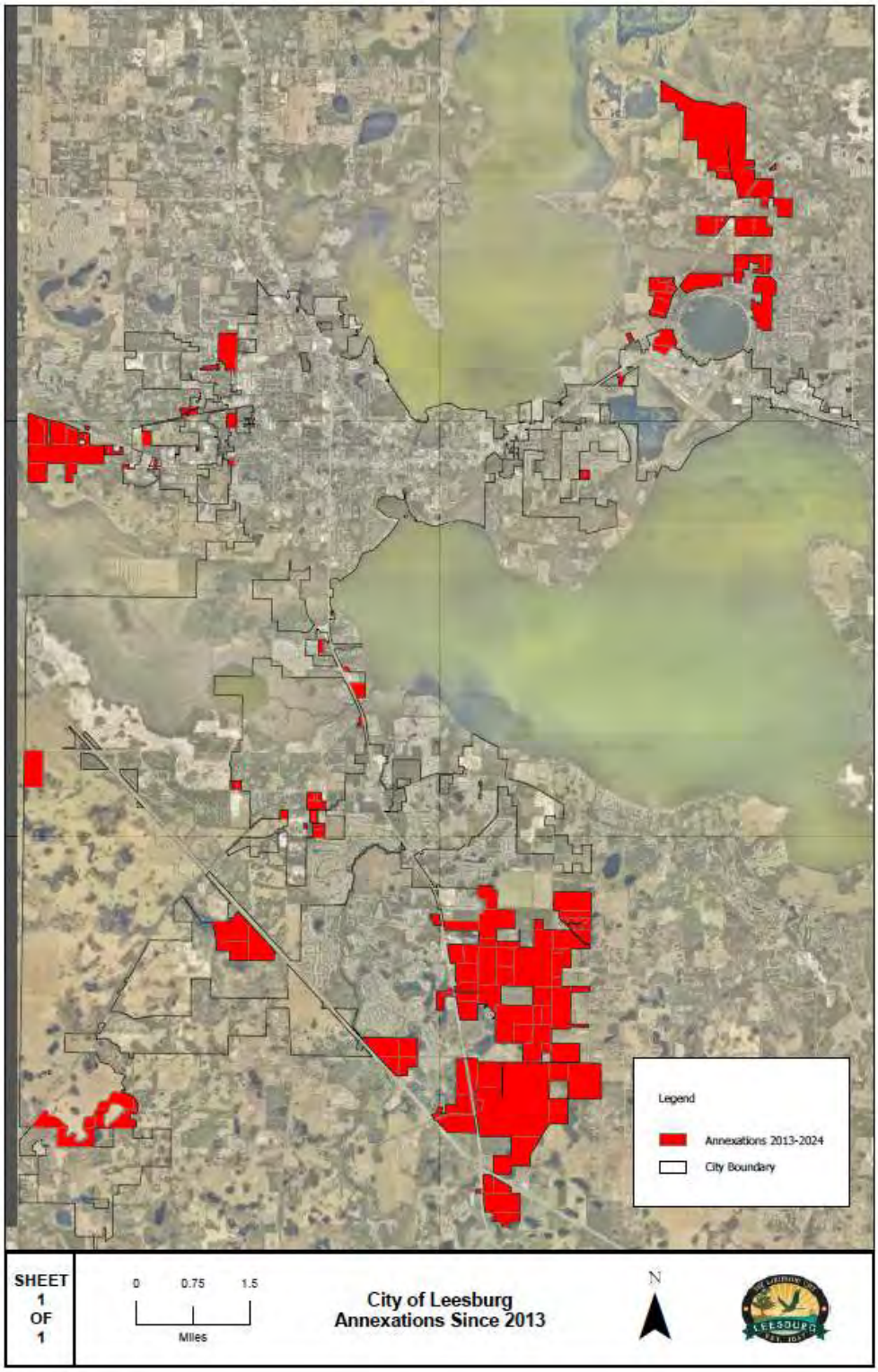
Source: Calvin, Giordano & Associates, 2024; REVISED City of Leesburg Geographic Information Systems Future Land Use data layer. Parcel data source: Lake County Property Appraiser's land data base. Curated August 6, 2024.

Developable Acreage Table - 2024

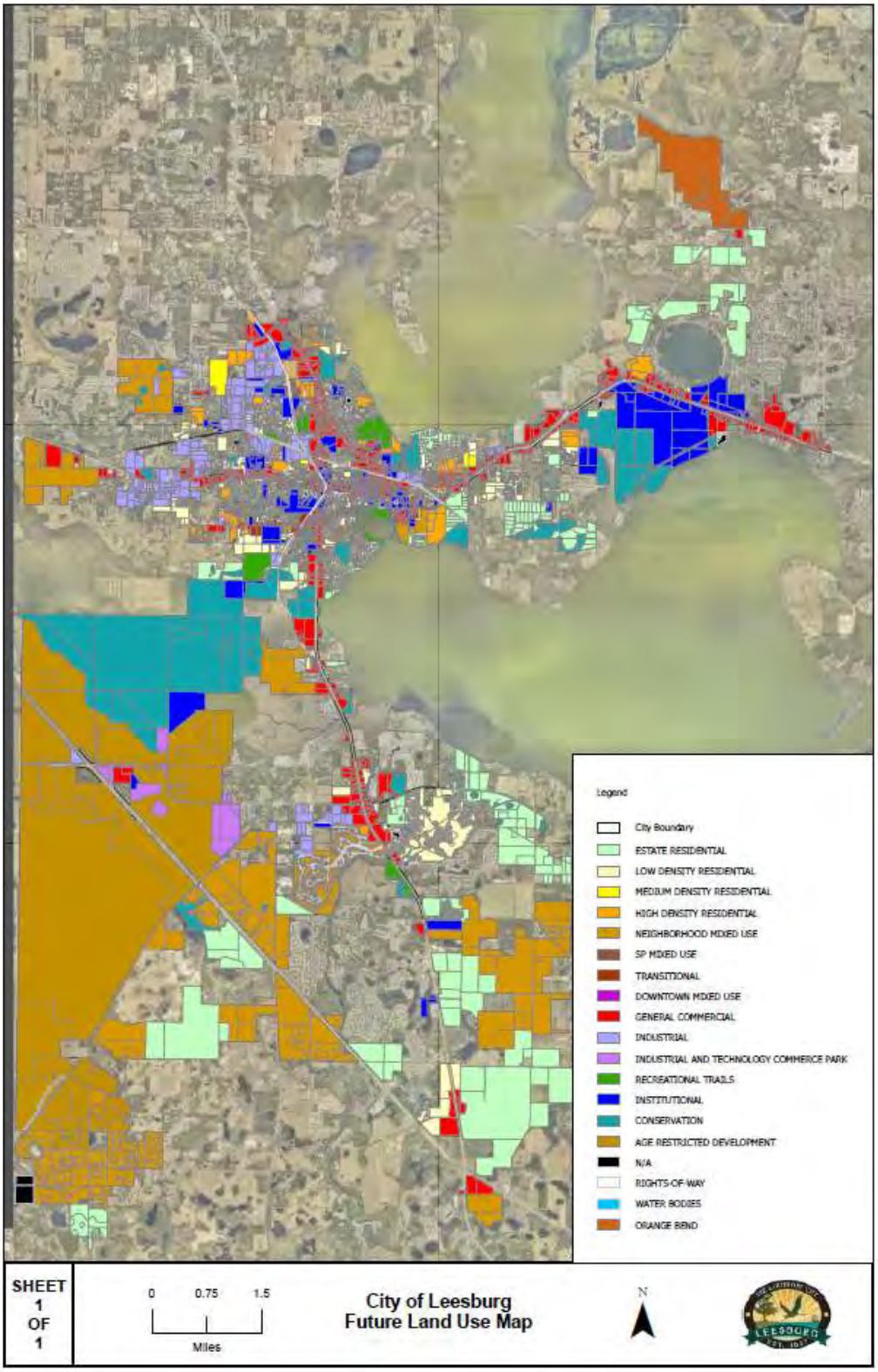
Future Land Use Categories	Developable Acreage	Maximum Density/Intensity	Max. Residential Potential
Estate Residential	584	Up to 4 units/acre	2,338
Low Density Residential	318	Up to 8 units/acre	2,543
Medium Density Residential	73	Up to 12 units/acre	871
High Density Residential	113	18-25 units/acre	2,032
Downtown Mixed-Use	5	18-25 units/acre 4.0 FAR/100% ISR	131
Neighborhood Mixed Use	1,012	Up to 4 units/acre 2.0 FAR/60% ISR	4,047
Transitional	40	2.0 FAR/75% ISR	159
Industry & Technology Commerce Park	96	2.0 FAR/80% ISR	577
General Commercial	399	2.0 FAR/80% ISR	0
Institutional	654	2.0 FAR/75% ISR	0
Industrial	379	2.0 FAR/80% ISR	0
Recreation	79	0.25 FAR/25% ISR	0
Conservation	217	Developments must comply with applicable regulations - varies	0
Water Bodies & ROW			0
N/A			0
TOTAL			**12,698**

Source: Calvin, Giordano & Associates, 2023

CITY OF LEESBURG ANNEXATIONS SINCE 2014



CITY OF LEESBURG FUTURE LAND USE MAP



CITY OF LEESBURG & ADJACENT JURSIDICTIONS INTERLOCAL SERVICE BOUNDARY AREAS (ISBA)

FUTURE LAND USE ELEMENT
GLOSSARY

- Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services. *(Note: Lake County Schools are under the authority of the State of Florida Department of Education.)*
- Intensity – the amount of nonresidential square feet (commercial, industrial, professional office space) permitted on a legal lot of record.
- Density – the number of developed units in a specific area of land. Residential density, for example, is usually measured by dwelling units per acre (du/ac).
- Level of Service – means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- Dwelling Unit – shall mean a single unit providing complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.
- Dwelling, mobile home park or subdivision – shall mean a vehicle or movable dwelling structure which is designed to be used as a dwelling unit for one (1) family and which stands on wheels, or rigid supports, or on a foundation, but excluding pre-fabricated homes or sections thereof and travel trailers as defined in this section.
- Dwelling, multiple or multi-family – shall mean a structure or group of structures on a parcel or building lot designed for occupancy by four (4) more families living independently of each other and which individually or collectively comprise four (4) or more apartments.
- Dwelling, single-family – shall mean a detached building designed for or occupied exclusively by one (1) family.
- Dwelling, townhouse – shall mean a building designed for or occupied exclusively by one (1) family and attached to two (2) or more other buildings of similar design and separated by one (1) or more party walls. Attached townhouses, as defined, constitute a building group. (See definition for Townhouse.)
- Dwelling, triplex – shall mean a building designed for and to be occupied by three (3) families living independently of each other, in which the living area for each family is attached to those of the other two (2) families, separated by a party wall or party walls, with no interior access from the living unit of any one (1) family to the living unit of either of the other two (2) families.
- Dwelling, two-family – shall mean a detached building designed for or occupied exclusively by two (2) families living independently of each other.
- Dwelling, without other qualifications – shall mean a structure occupied exclusively for residential purposes by not more than two (2) families.

- Interlocal Service Boundary Area Agreement (ISBA) – refer to Ordinance 14- 39 and Ordinance 13-31. For coverage area of the ISBA, refer to the map at the end of this Element. The ISBA is an agreement adopted by ordinance between municipal and local governments for the provision of services within a specific geographic area.
- Floor Area Ratio (FAR) – the total amount of gross floor area of all buildings on a legal lot of record in relation to the total square footage of lot area, expressed as a ratio. The calculation of the floor area ratio excludes land devoted to public rights-of-way and submerged lands.
- Impervious Surface Ratio (ISR) – a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the legal lot of record in a given zoning lot. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.
- Impervious – a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.

FUTURE LAND USE ELEMENT JURISDICTIONAL REFERENCES

Municipal Government:

City of Leesburg, Florida

https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department

https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

DRI Rescission – Secret Promise

Refer to notice to City of Leesburg, The Villages Amendments, 2024

Florida Statutes, Chapter 380, Section 380.115

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0380/0380.html

City Maps

https://www.leesburgflorida.gov/maps/index.php

Federal Government:

Federal Aviation Administration (FAA)

https://www.faa.gov

Federal Emergency Management Agency (FEMA)

https://www.fema.gov

Federal Communications Commission (FCC)

https://www.fcc.gov

United States Environmental Protection Agency (EPA)

https://www.epa.gov

United States Army Corps of Engineers (ACOE)

https://www.usace.army.mil

State Government:

Florida Statutes

https://www.flsenate.gov/Laws/Statutes/2016/163.3177

Florida Statutes – Historic Preservation (Chapter 267)

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0267/0267.html

Florida Department of Commerce

https://www.floridajobs.org

St. Johns River Water Management District (Water Supply Plan)

https://www.sjrwmd.com

Florida Department of Transportation (FDOT)

https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):

https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)

https://floridadep.gov
Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com
Florida Department of Education – public school siting
https://m.flsenate.gov/Statutes/1013.33

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)

https://www.ecfrpc.org

Lake~Sumter Metropolitan Planning Organization (LS MPO)

www.lakesumtermpo.com

2. TRANSPORTATION

ELEMENT SUMMARY:

The City intends to develop a safe, convenient, efficient and coordinated system of motorized and non-motorized transportation facilities that provides adequate movement of people and goods through and within the City. The City shall continue to strive to provide attractive, safe, convenient, and efficient arterial, collector and local roadway systems that serves travel demands within and through the City. The City will require the provision of an efficient traffic circulation pattern through the development review process and local jurisdictional partnerships, including future right-of-way dedications. The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system and work with Lake County government to continue to provide a safe and effective public transit system.

TRANSPORTATION
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

To develop a safe, convenient, efficient and coordinated system of motorized and non-motorized transportation facilities which ensures adequate movement of people and goods through and within the City.

Objective 1.1: ***Roadway Network.***

To provide an attractive, safe, convenient, and efficient arterial, collector and local roadway system that serves travel demands within and through the City.

Policy 1.1.1: The arterial roadway system shall be designed through cooperation with the FDOT, Lake County government, and the Lake-Sumter MPO, to provide high-quality complete streets that prioritize access and safety for all users. The City will require joint use access, cross access easements, and access prohibitions wherever traffic patterns and physical features make it possible in the development approval process.

Policy 1.1.2: All major roadways shall be designed as complete transportation corridors, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy 1.1.3: The City will review development projects to ensure that public safety measures are in place for rights-of-way in the City's jurisdiction. Development projects will be reviewed against the adopted Future Transportation Map, projects, or plans adopted by reference in the Comprehensive Plan. The City will cooperate and extensively coordinate with the State and the County to ensure that these improvements are implemented as the need develops. Proposed developments within the City will be monitored to determine if roadway infrastructure will be adequate to service projected demand. The City will negotiate with development interests to ensure public safety measures are in place as development occurs.

Policy 1.1.4: Lake County has adopted the following maximum through-lane standards for the following listed roadway classifications:

Road Classification	Maximum Through-Lane Standard
Principal Arterial	6
Minor Arterials	6
Major Collectors	4

Minor Collectors	4
Local Roadways	2
Scenic Roadways	2

Policy 1.1.5: The City is responsible for maintaining level of service and other standards only on roads that are owned and maintained by the City of Leesburg and are within the City's jurisdiction.

Policy 1.1.6: The City intends to eliminate transportation-related fatalities and severe injuries on roads within the City's jurisdiction by adopting a Safe Systems approach to road safety and a target of zero fatalities and serious injuries, in line with FDOT and Lake-Sumter MPO, and by collaborating with partner agencies to pursue federal funding for safety investments.

Objective 1.2: ***Roadway Connectivity.***

The City shall, through the development review process, require the provision of an efficient traffic circulation pattern.

Policy 1.2.1: Within developments that incorporate Traditional Neighborhood Design principles, the City shall ensure compliance with established design cross- sections for local roads found in the Land Development Code. These cross-sections accommodate narrower rights-of-way and roadway widths consistent with traditional neighborhood development.

Policy 1.2.2: The City shall require that roadways be dedicated to the public when there is a compelling public interest for the roadways to connect with existing public roadways.

Policy 1.2.3: The City shall require that subdivisions of 100 units or more have at least two (2) points of access open to motor vehicle traffic and adequate pedestrian connections.

Policy 1.2.4: New subdivisions shall be required to "stub-out" to adjoining undeveloped lands to promote road connectivity, and to connect to existing roadways that are "stubbed-out" at their boundaries.

Policy 1.2.5: The City shall ensure compliance with access management standards in the Land Development Code to provide appropriate access to the City's transportation system. Standards include the requirement of joint-use driveways and/or cross access easements to access sites.

Policy 1.2.6: The City shall preserve the movement function of the major thoroughfare system by requiring development of parallel frontage roads or cross access easements to connect developments as they are permitted along major roads and will be under City of Leesburg's jurisdictional authority.

Policy 1.2.7: The City shall review through the Development Review Committee process all proposed development for consistency with future transportation projects listed in the Lake-Sumter MPO TIP FY 2024-2028, the adopted Future Transportation Map, and for the implementation of the City's Bicycle and Pedestrian Trails Master Plan, when adopted.

Objective 1.2A: ***Level of Service.***

The City of Leesburg shall establish level of service standards for both automobile and non-automobile modes of transportation, including pedestrian, bicycle and transit. These level of service standards are not regulatory, but provide a basis to monitor mobility, identify transportation infrastructure needs, and coordinate improvements.

Policy 1.2A.1: The minimum Level of Service (LOS) standard to be adopted as part of this Element and Plan shall be:

- Rights-of-way under City of Leesburg jurisdiction: D

Policy 1.2A.2: A lower LOS may be acceptable immediately before and after special events where the impacts of such events on the roadway system are infrequent.

Policy 1.2A.3: Pedestrian Level of Service Classifications. The City of Leesburg hereby adopts the following level of service classifications for pedestrian facilities within its jurisdiction:

LOS	Facility	Amenities	Conflicts	Maintenance
A	Sidewalks continuous on both sides. Width > 10'.	Wide landscaped buffer (width > 6'), shade trees, benches and well-lit sidewalks and crossings.	Crossing width 14.6 m (48') or less. Posted speed 35 mph or less. Medians present. Crosswalks, signals and crossing guards at major intersections.	Excellent condition (smooth, no cracks, well-maintained).
B	Sidewalks continuous on one side. Width between 8-10'.	Landscaped buffer (4-6'), intermittent shade trees and benches. Adequately lit sidewalks and crossings..	Crossing width 14.6 m (48') or less. Posted speed 35 mph or less. Crosswalks and signals at major intersections.	Good condition (minor cracks, well-maintained).
C	Sidewalks non-continuous on both sides. Width between 6-8'.	Narrow landscaped buffer (2-4'), intermittent shade trees, benches and fair lighting with some dark spots.	Posted speed 45 mph or less. Marked crosswalks at most intersections, some signalized crossings.	Fair condition (some cracks, minor maintenance issues).

LOS	Facility	Amenities	Conflicts	Maintenance
D	Sidewalks non-continuous on one side. Width between 4-6'.	Minimal buffer (<2'), intermittent shade trees and poor lighting with many dark spots.	Posted speed 45 mph or less. Few marked crosswalks and limited signals.	Poor condition (significant cracks, needs maintenance).
E	Sporadic provision. Width < 4'.	None	Rare marked crosswalks, few or no signalized crossings. No reduced speed limits.	Very poor condition (major cracks, hazardous).
F	No sidewalks	None	No signalized crossings or reduced speed limits.	N/A

Policy 1.2A.4: Pedestrian Level of Service. The City of Leesburg has jurisdiction in setting the LOS for pedestrian facilities and adopts LOS C.

Policy 1.2A.5: Bicycle Level of Service Standards. The City of Leesburg hereby adopts the following level of service classifications for bicycle facilities within its jurisdiction:

LOS	Facility	Connectivity	Conflicts	Maintenance
A	Completely separated facility designed for the exclusive use of bicycles and pedestrians with minimal interruption by motorists. Minimum width 8 ft.	Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.	Minimal.	No problems.
B	Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Minimum five-foot striped and/or signed lane.	Bike paths connect residential areas with education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 40 mph or less. Crosswalks and signals at major intersections.	No problems.
C	Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Minimum five-foot striped and/or signed lane.	Bike paths connect residential areas with majority of education facilities, recreation areas, retail and employment areas.	Vehicle parking and cross flows by pedestrians and motorists permitted. Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.

LOS	Facility	Connectivity	Conflicts	Maintenance
D	Restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles. Plus designated areas where bicycles share the road with other modes of travel (hard shoulders).	Connection between residential areas, education facilities, recreation areas, retail and employment areas.	Posted speed 45 mph or less. Crosswalks and signals at major intersections.	Minor or infrequent problems.
E	Designated areas where bicycles share the road with other modes of travel (hard shoulders).	Sporadic connection between residential areas and local facilities.	Limited crosswalks and signals. No reduced speed limits.	Major or frequent problems.
F	No designated bike paths.	N/A	No signalized crossings or reduced speed limits.	N/A

Policy 1.2A.6: Bicycle Level of Service. The City of Leesburg has jurisdiction in setting the LOS for bicycle facilities and adopts LOS D.

Policy 1.2A.7: Transit Level of Service Standards. The City of Leesburg hereby adopts the following level of service classifications for transit service and facilities within its jurisdiction:

LOS	Availability	Frequency & Reliability	Safety & Comfort	Accessibility & Affordability
A	Weekday service available	More than one vehicle per hour. Information on routes, schedules, fares, connections, and destinations available at stops.	Clean bus shelters and enclosed waiting areas. Shade trees and awnings. Well lit waiting areas.	Stops within walking distance of destinations. Payment options available
B	Weekday service available	Less than two vehicles per hour, or peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.	Covered shelters at some stops. Well lit waiting areas.	Stops within walking or cycling distance of destinations. Payment options available.
C	Weekday service available	Peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations.	Covered shelters at some stops.	Stops within walking or cycling distance of destinations.

LOS	Availability	Frequency & Reliability	Safety & Comfort	Accessibility & Affordability
D	Weekday service and paratransit demand service available.	Peak hour provision only. Information on routes, schedules, fares, connections, and destinations available online and/or select locations. Reservations required for paratransit service.	Covered shelters at some stops. Door to door service available with paratransit service.	Stops within walking or cycling distance of destinations.
E	On demand service available	No set route. Reservations required for door to door service.	Door to door service available.	Door to door service available. Fixed price.
F	No service available	N/A	N/A	N/A

Policy 1.2A.8: Transit Level of Service. The City of Leesburg has jurisdiction in setting the LOS for transit facilities and service, and adopts LOS D.

Objective 1.3: ***Multi-Modal System.***

The City shall promote alternative modes of transportation to provide a safe and efficient multi-modal system.

Policy 1.3.1: The City shall ensure compliance with the standards in the Land Development Code for access to public transit, bicycle and pedestrian systems. These standards apply to new developments, substantial improvements of existing developments, and to road improvements.

Policy 1.3.2: The City shall ensure compliance with the standards in the Land Development Code addressing the provision of bus stops, bike parking and circulation, pedestrian walkways, and handicap accessible facilities within new developments and existing developments undergoing substantial improvements. Site plan reviews will ensure that intermodal transfers are efficiently implemented.

Policy 1.3.3: The City shall encourage increased land use densities and mixed uses consistent with the Future Land Use Element to enhance the feasibility of transit and promote alternative transportation modes.

Policy 1.3.4: The City shall maintain the standards incorporated into the Land Development Code that require new development to be compatible with and further the achievement of the Transportation Element. Requirements for compatibility include but are not limited to:

- Orienting pedestrian access to transit centers as well as existing and planned routes.
- Locating parking to the side or behind the development to provide pedestrian

accessibility of building entrances and walkways to the street, rather than separating the building from the street by parking.

- Providing clearly delineated routes through parking lots to safely accommodate pedestrian and bicycle circulation.

Policy 1.3.5: The City shall maintain the standards of roadway design landscaping and streetscaping components in order to enhance the City's jurisdictional rights-of-way.

Policy 1.3.6: The City shall develop and adopt an updated Citywide Bicycle and Pedestrian Trails Master Plan. Priority will be given to those walkways for which heavy usage is projected, areas where safety improvements are needed, and along roadways between residential areas and schools, which can be implemented concurrently with other roadway improvements under construction.

Policy 1.3.7: The City's roadway system management will require implementation and construction of an adequate and safe pedestrian circulation system.

Policy 1.3.8: The City shall maintain the standards of the Land Development Code requiring that sidewalks be constructed concurrently with new development, by the developer. Additional sidewalks will be constructed in existing developed areas when requested and funded by the abutting property owners.

Policy 1.3.9: The City shall maintain the standards of the Land Development Code requiring that new residential developments with densities of one or more dwelling units per acre provide sidewalks on every street.

Policy 1.3.10: Multi-use paths shall be established on one side of every arterial and collector street. Sidewalks shall be established on the opposite side of all arterial streets. The City shall coordinate with the County, the Lake Sumter MPO, and the State to expand the current bicycle system.

Policy 1.3.11: Whenever possible, intersections shall be made pedestrian-friendly by limiting the crossing width to 48 feet; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for the handicapped. The City shall coordinate with FDOT, the Lake Sumter MPO, and the County to implement this policy.

Policy 1.3.12: The City will work with Lake County government to implement the County's newly adopted ADA Transition plan to bring the pedestrian network within the City up to ADA standards. The plan identified and prioritized needed retrofits of existing infrastructure and gaps in the sidewalk network that need to be closed.

Policy 1.3.13: The City shall ensure newly constructed pedestrian facilities are ADA compliant.

Policy 1.3.14: The City shall partner with Lake County government, the Lake-Sumter MPO and

FDOT to pursue funding opportunities to improve the bicycle and pedestrian network for rights-of-way under City of Leesburg jurisdictional authority.

Policy 1.3.15: The City will continue to work with Lake County Transit to implement the Lake County Transit Development Plan and its subsequent updates, and will strive to improve transit level of service through increased frequency of service and hours of operation as funding and need become available.

Policy 1.3.16: The City will partner with Lake County government, the Lake-Sumter MPO and FDOT to pursue funding opportunities to improve the transit network for rights-of-way under City of Leesburg jurisdictional authority.

Objective 1.4: ***Rights-of-way.***

The City shall coordinate with the Lake County government, the Lake-Sumter MPO, and Florida Department of Transportation to prioritize and acquire future right-of-way in accordance with the future transportation plan.

Policy 1.4.1: The City shall adopt the Future Transportation Map to ensure the protection of future rights-of-way.

Policy 1.4.2: The City shall continue to negotiate with development interests for roadway network improvements necessary for public safety in and around new development, through instruments such as pioneering agreements, subdivision regulations and applicable local ordinances.

Policy 1.4.3: The City shall amend the setback requirements, zoning restrictions and right-of-way protection requirements, if necessary, to make the regulations consistent with this element.

Policy 1.4.4: The City shall continue to negotiate with development interests for adequate rights-of-way protection at, on, and around intersections, interchanges and future park and ride sites in order to retain flexibility for future growth and expansion.

Policy 1.4.5: The City shall maintain minimum rights-of-way standards in the Land Development Code for new City of Leesburg jurisdictional rights-of-way containing the following provisions:

- Local Roads – 60-foot right-of-way (open drainage) and 50-foot right- of-way (curb and gutter).
- Developments that incorporate Traditional Neighborhood Design principles – Determined at the discretion of the City on a case-by- case basis.
- The City shall comply with other jurisdictional authority rights-of-way requirements.

Policy 1.4.6: The City shall pursue grant opportunities for median landscaping and road

beautification for rights-of-way under City of Leesburg jurisdictional authority.

Policy 1.4.7: The City shall research alternative funding sources, and utilize those which are feasible, to assist in expediting traffic circulation improvement programs and for the protection and acquisition of rights-of-way for preserving levels of service standards and system performance for rights-of-way under City of Leesburg jurisdictional authority.

Objective 1.5: ***Public Transit.***

The City shall work with Lake County government to continue to provide a safe and efficient public transit system.

Policy 1.5.1: The City shall encourage land uses and site developments that promote public transit within designated public transportation corridors, with priority given to those projects that will bring the greatest increase in transit ridership.

Policy 1.5.2: Residential development greater than 200 units or commercial developments over 50,000 square feet shall incorporate space for bus stops. Transit ridership to and from such developments shall be encouraged and further improved by including functional design elements, such as the following:

- Transit stops meeting ADA requirements;
- Parking lots and intersections designed with sufficient corner turning radii for buses and public safety apparatus equipment such as fire trucks;
- Clearly delineated walkways from the building to the transit stop;
- Commercial and multi-family buildings and transit stops placed closer to the street.

Policy 1.5.3: The City shall ensure that rights-of-way under City of Leesburg jurisdictional authority and serviced by public transit routes function at a level of service sufficient to support the bus service.

Policy 1.5.4: The City shall notify the Lake County government of any proposed traffic generators/attractors submitted to the City for review.

Policy 1.5.5: The City shall encourage Lake County government to spend impact fee dollars where development generated the collection of impact fee dollars to improve public safety at, in, or around existing bus stops, and to design new ones bus stops to include benches, signage, lights, and protection from the elements. Bus stops shall also be ADA accessible.

Objective 1.6: ***Intergovernmental Coordination.***

Transportation planning will be coordinated with the Florida Department of Transportation

(FDOT), Lake County government, East Central Florida Regional Planning Council (ECFRPC), and Lake-Sumter Metropolitan Planning Organization (LS-MPO), neighboring jurisdictions and other transportation related agencies

Policy 1.6.1: The City Community Development and Public Works Departments shall review subsequent versions of the FDOT Five-Year Transportation Plan, and information and studies provided by the Lake Sumter MPO, to update or modify this element, as necessary.

Policy 1.6.2: The Community Development and Public Works Departments shall review updates to the Lake County Transportation Plan, the Lake-Sumter MPO, and the Transportation Element of the Lake County Comprehensive Plan, to update or modify this element, as necessary.

Policy 1.6.3: The City shall promote a comprehensive transportation planning process that coordinates with the Lake-Sumter MPO, state, regional, and local transportation plans.

Policy 1.6.4: The City will support the State, the Lake-Sumter MPO, and the County in the establishment of alternative transportation systems, including high speed and commuter rail line systems connecting Lake County with other areas in Florida.

Policy 1.6.5: The City shall coordinate with the Lake County government and the Lake-Sumter MPO to adjust the population projections used in the model, to make them consistent with the City population projections.

Policy 1.6.6: The City shall coordinate with the FDOT, Lake County government, the Lake-Sumter MPO, and the municipalities of Lady Lake, Fruitland Park, Tavares, Eustis, and Mount Dora to alleviate, through planning improvements, any existing or projected deficiencies along US 441 and US 27/441. Alternate facilities shall be investigated as alternate routes and the City shall coordinate with the FDOT for the establishment of sections of US 441 as special transportation areas.

Policy 1.6.7: The City recognizes Lake-Sumter MPO's Transportation 2045 Plan adopted on December 9, 2020 and its subsequent amendments.

Objective 1.7: ***Mobility Management.***

The City shall maintain a Concurrency Management System to ensure that transportation facilities and services needed to support development and redevelopment are available concurrent with the impacts of such development. The Florida Statutes do not require concurrency for transportation.

Policy 1.7.1: The City shall continue requiring adequate transportation facilities to maintain the City's level of service standards be available to meet the traffic demands of all new development prior to the issuance of a final development order, in accordance with the Concurrency Management Provisions set forth in the Capital Improvements Element of this Plan.

Policy 1.7.2: The City shall maintain the standards included in the Land Development Code that require submittal of a Transportation Impact Study for all new development which is expected to generate 100 or more peak hour two-way net new trips, or as deemed necessary by City Staff.

Policy 1.7.3: New developments, regardless of size, shall provide operational improvements to the City' transportation system to mitigate their impacts on the system, to ensure smooth traffic flow, and to aid in the elimination of hazards. Improvements may include, but are not limited to, the addition of turn lanes, acceleration lanes and/or deceleration lanes, signage, signals, pedestrian tables, and pavement markings.

Policy 1.7.4: The City will coordinate with Lake County government and the Lake-Sumter MPO to consider the elimination of concurrency in favor of a mobility management system using multimodal impact fees or a mobility plan and mobility fee approach.

Policy 1.7.5: The City will encourage Lake County government to expend impact fee dollars in close proximity to the development that generated the collection of impact fee dollars for public safety projects.

TRANSPORTATION DATA APPENDIX

Introduction and Purpose

The purpose of the Transportation Element is to identify existing conditions in the City's transportation network, assess potential transportation needs, and provide guidance on plans and policies that meet those needs. This section evaluates the physical transportation network itself, as well as a brief exploration of the users of that network, as the intent of a transportation network is to effectively and efficiently serve those who need it. Transportation networks facilitate economic opportunity, quality of life, environmental conservation, and equity, making transportation a component of the Comprehensive Plan that is intertwined with all other elements.

Leesburg's transportation network is multi-modal, in that it provides opportunities for users to drive, walk, bike, ride public transit, and fly. As such, each of these modal types is evaluated in this element.

Transportation Inventory

The ideal transportation system provides access to various land uses through robust, efficient, and cost-effective transportation modes. The overview of the existing transportation system within the City of Leesburg provides the basis for analyzing the transportation strengths, deficiencies, and needs within the City.

Data for this analysis comes from many sources, including the Lake-Sumter MPO, the Lake County Office of Transit Services, Downtown Leesburg Business Association, the U.S. Census, and Florida Department of Transportation (FDOT).

Road System:
This section describes the major roadway facilities within the City and their role within the City's circulation system.

Leesburg's roadways can be monitored and evaluated by their intensity of use, their functional classifications, their responsible parties for maintenance, and their levels of service. Each of these characteristics is discussed here.

Traffic Volumes:

Three roadways are by far the largest carriers of vehicular traffic within Leesburg: U.S. 441, U.S. 27, and State Route 44 (Dixie Avenue). Each of these state-owned roadways carried more than 20,000 trips per day (AADT) in 2022, as reported by the Lake-Sumter MPO's Congestion Management Plan. These roads are all designed for high traffic volumes, with four or six lanes, divided lanes, and often with speed limits of 45 MPH or higher. Among county-maintained roads, Main Street had the highest traffic volume, especially in the vicinity of the intersections with Thomas Avenue and Lee Street.

Table 2-1: Traffic Volumes of Major Roadways

Source: Lake County Congestion Management Plan

Road Name	From	To	Segment Length (MI)	# Lanes	Daily Service Volume	2022 AADT	Speed Limit
US 441/ SR 500	RADIO ROAD	CR 473	0.88	6	62,900	46,850	45
US 441/ SR 500	E DIXIE AVENUE	E MAIN STREET	0.25	6	59,900	44,550	45
US 27/SR 25	SR 44	CR 25A (NORTH)	0.63	4	32,400	44,350	35
US 27/US441	CR 460 (MARTIN LUTHER KING BLVD)	CR 466A (LEE ROAD)	0.51	6	59,900	41,600	45
US 27/US441	CR 466A (LEE ROAD)	CR 44A/ GRIFFIN ROAD	0.67	6	59,900	41,600	45
US 27/US441	CR 44A/ GRIFFIN ROAD	US 27/US441 SPLIT	0.15	6	50,000	41,600	35
US 27/SR 25	CR 25A (NORTH)	CR 33	2.16	4	41,790	35,700	55
US 441/ SR 500	E MAIN STREET	CR 44	1.41	6	59,900	34,100	45
US 441/ SR 500	CR 44	RADIO ROAD	3.07	6	62,900	34,100	45
US 441/ SR 500	N CANAL STREET	E DIXIE AVENUE	1.06	4	41,790	33,850	45
US 441/ SR 500	LEE STREET	N CANAL STREET	0.42	4	32,400	31,850	35
US 441/ SR 500	US 27/US441 SPLIT	LEE STREET	0.75	4	34,020	29,150	35
US 27/SR 25	MAIN STREET	SR 44	0.57	4	32,400	29,100	35
US 27/SR 25	US 27/US441 SPLIT	MAIN STREET	1.04	4	32,400	28,300	35
SR 44 (DIXIE AVENUE)	US 27	S 9TH STREET	0.57	4	32,400	27,300	35

Road Name	From	To	Segment Length (MI)	# Lanes	Daily Service Volume	2022 AADT	Speed Limit
SR 44 (DIXIE AVENUE)	S 9TH STREET	CANAL STREET	0.34	4	32,400	23,200	35
SR 44 (DIXIE AVENUE)	CANAL STREET	S LAKE STREET	0.41	4	39,800	23,200	40
SR 44	SUMTER COUNTY LINE	CR 468	2.38	4	39,800	21,800	55

Jurisdiction and Maintenance Responsibility:

The roadways traversing Leesburg are generally owned and maintained by one of three entities: the Florida Department of Transportation (FDOT), Lake County, or the City of Leesburg. The table below shows the names and lengths of roadways maintained by FDOT or Lake County.

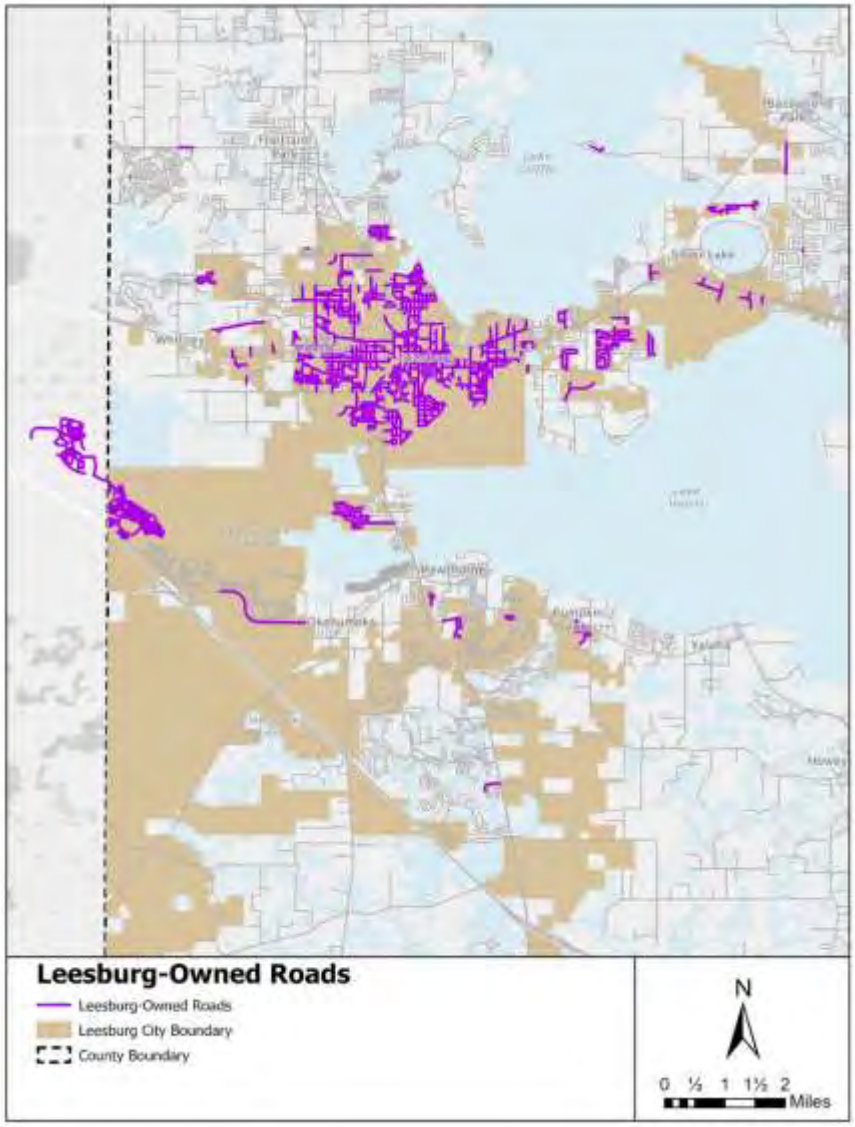
Table 2-2: Names and Lengths for State or County-maintained Roadways
Source: Lake County Congestion Management Plan

Road Name	Segment Length (MI)	Maintaining Agency
US 441/ SR 500	7.84	STATE
US 27/SR 25	4.4	STATE
US 27/US441	1.33	STATE
SR 44 (DIXIE AVENUE)	2.22	STATE
SR 44	3.14	STATE
MAIN STREET (LEESBURG)	3.98	COUNTY
C.R. 44A (GRIFFIN ROAD)	1.01	COUNTY
C.R. 460 (MARTIN LUTHER KING BOULEVARD)	0.44	COUNTY
C.R. 44C (GRIFFIN ROAD)	0.75	COUNTY
SLEEPY HOLLOW ROAD	1.11	COUNTY
SUNNYSIDE DRIVE	4.77	COUNTY
C.R. 449 (SILVER LAKE)	1.25	COUNTY

Road Name	Segment Length (MI)	Maintaining Agency
C.R. 25A	1.65	COUNTY
C.R. 48	5.58	COUNTY
THOMAS AVENUE	0.79	COUNTY

All told, the State maintains just under 19 miles of roadways within Leesburg, while Lake County maintains another 21 miles. All other roadways, which consist of the large majority of street infrastructure, are owned and maintained by the City (see **Error! Reference source not found.**).

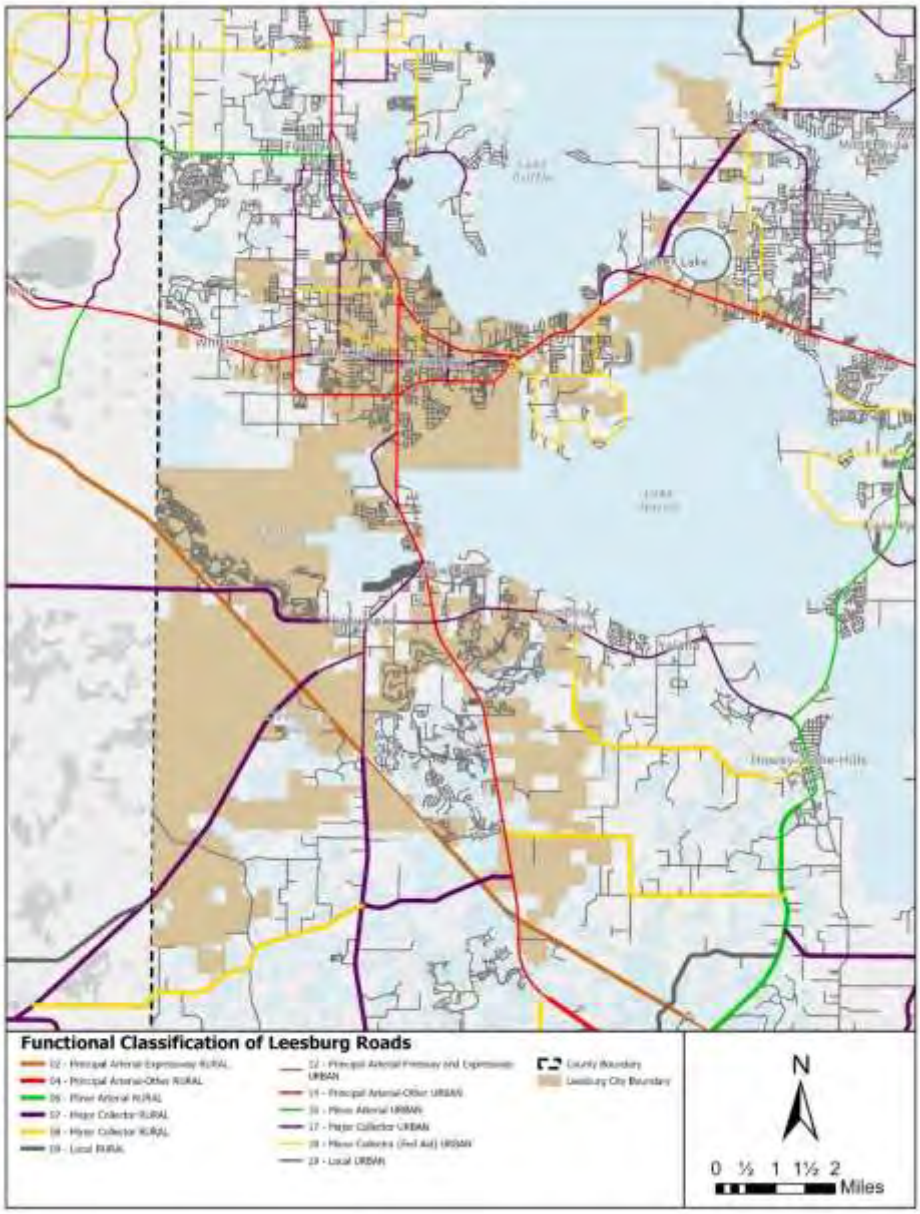
Map 2-1: Leesburg-Owned Roads



Functional Classification:

Functional classification is a roadway hierarchy that identifies the relative importance of roadways within the transportation system. Functional classification can provide guidance for level of service and design standards, and can aid in establishing improvement priorities. FDOT, in coordination with FHWA and local partners, are required to update functional classifications for Florida once every 10 years. That updating process is currently ongoing, with an expected release in 2024. For now, classification must therefore rely on the 2013 FDOT determinations.

Map 2-2: Functional Classification of Leesburg Roads



Level of Service:
All major roads in the City are evaluated and monitored by the Lake-Sumter MPO. They use an adopted level of service (LOS) standard of D as their measure of healthy roadway operation, except for County Route 48 which has a LOS C as the adopted standard.

In general, current LOS on the City's main roadways meet this standard, meaning that they are operating at LOS D or better. There are, however, portions of Main Street and US 27 that are not meeting this standard. The locations and grades for daily and peak hour LOS are shown below.

Table 2-3: Roadways with LOS Below Adopted Standard (2022)
Source: Lake County Congestion Management Plan

Road Name	From	To	ADOPTED LOS STANDARD	2022 DAILY LOS	2022 PEAK HOUR LOS
MAIN STREET	US 27	LEE STREET	D	**E**	D
MAIN STREET	LEE STREET	CANAL STREET	D	**E**	D
MAIN STREET	THOMAS AVENUE	US 27	D	**F**	**E**
US 27/SR 25	SR 44	CR 25A (NORTH)	D	**F**	**F**

The Lake-Sumter MPO Congestion Management Plan includes a five-year traffic forecast, which includes future LOS levels by roadway segment. That Plan suggests that LOS is not expected to erode very much in the near future. Only one new segment, US 441 from Lee St to N Canal St, is below LOS D. However, each of the four segments currently operating at LOS E or F would by 2027 all be operating at LOS F.

Table 2-4: Roadways with LOS Below Adopted Standard (2027)
Source: Lake County Congestion Management Plan

Road Name	From	To	ADOPTED LOS STANDARD	2027 DAILY LOS	2027 PEAK HOUR LOS
US 441/ SR 500	LEE STREET	N CANAL STREET	D	**E**	D
MAIN STREET	US 27	LEE STREET	D	**F**	E
MAIN STREET	LEE STREET	CANAL STREET	D	**F**	E
US 27/SR 25	SR 44	CR 25A (NORTH)	D	**F**	F
MAIN STREET	THOMAS AVENUE	US 27	D	**F**	F

Constrained Facilities:
All arterial and collector roads that run within Leesburg's city limits are considered constrained corridors in the sense that any future road widening projects would be impractical and detrimental to the local community, especially adjacent property owners, and to the City's overall multi-modal goals.

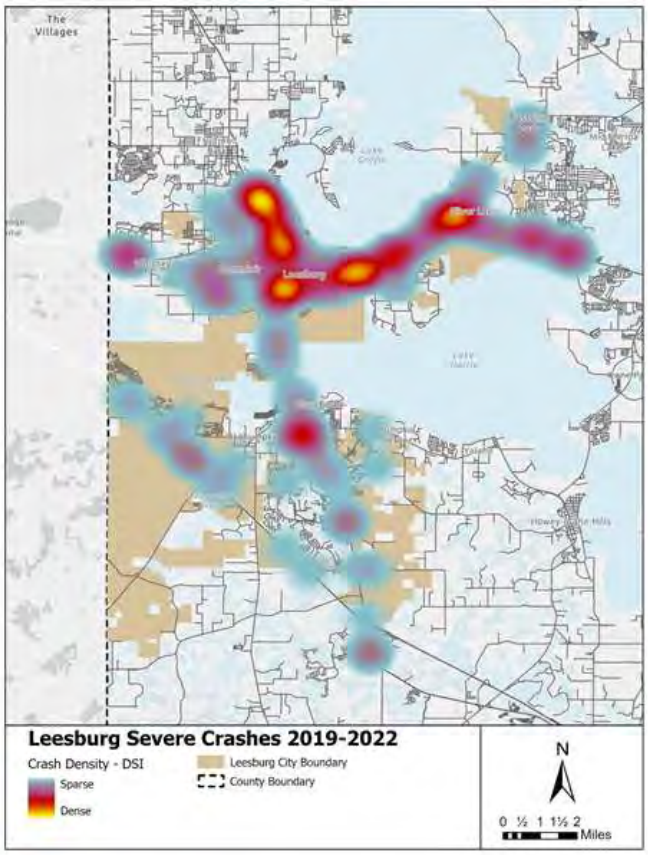
Crash Locations:
Crash data from FDOT shows that for years 2019-2022 there were 28 fatalities (7 per year) and 131 serious injuries (about 33 per year) on roads within Leesburg. Data is available prior to 2019, but wasn't collected on many of Leesburg's roads, and is therefore an undercount of the true number of crashes.

Error! Reference source not found. shows the hot spots for death and serious injury (DSI) crashes between 2019 and 2022. 14th Street (U.S. 27/S.R. 25), Dixie Avenue (S.R. 44), and S.R. 441 are the most dangerous corridors for DSI crashes. These are all state-owned facilities.

Crash data may not be complete for Leesburg-owned streets. However, locations on Leesburg-owned facilities where multiple DSI crashes have been recorded between 2013 and 2023 include:

- County Road 470 between Debbie Road and Florida's Turnpike
- Montclair Road between Thomas Avenue and McCormack Street

Map 2-3: Location of severe crashes (involving death or serious injury (DSI)) in Leesburg, 2019 – 2022

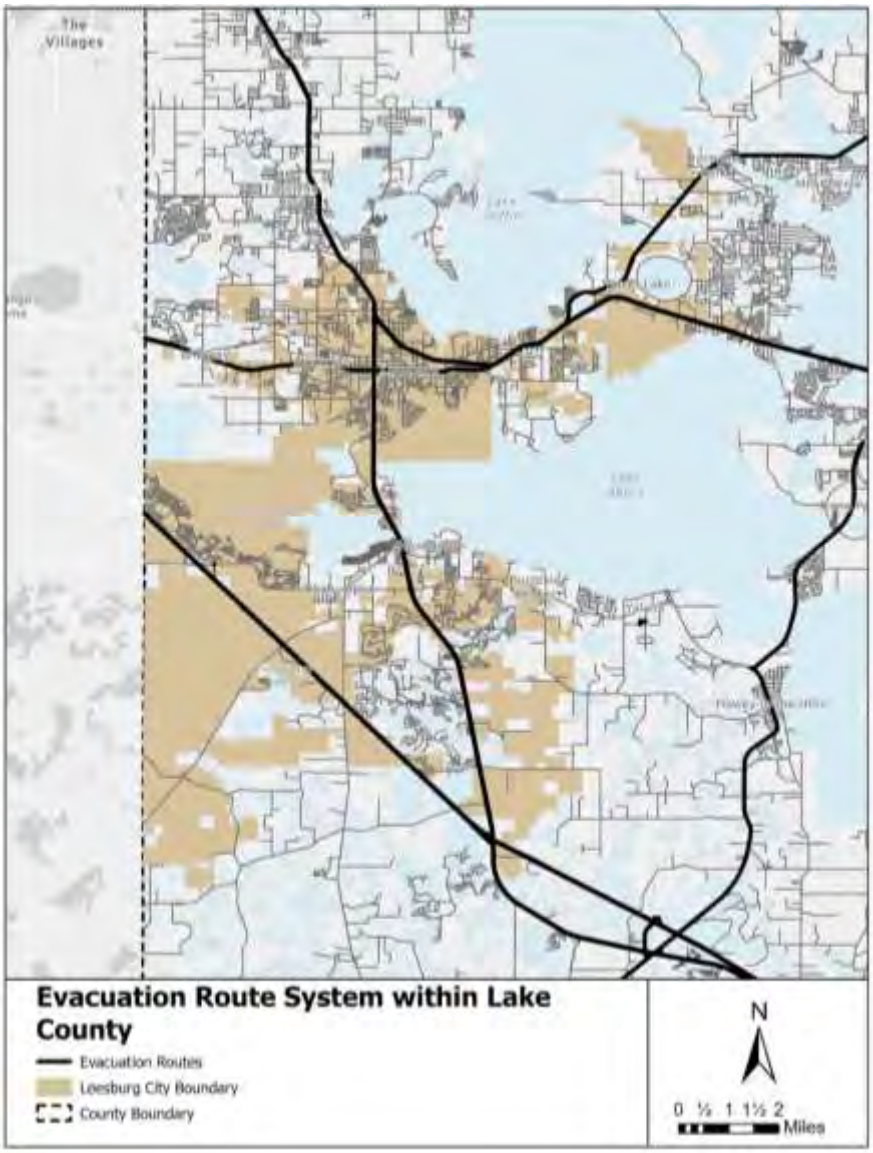


Between January 2019 and June 2023, there were 176 crashes involving bicycles or pedestrians in Leesburg. As with overall crashes, the 14th Street (U.S. 27/S.R. 25) corridor has the greatest density of bicycle/pedestrian crashes. Leesburg-owned streets where multiple bicycle/pedestrian crashes were recorded between 2013 and 2023 include:

- Center Street
- High Street

Evacuation Capabilities:
Major transportation corridors in and through Leesburg serve as part of the State's evacuation route system as designated by the Florida Division of Emergency Management. U.S. 441 / S.R. 500, S.R. 44, U.S. 27, and Florida's Turnpike are all designated as evacuation routes.

Map 2-4: Evacuation Route System



Public Transportation:

Public transportation in Leesburg is provided by the Lake County Office of Transit Services. Two public transportation services are offered: LakeXpress and Lake County Connection.

LakeXpress is a fixed route system that provides public transit service throughout Lake County on a regular fixed schedule at designated bus stops, while Lake County Connection is a shared ride, door-to-door, paratransit service for people whose disability or transportation disadvantaged status prevents them from using LakeXpress.

LakeXpress operates Monday - Friday. The service operates three routes through Leesburg; Routes 1, 1A, and 2. Route 1 connects Leesburg to Eustis, Route 1A connects Leesburg to The Villages, and Route 2 is a circulator running within Leesburg. Among the major destinations on the routes are:

- Leesburg Regional Medical Center
- Lake Square Mall
- Downtown Leesburg
- Waterman Hospital
- Lake Technical College
- Southside Shopping Center
- Spanish Street Station (The Villages)
- Fruitland Park Library (Fruitland Park)

As reported in the Lake County 2022 Transit Development Plan (TDP), LakeXpress ridership in 2021 was 183,419, and LCC ridership was 63,363. These are significant drops from 2019, when combined ridership was more than 470,000. The TDP notes that this is primarily due to the impacts of Covid-19. While data was incomplete at the time of publication, the TDP notes that fiscal year 2022 ridership was trending higher than 2021.

Figure 2-1: LakeXpress Route 2 Service Map

Source: Lake County Office of Transit Services

Parking System:

The City of Leesburg has a parking structure in downtown, at the corner of Main and Palmetto Streets, as well as nine smaller parking lots that serve the area businesses. These facilities are free to the public.

Figure 2-2: City of Leesburg Downtown Map

Source: City of Leesburg

Bicycle and Pedestrian System

Leesburg has a wide set of bicycle and pedestrian assets. The City does not keep a complete inventory of pedestrian facilities, but existing sidewalks are readily provided in and around the downtown area, and along principal and minor arterials like Main Street, SR 44, US 27, 14th Street, and more populated areas of US 441. Additionally, the City has invested resources in making downtown more walkable, including the provision of high-visibility crosswalks. Moreover, the City is in the process of the East and West Main Street Complete Streets Planning study, which will evaluate East Main Street from Canal Street to SR 44 and West Main Street from CR 468 to US 27 for bicycle and pedestrian improvements, Americans with Disabilities Act (ADA) considerations, landscaping, and intersection modifications.

Bicycle facilities include painted, on-road lanes on the following state-owned roads:

- West Main Street (west of SR 44)
- US 441 (North Blvd W) between N 14th Street and Perkins Street
- US 441 (N Main Street) between SR 44 (Dixie Avenue) and Bluegill Drive

The City's off-street trails system is robust. The City maintains more than 20 miles of multi-purpose and hiking trails, some of which connect to neighboring communities.

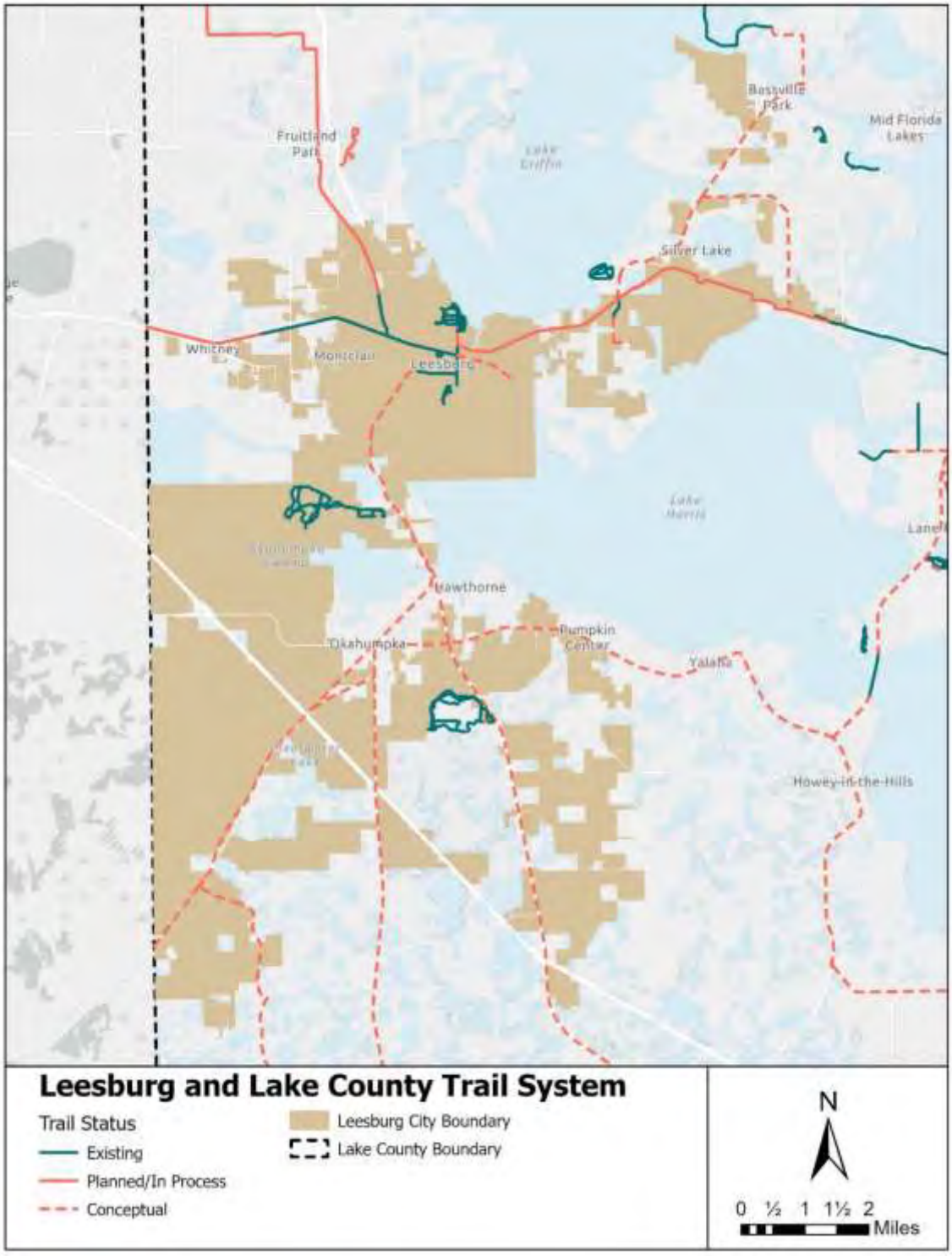
Table 2-5: Local Multi-Purpose and Hiking Trails

Source: Lake County Trails Master Plan

Name	Trail Type	Operator	Length (mi)
Leesburg Wildwood Trail	Multi-purpose	City of Leesburg	3.5
Gardenia Trail	Multi-purpose	City of Leesburg	1.7
Bourlay Historic Nature Park	Hiking	Lake County Water Authority	3.4
Veteran's Memorial Park Trail	Hiking	City of Leesburg	0.3
Venetian Garden's Trails	Multi-purpose	City of Leesburg	1.2
Magnolia Trail	Multi-purpose	City of Leesburg	0.6
Sleepy Hollow Trail	Multi-purpose	Lake County	0.3
Lake Ridge Trail	Multi-purpose	City of Leesburg	1.7
Wekiva Trail	Multi-purpose	City of Leesburg	15.3

This does not include several trail designs that have already been planned but are awaiting funding, which are designed to completely connect Leesburg's trails to the larger regional trail network.

Map 2-5: Leesburg and Lake County Trail System



Intermodal Facilities

Leesburg has one primary intermodal facility, the Leesburg International Airport. The airport is located approximately three miles northeast of downtown Leesburg on U.S. 441. Leesburg International is a public use, general aviation airport. It is owned, operated, and maintained by the City of Leesburg. The airport accommodates over 60,000 takeoffs and landings per year. Commercial flights are not available.

A comprehensive Master Plan Update for Leesburg International was completed in 2019. The report described planned improvements throughout the 2038 planning horizon, which include future aeronautical developments on both sides of the active airfield south of US 441, as well as support buildings north of 441, next to Lake-Sumter State College.

The City is no longer serviced by intercity bus. There are also no active railways.

Socioeconomic Growth Trends

Demographics

The 2020 U.S. Census reported a City population of 27,000. The population in 2010 was 20,117. Population projections prepared by the City's consultants indicate that the City population will grow to between 38,000 and 56,000 by the year 2045.

According to the 2021 American Community Survey, 25% of Leesburg's population is over the age of 65, compared to 16% nationally. This is expected to increase in the future. Data collected from The Florida Housing Data Clearinghouse (Shimberg Center) indicates that from 2010-2040, nearly 33% of the forecast average annual growth is expected to occur within the 75+ year age cohort. Notably, while Leesburg's older population is larger than the U.S. average, the proportion of younger Leesburg residents is on par with the nation as a whole. In Leesburg, 25% of residents are under the age of 20, the same proportion as the U.S overall.

According to the 2021 American Community Survey, 23% of Leesburg's population is living below the poverty level, compared to 12% nationally, though a significant amount of new development since 2021 that attracts higher-income residents may result in that percentage being lower currently.

These population characteristics are relevant for planning the transportation system, as older people and people in poverty are likely to have different travel behavior and accessibility needs than the working population, who have historically been the typical focus for transportation planning.

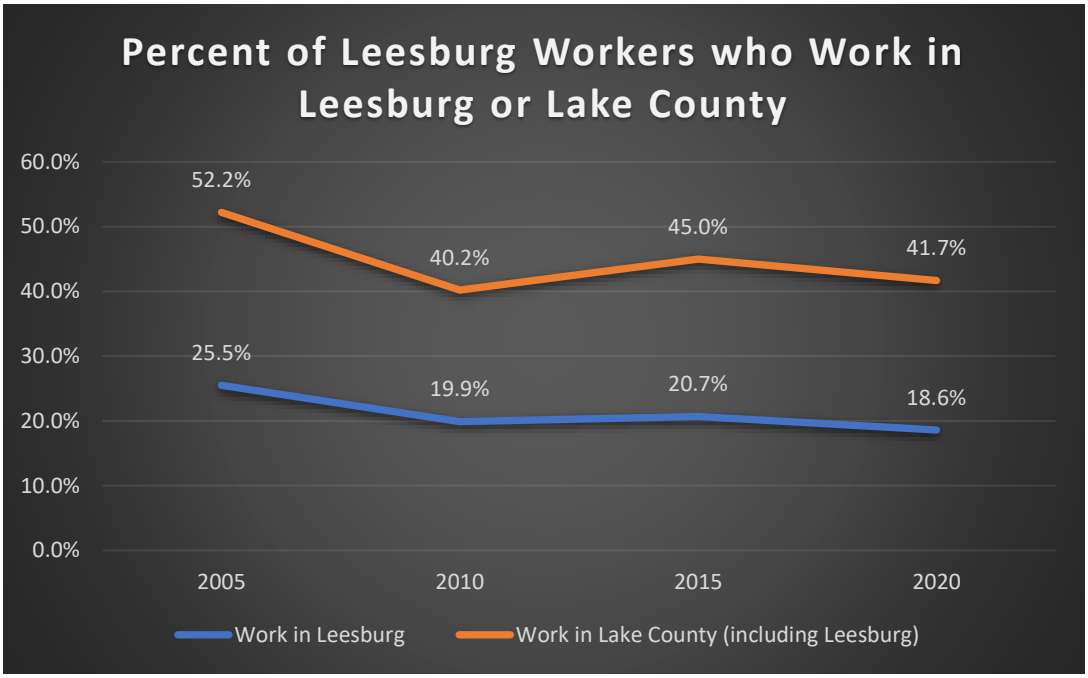
Travel patterns

In 2020, only 35% of Leesburg residents were employed, compared to 57% nationally. This relatively small labor force indicates that many of the trips taken by Leesburg residents are not work-related, and therefore are not likely to follow typical commuting patterns.

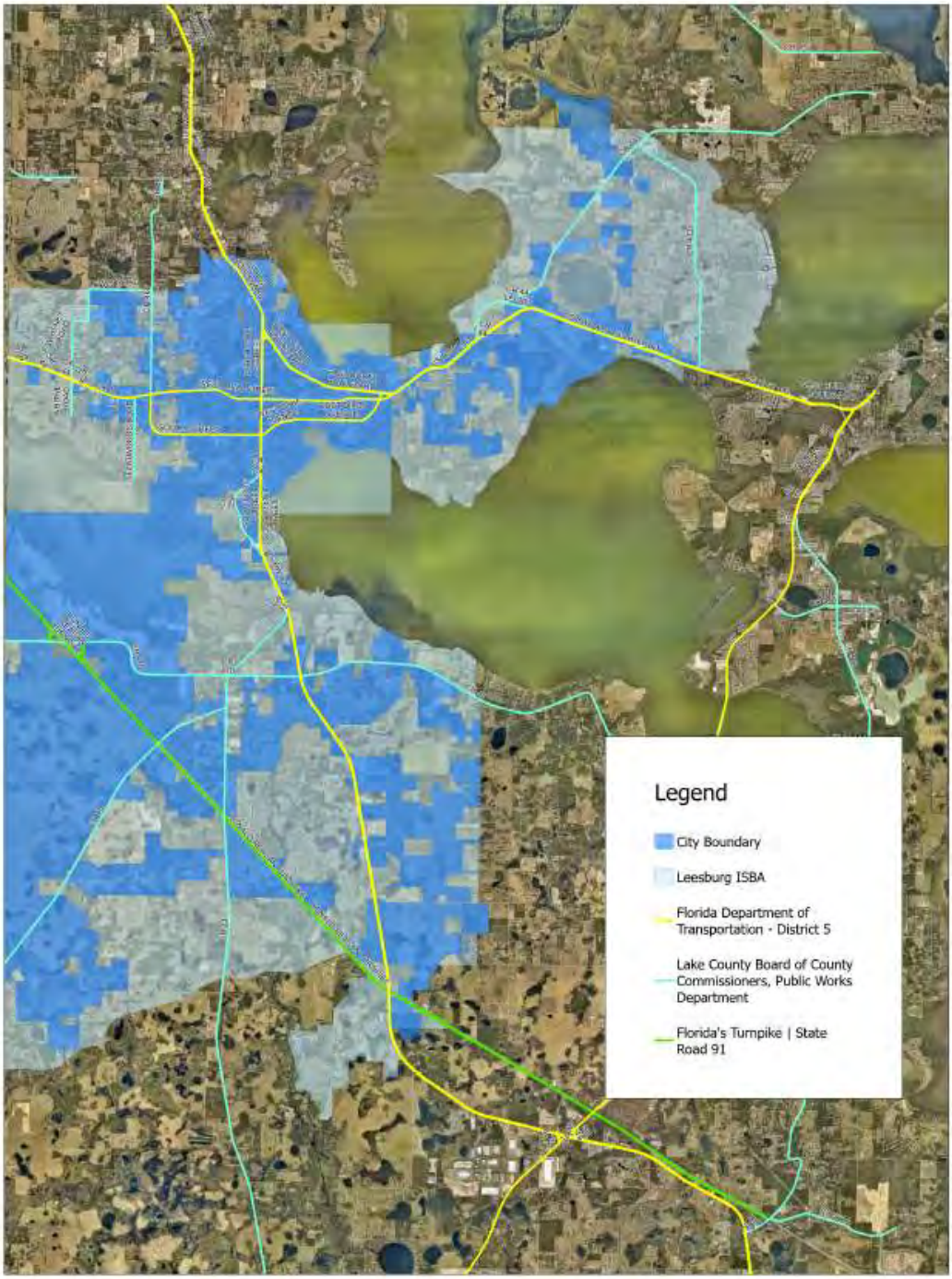
The share of Leesburg workers who travel outside Lake County to work has been increasing over time. The most common work destination outside of Lake County is Orange County, where 17% of Leesburg residents worked in 2020.

Figure 2-3: Percent of Leesburg Workers who Work in Leesburg or Lake County

Source: Calvin, Giordano, & Associates; City of Leesburg



OTHER JURISDICTIONAL RIGHTS-OF-WAY

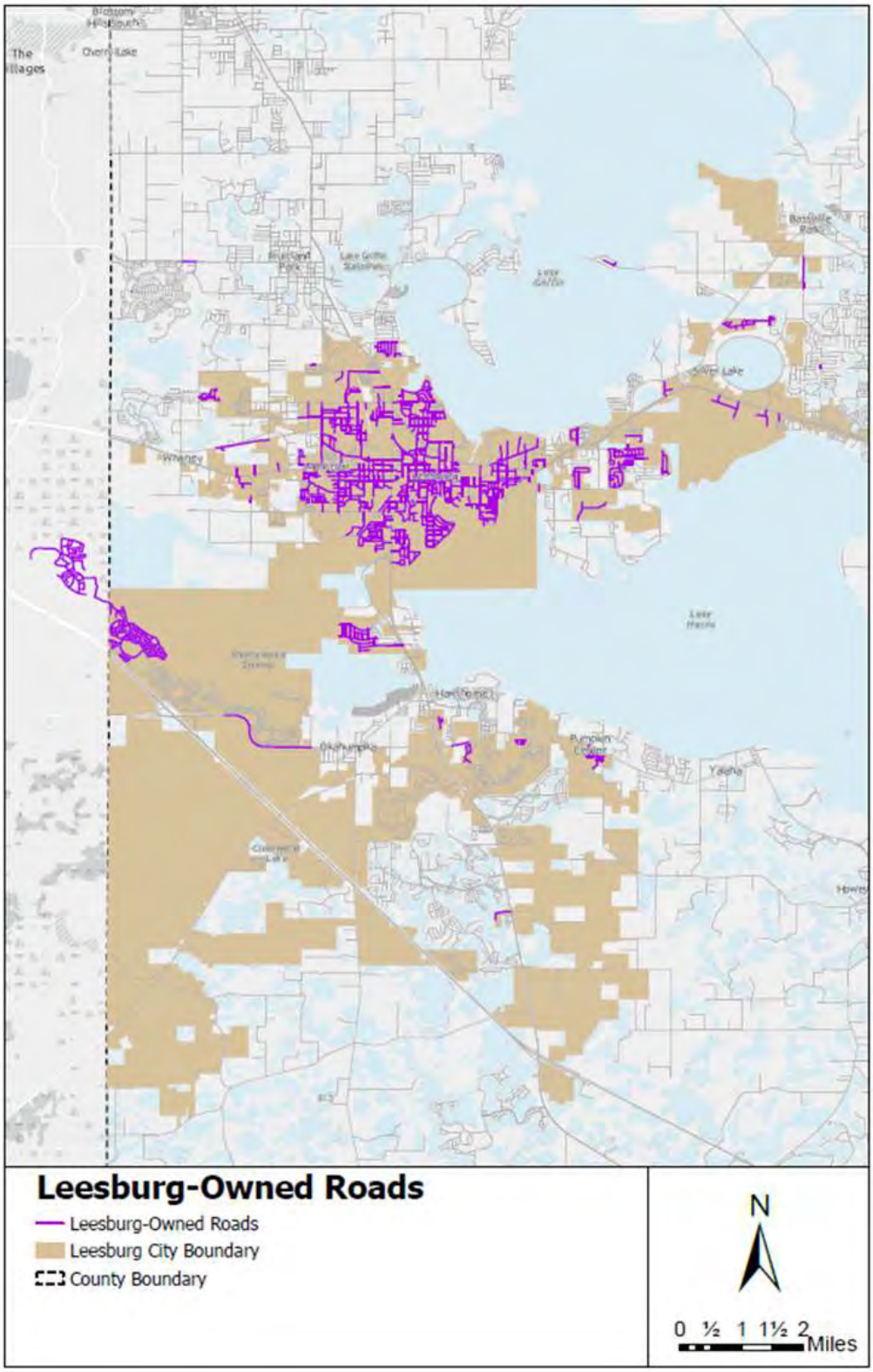


Other Jurisdictional Rights-of-Way

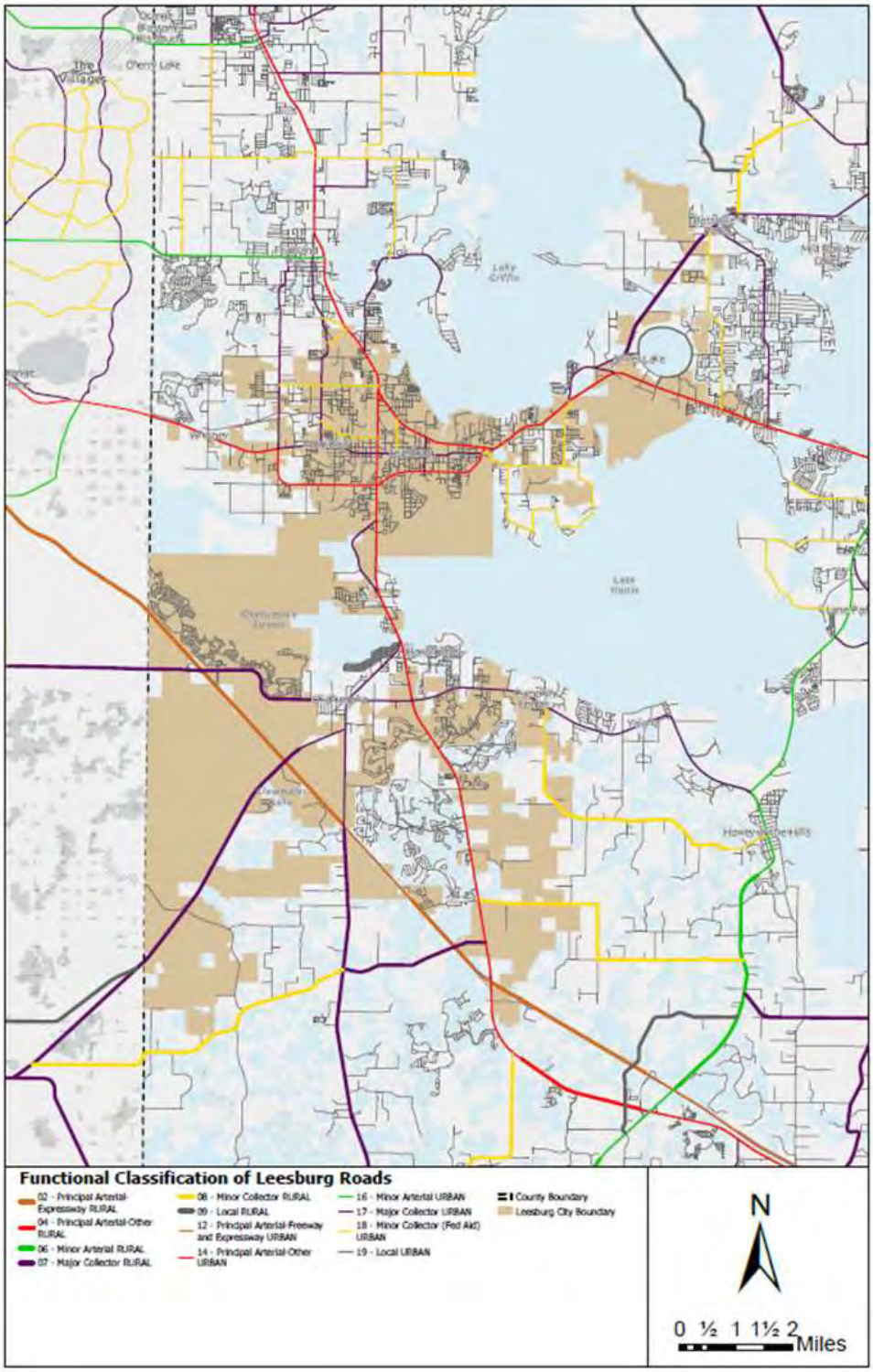
N

0 0.5 1 2 Miles

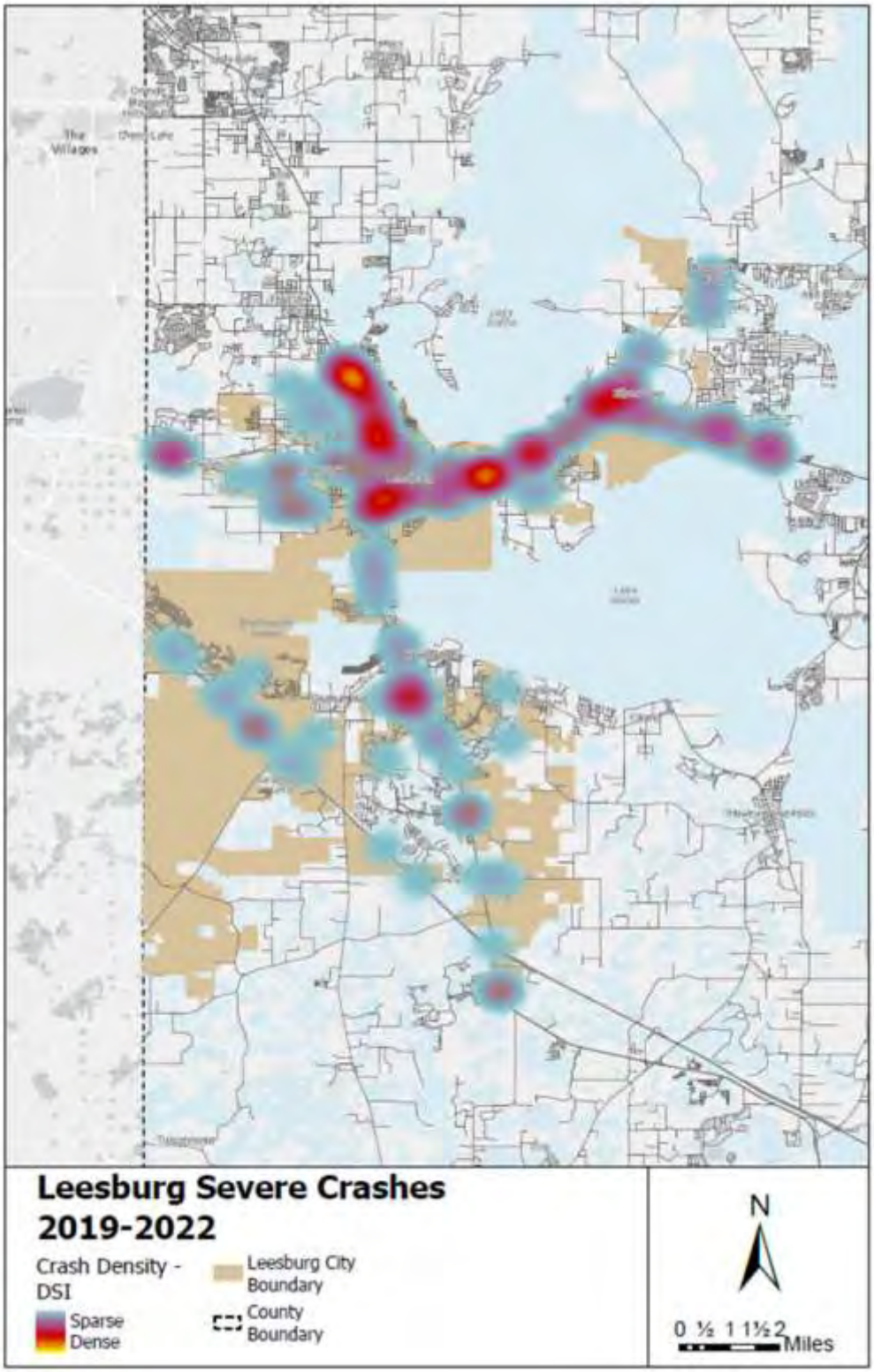
LEESBURG OWNED ROADS



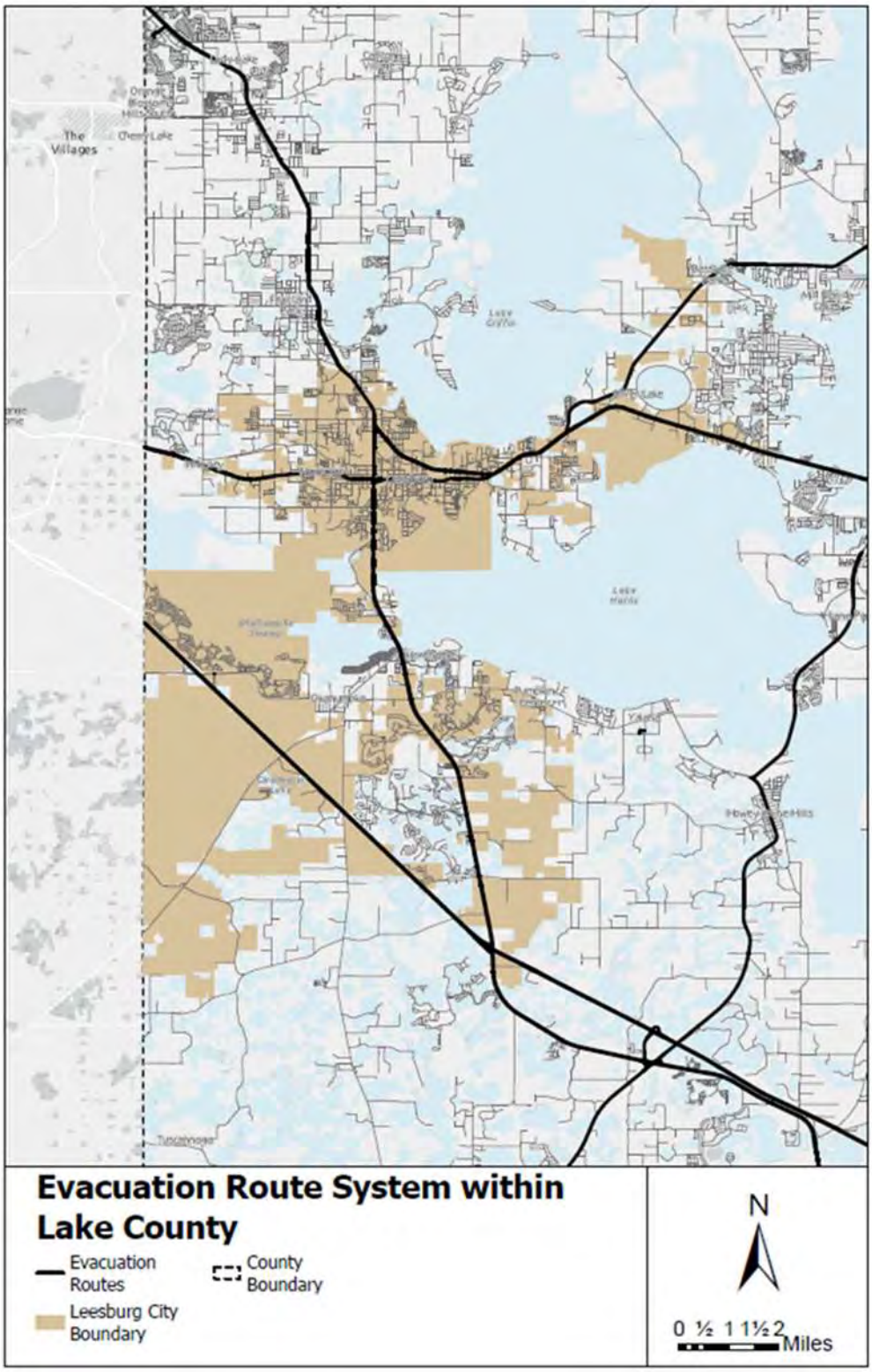
FUNCTIONAL CLASSIFICATION OF LEESBURG ROADS



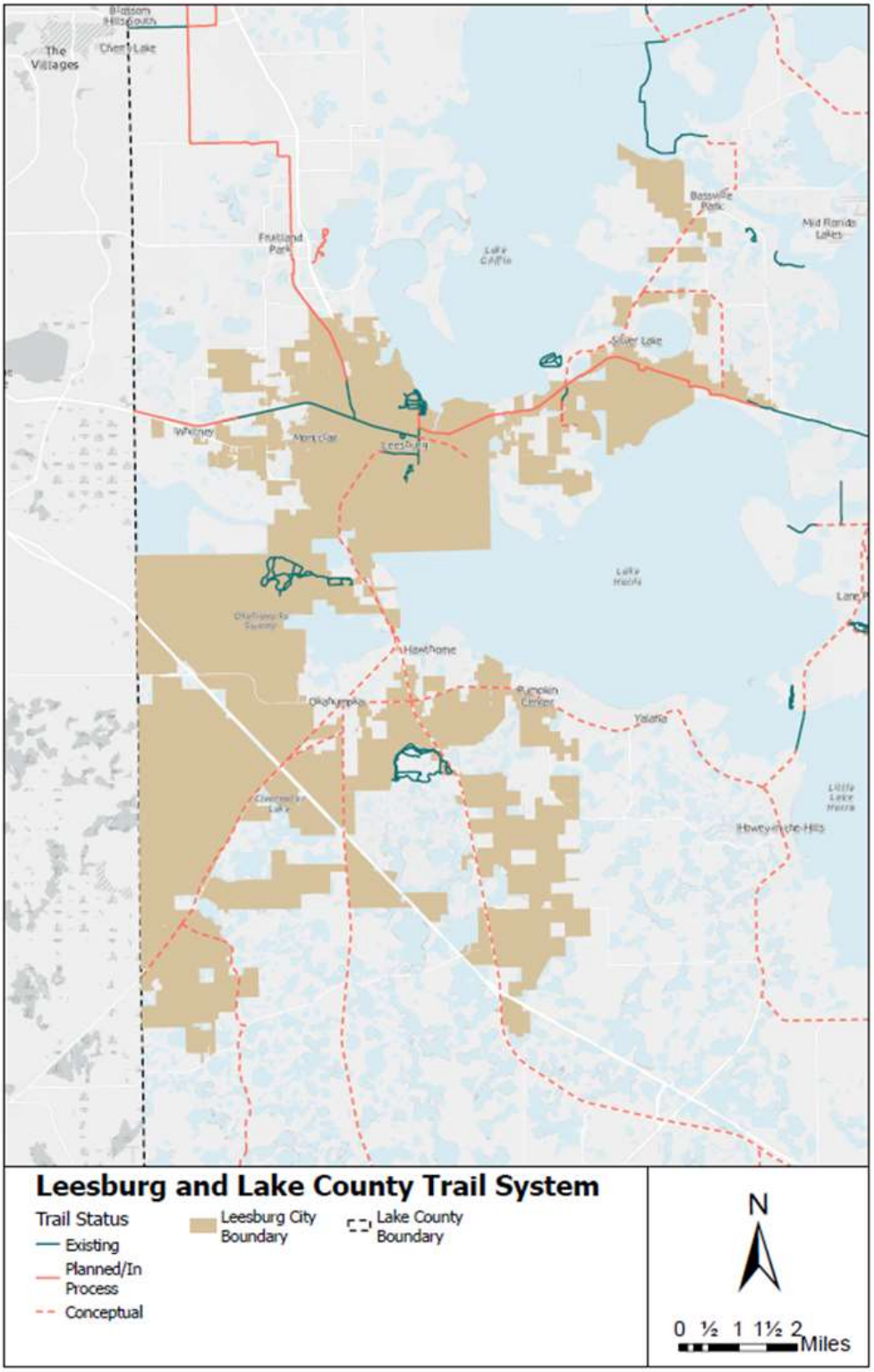
SEVERE CRASHES



EVACUATION ROUTES



LEESBURG AND LAKE COUNTY TRAIL SYSTEM



TRANSPORTATION GLOSSARY

TRANSPORTATION
LINKS TO RELATED JURISDICTIONS

Local Jurisdiction:

City of Leesburg, Florida:

https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department:

https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

Regional Agencies and Resources:

East Central Florida Regional Planning Council (ECFRPC):

https://www.ecfrpc.org

Lake County, Florida, Board of County Commissioners, Planning Department:

https://www.lakecountyfl.gov/Planning-and-Zoning

Lake County, Florida, Board of County Commissioners, Public Works Department:

https://www.lakecountyfl.gov/puboic-works

Lake County, Florida, Board of County Commissioners, Transit Services:

https://www.lakecountyfl.gov/transit

State Jurisdictions and Resources:

Florida Statutes Title XI, Chapter 163.3177, 6(b)

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3177.html

Florida Department of Transportation:

https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):

https://fdot.gov/info/moredot/districts/dist5.shtm

Lake~Sumter Metropolitan Planning Organization (LS MPO):

www.lakesumtermpo.com

LS MPO Guidelines and Methodologies (LS MPO):

www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

Federal:

United States Department of Transportation

https://www.transportation.gov/

Safe Systems Approach:

https://www.transportation.gov/NRSS/SafeSystem

3. HOUSING

ELEMENT SUMMARY:

The City of Leesburg shall support providing decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet present and future needs of residents. The City will achieve this goal through providing technical and financial assistance to the private sector, and considering opportunities to allow a variety of dwelling units to meet the affordable housing needs of households, including very low-, low- and moderate-income households, and households with special needs. The City shall also support the preservation and protection of nationally and locally landmarked housing, in addition to conserving and extending the existing housing stock and improving neighborhood quality by working with community organizations. The City, in coordination with other regional jurisdictions, shall assess existing programs, across sectors, and identify potential ways to increase all citizens access to affordable standard housing.

HOUSING
GOALS, OBJECTIVES, AND POLICIES

GOAL 1: *Provision of Housing*

Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City of Leesburg.

Objective 1.1: ***Housing Supply***.

The City of Leesburg shall provide technical and financial assistance to the private sector to provide dwelling units of various types, sizes and costs to meet the affordable housing needs of existing and anticipated populations of the City.

Policy 1.1.1: Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production

Policy 1.1.2: Develop local government partnerships with the private sector to improve the efficiency and expand the capacity of the housing delivery system.

Policy 1.1.3: Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive and overlapping requirements and resolving conflicting requirements, and amending or adding other requirements in order to increase private sector participation in meeting housing needs, while continuing to insure the health, welfare and safety of the residents.

Policy 1.1.4: Develop land development regulations which will, at a minimum, consider alternatives for a housing density bonus system

Policy 1.1.5: The City shall adopt land development regulations that include site selection criteria for the location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.

Policy 1.1.6: The City shall maintain development regulations which allow and encourage housing for very low-, low-, and moderate-income households.

Objective 1.2: ***Substandard Housing***

The City of Leesburg shall maintain ongoing programs to eliminate substandard housing units.

Policy 1.2.1: Increase code compliance and assistance activities through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and in Neighborhood Partnership Program target areas and institute special concentrated code compliance and assistance activities where warranted.

Policy 1.2.2: Seek federal and state funding, or otherwise provide local public funds for the demolition or rehabilitation of substandard housing.

Policy 1.2.3: Assist neighborhood upgrading projects City-wide by providing code compliance and assistance, removing blighting influences, and concentrating improvements in such neighborhoods.

Objective 1.3: ***Affordable Housing***.

The City of Leesburg shall ensure that affordable housing for very low-, low- and moderate-income households, including households with special needs. This objective is reflected through delineation of land uses on the Future Land Use Map to accommodate different housing types that can accommodate different income groups and groups with special needs such as the elderly and disabled, for all current and anticipated future residents. The City will consider opportunities to allow varied types of housing include, but are not limited to, the construction of lifetime homes, smaller homes and accessory units for family members.

Policy 1.3.1: The City of Leesburg shall maintain programs for housing for very low-, low-, and moderate-income persons. This assistance will include: technical assistance to locate vacant residential land throughout the City; providing zoning, demographic infrastructure and public facility information; and, technical analysis for meeting the housing criteria.

Policy 1.3.2: Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for very low-, low-, and moderate-income persons and to avoid undue concentrations in a single neighborhood.

Policy 1.3.3: Participate with the Orange County Housing Finance Authority in the use of bond funded and state "affordable housing" assistance loans and grants.

Policy 1.3.4: Pursue federal sources of funding earmarked for very low-, low-, and moderate-income housing, and encourage allocation of Community Development Block Grant (CDBG) funds for the rehabilitation of such housing.

Policy 1.3.5: The City shall maintain support for a "Housing Task Force" comprised of representatives of the City, non-profit housing groups and local lenders and business leaders, to assess, on a regular basis, housing needs and recommend programs that should be instituted to facilitate and implement the City's housing Goals, Objectives and Policies.

Policy 1.3.6: The City shall consider the donation of excess City-owned residentially zoned properties and in-fill lots to non-profit organizations that renovate or construct very low- and low-income households.

Policy 1.3.7: All residential districts designated by the Future Land Use Map and Zoning Map shall permit development of affordable housing for very low-, low- and moderate-income households, preferably in developments containing units affordable to a range of income groups.

Policy 1.3.8: The City will investigate providing affordable housing density bonuses in the Zoning District regulations.

Policy 1.3.9: The City shall review the feasibility of expanding zero-lot-line regulations in certain residential zoning districts.

Policy 1.3.10: The Housing Department shall produce a printed inventory of local City-owned lands available for affordable housing to be updated on an annual basis.

Policy 1.3.11: The City shall review the street widths and sidewalk requirements and the sidewalk requirements and the landscaping for vehicular use areas requirements to consider reduced requirements for qualified affordable housing projects.

Policy 1.3.12: The City will continue to coordinate its affordable housing lending policies with the Lake County Community Services Department to ensure the provision of very low-, low-, and moderate-income housing and continue to help provide this form of housing throughout the City. The City will continue to support various Lake County housing programs and help market them within Leesburg.

Policy 1.3.13: The City will coordinate its plans to implement its affordable housing incentives program with the Lake County Community Services Department for their use with the State Housing Initiative Program.

Policy 1.3.14: The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

Objective 1.4: ***Displacement/Relocation.***

The City shall utilize the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 for displacements, where federal funds are used. The City shall implement and enforce the provisions of the City's Relocation Assistance Plan, where City Funds are used.

Policy 1.4.1: Assure that reasonably located, standard housing at affordable costs is available to all persons displaced through public action prior to displacement.

Policy 1.4.2: The City shall require that very low- and low-income residents displaced by government action shall have first priority in obtaining public housing.

Objective 1.5: ***Historically Significant Housing.***

National Register properties and properties designated as locally landmarked in accordance with City Ordinances shall be preserved and protected under the guidelines provided in the City's Historic Preservation Ordinance.

Policy 1.5.1: The City shall assist the rehabilitation and adaptive reuse of historically significant housing through technical assistance and economic assistance programs that may become available such as property tax relief, and below market interest rate loans.

Policy 1.5.2: The City shall provide technical assistance to property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

Policy 1.5.3: The City shall provide technical assistance to all citizens initiating applications of historic structures and districts, through the implementation of the City's Historic Preservation Ordinance which includes criteria for designating properties; standards and guidelines for controlling demolitions, alterations and relocation; and, procedures for administration and enforcement.

Policy 1.5.4: The City shall provide technical assistance to the Historic Preservation Board's efforts to provide public information, education and technical assistance relating to historic preservation programs.

Objective 1.6: ***Housing Conservation and Rehabilitation.***

The useful life of the existing housing stock shall be conserved and extended, and neighborhood quality will be improved by working with community organizations to conserve and extend the existing housing stock and improve the neighborhoods

Policy 1.6.1: Review and amend, where necessary, the City housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

Policy 1.6.2: The City shall continue to schedule and concentrate public infrastructure and supporting infrastructure and supporting facilities and services to upgrade the quality of all existing neighborhoods including those identified in City Commission approved neighborhood plans and needs studies/assessments.

Policy 1.6.3: Encourage individual homeowners to increase private reinvestment in housing by providing information on technical and financial assistance programs.

Policy 1.6.4: The City shall implement the Rental Housing Inspection Program in Neighborhood Partnership (target) areas and other appropriate areas of the City designated by City Commission to maintain housing code compliance.

Policy 1.6.5: The City shall support the efforts of new Community Housing Development Organizations (CHDOs) and other affordable housing developers in their target areas by providing funding, technical assistance and coordination between City programs and CHDO services.

Policy 1.6.6: The City shall continue working with the Community Redevelopment Agencies to upgrade the City's neighborhoods.

Policy 1.6.7: The City shall actively coordinate City Commission approved neighborhood plan recommendations with other initiatives to ensure maximum results in all programs.

Policy 1.6.8: The City shall continue enforcing the regulations prohibiting the expansion of non-compatible uses and densities within residential neighborhoods

Objective 1.7: ***Housing Non-Discrimination.***

The City's Housing and Economic Development Department, in coordination with Lake County Community Services Department, shall assess existing public, private non-profit and for profit housing programs and identify potential ways to further increase access to affordable standard housing for all citizens, regardless of race, sex, age, gender, disability, ethnic background, marital status, familial composition, or income level and shall prepare periodic reports to the City Commission with recommendations for programs and action to combat housing discrimination.

Policy 1.7.1: Institute new efforts at informing housing service agencies and the general public regarding fair housing rights and responsibilities.

Policy 1.7.2: Adhere to state and federal accessibility standards for barrier free multifamily living environments needed by physically disabled persons.

Policy 1.7.3: The City shall encourage the private sector to provide additional multifamily living environments needed by physically disabled persons.

Policy 1.7.4: The City will continue to notify the Lake County Community Services Department whenever housing discrimination is reported.

HOUSING
DATA APPENDIX

Introduction and Purpose

The most recent Housing Element associated with the City's Comprehensive Plan was completed in 2012 which was the ending of one of the most consequential housing crises in US history, and one that affected nearly every geography throughout the country. However, the subsequent recovery was marked by solid and steady growth in both the homeownership and rental markets and for which the State and Orlando region benefited considerably. This positive housing market trend continued until the Covid-19 pandemic that started in March 2020. Following a general housing market downturn State-wide that lasted roughly 12 months following the beginning of the pandemic, Florida, and in particular, many metropolitan areas and their surrounding communities started to experience record level performance in both the homeownership and rental segments – so much so, that the length and most recent pace of housing sector growth has continued to add pressure on accommodating the needs for lower and moderate-income families.

The purpose of the Housing Element is to identify existing conditions in the City's housing supply, assess past and current housing trends, and to provide guidance for development of appropriate plans and policies to meet future housing needs, and particularly, as it relates to the supply of housing for moderate income, low income and very low-income households, community residence, foster care facilities and households with special housing needs. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

Housing Inventory

Data from the U.S. Census Bureau and the Florida Housing Data Clearinghouse (Schimberg Center) has been used to provide many of the following comparative characteristics between Leesburg and Lake County as this is the best available data (and the majority of which is ACS 2016 to 2021 data). In applicable sections of this housing assessment, current housing conditions are compared to information within the 2012 Housing Elements and for which the data was largely based upon US 2010 Census.

Housing Type:

Residential use is a major development characteristic of Leesburg. The 12,272 total housing units reported for the City in 2021 comprised 7.1 percent of Lake County's total housing stock of 173,636 reported units. As of April 2023, there were approximately 3,643 acres that had an existing land use of residential. This represents approximately 14 percent of the City' s total land area of 26,030 acres.

The 2016-2021 American Community Survey (U.S. Census) shows approximately 32 percent (3,938 units) of housing units in Leesburg were multi-family (2 or more), while single-family homes made up 60 percent (7,350 units) of the City' s housing stock and 8% (948) of housing units in Leesburg were mobile home units. Comparatively, the County has a notably higher ratio of single-family housing at 70 percent total stock. Total

units and the percentage of housing inventory by type of unit for the City and County are shown in the figure below.

Dwelling Units by Structure Type, 2016-2021 (Lake County and City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Units in Structure	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Single family (detached)	6,885	56.1%	117,624	67.7%
Single family (attached)	465	3.8%	4,149	2.4%
Multi-family, 2 units	550	4.5%	2,255	1.3%
Multi-family, 3-4 units	963	7.8%	4,340	2.5%
Multi-family, 5-9 units	666	5.4%	3,971	2.3%
Multi-family, 10-19 units	582	4.7%	4,588	2.6%
Multi-family, 20+ units	1,177	9.6%	6,329	3.6%
Mobile home or trailer	984	8.0%	29572	17.0%
Other	0	0.0%	808	0.5%
Total	12,272	100	173,636	100

Housing Tenure:

Housing tenure refers to the occupancy of a unit, either owner-occupied or renter- occupied. Based on the five-year average, (2016-2021) from the ACS, 53% of households in Leesburg were owner-occupied, compared to 75% for Lake County. Renter occupied households comprised 47% of all households, compared to 24% for Lake County. For the City, this represents a notable decline in owner-occupied to renter households since the 2012 Housing Element, which reported 58% owner-occupied and 42% renter occupied. Current housing tenure characteristics are detailed in the figure below.

Households by Tenure, 2016-2021 (Lake County & City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Household Status	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Owner	5,680	52.7%	112,605	75.3%
Renter	5,098	47.3%	36,850	24.7%
Total	10,778	100%	149,455	100%

Housing Vacancy:

The table below shows the housing vacancy characteristics for Leesburg and Lake County as reported in the ACS five-year average 2016-2021. Accordingly, 2,449 housing units out of a total of 12,272 total housing units in Leesburg were vacant, equal to a vacancy rate of 20%. Comparatively, the vacancy rate in Lake County is 14%. Among all vacant units in Leesburg, approximately 26% is attributed to seasonal residents, which

equals 5% of the City's housing inventory. If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, Leesburg's vacancy rate is 7%. This is a notable improvement over the 20% vacancy rate indicated within the 2012 Housing Element.

Housing Vacancy, 2016-2021 (Lake County & City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Vacancy Status	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
For Rent	1,494	61.0%	3,684	15.2%
For Sale Only	77	3.1%	2,671	11.0%
Rented or Sold, Not Occupied	42	1.7%	2,133	8.8%
For Seasonal, Recreational or	646	26.4%	12,638	52.3%
For Migrant Workers	0	0.0%	0	0.0%
Other Vacant	190	7.8%	3,055	12.6%
Total	2,449	100	24,181	100

Housing Age:

The age of housing stock in Leesburg is slightly newer with 54% built after 1980. The following figure lists the age of housing structures reported by the U. S. Census Bureau. It shows that 45% of the housing stock was built before the 1980's. It is evident that the City's housing development sector has moderated significantly from prior decades; however, based upon a preview of housing development currently under construction, in-planning, and/or entitled, it is apparent that significant new housing will be added within the City during the next several years - and discussed in further detail below.

Though a survey of housing condition for the City's overall housing stock was not conducted as part of this effort, a *windshield-observation* indicates that many of these older homes are in sound condition, others have gone through renovations, and some are being demolished and replaced with new structures. While there are certainly homes within the City that are in need of rehabilitation and upkeep in order to comply with codes and ordinance, the older structures are for the most part fairly well maintained, demonstrating that the City has been successful in maintaining adequate housing, thus minimizing any potential of deterioration.

Age of Housing Structures 2016-2021 (City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates.

Year Built	City of Leesburg	
	Number	Percent
Built 2020 or later	15	0.1%
Built 2010 to 2019	688	5.6%
Built 2000 to 2009	2,785	22.7%
Built 1990 to 1999	1,463	11.9%
Built 1980 to 1989	1,751	14.3%
Built 1970 to 1979	1,597	13.0%
Built 1960 to 1969	1,538	12.5%
Built 1950 to 1959	1404	11.4%
Built 1940 to 1949	177	1.4%
Built 1939 or earlier	854	7.0%
Median Age of Structures	40-31 Years	
Total	**12,272**	**100**

Monthly Housing Rent:

The table below compares the monthly gross rents for renter-occupied housing units in the City of Leesburg with those for Lake County for the most recent ACS data (2021). Based upon this source, the median rent paid by Leesburg households in 2021 was $965 per month, compared to a countywide median rent of $1,203. Statewide, the median rent for a renter occupied household was $1,218. Rents in the City of Leesburg are nearly 20% lower than the County. In Lake County and the surrounding metro area, the HUD Fair Market Rent in 2019, representing rent for a typical modest apartment, was $1,338 for a studio apartment, $1,422 for a one- bedroom, $1,616 for a two-bedroom, $2,064 for a three-bedroom, and $2,503 for a four-bedroom unit. This data is not provided at the municipality-level.

Monthly Gross Rent, Renter-Occupied Housing Units, 2016-2021 (Lake County & City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Occupied Units Paying Rent	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Less than $500	464	9.7%	2,456	7.0%
$500-999	2,213	46.4%	9,388	26.9%
$1,000-$1,499	1,720	36.1%	12,631	36.2%
$1,500-$1,999	219	4.6%	7,163	20.5%
$2,000-$2,499	9	0.2%	2,150	6.2%
$2,500-$2,999	65	1.4%	300	0.9%
$3000 or more	81	1.7%	834	2.4%
Total	**4,771**	**100%**	**34,922**	**100%**
Median Rent/Month	**$965**		**$1,203**	
Occupied Units Not Paying Rent	**327**		**1,928**	

In addition to the Census-based rental data summarized above, supplemental information related to the multifamily rental housing market (> 2 units) has been overviewed utilizing Costar, a leading global real estate data and analytics company which accumulates information for most geographies in the US utilizing a combination of data from property appraiser database, surveys, Census and municipal building departments. Specific to market-rate housing, the City currently comprises 2,707 multifamily rental units with an average rental rate of $1,265, which is moderately lower than the County ($1,539) and notably lower than the State ($1,893).

While Census data is instrumental in providing invaluable data to government, community development and other related agencies related to housing policy (and, specifically, addressing housing needs), Costar provides a more comprehensive and up to date accounting of the multifamily rental housing market. Used collectively, these two resources (and other available qualified housing data resource) provide invaluable resources to evaluating housing policy related to rental housing inventory.

Housing Value:

Based on figures from the US Census for Lake County, the median home value for an owner-occupied home in 2021 was $223,000, which is approximately 27% higher than the median value of an owner-occupied home in Leesburg at $162,100 Statewide, the average value of a single-family home in Florida in 2020 was $232,000.

The table below 3-6 shows the value of owner-occupied housing units in the City and County as reported by the U.S. Census Bureau.

Median Home Value of Owner-Occupied Housing Units, 2016-2021 (Lake County &City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Value of Owner-Occupied Units	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Less than $50,000	720	12.7%	10,405	9.2%
$50,000-$99,999	943	16.6%	10,416	9.3%
$100,000-$149,999	909	16.0%	10,221	9.1%
$150,000-$199,999	1,026	18.1%	16,748	14.9%
$200,000-$299,999	1,392	24.5%	34,189	30.4%
$300,000-$499,999	563	9.9%	23,787	21.1%
$500,000 or more	127	2.2%	6,839	6.1%
Total	**5,680**	**100%**	**112,605**	**100%**
Median Value	**$162,100**		**$223,000**	

Median Sales Price:

As with the rental housing assessment above, supplemental ownership housing data is utilized in addition to the Census to provide a more accurate and timely gauge of housing values based upon actual sales data from the Lake County Property Appraiser. In 2022, the median sales price for a single-family home in Leesburg

was $304,000, more than $157,000 (or nearly 50% higher) than the median sale price in 2015. The median sales price of condominium in Leesburg was $106,000 in 2023, which was more than two-times the sale price in 2015.

Median Home Sales Prices for Existing Homes, 2015-2022 (City of Leesburg)

Source: Lake County Property Appraiser

	SINGLE FAMILY			CONDOMINIUM			Total Sales	Avg Sales $
Year	Sales	Avg Sales $	Yearly Change	Sales	Avg Sales $	Yearly Change		
2022	712	$304,270		37	$106,230	49.0%	749	$294,487
2021	796	$287,461	-5.5%	34	$71,300	8.8%	830	$278,606
2020	462	$228,349	-20.6%	25	$65,536	-28.5%	487	$219,991
2019	407	$202,540	-11.3%	9	$91,722	52.1%	416	$200,142
2018	412	$502,062	147.9%	13	$60,300	-33.1%	425	$488,549
2017	359	$307,085	-38.8%	12	$90,142	72.8%	371	$300,068
2016	277	$159,582	-48.0%	9	$52,178	-2.2%	286	$156,202
2015	228	$153,604	-3.7%	6	$53,333		234	$151,033

Monthly Owner-Occupied Costs:

Of the total owner-occupied housing units in Leesburg, 47% (2,662 units) were mortgaged and 53% (3,018 units) were not mortgaged. The table below shows the monthly owner costs of owner-occupied housing units in Leesburg with comparison for Lake County. In Leesburg, 1.2% of mortgaged units pay over $3,000 in monthly costs, compared to 3.8% in Lake County.

Monthly Costs of Mortgaged Owner-Occupied Housing Units, 2016-2021 (Lake County & City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Montly Costs of Owner-Occupied Units	City of Leesburg		Lake County	
	Number	Percent	Number	Percent
Mortgaged Units				
Less than $500	29	1.1%	971	1.6%
$500-$999	772	29.0%	11,461	18.8%
$1,000-$1,499	1,078	40.5%	19,619	32.1%
$1,500-$1,999	537	20.2%	16,765	27.5%
$2,000-$2,499	182	6.8%	7,438	12.2%
$2,500-$2,999	33	1.2%	2,485	4.1%
$3,000 or more	31	1.2%	2,317	3.8%
Total	**2,662**	**100%**	**61,056**	**100%**

Monthly Costs of Non-Mortgaged Owner-Occupied Housing Units, 2016-2021 (Lake County & City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

Non-Mortgaged Units				
Less than $200	589	19.5%	6,564	12.7%
$200-$349	733	24.3%	12,596	24.4%
$350-$499	880	29.2%	17,595	34.1%
$500-$699	653	21.6%	8,978	17.4%
$700-$999	117	3.9%	3,463	6.7%
$1000 or more	46	1.5%	2,353	4.6%
Total	**3,018**	**100%**	**51,549**	**100%**
Median Cost/Month	**$434**		**$467**	

Affordable Housing Needs

Cost Burden:

Cost-burdened households pay more than 30% of income for rent or mortgage costs. Data for this section has been supplied by the Florida Housing Data Clearinghouse. The following figure indicates that 1,128 homeowner households within Leesburg (20%) paid more than 30% of income for housing compared to 22% of Lake County households that paid more than 30% of income for housing. According to U.S. Census (summarized in the figure below), for renter households the cost burden is even greater with 63% of these households paying over 30% of their income for housing, compared to 55% in Lake County. This City's higher ratio of housing cost burden correlates to household income whereby, according to U.S. Census Bureau, the City's 2021 median household income of $37,350) is significantly less than the County ($60,013).

Owner Costs as a % of Household Income, 2016-2021 (Lake County &City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

	NO COST BURDEN				COST BURDEN				
	With Mortgage, less than 30%		Without Mortgage, less than 30%		With Mortgage, more than 30%		Without Mortgage, more than 30%		Total
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	
City of Leesburg	1,833	32.8%	2,621	47.0%	798	14.3%	330	5.9%	5,582
Lake County	42,331	38%	44,505	40%	18,543	17%	6,269	6%	111,648

Gross Rent as a % of Household Income, 2016-2020 (Lake County &City of Leesburg)

Source: FHDC based on U.S. Census Bureau, 2021 American Community Survey

	NO COST BURDEN		COST BURDEN				TOTAL
	Less than 30%		30-49.9%		50% or more		
	Number	Percentage	Number	Percentage	Number	Percentage	
City of Leesburg	1,754	37.3%	1,181	25.1%	1,763	37.5%	4,698
Lake County	15,547	44.8%	11,153	32.1%	7,992	23.0%	34,692

Amount of Income Paid for Housing Household by Cost Burden, 2020 (City of Leesburg)

Source: FHDC based on U.S. Census Bureau, 2021 American Community Survey

Extent of Cost Burden on City of Leesburg Households	Household Income as a % of AMI					Total
	0%-30%	30.1%-50%	50.1%-80%	80.1-100%	100%+	
	Very low	Low	Moderate	Above Moderate	High	
No cost burden (less than 30%)	132	434	1,017	555	3,602	**5,740**
30% to 50% cost burden	264	500	1,082	258	212	**2,316**
50% or more cost burden	1,247	494	256	12	17	**2,026**
Total	**1,643**	**1,428**	**2,355**	**825**	**3,831**	**10,082**

Elderly Households:

According to the US Census Bureau in 2020, 4,442 households in Leesburg (41.2%) had a person age 65 or older. Though this is lower than the County's 44.7% ratio of persons 65 years and older, it is higher than the statewide 37%.

Housing Conditions

Substandard Housing:

Housing units may be considered substandard if the unit lacks complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. The U.S. Census Bureau provides data regarding these interior conditions of the housing stock. The figure below contains a summary of the measures of substandard housing conditions for Leesburg and Lake County in 2021. In 2021, the American Community Survey 5-Year Estimates indicated that out of 10,778 occupied housing units, 595 housing units (5.5% of all units) in Leesburg were of substandard conditions. The Countywide percentage was 3.5%.

Condition of Housing Stock Summary, 2016-2021 (Lake County & City of Leesburg)

Source: U.S. Census Bureau 2016-2021 ACS 5-Yr Estimates

	City of Leesburg		Lake County	
Condition	Number	Percent	Number	Percent
Total Occupied Housing Units	**10,778**	-	**149,455**	-
Lacking complete plumbing facilities	3	0.0%	458	0.3%
Lacking complete kitchen facilities	101	0.9%	1,030	0.7%
Lacking telephone service	254	2.4%	1,468	1.0%
Overcrowded units	92	0.9%	599	0.4%
No Fuel Used	145	1.3%	1,672	1.1%
Total Occupied Units w/Substandard Conditions	**595**	**5.5%**	**5,227**	**3.5%**

Subsidized Housing:

Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. The following table provides an inventory of federal, state, and/or local assisted rental housing within Leesburg. The table shows a total of 20 properties, combining for 1,552 units with rent and/or income restrictions.

Assisted Housing Inventory (City of Leesburg)

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Development Name	Street Address	Assisted Units	Target Population
City of Leesburg	2213 Simmons	12	Family
Care Diversified Of Lake County	1312 SUMTER ST	12	Persons with Disabilities
Crossings At Leesburg	2511 Sennett Drive	168	Family
Cypress Oaks	336 Sandy Oak Circle	140	Family
Eagle's Nest	not avail.	6	Persons with Disabilities
Harper Home	35201 Radio Road	6	Persons with Disabilities
Lake Harris Cove	32511 Lake Harris Cove Avenue	152	Family
Lake Region Homes, Inc.	2016 TALLY RD	10	Persons with Disabilities
Lakeside Pointe	1403 Old Harbor Boulevard	128	Family
Lakewood Villas	2345 SOUTH ST	36	Elderly
Laurel Oaks - Leesburg	2700 Laurel Hollow Drive	144	Family
Laurel Oaks II	2700 Laurel Hollow Drive	108	Family
Little Turtle Apartments	1350 PAMELA ST #25	38	Family
Montclair Village	2000 PARK CIR	80	Family;Farmworker
Palm Brook Apts Ltd	37 BROOK CIR	50	Family
Parrish Place	not avail.	6	Persons with Disabilities
Pepper Tree Apts	2503 SOUTH STREET	70	Elderly
Pepper Tree Apts II	2503 SOUTH STREET	35	Elderly
Silver Pointe At Leesburg	2400 Silver Pointe Circle	138	Elderly;Family
Southwinds Cove	3400 Southwinds Cove Way	112	Family
Turtle Oaks Apartments	2311 GRIFFIN RD	101	Family
TOTAL		**1,552**	

Community Residential Facilities:

Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of community residences licensed by the Florida Department of Children and Family Services. A "community residential home" means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services.

Mobile Homes:

Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of existing mobile homes. According to the U.S. Census Bureau in the 2013-2017 American Community Survey, there are 984 mobile home units in the City which represents 8% of all housing inventory.

Historically Significant Housing:

Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. The Florida Master Site File includes 994 building records for the City of Leesburg: two (2) historic homes have been evaluated for the National Registry.

Farmworker Housing:

There are no rural or farmworker households within the City.

Needs Assessment

Population Projections:

Chapter 163.3177(f), F.S. requires that an affordable housing assessment be performed. Data collected from The Florida Housing Data Clearinghouse (Shimberg Center) indicates that from 2010-2040, the population of Leesburg will increase from 20,117 in 2010 to 31,981 by 2040, or a total 11,864 which equals an annual average 395 persons (and an annual average growth rate of 1.55%). Additionally, nearly 33% of the forecast average annual growth is expected to occur within the 75+ year age cohort.

The Shimberg forecast (which was based upon 2010 data) indicates 2020 population of 24,538 which is measurably lower than that of current US Census figures (27,000). As a point of reference, the actual growth rate in the City's population from 2010 to 2020 was 2.99%, or effectively twice that of the Shimberg forecast.

Population Projections by Age Group, 2010-2040 (City of Leesburg)

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Year	2010	2020	2025	2030	2035	2040
Age Group						
0-14	3,943	4,449	4,592	4,716	4,908	4,966
15-24	2,496	2,595	2,899	3,146	3,096	3,139
25-34	2,369	2,923	3,087	2,930	3,210	3,447
35-44	2,122	2,454	2,633	2,963	3,062	2,876
45-54	2,188	2,347	2,440	2,661	2,834	3,180
55-64	2,451	2,995	3,243	3,180	3,252	3,540
65-74	2,155	3,458	3,812	4,252	4,550	4,472
75+	2,393	3,317	4,157	4,961	5,646	6,361
Total	20,117	24,538	26,863	28,809	30,558	31,981

Therefore, in addition to the Shimberg data, the analysis herein also utilizes information from the Lake Sumter Metropolitan Planning Organization (MPO) which is the lead agency for the region's transportation planning. The MPO has prepared more recent population forecasting from 2015 to 2045 and, in accordance with this report, the City's population is forecast to grow from an estimated 27,000 in 2015 to 37,890 in 2045, or an average annual population growth rate of 1.4%. This represents an even larger disparity between the agencies forecast and actual growth. This only underscores the complexity in population forecasting, especially a municipality such as Leesburg, which is geographically positioned between two burgeoning metropolitan areas (Greater Tampa Bay and Orlando). As a matter of fact, the City has provided information on the status of current housing development (as of June 2023) and highlighted below, which indicates that there are nearly 12,400 housing units in planning review, approved, under construction and/or currently entitled.

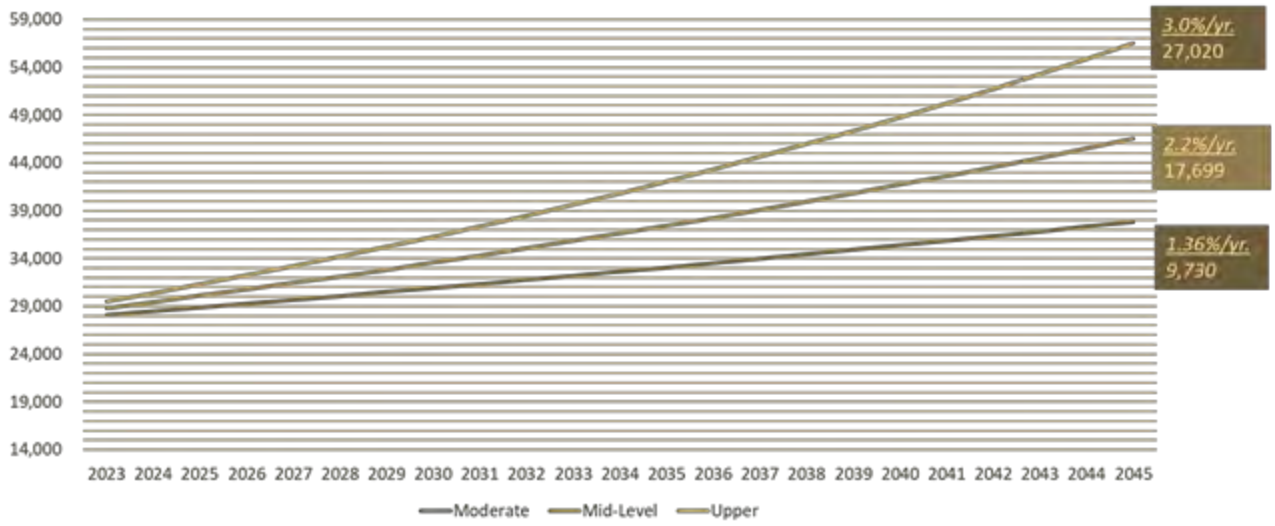
City of Leesburg – Status of Current Housing Development (as of June 2023)

Status	*Units*
Review	4,034
Approved	918
Construction	912
Development is under Lk Co BOCC/Planning/DRC/Building	50
Disapproved	1,445
Entitlements	6,347
expired 11/25/22 - needs to go back through DRC	273
MH Park - on-going home placement	108
on hold	50
Submitted to DRC 5/25/2023	2
Verticle	130
TOTAL	**14,269**

While it is nearly impossible to accurately predict if and/or when this planned development will come to fruition, even if only 50 percent of this activity gets built by 2045, population would increase by nearly 15,000 persons assuming the City's current average of 2.4 persons per household; or, an average annual growth rate of 2.0 percent if delivered between 2023 and 2045.

Based upon the discussion above, the analysis herein recommends an approach that considers data from varying resources creates alternative growth projections defined as: *Moderate* – which is deemed a *conservative* outlook based upon the long-term growth rates prepared by the MPO and is estimated to be 1.36%); *Mid-Level* – which effectively blends the moderate and actual historic growth rate of the past decade to derive an estimated growth rate of 2.2%; and, *Upper* – which adds a premium growth rate to the *moderate* trend to derive an estimated growth rate of 2.9%. The analysis highlights a projection period between 2023 and 2045.

City of Leesburg - Population Forecast (Varying Scenarios)



As illustrated above, population projections through 2045 range from 9,730 to 27,020 new residents. Naturally, there will be cycles in annual population growth patterns, and MPO projections indicate stronger growth during the next 10± years with some tapering off thereafter. Nonetheless, the key metric for long-term planning associated with the comprehensive plan is the aggregated annual forecast.

From these estimates, household growth is determined based upon an estimated household size. Currently, the City is reporting an average household size of 2.40 persons. However, and as noted above, there is forecast to be a measurable increase in the elderly category (75+ years) which will have at least some corresponding effect on a trend to smaller household sizes. Nonetheless, for purposes of this analysis, the average household size City-wide will be based upon a 2.4 persons per household ratio.

Based upon this household forecasting methodology, and using the Mid-Level average annual population growth factor, there is estimated demand for approximately 7,374 new housing units through 2045; or, slightly 335 housing units on average per year during the long-term planning horizon. If the *upper level* of projections is used, there is estimated demand for 11,262 new housing units through 2045, or nearly 512 housing units average annually. Of note, the estimates above include a modest increase in housing supply accounting for non-primary housing (ie. investor/second home units).

Although the City is expected to have an adequate supply of existing and newly constructed residential units to meet future demand, some of the households will be faced with a cost burden. In the effort to establish a baseline understanding of housing demand the following tables provide a more detailed needs assessment for very low, low and moderate income households, a blended analysis has been completed that effectively utilizes future household growth/demand based upon the MPO forecast metric with cost-burdened ratio data supplied by the Shimberg Center's previously projected Affordable Housing Needs analysis by tenure and income threshold.

In the effort to establish a baseline understanding of housing demand, the following tables provide a more detailed needs assessment for very low-, low- and moderate-income households, a blended analysis has been completed that effectively utilizes future household growth/demand based upon the MPO forecast metric with cost-burdened ratio data supplied by the Shimberg Center's previously projected Affordable Housing Needs analysis by tenure and income threshold.

Affordable Housing Demand:

The following table presents the very-low-, low-, and moderate-income housing needs estimates and projections through 2040.

Projected Affordable Housing Need by Tenure and Income, 2010-2040 (City of Leesburg)

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Number of Severely Cost-Burdened Housholds (50%+) with Income Less than 80% AMI						
Owner-Occupied Households						
HH Income as a % of AMI	2010	2020	2025	2030	2035	2040
30% AMI or less	143	190	214	237	257	274
30.1%-50% AMI	115	153	173	191	207	221
50.1%-80% AMI	109	146	164	182	197	210
Total HH below 80% AMI	367	489	551	610	661	705
Renter-Occupied Households						
HH Income as a % of AMI	2010	2020	2025	2030	2035	2040
30% AMI or less	867	1,057	1,154	1,226	1,303	1,370
30.1%-50% AMI	279	341	372	395	420	442
50.1%-80% AMI	90	110	120	127	135	142
Total HH below 80% AMI	1,236	1,508	1,646	1,748	1,858	1,954

The analysis suggests that 338 additional owner-occupied and renter households with income less than 80% AMI are projected to be severely cost-burdened with housing costs by 2040. Overall, these projections point out the growing affordability issues not only in the City of Leesburg, but within Lake County as well.

Summary Trends & Conclusion

The issue of affordable housing within the City, and throughout Lake County, has for many years been a relevant issue affecting the broader resident community. Prior to this analysis, the City of Leesburg last completed its Housing Element for the Comprehensive Plan in 2012. While there are some variations in the source material utilized between the two studies, there are only a few economic, demographic and/or housing characteristics for which a notable change has occurred.

As shown below, there has not been a significant change in the housing type, as owner-occupied housing declined marginally by 2010. The change in housing status is in part the result of the housing crisis in 2007/8 that significantly constrained the lending environment for homeownership during the beginning years of the past decade.

Housing Status 2010 vs. 2021 (City of Leesburg)

Source: U.S. Census Bureau 2010-2021 ACS 5-Yr Estimates

Household Status	2010	2021	% Change
Owner Occupied	4,724	5,680	20%
Renter Occupied	3,960	5,098	29%
Owner Occupied %	54.4%	52.7%	-3%
Total	8,684	10,778	24%

The following table compares median homeownership housing values and rental rates (non-inflation adjusted) between 2010 and 2021.

Median Home Owner Value & Rental Rates 2010-2021 (City of Leesburg)

Source: U.S. Census Bureau 2010-2021 ACS 5-Yr Estimates

Value of Owner Occupied	2010	2021	% Change
< $50,000	717	720	0%
$50,000 - $99,999	775	943	22%
$100,000 - $149,999	1,010	909	-10%
$150,000 - $199,999	802	1,026	28%
$200,000 - $299,999	869	1,392	60%
$300,000 - $499,999	317	563	78%
$500,000 or more	234	127	-46%
Median Value	$143,000	$162,100	13%

Monthly Gross Rent	2010	2021	% Change
< $500	389	464	19%
$500 - $999	2,192	2,213	1%
$1,000-$1,499	794	1,720	117%
> $1,500	357	374	5%
Median Rent/Month	**$848**	**$965**	**14%**

The number of households paying more than $1,000 in rent increased dramatically during the past decade, while those paying more than $1,500 increased modestly. This homeowner and rental value trend are indicative of the change in housing tenure characteristics.

As shown in the table below, and in aggregate, the number of households that are cost burdened is 4,342 with 47% being burdened greater than 50%.

Cost Burdened Housing 2021 (City of Leesburg)

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Burden 30.1-50%	264
	500
	1082
	258
	212
Burden >50%	1247
	494
	256
	12
	17
Total	4,342

While this trend is encouraging for the City as it continues to focus on balancing its housing market, the 4,342 households remain cost burdened. And, based upon the Needs Assessment from future growth as set forth above, the City's housing affordability issue will only get more pronounced. Though the City, County and State provide resources through tax credits, vouchers land write-down and inclusionary zoning, it falls short of today's affordable housing needs; not to mention, this is only exacerbated by recent moves at the State level to eliminate any requirement for inclusionary housing. The fact is, effectively addressing the challenges with affordable housing in the region requires greater Federal assistance and participation.

HOUSING GLOSSARY

- Access - The means of approaching or entering a property. It encompasses both ingress, the right to enter, and egress, the right to leave. In zoning and subdivision regulations, recorded lots must have direct access to a public street or highway, or to a private street meeting a municipality's public standards. This ensures access for property owners and emergency vehicles.
- Accessory Building or Use - An activity or structure on a property that is secondary and subordinate to the primary use of the site. For instance, a small business office located within a store could be considered an accessory use, and may not be included in the calculation of the store's size for zoning purposes.
- Adaptive Reuse - Converting obsolete or historic buildings from their original or most recent use to a new use. For example, an old manufacturing site could be converted into apartments or retail space.
- Affordable Housing - Housing that is affordable for individuals or families with incomes categorized as very low, low, or moderate, according to standards set by the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.
- Annex/Annexation - To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
- Assisted Housing - Generally refers to multifamily rental housing, though it can also include single-family ownership units, where construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.
- Building Code - Standards adopted by the state governing the construction, alteration, demolition, occupancy, or other use of buildings used for human habitation. The state regulations are substantially the same as those contained in the most recent editions of the Uniform Building Code, Uniform Housing Code, Uniform Plumbing Code, Uniform Mechanical Code and the National Electric Code. Local governments may have stricter standards under certain circumstances.
- Census - The nationwide population count conducted every ten (10) years by the U.S. Census Bureau.
- City Commission - A city's legislative body. The popularly elected city commission is responsible for enacting ordinances, imposing taxes, making appropriations, establishing city policy, and hiring some city officials. The council adopts the general plan, zoning, and subdivision ordinance.
- Commercial - A land use classification that permits facilities for the buying and selling of commodities and services.
- Community - Community can refer to two main concepts: (1) A specific group of people, often residing in a defined geographic area, who share common culture, values, and norms, organized in a social structure based on developed relationships over time. (2) More broadly, it can denote a distinct local area such as a neighborhood, district, jurisdiction, or municipality.

- Community Development Block Grant (CDBG) - A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for larger "entitlement" communities and by the California Department of Housing and Community Development for smaller "non-entitlement" jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.
- Community Housing Development Organizations - A private nonprofit, community-based organization that has staff with the capacity to develop affordable housing and revitalization for the community it serves. These organizations are recognized and regulated under the U.S. Department of Housing and Urban Development (HUD) regulations, specifically through the HOME Investment Partnerships Program (HOME Program).
- Compatibility - The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in a zoning district is intended to achieve compatibility. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects like noise, vibration, glare, air pollution, or radiation.
- Concurrency - Installing or operating facilities and services needed to meet the demands of new development simultaneously (or concurrently) with the development.
- Conservation - Typically refers to the protection and management of natural resources, including land, water, wildlife, and ecosystems, through regulatory measures. These measures are implemented to maintain ecological balance, preserve biodiversity, and safeguard the environment for current and future generations.
- County - A political subdivision of the state. A major function of counties is to assist the state in administering state programs. Counties provide a variety of important countywide health, welfare and social services that serve all residents within a county. For those areas that are not within a city (often referred to as the "unincorporated areas" of a county), counties exercise land use authority and may also provide such services as law enforcement, fire protection, parks, recreation, public works (including roads), water, waste water, solid waste, and libraries—services that are similar to those cities provide within their boundaries (known as the incorporated areas).
- Demographic - The statistical characteristics of a population or specific groups within a population. These characteristics often include factors such as age, gender, ethnicity, income, education, occupation, marital status, household size, and geographic location. Demographic data is crucial for understanding and analyzing the composition, trends, and dynamics of human populations, and it is commonly used in various fields such as sociology, economics, marketing, and public policy.
- Density, Residential - The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.
- Density Bonus - An increase in the allowable number of residences granted by the city or county in return for the project's providing low- or moderate-income housing.

- Development Rights - The right to develop land held by a landowner or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning.
- Development Rights, Transfer of (TDR) - A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. Also known as transfer of development credits.
- Displacement/Relocation - When long-time or original neighborhood residents move from a gentrified area because of higher rents, mortgages, and property taxes.
- Dwelling Unit - A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.
- Florida Master Site File (FMSF) - The State of Florida's official inventory of historical, cultural resources. The categories of resources recorded at the Site File include: archaeological sites, historic districts, landscapes and linear features, as well as historical bridges, cemeteries, and structures.
- Future Land Use (FLU) - A component of comprehensive planning that outlines the intended use and development of land within a community or jurisdiction over a specified period, typically ranging from 10 to 20 years into the future. Future Land Use plans serve as a policy framework to guide decision-making related to zoning, development regulations, infrastructure investments, and public services.
- Grants - Contributions of cash or other assets from a private entity, foundation or governmental agency to be used or expended for a specified purpose, activity or facility.
- Group Home; Group Care Facility - Any facility used to provide non-medical residential care, day treatment, adult day care, or foster family agency services. Typically used to assist abused or neglected children or people who are physically disabled or mentally impaired.
- Growth Management - The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through public infrastructure ordinances ("concurrency"), urban limit lines, standards for levels of service, phasing, building caps and other programs.
- Guidelines - General statements of policy direction around which specific details may be later established.
- Health - A state of physical, mental, and social well-being and not merely the absence of disease and
- infirmity.
- Heterogeneous - Consisting of dissimilar or diverse ingredients or constituents, i.e. population.
- Historic Preservation - The preservation of historically significant structures and neighborhoods to facilitate restoration and rehabilitation of the building(s) to a former condition.

- Household - All those persons, related or unrelated, who occupy a single housing unit.
- Households, Number of - The count of all year-round housing units occupied by one or more persons. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.
- Housing Conditions
    - Standard - Units that are structurally sound with minimal defects that are easily remedied through normal maintenance. Units that display environmentally questionable conditions, but have no major structural defects are also considered "standard."
    - Substandard (Minor Deterioration) - A unit that has deteriorated, but can be brought up to standard conditions with reasonable rehabilitation
    - Deteriorated (Moderate to Substantial Deterioration) - A structure that has deteriorated to where rehabilitation would exceed 51% of replacement value.
    - Dilapidated - A condition not likely to be fixed by normal rehabilitation.
- Housing and Urban Development, U.S. Department of (HUD) - A cabinet-level department of the federal government that administers housing and community development programs.
- Housing Element - One of the seven state-mandated elements of a local general or comprehensive plan. The Housing Element assesses the existing and projected housing needs of all economic segments of the community. It identifies potential sites adequate to provide the amount and kind of housing needed; and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.
- Housing Unit - A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or, if vacant, is intended for occupancy as a separate living quarters (2000 U.S. Census definition).
- Impact - The effect of any direct human actions or the indirect repercussions of human actions on existing physical, social, or economic conditions.
- Impact Fees - Fees imposed on new developments to offset their impacts upon the area.
- Infill Development -Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.
- Infrastructure - Public services and facilities like sewage-disposal systems, water-supply systems, other utility systems, schools, roads, bicycle and pedestrian facilities, and transit systems.
- Joint Planning Agreements (JPAs) - Formal arrangements between two or more entities, often local governments or governmental agencies, to collaborate on planning efforts within a specific geographical area or on a particular issue. These agreements are designed to facilitate coordinated decision-making, resource sharing, and implementation of common goals and objectives.
- Landmark - (1) A building, site, object, structure, or significant tree having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

(2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

- Land Use - The interaction between humans and the land, encompassing how the physical environment is adapted, altered, or utilized for human needs. This encompasses both active use and the preservation of areas, such as wilderness reserves, that are protected from human interference.
- Land Use Element - One of the seven state-mandated elements of a local general plan. The land use element uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and official decisions regarding the distribution and intensity of development and the location of public facilities and open space.
- Lease - A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).
- Lien - A claim on assets, especially property, for the payment of taxes or utility service charges.
- Lot - A tract or piece of land having fixed boundaries and designated on a plot or survey map. A lot must meet the requirements of the zoning district in which it is located and must front on a public street or an approved private street.
- Low-Income Household - A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county. In the absence of such a survey, the determination is based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.
- Manufactured Home/Housing - Residential structures that are constructed entirely in a factory. These are regulated under the federal Manufactured Home Construction and Safety Standards Act of 1974 by the U.S. Department of Housing and Urban Development.
- Mean - The average of a number of figures computed by adding up all the figures and dividing by the number of figures.
- Median - The middle number in a series of items where an equal number figures lie above and below it. Compare with Mean and Mode.
- Minimum Standards Housing Code - A set of minimum requirements where dwellings must meet to protect the health and safety of the occupants.
- Mobile Home - A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.
- Mode - (1) In statistics, the number that occurs most frequently in a given series. Compare with Mean, Median. (2) A method of transportation.

- Moderate-Income Household - A household with an annual income between the lower income eligibility limits (generally 80 percent) and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.
- Modular Unit - A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. Also called factory-built housing.
- Multi-Family Units - Freestanding buildings composed of two or more separate living units, with each unit having its own bedroom, kitchen and bathroom facilities.
- Multi-Family/Multiple Family Residential - A type of housing that has several residential units on a parcel or parcels of land, such as condominiums and apartments.
- National Historic Preservation Act - A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation. The Act authorized grants-in-aid for preserving historic properties.
- National Register of Historic Places - The official list of national historic sites, districts, buildings, structures, and objects worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the list is part of a program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources.
- Neighborhood - A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes showing the names and boundaries of neighborhoods. Though neighborhoods are not legal designations, they are among the most commonly recognized and understood land use designations.
- Objective - A specific statement of desired future condition toward which the city or county will expend effort in the context of striving to achieve a broader goal. General plans must spell out the "objectives," principles, standards, and proposals of the general plan. An objective should be achievable and, where possible, should be measurable and time-specific. "The addition of 100 units of affordable housing by 1995" is an example of an objective.
- Ordinance - A law or regulation adopted by a public agency, usually a city or county.
- Overcrowding - Overcrowding exists if there are more than 1.01 persons per room living in a dwelling unit.
- Parcel - A lot in single ownership or under single control usually considered a unit for purposes of development.
- Permit - A specific authorization from a planning body to engage in a particular type of development or activity.
- Planning Commission - A body, usually having five or seven members, created by a city or county.

- Policy - A statement of a public body that forms the basis for enacting legislation or making decisions.
- Program - An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective.
- Property Tax - A tax imposed on real property (land and permanently attached improvements) and tangible personal property (movable property). It is based on the value of the property.
- Proximity - The distance between different land uses such as residential and commercial.
- Quality of Life - The degree to which individuals perceive themselves as able to function physically, emotionally and socially. Quality of life includes all aspects of community life that have a direct influence on the physical and mental health of its members.
- Redevelop/Redevelopment - Building new construction on a site that has pre-existing uses or renovating existing uses on a site. Redevelopment generally is a strategy to rehabilitate blighted urban areas through renovation.
- Regional - Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
- Regulation - A rule or order issued by a public agency having the force of law.
- Rehabilitation - The repair, preservation, and/or improvement of existing structures, such as substandard housing.
- Residential - Land designated in the city or county general plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved land.
- Section 8 Rental Assistance Program - A federal rent-subsidy program (administered by the U.S. Department of Housing and Urban Development) that is one of the main sources of federal housing assistance for low-income households. The program provides "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by the U.S. Department of Housing and Urban Development) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.
- Senior Housing - Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of and restricted to occupancy by persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older.
- Setback - The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.
- Site - A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.
- Standards - (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. General plans must spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000

residents that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

- Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. The process often includes setting aside land for streets, sidewalks, parks, public areas, and other infrastructure needs, including the designation of the location of utilities.
- Substandard Housing - Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.
- Subsidized Housing - Housing provided at a reduced rate (or free) by a federal, state or local government entity or through a social service agency to assist the budgetary unit in paying rent.
- Target Areas - Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low- and low-income households.
- Transfer of Development Rights (TDR) - Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land uses or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.
- Transitional Housing - Shelter provided to the homeless for an extended period, often as long as 18 months and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.
- Urban - Pertaining to, typical of, or forming part of a city. Urban areas typically exhibit moderate to high-density residential, commercial, and industrial development, along with the provision of essential public services necessary to support such development. These services commonly include centralized water and sewer systems, an extensive network of roads, public transportation options, and other amenities like safety and emergency response services. Development lacking these essential services may be classified as "non-urban" or "rural."
- Use - The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the city or county zoning ordinance and general plan land use designations.
- Vacant - Lands or buildings that are not actively used for any purpose.
- Very-Low Income Household - A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

- Zoning - The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.
- Zoning District - A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.
- Zoning Map - A legislative body may divide a county, a city, or portions thereof into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance.

HOUSING
LINKS TO RELATED JURISDICTIONS

Local Jurisdictions:

City of Leesburg

https://www.leesburgflorida.gov

Greater Leesburg Community Redevelopment Area

https://leesburgflorida.gov/my_city/departments/housing/glcra.php

Regional Jurisdictions:

Lake County, Florida

https://www.lakecountyfl.gov/home

Orange County Housing Finance Authority

https://www.ochfa.com/

St. Johns River Water Management District (SJRWMD)

https://www.sjrwmd.com/

State-level Resources & Entities:

Department of Children and Family Services

https://www.myflfamilies.com/

Division of Historical Resources of the Florida Department of State

https://dos.fl.gov/historical/

Florida Agency for Health Care Administration

https://ahca.myflorida.com/

Florida Master Site File (FMSF)

https://dos.fl.gov/historical/preservation/master-site-file/

State Housing Initiatives Partnerships (SHIP)

https://www.floridahousing.org/programs/special-programs/ship---state-housing-initiatives-partnership-program

Federal Resources & Entities:

American Community Survey (ACS)

https://www.census.gov/programs-surveys/acs

Community Development Block Grant (CDBG) Program

https://www.hudexchange.info/programs/cdbg/

Housing Quality Standards (HQS)

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/hqs

National Register of Historic Places

https://www.nps.gov/subjects/nationalregister/index.htm

Rural Development (U.S. Department of Agriculture)

https://www.rd.usda.gov/

U.S. Department of Housing and Urban Development (HUD)

https://www.hud.gov/

United States Census

https://www.census.gov/

Non-Government Organizations:

Habitat for Humanity

https://www.habitat.org/

Kids Central Inc. (KCI)

https://www.kidscentralinc.org/

4. SANITARY SEWER

ELEMENT SUMMARY:

The City shall endeavor to provide an effective system of wastewater collection, treatment, and treated effluent disposal or reuse, to meet the needs of all City residents and non-residential establishments within the City of Leesburg service area, while protecting the environment and public health. The City shall achieve this by correcting any existing deficiencies, ensuring that the minimum level of service for sanitary sewer is met, providing a level of treatment that meets State-recognized water quality standards, and supporting the continued use of reclaimed water within the City's utility service area to conserve potable water supplies for future generations.

THE LAKEFRONT CITY
LEESBURG
EST. 1857

SANITARY SEWER
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

To provide an effective system of wastewater collection, treatment, and treated effluent disposal or reuse to meet the needs of all City residents and non-residential establishments within the City of Leesburg service area while protecting the environment and public health.

Objective 1.1: ***Existing Wastewater Treatment.***

The City shall correct existing deficiencies; ensure that the minimum level of service for sanitary sewer is met, provide a level of treatment that meets the water quality standards for effluent limitations established by the FDEP, and support the continued use of reclaimed water within the City's utility service area for environmentally suitable purposes and to conserve potable water supplies for future generations.

Policy 1.1.1: The City's adopted level of service for sanitary sewer treatment shall be 250 gallons per capita per day.

Policy 1.1.2: When evaluating collection force main and lift station capacity, the City shall use the following peaking factors based upon the average design flow (ADF): flows to 0.050 MGD ADF use a 3.5 factor; flows 0.050 to 0.250 MGD ADF use a 3.0 factor; and, flows above 0.250 MGD ADF use a factor of 2.5.

Policy 1.1.3: The City shall maintain an active sanitary sewer and reclaimed water utilities mapping program and perform an hydraulic analysis of the city system at least annually to prioritize needed improvements and replacements.

Policy 1.1.4: The City shall implement the capital improvement schedule to correct existing deficiencies and implement needed improvements in support of the 10-Year Water Facilities Work Plan, and update the schedule annually during the City's annual budget process.

Policy 1.1.5: All improvements and/or additions to sanitary sewer and reclaimed water facilities shall be compatible and adequate to meet the adopted level of service standards which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

Policy 1.1.6: All land use amendments shall require an analysis of the impact of such amendment on the adopted level of service standard and existing sanitary sewer facilities.

Policy 1.1.7: The City should plan construction of new sanitary sewer treatment facilities when capacity allocation of existing facilities is at seventy five percent (75%) of available capacity, and should have new facilities ready for operation when capacity allocation of existing facilities is at ninety percent (90%) of available capacity.

Policy 1.1.8: Maintain a quarterly monitoring program to evaluate wastewater treatment efficiencies and submit quarterly operating reports to the FDEP documenting results, including data relating to average and maximum daily flows.

Policy 1.1.9: Maintain a quarterly groundwater-monitoring program to evaluate groundwater quality and submit the results to FDEP.

Policy 1.1.10: Comply with bond covenants to ensure the maintenance and operations of facilities, and to provide recommendations for system maintenance and improvements.

Policy 1.1.11: Encourage continuing education of operating staff to ensure proficiency with respect to optimization of treatment and disposal processes.

Objective 1.2: ***Future Wastewater Treatment.***

The City shall reserve sewer capacity and coordinate the extension of facilities and increased capacity for approved and vested developments.

Policy 1.2.1: Regulations for sewer allocation vested rights and the period of vesting will be defined in the City's Code of Ordinances.

Policy 1.2.2: Following a determination of concurrency for sanitary sewer, and to ensure reserved capacity and adequate sanitary sewer facilities are in place with the impact of development, the City shall require payment of applicable sewer impact fees at the issuance of a building permit for in-City projects and prior to authorizing new sanitary sewer service for out-of-City projects.

Policy 1.2.3: The City shall implement the capital improvement schedule to prepare for future development and update the schedule annually during the City's annual budget process

Objective 1.3: ***Maximize Existing Facilities.***

The City shall maximize existing sanitary sewer facilities within its service area and shall promote compact efficient growth patterns.

Policy 1.3.1: The City shall require new developments to connect to the central sanitary sewer system where available.

Policy 1.3.2: The Code of Ordinances shall incorporate means and methods to ensure connection to the City's sanitary sewer system, where available, for those properties that lie within the service area. "Available" shall mean within two hundred (200) feet of a sanitary sewer collection system and accessible by a legally recorded easement or right-of-way.

Policy 1.3.3: Discourage development in the service area from utilizing septic tanks and prohibit the use of package wastewater treatment plants.

Policy 1.3.4: Within the City's sanitary sewer service area, when existing central sanitary sewer service is determined to be unavailable to new development, the City shall require the new development to extend the central sewer system at the developer's expense to service subject property. The City may assist or enter into an up-sizing agreement with the developer at the City's discretion.

Policy 1.3.5: Maintain adequate sanitary sewer impact fees and user rates to ensure funding for new treatment, collection and effluent disposal systems.

Policy 1.3.6: The City shall update the Wastewater Rate Study every five (5) years.

Objective 1.4: ***Septic Tanks.***

The City shall mandate connection to the central sewer system, when available, for existing residences and commercial establishments, which are served by septic systems and are deemed to be detrimental to the health, safety, and welfare of the general public.

Policy 1.4.1: "Available" shall mean within two hundred (200) feet of a sanitary sewer collection system and accessible by a legally recorded easement or right-of-way.

Policy 1.4.2: The City shall continue to identify and map those areas within the City's service area which are served by septic systems and prioritize areas requiring central sewer service based on soil suitability, density, and environmental concerns.

Policy 1.4.3: Prioritize and incorporate line extensions into the capital improvement schedule to connect existing septic areas to the central sanitary sewer system. The City shall require the participation of the existing residents and/or developers in the cost of the sewer main line extensions.

Objective 1.5: ***Effluent Disposal.***

The City shall continue to minimize the discharge of wastewater into State and local waters through the continued utilization of its spray fields and construction/expansion of its reclaimed water system, and support the continued use of reclaimed water within the City's utility service area for environmentally suitable purposes and to conserve potable water supplies.

Policy 1.5.1: Maintain treatment facilities to provide for "unrestricted access" levels of treatment to allow for reuse of reclaimed water for irrigation of landscaped areas, as well as use in allowable industrial applications.

Policy 1.5.2: The City shall prohibit the use of potable water for purposes of irrigation when and where reclaimed water becomes available.

Policy 1.5.3: The City shall require the installation of reclaimed water systems for all new development, which contain or abut existing or planned reclaimed water routes. Connection of the reclaimed system to the potable water system shall be allowed

when reclaimed water is not provided until such time as reclaimed water becomes available.

Policy 1.5.4: Back up storage and disposal of excess reclaimed water (during wet periods) will be provided by the City's existing spray fields. and/or by the use of RIBS.

Policy 1.5.5: The City shall maintain its permit to allow discharge of reclaimed water and/or sprayfield underdrain discharge into the Okahumpka Swamp wetlands.

Policy 1.5.6: The City shall maintain a public awareness and education program regarding the use of reclaimed water.

Objective 1.6: ***Conservation of Reclaimed Water Resource.***

On an ongoing basis, minimize the use of potable water from groundwater resources by taking actions to maximize reclaimed water resources through the continued application of existing conservation regulations and practices to as provided for in the policies listed below.

Policy 1.6.1: The City shall continue to require that users of reclaimed water follow stated policies pertaining to the efficient operation of reclaimed water systems and conservation of reclaimed water resources.

Policy 1.6.2: The City shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the city's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the city.

Policy 1.6.3: The city manager herein adopts the authority to promulgate procedures and regulations with respect to the following matters, which procedures and regulations shall become effective upon a resolution approving such procedures and regulations being adopted by the city commission:

- Application procedures, forms and requirements, and allowable uses other than irrigation. All uses must be in accordance with applicable DEP regulations.
- Installation requirements, including specification of acceptable materials, devices and regulations to prevent backflow or cross connections with other systems.
- Procedures for enforcement of the ordinances and regulations pertaining to reclaimed water, including procedures for inspection of the customer's system.
- Procedures for the orderly expansion of the reclaimed water system.
- Procedures and regulations for the efficient operation of the reclaimed water system.

Policy 1.6.4: The City shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The construction, operation, maintenance or property access to facilities/devices which are connected to or which controls a device or system connected to the city's reclaimed water system and which is not in compliance with all provisions of DEP regulations and city regulations and procedures related to reclaimed water.
- The tampering with, work on, alteration of or damage to any city reclaimed water facility is strictly prohibited. The city holds the offending person liable for the cost of all charges attributed to the correction of such tampering and violations of city ordinance, which may include civil and criminal penalties.
- The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by the installation, at the users expense, of an approved cross connection control assembly.
- The use of reclaimed water: reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit. The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.

- The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to regulate the usage of reclaimed water to balance with supply and storage availability.

SANITARY SEWER
DATA APPENDIX

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the data regarding for the City of Leesburg's wastewater treatment facilities are provided below.

Table 4-1: City of Leesburg Wastewater Treatment Plants

Wastewater Treatment Plant	Location	Current Demand	Maximum Permitted Capacity	Design Capacity	Operating Percentage
Canal Street WWTP	608 Canal Street	2.0 MGD	3.5 MGD	3.5 MGD	57.2%
Turnpike WWTP	State Road 470	1.8 MGD	4.5 MGD	4.5 MGD	39.3%
TOTAL		**3.8 MGD**	**8.0 MGD**	**8.0 MGD**	**47.1%**

Table 4-2: City of Leesburg Wastewater Connections

User Type	Number of Connections
Residential	19,282
Non-Residential	1,768
Total	**21,050**

Table 4-3: City of Leesburg Wastewater Projected Annual Average Daily Flow

Year	Average Daily Flow	
	Turnpike WWTP	Canal Street WWTP
2020	1.40 MGD	1.91 MGD
2021	1.73 MGD	2.19 MGD
2022	1.92 MGD	2.03 MGD
2023	2.10 MGD	1.88 MGD
2025	1.94 MGD	2.17 MGD
2030	2.12 MGD	2.37 MGD
2035	2.34 MGD	2.62 MGD
2040	2.56 MGD	2.87 MGD
2045	2.78 MGD	3.11 MGD

Source: Florida Department of Environmental Protection Discharge Monitoring Reports

Table 4-4: City of Leesburg Wastewater Projected Reclaimed Water Supply and Customer Usage

Year	Reuse Flow		Total Available Reuse Production	Total Number of Reuse Accounts
	Turnpike WWTP	Canal Street WWTP		
2020	1.68 MGD	2.28 MGD	3.96 MGD	1,906
2021	2.08 MGD	2.60 MGD	4.69 MGD	2,162
2022	2.92 MGD	2.11 MGD	5.03 MGD	2,524
2023	2.50 MGD	1.87 MGD	4.38 MGD	2,777
2025	2.62 MGD	1.95 MGD	4.57 MGD	2,901
2030	2.92 MGD	2.18 MGD	5.10 MGD	3,234
2035	3.25 MGD	2.43 MGD	5.68 MGD	3,606
2040	3.63 MGD	2.71 MGD	6.33 MGD	4,020
2045	4.04 MGD	3.02 MGD	7.06 MGD	4,482

Source: Florida Department of Environmental Protection Discharge Monitoring Reports and Reuse Inventory

Introduction

The City of Leesburg currently owns, operates and maintains a central sanitary sewer system. The City's collection and treatment system provides service to both residential and non-residential users. The City has historically been able to provide adequate sanitary sewer service to meet not only the demand within the City's boundaries, but also within the surrounding unincorporated areas of Lake County and extending to Okahumpka and the Royal Highlands.

Currently, the City's wastewater facilities have little or no effect on adjacent natural resources. This is due to the "limited discharge" approach that is currently being achieved by the City's wastewater program. Impacts on natural resources must be considered for the overall effects of improvements achieved by not only the City of Leesburg, but also for the sum of improvements achieved by all treatment facilities in the surrounding areas. This information is being gathered on a continuing basis by staffs of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP), and results to date have shown significant positive results in regard to reduction of contribution of nutrients to surface waters.

Sanitary Sewer Existing Conditions Data

1. Public Sanitary Sewer Facilities Inventory

The wastewater collection system consists of 161 lift stations, 81 miles of sewer force mains, and 169 miles of gravity sewer lines. Gravity sewer lines range from 4 to 21 inches in diameter and force mains range from 4 to 24 inches in diameter. Additionally, the City's Turnpike and Canal Street WWTPs include advanced secondary standard treatment and provide an unrestricted public reuse capacity of approximately 8.0 MGD.

a. Operational Responsibility

The City of Leesburg Public Works Department is responsible for the operations and maintenance of the central sanitary sewer and reclaimed water systems within the City's Service Area. See Map 4-1.

b. Service Area and Predominant Users

The City currently operates two WWTPs, the Canal Street Wastewater Treatment Plant and the Turnpike Wastewater Treatment Plant. The Canal Street WWTP generally serves any development north of Main Street and east to the limits of the City's service area. The Turnpike WWTP serves all development to the south of Main Street and within the limits of the City's service area.

There are numerous properties outside the City limits, which are served by the City's wastewater utility. These properties lie within areas of unincorporated Lake County. Additionally, large areas of undeveloped rural lands within unincorporated Lake County fall under the service area of the City of Leesburg but outside the available sewer service area. The limits of the City's service area are shown on Map 4-1.

As of December 2023, the City is providing service to 19,282 residential connections and 1,768 non-residential connections, for a total of 21,050 sanitary sewer connections. Table 4-2 gives a breakdown of the City's wastewater connections.

c. Sanitary Sewer Facility Design and Capacity

The City operates two WWTPs. The Canal Street WWTP uses an extended aeration activated sludge treatment process. The Turnpike WWTP is characterized as a sequence batch reactor plant. Both of the City's WWTP's currently employ sprayfield irrigation as the means of effluent disposal and meet Florida's "no discharge" requirements.

(1) Canal Street Wastewater Treatment Plant

The Canal Street WWTP is located north of U.S. 441, east of Canal Street on a 17.5-acre parcel at 608 Canal Street. The location of this WWTP and the geographic service area for the plant are shown on Map IV-2. The Canal Street WWTP is classified as a Type 2B, Class 1 reliability facility with a capacity of 3.5 million gallons per day (MGD). The current operating demand on the facility is 2.0 MGD. Therefore, the facility is operating at approximately forty nine percent (49%) of its rated capacity. The plant provides primary treatment via extended aeration, clarification, chlorination and aerobic digestion of sludge. This process produces a secondary effluent which is disposed of by sprayfield irrigation. During heavy rain events, the groundwater from the North sprayfield discharges to one of the two (2) FDEP permitted surface water outfalls into the Okahumpka Swamp. The effluent discharged to these outfalls when

combined with the effluent discharged from the South sprayfield cannot exceed the combined average daily flow of 0.57 MGD on an annual basis. The facility was constructed in 1955 and has undergone significant upgrades. In the most recent renovation, the plant was rehabilitated and upgraded to include providing advanced treatment to public access reclaimed water standards. The actual average daily flows and the flow projections are indicated in Table 4-3.

(2) Turnpike Wastewater Treatment Plant

The Turnpike WWTP is located south of S.R. 470 and north of the Florida Turnpike at 1600 CR 470. The location of this WWTP and the geographic service area for the plant are shown on Map 4-2. The Turnpike WWTP is classified as a Type 2B, Class 1 reliability facility with a design and permitted capacity of 4.5 MGD. The current demand on this facility is 1.8 MGD. Therefore, this facility is operating at approximately 40% of its design capacity. This facility provides primary treatment utilizing sequential batch reaction, clarification, chlorination and aerobic digestion of sludge. Again, this process produces a secondary effluent which is disposed of by sprayfield irrigation. During heavy rain events, the groundwater from the South sprayfield discharges to one (1) FDEP permitted surface water outfall into the Okahumpka Swamp located north of CR 470. The discharge to this effluent outfall when combined with the effluent discharged from the North sprayfield cannot exceed the combined average daily flow of 0.57 MGD on an annual basis. This facility should meet demand through the next 10 years without requiring improvements. Increases in population and development within the surrounding areas will dictate the requirement for and timing of expansions to the facility.

A summary of the WWTP facilities is provided in Table 4-1.

(3) Public Wastewater Collection System and Lift Stations

The following definitions are used for assigning classifications for sewer collection systems:

- "Sanitary Sewer Interceptor" means a sewage conduit that connects directly to, and transmits sewage to, a treatment plant.
- "Sanitary Sewer Trunk Main" means a sewage conduit that connects directly to, and transmits sewage to, an interceptor.

The existing wastewater collection system provides service to approximately ninety-seven percent (97%) of the City's households. The remainder of the City's residents utilize septic systems for wastewater treatment. Most of the homes that are utilizing septic tanks are located within unincorporated Lake County and in low lying areas within the City that do not have central sewer available.

The City currently operates 173 lift stations. There are four interceptor lift stations within the service area for the Canal Street WWTP. The Turnpike WWTP also has four interceptor lift stations within its service area.

(4) Public Effluent Disposal

Both the Canal Street and Turnpike WWTP's meet the Florida "no discharge" requirements as defined in FDEP 62-610.200(41). The City's land application system consists of a North and South Land Treatment Site. The North site consists of 9 gunsets with a total of 83 guns for effluent disposal and 5 permitted sludge disposal sites covering 315 acres. The South site consists of 16 gunsets with a total of 140 guns for effluent disposal and 2 permitted sludge disposal sites covering 87 acres. The City has a developer's agreement to provide effluent disposal as irrigation for the Legacy development. Additionally, the city is providing effluent disposal as irrigation (reclaimed water) for the Arlington Ridge development. The City has constructed a reclaimed water transmission main to the Legacy and Arlington Ridge developments.. The reclaimed transmission main was constructed using 16-inch-diameter PVC pipe, starting at the Turnpike WWTP, and terminating at the Legacy development. In 2006, the City completed construction improvements associated with upgrading Canal Street WWTP treatment capabilities to advanced treatment capabilities (public access reclaimed water standards). Accordingly, the City has constructed reclaimed water transmission main and service lines along S.R. 500 (from Newell Hill to College Drive) to connect large irrigation water accounts/users to the reclaimed water system served by Canal Street WWTP A majority of the needed reclaimed transmission system to connect the large irrigation customers located in the city center is already available, in the form of current (existing) treated wastewater effluent transmission mains. Only minor reclaimed transmission service lines will be required to be constructed to connect city center large irrigation accounts to the Canal Street WWTP reclaimed water system.

The City maintains a groundwater-monitoring program in accordance with the requirements of the City's FDEP permit. This program requires quarterly monitoring of wells and submission of the reports to FDEP. Monitoring protocol is in accordance with all FDEP requirements as stated in the F.A.C. Both the North and South Land Treatment Sites contain thirty-two (32) monitoring wells. No groundwater contamination has been reported.

(5) Reclaimed Water System

The reuse irrigation method of reclaimed wastewater disposal is presently encouraged by the FDEP. The broad category of reuse of reclaimed wastewater may include such

uses as agricultural irrigation, landscape irrigation, make up water for industrial cooling water make up and other industrial uses.

Because of existing conditions in the Leesburg area, the City has embraced the concept of reuse, in association with the existing land application methods, as the best method to provide for future effluent disposal capacity. The benefits of a reuse program include:

1) Cost efficiencies for wastewater customers.

2) Minimize the need to expand spray site operations so that the City can make more efficient use of land area for development activities.

3) Promotion of reuse water for irrigation purposes rather than use of potable water for irrigation.

4) Support of State and Regional goals and policies directed toward water conservation, surface water quality protection, and efficient use of land resources.

The City is currently operating a reclaimed water program. The City's location of reclaimed water customers in the central/east and south reuse service areas is indicated in Maps 4-3 and 4-4, respectively. The total design capacity of the current reclaimed water system is currently 8.0 MGD. Private Sanitary Sewer Facilities Design

d. Septic Tank Suitability

The majority of City households are served by the central wastewater system. In addition, all commercial and industrial land uses within the City limits are served by the City's wastewater system.

New development within the City limits is required to connect to the central wastewater system where available. However, in the past several single-family developments have been permitted for septic systems. The total number of single-family homes located within the City limits utilizing septic systems for wastewater disposal is not known. However, this number represents only a small percentage of the total, approximately 3%. In general, septic systems are not the most efficient means of wastewater disposal for urban development. Limitations of existing soils, intensive maintenance requirements, soil reclamation and/or special designs would limit the effectiveness of septic systems as a means of septic service in the Leesburg area.

Sanitary Sewer Facility Needs Analysis

2. Sanitary Sewer Capacity Surpluses and Deficiencies

a. Existing Demand Surpluses and Deficiencies

Demand and level of service can be determined by an analysis of plant flows, billed water, number of customers, and population served. The City's adopted treatment level of service (LOS) is 73 gallons per day per capita.

The City has anticipated a lack of sludge application fields for sludge disposal and has 700 acres of land for this purpose. It is anticipated that the additional sludge fields, along with an operating reclaimed water system will provide for effluent disposal through the year 2020.

b. Future Demand Capacity

The City's concurrency management requires an assessment of available capacity at the time of development approval. Based upon an assessment of approved projects which will impact the system in the future, the City has estimated that the average daily demand on sewer treatment capacity by years 2030 and 2045 will be 4.50 MGD and 5.90 MGD respectively.

Future demand was forecast based upon population projections and the actual per capita usage of 73 gpcpd usage for sanitary sewer, as calculated over the 2020 through 2023 period . The sewer demand was projected for the years 2004 through 2013. By 2030, the demand is projected to be 4.50 MGD, increasing to 5.90 MGD by the year 2045. Since the maximum combined design capacity of both of the wastewater treatment plants is 8.0 MGD, the two plants will have sufficient capacity to meet the demands for the long term (25-year) planning horizon.

3. Performance and Condition of Existing Facilities

The City's central sanitary sewer collection/transmission system is generally in fair condition and adequately meeting the demand of its users. The system is approximately 40 years old and was primarily constructed using clay pipe. As a result there is a high rate of inflow/infiltration (I/I) into the system. However, the city has been addressing I&I issue by upgrading lift station wet wells and manholes with fiberglass liner material and/or chemical/water-resistant surface coating materials. These I&I improvements are performed on a yearly basis, in accordance with the 5-year schedule if capital improvements identified in the Capital Improvements Element.

a. Wastewater Treatment Plants

The Canal Street WWTP was rehabilitated in 1966, 1979 and 2007. Construction of the Turnpike WWTP was completed in November of 2000. Both plants are Type 2B, Class 1 reliability facilities. There is no foreseeable need to perform upgrades to the Turnpike

facility during the 10-year (2020) planning horizon unless unanticipated population growth is realized.

b. Collection System Performance

A gravity system defines the boundaries of the existing wastewater service area. As with other systems, the type of construction materials used is representative of the age of the system. The majority of the existing gravity collection system was constructed 40 years ago using primarily clay pipe. Newer developments in the service area are served primarily by PVC pipe. The age and condition of the existing clay system is assumed to contribute a large percentage of the inflow/infiltration (I/I) currently discharging into the gravity system. During periods of heavy rainfall and high groundwater tables, the amount of I/I into the system can be significant. The City is continuing to implement its established infiltration/inflow (I/I) program to assess I/I in the City's collection system and to identify and prioritize repairs and maintenance. Most minor repairs are made by either applying fiberglass liners and/or impervious coating materials, or grout internally, or by means of a pipe relining approach. More major repairs are accomplished by the City's "point repair" procedures, whereby short sections of collection line are replaced on an as needed basis. In extreme cases of older, badly deteriorated gravity lines, it is sometimes more cost effective to replace much longer sections of sewer pipe, and in these cases priorities for available funding are established and funds budgeted on an as needed basis.

Given the topography of the Leesburg area, the gravity system within each lift station service area (LSSA) is assumed to be lateral in nature and adequate for service, except for routine repair and replacement, throughout the planning horizon. Lift stations are typically depreciated on a twenty (20) year schedule.

4. Sanitary Sewer Facility Replacement, Expansion and New Facility Siting

The City has completed construction improvements associated with upgrading facility treatment capabilities of the Canal Street WWTP to advanced treatment capabilities (public access reclaimed water standards). In support of this facility upgrade, the city has constructed a reclaimed water transmission main and service lines along S.R. 500 (from Canal Street to Newell Hill) to connect large irrigation water accounts/users to the reclaimed water system served by Canal Street WWTP. A majority of the needed reclaimed transmission system to connect the large irrigation customers located in the city center is already available, in the form of current (existing) treated wastewater effluent transmission mains. Only minor reclaimed transmission service lines will be required to be constructed to connect city center large irrigation accounts to the Canal Street WWTP reclaimed water system. The City's current reclaimed water implementation plan is as follows:

Begin construction of needed reclaimed water main and service lines to supply reclaimed water to 14 major irrigation water users located in the central and east city area (Leesburg Regional Medical Center, Leesburg Regional Medical Center North, Leesburg Medical Office Park, Lake Point Square,

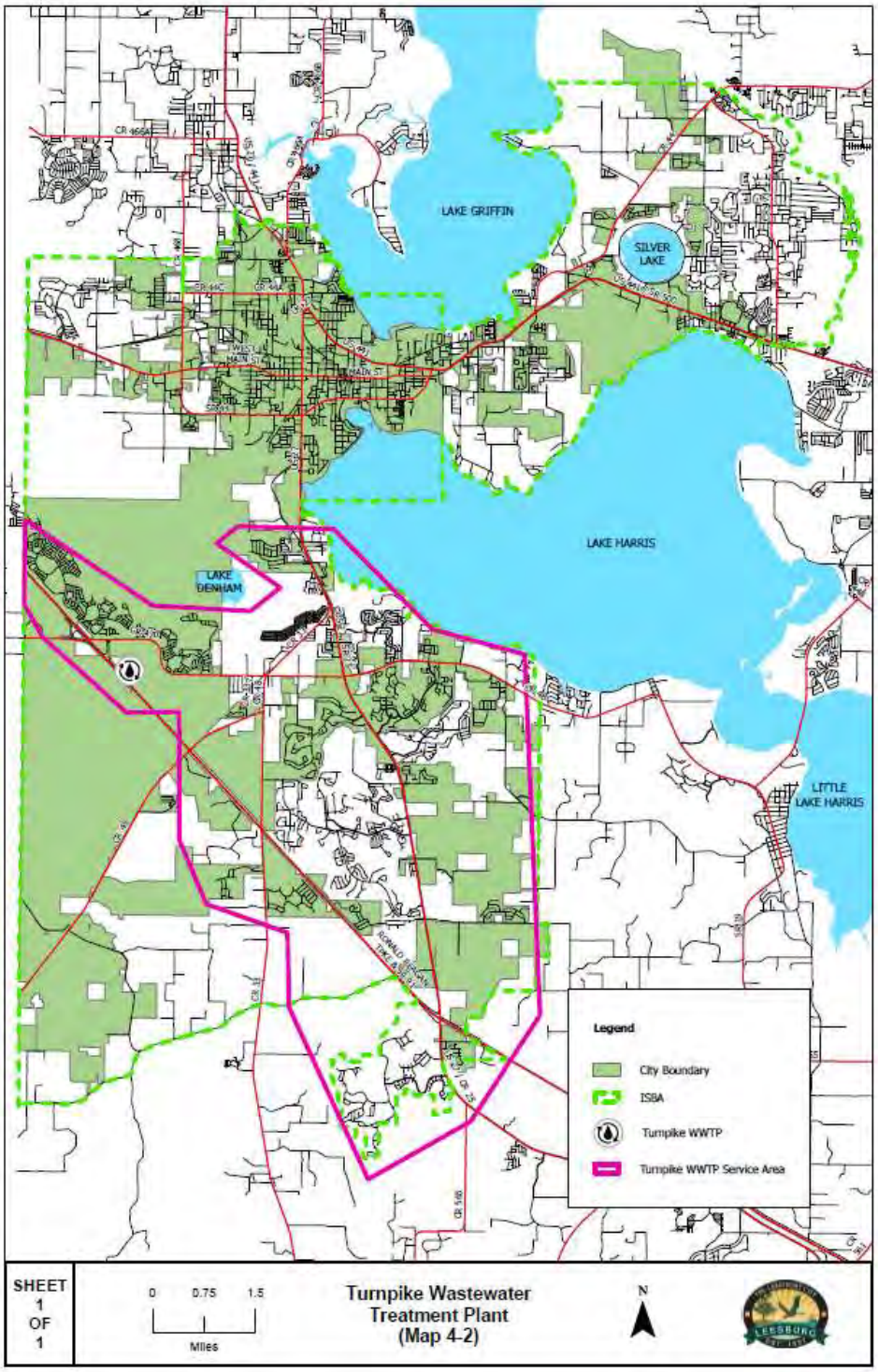
Leesburg High and Skeen Schools, Oak Park Middle School, the new Oak Park elementary school, Mote Morris House, Venetian Gardens, First Baptist Church, Sumter Community College, Lake Square Mall, Leesburg Municipal Airport, and S.R. 500 roadway medians) served by the Canal Street WWF.

Approximately 4.5 MGD of reclaimed water will be available at the Turnpike WWF. Projected wastewater flow rates corresponding to additional growth and development indicate that by 2030, 2.92 MGD of reclaimed water will be available to customers and by 2045, 4.04 MGD of reclaimed water will be available from this facility (as shown on Table 4-4). The Canal Street WWF will provide approximately 3.5 MGD of reclaimed water (total amount of treated wastewater effluent) to serve customers. Projected flow rates indicate in by 2030 and 2045, 2.18 MGD and 3.02 MGD respectively, will be available from this facility.

This water source (reclaimed water) will be used by the city to offset/reduce the amount of groundwater pumped from the aquifer to meet irrigation water demand needs. This alternate water source should be considered by the SJRWMD in evaluation future city CUP requests and in preparing regional water supply plans. A summary of the projected reclaimed water supply and customer usage associated with the city's implementation of its reclaimed water plan is shown on Table 4-4.

CITY OF LEESBURG
WASTEWATER UTILITY AREA

CITY OF LEESBURG
TURNPIKE WASTEWATER TREATMENT PLANT



SANITARY SEWER
GLOSSARY

- Anaerobic - A biological environment that is deficient in all forms of oxygen, especially molecular oxygen, nitrates and nitrites.

- Anaerobic Bacteria - Bacteria that grow in the absence of free oxygen and derive oxygen from breaking down complex substances.

- Aesthetic pollution - Solid sewage materials that are visible but have little impact on the environment.

- Aeration - The process of bringing about intimate contact between air and a liquid.

- Aeration Tank - A chamber for injecting air into water.

- Chlorination - The application of chlorine to water, sewage, or industrial wastes, generally for the purpose of disinfection, but frequently for accomplishing other chemical or biological wasterwater treatment results.

- Collection system - A system of generally underground pipes, that receive and convey sanitary wastewater and/or stormwater.

- Combined Sewer - Carries both sanitary sewage and storm water run-off.

- Combined Sewer Overflow - The portion of flow from a combined sewer system, which discharges into a water body from an outfall located upstream of a wastewater treatment plant, usually during wet weather conditions.

- Concurrency management - A timing mechanism, to assure that the provision of development and facilities occur simultaneously.

- Conservation - The careful maintenance and upkeep of a natural resource to prevent it from vanishing. A natural resource is the physical supply of something that exists in nature, such as air, animals, energy, plants, soil, and water.

- Diffused Air - Method of aeration.

- Digestion - The biochemical decomposition of organic matter that results in the formation of mineral and simpler organic compounds.

- Dissolved Air Flotation - Method of removing oil and suspended solids.

- Dissolved Solids - Solids physically suspended in sewage that cannot be removed by proper laboratory filtering.

- Effluent - The liquid that comes out of a treatment plant after completion of any treatment process.
- Floc - The agglomeration of smaller particles in a gelatinous mass that can be more easily removed from the liquid than the individual small particles.
- Flocculatoin - The coming together of coalescing of minute particles in a liquid.
- Grit - Heavy, inorganic matter, such as sand or pebbles.
- Groundwater - The water present beneath Earth's surface in rock and soil pore spaces and in the fractures of rock formations.
- Contamination - The action or state of making or being made impure by polluting or poisoning.
- Infiltration – Water other than wastewater that enters a wastewater system and/or building laterals from the ground through such means as defective pipes, pipe joints, connections, or manholes. (Infiltration does not include inflow.)
- Inflow - Water other than wastewater that enters a wastewater system and building sewer from sources such as roof leaders, cellar drains, yard drains, area drains, foundation drains, drains from springs and swampy areas, manhole covers, cross connections between storm drains and sanitary sewers, catch basins, cooling towers, stormwaters, surface runoff, street wash waters, or drainage. (Inflow does not include infiltration.)
- Inflow/Infiltration (I/I) - The process of groundwater, or water from sources other than domestic wastewater, entering sanitary sewers. I/I causes dilution in sanitary sewers, which decreases the efficiency of treatment, and may cause sewage volumes to exceed design capacity.
- Inorganic Material - Material that will not respond to biological action (sand, cinders, stone). Non-volatile fraction of solids.
- Lift stations - Lift stations are used to move wastewater from lower to higher elevation, particularly where the elevation of the source is not sufficient for gravity flow and/or when the use of gravity conveyance will result in excessive excavation depths and high sewer construction costs.
- Mechanical Aeration - Method of aeration.
- Organic Matter - The waste from homes or industry of plant or animal origin. Volatile fraction of solids.
- Organic Material - Material that can be broken down by bacteria (fats, meats, plant life).

- Overflow Rate - Flow release rate, generally expressed as gallons per day (gpd) or million gallons per day (MGD).

- Oxidation - The conversion of organic material to a more stable form using bacteria, chemicals, or oxygen.

- Oxidation Ponds or Lagoons - Holding ponds designed to allow the decomposition of organic wastes by aerobic or anaerobic means.

- Peak Flow - The maximum flow that occurs over a specific length of time (e.g., daily, hourly, instantaneously).

- pH Value - A convenient method of expressing small differences in the acidity or alkalinity of solutions. Neutrality = pH 7.1; lower values indicate increasing acidity, higher values indicate increasing alkalinity.

- Polyelectrolytes - Synthetic chemicals used as a coagulant aid.

- Potable water - Potable water, also known as drinking water, comes from surface and ground sources and is treated to levels that that meet state and federal standards for consumption.

- Primary Waste Treatment - Mechanical separation of solids, grease, and scum from wastewater. With the aid of flocculating agents, primary treatment can eliminate 50 to 65% of the suspended solids. Solids removed by primary treatment may comprise as much as 30 to 40% of the original BOD of the water.

- Receiving Waters - Rivers, lakes, or other water sources that receive treated or untreated wastewaters.

- Reclaimed water - The process of converting municipal wastewater or sewage and industrial wastewater into water that can be reused for a variety of purposes. It is also called wastewater reuse, water reuse or water recycling.

- Sanitary Sewer System - Wastewater collection system designed to carry sanitary sewage, consisting solely of domestic, commercial, and industrial wastewater. This type of system is not designed nor intended to carry water from rainfall, snowmelt, or groundwater sources.

- Sanitary Sewer Overflow - Overflow from a sanitary sewer system caused when total wastewater flow exceeds the capacity of the system.

- Sedimentation Tanks - Provide a period of quiescence during which suspended waste material settles to the bottom of the tank and is scraped into a hopper and pumped out for disposal. During this

period, floatable solids (fats, oils) rise to the surface of the tank and are skimmed off into scum pipes for disposal.

- Sewage - Largely the water supply of a community after it has been fouled by various uses. From the standpoint of course, it may be a combination of the liquid or water-carried wastes from residences, business buildings, and institutions, together with those from industrial establishments, and with such ground water, surface water, and storm water as may be present.

- Sewers - A system of pipes used for collecting domestic and industrial waste, as well as storm water run-off. Lateral sewers connect homes and industries to trunk sewers, which channel waste into interceptor sewers for delivery to sewage treatment plants. Sanitary sewers carry only domestic and industrial wastewater. Storm sewers carry only storm water run-off. Combined sewers carry both.

- Sewer Main - A principal pipe that carries/distributes sewage/sewage water from the home to the city sewer.

- Sludge - Produced by the growth of bacteria and other organisms in sewage, usually flocculated (in small clusters) when it is continuously aerated. It can be removed by proper laboratory filtering.

- Storm drain - A typically-large drain to remove great amounts of water during strong storms and discharge it into the city's main sewer line.

- Surface water - The water located on top of land, forming terrestrial waterbodies, and may also be referred to as blue water, opposed to the seawater and waterbodies like the ocean. The vast majority of surface water is produced by precipitation.

- Total Solids - The total amount of solids in solution and suspension.

- Trickling Filter - An aerobic biological wastewater treatment process used as secondary treatment of sewage. Effluent from the primary clarifier is distributed over a bed of rocks. As the liquid trickles over the rocks, a biological growth on the rocks breaks down the organic matter in the sewage. The effluent is then taken to a clarifier to remove biological matter coming from the filter.

- Turbidity - Any finely divided, insoluble impurities that mar the clarity of the water.

- Waste Activated Sludge - That portion of sludge from the secondary clarifier in the activated sludge process that is wasted to avoid a buildup of solids in the system.

- Waste Treatment Plant - A series of tanks, screens, filters, and other processes by which most pollutants are removed from water.

- Water Pollution - A general term signifying the introduction into water of micro-organisms, chemicals, wastes, or sewage which renders the water unfit for its intended use.

- Wastewater - Water generated after the use of freshwater, raw water, drinking water or saline water in a variety of deliberate applications or processes.

- Wet Weather Flow - Dry weather flow combined with stormwater introduced into a combined sewer system, and dry weather flow combined with infiltration/inflow into a separate sewer.

SANITARY SEWER
LINKS TO RELATED JURISDICTIONS

Municipal Government:

City of Leesburg, Florida https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

Federal Government:

Federal Communications Commission (FCC) https://www.fcc.gov

Federal Emergency Management Agency (FEMA) https://www.fema.gov

United States Army Corps of Engineers (ACOE) https://www.usace.army.mil

United States Department of Labor https://www.dol.gov

United States Environmental Protection Agency (EPA) https://www.epa.gov

State Government:

Florida Department of Environmental Protection (FDEP) https://floridadep.gov

Florida Department of Transportation (FDOT) https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Fish and Wildlife Conservation Commission (FWC) https://myfwc.com

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC) https://www.ecfrpc.org

St. Johns River Water Management District (SJRWMD) https://www.sjrwmd.com

County Agencies:

Lake County, Florida, Board of County Commissioners, Planning Department:
https://www.lakecountyfl.gov/Planning-and-Zoning

Lake County, Florida, Board of County Commissioners, Public Works Department:
https://www.lakecountyfl.gov/public-works

Lake County, Florida, Board of County Commissioners, Transit Services:
https://www.lakecountyfl.gov/transit

Lake County Water Authority (LCWA) *(f.k.a.: the Oklawaha Basin Recreation and Water Conservation and Control Authority)*
https://www.lcwa.org

Adjacent Jurisdictions (those governmental entities that are contiguous to City of Leesburg's ISBA):

City of Fruitland Park https://www.fruitlandpark.org

City of Tavares https://www.tavares.org

5. POTABLE WATER

ELEMENT SUMMARY:

The City shall continue to adopt programs and activities to correct deficiencies in the potable water system, and ensure the supply and treatment of safe water through the future planning horizon to meet the adopted level of service standards for existing and future development; thereby aligning with both City plans and regional jurisdictions' plans and requirements. The City shall strive to provide potable water service to all development within the City's service area and encourage efficient, cost-effective development patterns, while looking to conserve current potable water resources for the future by maintaining initiatives, which retain the existing level of service standards for potable water without detrimental increase. The City shall monitor, evaluate, repair and replace, as needed, the water distribution system to ensure the system can meet fire protection demands for the safety of residents.

POTABLE WATER
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all City residents and non-residential establishments within the City of Leesburg and within the City's Interlocal Service Boundary Area (ISBA) (a.k.a. service area) in the 20-year planning horizon, in accordance with the five-year Capital Improvements Program and consistent with the City's consumptive use permit (94-16), Water Facilities Work Plan, and St. Johns River Water Management District's (SJRWMD's) regional water supply plans.

Objective 1.1: ***Potable Water Facilities.***

Based upon adopted level of service standards, the City shall annually adopt programs and activities to correct existing deficiencies in the central potable water system.

Policy 1.1.1: The City shall continue to maximize the use of its potable water treatment facilities connected to the central water system, and ultimately strive to incorporate all private systems into the unified City water system.

Policy 1.1.2: The City's Level of Service for potable water supply shall be 150 gallons per person per day.

Policy 1.1.3: When evaluating well capacity, the City shall perform pump tests and use hydrogeological field information in the calculation of the system's ability to meet the level of service standard.

Policy 1.1.4: When evaluating system pump capacity, the City shall use a peak factor of 1.1 GPM per ERC in the calculation of the system's ability to meet the level of service standard.

Policy 1.1.5: The City's central system parameters shall be based on the following:

- Well field capacity shall be rated at the average daily demand and assuming the largest well-being out of service,
- High service pump capacity shall at least be equal to the maximum daily peak factor demand and assuming the largest high service pump being out of service, or have the ability to replace a failed high service pump within 24 hours, and
- The distribution system shall be designed for a minimum of thirty-eight (38) pounds per square inch (psi) delivery pressure during normal demand.

Policy 1.1.6: The City will continue to maintain its potable water treatment facilities in optimum condition by adhering to the preventive maintenance program.

Policy 1.1.7: The City shall maintain a Water Supply Facilities Work Plan that identifies deficiencies of existing facilities and potable water resources, identifies feasible alternate (other) potable water sources, and defines projects and costs needed to provide adequate services to future development consistent with the Future Land Use Element and in accordance with SJRWMD regional water supply plans.

Policy 1.1.8: The City shall implement projects identified in the five-year Capital Improvement Schedule for potable water facilities.

Policy 1.1.9: The City shall review water fee methodology and user rates annually during the budget process to insure adequate funding for treatment, storage and distribution facilities.

Policy 1.1.10: All improvements and/or additions to potable water facilities to correct deficiencies shall be compatible and adequate to meet the adopted level of service standards. These improvements and/or additions to Potable Water facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection, specifically including the American Society of Civil Engineers and the American Water Works Association.

Objective 1.2: ***Future Potable and Nonpotable Water Facilities.***

Based upon population projections, the City shall ensure the supply and treatment of safe water supplies through the 20-year planning horizon to meet the adopted level of service standards to existing and future development in accordance with the five-year Capital Improvements Program, and consistent with the St. Johns River Water Management District's (SJRWMD's) regional water supply plans, the City's consumptive use permit (94-16), Water Supply Facilities Work Plan, and with the Future Land Use Element.

Policy 1.2.1: Based upon the adopted level of service the City shall plan for replacement, expansion and extension of potable and nonpotable water facilities to meet future demands concurrent with new development.

Policy 1.2.2: The City shall plan for adequate future treatment facilities, which at a minimum will meet all Federal and State drinking water criteria.

Policy 1.2.3: The City shall implement the capital improvement schedule as needed for potable and nonpotable water facilities adopted in the Capital Improvements Element and the annual Capital Improvements Plan.

Policy 1.2.4: The City shall review the Capital Improvement Schedule annually and adopt a City Budget that prioritizes needed potable water improvements to meet the demands of future growth and approved developments.

Policy 1.2.5: The City shall maintain a Water Supply Facilities Work Plan that is consistent with the City's consumptive user permit and coordinated with SJRWMD's Central Springs / East Coast Regional Water Supply Plan (CSEC RWSP). The Water Supply Facilities Work Plan and related comprehensive plan policies will be updated, as necessary, within 18 months of an update of the CSEC RWSP that affects the City. The City

will ensure that all facilities identified in the first five years of the water supply facilities work plan's planning period will be adopted as a revision to the City's 5-year Capital Improvements Plan.

Policy 1.2.6: The City's Water Supply Facilities Work Plan (2020-2030) is incorporated into the comprehensive plan as Appendix A of the Potable Water Element.

Policy 1.2.7: The City's Water Supply Facilities Work Plan shall identify the traditional potable water supply and alternative water supply sources, and the necessary infrastructure and facility projects (and associated costs), needed to meet the projected water supply demands for a minimum 10-year planning period.

Policy 1.2.8: The City's Water Supply Facilities Work Plan shall describe existing and planned water supply facilities and projects, and also identify the water conservation and reuse practices necessary to meet existing and future potable and nonpotable water demands.

Policy 1.2.9: The City shall ensure that the selection of water supply projects in the Water Supplies Facilities Work Plan are evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments.

Policy 1.2.10: The City shall ensure that the Water Supply Facilities Work Plan includes ISBA (a.k.a. service area) and water supply demand projections for a minimum 10-year planning period.

Policy 1.2.11: The City shall ensure that the Water Supply Facilities Work Plan includes all relevant design projections to meet stated water supply needs, including anticipated facility permitting and construction dates, estimated facility construction costs, and fund sources.

Policy 1.2.12: The City shall make appropriate changes to the City's Comprehensive Plan's Conservation Element, Intergovernmental Coordination Element, Capital Improvements Element, Future Land Use Element, Potable Water Element, and appropriate sections of utility elements (i.e., the Sanitary Sewer, Stormwater Management elements) as necessary to support implementation of the Water Supply Facilities Work Plan goals, objectives and projects.

Objective 1.3: ***Potable Water Service Area.***

The City shall strive to provide potable water service to all development within the City's ISBA (a.k.a. service area) and shall encourage efficient, cost-effective development patterns that are consistent with the Comprehensive Plan.

Policy 1.3.1: The City shall be the provider of potable water to residents and non-residential establishments within the City's ISBA (a.k.a. service area).

Policy 1.3.2: The City shall not approve private wells for potable water use when City potable water facilities are available. When not available, the City may authorize the use of private wells for potable and nonpotable purposes by the customer. Any and all alternative uses of private wells must be approved by the City of Leesburg Public Works Department.

Policy 1.3.3: At such time as the City's potable water facilities become available to a customer residing in the City limits, said customer:

- Must connect to the City water system for potable and irrigation water purposes and ensure that all connections to City water meters have a City approved backflow prevention device properly installed (within the first 12-inches of the customer side of all City water meters) and maintained/tested by the property owner upon installation and yearly thereafter;
- May use existing active wells for agricultural and livestock support purposes, provided that a City approved backflow prevention device is properly installed (within the first 12-inches of the customer side of all City water meters) and maintained/tested by the property owner upon installation and yearly thereafter; and
- Must properly abandon all inactive wells: an inactive well is defined as any well that has not been in use for six (6) or more months.

Policy 1.3.4: Potable water facilities shall be considered "available" when they exist within 200 feet of a property. Costs associated with connection to the City's facilities shall be the responsibility of the owner and not the City of Leesburg.

Policy 1.3.5: The City shall discourage urban sprawl through the following activities:

- Require that all new developments within the City's ISBA (a.k.a. service area) connect to the City's existing centralized water supply/treatment facilities and utilize stormwater and reclaimed water for all irrigation needs, if available;
- The City shall only provide service to those areas included in the City's delineated ISBA (a.k.a. service area);
- The City shall not allow new development in the ISBA (a.k.a. service area) to utilize individual private wells for water service; and,
- When reviewing applications for development orders within the City limits, the City shall consider impact on the environment, including the ability to be served by the City's existing water facilities.

Objective 1.4: ***Potable Water Conservation.***

The City shall maintain initiatives to conserve potable water resources, which ensure that existing level of service standards for potable water do not fluctuate higher than 37.5 gallons per person per day.

Policy 1.4.1: The City shall maintain a progressive water rate structure to ensure conservation of potable water and to provide an incentive for the use of treated wastewater (reclaimed water) for irrigation purposes.

Policy 1.4.2: The City shall maintain the reclaimed wastewater effluent program whereby wastewater is treated to standards consistent with Florida Department of Environmental Protection (FDEP) requirements for "unrestricted public access" irrigation of private and public areas, so that potable water is not used for irrigation in areas where reclaimed water is available.

Policy 1.4.3: The City shall continue to maintain a reclaimed water master plan for use in planning expansions to the existing reclaimed water system.

Policy 1.4.4: The City shall implement the five-year capital improvement schedule for reclaimed water facilities adopted in the Capital Improvements Element, as well as the annual Capital Improvement Plan.

Policy 1.4.5: The City shall have the authority to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any City ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the City's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the City Manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of City Commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City.

Policy 1.4.6: The City shall require that all new developments which contain or abut existing or planned future extensions of the City's reclaimed water distribution system connect to the reclaimed water system for residential, commercial and common area irrigation uses, at the developer's expense, when available.

Policy 1.4.7: The City shall maintain specific requirements for the use of low consumption plumbing devices in the Code of Ordinances, consistent with water conservation practices of the City and St Johns River Water Management District .

Policy 1.4.8: The City shall adhere to St. Johns River Water Management District emergency water shortage restrictions when mandated by the District.

Policy 1.4.9: The City shall conduct annual water audits on per capita potable water consumption to determine if consumption is being reduced and adjust the City's water use rate structure accordingly to maintain per capita consumption at or below previous levels.

GOAL 2:

Provide adequate delivery and distribution of potable water to meet fire protection demand within the City of Leesburg and the City's ISBA (a.k.a. service area).

Objective 2.1: ***Fire Protection.***

The City shall monitor, evaluate, repair and replace, as needed, the existing water delivery and distribution system facilities identified in the Water Supply Facilities Work Plan to ensure the system can deliver the needed gallon per minute flows to meet fire protection demands.

Policy 2.1.1: The City shall maintain an active water system and fire hydrant mapping and numbering program.

Policy 2.1.2: The City of Leesburg Public Works Department shall continue to conduct fire flow testing of hydrants to endure ensure adequate system capacity.

Policy 2.1.3: The City shall extend water distribution mains to areas within the City's ISBA (a.k.a. service area) and provide adequate fire protection service to residents and non-residential establishments located within the ISBA (a.k.a. service area) provided the residents/developers participate in the costs.

Policy 2.1.4: Fire flow levels of service shall be based upon delivery of 750 GPM for residential and 1000 GPM for multi-family and commercial developments with a required residual pressure of twenty (20) psi. developments with a required residual pressure of twenty (20) psi.

POTABLE WATER DATA APPENDIX

Introduction & Data Tables

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the data regarding for the City of Leesburg's potable water facilities are provided below.

Table 5-1: City of Leesburg Water Treatment Facilities – 2023

Water Treatment Plant	Address	Permitted Capacity
Leesburg Main System	223 South 5th Street Leesburg, Florida 34748	17.424 MGD
Lake Square Mall / Leesburg East	10401 South Highway 441 Leesburg, Florida 34788	1.607 MGD
Airport / Leesburg East	10401 South Highway 441 Leesburg, Florida 34788	1.074 MGD
Highland Lakes	26800 Cash Court Leesburg, Florida 34748	3.38 MGD
Royal Highlands	21747 Royal St. Georges Lane Leesburg, Florida 34748	2.16 MGD
The Plantation	25201 US Highway 27 Leesburg, Florida 34748	3.2 MGD
TOTAL		**28.845 MGD**

Source: 2023 "City of Leesburg 10-Year Water Supply Facilities Work Plan" by Dewberry Engineers Inc.

Table 5-2: Existing Groundwater Wells

Wellfield	Well Name	Capacity	Casing Diameter	Casing Depth	Total Depth
City of Leesburg Main Wellfield	B - Main	1070 GPM	12 inches	94 feet	352 feet
	D - Main	900 GPM	12 inches	98 feet	272 feet
	F - Main	1350 GPM	16 inches	93 feet	321 feet
	G - Main	1350 GPM	8 inches	851 feet	938 feet
	H - Main	2100 GPM	24 inches	230 feet	840 feet
	I - Main	2100 GPM	24 inches	322 feet	738 feet
Mall & Airport Wellfield	A - Airport	1000 GPM	12 inches	236 feet	368 feet
	B - Mall	1500 GPM	24 inches	350 feet	555 feet
Highland Lakes Wellfield	A - Highland Lakes 1	1500 GPM	12 inches	355 feet	650 feet
	B - Highland Lakes 2	1500 GPM	12 inches	200 feet	600 feet
	C - Highland Lakes 3	1500 GPM	12 inches	550 feet	900 feet
Royal Highland Wellfield	A - RH1	700 GPM	12 inches	150 feet	265 feet
	B - RH2	700 GPM	12 inches	150 feet	400 feet
	RH3	3000 GPM	18 inches	700 feet	1200 feet
Plantation at Leesburg Wellfield	W1	750 GPM	10 inches	75 feet	275 feet
	W2	1500 GPM	10 inches	190 feet	380 feet
	W5	1500 GPM	12 inches	71 feet	405 feet

Source: 2023 "City of Leesburg 10-Year Water Supply Facilities Work Plan" by Dewberry Engineers Inc.

Table 5-3: Average Daily Demand by Month (2022-2023)

Treatment Plant	Year	Average Daily Treatment Volume (MGD)											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Leesburg Main System	2022	4.58	4.74	4.70	4.89	4.87	5.18	4.63	4.55	4.25	4.32	4.18	4.22
	2023	4.15	4.21	4.61	4.88	4.73	4.51	4.56	4.73	4.46	4.36	4.35	4.15
Lake Square Mall / Leesburg East	2022	0.23	0.41	0.30	0.66	0.54	0.09	0.58	0.69	0.50	0.61	0.39	0.31
	2023	0.30	0.57	0.80	0.88	0.85	0.73	0.67	0.54	0.55	0.63	0.48	0.40
Airport / Leesburg East	2022	0.16	0.12	0.26	0.24	0.49	0.76	0.24	0.20	0.30	0.24	0.34	0.36
	2023	0.33	0.35	0.40	0.33	0.44	0.39	0.40	0.62	0.52	0.41	0.49	0.37
Highland Lakes	2022	0.71	0.77	0.82	0.95	1.07	1.10	0.92	1.01	0.81	0.98	0.81	0.74
	2023	0.72	0.83	1.09	1.12	1.13	1.05	0.99	1.10	0.86	0.94	0.88	0.74
Royal Highlands	2022	0.40	0.46	0.48	0.68	0.79	0.78	0.59	0.64	0.46	0.51	0.42	0.39
	2023	0.35	0.49	0.70	0.77	0.69	0.63	0.65	0.67	0.56	0.68	0.56	0.45
The Plantation	2022	0.81	0.86	0.91	1.13	1.22	1.23	1.04	1.09	0.89	1.16	0.90	0.84
	2023	0.84	0.97	1.22	1.29	1.18	1.18	1.15	1.23	1.02	1.16	1.01	0.87

Source: FDEP Monthly Operating Reports

Table 5-4: Current Average Daily Water Demand (2023)

Treatment Plant	Current Demand(1)	Number of Connections(2)	Population Served(2)
Leesburg Main	4.48 MGD	12,905	45,168
Leesburg East(3)	1.04 MGD	2,764	9,674
Highland Lakes	0.95 MGD	1,624	3,248
Royal Highlands	0.60 MGD	1,223	2,446
The Plantation	1.09 MGD	2,856	5,141

(1) 2023 average daily demand
(2) As of December 2023
(3) Total demand of Mall and Airport

Table 5-5: Current Level of Service

Current Demand	Population(1)	Level of Service
8.16 MGD	47,112	173.2 gpdpc

(1) Based on population forecast in "City of Leesburg 10-Year Water Supply Facilities Work Plan" by Dewberry Engineers Inc.

Table 5-6: Water Demand Projections (Leesburg Main, Leesburg East, Highland Lakes, Royal Highlands)

	2023	2025	2030	2035	2040	2045
Residential Connections (ERCs)	20,265	22,486	28,176	31,678	35,678	40,671
Average Daily Demand (MGD)	7.27	8.06	10.10	11.36	12.76	14.58

Source: SJRWMD CUP 94-17, Form E (Public Supply)

Table 5-7: Water Demand Projections (Plantation at Leesburg)

	2022	2027	2032	2037
Residential Connections (ERCs)	2,808	2,808	2,808	2,808
Average Daily Demand (MGD)	1.41	1.41	1.41	1.41

Source: SJRWMD CUP 2718-12, Form E (Public Supply)

Potable Water Inventory

(1) Water treatment Plants

(a) City of Leesburg Water Treatment Plant

The City of Leesburg Main Water Treatment Plant is located in the historic downtown area of the City. This facility services the downtown portion of the City and the immediately surrounding areas and was constructed in 1982. The maximum FDEP permitted and design capacity of this treatment plant is currently 17.424 million gallons per day (MGD). The current average demand on the plant is 4.48 million gallons per day. This plant has several support facilities including: two (2) twelve-inch wells rated at 1,070 gpm and 900 gpm, two (2) 24-inch wells, both rated at 2,100 gpm, one (1) sixteen-inch well rated at 1,350 gpm, one (eight -inch well rated at 1,350 gpm, two (2) above ground storage tanks (0.5 and 0.2 million gallon capacity), and two (2) ground storage tanks (1.5 million gallon capacity).

(b) Leesburg East Treatment System

The Leesburg East Water Treatment System consists of two separate plants located at the Lake Square Mall and at the Leesburg Airport. Together, these facilities service the eastern portion of the City and were constructed in 1980 and 1984 respectively. The maximum FDEP permitted and design capacity for the Leesburg East System (both treatment plants combined) is 2.681 million gallons per day. The current demand on the plants is 1.04 million gallons per day. The Lake Square Mall plant has one (1) 24-inch well rated at 1,500 gpm, and one 0.15 million gallon above ground storage tank. The Airport plant has one (1) twelve-inch well rated at 1,000 gpm, and two (2) 10,000-gallon hydrostatic storage tanks. Two (2) additional twelve-inch wells have been proposed, one (1) the Lake Square Mall plant and one (1) at the Airport plant, each rated at 1,500 gpm.

(c) Highland Lakes Treatment System

The Highland Lakes plant is located at the Highlands Lakes development and was constructed in 1990. The maximum permitted and design capacity of this treatment plant is 2.68 million gallons

per day. The current demand on the plant is 0.95 million gallons per day. The plant has three (3) twelve-inch wells rated at 1,500 GPM, and one 0.20 million gallon above ground storage tank. One (1) additional twelve-inch well has been proposed rated at 1,500 gpm.

(d) Royal Highland Treatment System

The Royal Highlands Plant is located at the Royal Highlands development and was constructed in 1996. The maximum FDEP permitted and design capacity of this treatment plant is 2.160 million gallons per day. The current demand on the plant is 0.60 million gallons per day. The plant has two (2) twelve-inch wells rated at 700 gpm, one twelve-inch well rated at 1,500 gpm, and one 0.50 million gallon ground storage tank.

(e) The Plantation Treatment System

The Plantation Plant is located at the Plantation at Leesburg development and was constructed in 1985. The plant was transferred to the City in 2007. The maximum FDEP permitted and design capacity of this treatment plant is 3.2 million gallons per day. The current demand on the plant is 1.09 million gallons per day. The plant has two (2) twelve-inch wells, one (1) ten-inch well, and one ground storage tank.

The maximum pumping capacity of Leesburg Main, Leesburg East, Highland Lakes, and Royal Highlands treatment plants is limited by the City of Leesburg's Consumptive Use Permit (permit no. 94) as issued by the St. Johns River Water Management District (SJRWMD). This permit, which expires in 2030, allows for a combined annual withdrawal from the Floridan Aquifer of 3332.82 million gallons from 2020 to 2030. A separate consumptive use permit (permit no. 2718) limits withdrawals at the Plantation treatment plant to 516.41 million gallons per year.

Combining all systems, the City has five (5) above ground storage tanks, three (3) ground storage tanks, and two (2) hydrostatic tanks connected to the central system as described above. One of the ground storage tanks is located at the Royal Highlands plant which is not connected to the other three systems.

(2) Public Level of Service

The central system currently treats an average of 8.16 million gallons per day of potable water. The existing level of service for potable water demand is calculated by dividing the volume of water treated and pumped by the City's population. The current level of service provided in 2023 is 175 gallons per capita per day based on population forecasts in the 10-Year Water Supply Facilities Work Plan.

POTABLE WATER GLOSSARY

- Aquifer - A body of permeable (allows liquids or gases to pass through) rock which can contain or transmit groundwater.
- Aquifer Recharge - Manmade processes or natural processes enhanced by humans that convey water underground.
- Booster Pump - A device that increases low water pressure and flow.
- Consumptive Use Permit - Allows the holder to withdraw a specified amount of water from the ground (aquifers) or a canal, lake or river (surface water) for reasonable-beneficial uses.
- Distribution Capacity - The ability of a distribution network to handle the value and variety of products that flow through it.
- Drawdown - The amount of water removed from the aquifer and stored in your well.
- Equivalent Residential Connection (ERC): A unit of potable water, reclaimed water, or wastewater capacity which is equivalent to the annual average number of gallons per day of service that is attributable to a detached single-family residence.
- FDEP - Florida Department of Environmental Protection
- GPM - Gallons per Minute
- Hydrostatic Tank - Of or relating to fluids at rest or to the pressures they exert or transmit.
- Impact Fee - A one-time capital charge imposed on developers by municipalities to help fund the capital cost of the additional public services, infrastructure, or transportation facilities necessitated by, and attributable to, new development.
- Infiltration Basin - A shallow impoundment that infiltrates stormwater into the soil.
- Interlocal Agreement - A specialized type of contract to exchange goods and services with other government agencies.
- Low Density Residential - Residential areas occupied primarily by single-family homes together with the essential services and compatible public facilities.
- Medium Density Residential - Residential areas occupied by a variety of housing types in accordance with the growth management plan. The development intensity and character of the district are compatible with single-family development and the level of essential services and public facilities are similar to those within a single-family area.

- Potable Water - Potable water, also known as drinking water, comes from surface and ground sources and is treated to levels that meet state and federal standards for consumption.
- Pumping Capacity - The maximum flow rate through a pump at its design capacity.
- Reclaimed Water - Water which starts out as domestic wastewater (sewage), but is then treated and tested to use for specific purposes.
- Safe Yield Withdrawal - The amount of groundwater that can be withdrawn from a groundwater basis over a period of time without exceeding the long-term recharge of the basin or unreasonable affecting the basin's physical and chemical integrity.
- Spring Drawdown - The process whereby the water level on a lake or pond controlled by a dam, or other structure is lowered and held at a reduced level for some period of time, typically for several months to two years depending on the goals of the project.
- Stormwater Recharge - Captured stormwater that is used for future production. Some examples of recharge projects include stormwater capture through centralized spreading basins, dry wells, or infiltration galleries.
- Surficial Aquifer - Shallow aquifers typically less than 50-feet thick.
- Transmissivity - The degree to which a medium allows something, in particular electromagnetic radiation, to pass through it.
- Usage rate - Water actually used by end users (e.g. households, services, agriculture, industry) within a territory for specific purposes such as domestic use, irrigation or industrial processing.
- Vertical Hydraulic Conductivity - The volume of water per unit of time passing through a unit section of area under a unit hydraulic gradient at the existing kinematic viscosity.
- Water Main - An underground pipe that delivers a steady supply of clean drinking water to service connections (such as residences and businesses).
- Water Treatment Plan - A destination where wastewater moves to once it leaves home and businesses through sewage pipes. The water is made safe for consumption through 5 major unit processes, which include chemical coagulation, flocculation, sedimentation, filtration, and disinfection.
- Wellfield - The area surrounding a permitted well where 100,000 gallons or more of potable water is pumped out of the ground per day.
- Wellhead - A durable PVC and holds a cap that keeps debris out of the well.

POTABLE WATER
LINKS TO RELATED JURISDICTIONS

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

Regional Agencies:

St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com

State Government:

Florida Department of Environmental Protection (FDEP)
https://floridadep.gov

REFERENCE NO. 50155794

CITY OF LEESBURG 10-YEAR WATER SUPPLY FACILITIES WORK PLAN

(2020-2030 Planning Period)

AUGUST 2023

Dewberry

ORIGINAL

Dewberry

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City of Leesburg

10-year Water Supply Facilities Work Plan

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1. Introduction and Background

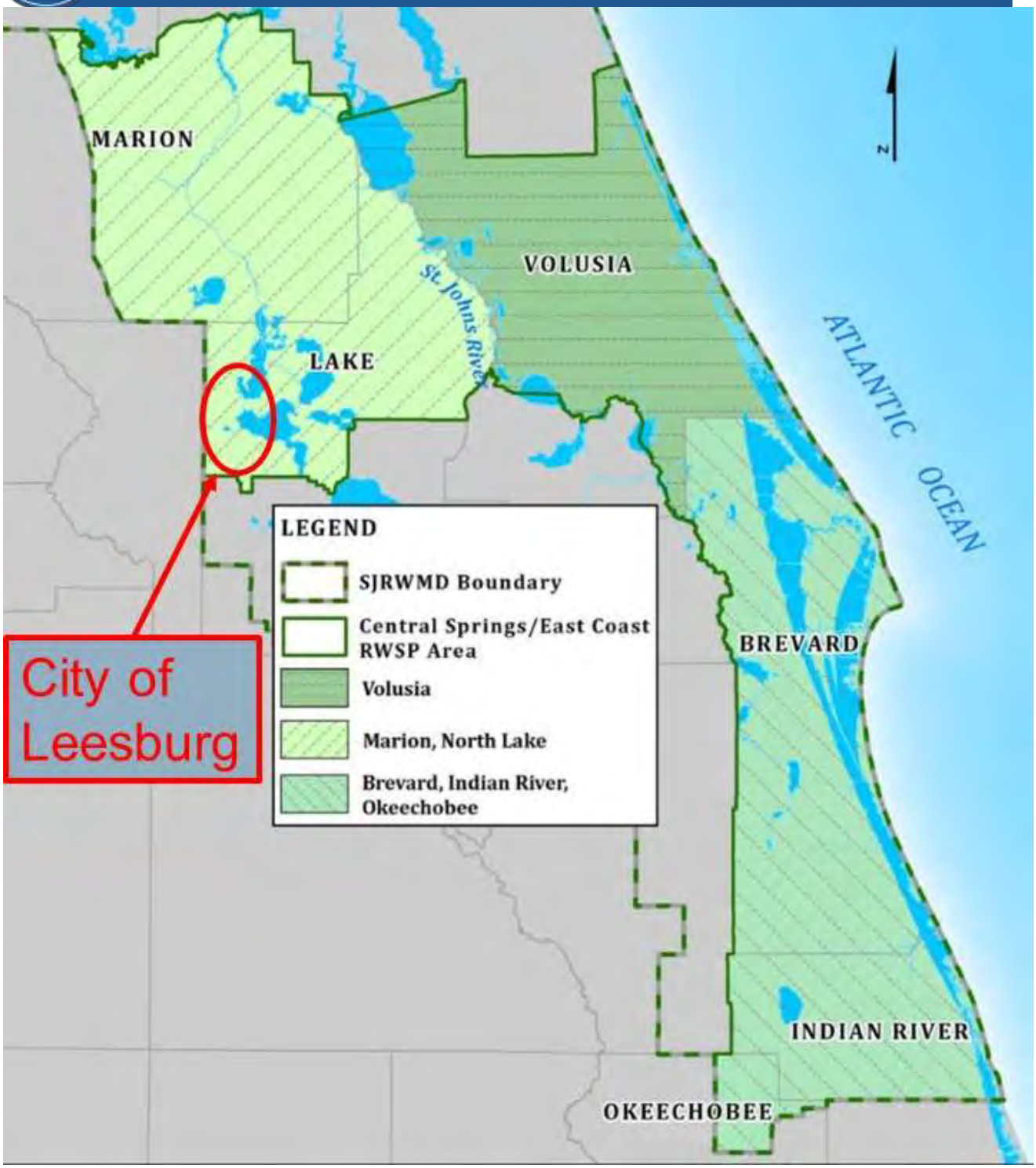
1.1 Introduction

Each of the five water management districts within the state of Florida must periodically evaluate whether adequate water supplies exist to meet the needs of their areas. This re-evaluation typically occurs once every five years. If a district finds that the water supply will not be adequate, it must prepare a regional water supply plan (RWSP) that identifies ways in which water supply needs can be met for the next 20-years. Section 373.709, Florida Statutes (F.S.), provides the framework for an RWSP's scope, analysis, implementation, and process. The City of Leesburg is located within the Central Springs/ East Coast (CSEC) water supply planning region. The CSEC RWSP was approved by the St. Johns River Water Management District's (SJRWMD or District) Governing Board on February 8, 2022. Each local government that falls within an area subject to a regional water supply plan is required to amend its Comprehensive Plan to adopt a Water Supply Facilities Work Plan (WSFWP) covering at least a ten-year period. WSFWPs address the water supply sources and facilities necessary to meet the local government's existing and projected water use needs.

The City of Leesburg (City) authorized Dewberry Engineers, Inc. to prepare a 10-Year WSFWP in response to SJRWMD's requirement to adopt an updated WSFWP to the City's Comprehensive Plan within 18 months of SJRWMD's Governing Board approval of the CSEC regional water supply plan. This planning region includes Marion and north Lake counties, Volusia County, Brevard County, Indian River, and Okeechobee counties. The location of this planning region is shown in Figure 1.1. The City of Leesburg is generally located in the northern portion of this planning region in southwestern portions of Lake County. This CSEC RWSP was developed for a 20-year planning horizon (2020-2040) through a collaborative effort between the SJRWMD, counties and local municipalities, public supply utilities, and a variety of different stakeholders. The CSEC RWSP resource assessment, conducted by the SJRWMD, results state that this planning region cannot rely solely on groundwater for the projected future demands without causing unacceptable harm to environmentally sensitive water resources, such as lakes, springs, and wetlands.

The CSEC RWSP contains an assessment of projected water demands and potential sources of water to meet regional water supply demands through 2040. The City's updated WSFWP must:

- Cover a 10-year planning period,
- Identify alternative and traditional water supply projects, and
- Identify conservation and reuse measures needed to meet projected future demands.


MARION
VOLUSIA
LAKE
St. Johns River
ATLANTIC OCEAN
BREVARD
INDIAN RIVER
OKEECHOBEE
N
City of Leesburg
LEGEND
SJRWMD Boundary
Central Springs/East Coast RWSP Area
Volusia
Marion, North Lake
Brevard, Indian River, Okeechobee

1.2 Background

The Florida Legislature enacted bills during the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, particularly Senate Bills 360 and 444, enacted during the 2005 legislative session, strengthened the statutory links between the RWSPs, prepared by the water management districts, and the Comprehensive Plans, prepared by local governments, through changes to Chapters 163 and 373, F.S. These changes improved coordination between local land use planning and regional water supply planning efforts.

The Florida Legislature established a water supply planning process for local governments through the Community Planning Act [Chapter 163, F.S.] and Water Resources Act [Chapter 373, F.S.]. A local government's Comprehensive Plan provides guidelines for development of the community and includes the projects, programs, and timeframes to implement the plan elements. Under Section 163.3177(6)(c)3., F.S., local governments are required to update their Comprehensive Plans within 18 months after the District's Governing Board approves the applicable RWSP. WSFWP updates are comprehensive plan amendments, as required by Section 163.3184, F.S. Every seven years, local governments are required to complete an Evaluation and Appraisal Review (EAR) of their comprehensive plan to address new statutory requirements and local government conditions.

Within 18-months following approval of a RWSP, local governments must develop and adopt a Comprehensive Plan Amendment consistent with the plan amendment process in Section 163.3184, F.S. The amendment must include updates to the local government's WSFWP, as outlined in Section 163.3177(6)(c)3., F.S., and be consistent with the water resource and water supply development projects listed in the RWSP. The WSFWP must also cover at least a 10-year planning period and identify alternative and traditional water supply development as well as conservation and reuse projects needed to meet the community's projected future demands.

Local governments required to adopt a water supply work plan must comply with the following statutory requirements for water supply and facility planning.

1. Coordinate appropriate aspects of their comprehensive plan with the appropriate water management district's regional water supply plan. [Section 163.3177(4)(a), F.S.].
2. Revise the Potable Water Sub-Element to adopt a WSFWP covering at least a 10-year planning period to meet existing and projected demand. The WSFWP should address those water supply facilities for which the local government has responsibility and include the facilities needed to develop alternative water supplies. The WSFWP should also identify conservation and reuse measures to meet future needs. [Section 163.3177(6)(c), F.S.].
3. Revise the Conservation Element to assess current and projected water needs and sources for at least a 10-year planning period. The analysis must consider the existing levels of water conservation, use, and protection and the applicable policies of the water management district, and the District's approved RWSP. In the absence of an approved RWSP, the analysis must consider the District's approved water management plan. [Section 163.3177(6)(d)3, F.S.].
4. Revise the Capital Improvements Element to identify capital improvements projects to be implemented in the first 5-years of the RWSP for which the local government is responsible, including both publicly and privately funded water supply projects necessary to achieve and maintain adopted level of service standards; and adopt a capital improvements 5-year schedule should include those projects as either funded or unfunded, and if unfunded, given a level of priority for funding. [163.3177(3)(a)4, F.S.].
5. Revise the Intergovernmental Coordination Element to adopt principles and guidelines to be used to coordinate the Comprehensive Plan with the regional water supply authority (if applicable) and with the applicable RWSP. [163.3177(6)(h)1, F.S.].

6. During the Evaluation and Appraisal Review, determine if Comprehensive Plan Amendments are necessary to reflect statutory changes related to water supply and facilities planning since the last update to the Comprehensive Plan. If necessary, transmit the amendments to incorporate the statutory changes as appropriate. [Section 163.3191(1) and (2), F.S.].

On October 12, 2009, the City of Leesburg entered into a Stipulated Settlement Agreement (SSA) with the State of Florida, Department of Community Affairs (Amendment Number 09R1). All parties agreed to the SSA to avoid lengthy litigation and related expenses of a trial. This SSA states the City of Leesburg was not in compliance with their proposed Plan Amendments (cycle 06-1 and 07-1), which were proposed on September 27, 2007, and February 28, 2008, due to inadequate supply of potable water to developments proposed as part of their land use changes. The Department of Community Affairs (DCA) stated in the SSA that the proposed amendments were not consistent with the following:

1. State Comprehensive Plan,
2. Chapter 9J-5, Florida Administrative Code,
3. Chapter 163, Part II, Florida Statutes,
4. Chapter 187, Florida Statues, and
5. Potable Water Policy, Future Land Use Policy, and Capital Improvements Policy, which were adopted by the City.

The SSA resolved objections related to several Large-Scale Amendments (developments), adopted by the City between 2006 and 2007, which were found to be in non-compliance by DCA.

To resolve the concerns specified by the DCA, the City was required to take corrective action within 60-days as identified in Exhibit B of the SSA, rescind eleven different ordinances previously adopted by the City Commission, and adopt a 10-Year WSFWP (Exhibit C of the SSA), which incorporated multiple elements of the City's Comprehensive Plan. The City completed these items within 60-days to comply with the SSA.

1.3 Purpose of the Water Supply Facilities Work Plan (WSFWP)

The purpose of the WSFWP is to strengthen coordination between the City's existing and future land use planning responsibilities to provide sustainable growth of essential infrastructure services as defined in the City's current Comprehensive Plan. The WSFWP also strengthens local water supply facilities planning activities with regional water resource development responsibilities relative to the approved water management district's 2022 CSEC RWSP planning efforts.

1.4 Goal and Objective

The goal is to develop an updated WSFWP, covering a 10-year planning period, for possible construction of water supply facilities This will include the development of alternative water supply, conservation, and reuse projects that could be necessary to serve existing and future new developments within the City's Water Interlocal Service Boundary Area (ISBA) (a.k.a. service area).

The objective of the WSFWP is to identify capital improvements needed to develop, treat, and deliver alternative supplies that are necessary to serve existing and future new development for a 10-year planning period. The WSFWP also includes conservation measures and reuse supplies that can be used to off-set demand for new water. Section 163.3177(3)(a)4, F.S. requires Capital Improvement Element to be revised to include the capital improvements needed in the first five years of the WSFWP, which must be included in the 5-year schedule.

The WSFWP addresses facilities for which the City is responsible. The WSFWP is intended to strengthen the coordination between local government land use planning responsibilities, water supply facilities planning activities, and water resource development responsibilities of the SJRWMD.

2. Existing System and Water Supply Facilities

2.1 Potable Water System

The City of Leesburg is located in the northwestern region of Lake County. The City's potable water ISBA (service area) consists of a mix of industrial, commercial, and multi-family and single-family residential uses. Potable water is provided to City's customers via retail service connections. The City is solely responsible for its water production and distribution facilities.

Since 2010, the ISBA (service area) for the City has expanded significantly due to growth. This expansion has generally occurred south of Lake Harris. Most of the expansion occurred both north and south of the Florida Turnpike in this region. More recently, expansion of the ISBA (service area) is mostly occurring east of US 27 and north of the Florida Turnpike.

Significant expansion has also occurred north of Lake Harris between Lake Griffin and Lake Eustis. **Figure 2.1** shows the expanded service area boundaries (ISBA) since the last WSFWP in 2009. The SJRWMD issued the Consumptive Use Permit (CUP-94-12) on November 16, 2010. The City also accepted responsibility of the potable water system for the Plantation at Leesburg (CUP 2718) development in 2007 (CUP 2718-10).

A current service area map is provided as **Figure 2.2,** which shows the current ISBA (service area) as of 2023 with the potable water system. The service area for The Plantation at Leesburg is incorporated as shown in **Figure 2.2.**

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Figure 2.2 Expanded Interlocal Service Boundary Area (a.k.a. service area) since 2010

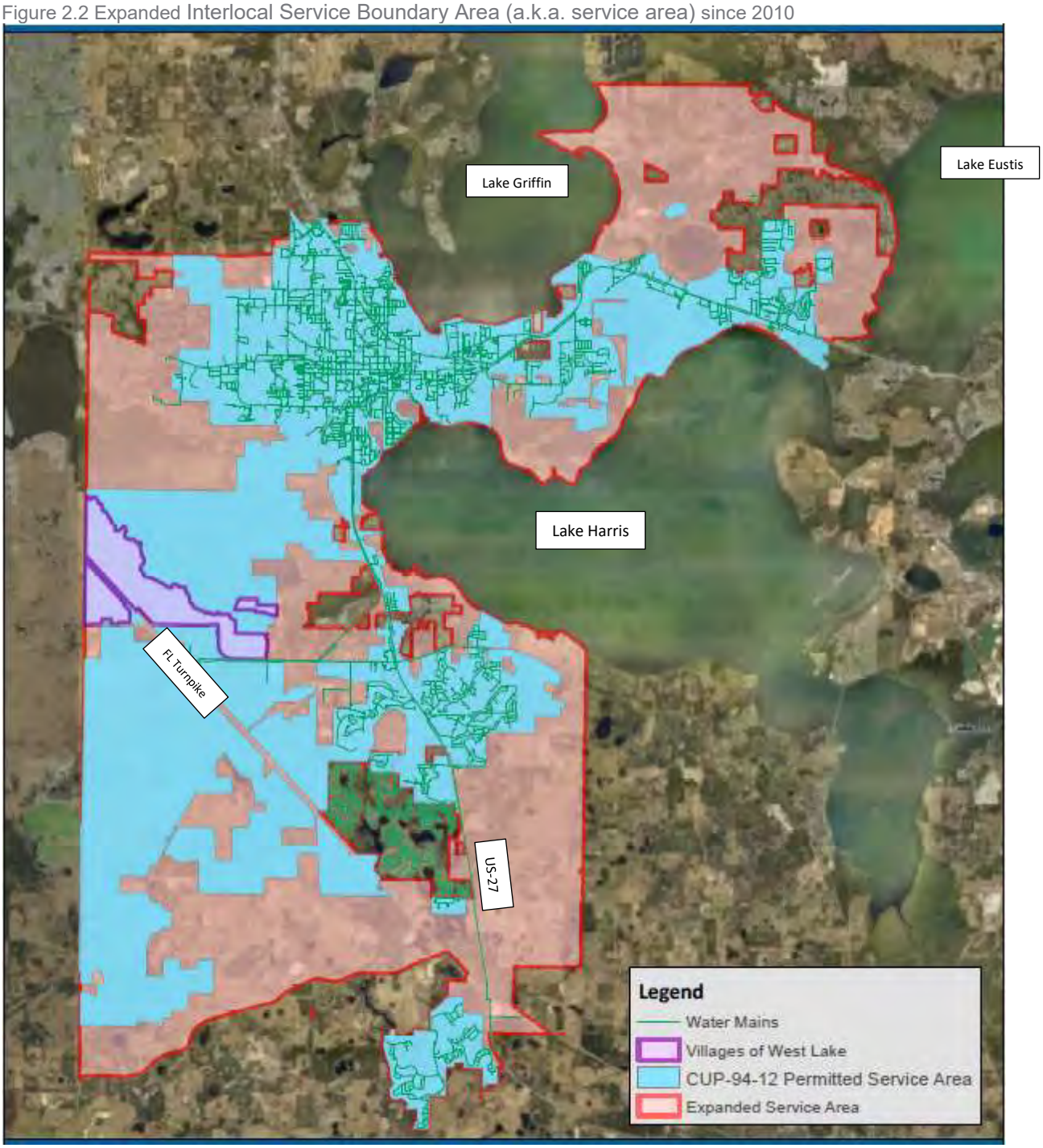
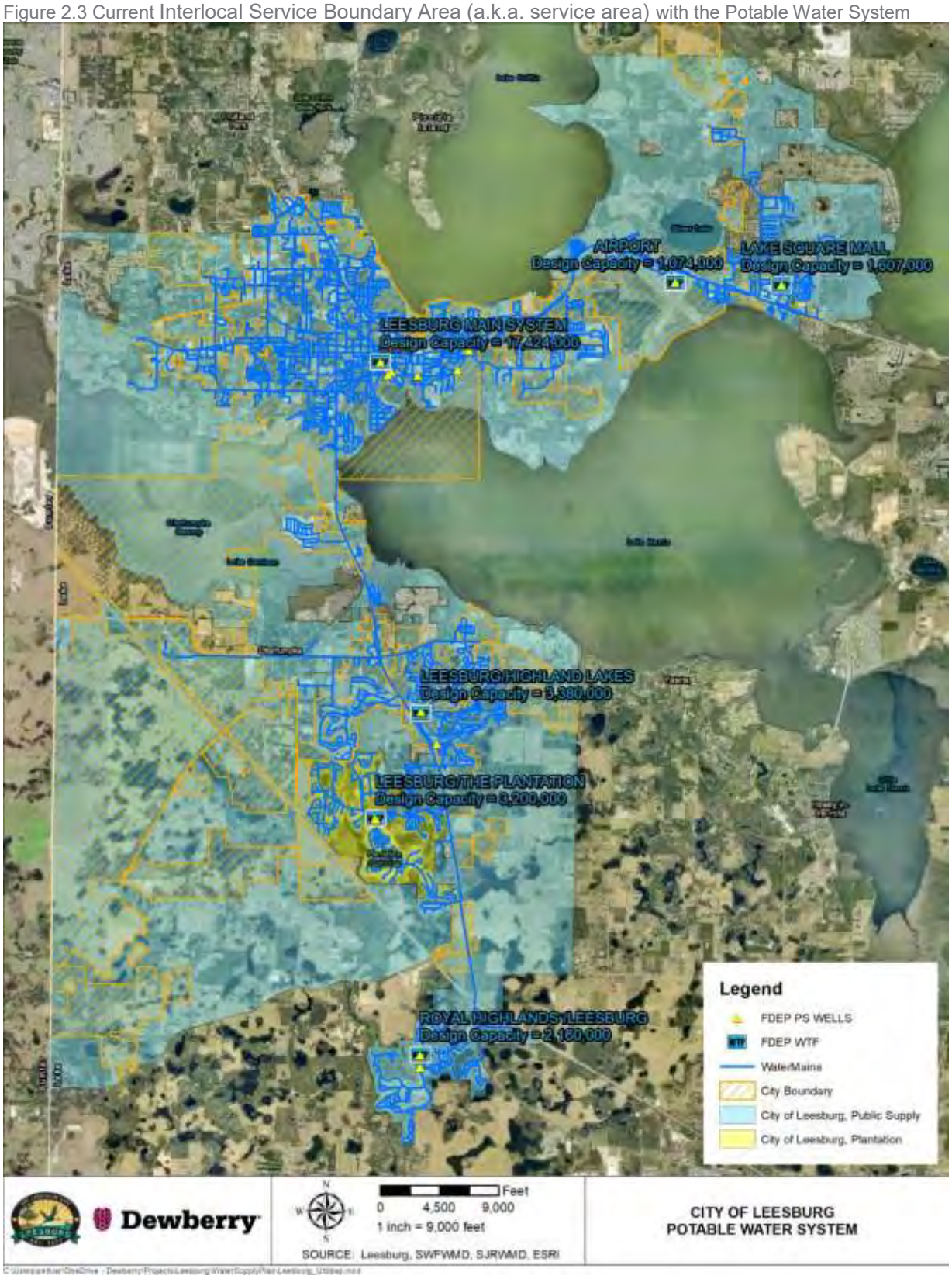


Figure 2.3 Current Interlocal Service Boundary Area (a.k.a. service area) with the Potable Water System



The potable water source originates from four different wellfields located within the ISBA (service area): Royal Highland Wellfield, Airport and Mall Wellfield, Highland Lakes Wellfield, and the City's Main Wellfield. The City of Leesburg Public Supply Legacy Wellfield is also listed, primarily because it has an older legacy well (see **Table 2.4**); however, this wellfield was abandoned on January 24, 2019, and is no longer active. **Tables 2.1** through **2.6** below provide the details associated with each of these wellfields.

Table 2.1 Royal Highland Wellfield

ROYAL HIGHLAND WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22437	A-RH1	700	12	150	265	Active
22440	B-RH2	700	12	150	400	Active
35294	RH3	3000	18	700	1200	Active

Table 2.2 Airport & Mall Wellfield

AIRPORT & MALL WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22439	B-Mall	1500	24	350	555	Active
22441	A-Airport	1000	12	236	368	Active
243002	C-Airport	1500	12	570	800	Proposed
243003	D-Mall	1500	12	590	800	Proposed

Table 2.3 Highland Lakes Wellfield

HIGHLAND LAKES WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
10353	A-Highland Lakes 1	1500	12	355	650	Active
10354	B-Highland Lakes 2	1500	12	200	600	Active
34530	C-Highland Lakes 3	1500	12	550	900	Active
243001	D-Highland Lakes 4	1500	12	550	800	Proposed

Table 2.4 City of Leesburg Public Supply Legacy Wellfield

CITY OF LEESBURG PUBLIC SUPPLY LEGACY WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22488	A-Legacy	1500	10	250	450	Abandoned

Table 2.5 Main Wellfield

MAIN WELLFIELD						
DISTRICT ID	WELL NAME	CAPACITY (GPM)	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	STATUS
22448	B-Main	1070	12	94	352	Active
22445	D-Main	900	12	98	272	Active
22444	F-Main	1350	16	83	321	Active
22443	G-Main	1350	8	851	938	Active
22442	H-Main	2100	24	230	840	Active
22438	I-Main	2100	24	322	738	Active

Table 2.6 Plantation at Leesburg Wellfield

PLANTATION AT LEESBURG WELLFIELD						
DISTRICT ID	WELL NAME	CASING DIAMETER (INCHES)	CASING DEPTH (FEET)	TOTAL DEPTH	SOURCE	STATUS
39545	Well W1	10	75	275	Floridan Aquifer	Active
39546	Well W2	12	190	380	Floridan Aquifer	Active
39549	Well W5	12	71	405	Floridan Aquifer	Active

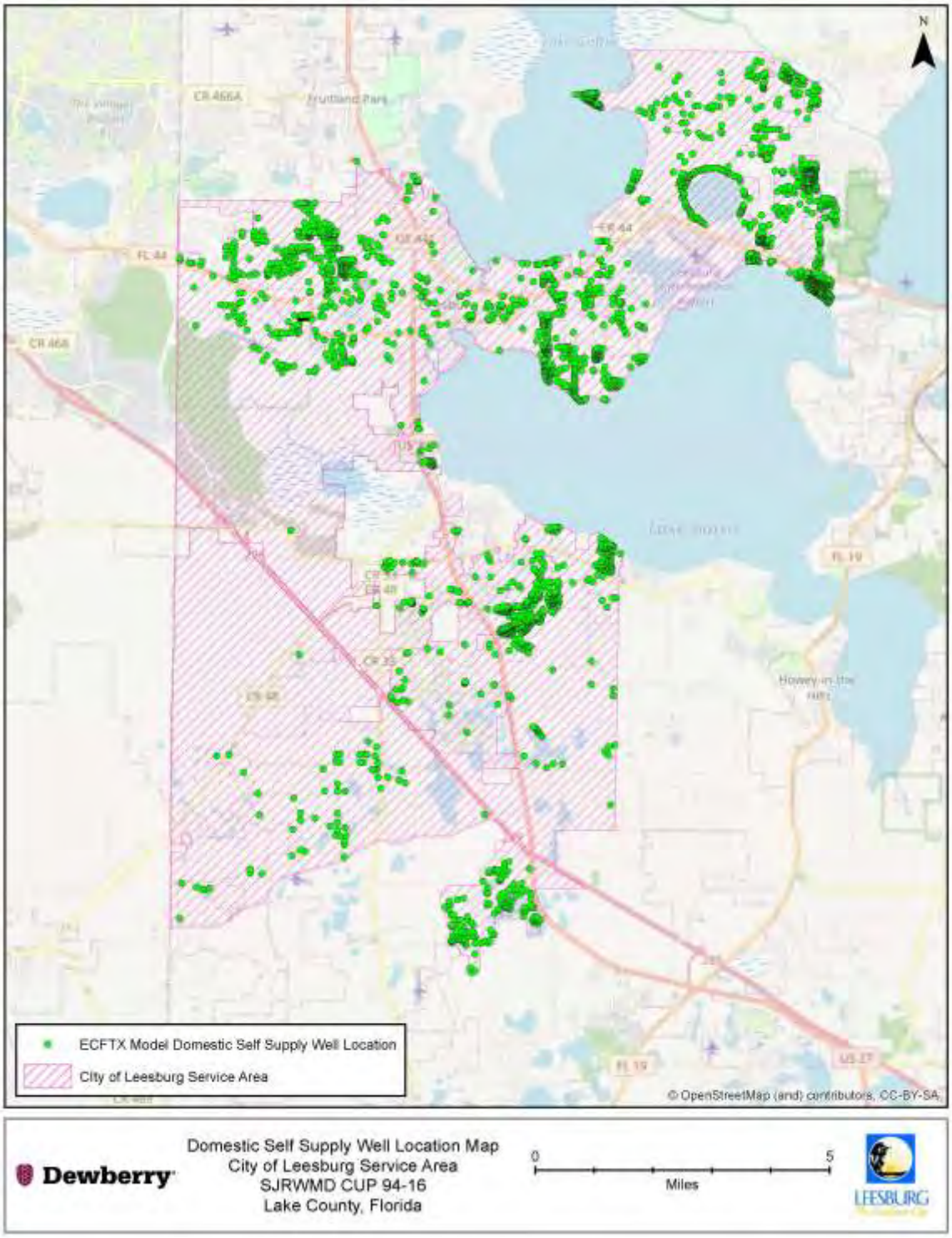
The active wells provide water to the six (6) water treatment plants (see **Figure 2.2** above) where the water is treated to meet state water quality drinking standards and then distributed throughout the City's distribution system to end users. Three of these plants are located north of Lake Harris while the other three are located south of Lake Harris. **Table 2.7** provides the pertinent name and details for each water treatment plant along with the population served. This table also depicts the number and types of storage facilities: ground storage tanks, elevated storage tanks, or hydropneumatics tanks.

Table 2.7 Potable Water Treatment Plants and Storage Facilities

CITY OF LEESBURG – POTATBLE WATER SYSTEM (TREATMENT PLANTS AND STORAGE FACILITIES)								
ID	NAME	POPULATION SERVED	PRIMARY	PLANT NAME	PLANT DESIGN CAPACITY	ASSOCIATED WELLS	CUP	STORAGE TYPE PER AERIAL
3350745	City of Leesburg	43,243	Municipal/ City	Leesburg Main System	17,424,000	6 active wells (8 permitted)	94	2-Ground Storage Tanks
3351566	Leesburg East (2WPS)	9,636	Municipal/ City	Lake Square Mall	1,607,000	1 active well	94	Elevated Storage Tank
3354869	Leesburg/ Highland Lakes	2,446	Municipal/ City	Leesburg/ Highland Lakes	3,380,000	3 active wells	94	Ground Storage Tank
3354929	Leesburg/ Royal Highlands	3,252	Municipal/ City	Leesburg/ Royal Highlands	2,160,000	3 active wells	94	Ground Storage Tank
3351566	Leesburg East (2WPS)	9,636	Municipal/ City	Airport	1,074,000	1 active well	94	2-Hydropneumatic Tanks
3354650	Leesburg/ The Plantation	5,141	Subdivision	Leesburg/ The Plantation	3,200,000	3 active wells	2718	Ground Storage Tank

Other potable wells within the City's ISBA (service area) include domestic self-supply (DSS) wells. The location and distribution of these DSS wells are shown in **Figure 2.3** below. These are the DSS wells that were existing as of 2017.

Figure 2.4 Domestic Self Supply Wells



2.2 Non-Potable Water System

The City currently has two (2) different reclaimed water plant facilities. These two plants, along with their permitted capacity, current expansion capacity and their current reuse capacities and projected permitted capacities, are show in Table 2.8. The locations of these two plants with the entire reclaimed water distribution system are identified on Figure 2.4. The Canal Street Wastewater Treatment Facility is currently operating within its permitted capacity of 3.5 million gallons per day MGD and no expansion of this plant is proposed in the future. The Turnpike Wastewater Treatment Facility (WWTF) is also operating within its current permitted capacity of 4.5 MGD. An expansion of the Turnpike WWTF is proposed, and design is underway with construction completion targeted before the end of 2025. This expansion will increase the permitted capacity from 4.5 to 6 MGD.

Table 2.8 Wastewater Treatment Plants and Reclaimed Water

WASTEWATER TREATMENT PLANT CAPACITIES CURRENT AND PROJECT RECLAIMED WATER CAPACITIES				
WATER TREATMENT PLANT ID	PERMITTED CAPACITY (MGD)	CURRENT EXPANSION CAPACITY	CURRENT REUSE CAPACITY (MGD)	PROJECTED PERMITTED CAPACITY (MGD)
Canal Street Wastewater Treatment Facility	3.5	0	3.5	0
Turnpike Wastewater Treatment Facility	4.5	6	4.5	6

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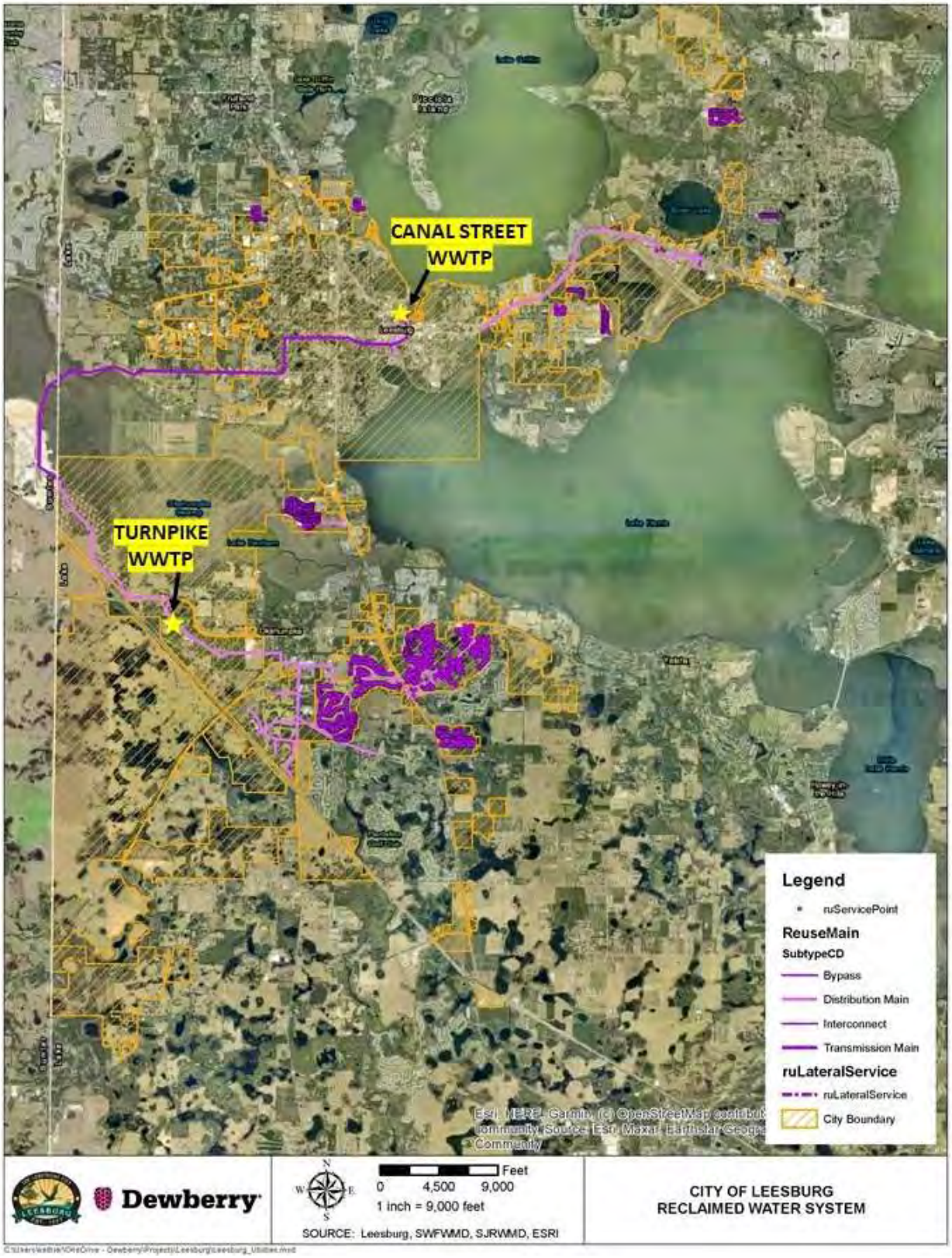
Figure 2.5 City of Leesburg Reclaimed Water System



3. Projected Demands and Supplies

3.1 Existing Water Use Permits

St. John River Water Management District issued permit number 94-16 on August 23, 2018. The consumptive use permit authorized average annual withdrawal of 9.13 million gallons per day (MGD) of groundwater for household, commercia/industrial, landscape irrigation, water utility and fire protection. This allocation was expected to serve a projection population of 44,953 people in 2020. This permit also authorized the distribution of 1.38 mgd of reclaimed water. The City's ISBA (service area) associated with the 2018 permit modification has expanded significantly since 2010 (see Figure 2.1 above).

A separate consumptive use permit (CUP 2718-11) was issued to the Plantation at Leesburg on September 9, 2014, for the withdrawal of 516.41 million gallons per year (1.41 mgd average annual) of groundwater from the Floridan Aquifer for public supply use.

3.2 Proposed Water Use Permits

The City is in the process of preparing a CUP application to submit an individual permit modification to SJRWMD to increase its currently permitted allocation associated with CUP 94-16. Pre-application coordination has been ongoing between the City of Leesburg, its consultant (Dewberry), and regulatory staff at SJRWMD. This individual permit modification to CUP 94-16 is expected to be submitted late summer or early fall of 2023. The increase in allocation is needed to address the increase in the City's projected demand for water within their ISBA (service area) for new construction and for approximately 55 proposed new developments that are in the process of receiving City approvals.

The City of Leesburg also submitted a renewal to CUP 2718 on June 8, 2022, to request a renewal to their existing public water supply permit. This request for renewal is currently pending with SJRWMD staff (CUP 2718-12).

3.3 Raw Water Allocation Supply System

The following tables depict the raw water allocation approved for each wellfield as outlined in CUP 94-16. These allocations are based on the previously permitted allocation authorized through 2030.

Since the City of Leesburg is also the owner and operator of the public water supply for the Plantation at Leesburg (CUP 2718-11), the raw water allocation associated with this permit is also incorporated in **Table 3.1**. The total raw water allocation for CUP 94-16 is 9.13 MGD and 1.41 MGD for CUP 2718-11.

Table 3.9 City of Leesburg Public Supply Allocation

RAW WATER ALLOCATION BY WELLFIELD - CITY OF LEESBURG					
WELLFIELD NAME	NO. OF WELLS PUMPED	CUP #	COMBINED TOTAL ALLOCATION (MGY)	ANNUAL AVERAGE (MGD)	PERMITTED ALLOCATION PRESENT-2030 (MGD)
Royal Highland Wellfield	3	94-16	302.22	0.83	0.83
Airport and Mall Wellfield	2	94-16	613.20	1.68	1.68
Highland Lakes Wellfield	3	94-16	386.75	1.06	1.06
Legacy Wellfield	0	94-16	0.00	0	0
Main Wellfield	6	94-16	2697.20	7.39	7.39

Total Allocation		94-16		**9.13**	**9.13**

Table 3.10 Plantation at Leesburg Allocation

RAW WATER ALLOCATION BY WELLFIELD - CITY OF LEESBURG					
WELLFIELD NAME	**NO. OF WELLS PUMPED**	**CUP #**	**COMBINED TOTAL ALLOCATION (MGY)**	**ANNUAL AVERAGE (MGD)**	**PERMITTED ALLOCATION PRESENT-2030 (MGD)**
Plantation At Leesburg	3	2718-11	516.41	1.41	1.41

3.4 Population and Water Demand Projections

3.4.1 Population Forecast/Projections

Population and water use demands in the City have been increasing significantly over time. The future population projections outlined in the CSEC RWSP are provided in Table 3.3 from 2020-2040. This population forecast data was approved by SJRWMD on February 8, 2022, when the RWSP was approved by the SJRWMD Governing Board. To be consistent with the RWSP, the City is using this data to demonstrate that they have sufficient capacity to serve the existing population from 2020-2030.

Table 0.11 City of Leesburg Population Forecast (2020-2040)

CITY OF LEESBURG POPULATION FORECAST (2020-2040)		
YEAR	POPULATION ESTIMATE SERVED FOR LEESBURG	POPULATION ESTIMATE SERVED PLANTATION AT LEESBURG
CUP #	94	2718
2020	38,692	5061
2025	44,288	5063
2030	49,806	5063
2035	55,877	5063
2040	62,073	5063

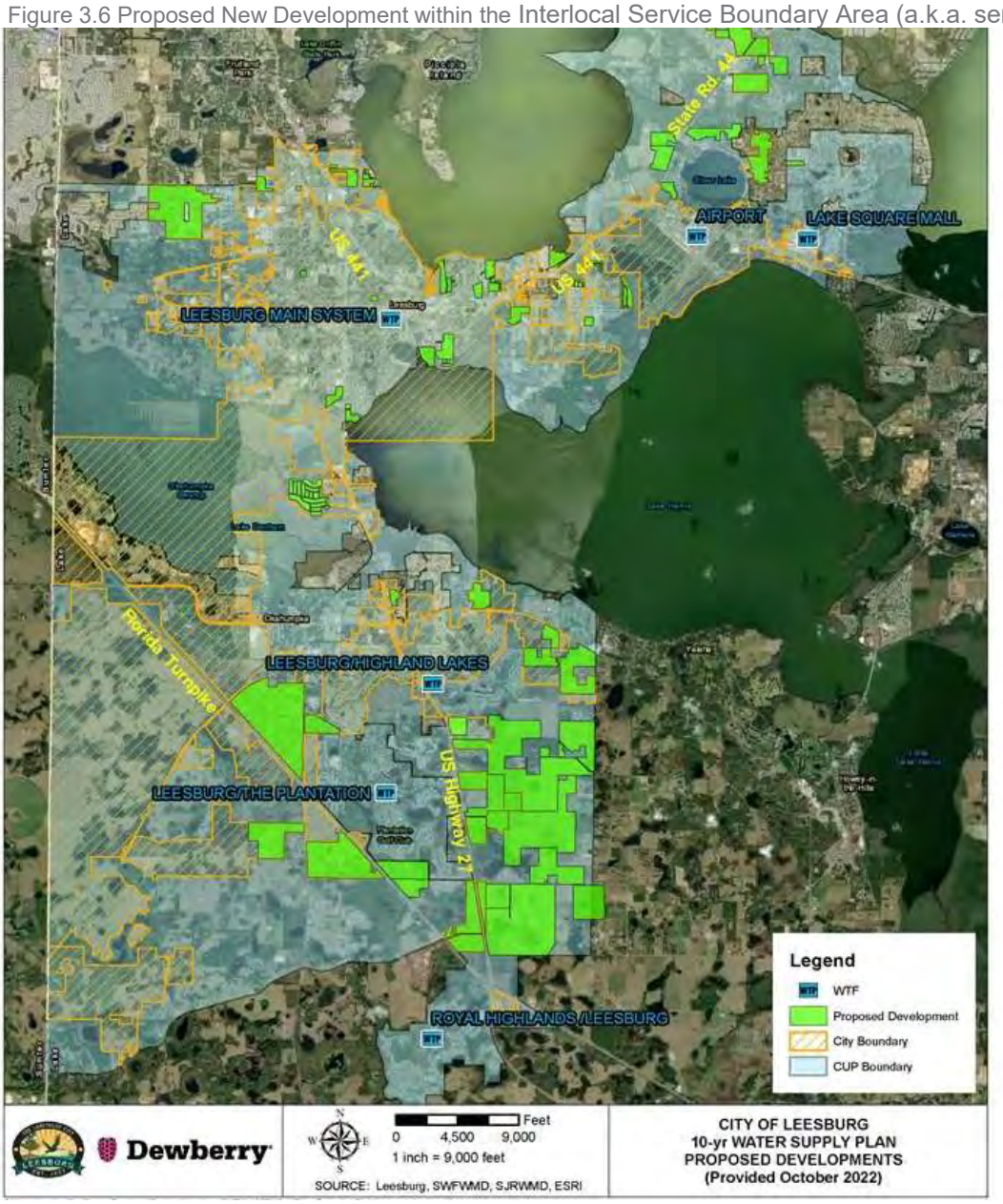
Source: Central Springs/East Coast Regional Water Supply Plan

Within the last 5 years, there has been a significant increase in new developments that have been constructed within the unincorporated portions of the City's ISBA (service area). There has also been a significant increase of proposed new developments that are in the process of receiving development

approval from the City. The City's approval process for establishing entitlements and receiving development approvals requires review by planning and zoning staff, development review committee, public works staff (to ensure adequate availability of water/sewer capacity), surveying (plat and common areas dedicated to the City), Department of Economic Opportunity, and City Commission before final development approvals are granted.

Figure 3.1 shows the location of approximately 55 new proposed developments that are in the process of being approved by the City. Most of the proposed new developments are expected to be located within the southern portions of the ISBA (service area), east of US Highway 27, and along the Florida Turnpike. Less intense development is also clustered at the northern boundary of the ISBA (service area) near State Road 44. Most of these new developments are within the unincorporated portions of the ISBA (service area).

Figure 3.6 Proposed New Development within the Interlocal Service Boundary Area (a.k.a. service area)



3.4.2 Historical Potable Water Demands

Historical demands from the wellfields have been increasing over time from 2011 through 2022. **Table 3.4** shows the permitted and historical withdrawals for each wellfield. All of the withdrawals are within the permitted allocations authorized in the consumptive use permit. The main reason for the increase in demand over time is a direct result of new developments constructed and significant infilling has occurred within the City's ISBA. Most of the new developments since 2010 have occurred primarily in two different locations within the City's ISBA (service area): (1) the region located north of Lake Harris between Lakes Griffin and Eustis, and (2) the region located north and south of the Florida Turnpike and east of the US 27 corridor (see Figure 2.1 which shows the City's expanded service area).

The historical demands for the Plantation at Leesburg development, which the City now owns and operates, are also provided from 2011-2022. All of these annual withdrawals (**Table 3.5**) from this wellfield are shown in Table 3.5 and are within the permitted allocation for CUP 2718-11.

Table 0.12 Leesburg (CUP 94) Historical Water Use 2011-2022

PERMITTED AND HISTORICAL WITHDRAWALS IN MGD										
YEAR	MAIN WELLFIELD		ROYAL HIGHLAND WELLFIELD		HIGHLAND LAKES WELLFIELD		AIRPORT AND MALL WELLFIELD		TOTAL WITHDRAWAL	
	Actual Use	Permitted Use	Actual Use	Permitted Use	Actual Use	Permitted Use	Actual Use	Permitted Use	Actual Use	Permitted Use
2011	3.88	5.32	0.82	0.88	0.63	0.92	0.73	1.44	6.06	7.28
2012	3.53	5.40	0.70	0.80	0.67	1.06	0.62	1.56	5.52	7.48
2013	3.52	5.67	0.69	0.91	0.95	1.06	0.73	1.58	5.89	7.69
2014	3.83	5.90	0.66	0.88	0.93	1.06	0.53	1.63	5.95	7.89
2015	4.05	6.15	0.71	0.85	0.63	1.06	0.46	1.66	5.85	8.10
2016	4.78	6.40	0.78	0.83	0.64	1.06	0.53	1.68	6.73	8.31
2017	4.84	6.64	0.74	0.83	0.42	1.06	0.46	1.68	6.46	8.51
2018	4.60	6.90	0.64	0.83	0.37	1.06	0.52	1.68	6.13	8.72
2019	4.67	7.14	0.47	0.83	0.82	1.06	0.43	1.68	6.39	8.92
2020	4.52	7.39	0.55	0.83	0.83	1.06	0.46	1.68	6.36	9.13
2021	4.75	7.39	0.56	0.83	0.82	1.06	0.45	1.68	6.58	9.13
2022	4.59	7.39	0.55	0.83	0.89	1.06	0.75	1.68	6.78	9.13

Table 0.13 Historical Water Use from 2011-2022 for Plantation

PERMITTED AND HISTORICAL WITHDRAWALS IN MGD		
YEAR	PLANTATION WELLFIELD	
	Actual Use	Permitted Use
2011	1.38	1.41
2012	1.25	1.41
2013	1.17	1.41
2014	1.07	1.41
2015	1.17	1.41
2016	1.31	1.41
2017	1.22	1.41
2018	1.14	1.41
2019	1.11	1.41
2020	1.00	1.41
2021	0.96	1.41
2022	1.00	1.41

3.4.3 Potable Water Demand Forecast

Table 3.6 represents the water demand forecast for the City's ISBA (service area) through the year 2030. This table demonstrates that the City has sufficient water to meet future demands through 2030 for both 94-16 and 2718. As mentioned previously in this work plan, the City is currently in the process to applying for a renewal of their CUP 2718 for the Plantation at Leesburg. The City is also in the pre-application phase to request an individual permit modification to CUP 94 to increase in their permitted allocation to meet their anticipated demands through 2045.

Table 0.14 City of Leesburg Potable water Demand Forecast

CITY OF LEESBURG POTABLE WATER DEMAND FORECAST						
	LEESBURG			PLANTATION AT LEESBURG		
YEAR	2020	2025	2030	2020	2025	2030
POPULATION SERVED	38,692	44,288	49,806	5,061	5,063	5,063
AVERAGE DAILY DEMAND (GPD)	7,040,000	8,060,000	9,060,000	1,220,000	1,220,000	1,220,000
DEMAND PER CAPITA (GPD)	182	182	182	241	241	241
AVAILABLE FACILITY CAPACITY (GPD)	25,645,000	25,645,000	25,645,000	3,200,000	3,200,000	3,200,000
FACILITY CAPACITY SURPLUS	18,605,000	17,585,000	16,585,000	1,980,000	1,980,000	1,980,000
PERMITTED AMOUNT (GPD - ANNUAL AVERAGE)	9,130,000	9,130,000	9,130,000	1,410,000	1,410,000	1,410,000
PERMITTED SURPLUS	2,090,000	1,070,000	70,000	190,000	190,000	190,000

These projected demands within the City's ISBA (service area) are considered permanent demands with minor fluctuations in seasonal demands occurring during the spring. The City does not experience large fluctuations in seasonal demands associated with tourism.
These demands are consistent with the CSEC RWSP and the City will be able to meet these demands through 2030. The City is in the process of applying for a permit modification (CUP 94) to increase their permitted allocation to meet the future demand, beyond 2030, due to the significant growth occurring within the City's ISBA.

The City continues to provide potable water to various developments within the unincorporated areas of Leesburg. New developments continue to expand as identified in Sections 2 and 3.4 above. The unincorporated areas that the City provides water to are shown as opaque aqua colored areas outside of the yellow cross-hatched areas (representing the municipal boundaries) in Figure 2.2 above.

3.5 Non-potable Water Supplier(s) and Service Agreements

The City currently has a bulk rate service agreement for reuse water with the Villages (a.k.a. Southeast Wildwood Water Conservation Authority, LLC). This agreement with the Villages reserves 1.5 – 2 MGD (maximum month average daily flow) of reuse water for the City and provides the remaining (up to 6.5 MGD (Average Annual Daily Flow) to the Villages master reuse system. The most recent reclaimed water bulk agreement was signed on October 10, 2022, which identifies the point of delivery to a lined pond and includes various monitoring and operating protocols. This reuse distribution covers approximately 1,376 acres within the Villages and is associated with the City's PAR system.

In 2022, the City provided approximately 1.90 MGD of reclaimed water to the Villages master reuse system. In 2023, Ordinance 2023-28 was approved by the City to provides nonexclusive non-potable irrigation water to Wildwood Utility Dependent District for a period of 40 years within The Villages. The Villages development is located within unincorporated Lake County. This development boundary is shown in purple on Figure 2.1 and is referred to as The Villages of West Lake.

The City provides reuse water from either the Turnpike WWTP and/or Canal Street WWTP within the municipal city limits and then it is distributed north long the Turnpike into a holding pond where it is distributed into the master reuse system to end users.

Arlington Ridge Community Development District (CDD) is a large development located south of Lake Harris that is also part of the City's PAR system. The City provides 1000 gallons of reuse using a 3-tier rating system. The base rate provides the lowest cost per gallon up to 1000 gallons and then the rate increases depending on the monthly usage over the base rate. Reuse water for this development is within the municipal city limits and is distributed from the Turnpike WWTP. The City provides reuse water to Arlington Ridge's onsite pond which is then distributed to reuse end users in the development. In 2022, the City provided approximately 0.27 MGD of reuse water to the Arlington Ridge Development. All reuse users associated with PAR are subject to Ordinance 03-89 which pertains to charges for reuse water. This ordinance set the initial rates and it gives the City Manager the authority to change rates for end users.

Table 3.7 below shows the total reuse that has been provided by the City to the two largest developments. Reuse delivered to The Villages did not begin until the end of 2020. In November and December of 2020, the City delivered an average of 2.72 MGD of reuse water to The Villages.

Table 0.15 Reuse delivered to Arlington Ridge and The Villages

REUSE DELIVERED LARGEST REUSE USERS			
YEAR	ARLINGTON RIDGE (MGD)	THE VILLAGES (MGD)	TOTAL REUSE (MGD)
2010	0.36	NA	0.36
2011	0.40	NA	0.40
2012	0.33	NA	0.33
2013	0.32	NA	0.32
2014	0.29	NA	0.29
2015	0.30	NA	0.30
2016	0.40	NA	0.40
2017	0.39	NA	0.39
2018	0.35	NA	0.35
2019	0.38	NA	0.38
2020	0.29	2.72	3.01
2021	0.23	1.80	2.03
2022	0.27	1.90	2.17

3.6 Non-potable Water Sources, Demand, Supply, Services and Facilities

Leesburg has two (2) wastewater treatment facilities that interconnect to serve the public access reuse systems within the City and to the SSUC. New developments continue to expand as identified in

Sections 2 and 3.4 above and are incorporated into the wastewater collection and treatment system to expand the reclaimed water supplies.

3.7 Needs Assessment

An expansion of the Turnpike WWTF is ongoing. Design was recently completed and construction is anticipated to be completed by the end of 2025, This expansion will increase the permitted capacity from 4.5 to 6 MGD. This increase in permitted capacity will reduce the potable demand in the future.

The City has performed a needs assessment through 2030 and determined that it has sufficient plant capacity to handle future demands and flow. Once the individual permit modification has been granted to CUP 94, the City intends to modify this WSFWP with the next cycle of the CSEC RWSP to identify potential new projects that may be needed to meet future demands and flows beyond 2030.

3.8 Conclusion

The information contained in Section 3 of this work plan demonstrate that water supply sources and infrastructure are adequate to meet the projected demand for the planning period (2020 through 2030) when considering the City's currently ongoing Consumptive Use Permitting application and the planned efforts that result from the finalized CUPs.

4. Summary of Historical Usage, Level of Service (LOS), and Concurrency

4.1 Summary of Historical Usage

Historically the City's potable water demands continue to increase as new residential developments are added within the ISBA (service area). Currently, the City has the ability to meet its current demand for potable water. From 2001 to 2022, the historical potable water use from the City's main wellfields has increased from 6.06 to 6.78 MGD. The historical use from the Plantation wellfield has decreased slightly from 1.38 MGD in 2011 to 1.00 MGD in 2022. Based on the developments the City has recently approved or in are submitted for approval, the City expects the demand for potable water to increase in the near future. For additional details regarding historical potable water demands from each wellfield, please see Section 3.4.2 above.

4.2 Level of Service and Concurrency

The City is ultimately responsible for authorizing development within its municipal limits. If a commercial development is located along one of the major roadway corridors (e.g., US 27, Highway 441, etc.) within the City's municipal boundaries, then the City requires the development to be annexed. The City and Lake County (County) do not have a formal agreement for development approvals within unincorporated areas in the City's ISBA (service area). In lieu of a formal agreement, Lake County and the City coordinate by using a Utility Notification Form developed by Lake County's Planning and Zoning Department. This form is used to verify whether the City has availability to provide water and sewer for different land use types (single-family, multi-family, duplex or commercial) and seeks approval/disapproval from the City before development is authorized by Lake County. Typically, large scale developments are annexed into the City to connect to water and sewer. For smaller developments, the County coordinates with the City to determine well or septic connection availability based on the distance from the City's existing water and sewer system. For unincorporated areas within the City's ISBA (service area), connections must be further than 1,000 feet from sewer and 300 feet from potable water lines for well approval. A copy of this Utility Notification Form is provided in **Appendix A**.

All future development and redevelopment in the City shall be compatible with the adopted LOS standards as outlined in the Potable Water Element of the City's Comprehensive Growth Management Plan. A table is included that provides a summary of the LOS for the Potable Water Element in **Table 4.1**.

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require the City's comprehensive plan and land development regulations ensure adequate water supplies and facilities are

available to serve new developments no later than the date the City anticipates issuing a certificate of occupancy. In addition, the City shall plan for replacement, expansion, and extension of potable water facilities to meet future demands concurrent with new development. Policy 1.2.1 addresses water supply concurrency statute provisions.

> **Policy 1.2.1:** Based upon the adopted level of service the City shall plan for replacement, expansion, and extension of potable water facilities to meet future demands concurrent with new development.

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Table 4.16 Potable Water Level of Service

CITY OF LEESBURG - POTABLE WATER LEVEL OF SERVICE			
COMPONENT	LEVEL OF SERVICE STANDARD/GOAL	OBJECTIVE OR POLICY	LEVEL OF SERVICE GOAL MET
Potable Water Supply	Potable Water Supply Shall Be 150 gallons /person/day	Policy 1.1.2	Yes
Well Capacity	City Shall Perform Pump Tests and Use Hydrogeological Field Info In the Calculation of the System's Ability to Meet the LOS standard	Policy 1.1.3	Yes
System Pump Capacity	City Shall use a Peak Factor of 1.1 GPM per ERC in the Calculation of the System's Ability to Meet the LOS Standard	Policy 1.1.4	Yes
Future Potable Water Facilities	City Shall Plan for Replacement, Expansion and Extension of Potable Water Facilities to Meet Future Demands Concurrent with New Development	Policy 1.2.1	Yes
Potable Water Service Area	The City Shall Strive to Provide Potable Water Service to All Development Within its ISBA (service area)	Objective 1.3	Yes
Potable Water Conservation	Wastewater is treated to standards Consistent with FDEP requirements for "Unrestricted Public Access" so Potable Water Is Not Used for Irrigation	Policy 1.4.2	Yes
Fire Protection	Delivery of 500 GPM With a Residual Pressure of 20-Pounds per Square Inch (psi) for Residential Development	Policy 2.1.4	Yes
Fire Protection	Delivery of 1000 GPM With a Residual Pressure of 20 psi for Multi-Family and Commercial Developments	Policy 2.1.4	Yes

5. Alternative Water Supply (AWS), Water Supply Projects and Capital Improvements

5.1 Alternative Water Supply

The City provides public access reclaimed (PAR) water and bulk rate reclaimed water. The demand for PAR use has increased significantly since 2011. **Table 5.1** shows that public access reclaimed water use increased from 1.21 MGD in 2011 to 3.50 MGD in 2022. Reclaimed water from bulk rate reclaimed increased from 0.36 MGD in 2010 to 2.17 MGD in 2022. Details regarding the existing bulk rate agreements are identified above in Section 3.5.

The City continues to explore different options for expanding the reclaimed water system and has an approved budget for the upcoming expansion. The City's wastewater treatment plants are currently operating at their permitted capacities for reuse water. The Canal Street Wastewater Treatment Facility has a permitted and reuse capacity of 3.5 MGD and does not have the space or capacity for future expansion. The Turnpike WWTF has a permitted and reuse capacity of 4.5 MGD and has an expansion capacity of up to 6 MGD. As outlined in Section 2, an expansion of the Turnpike WWTF is currently proposed, which is currently underway, and construction is expected to be completed in 2025. Once completed, the total reuse capacity will be 9.5 MGD.

The City has eliminated the use of the north spray field and minimizes the use of its south spray field. The south spray field is used for effluent disposal and has an existing underdrain system. This underdrain system is designed to help the City manage wet season water flows when end users are not using reclaimed water due to the wet season or large rainfall events. This underdrain system also assists in recharging the Surficial Aquifer and adjacent wetlands systems associated with the Okahumpa Swamp. The direct surface water discharge from the south spray field to the adjacent wetlands, previously permitted, has since been eliminated.

Table 5.17 Public Access Reclaimed Water

PUBLIC ACCESS RECLAIMED WATER	
YEAR	RECLAIMED WATER USE (MGD)
2011	1.21
2012	1.41
2013	1.24
2014	1.34
2015	1.44
2016	1.53
2017	1.38
2018	1.89
2019	2.80
2020	3.43
2021	3.43
2022	3.50

5.2 Water Supply Projects and Capital Improvements

Currently, the Central springs/East Coast regional water supply plan approved by SJRWMD in February of 2022 does not include any project options for the City of Leesburg for future alternative water supply projects. It is anticipated that the City will provide additional feedback to SJRWMD during the next regional water supply planning cycle to include any new projects the City is targeting to expand its efforts to expand the availability of potable and reclaimed water project options for alternative water supply.

Capital improvements anticipated over the next 10 years related to water facilities involve expansion of the City's main lines. Capital improvements necessary to develop, treat, and deliver traditional supplies to serve existing and new developments for a 10-year planning period are identified in this plan, including expansion of existing water mains, fire protection improvements, rehabilitation of wells, and maintenance of existing storage facilities.

Expansion of the City's main supply lines are proposed at four different areas along with the replacement of an existing 10-inch main on US 27. The City has also proposed fire protection improvements over $100,000 this budget year (2022-2023) and $1million in additional fire protection improvements in budget year 2023-2024. An additional $25,000 is budgeted annually to provide fire protection hydrant replacements.

Rehabilitating existing wells maintenance is a flat cost over the next 11-years at $75,000 annually to ensure the production capabilities of the wells are maintained over time. Water treatment facilities maintenance is also a flat cost of $100,000 each year. The Highland Lake Ground Storage Tank will also cost nearly $2 million from 2022-2024. The City's proposed 2023-2033 Water Capital Improvements Plan is included in **Table 5.1**. Altogether, the City is proposing to spend over $30 million during the next 10-11 years for water related items.

A planning level assessment was performed for improvements to existing facilities and/or potential new facilities. High level cost estimates for these improvements include planning, design, and construction for each fiscal year (**Table 5.1**). Following completion of the request to increase the City's allocation with the ongoing the CUP modification, any necessary improvements will be determined and implemented. Once the necessary improvements are determined, the costs to implement these improvements will be approved by the City Commission and formally incorporated into the City's budget.

Currently, the largest capital improvement project is the $40 million Turnpike WWTP (Phase 2) construction expansion. This budgeted item is included for years 2023-2025 - see Wastewater Capital Improvement Plan shown in **Table 5.2**. With this Phase 2 expansion of the Turnpike WWTP, the City will be expanding its reuse capacity from 4.5 MGD to 6 MGD. This expansion will provide additional reclaimed water that will be relied upon to meet future demands. Additional capital improvement items are also identified for lift station rehabilitation, pump packages, discharge pipe replacement, and Vitrified Clay Pipe. Overall, the City has a draft budget to spend over $28 million during the next 10-11 years for wastewater items related (**Table 5.2**).

Table 5.18 Water Capital Improvement Plan (2022-2031)

CITY OF LEESBURG - CAPITAL IMPROVEMENT PLAN (FISCAL YEARS 2022-31)

	ADOPTED	PROPOSED	PROPOSED							
	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29	Fiscal Year 2029-30	Fiscal Year 2030-31	Fiscal Year 2024-31 TOTAL
WATER										
Project Description										
Capital Projects & Purchases										
Mains								1,000,000	1,000,000	2,000,000
Highway 441-Perkins to Newell Hill	300,000		3,000,000	1,000,000						4,000,000
US 27 South St to Citizens Blvd							1,500,000			1,500,000
Dixie 27 to Canal					200,000	2,000,000	2,000,000			4,200,000
Carver Heights - Thomas to 27					1,000,000	2,000,000	2,000,000			5,000,000
Replace 10" Main on Hwy 27 (Middlesex to CR 48)		3,000,000								0
Treadway School Road Main Extension	574,149									0
Fire Protection Improvements				1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
Walmart Loop (Thomas to 441)	100,000	350,000								0
Michigan Ave		250,000								0
Sunnyside		450,000								0
Stock Subdivision		100,000	1,000,000							1,000,000
Ford F450 4x4 with utility body	75,000									0
Capital Maintenance Projects										0
Well Rehabilitation	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	525,000
Elevated Tank Inspection & Rehab	75,000				75,000				75,000	150,000
Water Treatment Facility Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Highland Lake Ground Storage Tank	980,000	1,000,000								0
Fire Protection Hydrant Replacements	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	175,000
Elevated Tower Mall & Newell Hill Repainting		250,000						250,000		250,000
Main Water Treatment Plant GST Repainting		50,000					50,000			50,000
[1] Planning Level Water Treatment Plant Improvements/New Facility			500,000	500,000	5,000,000	500,000	500,000	7,000,000	500,000	14,500,000
Fund Total	2,304,149	5,650,000	4,700,000	2,700,000	7,475,000	5,700,000	7,250,000	9,450,000	2,775,000	40,050,000
Funding Source										
Impact Fees	980,000									-
Renewal & Replacement	1,324,149	3,200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,400,000
Current Revenue										-
To be determined		2,450,000	4,500,000	2,500,000	7,275,000	5,500,000	7,050,000			26,825,000
Total Funding Sources	2,304,149	5,650,000	4,700,000	2,700,000	7,475,000	5,700,000	7,250,000	2,200,000	2,275,000	28,225,000

1 Following completion of individual modification request of the CUP, any necessary improvements to the water treatment plants will be determined and implemented. High level estimates were included to cover planning, design and construction. Once the determination of necessary improvements has been completed, these costs will require City Commission approval to formally incorporate these costs into the City's budget.

Table 5.19 Wastewater Capital Improvements Plan (2022-2031)

CITY OF LEESBURG - CAPITAL IMPROVEMENT PLAN (FISCAL YEARS 2022-31)

	ADOPTED	PROPOSED	PROPOSED							
	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29	Fiscal Year 2029-30	Fiscal Year 2030-31	Totals 2024-31
WASTEWATER										
Project Description										
Capital Projects & Purchases					2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Line under Building		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,400,000
Perkins to SR46 line relocation			2,000,000	2,000,000						4,000,000
Forcemain South 27 Replacement (RH to S TP)	967,000									
Venetian Isles System Upgrade		2,500,000								
Southern Corridor Forcemain Bypass		16,000,000								
Misc Tools & Equipment		100,000								
Treatment plants:										
Turnpike Plant	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Canal St Plant	136,000	821,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Canal St Biosolids Trailer		36,075								
Turnpike Biosolids Trailer		36,075								
Turnpike Plant Expansion Phase 2		20,000,000	20,000,000							20,000,000
Capital Maintenance Projects										
Lift station rehabilitation	250,000	650,000	650,000	650,000	650,000	500,000	500,000	500,000	500,000	3,950,000
Pump Packages	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	280,000
Discharge pipe replacement/line wet wells	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Vitrified Clay Pipe	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Fund Total	1,643,000	40,633,150	23,240,000	3,240,000	3,240,000	3,090,000	3,090,000	3,090,000	3,090,000	42,080,000
Funding Source										
Renewal & Replacement	1,643,000	40,633,150	23,240,000	3,240,000	3,240,000	3,090,000	3,090,000	3,090,000	3,090,000	42,080,000
Turnpike Expansion Funds	5,500,000									0
Villages Land Sale Proceeds	1,115,817									0
Impact Fees	384,183									0
To be determined		0								0
Total Funding Sources	8,643,000	40,633,150	23,240,000	3,240,000	3,240,000	3,090,000	3,090,000	3,090,000	3,090,000	42,080,000

6. Water Conservation and Reuse Practices

6.1 Water Conservation Practices

The City implements and promotes water conservation practices, including some enabled by the comprehensive plan policies. The City's Potable, Conservation and Aquifer Elements have multiple different policies related to water conservation, which require the use of low-water consumption plumbing devices, conducting water audits, etc. to further reduce water consumption. The City is required to maintain a Water Conservation Plan in accordance with the St. Johns River Water Management District (District) consumptive use permit (CUP) requirements. It also requires strict adherence to regional water shortage restrictions imposed by the St. Johns River Water Management District throughout the year and during significant drought events.

The City also promotes water conservation through its development regulations and other initiatives. The City provides implements water conservation using a 5-prong approach as follows:

1. Water conservation through a public education program;
2. An outdoor water use reduction program;
3. A rate structure to promote efficient use of water;
4. A water loss reduction program; and,
5. An indoor water use reduction program.

6.1.1 Public Education Program

The City's public outreach and education program is implemented by a full-time Water Conservation Specialist and distributed among several Public Works Department staff. The public outreach and education program consist of the following elements:

- Public service announcements (PSAs)
- Lake Front TV - cable channel operated by the City
- Water Conservation related videos from various sources
- St. Johns River Water Management District (free videos)
- University of Florida Institute of Food and Agricultural Sciences (IFAS) free audio
    - Irrigation Association (free audio)
    - American Water Works Association (AWWA) videos for purchase
    - Partnered PSAs with other Lake County utilities, including Fruitland Park, Howey-in-the-Hills, Minneola, Groveland, and Mascotte
- School Outreach
    - Drop Savers Water Conservation Poster Contest
    - The Great Water Odyssey – interactive web-based educational program (grades 3-5)
    - City's NPDES permit requires public outreach and education
- Landscape Demonstrations
    - Maintaining a City implemented demonstration garden
- Water Conservation Exhibits - to raise community awareness
    - Fix a Leak week

  - Water Conservation Month
  - Smart Irrigation Month
- Water Conservation Articles
- Water Conservation Speakers
- High Water Users Notifications

6.1.2 Outdoor Water Use Reduction Program

The City promotes efficient outdoor water use with the following educational materials and resources provided on the City's website which includes a list of outdoor water conservation tips, list of irrigation restrictions and schedule that follow the adopted SJRWMD restrictions, information on benefits of Florida-Friendly Landscaping, and information on buying or building rain barrels. Fliers are also displayed at City Hall, Resource Centers, and the Library and replenished weekly.

- Irrigation System Evaluations – includes strategies to improve efficiency and reduce demand through a rebate program.
- Landscape Irrigation Rule – enforcement of landscape irrigation rule limits irrigation to 1-2 days per week in accordance with City ordinance.
- Development Codes – Section 25-327 requires new developments to adhere to landscape policies
- Web-Based Resources
  - Water conservation tips
  - Mandatory restrictions on irrigation (limited to certain days and hours)
  - Florida-Friendly Landscaping link
  - City's incentive and rebate programs
  - Home-based water consumption evaluations
- Employee Education

6.1.3 Rate Structure

Inclining block water rate structures send a price signal to the most inefficient water users and encourage water conservation. Current water rates updated in November of 2022 are provided below and apply to all customers with individual water meters. These rates vary depending on volume of usage and whether the customer is located inside or outside of the municipal boundaries.

6.1.4 Water Loss Reduction Program

The City performs water audits in accordance with SJRWMD CUP requirements. Although the CUP does not require that the City perform water audits for submittal to SJRWMD for CUP compliance purposes, the City periodically performs water audits for internal uses.

6.1.5 Indoor Water Use Conservation Program

The City provides water conservation incentives through rebates for indoor water-saving fixtures. The rebates currently available for existing construction include:

- Indoor rebates are offered for water efficient toilets showerheads, and bathroom faucets. All WaterSense® labeled fixtures meet the rebate requirements; however, the WaterSense® label is not required.
- To qualify for a water efficient toilet rebate: Customers must have a pre-installed toilet that uses 1.28 Gallons or less per flush to be eligible

- Customers must have a pre-installed showerhead that uses 2.0 Gallons or less per minute to be eligible for a water efficient showerhead rebate.
- Customers must have a pre-installed bathroom faucet that uses 1.5 Gallons or less per minute to be eligible for a water efficient faucet rebate.
- Maximum rebate a customer may receive:
    - High Efficiency Toilet (1.28 gallons per flush or less) — 50% (Max $100 per toilet). Showerhead (2.0 GPM or less) — 50% (Max $40 per shower).
    - Bathroom Faucet (max flow 1.5 GPM or less) — 50% (Max $40 per faucet)

A full description of each approach that the City uses for its conservation practices, including videos and media from these various sources, is available on the City of Leesburg Water Conservation Plan dated March 2023.

6.2 Water Conservation Ordinances

Section 25-327 – Ordinance provides codes for Waterwise and Florida Friendly Landscaping. Please see **Appendix B**.

Section 25-337 – Ordinance provides codes for Prohibited Plant Species which includes Class I and II exotic or invasive aquatic and plant species. Please see **Appendix C**.

Chapter 29 – "Water Conservation Ordinance for Landscape Irrigation" – ordinance designed to promote water conservation through more efficient landscape irrigation. Please see **Appendix D**.

Resolution No. 10,670 – Establishing A Water Conservation Incentive Program. Please see **Appendix E**.

6.2.1 Water Conservation Policies

The water conservation practices that are enabled by the following comprehensive plan policies include the following.

6.2.1.1. Potable Water Element

Policy 1.4.1: The City shall maintain a progressive water rate structure to ensure conservation of potable water and to provide an incentive for the use of treated wastewater (reclaimed water) for irrigation purposes.

Policy 1.4.7: The City shall maintain specific requirements for the use of low consumption plumbing devices in the Code of Ordinances, consistent with water conservation practices of the City and St Johns River Water Management District.

Policy 1.4.8: The City shall adhere to St. Johns River Water Management District emergency water shortage restrictions when mandated by the District.

Policy 1.4.9: The City shall conduct annual water audits on per capita potable water consumption to determine if consumption is being reduced and adjust the city's water use rate structure accordingly to maintain per capita consumption at or below previous levels.

6.2.1.2 Conservation Element

Policy 1.2.7: Prior to development approval, an inspection shall be conducted to properly identify active drainage wells. If any wells are found, the developer shall be responsible for sealing or abandoning the drainage wells in accordance with state law.

~~**Policy 1.2.11:** The City's Building Code shall require the installation of water saving plumbing devices including low-flow toilets, showerheads, and faucets for new construction and within new developments.~~

Policy 1.2.13: The City shall promote the use of best management techniques by adopting a local Florida Friendly Landscape ordinance to require Florida native plant species suitable for site location soils and water conditions and shall promote, through educational programs and publications, the use of Xeriscape practices, which include low or no water landscaping, the use of solid waste compost, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.2.21: The City will c~~C~~ontinue to apply and evaluate the effectiveness of newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives.

Policy 1.2.22: Continue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy 1.2.24: The City will continue to apply the Florida Building Code for city development construction pertaining to plumbing fixture(s) back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code.

Policy 1.2.25: The City will c~~C~~ontinue to perform annual leak detection of the city water distribution system water mains and make necessary repairs to water mains in support of the city's active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the City will update the 5-year CIP to reflect system needs pursuant to leak detection activities.

6.2.1.3 Aquifer Recharge Element:

Policy 1.3.1: The City shall adopt a local Florida Friendly Landscape ordinance and shall promote, through educational programs and publications, the use of xeriscape practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.3.2: The City will maintain a leak detection and repair program for its potable water utilities.

Policy 1.3.3: The City shall continue to cooperate with the St. Johns River Water Management District to monitor groundwater supply conditions and review of consumptive use quantities.

Policy 1.3.4: The City shall continue to educate residents on the benefits of water conservation and shall expand water conservation efforts.

Policy 1.3.6: The City shall evaluate the need for restricted irrigation hours and a rain sensor device ordinance in compliance with State and local regulations.

6.3 Reuse Practices

Residential, commercial, and golf course irrigation reclaimed water is available to offset groundwater withdrawals and reduce the overall potable demand. The existing policies are designed to require new developments and end users to use reclaimed water, when available, before using potable water. Policy 1.4.2 indicates the City shall maintain the reclaimed wastewater effluent program for "unrestricted public access" irrigation of private and public access areas so that potable water is not used for irrigation in areas where reclaimed water is available. Over the last 11 years, the City increased its reclaimed water availability for public access reclaimed water from 1.21 MGD in 2011 to 3.5 MGD in 2022. Additional reuse availability is expected soon once the Phase 2 Turnpike WWTP expansion project is completed.

6.3.1 Reuse Policies

The water reuse practices that are enabled by the comprehensive plan policies include the following:

6.3.1.1 Potable Water Element

Policy 1.3.5: The City shall discourage urban sprawl through the following activities:

- Require that all new developments within the City's Interlocal Service Boundary Area (ISBA; a.k.a. service area) connect to the City's existing centralized water

supply/treatment facilities and utilize stormwater and reclaimed water for all irrigation needs, if available;

- The City shall only provide service to those areas included in the City's delineated ISBA (a.k.a. service area);
- The City shall not allow new development in the ISBA (a.k.a. service area) to utilize individual private wells for water service; and,
- When reviewing applications for development orders within the City limits, the City shall consider impact on the environment, including the ability to be served by the City's existing water facilities.

Policy 1.4.2: The City shall maintain the reclaimed wastewater effluent program whereby wastewater is treated to standards consistent with Florida Department of Environmental Protection (FDEP) requirements for "unrestricted public access" irrigation of private and public areas, so that potable water is not used for irrigation in areas where reclaimed water is available.

Policy 1.4.3: The City shall continue to maintain a reclaimed water master plan for use in planning expansions to the existing reclaimed water system.

Policy 1.4.5: The city shall have the authority to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters.

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any City ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the City's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the City Manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City.

Policy 1.4.6: The City shall require that all new developments which contain or abut existing or planned future extensions of the City's reclaimed water distribution system connect to the reclaimed water system for residential, commercial, and common area irrigation uses, at the developer's expense, when available.

6.3.1.2 Conservation Element

Policy 1.2.12: The City shall continue to implement, and expand where feasible, water reuse or reclamation systems for commercial, residential, and industrial operations which utilize large quantities of non-potable water:

Policy 1.2.21: Continue to apply and evaluate the effectiveness of newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives.

Policy 1.2.22: Continue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy 1.2.23: Review local water consumption trends no less frequently than biannually and, as needed, adjust the city's water use rate structure accordingly to fund water and reclaimed water projects in accordance with the city's 5-year CIP, Water Supply Facilities Work Plan, and as necessary to maintain per capita consumption at or below previous levels.

Policy 1.2.27: The city manager adopts regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation, or procedure.
- The right to impose the requirement that upon being connected to the City's central water supply system, wells shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the City Manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the city's reclaimed water system, any existing wells on the subject property.

6.3.1.3 Aquifer Recharge Element

Policy 1.3.5: Where available, the City shall require installation of reclaimed water systems in new developments and encourage individual connection to its reclaimed water system for irrigation purposes.

Policy 1.3.7: To the extent possible, the City will continue to expand its reclaimed water system to increase availability of reuse water and to decrease potable water demand.

Sanitary Sewer Element

Policy 1.1.3: The City shall maintain an active sanitary sewer and reclaimed water utilities mapping program and perform a hydraulic analysis of the city system at least annually to prioritize needed improvements and replacements.

Policy 1.1.5: All improvements and/or additions to sanitary sewer and reclaimed water facilities shall be compatible and adequate to meet the adopted level of service standards which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

Policy 1.3.4: Within the City's sanitary sewer Interlocal Service Boundary Area (ISBA or service area), when existing central sanitary sewer service is determined to be unavailable to new development, the City shall require the new development to extend the central sewer system at the developer's expense to service subject property. The City may assist or enter into an up-sizing agreement with the developer at the City's discretion.

Policy 1.5.1: Maintain treatment facilities to provide for "unrestricted access" levels of treatment to allow for reuse of reclaimed water for irrigation of landscaped areas, as well as use in allowable industrial applications.

Policy 1.5.2: The City shall prohibit the use of potable water for purposes of irrigation when and where reclaimed water becomes available.

Policy 1.5.3: The City shall require the installation of reclaimed water systems for all new development, which contain or abut existing or planned reclaimed water routes. Connection of the reclaimed system to the potable water system shall be allowed when reclaimed water is not provided until such time as reclaimed water becomes available.

Policy 1.5.4: Back up storage and disposal of excess reclaimed water (during wet periods) will be provided by the City's existing spray fields.

Policy 1.5.5: The City shall maintain its permit to allow discharge of reclaimed water and/or sprayfield underdrain discharge into the Okahumpka Swamp wetlands.

Policy 1.5.6: The City shall maintain a public awareness and education program regarding the use of reclaimed water.

Policy 1.6.2: The city shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation, or procedure.
- The right to impose the requirement that upon being connected to the city's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City.

Policy 1.6.3: The city manager herein adopts the authority to promulgate procedures and regulations with respect to the following matters, which procedures and regulations shall become effective upon a resolution approving such procedures and regulations being adopted by the city commission:

- Application procedures, forms and requirements, and allowable uses other than irrigation. All uses must be in accordance with applicable DEP regulations.
- Installation requirements, including specification of acceptable materials, devices, and regulations to prevent backflow or cross connections with other systems.
- Procedures for enforcement of the ordinances and regulations pertaining to reclaimed water, including procedures for inspection of the customer's system.
- Procedures for the orderly expansion of the reclaimed water system.
- Procedures and regulations for the efficient operation of the reclaimed water system.

Policy 1.6.4: The city shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The construction, operation, maintenance, or property access to facilities/devices which are connected to, or which controls a device or system connected to the city's reclaimed water system and which is not in compliance with all provisions of DEP regulations and city regulations and procedures related to reclaimed water.
- The tampering with, work on, alteration of or damage to any city reclaimed water facility is strictly prohibited. The city holds the offending person liable for the cost of all charges attributed to the correction of such tampering and violations of city ordinance, which may include civil and criminal penalties.
- The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by the installation, at the user’s expense, of an approved cross connection control assembly.
- The use of reclaimed water: reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit. The right to inspect reclaimed water devices, facilities, and

terminate service to reclaimed water system found to be in violation of any city ordinance, regulation, or procedure.

- The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to regulate the usage of reclaimed water to balance with supply and storage availability.

7. Goals, Objectives, and Policies

The City of Leesburg is currently in the process of updating their entire comprehensive plan. The consultant hired by the City is expected to have all of the revised comprehensive plan elements are expected to be completed and delivered to the City in the summer of 2024. Once this process is completed, the City will start the public process for the Comprehensive Plan Update. After the public process is completed, the City Commission is expected to officially adopt the Comprehensive Plan update.

The Comprehensive Plan also plays a significant role within Florida's growth management system. The Comprehensive Plan is required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), and to be consistent with the Regional and County Comprehensive Plans. In short, the Comprehensive Plan provides a critical link between the City of Leesburg, State of Florida, Regional, and Lake County plans. The Comprehensive Plan focuses on those issues facing the City of Leesburg over a twenty-year time horizon. The Comprehensive Plan establishes the long- term direction of goals as well as short-term objectives and policies to guide implementation efforts.

7.1 Revised Water Supply Planning Elements

The following elements have been revised to align with the changes in the water supply facilities work plan. The goals, objectives and policies contained in these elements have been revised and will be adopted by the City Commission with the WSFWP. The City is in the process of updating its entire comprehensive plan and this process is anticipated to be completed by the late summer of 2024 following the public process to solicit feedback from the community. The four elements listed below have incorporated feedback from SJRWMD but the once the final version of each element is updated within the comprehensive plan these policies may change slightly. All changes will be coordinated with SJRWMD and adopted by the City Commission.

7.1.1 Conservation

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Implement and promote stable working relationships with other governmental agencies to ensure efficient, effective, and thorough delivery of governmental services.

Objective 1.1: ***Coordination of Plans.*** The Leesburg Growth Management Plan shall strive to be consistent with the State Comprehensive Plan, East Central Florida Strategic Regional Policy Plan, Lake County Comprehensive Plan, St. Johns River Water Management District's Regional Water Supply Plan, and Comprehensive Plans of adjacent jurisdictions.

Policy 1.1.1: The City Clerk's office of Leesburg shall maintain a list of its interlocal agreements.

Policy 1.1.2: Leesburg shall coordinate with affected governmental agencies when developments, which are presumed to be Developments of Regional Impact, requiring Chapter 380, Florida Statutes, review are within the City's jurisdiction.

Policy 1.1.3: The City shall review the Lake County and adjacent city Comprehensive Plans to determine the impact of those adopted plans on the future growth and

development of the City of Leesburg. Such review shall occur on an annual basis, and whenever major Plan changes are made by those jurisdictions.

Policy 1.1.4: The City shall participate in the Strategic Regional Policy Plan review and update process as mandated by State Statute.

Policy 1.1.5: The City of Leesburg shall become an active member in programs and committees administered through the ECFRPC, through representation by both elected officials and City staff.

Policy 1.1.6: The City of Leesburg shall participate in the development of updates to the St. Johns River Water Management District's (SJRWMD's) Central Springs / East Coast Regional Water Supply Plan and other water supply-related initiatives facilitated by SJRWMD that affect the City.

Policy 1.1.7: The City shall coordinate with Lake County and adjacent cities through the sharing of relevant planning data and analysis; notification of development occurring within the City; and, review of the impacts including land use compatibility and level of service standards, of proposed development on adjacent local governments during the City's development review procedures.

Policy 1.1.8: The City shall provide to affected local governments and agencies the following information and services:

- Planning data and analysis when requested,
- Notification to affected local governments and governmental agencies of pending City actions regarding the provision of services and growth management plan amendments.

Policy 1.1.9: The City will continue to coordinate and pursue an interlocal agreement with Lake County, so that the City and County may identify and establish procedures for joint action regarding future joint planning areas, future annexations and compatible County and City land uses.

Policy 1.1.10 The City shall not issue development orders or development permits without first consulting with the City of Leesburg's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Objective 1.2: ***Land Use and School Siting Coordination.*** ~~The City shall coordinate with affected governmental agencies and jurisdictions, including the Lake County School Board, to aid in meeting the goals, objectives, and policies of the City's and their respective Growth Management Plan regarding land use planning and school siting issues~~. The City shall coordinate with Lake County School Board, to advise of proposed development as development proposals are reviewed during the public review process and the Development Review Committee process.

Policy 1.2.1: Leesburg shall continue coordination with the Lake County School Board to provide planning for adequate sites and infrastructure for future public education facilities within the City of Leesburg, through the following activities:

- ~~On an annual basis, provide planning data and analysis, such as population and housing projections, to aid in the planning efforts of the School Board,~~

- Notify the School Board of any City Growth Management Plan land use amendments as development proposals are submitted to the City for public review and Development Review Committee review.

Policy 1.2.2: The City of Leesburg shall maintain the interlocal agreement with the Lake County School Board that will formalize procedures for the inclusion of the City during planning for new school facilities or expansions of existing facilities within the city limits or ISBA (a.k.a. service area).

Policy 1.2.3: During pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to co-locate schools with other public facilities, such as parks, libraries, and other civic facilities, to the extent possible.

Policy 1.2.4: Notification of amendments to Comprehensive Plan and Development Activities. Lake County shall notify the City of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land within the Interlocal Service Boundary Area (ISBA) (a.k.a. service area) within a reasonable time frame for the City to respond with any concerns. The City shall reciprocate such information to Lake County.

~~**Objective 1.3:** ***Transportation Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and their respective Comprehensive Plans regarding transportation planning.~~

~~**Policy 1.3.1:** The City shall continue to coordinate with the Lake-Sumter Metropolitan Planning Organization (MPO) to coordinate transportation improvements.~~

Objective 1.4: ***Infrastructure Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and ~~their respective~~ other governmental agency's Comprehensive Plans regarding infrastructure and water supply planning.

Policy 1.4.1: The City shall continue coordination efforts with Lake County to ensure that the County is able to provide adequate solid waste facilities to meet the needs of the City of Leesburg.

Policy 1.4.2: The City shall coordinate necessary activities with the plans, programs, and administered legislative actions of the FDEP and Lake County to implement proper operation, storage, and disposal of both solid and hazardous waste.

Policy 1.4.3: The City shall coordinate its Master Drainage Program with Lake County through an interlocal agreement that resolves conflicts and ensures cooperation on the following issues:

- The City shall determine authority and negotiate capital improvements for drainage outfalls in the County that provide conveyance for stormwater that originates within the City.
- The initiation of conflict resolution procedures to resolve inconsistencies between City desired Level of Service standards for drainage and County adopted Level of Service standards.
- Provide a method of fiscal responsibility for drainage systems that impact and serve primarily City residents, but that are under the jurisdiction of Lake County.
- Provide a method of prioritization of needed improvements on those drainage systems that impact and serve primarily City residents, but that

are under the jurisdiction of Lake County or the Florida Department of Transportation.

Policy 1.4.4: The City shall coordinate with St. Johns River Water Management District, Florida Department of Environmental Protection, Federal Emergency Management Agency, Department of Commerce, and other appropriate State and Federal Agencies that have jurisdictional authority to ensure that water quality, water supply, stormwater drainage, and flood control measures are consistent with impacts of development.

Policy 1.4.5: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides water service.

Policy 1.4.6: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides sewer service. The City will continue to approve non-potable water services to entities outside of their municipal boundaries by ordinance approved by the City.

Policy 1.4.7 The City will continue to update Water Supply Facilities Work Plan in coordination with local governments that identifies potable water supply, infrastructure and facility projects, identify potable water sources, and estimate project costs to serve city utility water supply needs for a 10-year planning period.

Policy 1.4.8 The City shall maintain, revise, or establish new agreements for the development of potable water sources and infrastructure as necessary. Executed agreements shall be maintained by the City Clerk or appropriate location for future reference and/or revisions.

Policy 1.4.9 The City shall maintain, revise, or establish new agreements for the development of alternative water sources and infrastructure as necessary. Executed agreements shall be maintained by the City Clerk or appropriate location for future reference and/or revisions.

Objective 1.5: ***Conservation Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and ~~their respective~~ other governmental agency's Comprehensive Plans regarding conservation issues.

Policy 1.5.1: The City shall continue coordination with Federal, State, and Regional agencies to ensure adequate technical support for all environmental issues in which the City requires technical expertise.

Policy 1.5.2: The City shall continue to participate and support programs and projects of State, Regional, and County agencies which seek to preserve environmentally sensitive lands; promote usable open space for all citizens; preserve habitats for listed species; protect groundwater and potable water supplies; and maintain or improve surface water quality.

Policy 1.5.3: Leesburg will coordinate with the United States Army Corps of Engineers regarding surface water issues within their jurisdiction.

Policy 1.5.4: Leesburg will participate in and support programs such as the Surface Water Improvement and Management (SWIM) Program or similar water quality improvement programs implemented by FDEP such as the Basin Management Action Plan.

Policy 1.5.5: Leesburg will coordinate with the Lake County Board of County Commissions regarding their respective programs for water quality and quantity.

Policy 1.5.6: Leesburg will support and implement wellfield protection standards in accordance with FDEP's Wellhead Protection program and Wellhead Protection Rule (i.e., Chapter 62-521, F.A.C.).

Policy 1.5.7: The City shall coordinate with the FFWCC in an effort to address issues relating to fishing, hunting, and other recreational activities and the management, conservation, and protection of fish and wildlife resources and habitat.

~~**Objective 1.6:** ***Parks and Recreation Coordination.*** The City shall coordinate with affected governmental agencies and jurisdictions, including the Lake County School Board, to aid in meeting the goals, objectives, and policies of the City's and their respective Comprehensive Plans regarding parks and recreation planning.~~

~~**Policy 1.6.1:** Coordinate with Lake County to recommend the provision of adequate acreage on the County's Future Land Use Map for regional, community and neighborhood park lands.~~

~~**Policy 1.6.2:** Continue to maintain interlocal agreements with the Lake County School Board and Lake County for the provision and maintenance of shared park lands and recreational facilities within the City.~~

~~**Objective 1.7:** ***Housing Coordination.*** The City shall coordinate with the affected governmental agencies and jurisdictions to aid in meeting the goals, objectives, and policies of the City's and their respective Comprehensive Plans regarding affordable housing.~~

~~**Policy 1.7.1**: The City will continue to coordinate its affordable housing lending policies with the Lake County Community Services Department to ensure the provision of very low, low, and moderate income housing. The City will continue to support various Lake County housing programs and help market them within Leesburg.~~

~~**Policy 1-7.2** The City will continue to operate a housing program that is marketed throughout the City.~~

7.1.2 Capital Improvements

GOALS OBJECTIVES AND POLICIES

GOAL 1: Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residents and business establishments within the City limits of Leesburg.

Objective 1.1: ***Capital Improvement Schedule.*** To ensure that the necessary facilities and infrastructure will be in place and water supply is sufficient to meet Levels of Service established within the Growth Management Plan, the City shall formally adopt the Capital Improvement Schedule.

Policy 1.1.1: Capital projects shall be defined as those projects identified within the Growth Management Plan that are necessary to meet established levels of service, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure, or enhance facilities and infrastructure that generally have a cost exceeding $10,000.

Policy 1.1.2: Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable and Reclaimed Water
- Parks and Recreation

Policy 1.1.3: Capital projects shall be prioritized according to the following criteria:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies.
- Whether the project implements the policies of the Growth Management Plan as they pertain to concurrency requirements.
- Whether the project eliminates a public hazard.
- Whether the project is financially feasible.
- Whether the project is included in the City's Water Supply Facilities Work Plan.

Policy 1.1.4 Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent, in accordance with Section 163.3180(2), F.S. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated

date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the concurrency requirement for sanitary sewer using onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Objective 2.2: ***Level of Service (LOS)***. The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 1.2.1: Adopted level of service standards for facilities and infrastructure shall be as follows:

a. The following minimum LOS standards for Transportation facilities are as follows:

- Limited Access Roads LOS C, or as otherwise prescribed by Florida Department of Transportation
- Arterials LOS D
- Collectors LOS D

b. The level of service for Sewer is 251 gallons per day per capita.

c. The level of service for solid waste collection shall be as follows:

- Residential LOS: Once weekly collection of all residential garbage, yard grass, and recyclables. Once a month bulk pickup or as requested.
- Commercial LOS: One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

d. The City's Level of Service for potable water supply shall be 150 gallons per person per day.

e. The City herein adopts minimum level of service (LOS) standards for reclaimed transmission systems and treatment that conform to all applicable state and county environmental health standards and regulations.

Policy 1.2.2: In coordination with other departments, the City shall evaluate land use amendments to determine the compatibility of those amendments with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

Policy 1.2.3: Capital projects shall ~~use the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted level of service (LOS) standards:~~

- ~~Roadways - Volumes are at 90 % of adopted LOS capacity.~~
- ~~Sewer – 75 % of available capacity is being utilized.~~
- ~~Water – 75 % of available capacity is being utilized.~~

be studied in conjunction with private development interests, other governmental jurisdictional agencies using such instruments a pioneering agreements to ensure water and wastewater utility services are available at the time of issuance of Certificate of Occupancy.

Objective 1.3: ***Funding Sources***. The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvement Schedule.

Policy 1.3.1: The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- ~~100%~~ A portion of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvement projects.
- ~~100%~~ A portion of net proceeds, after payment of existing bond obligations, of the Lake County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvement projects.
- ~~100%~~ A portion of the total proceeds from the Lake County Local Option Sales Tax shall be reserved for traffic related capital projects.

Policy 1.3.2: The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- ~~100%~~ A portion of the total proceeds from the Stormwater Utility Fund shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.3: The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- ~~100%~~ A portion of the total proceeds from the Sanitary Sewer Utility Fund shall be reserved for sanitary sewer management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.4: The following procedures shall be utilized to pursue adequate funding for potable water and reclaimed water capital projects:

- A portion of ~~funds collected from the Utility Enterprise Fund shall be reserved to complete potable water capital projects~~. the total proceeds from the Water Utility Fund shall be reserved to complete potable was capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.5: The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

- Grants shall be pursued and used for the completion of parks and recreation capital projects.
- The Land Development Regulations shall contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

Objective 1.4: ***Capital Improvement Evaluation.*** All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards, City-adopted Water Supply Facilities Work Plans, and/or public need.

~~**Policy 1.4.1:** Requests for capital projects shall be evaluated for their consistency with adopted level of service standards by utilizing the following criteria:~~

- ~~All major capital project requests shall be submitted for comprehensive plan review by the Local Planning Agency by March 31st of each year in order to be included in the following fiscal year capital budget.~~
- ~~The City shall prepare an annual report evaluating the timing, location, and service area for each proposed capital project and whether the project is consistent with the Leesburg Growth Management Plan.~~

Policy 1.4.2: The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established by the Lake County Emergency Management Department and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

Policy 1.4.3: ~~Requests for capital projects shall be evaluated for their impact on the City budget and the financial feasibility of the project based on the following criteria:~~

- ~~The Finance Department shall determine if the capital project can be funded from existing cash, future revenues, or through borrowing. In addition, the Finance Department shall assign a revenue source(s) to fund the project.~~
- ~~The Finance Department shall prepare a report evaluating the funding options, effect of the improvement on future revenues, and the effect of the improvement on operation and maintenance costs.~~
  During the budget workshop process capital projects will be assigned a funding source such as cash, future revenues, or through borrowing.

Policy 1.4.4: ~~All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Lake County, the Florida Department of Transportation, the St. Johns River Water Management District, the Lake County School Board, the Florida Department of Environmental Protection, and/or any other government agency. The City should use reasonable methods to track capital projects of any other jurisdictional agency agencies, which may be in conflict or may enhance the City's capital projects.~~

Policy 1.4.5: The City's Water Supply Facilities Work Plan will identify the necessary potable and non-potable water supply sources, water conservation, infrastructure, and facilities (and associated projects/costs) needed to meet water supply demands for a minimum 10-year planning period.

Policy 1.4.6: On an ongoing basis, review pre-existing plans and performance data and actual conditions identified in the field relating to the existing water system to identify deficiencies, priorities, and improvement costs.

Policy 1.4.7: Each year, continue implementation of the annual renewal and replacement program for system improvements to address water utility system pressure problems and other deficiencies identified in the field or as planned in the City's Water Supply Facilities Work Plan.

Objective 1.5: ***Debt Management***. The City shall adopt policies and procedures that address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all funds shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the revenue stream will be a part of the projection process.
- Revenue bonds shall be allowed to fund up to one hundred percent (100%) of the City's total debt. Debt will not be issued to finance normal repairs and maintenance. Debt can be issued to make renovations, updates, modernizations, and rehabilitations provided the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's Financial Advisors and its Bond Counsel base upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation, and the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- On an annual basis, the City will ~~restrict~~ review the amount of cash equivalent ~~to twenty-five percent (25%) of~~ and determine the appropriate percentage of depreciation as reported on the prior year's annual financial statement in enterprise operations to ensure adequate repair and/or replacement of capital facilities.
- ~~Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.~~

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed fifteen percent (15%) of the City's property tax base assessed valuation reported yearly by the Lake County Property Appraiser's office.

Policy 1.5.3: The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.

Objective 1.6: ***Repair and Replacement***. All City departments shall prioritize capital projects to provide for the repair and/or replacement of identified facilities.

Policy 1.6.1 As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding.

Policy 1.6.2: As part of the annual budget process, the ~~Environmental Services~~ Public Works Department shall include and prioritize capital water supply facilities that are listed in the 10-Year Water Facilities Work Plan as in need of refurbishment or replacement and submit those projects for funding support.

Objective 1.7 ***New Development***. The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions through legal documents such as pioneering agreements, ~~dedications,~~ or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

Policy 1.7.1 All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy 1.7.2 When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and following the procedures set forth in Chapter 163.3220, Florida Statutes.

Policy 1.7.3 To ensure adequate capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.

Policy 1.7.4 City shall continue to use impact fees for transportation and police and fire to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.

Policy 1.7.5 New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water, reclaimed water, sewer trunk systems, and traffic circulation network shall be the financial responsibility of the developer.

Objective 1.8: Concurrency ***Management***. The City shall continue to operate a Concurrency Management System for the review of all proposed developments within Leesburg for their impact upon Leesburg's municipal services. The concurrency evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, unless the development permit or order is exempt from the review requirements of this section. No development permit or order that contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed

development as determined by the concurrency evaluation set forth in this section. Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Policy 1.8.1 **Evaluation**. All final development orders or development permits are required to be assessed for concurrency. Prior to the issuance of a final development order or development permit, the developer/applicant must obtain a Concurrency Certificate. Any applicant for a development permit must provide all information deemed necessary by the City to adequately assess the impacts of the proposed development.

Policy 1.8.2 **Traffic Study**. A traffic study is required demonstrating the impacts to the City's roadway network for any new development, in accordance with the requirements of Lake-Sumter MPO's traffic impact statement (TIS) Methodology Guidelines.

Policy 1.8.3 **Final Development Orders**. For purposes of this Section, final development orders and development permits are considered to be: Any building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of the City having the effect of permitting the development of land. Any order granting, denying, or granting with conditions, an application for a development permit. The City shall make concurrency inventory information available to the public through the generation of reports containing the following information:

- The current capacity of each measured public facility
- The available capacity of deficiencies of each measured public facility
- Improvements to any public facilities that will be made by the City or by a developer pursuant to a development order and the impact of such improvements on existing public facility capacities or deficiencies.

Policy 1.8.4 **Application Procedure**. The Development Review Committee shall make determinations regarding concurrency applications and issue certificates according to the procedures established in this section. An application for a Concurrency Certificate shall be filed with all applications for a final development order or permit, unless otherwise exempted. A preliminary review application may also be submitted for an informal and non-binding concurrency review by the Development Review Committee. All applications shall be made on a form prescribed by the City that should require at a minimum, and as applicable:

- Date of submittal.
- Name, address, and telephone number of applicant and property owner.
- Parcel I.D. number, street address, and legal description.
- Proposed land use(s) by land category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units.

- Existing use of property, acreage of property, name of DRI, PUD, or Subdivisions.
- Site design information.
- Previously issued concurrency certificates.
- Possible limitations in the manner in which the proposed use will be conducted, including restrictions on use, resident population, density, and intensity of use.
- Possible limitations on the height, size, location, density, or intensity of a building or other structure.
- Possible phasing schedule.
- Possible alternative with respect to size, number, location, or nature of vehicle access points.
- Possible increase in the amount of street dedication, roadway width, or construction of roadway improvements within street right-of-way.
- Plans for the protection of existing trees, vegetation, water resources, wildlife habitat and other significant natural resources.
- Any information regarding possible solutions or alternatives that would permit the proposed development in conformity with the requirements and intent of this section and the City's Growth Management Policies.
- Data and analysis relevant to the concurrency facilities and services evaluated under this section, were upon the Development Review Committee can conduct and make an informed concurrency determination.

  An application that is not technically complete shall be returned to the applicant with a correspondence detailing the deficiencies in the application. Failure to submit the required information in accordance with this section shall result in the denial of the concurrency application. Applications deemed complete by the City shall be handled on a first-come-first-served basis. Once an application is complete, any change in uses, densities, or intensities for the subject property that result in an increased capacity requirement for any concurrency facility shall be subject to a new concurrency review. An application fee may be established by the City Commission by resolution.

Policy 1.8.5 **Concurrency Exemptions and Change of Use**. Certain developments cause no added impacts on facilities, and therefore can be considered exempt from concurrency and the requirement to undergo a concurrency evaluation. Any change, redevelopment, or modification of use shall require a concurrency evaluation, provided the proposed change, redevelopment, or modification of use has more than a de minimis impact on public facilities and services than the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for concurrency evaluation. Concurrency credit shall be given for the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for concurrency evaluation. If the proposed change, redevelopment, or modification of use has a lesser impact on public facilities and services than the previous use during the six (6) month period prior to the

date of application for concurrency evaluation, then no concurrency evaluation shall be required.

If no use existed on the site for the six (6) month period prior to the date of application, no concurrency credit shall be issued, and the proposed use shall be subject to concurrency evaluation.

Policy 1.8.6 **Demolitions**. In case of a demolition of an existing use or structure, the concurrency evaluation for the redevelopment shall be based upon the net increase of the impact for the new or proposed land use as compared to the most recent land use existing prior to demolition, provided that such credit is utilized within six (6) months of the date of issuance of the demolition permit. Such credits are non-transferable.

Policy 1.8.7 **Concurrency Certificate**. A Concurrency Certificate is a "snapshot" of available capacity for each public facility, evaluated under this section, at the time the certificate is issued. The Concurrency Certificate does not guarantee capacity in the future or encumber or vest capacity for any period of time. At a minimum, the Concurrency Certificate shall contain:

- Name, address, and telephone number of the applicant or property owner.
- Parcel I.D. number and legal description.
- Date of issuance.
- Proposed use(s) by land use category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units, if applicable.
- Total current available capacity within the service area(s).
- Project impact based on LOS standards.

A Concurrency Certificate shall expire one (1) year after issuance unless the applicant commences construction of the development under a validly issued building permit. A one (1) year extension may be granted by the Development Review Committee provided circumstances have not adversely diminished the capacity of public facilities and services to support the development, in which case, the development shall be subject to a new concurrency evaluation.

Policy 1.8.8 **Procedures for Concurrency Evaluation**. No application shall be deemed sufficient unless it contains all information that in the professional judgment of the Development Review Committee is reasonably necessary to evaluate the impacts of the proposed development for public facilities and services subject to review. During the review process, the Development Review Committee shall either approve, deny, or approve with conditions, the application for a concurrency certificate.

Policy 1.8.9 **Concurrency Determination**. All concurrency determinations for specific public facilities and services shall follow the procedures outlined below.

Traffic: The Code of Ordinances will provide specific criteria to determine when and how individual traffic studies are required to determine concurrency and maintain the adopted LOS.

Sanitary Sewer: The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS.

Solid Waste: The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS. All solid waste facilities that are under the jurisdiction of another local government or government agency may be required to be assessed through the concurrency management system adopted by that government or agency. However, the City shall conduct a concurrency test for solid waste regardless of who has administrative or legal responsibility for solid waste facilities.

Potable and Reclaimed Water: The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS, and applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

7.2 Water Source Protection Practices

Protection of water sources is important to ensure the quality and quantity of water to protect groundwater and potable drinking water sources. The City's commitment to water source protection practices includes the following enabling policies in the existing comprehensive plan**:**

Conservation Element

Policy 1.2.3: The City shall maintain through its Code of Ordinances provisions that establish zones of protection around each existing and future City potable water well and prohibit specified activities and land uses adjacent to potable water wellfields and their protection zones.

Policy 1.2.10: The City shall require that all new development within the most effective recharge areas comply with aquifer recharge protection regulations administered by SJRWMD.

Policy 1.2.14: Septic systems are prohibited within 200 feet of a public water supply well, unless otherwise approved by the Florida Department of Environment Protection (FDEP) or the Florida Department of Health and Rehabilitative Services (HRS).

Policy 1.2.16: Continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- Conform to Rule 62-521, FAC (Wellhead Protection) adopted by the Florida Department of Environmental Protection and city codes/standards pertaining to lands adjacent to streams, ponds, lakes, and wetlands, groundwater and wellhead protection, and Standard Stormwater Management Facility Construction Specifications regarding types of restrictions within designated wellhead protection areas;
- Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity; and
- On-site waste disposal methods may be used only where permitted by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program.

- Designated wellhead protection areas are those set forth in the "Wellhead Protection Area Delineation" report prepared by the St. Johns River Water Management District and accepted by the City of Leesburg.

Policy 1.2.18: The City will continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality, pursuant to code of ordinances.

Policy 1.2.19: The City will continue to regulate stormwater discharges from pre- and post-development construction pursuant to established city codes to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding, and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Policy 1.3.10: The City will continue to regulate stormwater discharges from pre and post-development construction pursuant to city codes and established Development Design Standards to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Potable Water Element

Policy 1.3.3: At such time as the City's potable water facilities become available to a customer residing in the City limits, said customer:

- Must properly abandon all inactive wells: an inactive well is defined as any well that has not been in use for six (6) or more months.

Aquifer Recharge Elements

Policy 1.1.1: In an effort to eliminate potential sources of groundwater pollution, the City in cooperation with the FDEP, will require abandoned or leaking tanks containing substances harmful to the environment (petroleum, pesticides, etc.) to be removed, repaired, or otherwise neutralized by the landowner.

Policy 1.1.2: The City shall continue to prohibit land uses within specific distances from public water supply wells that could have negative impacts on groundwater quality.

Policy 1.1.3: The City shall prohibit generators of large quantities of hazardous waste, as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP, from within those areas designated as High Aquifer Recharge areas (greater than 12 inches of recharge per year), see Map VIII-2.

Future Land Use Element

Policy 1.1.5: **Conservation Overlay.** Properties that are designated as Conservation Overlay areas may potentially contain wildlife habitat areas, hydric soils/wetlands (as defined in the Conservation Element), special vegetative communities, areas within a public water well radii of 500 feet, 100-year floodplain areas, and other areas subject to environmental or topographic constraints. Conservation Overlay areas are subject to the following conditions for approval:

- A final determination of the suitability for development of any individual parcel, as it relates to a Conservation Overlay area on the Future Land Use Map, shall be determined prior to issuance of any development approval.
- The Conservation Overlay area on the Future Land Use Map is not to be considered the exact boundary of the conservation area, but to act as an indicator of a potential conservation area. The exact boundary shall be determined by a qualified professional at the expense of the Developer.
- The Conservation Overlay area is not all inclusive and other areas that do not fall within the boundaries that meet the definition of conservation areas are also subject to the regulations affecting them.
- Development approval will be subject to an Environmental Study as to the extent of the impact of development or redevelopment for any lands within Conservation Overlay areas.
- Natural resources discovered as a result of the required Environmental Study will be protected. The Environmental Study will require that a qualified professional analyze the natural functions of eco-systems and connectivity of resource corridors. A conservation easement will be required to protect the functions of natural resources. Mitigation may be allowed on a case-by-case basis through the appropriate reviewing agencies.
- If an area within the Conservation Overlay area is determined to be developable and all mitigation requirements have been met, then the underlying land use on the Future Land Use Map will apply.
- Areas that are designated as conservation easements and over 10 acres in size will be required to amend the land use designation to Conservation during the City's next regularly scheduled amendment cycle.
- Any property in a Conservation Overlay area is encouraged to undergo the planned unit development procedure which includes site specific plan approval and the clustering of density to protect these areas.

Policy 1.5.6: **Wellheads.** Industrial and commercial land uses that produce hazardous wastes and any other land use determined by the City to be potentially detrimental shall be prohibited within 500 feet of all public potable water well radii.

Recommended Changes

Consideration should be given to maximize development of recreational areas within high recharge areas since this land use type only has 25% impervious surface requirement.

Participate and pay close attention to the ongoing rule development conducted by the Florida Department of Environmental Protection regarding the Clean Waterways Act Stormwater Rulemaking (Clean Waterways Act Stormwater Rulemaking Workshops | Florida Department of Environmental Protection). In 2020, the Florida Legislature passed Senate Bill 712, also known as the Clean Waterways Act, now Chapter 2020-150, Laws of Florida. The legislative intent is aimed at minimizing the impact of known sources of nutrient pollution and strengthening regulatory requirements. This will likely affect stormwater requirements for permittees and municipalities alike in the future by requiring more water quality treatment then what is required today and potentially affect policies in the Conservation Element.

8. Coordination with St. John River Water Management District on the Regional Water Supply Plan

City staff, and their consultant (Dewberry), has been coordinating with the St. John River Water Management District planning staff since January of 2023 to ensure that all the statutory provisions of the WSFWP are met. This coordination involved the previous WSFWP, coordination with the pending consumptive use permits described below, and various sections of the WSFWP. Planning staff from SJRWMD have provided feedback on the WSFWP document itself which is incorporated into the final version.

The City submitted an individual modification for the renewal (CUP # 2718-12) for the City of Leesburg, Plantation with a permitted allocation of 1.41 million gallons per day. The requested 20-year renewal application was submitted on June 8, 2022. This permit has not yet been issued.

City staff, and their consultant (Dewberry), has been coordinating with St. John River Water Management District water use regulatory staff to submit an individual modification of the City's existing Consumptive Use Permit Number 94-16. At the time of completion of this document, the City has not received authorization from SJRWMD's Governing Board to approve this permit modification to increase the City's allocation until 2040.

9. Conclusion

The information contained in Section 3 of this work plan demonstrate that water supply sources and infrastructure are adequate to meet the projected demand for the next 10 years through 2030 when considering the City's existing allocation of 9.13 MGD (CUP 94-16) combined with the 1.41 MGD allocation associated with Plantation at Leesburg (CUP 2718).

As outlined in Section 3, the City is requesting a significant increase in the allocation to CUP 94-16 to meet future demands beyond 2030 due to the significant growth that the City is currently experiencing. There are approximately 55 different new developments within the City's ISBA (service area) that are either in the process of receiving development approvals (design/zoning changes or some phase of development approval) or have recently received construction approval from the City. The demand associated with these future developments are not reflected in the population projections identified in the CSEC RWSP (2015 Estimate from BEBR). The City does not agree with the 2015 estimates from BEBR as they are not reflective of the City's current growth rate and future population projections. More recent population and demand projections are in the process of being submitted to SJRWMD regulatory staff with the proposed CUP modification request (CUP 94-16).

The City of Leesburg will continue to expand the availability of reclaimed water once the Turnpike WWTP Phase II expansion is completed. The City's conservation program combined with its availability of reclaimed water will help reduce potable water demand in the future. The data and analysis contained in

this WSFWP will be updated with the next planning cycle associated with the CSEC regional water supply plan.

REFERENCES

Dewberry Engineering, Inc. 2023. *City of Leesburg Water Conservation Plan, March 2023*, Leesburg, FL,

City of Leesburg Municode. Chapter 25. Available online at: https://library.municode.com/fl/leesburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH25ZO_ARTVSIDEST

City of Leesburg Municode. Chapter 29. Available online at: https://library.municode.com/fl/leesburg/codes/code_of_ordinances?nodeId=PTIICOOR_CH29WACOTHLAIR

Jones Edmunds & Associates, Inc. 2020. *City of Leesburg 10-Year Compliance Report for Consumptive Uses of Water – CUP No. 94-16*, Lake County, FL

SJRWMD. 2022. *Central Springs/East Coast Regional Water Supply Plan (2020-2040).* St. John River Water Management District, Palatka, FL.

Stipulated Settlement Agreement between the Florida Department of Community Affairs (Petitioner) and the City of Leesburg (Respondent) and Pringle Properties, Inc. dated October 12, 2009.; DOAH No. 07-4768GM; Amendment No. 09R1

APPENDIX A

UTILITY NOTIFICATION FORM

LAKE COUNTY, FL
REAL FLORIDA · REAL CLOSE

Office of Planning and Zoning

Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:
Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial _____

Administrative Lot Split _____ Commercial Project_____ Rezoning_____

Legal description: Section _____ Township _____ Range _____ Alt Key # _____

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage _____ within 1,000 feet of the above described property.
(is or is not)
Hook up to Central Water _____ within 300 feet of the above described property.
(is or is not)

The City of _____, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No _____ Central Water: Yes _____ No _____
Will the connection to the central sewage system be via a ____gravity line or a ____force main/pump?

Wellfield Protection:
To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is____ or is not____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature _____

Print Name, Title and Entity:_____Date _____

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff: **Staff Name:**_____

Date Received: _____ **Address #:** _____ **Project Name:**_____

APPENDIX B

WATERWISE AND FLORIDA FRIENDLY LANDSCAPING

ARTICLE V. – SITE DESIGN STANDARDS
DIVISION 1. – GENERAL STANDARDS
SECTION 25

Sec. 25-327. - Waterwise and Florida Friendly Landscaping.

(a) *Landscaping.* All ground surface areas of any lot shall maintain landscaping to eliminate erosion, reduce the generation of dust particles and other windborne particles, provide aesthetic relief, and further the objectives of this section.

(b) *Mandatory Waterwise and Florida Friendly Landscape Measures with site-appropriate plants.* All required landscaping shall be installed and maintained to meet the following purposes:

(1) To conserve and use water efficiently.
(2) To encourage creative landscape design.
(3) To use Waterwise and Florida Friendly Landscaping, implementing right plant-right place principles.
(4) To use native vegetation.
(5) To re-establish native plant communities.
(6) To recognize the need to protect groundwater as a natural resource.
(7) To use site appropriate plants.
(8) To reduce energy costs and maintenance.

(c) *Water efficiency.* All required landscaping shall be installed and maintained to be consistent with the water-efficient landscaping requirements established herein. Landowners are additionally encouraged to follow Waterwise Florida Landscapes and Florida Irrigation Society standards. The water-efficient requirements are as follows:

(1) *Use of mulch.* Mulches shall be used and maintained around all trees located in turf grass areas, in landscaped areas not planted or not appropriate for growing turf grass, and in all planted areas. Mulch shall be installed two (2) to four (4) inches deep and kept off the root ball and a minimum of two (2) feet away from the foundation of any structure. Mulch shall be kept a minimum of one (1) foot from the base of a tree trunk.

(2) *Limit irrigated lawn areas.* The use, type, and location of lawn area in the landscape shall be selected in a planned manner and not used as a fill-in material. Since most lawn varieties used in the landscape require supplemental watering more frequently than other types of landscape plants, turf shall be placed so that it can be irrigated separately. For existing development which is redeveloped through the removal of the existing structures, compliance with subsection (c)(4) below for new development shall be required using Florida-friendly landscaping, mulch, gravel, rock, other low water use materials or any combination thereof.

(3) *Low water use plants.* Landscape plants shall be selected based on appropriateness to the site considering conditions such as soil type, moisture, and sunlight using the principle of "right plant, right place." The plants shall be grouped in accordance with their respective water needs. A list of low water use plants is contained in the Plant List for the City of Leesburg.

(4) *Efficient and well-designed irrigation.* Up to sixty (60) percent of the pervious area equal to or less than fifteen thousand (15,000) square feet of the lot in any single-family or duplex platted residential development with more than ten (10) lots, which had plats approved after the effective date of the ordinance from which this section is derived, and commercial site plans submitted after the effective date of the ordinance may be irrigated with a conventional in-ground irrigation system. Micro-irrigation, drip systems and temporary irrigation necessary to establish new plantings are permitted on all areas of the lot or development. Golf course fairways and greens, public active recreation fields, greenhouses, landscape nurseries, retail

nurseries, and agricultural production systems are exempt from meeting these requirements. Landscape production and retail centers shall comply with the watering restrictions for any landscape that is required under these regulations that is not related to the production or selling of landscape material on site. The following criteria for irrigating a site shall be used in the design of the system.

a. *Rain sensors.* Functioning rain sensor devices shall be required on all automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. Sensors shall be of the "instant off" type designed to prevent operation of the installed irrigation system during a rain event and shall be installed in a suitable location not obstructed to rain fall.

b. *Irrigation overthrow.* The irrigation system shall be designed to minimize irrigation overthrow onto impervious surfaces and to avoid any ponding effects.

c. *Temporary irrigation.* Minimum size canopy trees requiring irrigation prior to becoming established shall use tree bubblers or micro-irrigation on a separate zone. Hand watering or a temporary irrigation system may be allowed to ensure the plants become established. Temporary irrigation lines shall be covered by mulch or buried.

d. *Where not required.* Irrigation is not required in (existing wooded/forested) areas which are intended to be maintained in a natural condition.

- (Ord. No. 11-89, § I, 9-26-11)

APPENDIX C

PROHIBITED PLANT SPECIES

ARTICLE V. – SITE DESIGN STANDARDS
DIVISION 1. – GENERAL STANDARDS
SECTION 25

Sec. 25-337. - Prohibited plant species.

SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTION

The control and elimination of invasive, non-native plant species helps protect the natural vegetative communities existing within the City of Leesburg.

(a) *Planting.* Prohibited plant species shall not be planted or counted toward minimum tree or vegetation requirements.

(b) *Prohibited plants.* Prohibited vegetation shall be listed in the Plant List for the City of Leesburg based on the following sources:

(1) Prohibited aquatic plants per F.A.C. 5B-64.011.

(c) *Removal.* Removal and eradication of prohibited plant species listed below shall be a condition of development approval on the parcel within one hundred (100) feet of principal structure(s) or up to fifty (50) feet from the overall limits of construction, whichever is greater.

(1) *Plants to be removed.* All prohibited plants listed in the following resources require removal as a condition of development approval. The Prohibited Tree Species List for the City of Leesburg lists the plant to be removed based on the following specific sources:

a. Plants listed on the Noxious Weed List developed by The Florida Department of Agriculture and Consumer Services 5B-57.007 Florida Administrative Code;

b. Plants listed in F.S. § 369.251(1);

c. All other prohibited plants are encouraged, but not required, to be removed.

(2) *Prohibited vegetation* shall not be required to be removed from wetlands or natural water bodies that are regulated or protected by the water management districts or other regulatory agencies without approval.

CITY OF LEESBURG - PROHIBITED PLANT LIST

Aquatic - Class I (F.A.C. 5B-64.011):

Alligatorweed, green lead plant	*Alternanthera philoxeroides*
Australian Pine	*Casuarina spp.*
Swamp stone crop	*Crassula helmsii*
Waterhyacinth	*Eichhornia spp.*
Hydrilla, Florida elodea, stargrass, oxygen grass	*Hydrilla verticillata*
Water spinach	*Ipomoea aquatica*
Morning Glory Bush	*Ipomoea fistulosa*
African elodea	*Lagarosiphon spp.*
Sawah flowing rush	*Limnocharis flava*
Purple loosestrife	*Lythrum salicaria*
Melaleuca	*Melaleuca quinquenervia*
Giant sensitive plant, cat's claw	*Mimosa pigra*
	Monochoria hastata
	Monochoria vaginalis
Eurasian watermilfoil	*Myriophyllum spicatum*
	Nechamandra alternifolia
Wild Red rice	*Oryza rufipogon*
Tropical pickerelweed	*Pontederia rotundifolia*
	Salvinia spp., (excluding S. minima)
Brazilian-pepper	*Schinus terebinthifolius*

Exotic bur-reed	*Sparganium erectum*
Water-aloe, soldier plant	*Stratiotes aloides*
Water chestnut	*Trapa spp.*
Hippo grass	*Vossia cuspidata*

Aquatic - Class II (F.A.C. 5B-64.011):

Hygro	*Hygrophila polysperma*
Ambulia	*Limnophila sessiliflora*
Waterlettuce	*Pistia stratiotes*

Exotic/Invasive Plants - (Florida Exotic Pest Plant Council)
Class I:

Common Name	Scientific Name
rosary pea	*Abrus precatorius*
earleaf acacia	*Acacia auriculiformis*
mimosa, silk tree	*Albizia julibrissin*
woman's tongue	*Albizia lebbeck*
coral ardisia	*Ardisia crenata (=A. crenulata misapplied)*
shoebutton ardisia	*Ardisia elliptica (=A. humilis misapplied)*
asparagus-fern	*Asparagus aethiopicus (=A. sprengeri: A. densiflorus misapplied)*
orchid tree	*Bauhinia variegata*
bishopwood	*Bischofia javanica*

Common Name	Scientific Name
santa maria (names "mast wood", "Alexandrian laurel" used in cultivation)	*Calophyllum antillanum (=C. calaba and C. inophyllum misapplied)*
Australian-pine, beach sheoak	*Casuarina equisetifolia*
Australian-pine, beach sheoak	*Casuarina equisetifolia*
suckering Australian-pine, gray sheoak	*Casuarina glauca*
camphor tree	*Cinnamomum camphora*
wild taro	*Colocasia esculenta*
lather leaf	*Colubrina asiatica*
carrotwood	*Cupaniopsis anacardioides*
winged yam	*Dioscorea alata*
air-potato	*Dioscorea bulbifera*
water-hyacinth	*Eichhornia crassipes*
Surinam cherry	*Eugenia uniflora*
laurel fig	*Ficus microcarpa (F. nitida and F. retusa var. nitida misapplied)*
hydrilla	*Hydrilla verticillata*
green hygro	*Hygrophila polysperma*
West Indian marsh grass	*Hymenachne amplexicaulis*
cogon grass	*Imperata cylindrica (I. brasiliensis misapplied)*
water-spinach	*Ipomoea aquatica*
Gold Coast jasmine	*Jasminum dichotomum*
Brazilian jasmine	*Jasminum fluminense*

Common Name	Scientific Name
lantana, shrub verbena	*Lantana camara (= L. strigocamara)*
glossy privet	*Ligustrum lucidum*
Chinese privet, hedge privet	*Ligustrum sinense*
Japanese honeysuckle	*Lonicera japonica*
Peruvian primrosewillow	*Ludwigia peruviana*
Tropical American water grass	*Luziola subintegra*
Japanese climbing fern	*Lygodium japonicum*
Old World climbing fern	*Lygodium microphyllum*
cat's claw vine	*Macfadyena unguis-cati*
sapodilla	*Manilkara zapota*
melaleuca, paper bark	*Melaleuca quinquenervia*
Natal grass	*Melinis repens (= Rhynchelytrum repens)*
catclaw mimosa	*Mimosa pigra*
nandina, heavenly bamboo	*Nandina domestica*
sword fern	*Nephrolepis cordifolia*
Asian sword fern	*Nephrolepis brownii (= N. multiflora)*
Burma reed, cane grass	*Neyraudia reynaudiana*
snowflake	*Nymphoides cristata*
sewer vine, onion vine	*Paederia cruddasiana*
skunk vine	*Paederia foetida*
torpedo grass	*Panicum repens*

Common Name	Scientific Name
Napier grass	*Pennisetum purpureum*
water-lettuce	*Pistia stratiotes*
strawberry guava	*Psidium cattleianum (=P. littorale)*
guava	*Psidium guajava*
kudzu	*Pueraria montana var. lobata (=P. lobata)*
downy rose-myrtle	*Rhodomyrtus tomentosa*
Natal grass	*Rhynchelytrum repens (=Melinis repens)*
Mexican petunia	*Ruellia brittoniana (= R. tweediana misapplied)*
water spangles	*Salvinia minima*
popcorn tree, Chinese tallow tree	*Sapium sebiferum (=Triadica sebifera)*
scaevola, half-flower, beach naupaka	*Scaevola taccada (=Scaevola sericea, S. frutescens)*
schefflera, Queensland umbrella tree	*Schefflera actinophylla (=Brassaia actinophylla)*
Brazilian pepper	*Schinus terebinthifolius*
Wright's nutrush	*Scleria lacustris*
climbing cassia, Christmas cassia, Christmas senna	*Senna pendula var. glabrata (=Cassia coluteoides)*
wetland nightshade, aquatic soda apple	*Solanum tampicense (=S. houstonii)*
tropical soda apple	*Solanum viarum*
arrowhead vine	*Syngonium podophyllum*
jambolan plum, Java plum	*Syzygium cumini*

Common Name	Scientific Name
incised halberd fern	*Tectaria incisa*
seaside mahoe	*Thespesia populnea*
small-leaf spiderwort	*Tradescantia fluminensis*
Para grass	*Urochloa mutica (= Brachiaria mutica)*

Class II:

Common Name	Scientific Name
red sandalwood	*Adenanthera pavonina*
sisal hemp	*Agave sisalana*
tung oil tree	*Aleurites fordii (=Vernicia fordii)*
devil tree	*Alstonia macrophylla*
alligator weed	*Alternanthera philoxeroides*
coral vine	*Antigonon leptopus*
calico flower	*Aristolochia littoralis*
Ganges primrose	*Asystasia gangetica*
wax begonia	*Begonia cucullata*
green shrimp plant, Browne's blechum	*Blechum pyramidatum*
paper mulberry	*Broussonetia papyrifera*
inch plant, spironema	*Callisia fragrans*
bottlebrush, weeping bottlebrush	*Callistemon viminalis*
river sheoak, Australian-pine	*Casuarina cunninghamiana*
trumpet tree	*Cecropia palmata*

Common Name	Scientific Name
day jessamine	*Cestrum diurnum*
bamboo palm	*Chamaedorea seifrizii*
Japanese clematis	*Clematis terniflora*
rubber vine	*Cryptostegia madagascariensis*
umbrella plant	*Cyperus involucratus (C. alternifolius* misapplied)
dwarf papyrus	*Cyperus prolifer*
Durban crowfootgrass	*Dactyloctenium aegyptium*
Indian rosewood, sissoo	*Dalbergia sissoo*
silverberry, autumn olive	*Elaeagnus umbellata*
silverthorn, thorny olive	*Elaeagnus pungens*
pothos	*Epipremnum pinnatum* cv. 'Aureum'
false banyan, council tree	*Ficus altissima*
governor's plum	*Flacourtia indica*
limpo grass	*Hemarthria altissima*
mahoe, sea hibiscus	*Hibiscus tiliaceus (=Talipariti tiliaceum)*
jaragua	*Hyparrhenia rufa*
shrub morning-glory	*Ipomoea fistulosa (=I. carnea* ssp. *fistulosa)*
Arabian jasmine	*Jasminum sambac*
life plant	*Kalanchoe pinnata*
flamegold tree	*Koelreuteria elegans* ssp. *formosana (=K. formosana; K. paniculata* misapplied)

Common Name	Scientific Name
lead tree	*Leucaena leucocephala*
Spotted Duckweed	*Landoltia punctata* (= *Spirodela punctata*)
Asian marshweed	*Limnophila sessiliflora*
Chinese fan palm	*Livistona chinensis*
Chinaberry	*Melia azedarach*
Molassesgrass	*Melinis minutiflora*
wood-rose	*Merremia tuberosa*
orange-jessamine	*Murraya paniculata*
Eurasian water-milfoil	*Myriophyllum spicatum*
Guinea grass	*Panicum maximum* (= *Urochloa maxima, Megathyrsus maximus*)
two-flowered passion vine	*Passiflora biflora*
green fountain grass	*Pennisetum setaceum*
Senegal date palm	*Phoenix reclinata*
golden bamboo	*Phyllostachys aurea*
Philippine pittosporum, Taiwanese cheesewood	*Pittosporum pentandrum*
Chinese brake fern	*Pteris vittata*
solitaire palm	*Ptychosperma elegans*
castor bean	*Ricinus communis*
roundleaf toothcup, dwarf Rotala	*Rotala rotundifolia*
bowstring hemp	*Sansevieria hyacinthoides*
purple sesban, rattlebox	*Sesbania punicea*

Common Name	Scientific Name
two-leaf nightshade	*Solanum diphyllum*
Jamaica nightshade	*Solanum jamaicense*
susumber, turkey berry	Solanum torvum
wedelia	*Sphagneticola trilobata (=Wedelia trilobata)*
nettle-leaf porterweed	*Stachytarpheta cayennensis (=S. urticifolia)*
queen palm	*Syagrus romanzoffiana (=Arecastrum romanzoffianum)*
mahoe, sea hibiscus	*Talipariti tiliaceum* (= *Hibiscus tiliaceus*)
tropical-almond	*Terminalia catappa*
Australian-almond	*Terminalia muelleri*
oyster plant	Tradescantia spathacea (=Rhoeo spathacea, Rhoeo discolor)
puncture vine, burr-nut	*Tribulus cistoides*
Caesar's weed	*Urena lobata*
simple-leaf chaste tree	*Vitex trifolia*
Washington fan palm	*Washingtonia robusta*
Chinese wisteria	*Wisteria sinensis*
malanga, elephant ear	*Xanthosoma sagittifolium*

(Ord. No. 11-89, § I, 9-26-11)

APPENDIX D

WATER CONSERVATION ORDINANCE FOR LANDSCAPE IRRIGATION

Chapter 29 - WATER CONSERVATION THROUGH LANDSCAPE IRRIGATION[1]

Footnotes:

*--- (**1**) ---*

Editor's note— *Prior to the reenactment of Ch. 29 by Ord. No. 09-30, adopted June 8, 2009, Ord. No. 04-27, § IV, adopted May 10, 2004, repealed Ch. 29, which pertained to concurrency management. For further information, see the Code Comparative Table at the end of this volume.*

- **Sec. 29-1. - Short title.**

This chapter shall be known and cited as the "Water Conservation Ordinance for Landscape Irrigation."

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-2. - Intent and purpose.**

It is the intent and purpose of this chapter to implement procedures that promote water conservation through more efficient landscape irrigation.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-3. - Definitions.**

For purposes of this chapter, the following terms, phrases, words and their derivatives shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

(1) "Address" means the house number of a physical location of a specific property. This includes "rural route" numbers but excludes post office box numbers. If a lot number in a mobile home park or similar community is used by the U.S. Postal Service to determine a delivery location, the lot number shall be the property's address. An "even numbered address" means an address ending in the numbers 0, 2, 4, 6, 8 or the letters A—M. An "odd numbered address" means an address ending in the numbers 1, 3, 5, 7, 9 or the letters N—Z.

(2) "District" means the St. Johns River Water Management District.

(3) "Person" means any person, firm, partnership, association, corporation, company, or organization of any kind.

(4) "Landscape irrigation" means the outside watering of plants in a landscape such as shrubbery, trees, lawns, grass, ground covers, plants, vines, gardens and other such flora that are situated in such diverse locations as residential areas, public, commercial, and industrial establishments, and public medians and rights-of-way. "Landscape irrigation" does not include agricultural crops, nursery plants, cemeteries, golf course greens, tees, fairways, primary roughs, and vegetation associated with recreational areas such as playgrounds, football, baseball and soccer fields.

(5) "Residential landscape irrigation" means the irrigation of landscape associated with any housing unit having sanitary and kitchen facilities designed to accommodate one (1) or more residents, including multiple housing units and mobile homes.

(6) "Non-residential landscape irrigation" means the irrigation of landscape not included within the definition of "residential landscape irrigation," such as that associated with public, commercial and industrial property, including commercial or transient housing units, hotel and motel units, and public medians and rights-of-way.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-4. - Landscape irrigation schedules.**

(1) When Daylight Savings Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:

(a) Residential landscape irrigation at odd numbered addresses or no address may occur only on Wednesday and Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(b) Residential landscape irrigation at even numbered addresses may occur only on Thursday and Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(c) Non-residential landscape irrigation may occur only on Tuesday and Friday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(d) No more than three-fourths (¾) inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one (1) hour per irrigation zone on each day that irrigation occurs.

(2) When Eastern Standard Time is in effect, landscape irrigation shall occur only in accordance with the following irrigation schedule:

(a) Residential landscape irrigation at odd numbered addresses or no address may occur only on Saturday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(b) Residential landscape irrigation at even numbered addresses may occur only on Sunday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(c) Non-residential landscape irrigation may occur only on Tuesday and shall not occur between 10:00 a.m. and 4:00 p.m.; and

(d) No more than three-fourths (¾) inch of water may be applied per irrigation zone on each day that irrigation occurs, and in no event shall irrigation occur for more than one (1) hour per irrigation zone on each day that irrigation occurs.

(3) All landscape irrigation shall be limited in amount to only that necessary to meet landscape needs.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-5. - Exceptions to the landscape irrigation schedules.**

Landscape irrigation shall be subject to the following irrigation schedule exceptions:

(1) Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime.

(2) Irrigation of new landscape is allowed at any time of day on any day for the initial thirty (30) days and every other day for the next thirty (30) days for a total of one (1) sixty-day period, provided that the irrigation is limited to the minimum amount necessary for such landscape establishment.

(3) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides, when required by law, the manufacturer, or best management practices, is allowed at any time of day on any day within twenty-four (24) hours of application. Watering in of chemicals shall not exceed one-fourth (¼) inch of water per application except as otherwise required by law, the manufacturer, or best management practices.

(4) Irrigation systems may be operated at any time of day on any day for maintenance and repair purposes not to exceed twenty (20) minutes per hour per zone.

(5) Irrigation using a hand-held hose equipped with an automatic shut-off nozzle is allowed at any time of day on any day.

(6) Discharge of water from a water-to-air air-conditioning unit or other water-dependent cooling system is not limited.

(7) The use of water from a reclaimed water system is allowed anytime. For the purpose of this paragraph, a reclaimed water system includes systems in which the primary source is reclaimed water, which may or may not be supplemented from another source during peak demand periods.

(8) The use of recycled water from wet detention treatment ponds for irrigation is allowed anytime provided the ponds are not augmented from any ground or off-site surface water, or public supply sources.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-6. - Additional requirement.**

(1) Any person who irrigates landscape with an automatic lawn sprinkler system that is installed after the effective date of this chapter shall install, maintain and operate a rain sensor device or switch that overrides the irrigation system when adequate rainfall has occurred.

(2) Any person who replaces or modifies a lawn sprinkler system that was installed prior to the enactment of this chapter, by more than fifty-one (51) percent, as determined by the city manager or designee, shall be required to meet the requirements of this chapter, including the requirement to maintain and operate a rain sensor device or switch that overrides the irrigations system when adequate rainfall has occurred.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-7. - Variance from specific day of the week limitations.**

A variance from the specific landscape irrigation days or day set forth in section 29-4 may be granted if strict application of the scheduled days or day would lead to unreasonable or unfair results in particular instances, provided that the applicant demonstrates with particularity that compliance with the scheduled days or day will result in a substantial economic, health or other hardship on the applicant requesting the variance or those served by the applicant. Where a contiguous property is divided into different zones, a variance may be granted hereunder so that each zone may be irrigated on different days or day than other zones of the property. However, in no event shall a variance allow a single zone to be irrigated more than two (2) days per week during Daylight Savings Time or more than one (1) day per week during Eastern Standard Time.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-8. - Application.**

The provisions of this chapter shall apply to each person located within the City of Leesburg, Florida.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-9. - Enforcement.**

This chapter shall be enforced as provided in Chapter 2, Division 2, of the Code of Ordinances of the City of Leesburg, Florida.

(Ord. No. 09-30, § 1, 6-8-09)

- **Sec. 29-10. - Violations and penalties.**

The following penalties shall be available in the event of a violation of the provisions of this chapter of the City of Leesburg Code, any other applicable laws, rules, or regulations or permits.

(1) All violations of the terms and conditions of this chapter, or any other chapter, rule, regulation, or law, may be enforced by enforcement action of the city code enforcement.

(2) All violators of this chapter will be penalized as follows:

First violation: Written warning.

Subsequent violations: Minimum of fifty dollars ($50.00) for the second violation, doubling for each subsequent violation to a maximum of one thousand dollars ($1,000.00) for each violation.

(3) Nothing in this chapter precludes the city from seeking immediate injunctive relief or taking such other lawful action, including, but not limited to, forfeiture of any financial security held by the city to prevent or remedy any violation of this chapter, or any violation of the terms of any other city code, or any other law, rule, or regulation.

(4) The penalties provided for herein are cumulative. Use of one (1) method of enforcement shall not preclude the city from using other methods of enforcement for the same violation.

(Ord. No. 09-30, § 1, 6-8-09)

Sec. 28-14. - Enforcement.

APPENDIX E

RESOLUTION APPROVING WATER CONSERVATION INCENTIVE PROGRAM

APPENDIX E

RESOLUTION NO. 10,670

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA ESTABLISHING A WATER CONSERVATION INCENTIVE PROGRAM, APPROVING GUIDELINES; AND PROVIDING AN EFFECTIVE DATE.

WHEEAS Florida is among the fastest growing States in the Union averaging 900 new residents per day.

WHEREAS from 2015 to 2019 the Lake County population grew by 13% and is expected to continue rapid growth.

WHEREAS potable water is a valuable resource and future development within Leesburg, Lake County and Florida depends on effective use of our water resource.

WHEREAS water conservation is key to maintaining future water availability, an essential element of future economic growth.

WHEREAS the City Commission desires to offer water conservation incentives to customers.

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

THAT the City Commission does hereby establish and adopt the Leesburg Water Conservation Incentive Program outlined in Exhibit A and authorizes the Public Works Department to implement the program effectively immediately.

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 13th day of July 2020.

Elise A. Dennison, Mayor

ATTEST:

City Clerk

EXHIBIT A

Leesburg
Water Conservation
Incentive Program

July 2020

Dewberry

Background

Florida is among the fastest growing states in the U.S., with an average of 900 people moving to Florida each day. The Bureau of Economic Business Research (BEBR) data shows Florida's overall population increased from 19.8 million in 2015 to 21.2 million in 2019, a 7% increase over this four-year period. On a local level, Lake County's population increased by 12.8% for the same period and based on BEBR population projections, the County will continue to experience high growth for many years to come.

Leesburg's water service area is located wholly within Lake County and while population growth for the City has been modest over the past few years, large undeveloped tracts of land within the City's boundary will attract a portion of the County's future growth. With this increase in population comes an increase in water demand; and as water demand increases, the availability of traditional supplies such as groundwater are decreasing at an alarming rate.

The state's water management districts have been tasked with developing regional water supply plans to help address current and future water demand needs. The City of Leesburg is located within the St. Johns River Water Management District (SJRWMD) and the North Florida Regional Water Supply Planning Area. In 2017, the SJRWMD approved the North Florida Regional Water Supply Plan (NFRWSP), a water supply plan covering 14 north Florida counties and portions of the St. Johns River and Suwannee River water management districts. This plan estimates a groundwater shortfall of 117 million gallons of groundwater per day in 2035 if no additional measures are taken to develop alternative water supplies and increase water use efficiency through conservation.

"As a result of the collaborative process, the Districts determined fresh groundwater alone cannot supply the projected 117 million gallons per day increase in water demand during the 20-year planning horizon without causing unacceptable impacts to water resources."

NFRWSP (2015-2035)

This shortfall may be even greater as the water supply planning projections are high level planning numbers based on historical averages and do not reflect higher usage generated by new construction. The findings of the NFRWSP will also influence the City's consumptive use permit (CUP), which allocates the maximum allowable groundwater withdrawal for the City. The City's permit expires in 2030 and the groundwater allocation is capped at 3,332.82 million gallons per year (9.13 mgd average) beginning in 2020. No increase in allocation is provided for the last 10 years of tile permit and there is no guarantee that additional groundwater supplies will be available in the future. Actions must be taken now to ensure that adequate, affordable water supplies will be available to meet future demands without negatively impacting the environment.

Implementation of water conservation and development of alternative water supplies are key to the City meeting future water demands and maintaining compliance with the City's CUP. Water conservation is often referred to as the "low hanging fruit" based on cost and ease of implementation when compared to development of alternative water supplies and should therefore be implemented first. This document outlines the City's Water Conservation Incentive Program.

Water Conservation Incentive Program

The Energy Policy Act (EPAct 1992) mandated federal energy and water efficiency guidelines to improve overall efficiency in the U.S (Table I). These requirements went into effect in 1994 and can be used to define incentive program eligibility criteria. Targeting plumbing devices manufactured before these standards went into effect offers the greatest water savings potential. For toilets, sinks, and faucets, this includes devices installed before 1994.

TABLE I. CHANGES TO PLUMBING FIXTURE STANDARDS

FIXTURE	USE PRIOR TO 1994	CURRENT STANDARDS
Toilet	2.5-7 gpf	1.6 gpf
Lavatory faucet	2-3 gpm	2.2 gpm
Showerhead	2.5-5 gpm	2.5 pmg

Landscape irrigation comprises over half of residential water consumption and offers the greatest potential for water savings. Irrigation technologies and design standards have evolved over the past 10 years however high costs to retrofit irrigation systems and the complexity to implement irrigation efficiency improvements is a deterrent to most customers. Installation of smart controllers, conversion of turf irrigation to landscaped beds with micro irrigation, and rain/moisture shut-off devices offer significant savings for any irrigation system that has been in use for several years.

Program Goals - The goals for this incentive program include the following:

- Improve water use efficiency
- Raise public awareness of water conservation and encourage water use efficiency
- Delay or potentially avoid development of alternative water supplies
- Compliance with the City's SJRWMD Consumptive Use Permit (CUP)
- Support water management district water supply planning efforts

Program Details - Residential Customers

- All Leesburg residential water utility customers are eligible to participate in the program.
- Replacement devices shall comply with Tables 2 and 3.
- Rebates will only be issued after installation and inspection.
- Rebate funds are limited and will be awarded on a first come, first served basis
- Rebates are for existing construction only. New construction does not qualify

Table 2. Indoor Rebates		
Eligible Rebate Items	**Replacement Device Specifications**	**Rebate**
High efficiency toilet[1,4]	1.28 gpf, with a UNAR MaP rating above 350 grams per flush	50% (max $100 per toilet)
Showerhead[2,4]	2.0 gallons per minute or less	50% (max $40 per shower head)
Lavatory faucet[3,4]	1.5 gallons per minute or less	50% (max $40 per faucet)

1. Toilets using 2.5 gallons per flush or greater are eligible.
2. Showerheads using 2.5 gallons per minute or greater are eligible
3. Faucets using 2.2 gpm or greater are eligible
4. All WaterSense labeled fixtures meet the rebate requirements; however, WaterSense label is not required.

Table 3. Outdoor Rebates[1]		
Eligible Rebate Items[1]	**Description**	**Rebate[4]**
Rain/soil moisture sensor, irrigation shut-off device[2]	Installed in proper location	Free[4]
Conversion to micro irrigation[3]	Drip, subsurface, micro spray	Up to $500
Smart irrigation controller[2]	Added wifi control and/or weather-based	50% up to $100
Irrigation system improvements[5]	Repair broken pipes and/or improve irrigation efficiency/coverage[5]	50% to $500

1. Site must have an existing in-ground irrigation system
2. Must be replacing an existing traditional, non-weather-based irrigation timer
3. *Micro irrigation encompasses a number of methods or concepts, including drip and microspray irrigation. Micro irrigation emitters apply less than 30 gallons per hour (gph) or 0.5 gallons per minute (gpm). (Landscape Irrigation and Florida-Friendly Design Standards) and encompass drip and micro irrigation.*
4. *Rain sensors will be provided by the City. If it is not installed within 30 days, $50 will be charged on the customer water bill.*
5. *Proposed improvements must be provided in writing to the City for review and approval*

Program Details – Commercial Customers

Commercial customers should contact the Water Conservation Specialist at the Leesburg Public Works Department at (352) 435-9442 or by email at PublicWorks@Leesburgflorida.gov to determine eligibility.

Rebate Process

1. Prior to making a purchase, customers who wish to upgrade plumbing fixtures or irrigation system components should contact the Water Conservation Specialist at the Leesburg Public Works Department at (352) 435-9442 or by email at

PublicWorks@Leesburgflorida.gov to determine funding availability and schedule an assessment.

1. The water conservation specialist will contact the customer and schedule a time to perform a home or business assessment, with the owner present to identify potential conservation measures.
2. The customer will then submit an application for pre-approval. Devices must be installed and the final inspection must be completed within 60 days of pre-approval to receive a rebate.
3. Upon final inspection and approval, a check in the amount of the approved rebate will be mailed to the customer.

References

"Florida Estimates of Population 2019." *Https://Www.Bebr.Ufl.Edu/Sites/Default/Files/Research%20Reports/Estimates_2019.Pdf.* Accessed 1 Apr. 2019.

"Florida WaterStar Technical Manual." *Florida WaterStar,* floridawaterstar.com/technical manual/.

"NFRWSP." *North Florida Regional Water Supply Plan Partnership,* 13 Jan. 2017, northfloridawater.com/watersupplyplan/document.html.

6. SOLID WASTE

ELEMENT SUMMARY:

The City shall continue providing safe and efficient solid waste collection services to City residential and commercial establishments located within Leesburg's municipal boundary in order to protect the environment and public health. The City shall reduce negative waste impacts by maintaining and promoting its recycling program and continuing to coordinate with Lake County to monitor and control the disposal of hazardous wastes.

THE LAKEFRONT CITY
LEESBURG
EST. 1857

SOLID WASTE
GOALS, OBJECTIVES AND POLICIES

GOAL 1:

To ensure the efficient and safe disposal of solid waste and to provide collection services for all residential and commercial establishments within the City of Leesburg municipal boundary in order to protect the environment and public health.

Objective 1.1: ***Solid Waste Disposal.***

The City shall continue to ensure satisfactory and economical solid waste management for all City residents through the 2045 planning period.

Policy 1.1.1: The City shall maintain an interlocal agreement with Lake County regarding the safe and economical disposal of solid waste.

Policy 1.1.2: All solid waste disposal contracted or performed by the City of Leesburg shall be operated in a manner that complies with all applicable city, regional, state and federal solid waste disposal standards.

Policy 1.1.3: The City shall continue to provide long term maintenance care for the City of Leesburg Landfill facility and shall continue all required monitoring activities.

Policy 1.1.4: The City shall endeavor to remove and dispose of hazardous waste stored at the City of Leesburg Landfill.

Policy 1.1.5: The City shall secure the integrity of the City of Leesburg Landfill by keeping the gate closed at all times.

Objective 1.2: ***Solid Waste Collection.***

The City shall continue providing solid waste collection services to city residential and commercial establishments located within Leesburg's municipal boundary.

Policy 1.2.1: The City will continue to operate and maintain a self-supporting solid waste collection system within the municipal service area.

Policy 1.2.2: The level of service for solid waste collection shall be as follows:

- Residential LOS: Once weekly collection of all residential garbage, yard grass, recyclables, and bulk pickup.
- Commercial LOS: One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

Policy 1.2.3: Solid waste collection shall be mandatory for all residential, commercial and industrial land uses within the City corporate limits using contracted haulers and/or the City.

Policy 1.2.4: The City shall continue to require individual commercial establishments using compactors or roll-off containers over 40 cubic yards to provide solid waste collection service of these containers.

Policy 1.2.5: The City shall continue to monitor complaints regarding residential and commercial solid waste collection by the City and contracted haulers to ensure that the most efficient, orderly, sanitary and environmentally sound service is provided.

Policy 1.2.6: The City shall endeavor to implement programs to clean up illegal dumpsites in a timely, efficient and environmentally sound manner.

Policy 1.2.7: The City shall endeavor to repair or replace all damaged super cans and recycle bins within 24 hours.

Policy 1.2.8: The City shall endeavor to replace old and leaking dumpsters and open top roll-off containers with new City owned dumpsters and containers to provide a more sanitary and aesthetic collection system.

Policy 1.2.9: The City shall maintain established standard operating procedures for collecting solid waste within the City.

Policy 1.2.10: The City shall evaluate and revise the rate structures in the Code of Ordinances every 5 years.

Policy 1.2.11: The City shall conduct an audit of the residential and commercial collection routes to evaluate the effectiveness of the routes being served and those commercial hand collection accounts that can be converted to dumpster service every 5 years.

Objective 1.3: ***Recycling.***

The City shall reduce the volume of municipal solid waste disposed of in the County's landfill facilities by maintaining and promoting its recycling program.

Policy 1.3.1: The City of Leesburg will promote the efforts of Lake County towards the reduction of the solid waste stream through the implementation of a mandatory recycling program and by educating citizen on recycling.

Policy 1.3.2: The City shall continue to haul collected recyclables to the Lake County Solid Waste Management Facility to reduce the overall solid waste stream.

Policy 1.3.3: The City shall continue to have a recyclable collection process for curbside pickup of newspapers, glass, plastics, tin and aluminum.

Policy 1.3.4: The City shall continue to have a collection process for curbside pickup of yard waste.

Objective 1.4: ***Hazardous Waste.***

The City shall coordinate with Lake County to monitor and control the disposal of hazardous wastes in accordance with State law.

Policy 1.4.1: The City will continue educating its citizens on the proper handling and disposal of hazardous wastes.

Policy 1.4.2: The City shall coordinate with Lake County to promote and support the County's Amnesty Day Programs.

SOLID WASTE
DATA APPENDIX

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the data regarding for the City of Leesburg's solid waste facilities are provided below.

Table 1: City of Leesburg Residential Solid Waste Collection (2020-2022)

Description	2020-2021	2021-2022
Number of Residential Customers	8,617	9,092
Tons of Solid Waste Incinerated	10,123	10,226
Tons of Household Recyclables	770	915
Tons of Recycled Scrap Metal	12	11
Tons of Mulched Yard Waste	0	0
Tons or Tires Collected	0	0

Source: City of Leesburg Public Works

Table 2: City of Leesburg Commercial Solid Waste Collection (2020-2023)

Description	2020-2021	2021-2022	2022-2023
Hand Commercial Accounts	645	677	687
Dumpster Accounts	765	781	804
Commercial Recycle Accounts	20	19	18
Tons of Hand Collected Solid Waste	409	407	431
Tons of Dumpster Collected Solid Waste	14,022	14,507	14,469
Tons of Collected Recycling (Cardboard)	0	0	0
C & D Debris Collected (cu-yd)	7,190	5,395	5,952

Source: City of Leesburg Public Works

Introduction

The collection and disposal of solid waste is necessary for the protection of public health, safety and welfare. In 1976, the Federal Government passed the Resource and Recovery Act, which empowered the Environmental Protection Agency (EPA) to regulate hazardous waste and develop minimum standards to dispose of solid waste in landfills. In 1980, the Federal Government passed additional legislation, which empowered the EPA to directly respond to chemical spills or the release of hazardous substances.

Also in 1980, the State of Florida passed the Florida Resource Recovery and Management Act. This Act established hazardous waste definitions, established a permitting system, required monitoring, and provided funds for clean up efforts. In 1988, the Florida Solid Waste Management Act was established. The Act required recycling programs and a reduction of the solid waste stream, as well as banning disposal of specified items in landfills.

State Regulations require that municipal solid waste (MSW) be disposed of in landfills that have a liner meeting state requirements. The liner consists of a layer of densely packed clay or other soil composition that is nearly impenetrable. The liner is necessary to keep harmful compounds from entering the groundwater and potentially contaminating the potable water supply. Landfills created for the purpose of disposing construction and demolition debris (C & D) are not required to be lined. The difference between the two types of solid waste is that the leachate from each type of waste contains different levels of harmful compounds. Specifically, leachate from a C & D landfill contains a minimal amount of harmful substances, while the leachate from a MSW landfill can contain relatively high levels of toxins, requiring any leachate to be contained so as not contaminate the local groundwater supply.

Solid Waste Data Inventory

1. Operational Responsibility

The City of Leesburg Solid Waste Management Division of the Public Works Department is responsible for the operations and maintenance of the solid waste management services provided to Leesburg residents by the City of Leesburg.

2. Service Area and Predominant Users

a. Service Area

The collection service area for Leesburg includes all residential and non-residential users within the City's municipal boundaries. Map 6-1 shows the boundary of the municipal service area for solid waste collection.

b. Predominant Users

In 2023, the City serves approximately 9,614 residential units and approximately 1,491 commercial customers within the municipal boundaries. Of the 1,491 commercial customers, 804 utilize dumpster service while 687 commercial customers utilize hand collection services. Solid waste that is collected by the City of Leesburg is disposed of at

various solid waste disposal facilities which are neither operated nor maintained by the City of Leesburg. These facilities are described in the following section.

The Lake County Resource Recovery Facility and the other facilities that are privately operated, serve the waste disposal needs of the residents and commercial establishments within Lake County as well as customers outside of the municipal boundaries of Lake County. The facilities operated by Lake County, Department of Waste Management Services are by law only allowed to accept waste materials from sources within Lake County.

3. Solid Waste Facilities Inventory

The City of Leesburg does not operate any active solid waste disposal facilities. However, the City does provide long term maintenance care for the closed City of Leesburg Landfill facility. This facility is located off Lucas Street within the City of Leesburg. Operations at this facility ceased in 1997. The City is required to maintain the landfill and to renew the permit on the facility every five (5) years. Associated with the maintenance requirements of the permit, the City maintains a number of monitoring wells at the landfill and to date no contamination issues have been reported.

The disposal of solid waste refuse collected by the City of Leesburg is provided by facilities which are located outside of the Leesburg City limits. Specifically, there are three locations where solid waste from the City can be disposed, and six facilities where residential drop-off is permitted. These facilities include:

- **The Lake County Resource Recovery Facility**, Okahumpka, Florida;
- **The Ash Monofill Landfill**, Astatula, Florida;
- **The Construction and Demolition Landfill**, Wildwood, Florida.
- **Central Facility Drop-off,** 13130 County Landfill Rd., Tavares, 32778
- **Astor Facility,** 54711 Astor Transfer Station Rd., Astor, 32102
- **Clermont (Loghouse) Facility,** 10435 Log House Rd., Clermont, 34711
- **Lady Lake Facility,** 1200 Jackson St., Lady Lake, 32159
- **Paisley Facility,** 25014 Rancho Ln., Paisley, 32767
- **Pine Lakes Facility**, 32520 W. SR 44, DeLand, 32720

Additional information for the three above-referenced facilities and the solid waste disposal services they provide for the City of Leesburg is contained in the following text.

a. Lake County Resource Recovery Facility

The Lake County Resource Recovery Facility (LCRRF), owned and managed by Covanta Energy of Lake is located at 3830 Rogers Industrial Park Road in Okahumpka. This is a solid waste processing plant where certain types of solid waste are converted to energy through an incineration process. The facility processes approximately 163,000 tons per year of municipal solid waste (MSW) and is permitted to process 576 tons per day. Leesburg disposes of the majority of its residential and commercial refuse collections, which consists of solid waste and yard trash, at this location.

b. Ash Monofill Landfill

The Ash Monofill Landfill also located in Astatula, adjacent to the LCSWMF landfill, is used to dispose of the residual ash that remains after the refuse is incinerated at the Lake County Resource Recovery Facility. There is no anticipated closure date for this landfill as the ash is mined daily and used as cover for the adjacent LCSWMF. County plans are to continue to mine the ash for use as daily cover and then to covert this facility for use as a class I MSW waste disposal.

c. Construction and Demolition Landfill

Leesburg utilizes a Construction and Demolition (C&D) landfill facility located on CR 466A in Wildwood, Florida, which is operated by Hewett Contracting, Inc. for disposal of C & D debris. This facility accepts construction and demolition debris only. The total landfill site is - 80 acres in size. The landfill's life expectancy based upon the current average C & D disposal volumes is approximately 15-years.

Lake County drop-off facilities accept limited daily quantities of garbage and recycling from all Lake County residents, including household bulk items, yard waste, scrap metal, tires, electronics, and household hazardous waste. These facilities do not accept any commercial waste, nor do they accept the following items listed below:

a. Construction and demolition debris
b. Mattresses
c. Yard waste over 4 feet in length
d. Yard waste over 6 inches in diameter

4. Collection Services

Leesburg's Solid Waste Management Division, under the Public Works Department, is responsible for coordinating the solid waste collection and disposal for customers within the City limits and newly annexed areas. The City of Leesburg provides collection of all residential and commercial solid waste within its corporate boundaries except for compactors and over-sized roll-off containers (greater than 40 cubic-yard capacity). The City is responsible for the hauling both residential and non-residential solid waste to the Lake County Resource Recovery Facility or to the other solid waste disposal facilities utilized by Leesburg.

As the City of Leesburg does not operate any active solid waste disposal facilities, the City has focused on the quality and frequency of collection services rather than solid waste disposal capacity. The level of service standards provided by the City of Leesburg for residential refuse collection is once-weekly garbage, yard waste, recycling collection and bulk pickup. For commercial refuse collection, Leesburg provides from 1 to 6 pick-ups per week for dumpster service, 3 times per week for hand pick-up, bulk pick-up on request, and once a week cardboard recycling.

Individual commercial and industrial property owners with solid waste compactors or over-sized roll-off containers (greater than 40 cubic yards) are responsible for the collection of solid waste from these containers. These property owners typically contract with private haulers to collect waste from these containers and to dispose of the waste at an appropriate facility.

5. Hazardous Waste

The proper management of hazardous waste is necessary to protect valuable natural resources. Hazardous wastes include batteries, paints, cleaners, pesticides, and poisons. Improper disposal of these items can have a detrimental effect on our environment. For example, chemicals poured down a drain can pollute our drinking water and contaminate wastewater treatment systems. The City of Leesburg does not have hazardous waste management facilities but rather relies on Lake County to provide these facilities and service. To address this situation, the Lake County Hazardous Waste Department has established various programs, as listed below, to assist citizens with proper disposal.

A Household Chemical Collection Center is located at the Lake County Solid Waste Management Facility in Astatula on C.R. 561 in Tavares, where the County stores hazardous waste materials. In addition to this center, residential drop off facilities are located throughout the County.. The closest drop off center to Leesburg is located at 1200 Jackson Street in Lady Lake. Mobile Unit collections at various locations provide a convenient method of disposing of household hazards. This service is for household hazards collection only and is free to the residents of Lake County. A specific example within the City is a collection box for used batteries, located outside the Leesburg Public Library. The County picks up the batteries for proper disposal.

In addition, the Lake County Department of Solid Waste Management offers programs for Lake County businesses. The Conditionally Exempt Small Quantity Generator (CESQG) is for small businesses that produce no more than 220 pounds or 25 gallons of chemical waste per month. Qualified businesses are urged to participate in this program, which is located at the Household Chemical Collection Center. Disposal fees are based on bid price with the contracted vendor. The service is available every Wednesday and the first Saturday of each month and businesses must preregister to participate. In addition, the County operates the Pollution Prevention Program that also assists businesses with waste. This program gives businesses the opportunity to learn about proper waste disposal, as well as, waste reduction techniques.

The City of Leesburg has an interlocal agreement with the Lake County Fire and Rescue to facilitate control of accidents involving hazardous wastes. The City's Fire Department does employ qualified hazardous materials personnel but does not have the required equipment to provide adequate responses to hazardous material situations.

6. Recycling Program

The City of Leesburg Solid Waste Management Division has implemented a citywide recycling program. The goal of the recycling program was to reduce the amount of solid waste disposed of by the landfill method by 30 percent. The City presently collects and transfers recyclable waste to the LCSWMF located in Astatula where it is separated and processed. To date, the City has exceeded this goal by utilizing the Lake County Resource Recovery Facility (LCRRF) and recycling. Leesburg's recycling efforts include a curbside recycling pick-up program for residential and commercial establishments. Residential customers receive a once per week pick-up of the five basic recyclables while commercial customers receive a once per week cardboard collection.

The County recycles 100% of the tires received at the landfill. The shredding reduces the amount of landfill volume necessary for tire disposal and is recycled for use in mulch, playground equipment and other uses.

In addition, the County provides recycling of yard trash at the LCSWMF. The yard waste is mulched at this landfill and is provided free to anyone who is willing to self-load the mulch.

White goods are accepted at the LCSWMF as well. White goods are appliances such as dishwashers, washing machines and refrigerators. These items are not allowed to be placed in the landfill; rather, they are accepted in the recycling area, where all refrigerants such as freon are recovered from all applicable appliances. The white goods are then picked up and recycled by a scrap metal dealer.

Solid Waste Facility Analysis and Recommendations

The City of Leesburg will continue to rely on Lake County for providing solid waste disposal facilities. Based upon solid waste volume projections by Lake County, the County's solid waste disposal facilities will have adequate capacity to service the City of Leesburg throughout the planning period. As the City disposes of the majority of it's solid waste at the County's facilities, the City is ensured of having adequate solid waste disposal service.. A brief synopsis of future operating capacities of the solid waste disposal facilities utilized by the City of Leesburg is provided below.

1. Solid Waste Surpluses and Deficiencies

a. <u>Lake County Resource Recovery Facility</u>

Lake County is obligated by its operations with Covanta to deliver 163,000 tons per year. Currently, the City incinerates, on average, 22,044 tons per year of municipal solid waste. This amount includes residential and commercial solid waste. Therefore, Leesburg generates approximately 13% of the total annual refuse obligation to the facility. Currently, this facility incinerates approximately 165,000 tons per year.. Given that this is an incinerator facility, the capacity is based on how much refuse the facility can accommodate on a daily and/or annual basis rather than on a finite volume leading to an eventual closing date. In the eventuality that more refuse is generated than can be handled by the facility on a daily or

annual basis, the facility could be expanded or a new larger facility could be constructed without the need to acquire as large a piece of land as would be required by a landfill. Based on the present disposal rate at this facility, it is anticipated that the facility will be able to provide solid waste disposal services beyond the end of the planning period in 2035.

b. Lake County Solid Waste Management Facility

Leesburg utilizes the LCSWMF for disposal of mixed trash, recyclables and yard waste. The recyclables are only temporarily stored at the LCSWMF until they are picked up. Yard waste is accepted at the landfill and is mulched. The mulch is provided free to anyone willing to self-load the material. The recyclables generated by Leesburg and temporality stored at the LCSWMF represents approximately 436 tons per year or about 2% of the total refuse collected by the City.

Current operations within this landfill facility are confined within phase III. The approximate capacity of this phase is 1.5 million cubic yards or approximately 900,000 tons. Future phases of this landfill have an adequate capacity to service the incorporated and unincorporated portions of Lake County. Based upon projected waste disposal volumes, Lake County anticipates a remaining useful life of 30-years for this facility.

c. Ash Monofill Landfill

The Ash Monofill Landfill is adjacent to the LCSWMF. Presently, the operations at this landfill are confined to phase III which is designed to hold 247,000 cubic yards (approximately 308,750 tons) of ash residue. However, the ash is continually being mined for use as cover material for the adjacent LCSWMF. As the ash is removed additional capacity within the ash monofill is produced. Thus, the capacity of the landfill should not diminish over time.

Lake County is planning to convert this facility to a "Class I" landfill in the future. The additional capacity for "Class I" refuse created by this conversion will allow waste to be interred at this facility. The total projected capacity for "Class I" waste at this facility has not as of yet been determined.

d. Construction and Demolition Landfill

Currently, Leesburg hauls approximately 1,112 cubic yards of C & D material to this landfill on an annual basis.

2. Level of Service Standards

Lake County provides disposal facilities for the municipal solid waste generated by the City of Leesburg. As such, planning, construction and maintenance of solid waste disposal facilities is the responsibility of the County and does not require planning or capital outlay by the City of Leesburg. As such, the collection of refuse within the City limits is the only solid waste responsibility of the City. The City has set a level of service standard associated with the frequency of the collection services provided. The level of service standards, as adopted by the City, are as follows:

- Residential: Once per week refuse collection;
  Once per week yard waste collection;
  Once per week recyclable collection; and
  Once per week bulk pickup.

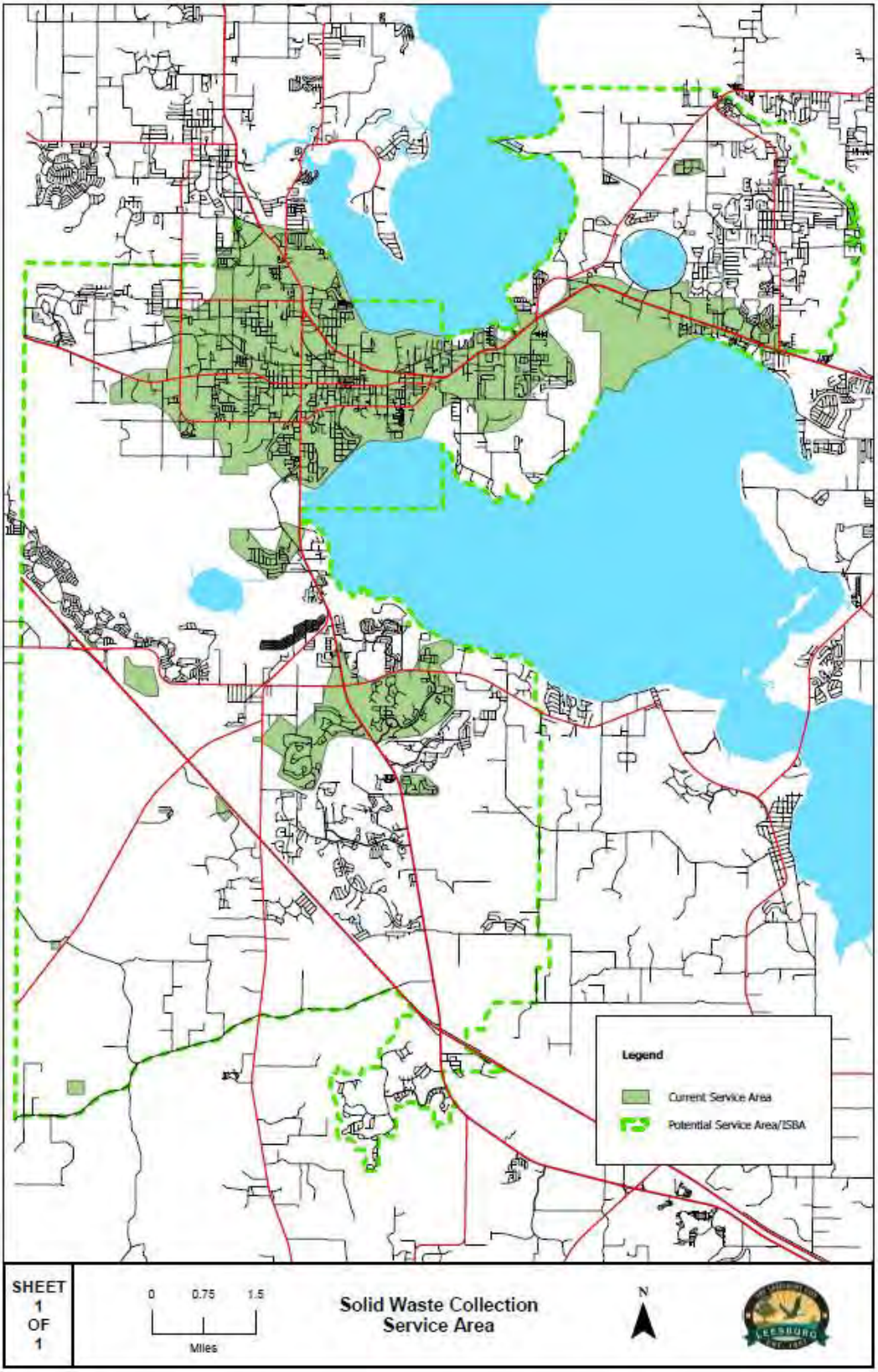
- Commercial: One to six times per week dumpster collection;
  Three times per week hand collection;
  Once per week cardboard recyclable collection; and
  As requested bulk pickup.

This level of service has been deemed to be adequate for the existing conditions and for future planning purposes. No changes in the frequency of collection are anticipated.

3. Solid Waste Collection

With solid waste disposal ensured through Lake County, the City has focused on maintaining and improving on the operations of the solid waste collection service. The current level of service provided to the citizens of Leesburg is sufficient and, as such, no major changes are proposed. However, planned evaluations and refining of current programs will aid in promoting a more efficient solid waste collection service. Efforts to promote recycling and the education of the public on household hazardous waste, combined with convenient programs, such as the battery drop off at the library, would also benefit the community and enhance the overall effectiveness of the solid waste program.

SOLID WASTE COLLECTION SERVICE AREA



SOLID WASTE GLOSSARY

- Collection Route – Defined, scheduled path of travel used to pick up solid waste for disposal at residential and/or commercial properties.
- Level of Service – Minimum amount of maintenance required to continue acceptable function of municipal services (i.e., solid waste pickup, roadway travel, etc.)
  - *Residential LOS:* Once weekly collection of all residential garbage, yard grass, recyclables, and bulk pickup.
  - *Commercial LOS:* One to seven_times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

- Solid waste - any garbage or refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, resulting from industrial, commercial, mining, and agricultural operations, and from community activities *(United States Environmental Protection Agency (EPA) – Criteria for the Definition of Solid Waste and Solid and Hazardous Waste Exclusions, 2024).*
  - Leachate - the liquid derived from the leaching of buried refuse in sanitary landfills and dumps by percolating water derived from rain. It frequently contains large numbers of inorganic contaminants and high concentrations of total dissolved solids, as well as many organic contaminants.
  - Solid Waste Facilities - structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.
  - Solid Waste Processing Plant - means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.
  - Hazardous Waste - means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality and/or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

SOLID WASTE
JURISDICTIONAL REFERENCES

Data Curated: 8/6/2024

Municipal Resources:

City of Leesburg Website / Garbage

https://www.leesburgflorida.gov/services/garbage/index.php

City of Leesburg Garbage Collection Schedule

https://www.leesburgflorida.gov/services/garbage/schedule.php

Regional Jurisdictional Resources:

Lake County Hazardous Waste Center

https://www.lakecountyfl.gov/trash-recycling/hazardous-waste

Lake County Drop-Off Centers

https://www.lakecountyfl.gov/trash-recycling/drop-off-service#drop-off-centers

Federal Resources:

United States Environmental Protection Agency (EPA) – Criteria for the Definition of Solid Waste and Solid and Hazardous Waste Exclusions

https://www.epa.gov/hw/criteria-definition-solid-waste-and-solid-and-hazardous-waste-exclusions

7. DRAINAGE

ELEMENT SUMMARY:

The City shall aim to provide a stormwater management system of appropriate capacity to protect the life and property of the citizens of Leesburg and decrease adverse environmental impacts attributable to stormwater runoff. The City shall achieve and maintain the adopted stormwater management level of service standards that meet or exceed state and federal regulations for stormwater quality and quantity. The City shall utilize a Stormwater Master Plan, that establishes high water elevations, addresses existing deficiencies, and coordinates the construction of new and replacement facilities, restrict development within the 100-year floodplain to those uses which will not adversely affect the capacity of the floodplain to store water, and protect natural resources and the existing municipal stormwater network from development impacts.

DRAINAGE
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

Provide a stormwater management system of appropriate capacity to protect the life and property of the citizens of Leesburg and decrease adverse environmental impacts attributable to stormwater runoff.

Objective 1.1: ***Flood Control.***

The City shall achieve and maintain the following adopted stormwater management level of service standards that shall meet or exceed state and federal regulations for stormwater quality and quantity.

Policy 1.1.1: New development and redevelopment issued a development order shall meet the standards established by the Stormwater Management Ordinance, Chapter 28 of the City Code of Ordinance as follows:

- Principal arterial bridges – Protection from 100-year, 24-hour storm event
- Other bridges - Protection from 50-year, 24-hour storm event
- Cross drains - Protection from 25-year, 24-hour storm event
- Storm sewers - Flooding from 10-year, 24-hour storm event
- Detention/retention structures - Protection from 25-year, 24-hour storm event
- Canals, ditches, roadside swales, or culverts for stormwater external to developments—Protection from a 25-year, 24-hour storm event.
- Canals, ditches, roadside swales, or culverts for stormwater internal to developments – Protection from 25-year, 24-hour storm event

Policy 1.1.2: New development and redevelopment issued a development order shall meet the standards established for water quality by the Stormwater Management Ordinance, Chapter 28 of the City Code of Ordinance.

Policy 1.1.3: At a minimum, the peak post-development runoff rate for the stormwater management system shall not exceed the peak pre-development runoff rate for a 3.5-inch, one-hour storm event. The recovery time for the retained volume shall be less than 72 hours.

Policy 1.1.4: If downstream facilities (from the positive outfall of the development) are inadequate to convey the peak discharge for the design storm event, the development shall be required to accommodate its proportion of basin runoff rate above the downstream system's actual capacity.

Policy 1.1.5: Stormwater treatment shall be required to serve the development through a site-specific stormwater treatment system or serve sub-areas of the City and, if applicable, Lake County. Regardless of the area served, the stormwater treatment system must provide a level of treatment that meets the requirements of the Chapter 62-25, Florida Administrative Code (F.A.C.), the City of Leesburg Code of Ordinance, and the criteria of the St. Johns River Water Management District.

Objective 1.2: ***Stormwater Master Plan.***

The City shall maintain a Stormwater Master Plan that establishes high water elevations, addresses existing deficiencies, and coordinates the construction of new and replacement facilities.

Policy 1.2.1: The City shall maintain a detailed inventory and analysis of the existing drainage facilities within its municipal boundaries in the City's Stormwater Master Plan.

Policy 1.2.2: The City shall maintain a digital map of the drainage facilities within the City and require new developments to provide copies of their stormwater design for incorporation into the City's digital map.

Policy 1.2.3: At a minimum, the City shall utilize the expertise of a professional engineer to run models of the City's stormwater system based upon on critical design storm events and update the Stormwater Master Plan every five (5) years. Areas that have been annexed into or adjacent to the City's Urban Service Area since the time of the last study shall also be included in this analysis.

Policy 1.2.4: The Stormwater Master Plan shall include a review of stormwater quality discharged into surface water bodies and recommendations for needed improvements.

Policy 1.2.5: The Stormwater Master Plan shall establish priorities for stormwater system replacements, ensure the correction of existing drainage facility deficiencies, and provide for future facility needs.

Policy 1.2.6: The City shall maintain its stormwater utility fund and shall adjust the rate fees every three (3) years to provide for inflation and increase construction costs.

Policy 1.2.7: Annually, the City shall rely on the Stormwater Master Plan to prepare the City's annual budget for funding of stormwater facility replacement and deficiency upgrades.

Policy 1.2.8: The City shall utilize the Stormwater Master Plan to prepare the five (5) year Capital Improvement Plan to correct existing deficiencies and prepare for future stormwater demands.

Objective 1.3: ***Flood Plain.***

The City shall restrict development within the 100-year floodplain to those uses which will not adversely affect the capacity of the floodplain to store water.

Policy 1.3.1: The City Code of Ordinances shall require compensating storage volumes for floodwater displaced by development. Compensating storage volumes shall be provided above the high-water table elevation and below the elevation of the 100-year flood.

Policy 1.3.2: The City shall require the finished floor elevation of all structures within the flood plain to be a minimum of eighteen (18) inches above the 100-year flood elevation and twelve inches above the crown of the adjacent street, or as required in Section 25-702 City of Leesburg Code of Ordinances.

Policy 1.3.3: Where feasible, the floodplain shall be reserved for conservation, open space and recreation uses to preserve the natural flow of runoff.

Policy 1.3.4: The City shall strive to protect and/or acquire natural depressional areas within its Urban Service Area to protect existing flood storage volumes.

Objective 1.4: ***Development Impacts.***

The City shall protect natural resources and the existing municipal stormwater network from the impacts of development and construction.

Policy 1.4.1: The City will continue to maintain a stormwater utility fee to provide funding for the maintenance and operations of stormwater facilities within the City of Leesburg. The City shall update the stormwater utility fee every three years.

Policy 1.4.2: The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, and that there will be no negative impacts to downstream water quality or quantity.

Policy 1.4.3: The City shall review the characteristics and limitations of soil types for new projects with regard to percolation and infiltration.

Policy 1.4.4: The City shall review the impacts of proposed topographical changes for new development.

Policy 1.4.5: The City shall review the impact proposed stormwater system shall have on adjacent native vegetation and/or wetlands.

Policy 1.4.6: The City shall require that erosion and sediment control practices be utilized to protect water bodies, wetlands and watercourses from siltation during construction activities.

Policy 1.4.7: The City shall require adequate easements for stormwater system maintenance and conveyance.

Policy 1.4.8: New developments and redevelopment will be required to accommodate upland flow, which presently discharges through the site.

Objective 1.5: ***Intergovernmental Coordination.***

The City of Leesburg shall educate citizens and coordinate with applicable jurisdictions to address stormwater issues of mutual concern and to provide adequate levels of service.

Policy 1.5.1: The Stormwater Master Plan shall be developed in coordination with Lake County and regulatory agencies, such as the Florida Department of Environmental Protection, the St. Johns River Water Management District, and the Florida Department of Transportation.

Policy 1.5.2: The Stormwater Master Plan process will include a public participation review of the plan by affected citizens and City Advisory Committees.

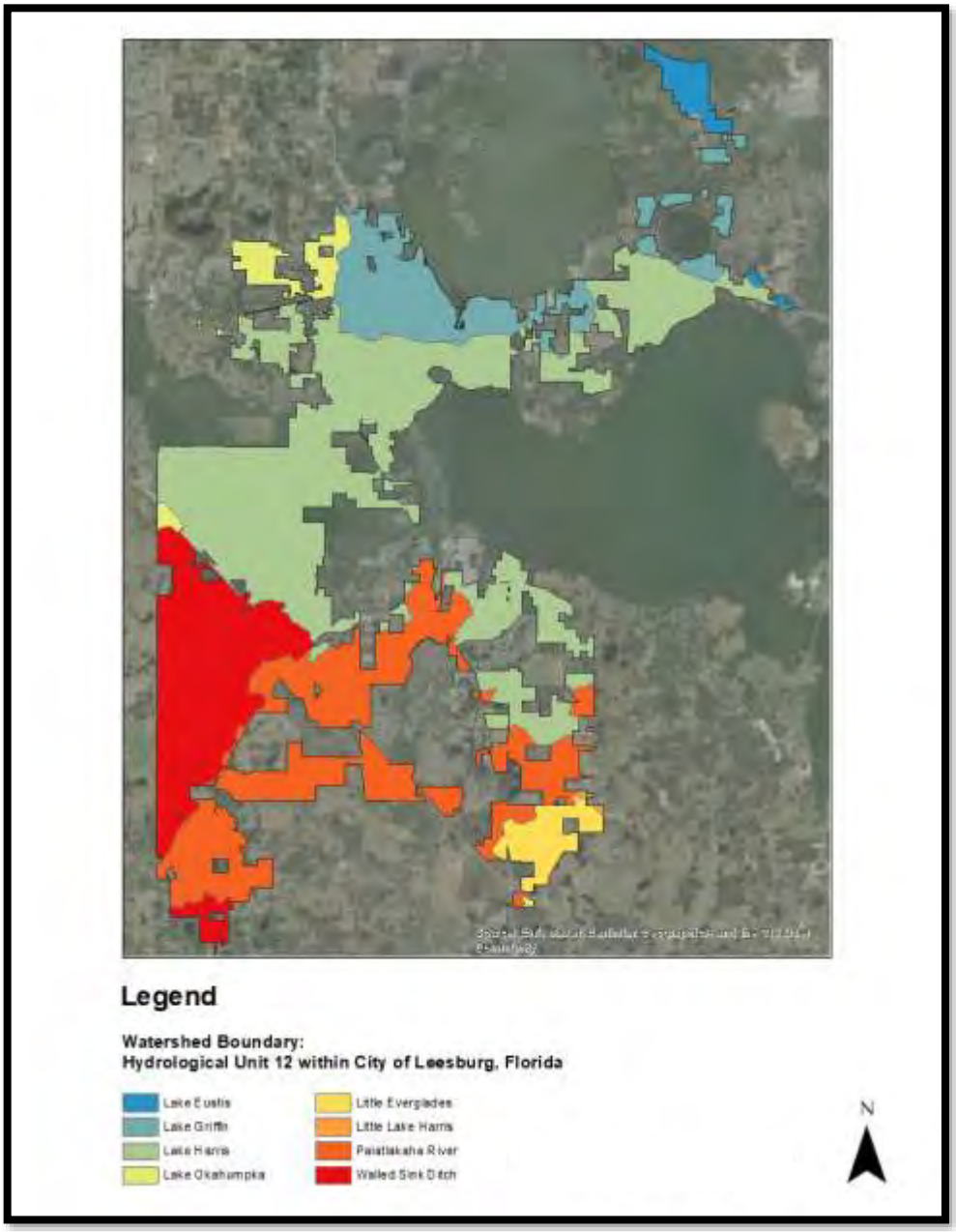
Policy 1.5.3: Maintain a complaint monitoring system to log complaints, and initiate work orders for corrective actions, and audit monthly activity reports generated for performance evaluation.

Policy 1.5.4: The City will support the St. Johns Water Management District's Surface Water Improvement and Management (SWIM) program regulations, with specific emphasis on Lake Griffin and Lake Harris.

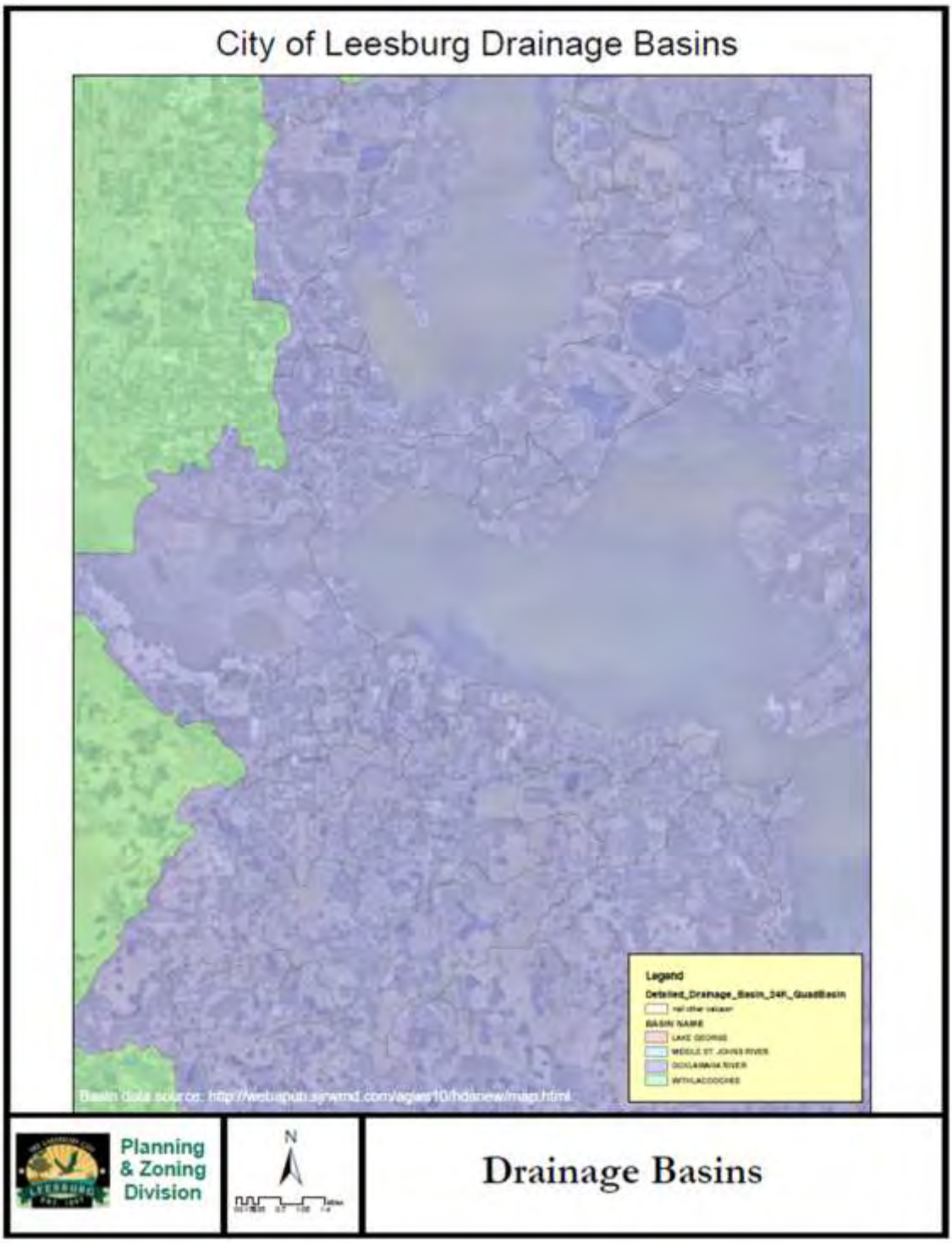
DRAINAGE
DATA APPENDIX

Section 163.3177(6)(c), Florida Statutes, requires a general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. In accordance with this requirement, the watershed boundaries for the City of Leesburg are provided below.

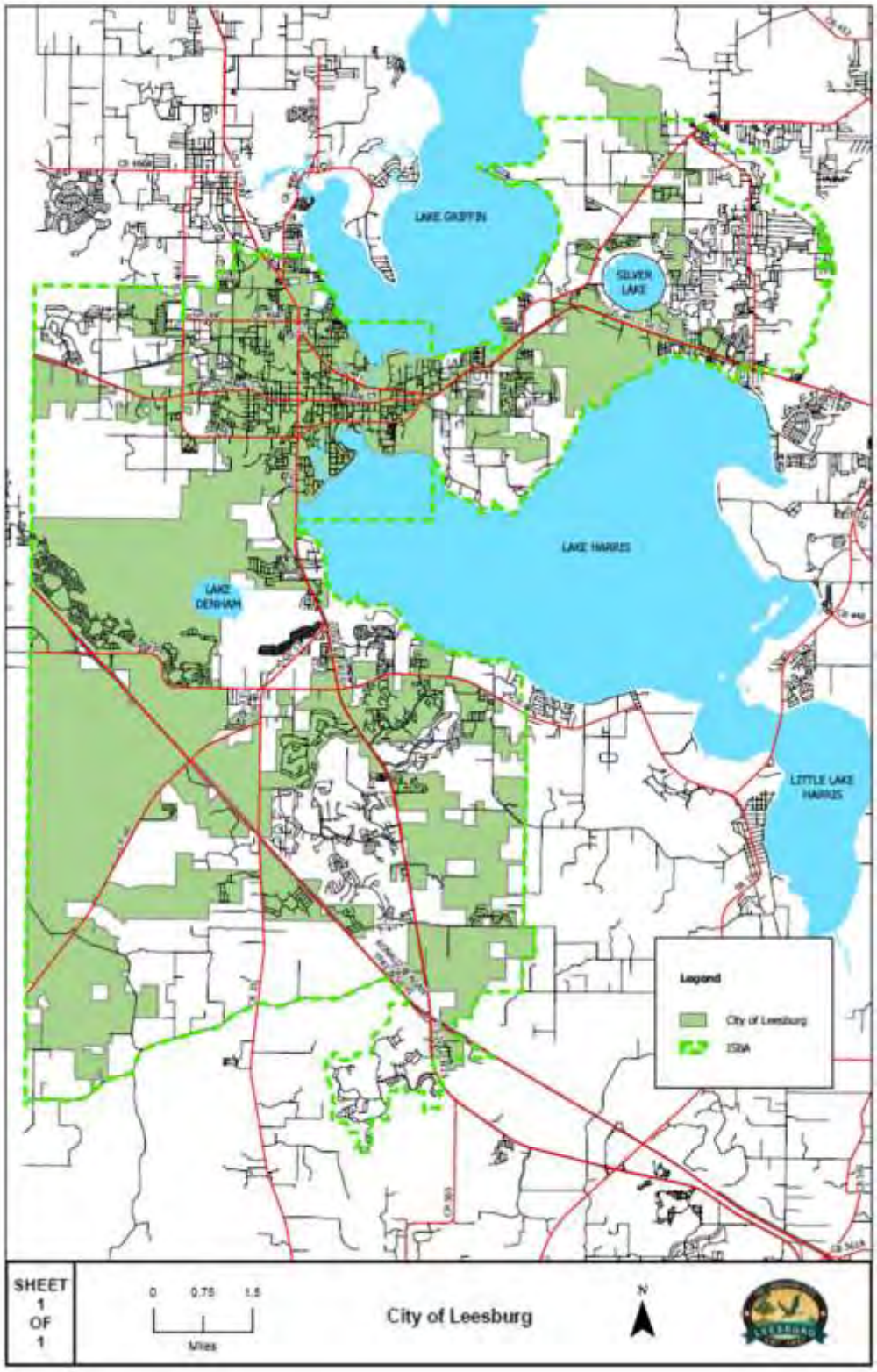
Figure 7-1: Leesburg Watershed Boundaries



CITY OF LEESBURG DRAINAGE BASINS



CITY OF LEESBURG DRAINAGE BASINS



DRAINAGE GLOSSARY

- Stormwater - The flow of water which results from a rainfall event.
- Attenuation - To limit stormwater flow to reduce downstream impacts.
- Basin – A drainage area with the characteristics of either having a single outfall to the receiving water body or being located adjacent to another basin, and conveying its runoff through a drainage structure.
- Closed Drainage Basin - A drainage basin with no positive outfall. The discharge from a closed drainage basin is limited to percolation (and other groundwater flow), evaporation and evapo-transpiration.
- Conveyance - Transport of stormwater via pipe and/or open channel system(s).
- Design Capacity - The amount of flow a storm sewer system is designed to manage, usually expressed in cubic feet per second for flow and cubic-feet or acre-feet for storage.
- Design Storm Event - The design storm event is characterized by the frequency, duration, rainfall volume, and distribution of the storm.
- Detention Basin or Structure - means a basin or structure, which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater to reduce downstream quality and quantity impacts.
- Ditch - An open stormwater conveyance facility with typical side slopes steeper than three units horizontally to one unit vertically.
- Drainage Basin - Any land area defined by topographical boundaries from which the runoff collects at a common point and contributes stormwater to a drainage system or receiving waterbody.
- Drainage Facilities - means a system of human-made structures designed to collect, convey, hold, divert or discharge stormwater; including, stormwater sewers, canals, detention structures, and retention structures.
- Floodplain - An area inundated during a 100-year flood event or identified by the National Flood Insurance Program as an area of flooding on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
- Impervious - Land surfaces which do not allow (or minimally allow) the penetration of water. An increase in the amount of impervious area will increase the rate and volume of runoff from a given drainage basin.
- Inlet - A structure which collects stormwater runoff and connects into a conveyance system.
- Natural Drainage Features - Naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.
- Outfall - Location where stormwater flows out of a given system. The ultimate outfall of a system is generally a receiving waterbody.

- Percolation - The ability of water to pass through a porous medium; in most cases, the soil.
- Pervious - Land surfaces which allow the penetration of water. A decrease in pervious area will increase the rate and volume of runoff from a given drainage basin.
- Retention - To store stormwater to prevent its discharge into receiving waters or to provide a storage facility for stormwater where no outfall is available.
- Retention Basin or Structure - A stormwater facility which has no structural outfall and the discharge from which is limited to percolation, evaporation, and evapo-transpiration.
- Sub-basin – A large neighborhood drainage area, which represents the subdivision of a basin on the basis of natural and/or man-made flow patterns within the basin.
- Swale - An open stormwater conveyance facility with side slopes typically equal to or greater than three units horizontally to one unit vertically (generally very shallow).

DRAINAGE
LINKS TO RELATED JURISDICTIONS

Regional Jurisdictions and Resources:

Lake County Board of County Commissioners

https://www.lakecountyfl.gov/Board-of-County-Commissioners

Lake County Water Authority (LCWA)

https://www.lcwa.org/

St. Johns River Water Management District

https://www.sjrwmd.com/water-conservation/waterwise-landscaping/

State-Level Jurisdictions and Resources:

Florida Administrative Code (F.A.C.)

https://www.flrules.org/

Florida Department of Environmental Protection

https://floridadep.gov/

Florida Department of Transportation

https://www.fdot.gov/

8. AQUIFER RECHARGE

ELEMENT SUMMARY:

The City of Leesburg shall strive to maximize the rechargeability of developed land and ensure a safe, plentiful supply of potable water, as the City continues to recognize the underlying aquifer as a finite and delicate resource. The City may utilize specific criteria to ensure adequate lands are provided for public and/ or public access parks, including population, park size and location, and utilize parklands under other jurisdictions, including private development, Lake County, City, State or Federal ownership and maintenance.

AQUIFER RECHARGE
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

To maximize the rechargeability of developed land and ensure a safe, plentiful supply of potable water.

Objective 1.1: ***Recharge Area Protection.***

To ensure adequate lands are provided for public and/or public access parks, the City may utilize criteria specific to population, park size and location. For purposes of implementing this Objective, the City may utilize parklands under the jurisdiction of private development, Lake County, City, State or Federal government

Policy 1.1.1: In an effort to eliminate potential sources of groundwater pollution, the City, in cooperation with the FDEP, will require abandoned or leaking tanks containing substances harmful to the environment (petroleum, pesticides, etc.) to be removed, repaired, or otherwise neutralized by the landowner.

Policy 1.1.2: The City shall continue to prohibit land uses within specific distances from public water supply wells that could negatively impact groundwater quality.

Policy 1.1.3: The City shall prohibit generators of large quantities of hazardous waste, as designated by the U.S. Environmental Protection Agency (EPA) and the FDEP, from within those areas designated as High Aquifer Recharge areas (greater than 12 inches of recharge per year), see Map 8-2.

Objective 1.2: ***Groundwater Recharge.***

The City of Leesburg shall enforce measures in the Code of Ordinances to maximize recharge to the underlying aquifer.

Policy 1.2.1: The stormwater management section in the Code of Ordinances shall require retention and recovery by infiltration of stormwater runoff in areas of high groundwater recharge potential in order to maximize groundwater recharge.

Policy 1.2.2: The City shall continue to enforce the following maximum impervious surface ratios within high recharge areas:

- 80% maximum coverage for commercial uses outside the CBD core
- 100% for commercial uses within the CBD core
- 80% for industrial uses
- 50% for residential uses

Policy 1.2.3: The City shall continue coordinating with Lake County, St. Johns River Water Management District, and state and federal agencies to achieve regional aquifer recharge protection objectives.

Objective 1.3: ***Groundwater Conservation.***

The City will recognize the underlying aquifer as a finite and delicate resource, necessitating the best management practices to promote groundwater conservation.

Policy 1.3.1: The City shall adopt a local Florida Friendly Landscape ordinance and shall promote, through educational programs and publications, the use of xeriscape practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.3.2: The City will maintain a leak detection and repair program for its potable water utilities.

Policy 1.3.3: The City shall continue to cooperate with the St. Johns River Water Management District to monitor groundwater supply conditions and review of consumptive use quantities.

Policy 1.3.4: The City shall continue to educate residents on the benefits of water conservation and shall expand water conservation efforts.

Policy 1.3.5: Where available, the City shall require the installation of reclaimed water systems in new developments and encourage individual connection to its reclaimed water system for irrigation purposes.

Policy 1.3.6: The City shall evaluate the need for a restricted irrigation hours and rain sensor device ordinance that complies with State and local regulations.

Policy 1.3.7: To the extent possible, the City will continue to expand its reclaimed water system to increase the availability of reuse water and decrease potable water demand.

AQUIFER RECHARGE
DATA APPENDIX

Introduction

The protection of recharge areas is critical in locations that rely on aquifers as the sole source of drinking water. Well-drained areas are often subject to alteration by development since these areas are typically prime land for development. The development of impervious surfaces such as roads, roofs, and parking areas reduces the area available for percolation, which, in turn, reduces the quantity of natural recharge to the aquifer. The quality of the water that is recharged into the aquifer is also a critical factor since impacts of development can compromise the quality of the groundwater. Groundwater can absorb contaminants from development and transmit them to the aquifer. This element is intended to protect the quantity and quality of natural groundwater that is recharged back into the aquifer.

1. Terms and Concepts

The following terms and concepts will be used in this element to help define the groundwater resource and its requirements for protection.

Aquifer— a water-bearing geologic formation.

Confining Unit—a geologic formation consisting of densely packed materials which generally precludes or reduces the penetration of water.

Potentiometric surface—the elevation that water would reach in a well penetrating into the aquifer.

Recharge—renewal of the groundwater resource.

Water Recharge Area—land or water areas through which groundwater is replenished.

Water Table—a level below which the ground is saturated with water.

Aquifer Recharge Data

The City of Leesburg falls near the western edge of the Middle St. Johns (MSJ) groundwater basin. A groundwater basin is a particular groundwater flow system that encompasses recharge areas, as well as the associated discharge areas. Three aquifer systems have been identified in the MSJ groundwater basin. These are the surficial (unconfined), the intermediate, and the Floridan (confined) aquifer systems. Map VIII-1 provides a generalized hydrogeologic cross section of the groundwater basin.

1. Hydrogeology

a. Surficial Aquifer

The surficial aquifer is composed of sand, shells, and some clays, and ranges in thickness from 20 feet near the St. Johns River to approximately 60 feet in the central part of the MSJ basin. The top of the aquifer is defined by the water table, which marks the line below which all soil voids are filled with water. The water table rises and falls in response to atmospheric pressure, amount of rainfall, permeability of soil and other factors. Flow in the surficial aquifer usually follows the topography of the land and is an important source of water for individual domestic wells and small-scale irrigation systems. Since there is no overlying confining unit,

groundwater recharge to the surficial aquifer system is controlled by local rainfall, land use, vegetation, topography, and local soils. Areas characterized by highly permeable, sandy soils that transmit fluids easily and yield significant quantities of water, are typically good recharge areas for the surficial aquifer system. This aquifer system can discharge into surface streams, lakes, and rivers, or deeper aquifers.

b. Intermediate Aquifer

The intermediate aquifer generally lies below the surficial aquifer and above the Floridan aquifer and occurs randomly throughout the MSJ groundwater basin. It is composed of clays and thin, water–bearing zones of sand, shell, and limestone. The intermediate aquifer can sometimes be found within the confining unit of the Floridan aquifer occurring at 60 to 150 feet below land surface and supplies water to some parts of the basin. The intermediate aquifer is a potential source of potable water in areas where the Floridan aquifer contains water of marginal quality. However, the intermediate aquifer does not provide a large water supply due to the fact that the water is found in relatively small isolated lenses.

c. Floridan Aquifer

The Floridan aquifer is the principal source of water for consumptive use in the MSJ groundwater basin and is the aquifer from which the City of Leesburg draws its public water supply. The Floridan aquifer is an artesian-confined aquifer composed primarily of limestone and dolomite. Characteristically, artesian aquifers contain groundwater that is under pressure that is greater than the atmospheric pressure. This pressure is demonstrated by the potentiometric surface level, which is the level to which water will rise in tightly enclosed wells that penetrate the aquifer.

The Floridan aquifer usually has two permeable zones containing potable water in the MSJ groundwater basin. The upper permeable zone consists of cavernous Ocala and Avon Park limestone and extends from approximately 100 to 500 feet below land surface. Withdrawals from the upper permeable zone are generally limited to small public supply and domestic wells. The lower permeable zone consists of cavernous Lake City limestone and extends from about 1,000 to 1,300 feet below land surface. A transition zones lies between these two permeable zones containing scattered areas of both types of permeable formations. The City of Leesburg draws most of the raw water used for the City water supply from the upper permeable zone of the Floridan aquifer and the remainder of its water from the transition area.

Aquifer Recharge Analysis

1. Groundwater Quality of the Floridan Aquifer

The natural quality of groundwater in MSJ groundwater basin varies greatly depending on the location and the depth from which water is obtained. A major concern in the MSJ basin is saltwater intrusion in areas of Seminole County. Although the MSJ groundwater basin is inland from the sea, and

bordered on the west by the peninsular divide, there are some patches of connate saltwater intrusion existing in the Floridan aquifer. The potential exists for this saline water to migrate upward within the aquifer system in response to: declines in the potentiometric surface, the magnitude of groundwater withdrawals, and climatic changes. However, saltwater interface is not a concern for the potable water supply in the Leesburg region due to the approximately elevation of –2,000 feet National Geodetic Vertical Datum (NGVD) of the saltwater interface. The chloride concentration is estimated at approximately 5,000 mg/l. Leesburg is located well outside the areas east of Lake County that have associated chloride and sulfate concentrations of equal or greater than 250 mg/l, the recommended limit of chloride and sulfate for public water supplies set by the Florida Department of Environmental Protection (FDEP). In addition, data taken from wells located in Lake County that penetrate the Floridan aquifer indicate that none of the 16 physical or chemical constituents monitored for groundwater exceed the maximum contaminant levels established in the National Interim Primary Drinking Water Regulations. Therefore, the Floridan aquifer underlying Leesburg is of good water quality and as such only chlorine disinfection is required to provide the City with potable water for distribution. Additional information regarding potable water quality is contained in the Potable Water Element, Chapter 5.

2. Recharge to the Floridan Aquifer

Groundwater recharge is vital for providing adequate groundwater supplies for future uses and for preserving the quality of groundwater resources. Recharge to the Floridan aquifer occurs in areas where the elevation of the water table within the surficial aquifer is higher than the elevation of the potentiometric surface elevation of the Floridan aquifer. The elevation of the potentiometric surface is between fifty-five (55) and seventy (70) feet above mean sea level (MSL) within the Leesburg service area and fluctuates in response to rainfall amounts within the recharge areas. Normally, the potentiometric surface level fluctuates about five (5) feet, with the highest levels being recorded in September, just after the rainy season. The lowest levels are normally in May, at the end of the dry season.

In areas where the elevation of the water table is higher than the potentiometric surface level, groundwater moves from the surficial aquifer in a downward direction through the upper confining unit to the Floridan aquifer. Recharge rates are highest in areas where the hydraulic pressure difference and permeability are greatest. The recharge rates are directly proportional to the hydraulic pressure difference and the hydraulic conductivity of the upper confining unit and inversely proportional to the thickness of the upper confining unit.

Recharge also occurs directly from infiltrating rainfall where limestones of the Floridan aquifer are at or near land surface. The amount of water available as recharge to the Floridan aquifer is that part of rainfall, after losses to runoff and evapotranspiration, that infiltrates to the water table and continues to move downward to the Floridan aquifer. Generally, when rainfall exceeds evaporation by approximately two inches (2") per year, and the difference between water table elevation and the potentiometric surface is about ten (10) feet, conditions which are conducive to recharge exist, and

recharge to the Floridan aquifer occurs. Soils having high infiltration potential with little or no runoff due to the lack of surface drainage features are most conducive to recharging groundwater systems. In 2015, the St. Johns River Water Management District mapped the areas of low, medium, and high recharge. Much of the city limits fall within low or medium groundwater recharge areas, with a small area just west of Lake Griffin near Thomas Avenue in a high recharge area.

3. Regulatory Framework

Regulations have been enacted to prevent negative impacts of excessive water consumption. Extreme lowering of aquifer levels and surface water flows can adversely impact ecosystems by lowering lake levels, degrading wetlands and other natural systems and habitats. Other related negative impacts can include increased sinkhole frequency and saltwater intrusion in coastal areas.

a. State Regulation

Groundwater within the State of Florida has been classified into four categories in Section 62, Florida Administrative Code. These classifications and their designated uses are as follows:

- CLASS G-I – Potable water use, groundwater in single-source aquifers which have a total dissolved solids content of less than 3,000 mg/l.
- CLASS G-II – Potable water use, groundwater in aquifers which have a total dissolved solids content of less than 10,000 mg/l, unless otherwise classified by the Environmental Regulation Commission.
- CLASS G-III – Non-potable water use, groundwater in unconfined aquifers which has a total dissolved solids content of 10,000 mg/l or greater, or which has total dissolved solids of 3,000-10,000 mg/l and either has been reclassified by the Commission as having no reasonable potential as a future source of drinking water, or has been designated by the Department as an exempted aquifer pursuant to Section 62-28.13(3), F.A.C.
- CLASS G-IV – Non-potable water use, groundwater in confined aquifers which has a total dissolved solids content of 10,000 mg/l or greater.

The State delegates powers to agencies to regulate well construction and ensure that wells are contaminant free. The potable water provided by the public wells within Leesburg is of a good quality requiring minimal treatment.

The Water Management Districts within the state of Florida designate areas that are Priority Water Resource Caution Areas (PWRCA) and/or Restricted Allocation Areas (RAA). The City lies completely within a PWRCA. The St. Johns River Water Management District (SJRWMD) has produced a series of GIS maps regarding aquifer recharge, water use, and related natural resource protection. Map VIII-2 indicates the location of high recharge areas within the City of Leesburg as identified by the SJRWMD.

SJRWMD has the authority to regulate consumptive use permitting within its district, under Section 373.216 of the Florida Statutes. A consumptive use permit allocates a maximum

allowable withdraw from the aquifer. The basic principles of the consumptive use permit review are as follows:

1) The use must be beneficial.
2) The use must not interfere with a pre-existing legal use.
3) The use must be in the public interest.

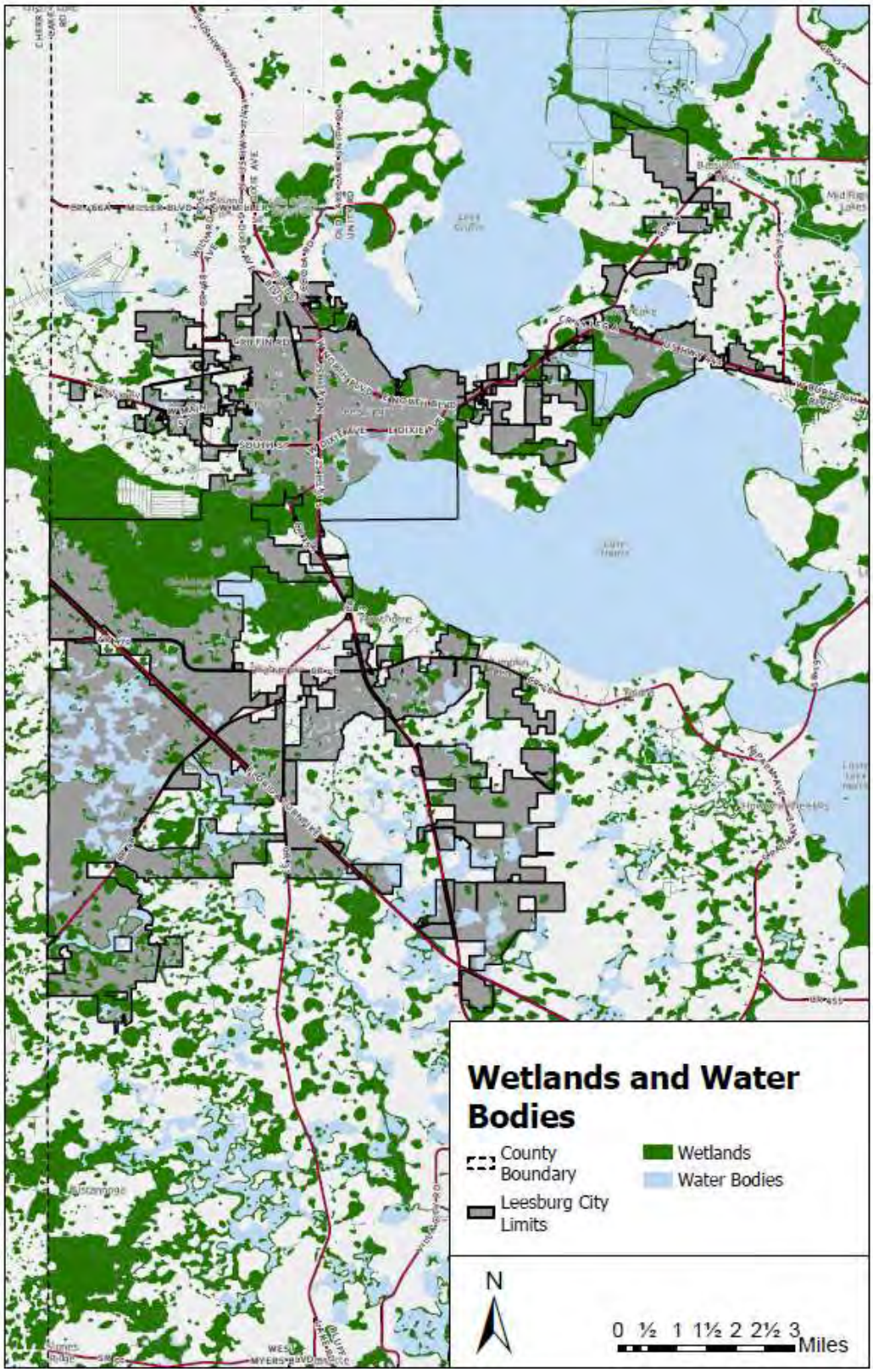
SJRWMD has issued consumptive use permit no. 94 to the City of Leesburg, which is valid through 2030. This permit allows for a combined annual withdrawal from the Floridan Aquifer of 2,580.56 million gallons in 2010, 2,657.20 million gallons in 2011, 2,730.20 million gallons in 2012, 2,806.85 million gallons in 2013, 2,870.85 million gallons in 2014, 2,956.50 million gallons in 2015, 3,033.15 million gallons in 2016, 3,106.15 million gallons in 2017, 3,182.80 million gallons in 2018, 3,255.80 million gallons in 2019, and 3,332.82 million gallons from 2020 to 2030.

b. Local Regulations

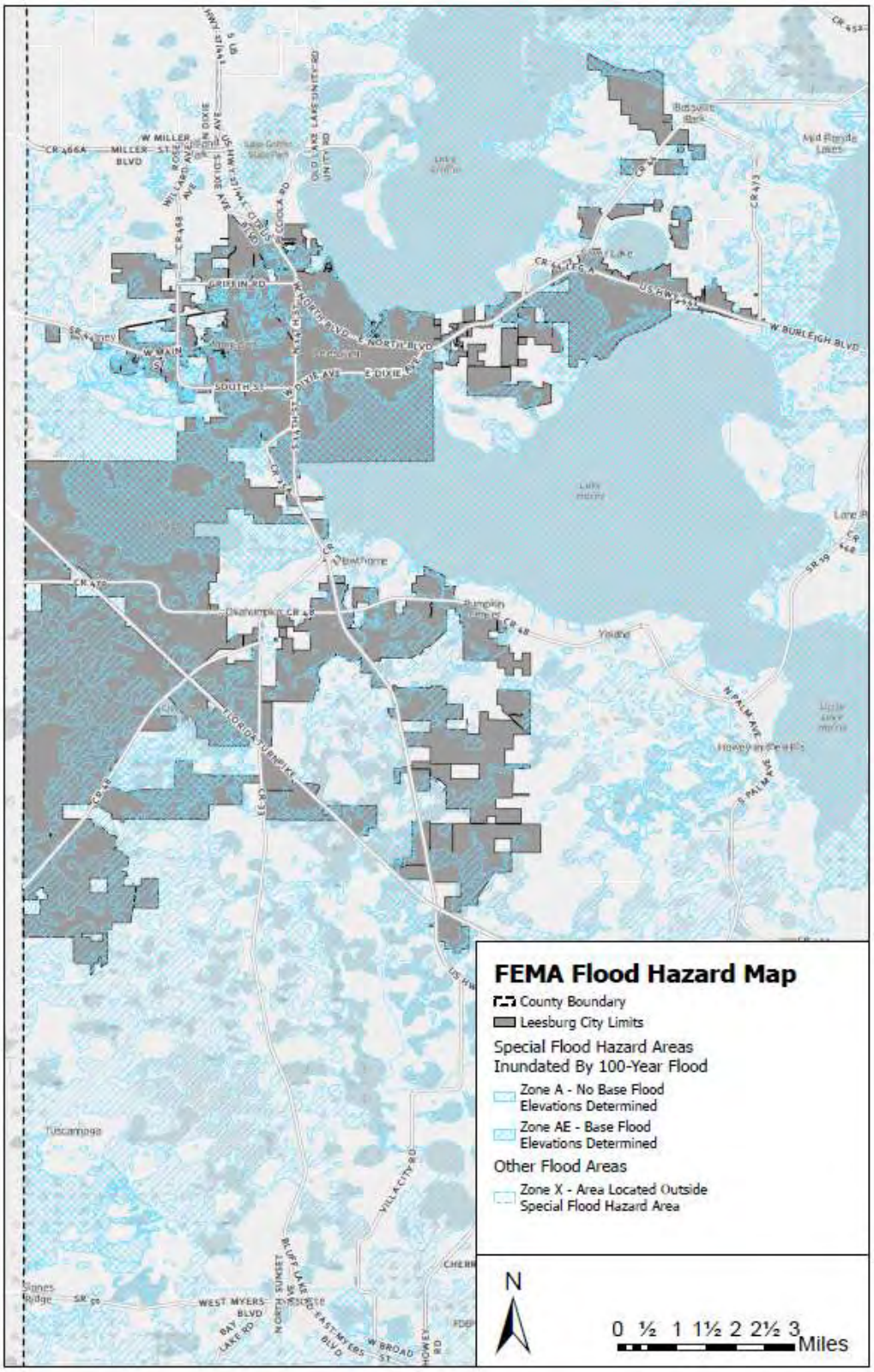
The City of Leesburg has adopted wellhead and aquifer protection criteria, which is detailed in the City Code of Ordinances Chapter 25, Article VIII, Division 3. The ordinance adopts minimum setbacks from public water supply wells for specific land uses that could have an effect on the quality of the groundwater. In addition, the ordinance adopts standards restricting activities known to adversely affect the quality of surface and groundwater within the City of Leesburg. The criteria established within this ordinance are in accordance with the criteria set forth by the FDEP.

The City of Leesburg has developed and is currently implementing a reclaimed water program that includes the use of reclaimed water to offset the amount of groundwater used to serve irrigation demands. The continued implementation of water reclamation activities will support groundwater aquifer recharge in the city's planning area. Based on the projected reuse production, by the year 2045, the average increase in base recharge as a result of the use of reclaimed water is 3.31 inches per year.

CITY BOUNDARY, WETLANDS, AND WATER BODIES



CITY BOUNDARY AND FEMA FLOOD HAZARD MAP



AQUIFER RECHARGE
GLOSSARY

- Aquifer - a water-bearing geologic formation.
- Confining Unit - a geologic formation consisting of densely packed materials which generally precludes or reduces the penetration of water.
- Floridan Aquifer - Principal aquifer of the United States. It covers approximately 100,000 square miles of the southeastern United States including all of Florida and parts of Georgia, Alabama, Mississippi, and South Carolina.
- Potentiometric surface - the elevation that water would reach in a well penetrating into the aquifer.
- Priority Water Resource Caution Areas (PWRCA) - A geographic area identified by a Water Management District as having existing water resource problems or an area in which water resource problems are projected to develop during the next twenty years.
- Recharge - renewal of the groundwater resource.
- Water Recharge Area - land or water areas through which groundwater is replenished.
- Water Table - a level below which the ground is saturated with water.

AQUIFER RECHARGE
LINKS TO RELATED JURISDICTIONS

Local Jurisdictional Resources:

City of Leesburg, Florida
https://www.leesburgflorida.gov

Regional Jurisdictional Resources:

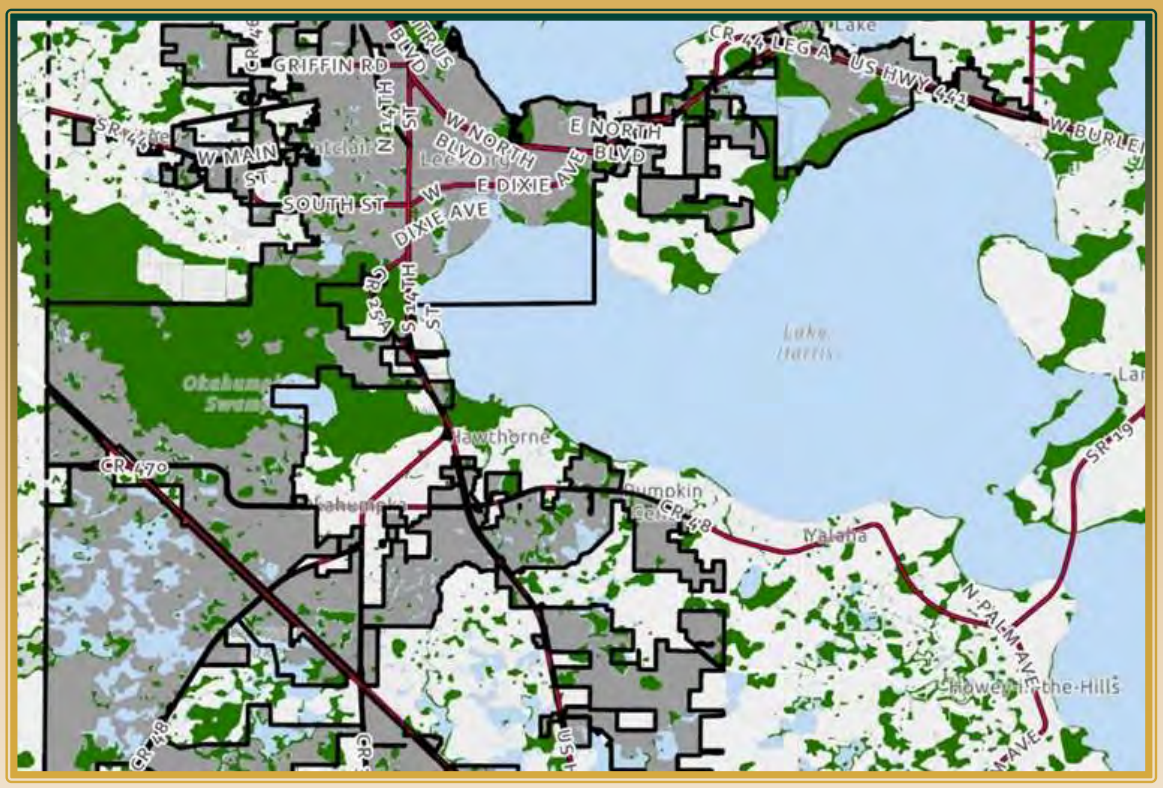
St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com

State of Florida Statutes Jurisdictional Resources:

Florida Statutes Title XI, Chapter 163.3177 6.(c)

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3177.html

9. CONSERVATION



ELEMENT SUMMARY:

The City shall maintain regulations to protect surface water from known and identifiable pollution sources, and conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage. The City shall also strive to protect wetlands and the natural functions of wetlands from activities that alter their physical and hydrological nature. The City shall continue to promote the conservation and protection of wildlife, wildlife habitat, minerals, and vegetative communities, including the discouragement of new mining facilities within the City's jurisdictional limits. The City shall continue to work with and utilize Lake County resources which address the reduction, disposal, and management of hazardous wastes.

CONSERVATION
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

To conserve, protect, and appropriately manage the natural resources of Leesburg and the surrounding area to ensure high environmental quality and the wellbeing of all citizens.

Objective 1.1: ***Surface Water.***

The City shall maintain regulations to protect surface water from known and identifiable pollution sources.

Policy 1.1.1: The City shall continue to support and assist the Lake County and other appropriate agencies in programs for monitoring the quality of lakes within and adjacent to the City.

Policy 1.1.2: Leesburg shall cooperate in the Florida Department of Environmental Protection's Storage and Retrieval database (STORET) program for monitoring point source discharges into the rivers.

Policy 1.1.3: Leesburg shall maintain and implement a comprehensive stormwater management ordinance with the intent to supplement State and St. Johns River Water Management District (SJRWMD) regulations establishing the following programs or activities.

- Establish stormwater quality and quantity levels of service.
- Establish permitting mechanisms and procedures for enforcement of adopted levels of service.
- Establish design and performance standards, such as rainfall distribution, amounts, and intensities, to be used as part of subsequent permitting and stormwater master planning.
- Establish definitions to assist in the understanding or enforcement of concepts of the stormwater management program.
- Identify activities requiring a stormwater management permit and those development activities exempt from the permit.
- Establish maintenance and inspection procedures including procedures for appeals and penalties.

Policy 1.1.4: The City shall continue to maintain applicable stormwater management technical requirements of the SJRWMD into the City's stormwater management ordinance.

Policy 1.1.5: The City shall coordinate with Lake County to assure that County land use controls applicable to adjacent unincorporated areas promote land uses that shall not adversely impact surface water quality within Leesburg through continued participation in:

- Joint City/County informal planning staff meeting

- The Lake County Technical Review Committee
- The East Central Florida Regional Planning Council's (ECFRPC) Technical Advisory Committee.

Policy 1.1.6: To protect the shorelines from erosion, and to reduce sediments and suspended solids introduced to surface waters, the City shall coordinate with the U.S. Soil Conservation Service and relevant State Agencies in the identification of shoreline erosion problems and the analysis of best management practices to retard or prevent further erosion.

Policy 1.1.7: The City shall require that run-off from new developments does not directly enter natural surface waters. Provisions for on-site detention shall be included within the Code of Ordinances.

Policy 1.1.8: The City herein adopts the requirements of Rule 62-25, FAC and Section 402 of the Federal Clean Water Act Reauthorization for water quality standards for stormwater discharge for all new and existing stormwater management systems. As part of this adoption by reference, the city includes the following clarifications and exceptions:

- The city does not mandate that existing facilities must be retrofitted to meet these standards. Such retrofitting will be accomplished through the funding constraints of the city's stormwater utility and other revenue sources.
- The city will retrofit those existing facilities that are determined (by the city) to be required to meet EPA/FDEP TMDL program point source discharge criteria.
- Stormwater management systems that satisfy the appropriate state or regional regulatory design and performance criteria are deemed to satisfy the stormwater discharge water quality standards.
- Stormwater management systems that comply with adequate locally or regionally established level of service standards shall also be deemed to satisfy the stormwater discharge water quality standards.
- The City may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent permissible under federal, state or regional stormwater management water quality laws or regulations.
- This policy does not mandate that the city conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy.

Objective 1.2: ***Groundwater Resources.***

The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage, as needed to support water supply planning efforts as stated in the city's 10-year Water Supply Facilities Work Plan goals, objectives and project.

Policy 1.2.1: Leesburg shall cooperate with Lake County, FDEP, the Lake County Water Authority (LCWA) and SJRWMD, in their continuing program to monitor groundwater quality and levels.

Policy 1.2.2: Leesburg shall continue to monitor its former solid waste disposal site in order to protect groundwater quality.

Policy 1.2.3: The City shall maintain through its Code of Ordinances provisions that establish zones of protection around each existing and future City potable water well and prohibit specified activities and land uses adjacent to potable water wellfields and their protection zones.

Policy 1.2.4: The adopted Code of Ordinances shall continue to require all development in the City to connect to City sewer service. Temporary treatment may occur in accordance with the 10D-6, F.A.C., where service is not available within 500 feet of the proposed site. However, upon provision of availability connection will be required.

Policy 1.2.5: Site plan review criteria shall continue to include and enforce the minimization of impervious surface coverage in development design. Impervious surface ratios shall be 80% maximum coverage for commercial uses outside the CBD core, 100% for commercial uses within the CBD core, 80% for industrial uses, and 50% for residential uses.

Policy 1.2.6: The City shall continue to require applicants of proposed developments to provide evidence prior to the issuance of a Certificate of Occupancy that appropriate operating permits have been issued by State regulatory agencies, particularly for commercial or industrial activities using on-site storage facilities for chemical or hazardous materials and wastes.

Policy 1.2.7: Prior to development approval, an inspection shall be conducted to properly identify active drainage wells. If any wells are found, the developer shall be responsible for sealing the drainage wells.

Policy 1.2.8: The City shall utilize fees from the adopted Stormwater Management Utility to investigate, operate, and maintain suitable means for treatment and management of stormwater runoff; and shall require best management practices as identified by SJRWMD to be implemented on all new development.

Policy 1.2.9: Areas designated as Conservation on the City's Future Land Use Map may be incorporated as a part of the City's wastewater treatment system and used for effluent treatment purposes, as approved by the FDEP.

Policy 1.2.10: The City shall require that all new development within the most effective recharge areas comply with aquifer recharge protection regulations administered by SJRWMD.

Policy 1.2.11: The City's Building Code shall require the installation of water saving plumbing devices including low-flow toilets, showerheads, and faucets for new construction and within new developments.

Policy 1.2.12: The City shall continue to implement, and expand where feasible, water reuse or reclamation systems for commercial, residential, and industrial operations which utilize large quantities of non-potable water.

Policy 1.2.13: The City shall promote the use of best management techniques by adopting a local Florida Friendly Landscape ordinance and shall promote, through educational programs and publications, the use of Xeriscape practices, which include low or no water landscaping, the use of solid waste compost, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.2.14: Septic systems are prohibited within 200 feet of a public water supply well, unless otherwise approved by the Florida Department of Environment Protection (FDEP) or the Florida Department of Health and Rehabilitative Services (HRS).

Policy 1.2.15: The city will continue to make appropriate changes to the this Element that support the attainment of water quality needed to safeguard water supply and support water supply planning efforts as stated in the city's 10-year Water Supply Facilities Work Plan goals, objectives and projects.

Policy 1.2.16: Continue to regulate development within high recharge areas and designated wellhead protection areas of public water supply wellheads as follows:

- at a minimum, conform to Rule 62-521, FAC (Wellhead Protection) adopted by the Florida Department of Environmental Protection and city codes/standards pertaining to lands adjacent to streams, ponds, lakes, and wetlands, groundwater and wellhead protection, and Standard Stormwater Management Facility Construction Specifications regarding types of restrictions within designated wellhead protection areas;
- limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity;
- on-site waste disposal methods may be used only where permitted by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program;
- Designated wellhead protection areas are those set forth in the "Wellhead Protection Area Delineation" report prepared by the St. Johns River Water Management District and accepted by the City of Leesburg.

Policy 1.2.17: Continue to implement/enforce established codes pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale requirements, pursuant to the

city code for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of upland buffer zones on the landward extent of the wetland jurisdictional line as defined by St. Johns River Water Management District (SJRWMD) criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection process already in place.

Policy 1.2.18: The city will continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality, pursuant to code of ordinances.

Policy 1.2.19: The City will continue to regulate stormwater discharges from pre- and post-development construction pursuant to established city codes to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Policy 1.2.20: The City will consider establishing a program that offers incentives to encourage infill development which describes the minimum requirements that all property owners/ developers must comply with when requesting development approval for property located within the city. Offered incentives for infill development in higher density urban areas should include density bonuses and the transfer of development rights to infill locations.

Policy 1.2.21: Continue to apply and evaluate the effectiveness of newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives.

Policy 1.2.22: Continue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy 1.2.23: Review local water consumption trends no less frequently than biannually and, as needed, adjust the city's water use rate structure accordingly to fund water and reclaimed water projects in accordance with the city's 5-year CIP, the city's 10-year Water Supply Facilities Work Plan and as necessary to maintain per capita consumption at or below previous levels.

Policy 1.2.24: The City will continue to apply the Florida Building Code for city development construction pertaining to plumbing fixture(s) back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code.

Policy 1.2.25: Continue to perform annual leak detection of the city water distribution system water mains and make necessary repairs to water mains in support of the city's active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the city will update the 5-year CIP to reflect system needs pursuant to leak detection activities.

Policy 1.2.26: Continue to implement SOPs in place for the review of all site development plans for potential groundwater quality impacts.

Policy 1.2.27: The city manager adopts regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the City's central water supply system, wells shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the .city's reclaimed water system, any existing wells on the subject property

Policy 1.2.28: Continue to document all un-metered water use such as fire fighting, sewer cleaning, main flushing, street cleaning and construction use. Additionally, the city will continue to require water meters for all schools, municipal buildings and municipal irrigation systems.

Objective 1.3: ***Wetland Protection.***

Wetlands and the natural functions of wetlands shall be protected from activities which alter their physical and hydrological nature.

Policy 1.3.1: The wetlands and shorelines within the City shall be protected through cooperation with the FDEP who has jurisdictional authority for wetland, water quality, and submerged lands development and permitting.

Policy 1.3.2: Wetlands and shorelines shall be protected through the adoption of local level of service criteria for stormwater management as specified in the Drainage, Aquifer Recharge, and Capital Improvements Elements of this Growth Management Plan.

Policy 1.3.3: The City shall continue to implement floodplain ordinances through the adoption of Conservation Areas and Goals, Objectives, and Policies within the other elements of this plan that provide conservation and preservation mechanisms.

Policy 1.3.4: Wetlands should be protected through transfers of density within a site from wetland areas to upland areas and surface waters should be protected through drainage enhancements as identified within the Drainage Element of this Plan. Transfer of density shall only be allowed in residential developments and shall require a PUD. This transfer of density will be at one unit per one acre and will be applied to the upland areas within the same PUD.

Policy 1.3.5: The location of wetland areas on a site shall be accurately identified during site development review. The City shall not issue a development order or permit for a parcel until all wetland areas on that parcel have been identified and either dedicated in a conservation easement or appropriately mitigated.

Policy 1.3.6: If direct impact upon wetlands by incompatible uses cannot be avoided, the following mitigation measures are applicable:

- Mitigation will be allowed based upon no net loss of wetlands functions.
- Comply with the wetland protection standards of federal, state, regional and county agencies.
- Minimize impacts through innovative design layouts.
- Compensate for the impact by enhancing other degraded wetlands on-site, restoring natural functions of other wetlands on-site, creating new wetlands on-site, preserving significant upland areas, or providing off-site mitigation.
- A Wetland Alteration Permit must be obtained from the City unless federal, state or county permits eliminate the need to obtain one from the City, as determined by the City.
- Mitigation through restoration of degraded wetlands on-site or preservation of significant upland areas on-site will be encouraged rather than wetland creation.

Policy 1.3.7: The City shall maintain within its Code of Ordinances minimum upland buffers of 25 feet and an average of 50 feet for wetlands, as defined by the St. Johns River Water Management District.

Policy 1.3.8: Continue to implement/enforce established codes pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale requirements, pursuant to established city codes for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of

upland buffer zones on the landward extent of the wetland jurisdictional line as defined by SJRWMD criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection process already in place.

Policy 1.3.9: The City will continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality, pursuant to Section 34-1 of Chapter 34 (Environment), Section 121-19 (Erosion Control Required), 121-23 (Standards for Lands Adjacent to Streams, Ponds, Lakes, and Wetlands), and Section 121-24 (Groundwater and Wellhead Protection) of Chapter 121 (Resource Protection Standards), and Appendix B (Standard Stormwater Management Facility Construction Specifications).

Policy 1.3.10: The City will continue to regulate stormwater discharges from pre and post-development construction pursuant to city codes and established Development Design Standards to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhances landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption.

Policy 1.3.11: Continue to implement SOPs in place for the review of all site development plans for potential surface water quality impacts.

Objective 1.4: ***Floodplains.***

The City shall ensure long-range protection of the functions of the remaining floodplains.

Policy 1.4.1: The City shall formally adopt the FEMA Map that indicates 100-year floodplain hazard areas.

Policy 1.4.2: The City shall continue to regulate land use and development in floodplains by requiring conformance with the provisions of the Leesburg Floodplain Ordinance, requirements of National Flood Insurance Program as provided by FEMA, and the designation of Conservation Areas.

Policy 1.4.3: The City's Code of Ordinances shall require that no hazardous materials or wastes be stored within the 100-year floodplain.

Policy 1.4.4: The City's Code of Ordinances shall require that septic systems be prohibited within 200 feet of a floodplain, unless otherwise approved by the Florida Department of Health and Rehabilitative Services or the Florida Department of Environmental Protection.

Policy 1.4.5: The City's Code of Ordinances shall allow development in the floodplain only if State, County and local regulations are followed.

Objective 1.5: ***Protection of Fisheries, Wildlife, Minerals, and Vegetative Communities.***

The City shall continue to promote the conservation and protection of wildlife, wildlife habitat, minerals, and vegetative communities.

Policy 1.5.1: The City shall assist in the application of, and compliance with, all state and federal regulations, which pertain to endangered and threatened species and species of special concern

Policy 1.5.2: The City shall stringently enforce its tree protection ordinance to protect existing vegetative communities and wildlife habitat.

Policy 1.5.3: The City shall request assistance from and consult with the Florida Fish and Wildlife Conservation Commission (FFWCC), adjacent local governments, the USDA Soil Conservation Service, the Audubon Society, and the USDA Division of Forestry, prior to the issuance of a development order where Listed Species may be suspected to exist.

Policy 1.5.4: Development shall be prohibited within any established wildlife habitat easement. However, the City shall allow the transfer of density for the easement. Transfer of density shall only be allowed in residential developments and shall require a PUD. This transfer of density will be based on the underlying zoning or land use density, whichever is the most restrictive, and will be applied to the upland areas within the same PUD.

Policy 1.5.5: In areas identified as being environmentally sensitive, or as having Listed Species within them, the following activities shall be regulated to ensure that such areas are preserved:

- The removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment, or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The conduct of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

Policy 1.5.6: The City shall maintain a comprehensive inventory of ecological communities and shall recommend such acquisition, through the Conservation and Recreation Land Program and the Save Our Rivers Program, of the most vulnerable communities as deemed necessary by the City.

Policy 1.5.7: Mining operations, other than those existing at the time of annexation into the City, shall be prohibited within the City's jurisdictional limits.

Objective 1.6: ***Air Quality.***

The City shall meet and exceed the minimum air quality levels established by the FDEP.

Policy 1.6.1: On an annual basis, the City shall obtain a revised list of any identified air pollution generators in Leesburg from the Department of Environmental Protection.

Policy 1.6.2: The City shall cooperate with the appropriate County departments and State and Federal agencies in monitoring air quality in the City.

Policy 1.6.3: The City shall continue existing efforts to maintain good ambient air quality through the adoption of codes, ordinances, and regulations that address issues of smoke, landscaping, and tree protection which contribute to the enhancement of air quality.

Policy 1.6.4: The City shall regulate wind related soil erosion by requiring stabilization practices recommended by the Soil Conservation Service.

Policy 1.6.5: The City shall maintain an industrial land use ordinance, which governs the maintenance of pollutant emissions standards based on federal, state, and local standards.

Objective 1.7: ***Soil Erosion.***

The City shall consult with the USDA Soil Conservation Service on the use of Best Management Practices to minimize soil erosion problems as part of the development review process.

Policy 1.7.1: The City shall utilize topographic, hydrologic, and vegetative cover maps in the site plan review process to determine if the proposed development will have a negative impact.

Policy 1.7.2: The City's Code of Ordinances shall require that all site developments utilize one of the following techniques in order to reduce soil erosion once development is complete:

- Sodding of site;
- Seeding of site;
- Intermediate cover (hay, tarps, etc.); and

- Other methods determined adequate by the City.

Objective 1.8: ***Hazardous Waste.***

The City shall assist Lake County in implementing their Code of Ordinances, which address the reduction, disposal, and management of hazardous wastes.

Policy 1.8.1: The City shall assist the County in its efforts to manage hazardous wastes through educational programs that advise City residents on the problems and issues of hazardous waste.

Policy 1.8.2: The City shall continue training its employees to identify and inspect wastes before they are taken to waste disposal facilities sites.

Policy 1.8.3: The City shall continue its interlocal agreement with Lake County Fire and Rescue concerning accidents involving hazardous waste, or establish its own emergency response plan.

Objective 1.9: ***Mining***.

The City shall discourage mining activities within the City's jurisdictional limits.

Policy 1.9.1: The City shall maintain an ordinance that prohibits new mining operations in the City of Leesburg.

CONSERVATION DATA APPENDIX

Introduction

Purpose

The purpose of the Conservation Element is to guide and promote the conservation, use, and protection of natural resources. The City's natural resources are identified and analyzed. Results from the analysis were used to determine appropriate goals, objectives, and policies.

Environmental Setting

Leesburg is located in Lake County, Florida, approximately 40 miles northwest of Orlando. Within the City, three major natural features have strongly shaped local development patterns. These features are Lake Harris, Lake Griffin, and the Okahumpka Swamp. Lake Harris is the ninth largest lake in the State, while Lake Griffin is the fourteenth largest. The Okahumpka Swamp is a four-mile long by ¾ to 2½-mile wide wetland in Lake County. The two large lakes and significant wetlands have historically forced roads and other development into a funnel shaped pattern. Leesburg possesses spectacular natural beauty, as it is located in the "Florida Alps". Land elevations within Lake County rise to a high of 192 feet above sea level and dip to a low of 53 feet below sea level, making for a unique and diverse area.

Inventory

The following sections identify and describe the most significant resources of the City.

Surface Water

Water, in the form of water bodies, is one of the most abundant natural resources in the City. Part of the City's allure comes from the knowledge that a resident or visitor is seldom more than half a mile from a lake, swamp, marsh, floodplain, or other aquatic feature anywhere in the City. This section of the Conservation Element will address drainage basins, lakes, and rivers.

Drainage Basins

The City is divided into two major drainage basins (an area of land where all flowing surface water converges to a single point, such as a river), the western and the eastern basins. The surface of the western portion of the city drains primarily through lakes, swamps, and marshes to the Withlacoochee River and is part of the Withlacoochee River Basin. This river flows generally northwest where it discharges into the Gulf of Mexico near Yankeetown, between Citrus and Levy Counties. The portion of the basin that falls within the County consists of parts of two smaller sub-basins. These subbasins, in turn, are formed by portions of 12 still smaller subbasins called landlocked basins.

The eastern portion of the City drains primarily through lakes, swamps, and marshes to the Oklawaha River. This river is the outflow stream at the north end of Lake Griffin. The Oklawaha River merges with the substantially larger St. Johns River near Palatka and continues to flow northeast to empty into the Atlantic Ocean at Jacksonville. These surface water basins are represented in the Drainage Element of this Growth Management Plan.

Lakes

There are an abundance of lakes located within the City of Leesburg. The lakes that have the most effect on long range planning (??) for the city are Lake Harris and Lake Griffin. A one-mile-wide corridor separates these two water bodies. Lake Harris and Lake Griffin, along with nearby Lake Dora, Lake Eustis, and Lake Yale, form what is known as the Harris Chain of Lakes. There are many small lakes, the majority of which are located on the outskirts of the city, east of County Road 44 and west of U.S. Highway 27.

Rivers

While lakes are a prevalent surface water feature, rivers are of minor significance in terms of number, size, and function. The city's river drainage system is not well developed and the stream channels are shallow and narrow. In general, only those lakes that do not drain to the groundwater aquifer system will have a surface outlet, since rainfall is greater than evaporation and the lakes receive some surface and groundwater inflow. Prior to widespread population growth, streams existed only as high-water connectors between lakes and swamps. Some channels were deepened, straightened, and regulated by control structures to facilitate drainage as the area developed.

There are three stream systems flowing near the City of Leesburg; however, the streams themselves do not traverse the City. The first is the Dead River, which is approximately one mile long by 130 to 150 feet wide and drains from Lake Harris to Lake Eustis. The second stream system is Haines Creek, a three-mile long by 30 to 110-foot-wide watercourse, which drains from Lake Eustis to Lake Griffin. The third is Helena Run. This stream is approximately two miles long by 50 to 150 feet wide and drains from Lake Denham into Lake Harris.

Groundwater

Groundwater consists of rainfall and surface water that filters into the underground drainage system. It is the principal source of water for all municipal systems as well as for most private industrial, agricultural, and domestic users within the City.

Groundwater levels change in response to five general factors. The first is infiltration from rainfall, lakes, and streams. The second is evapotranspiration, which is a joint term for evaporation and transpiration, from the water table where water is within approximately five feet of land surface. The third factor is lateral discharge of water to lakes, springs, and streams, while the fourth is vertical discharge of water from the clastic aquifer to the underlying Floridan aquifer. The final factor is lateral submarine discharge from the Floridan aquifer directly into the Gulf of Mexico or the Atlantic Ocean. Groundwater levels also vary seasonably; they are generally higher in October and November, and are lowest in May and June.

A major feature of groundwater drainage is the network of aquifers (fragments of pre-existing rock that have been transported some distance from their points of origin). There are two aquifers underlying the City: the clastic and Floridan aquifers. The clastic aquifer, which is a thin layer (25 to 200 feet thick) of largely sandy material, acts as a filter bed for purifying water before it recharges the lower and much more significant Floridan aquifer. The clastic aquifer has little potential as an important source of groundwater. The Floridan aquifer, on the other hand, is approximately 2,000 feet thick and is the source of approximately 85% of municipal, industrial, irrigation, and domestic supplies for Lake County. The City's water supply is obtained from the Upper Floridan aquifer at a depth of 300-600 feet below land surface. There are two areas within the Leesburg City limits that have a high potential for groundwater recharge (greater than 12 inches per year). The larger of these two areas is located in the eastern portion of the City between Lake Griffin and Lake Harris, in the Tomato Hill area. The other area of high aquifer recharge is located in the northwestern portion of the City, along the western side of Highway 27 just north of C.R. 44C and extends north and west into Lake County.

The City's central potable water (also known as drinking water, comes from surface and ground sources and is treated to levels that meet state and federal standards for consumption) system is comprised of five systems:

1. Leesburg East Treatment System
2. City of Leesburg Treatment System
3. Highlands Lake Treatment System
4. Royals Highlands Treatment System
5. Plantation at Leesburg Treatment System

Three of these systems are interconnected and two (Royal Highlands and Plantation) currently stand alone. Combined, these five systems are comprised of five water treatment plants, eighteen public water wells, two hydrostatic tanks, four above ground storage tanks, and four ground storage tanks.

To ensure that wellheads are protected from contamination, the City maintains standards pertaining to wellhead protection (Sec. 25-289?) in its Code of Ordinances. These include, but are not limited to, buffer zones around public water supply wells. To further ensure the integrity of the City's groundwater supply, the City also has provisions within its Code of Ordinances regarding the digging and sealing of abandoned wells Sec. 22-152).

Wetlands

Wetlands are defined as areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season . They are characterized by vegetation and animal life that is uniquely adapted to the natural fluctuations of wet and dry conditions. Wetlands provide many important functions such as providing vital fish and wildlife habitats and acting as storage areas for excess surface water. They also improve water quality by performing the same function as a settling pond. Impurities enter the wetland and are filtered through the vegetation. This protects

the rivers from overloading with nutrients, which would have a negative effect on fisheries. In addition, the soil is stabilized which, in turn, prevents erosion.

Within the City, the largest area of wetlands is the Okahumpka Swamp, a 4,500-acre freshwater marsh and hardwood swamp along the midwestern portion of the City. This single feature accounts for over one-half of all wetland acreage in the City. Smaller wetland tracts are found east, south, and west of the Leesburg International Airport. Numerous linear wetland drainage ways are found throughout the eastern side of the City. The following are the three largest wetland locations in the City:

1. Herlong Park. Between U.S. HWY 441, Lake Griffin, Shore Acres Drive, and Canal Street in the northeast portion of the City
2. Portion of Okahumpka Swamp. Between County Road 25A and U.S. Highway 27 in the south end of Leesburg
3. Unnamed parcel in the City's southeast. Located south of Dixie Avenue, east of Lake Street, and north of Lake Harris

The majority of Leesburg's wetlands are of the Lacustrine nature, a large body of water. A Lacustrine wetland is lake-associated and may include freshwater marshes, aquatic beds, and lakeshores, and is generally sparsely vegetated. However, Palustrine wetlands exist within the area as well. Palustrine wetlands are what people traditionally think of as a wetland. A Palustrine system includes any non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.05%. The Palustrine wetlands within Leesburg consist of hydric hammocks and hardwood swamps, with small areas of cypress (exposed roots to transport air to drowned roots underground), bayhead (discreet ecosystem; in low-lying floodplains), and wet prairie. Map 1 depicts wetlands within the Leesburg area, while land cover is represented on Map 2.

Floodplains

The 100-year floodplain is defined by the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) as "any area likely to be flooded over a 24-hour period to a level equal to or exceeded once on an average of every 100 years". These areas are usually lowlands located adjacent to a river, stream, watercourse, ocean, or lake. Lowlands are portions of plain that are conditionally categorized by their elevation above sea level. Lowlands are no higher that 200m (660 ft). Uplands are between 200m (660 ft) and 500m (1, 600ft). Both the City of Leesburg and Lake County participate in the NFIP administered by FEMA.

As shown in the FEMA Flood Hazard Map, there are several major areas of floodplains in Leesburg located adjacent to Lakes Griffin and Harris and in the Okahumpka Swamp. The largest is located in the western portion of the City, west of U.S. 27, north of County Road 470, and south of State Road 44. Another major area is located between US 44 on the north, the Leesburg International Airport on the east, Lake Harris on the south, and Sleepy Hollow Road and Sunnyside Drive on the west. In addition, there are several small and narrow linear floodplains scattered throughout the City.

The significant importance of floodplains is their value in reducing flood damage by temporarily holding stormwater and by funneling this water to larger downstream water bodies. As with wetlands, floodplains work to filter impure water, recharge groundwater, and provide plant and animal habitat. Unfortunately, encroachment on flood-prone areas can occur as a result of artificial fill associated with development activity. Encroachment reduces the floodwater holding capacity of an area, resulting in an increase in flood hazards beyond existing flood-prone areas. In order to ensure public health and safety and minimize flood hazard to public and private property, development in the floodplain must meet certain criteria (what is the criteria? Through the Floodplain Management in Florida? Through the Florida Division of Emergency Management?).

Air Quality

Air quality is monitored by the FDEP's Air Pollution Inventory System. This system monitors point sources of air pollution that are stationary and usually industrial, such as asphalt plants and mining operations; and area sources, which are combined emissions of many small stationary sources, such as dry cleaning operations. According to the FDEP, within or immediately adjacent to the City of Leesburg's municipal boundary, there are thirty-one (31) permitted and monitored point and area sources, ten (10) of which are active and nineteen (19) of which are inactive, as well as one (1) that are under construction and one (1) that is unpermitted. The locations of the monitored air pollutant sources are identified in Map 4 below. An inventory of these air pollution sources is also provided.

Table 9-1 - Inventory of Permitted Point and Area Sources of Air Pollution in Leesburg

Source: FDEP Division of Air Resource Management, 2017.

	Facility Name	Facility Address	Source Type
Active Sources			
1	Cutrale Citrus Juices USA Inc.	11 Cloud Street & Highway 441	Point
2	Powerscreen Chieftain Screener	1300 S. Lucas Street	Point
3	Leesburg South Ready Mix Plant	27111 CR 33	Point
4	Beyers Funeral Home	1123 West Main Street	Point
5	Covanta Lake Inc	3830 Roger's Industrial Park Road, Okahumpka	Point
6	George J. Clemons Beverage Body & Trailer Service	2990 South Street	Point
7	Commerce Park Plant	2720 County Road 470	Point
8	Municipal Group – Leesburg Asphalt Plant	1233 Commerce Street	Area
9	Boykin Metso Screener	1330 North Thomas Minneola	Point
10	Boykin Terex Crusher	1330 North Thomas Minneola	Point
Inactive			
11	Alex Cor, Inc	1300 Lucas St	Point
12	UF Health Leesburg Hospital	600 East Dixie Avenue	Point
13	WAPI Acquisition Corporation	1107 North Thomas Road	Point
14	Florida Rock Industries	406 North 13th Street	Point
15	Leesburg Tire & Battery	1201 West Main Street	Point
16	Lynn Precast, Inc	1233 North Commerce Street	Point

Table 9-1 - Inventory of Permitted Point and Area Sources of Air Pollution in Leesburg

Source: FDEP Division of Air Resource Management, 2017.

	Facility Name	Facility Address	Source Type
17	E.L. Williams, Inc.	1500 West Main Street	Point
18	Barham Industries	2206 West Griffin Road	Point
19	L&P Materials (formerly KLM Industries, Inc)	2600 Industrial Street	Point
20	Leesburg Concrete, Inc.	2008 Griffin Road	Point
21	C&D Thin Pavers & Coping	2021 Tally Box Rd	Point
22	Spin City Laundry	1321 South 14th Street	Area
23	Long's Dry Cleaners	2115-A North Citrus Blvd.	Area
24	Johnson's Cleaners	101 West North Blvd.	Area
25	Donna's Cleaners	1421 West Main Street	Area
26	Fulmer's Dry Cleaners	716 North 14th Street	Area
27	Middlesex Asphalt, L.L.C.	1335 Thomas Avenue 1400 Thomas Ave	Area
28	All American Executive Dry Cleaning	1421 West Main Street	Area
29	Trinity Equipment Manufacturing (TEMCO Plant #448)	31643 Executive Blvd.	Area
30	Monaco Coach Corporation	3701 West Main Street	Area
Under Construction			
31	Leesburg Sanitary Landfill AB	1450 Neely Drive	Area
Un-permitted			
32	Regal Marine Industries	Regal Marine Industries	Area

The quality of ambient air (atmospheric air in its natural state), which is the outside air we breathe, is monitored by the FDEP. However, there are currently no ambient air monitoring stations in Leesburg, but there is one

ozone (highly reactive gas; natural and man-made; harmful) monitoring site in Clermont and one particulate matter (mixture of many chemical species) monitoring site in the Lake County portion of the Ocala National Forest. There have been no ambient air violations in Lake County as of the writing of this Plan. An assessment of common pollutants is provided below.

Ozone

Ozone is a problem for highly urbanized areas. The City of Leesburg, while not highly urbanized, could still be affected by ozone in the future through the growth of the Orlando area (what about the growth in the Leesburg area??). The worst ozone conditions are hot, calm-winded days. During this type of weather, the atmosphere becomes extremely heated causing increased reactions and levels of ozone to rise. Without wind to disperse the ozone, concentration levels in a localized area increase, leading to further pollution problems.

The overall air quality within Leesburg is expected to remain good in the future. Fortunately, more stringent standards imposed by the Environmental Protection Agency (EPA) and new technologies are such that the generation of severe pollution problems has been curbed considerably. The foremost concern for Leesburg will be the encroachment of the Orlando Urban Area, and those pollution problems associated with highly urbanized areas.

Hazardous Waste

The proper management of hazardous waste is necessary to protect valuable natural resources. Hazardous wastes include batteries, paints, cleaners, pesticides, and poisons. Improper disposal of these items can have a detrimental effect on our environment.

FDEP lists Foremost Fertilizer at 900 Thomas Ave (permanently closed) as the City's lone hazardous waste treater, storer, or disposer. FDEP also lists one Large Quantity Hazardous Waste Generator and 12 Small Quantity Hazardous Waste Generators.

Table 9-2 - Large and Small Quantity Hazardous Waste Generators

Source: FDEP

Name	Address	Original Notification Date	Last Inspection Date
Large Quantity Hazardous Waste Generators			
Wolverine Advanced Materials LLC	10825 County Road 44	1980	2021
Small Quantity Hazardous Waste Generators			
Cutrale Citrus Juices USA Inc	11 Cloud St	1985	2013
Power Technology Southeast	634 Sr 44	1994	
Home Depot #0278	10825 US Highway 441	2004	2015
Lake County Fleet Maintenance	2300 Griffin Rd	1994	
Columbia Par Car	2505 Industrial St	2001	2023
Power Technology SE Inc	31642 Progress Rd	2001	

Southeast Modular Manufacturing	2500 Industrial St	1996	2005
Leesburg Regional Medical Center	600 East Dixie Avenue	2008	2023
Alliance Labs	1456 William St	2011	2020
Sunshine Auto Service Inc	720 Hood Ave	2005	2023
Lowes of Lake County FL #569	9540 US Highway 441	2018	2021

There are no listed hazardous waste transfer facilities in Leesburg, with the closest in Orlando. All other hazardous materials issues relate to residential uses. To facilitate proper residential disposal, the Lake County Hazardous Waste Department has established various programs to assist citizens with proper disposal. A Household Chemical Collection Center is located at the Astatula Landfill on C.R. 561 in Tavares, where the County's hazardous waste is stored. In addition to this center, other locations throughout the County participate in recycling certain hazardous items. Mobile unit collections at various locations (where?) provide a convenient method of disposing of household hazards. Locations are found at lakecountyfl.gov/trash-recycling/mobile-unit. This service is for household hazards collection only and is free to the residents of Lake County.

In addition, the Lake County Department of Solid Waste Management offers programs for Lake County businesses. The Conditionally Exempt Small Quantity Generator (CESQG) is for small businesses that produce no more than 220 pounds or 25 gallons of chemical waste per month. In addition, the County operates the Pollution Prevention Program that also assists businesses with waste. This program gives businesses the opportunity to learn about proper waste disposal as well as waste reduction techniques.

The City has an interlocal agreement with Lake County Fire and Rescue to facilitate control of accidents involving hazardous wastes.

Commercially Valuable Minerals

The City's codes prohibit mining activities within the City's jurisdictional limits. Although no active mining is now occurring in the City, historically sand deposits within this area have been mined locally and used for fill material and asphalt production.

The most prevalent mineral resources found within the City are peat (brown deposit resembling soil), medium to fine sand and silt (fine sand, clay or other material carried by running water), and clayey sand (more percentage of clay than sand). Peat deposits are found in the southwestern and north-central parts of the City. These areas are known locally as the Okahumpka Swamp and the Emeralda Island Marsh. Deposits range up to 20 feet of thickness. Locally, peat deposits have been an important resource by providing land for muck and sod farming. In the past, peat has been mined and sold commercially.

Clayey sands cover a majority of the western half of the City that is not in the Okahumpka Swamp, east to the marsh/sod farm next to the Leesburg Municipal Airport, and an area generally bordered by County Road 44, U.S. 441, and County Road 473 (Haines Creek Road). Clayey sand has historically been used for construction purposes or as fill material in the area, although the suitability of the material varies with the clay content. The local importance of this material is illustrated by the numerous borrow pits (an area created to

remove earthen material from, which will be used for fill at another location) located throughout the area. However, due to population growth, and the resulting land development pressure, this material is no longer mined in the City. The medium to fine grained sands and silts are found in the eastern section of the City in two relatively narrow ribbons of land. The first is a maximum 1.2-mile strip north of and parallel to County Road 44 between U.S. Highway 441 and County Road 473 (Haines Creek Road). The second belt is a maximum 1.8-mile area south of and parallel to U.S. Highway 441 between County Road 44 and the Dead River.

Soil Erosion

Soils provide several resource functions, including drainage, stormwater filtration, water storage, aquifer recharge, and ground stabilization. Map 5 shows soil types within the City of Leesburg.

According to the data provided by United States Department of Agriculture Natural Resources Conservation Service, the dominant soils within the City of Leesburg include Everglades, Ocoee, Oklawaha Muck, which are frequently flooded, Candler and Apopka sand with varying slopes, Eureka loamy fine sand, and Urban Land Complex.

Soil erosion refers to the capability of a soil to be physically moved by wind or water. It is essentially a battle between two forces: flowing water or wind versus the gravity that holds soil in place. According to the Lake County Soil and Water Conservation District, there are areas within the City of Leesburg that are currently experiencing soil erosion. These areas are depicted in Map 6. As the map indicates, these soil types represent only a small fraction of the Leesburg Area. The three erodible soils, scattered throughout the southern portion of the City, are Sparr sand (poorly draining), Apopka sand (slightly acidic), and Paolo sand (white sugar sand), each with five to twelve percent slopes.

New development construction often involves the removal of native vegetation. Native vegetation acts as a soil stabilizer. As a result, stormwater that would naturally percolate into the ground runs off of the impermeable surfaces, carrying valuable soils with it. In order to minimize erosion and sedimentation associated with development activities, the USDA Natural Resources Conservation Service recommends that all developers be required to utilize best management techniques for erosion control (from BMP? Please provide source). Landscaping plans are required for all industrial, commercial, and multi-family residential development. It is also required that all new development, other than infill of existing single-family residential lots that are served by regional systems, should include methods of stormwater retention which ensure post-development water run-off rates do not exceed pre-development runoff rates.

Vegetative and Ecological Communities

There are three landscape (what are the 3?) associations in Central Florida.: Longleaf Pine-Turkey Oak Hills, Swamp Hardwoods, sandhills/isolated or free-flowing wetlands. A landscape association is a group of ecological communities having distinct topographic, geologic, and hydrologic condition and landscape position. The City lies within the sandhills/isolated or free-flowing wetlands landscape association. The

sandhills/wetlands landscape association is, in turn, comprised of four habitats, which are smaller groups of ecological communities. These four habitats are described in detail below.

Sandhills Habitat

Definition: sandy soils, low precipitation, and high evaporation rate supported primarily by grassland.

The sandhills habitat includes the sand scrub and longleaf pine/turkey oak ecological communities. A more complete listing is provided below:

Table 9-3 – Sandhill Habitat Vegetative Species

Trees	Shrubs	Herbaceous Plants and Vines	Grasses and Grasslike Plants
Bluejack Oak	Dwarf Huckleberry	Grassleaf Golden Aster	Yellow Indiangrass
Chapman Oak	Gopher Apple	Deermoss	Low Panicum
Sandlive Oak	Prickly Pear	Aster	Pinewoods Dropseed
Sand Pine		Blazing Star	
Longleaf Pine		Butterfly Pea	
Turkey Oak		Elephant's Foot	
		Partridge Pea	
		Pineland Beggarweed	
		Sandhill Milkweed	
		Wild Indigo	

Cypress Swamp Habitat

Definition: regularly inundated wetlands form a forested border along large rivers, creeks, and lakes.

Cypress swamp habitats occur along rivers and lake margins and is interspersed throughout other communities such as flatwoods. Bald Cypress, along lakes and stream margins, is dominant and is often the only plant found in large numbers. Pond Cypress occurs in cypress heads, or domes, which are usually found in flatwoods. Plants that characterize the cypress habitat are the following:

Table 9-4 – Cypress Swamp Habitat Vegetative Species

Trees	Shrubs	Herbaceous Plants and Vines	Grasses and Grasslike Plants
Bald Cypress	Common Buttonbush	Cinnamon Fern	Maidencane
Blackgum	Southern Wax-Myrtle	Fall-Flowering Ixia	Narrow-Leaf Sawgrass
Coastal Plain Willow		Laurel Greenbriar	
Pond Cypress		Pickerel Weed	
Red Maple		Royal Fern	

Hardwood Swamp Habitat

Definition: a forest where soils are saturated or flooded for a portion of the growing season; vegetation and trees adapt to tolerate flooded conditions.

The hardwood swamps habitat occurs along rivers and in basins that are either submerged or saturated part of the year. Bayhead swamps are included within this classification. The vegetation is primarily deciduous hardwood trees. Many areas may have originally been dominated by cypress, but when they were eradicated, the hardwoods became dominant. The following plants characterize the hardwood swamps habitat:

Table 9-5 – Hardwood Swamp Habitat Vegetative Species

Trees	Shrubs	Herbaceous Plants and Vines
Blackgum	Buttonbush	Cinnamon Fern
Red Maple	Dahoon Holly	Lizard's Tail
Sweetbay		Royal Fern
Water Ash		Wild Pine

Freshwater Marsh Habitat

Definition: non-forested, non-tidal wetlands dominated by grasses, sedges (a grass-like plant with triangular stems, growing typically in wet ground), and other freshwater emergent plants

The freshwater marsh habitat appears as an open expanse of grasses, sedges, rushes, and other herbaceous plants in areas where the soil is usually saturated or covered with surface water for two or more months during the year. Plants that characterize the freshwater marsh habitat are:

Table 9-6 – Freshwater Marsh Habitat Vegetative Species

Grasses and Grasslike Plants	Shrubs	Herbaceous Plants
Beak Rushes	St. John's Wort	Arrowhead
Blue Maidencane	Primorose Willow	Blue Flag
Bottlebush Threeawn	Smartweed	Cattail
Bulrushes	Pennywort	Fire Flag
Caric Sedges		Pickerel Weed
Clubhead Cutgrass		Smartweed
Common Reed		Penny Wort
Flat Sedge		
Rush		
Sawgrass		
Spike Rushes		
Umbrella Grass		
Wild Millet		

Dominant Animal Species within the Leesburg Area

Sandhills, cypress swamps, and freshwater marshes provide habitats for an extensive number of amphibian, bird, mammal, and reptile species. A list of species likely to exist in the Leesburg area, including their status, can be found in Table IX-3.

Listed Plant and Animal Species within the Leesburg Area

Before a plant or animal can receive protection under the Endangered Species Act, it must first be placed on the Federal list (How? "we receive a petition from a person or organization requesting that we list a species as threatened or endangered") of endangered and threatened wildlife and plants. The listing program follows a strict legal process to determine whether to list a species, depending on the degree of threat it faces.

Endangered Species are in danger of extinction when the harmful factors affecting their populations continue to operate. These are species whose numbers have already declined to such a critically low level, or whose habitats have been so seriously reduced or degraded, that without active assistance their survival in Florida is questionable.

Threatened species are likely to become endangered in the State within the foreseeable future if current trends continue. This category includes species whose populations are decreasing because of over exploitation, habitat loss, or other factors; species whose populations have already been heavily depleted by deleterious

conditions, and while not actually endangered, are in a critical state nevertheless; and, species that may still be relatively abundant but are being subjected to serious adverse pressures throughout their range.

On October 17, 2001, an environmental consultant conducted a Preliminary Environmental Assessment of the approximately 691-acre site known as Platt Farms, located in Sections 9 and 20, Township 20 South, Range 25 East, Lake County Florida. The Preliminary Environmental Assessment included field review for the occurrence and potential for occurrence of listed species of flora and fauna, based upon the existing vegetative communities. According to the assessment, listed species observed within the area include, but by no means are limited to, the royal fern, the gopher tortoise, the American alligator, the White ibis, and the Bald eagle. An updated assessment was completed during 2018 and 2019, and found that one listed species, the gopher tortoise, was observed on the site. Tables of listed animal and plant species in Lake County are provided below. Map 7 depicts Strategic Habitat Conservation Areas within the City of Leesburg. Listed Species mapped by the Florida Natural Areas Inventory are shown on Map 8. Scrub jays have been observed in the Leesburg area as well; however, their locations are not currently publicly available (why?).

Despite being removed from the federal list of Threatened and Endangered Species in 2007, Bald Eagles are still protected by both state and federal laws. The City of Leesburg is included in the area monitored by Audubon Florida's EagleWatch Program, which provides valuable information nesting activity and current population trends of eagles in Florida. A map of nests can be found on the EagleWatch Program website.

Table 9-7 - Listed Animal Species in Lake County and Expected Occurrence on McElyea / 623 Property

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Reptiles				
Alligator mississippiensis American alligator	T(S/A)	T(S/A)	Vegetated lakes and deepwater swamps	Low: open water habitat available, none sighted
Drymarchon corais couperi Eastern indigo snake	T	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: habitat available, gopher tortoise burrows observed
Gopherus polyphemus Gopher tortoise	T	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: habitat available, burrows located
Eumeces egregious lividus Bluetail mole skink	T	T	Dry, white sands of scrub, high pine and citrus grove in the Lake Wales Ridge system	Low: habitat available, no tracks observed
Neoseps reynoldsi Sand skink	T	T	Dry, white sands of scrub, high pine and citrus grove in the Lake Wales Ridge system	Low: habitat available, no tracks observed
Amphibians				

Rana capito Florida gopher frog	SSC	-	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: habitat available, gopher tortoise burrows observed
Birds				
Aphelocoma coerulescens Florida scrub jay	T	T	Level, sterile, white sand with low, xeric oak scrub	Low: no habitat available, none sighted
Aramus guarauna Limpkin	SSC	_	Densely vegetated swamps, lakeshores and slow streams	Low: habitat available on site, none sighted
Egretta caerulea Little blue heron	T	_	Lake littorus; shallow ponds and marshes	Medium: foraging habitat available, no birds sighted
Polyborus plancus audubonii Audubon's crested caracara	T	T	Mesic temperate hammock and pine flatwoods, dry prairie and wet prairies	Low: habitat not available, no birds sighted
Ammodramus savannarum floridanus Florida grasshopper sparrow	E	E	Dry prairie and wet prairies	Low: no habitat available, none sighted
Rostrhamus sociabilis plumbeus Everglade snail kite	E	E	Hydric pine flatwoods, freshwater marshes, open water swamps	Low: habitat available, none sighted
Athene cunicularia floridana Florida burrowing owl	T	_	Open treeless areas such as pastures, fields, golf courses, airports, and vacant lots	Low: habitat not available, none sighted.
Falco sparverius paulus Southeastern American kestrel	T	_	Forest edges, and clearings; nests in mature pines	Low: habitat not available, none sighted
Grus canadensis pratensis Florida sandhill crane	T	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: habitat available, no birds sighted
Haliaeetus leucocephalus Bald eagle	State Eagle Rule	Federal Law	Open (<60% canopy cover), mature pine forests < 2 km from expansive open waters	Low: habitat not available, birds not sighted, nest search was negative
Mycteria americana Wood stork	T	T	Nests is cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: foraging habitat available, no birds sighted
Picoides borealis Red-cockaded Woodpecker		E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
Mammals				
Podomys floridanus Florida mouse	SSC	_	Sand pine scrub; xeric oak-pine flatwoods; often associated with *G. polyphemus* burrows	Low: habitat (tortoise burrows) present, none sighted
Sciurus niger shermani Sherman's fox squirrel	SSC	_	Mature flatwoods of sandhills; occasional in tall cypress-bay forests	Low: habitat not available, none sighted
Felis concolor coryi Florida panther	E	E	High pine, tropical and mesic hammocks, scrub, pine flatwoods, wet prairie, marshes, mangrove	Low: habitat not available, none sighted

Footnotes

1: FWC - Florida Fish and Wildlife Conservation Commission, formerly the Florida Game and Fresh Water Fish Commission; Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

2: USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories.

3: Habitats described by:

Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami. Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.
Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.
Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.
Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.
McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp. Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.

4: Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

Table 9-8 - Listed Plant Species in Lake County and Expected Occurrence on McElyea / 623 Property

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Bonamia grandiflora Florida bonamia	_	T	High pine, scrub, scrubby high pine	Low: habitat not available, none found
Chionanthus pygmaeus Pygmy fringe-tree	_	E	Scrub, scrubby high pine	Low: habitat not available, none found
Cladonia perforate Florida perforate cladonia	_	E	Scrub – Lake Wales Ridge system	Low: habitat not available, none found
Clitoria fragrans Pigeon wings	_	T	High pine, scrub, scrubby high pine, scrubby flatwoods	Low: habitat not available, none found
Conradina brevifolia Short-leaved rosemary	E	E	High pine, scrub	Low: habitat not available, none found
Crotalaria avonensis Avon Park harebells	_	E	Scrub – Lake Wales Ridge system	Low: habitat not available, none found
Eriogonum long. var. gnaphalifolium Scrub Buckwheat	_	T	High pine, scrub, scrubby high pine	Low: habitat not available, none found
Hypericum cumulicola Highlands scrub hypericum		E	Scrub – Lake Wales Ridge system	Low: habitat not available, none found
Liatris ohlingerae Scrub blazing star	_	E	High pine, scrub, scrubby flatwoods	Low: habitat not available, none found
Nolina brittoniana Britton's beargrass	_	E	High pine, scrub, scrubby high pine, scrubby flatwoods	Low: habitat not available, none found
Paronychia chartacea Papery whitlow-wort	_	T	High pine, scrub	Low: habitat not available, none found
Platanthera cristata Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: no habitat available, none found

Platanthera flava Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: habitat not available, none found
Platanthera nivea Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: no habitat available, none found
Pogonia ophioglossoides Rose pogonia	T	_	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: no habitat available, none found
Polygala lewtonii Scrub (Lewton's) milkwort	E	E	Dry oak woodlands and scrub	Low: habitat not available, none found.
Polygonella basiramia Wireweed	_	E	Scrub- Lake Wales Ridge system	Low: habitat not available, none found
Polygonella myriophylla Sandlace	_	E	Scrub, scrubby high pine	Low: habitat not available, none found
Prunus geniculata Scrub plum	E	E	High pine, scrub, scrubby high pine	Low: habitat not available, none found
Spiranthes laciniata Lace-tip ladies' tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: habitat available, none found
Spiranthes longilabris Long-tip ladies' tresses	T	_	Marshes and wet prairies	Low: habitat available, none found
Stenorrhynchos lanceolatus var. lanceolatus Leafless beaked orchid	T	_	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat available , none found
Warea amplexifolia Wide-leaf warea	E	E	High pine	Low: no habitat available, none found
Warea carteri Carter's mustard	_	E	High pine, scrub, scrubby high pine, scrubby flatwoods, mesic pine flatwoods	Low: habitat not available, none found
Ziziphus celata Florida ziziphus	_	E	High pine, scrub	Low: habitat not available, none found

Footnotes

1: FDA – Florida Department of Agriculture and Consumer Services; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997. Supporting information from FNAI - Florida Natural Inventory; Matrix of habitats and distribution by county of rare/endangered fauna and flora in Florida, published April 1990.

2: USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

[E-endangered, T-threatened, SSC- species of special concern, CE-commercially exploited.] C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support for listing) and C2 (candidate for listing with some evidence of vulnerability, but for which not enough data exist to support listing) are no longer official categories.

3: Habitats described by:

Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp. FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.
Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.
Ward, D.B. (publ. date not listed). Volume Five,. Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida.University Presses of Florida, Gainesville. 175 pp.
Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.

4: Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

Existing Conservation Areas

Leesburg has one major existing conservation area. The Palatlakaha Environmental and Agricultural Reserve (PEAR) Park is located along the Palatlakaha River and encompasses 318 acres. The park is divided into two distinct sections consisting of the Passive Recreation Wildlife Conservation Area (WCA) and the 'Gateway', which is a combination of Active Recreation and natural areas. Natural communities' restoration activities include invasive non-native species removal, native species plantings and the reintroduction of prescribed fire.

Figure 9-1 - P.E.A.R. Park Map

Source: Lake County Florida Office of Parks & Trails

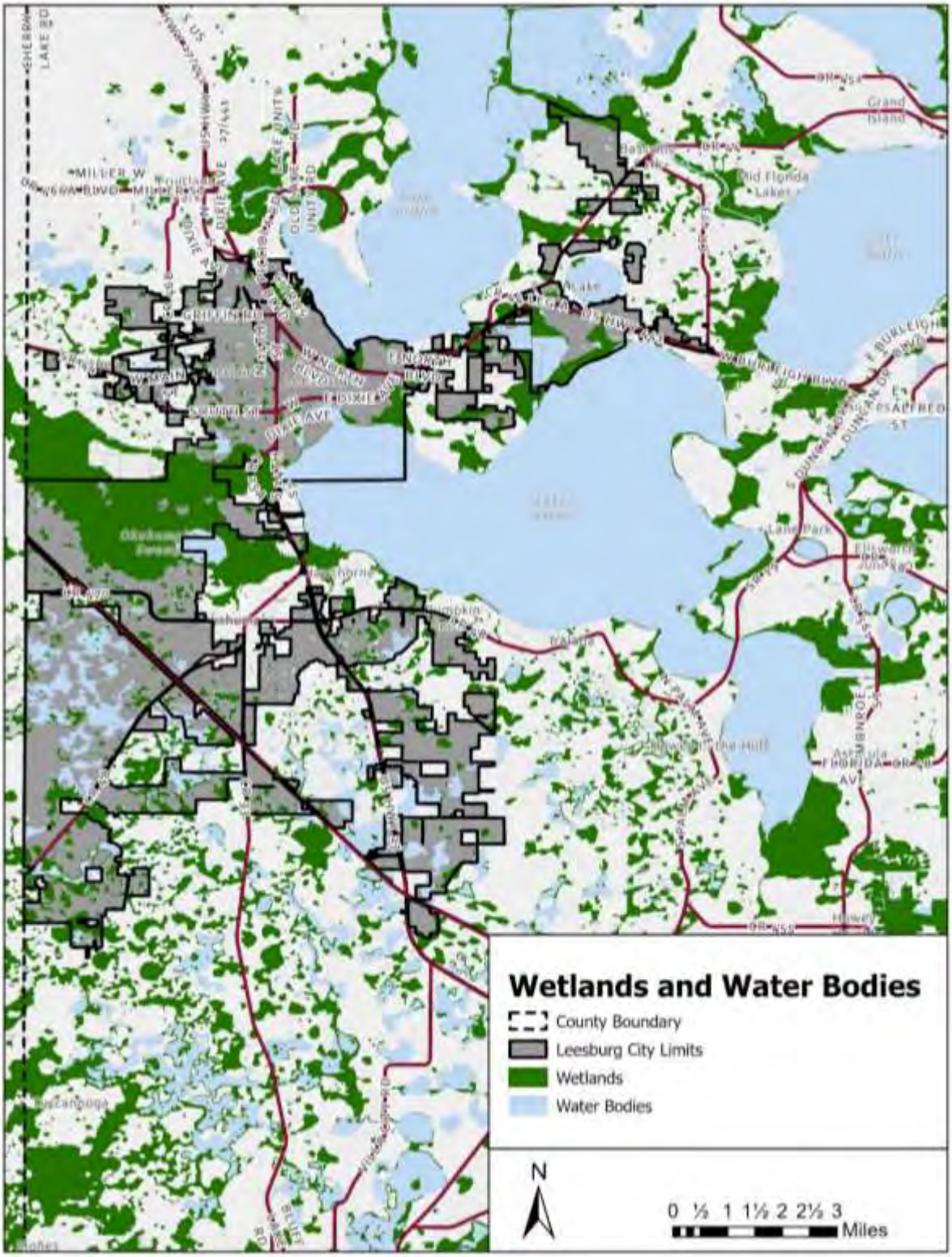
Future Water Resources

Leesburg is in the St. Johns River Water Management District, which develops regional water management plans. Leesburg is within the boundaries of the Central Springs/East Coast (CSEC) Regional Water Supply

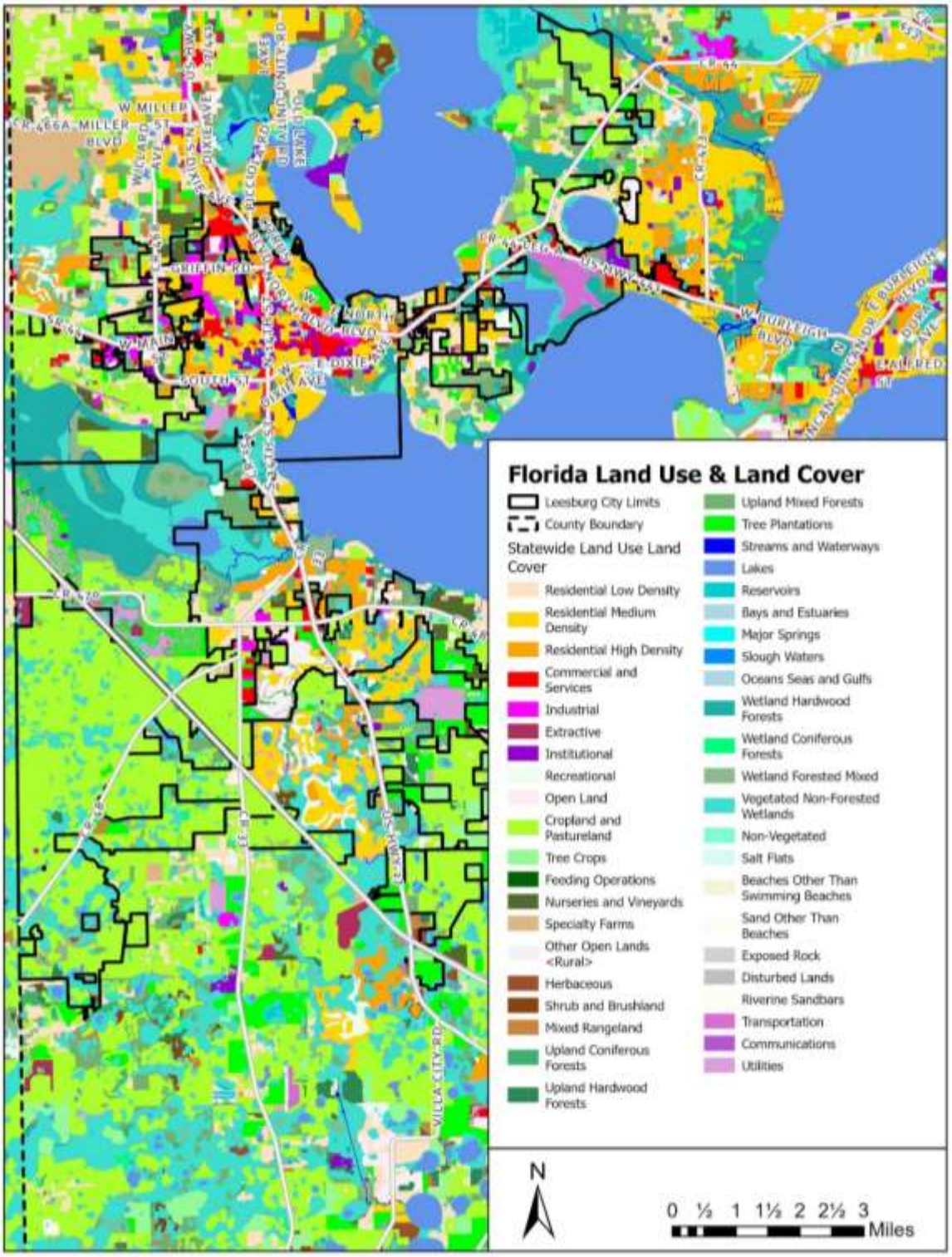
Plan (RWSP). The Plan, adopted in 2022, was developed through a collaborative process among the District, local governments, public supply utilities, environmental advocates, and other stakeholders for a 20-year planning period. Based on the results of the CSEC water resource assessment, the District determined fresh groundwater alone cannot supply the projected increase in water demand during the 20-year planning horizon without causing unacceptable impacts to water resources.

The Plan identifies solutions to meet the current and future water use needs of the region while ensuring the natural resources of the area are protected. The CSEC RWSP provides water resource and water supply development project options to guide water users and suppliers in their efforts to meet the projected water demands while protecting the region's natural resources. Project options range from aquifer recharge and potable reuse to alternative water supply sources like reclaimed, surface water and stormwater.

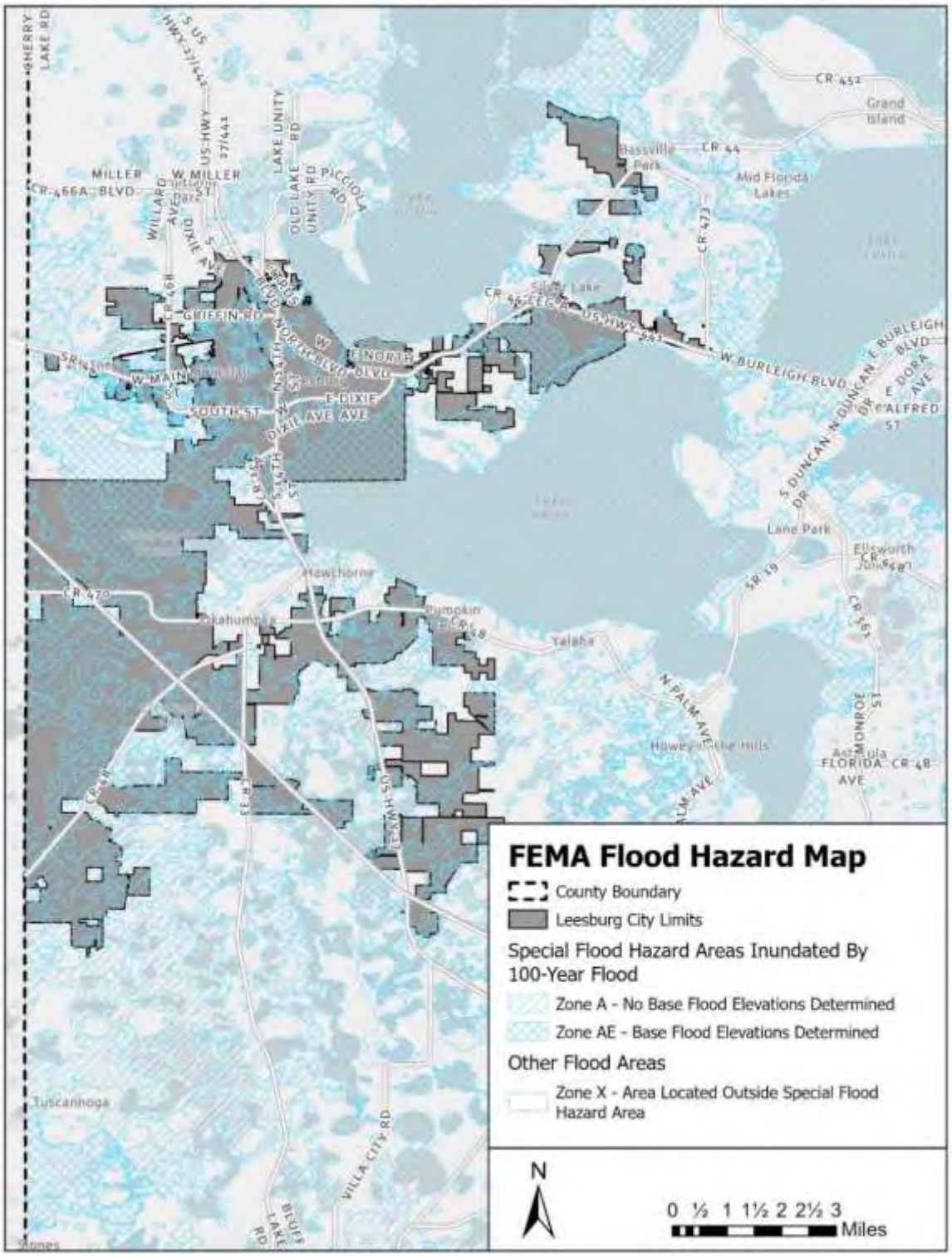
LEESBURG WETLANDS



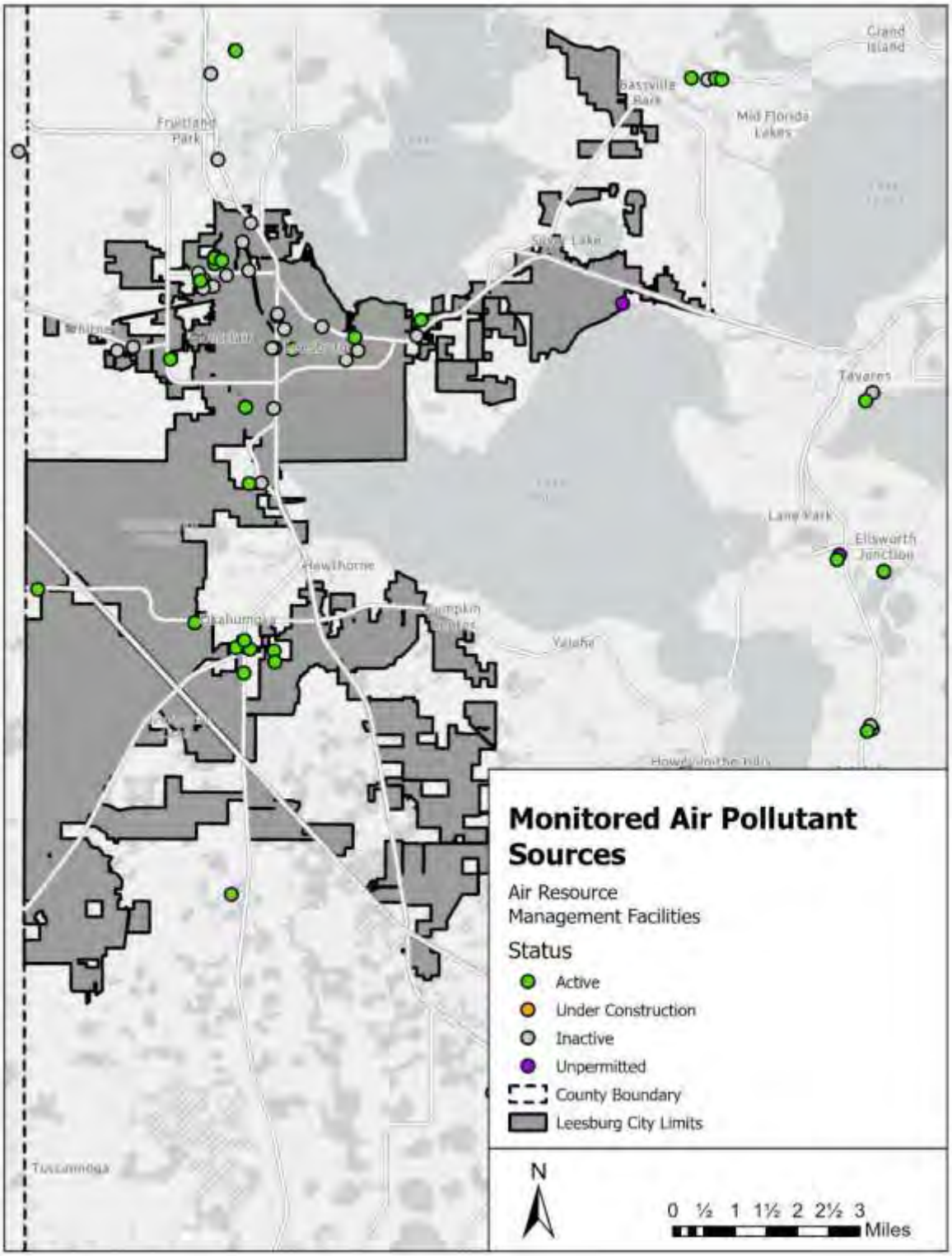
LEESBURG LAND USE AND LAND COVER



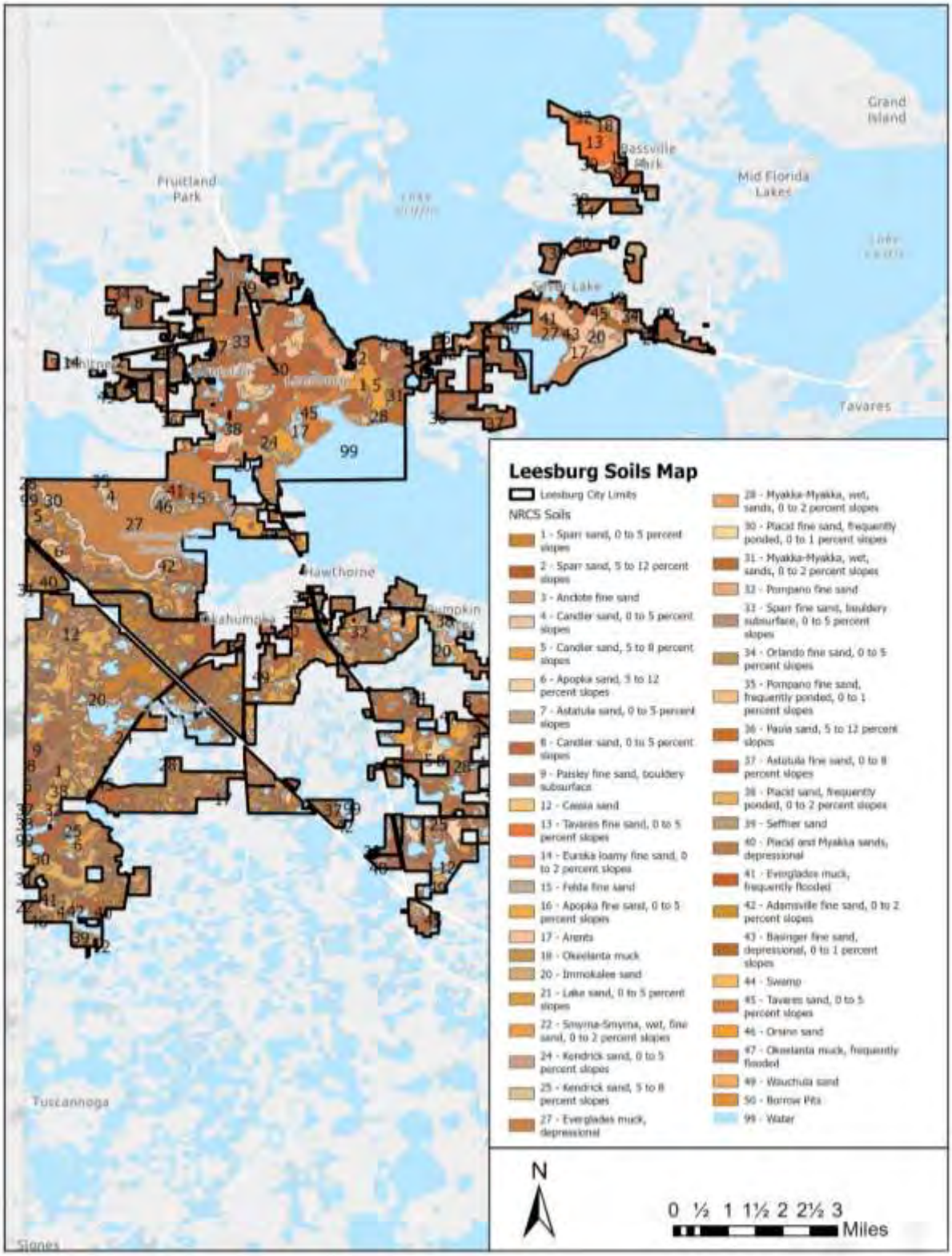
LEESBURG FEMA FLOOD HAZARDS



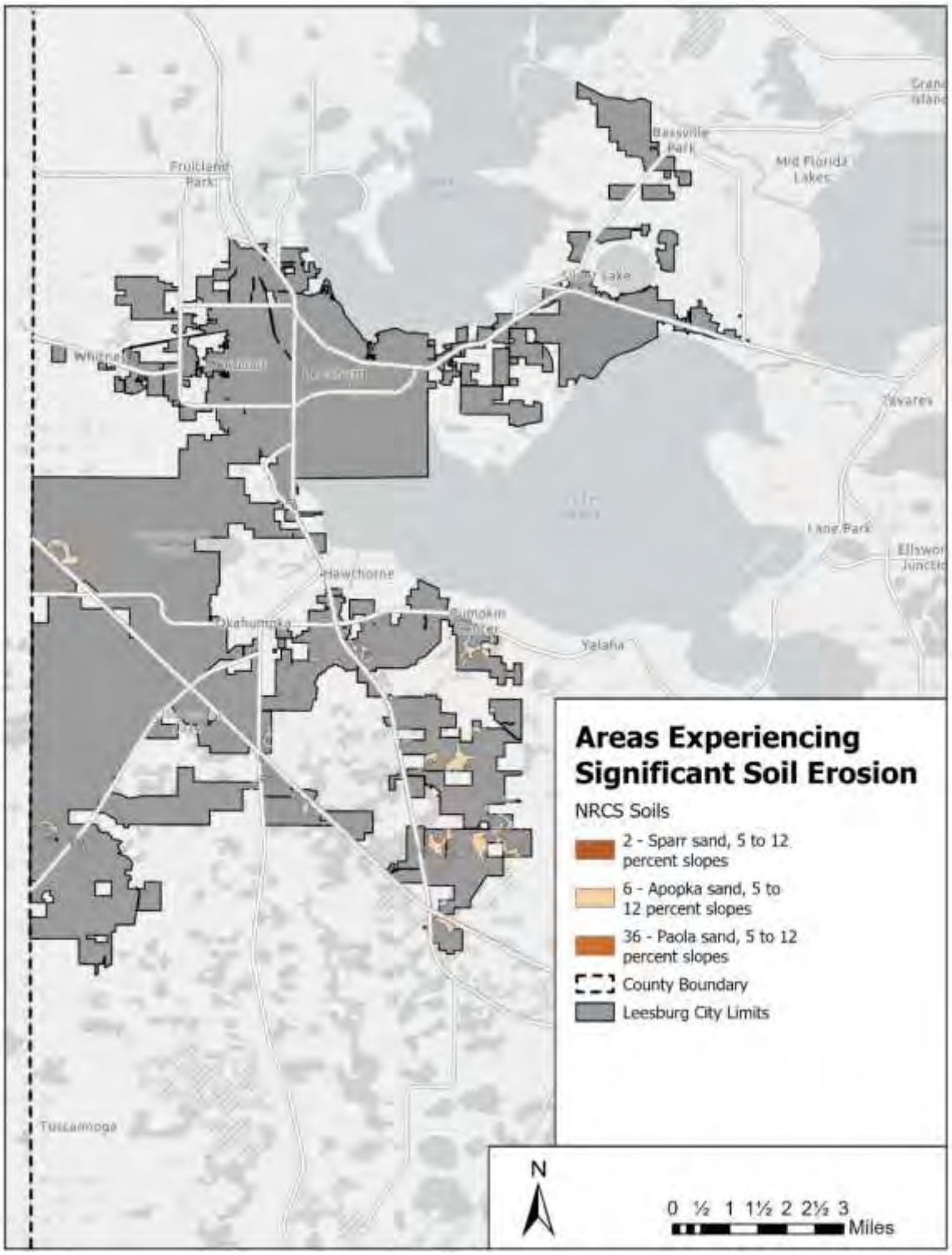
LEESBURG AIR POLLUTANT SOURCES



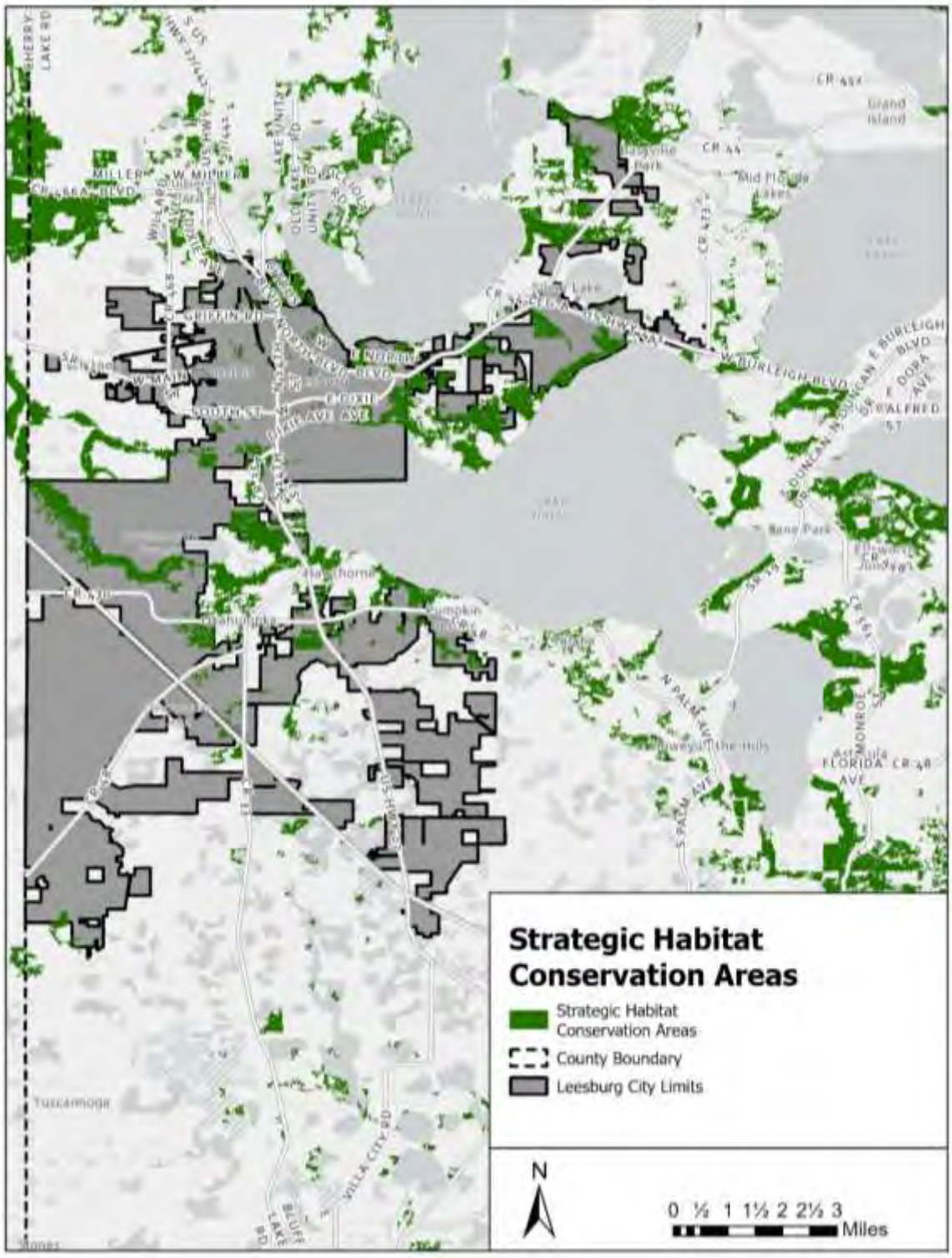
LEESBURG SOIL TYPES



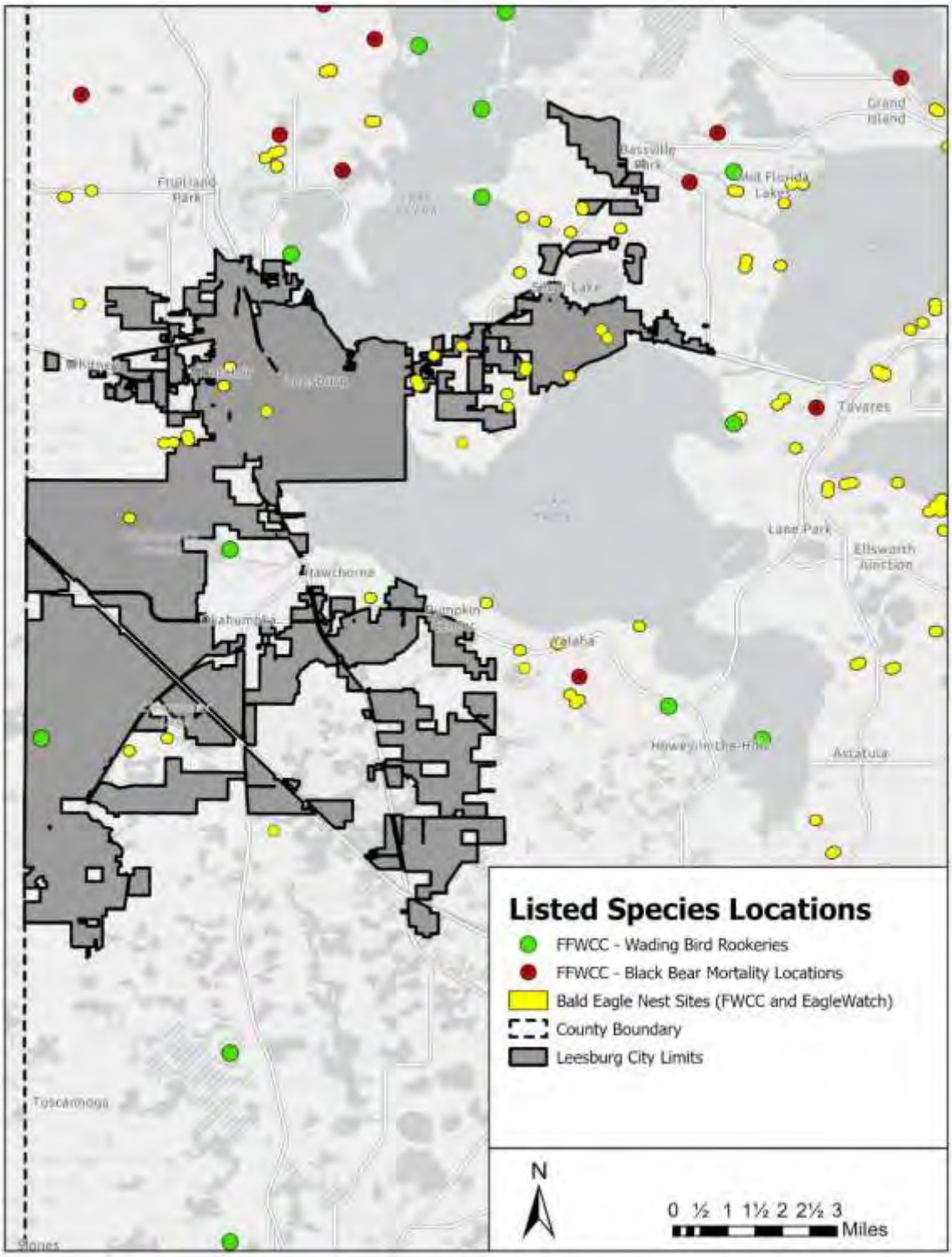
LEESBURG AREAS EXPERIENCING SIGNIFICANT SOIL EROSION



LEESBURG STRATEGIC HABITAT CONSERVATION AREAS



LEESBURG LISTED SPECIES LOCATIONS



CONSERVATION GLOSSARY

- 100-year floodplain: any area likely to be flooded over a 24-hour period to a level equal to or exceeded once on an average of every 100 years *(from: Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP), 2024).*
- Aquifer: fragment of pre-existing rock that have been transported some distance from their points of origin.
    - Clastic aquifer: a thin layer (25 to 200 feet thick) of largely sandy material, which acts as a filter bed for purifying water.
    - The Floridan aquifer: a layer approximately 2,000 feet thick; The City's water supply is obtained from the Upper Floridan aquifer at a depth of 300-600 feet below land surface.
- Clayey sand: sediment material that is more percentage of clay than sand.
- Cypress Swamp Habitat: regularly inundated wetlands form a forested border along large rivers, creeks, and lakes.
- Drainage basin: an area of land where all flowing surface water converges to a single point, such as a river.
- Endangered Species: Living organisms in danger of extinction, whether due to their numbers have already declined to such a critically low level, or habitats have been so seriously reduced or degraded, that without active assistance their survival is questionable, when the harmful factors affecting their populations continue to operate.
- Freshwater Marsh Habitat: non-forested, non-tidal wetlands dominated by grasses, sedges (a grass-like plant with triangular stems, growing typically in wet ground), and other freshwater emergent plants
- Groundwater: consists of rainfall and surface water that filters into the underground drainage system. It is the principal source of water for all municipal systems as well as for most private industrial, agricultural, and domestic users within the City.
- Hardwood Swamp Habitat: a forest where soils are saturated or flooded for a portion of the growing season; vegetation and trees adapt to tolerate flooded conditions.
- Hazardous waste: waste with properties that make it dangerous or capable of having a harmful effect on human health or the environment *(from: Unites States Environmental Protection Agency (EPA), 2024)*; includes batteries, paints, cleaners, pesticides, and poisons.
- Lake: a location where surface-water runoff (and maybe some groundwater seepage) have accumulated in a low spot, relative to the surrounding countryside *(from: Unites States Geological Survey (USGS), 2024).*
- Landscape association: a group of ecological communities having distinct topographic, geologic, and hydrologic condition and landscape position.
- Lowlands: lands which are no higher that 200m (660 ft).

- Medium-to-fine sand and silt: fine sand, clay or other material carried by running water.
- Native vegetation (also called indigenous plants): plants that have evolved over thousands of years in a particular region. They have adapted to the geography, hydrology, and climate of that region *(from: Unites States Environmental Protection Agency (EPA), Greenacres, 2016).*
- Ozone (O3): a highly reactive gas composed of three oxygen atoms; It is both a natural and a man-made product that occurs in the Earth's upper atmosphere (the stratosphere) and lower atmosphere (the troposphere); Depending on where it is in the atmosphere, ozone affects life on Earth in either good or bad ways *(from: Unites States Environmental Protection Agency (EPA), 2024).*
- Peat: brown deposit resembling soil; a surface organic layer of a soil that consists of partially decomposed organic matter, derived mostly from plant material, which has accumulated under conditions of waterlogging, oxygen deficiency, high acidity and nutrient deficiency *(from: International Peatland Society (IPS), 2024).*
- Potable water: also known as drinking water; comes from surface and ground sources and is treated to levels that meet state and federal standards for consumption.
- River: forms from water moving from a higher elevation to a lower elevation, all due to gravity *(from: Unites States Geological Survey (USGS), 2024).*
- Sandhills Habitat: characterized by sandy soils, low precipitation, and high evaporation rate supported primarily by grassland.
- Soil erosion: the capability of a soil to be physically moved by wind or water.
- Stream: forms from water moving from a higher elevation to a lower elevation, all due to gravity; typically smaller than a river, but larger than a creek *(from: Unites States Geological Survey (USGS), 2024).*
- Threatened species: organisms that are likely to become endangered in the State within the foreseeable future if current trends continue; including species whose populations are decreasing because of over exploitation, habitat loss, or other factors; species whose populations have already been heavily depleted by deleterious conditions, and while not actually endangered, are in a critical state nevertheless; and, species that may still be relatively abundant but are being subjected to serious adverse pressures throughout their range.
- Uplands: lands between 200m (660 ft) and 500m (1, 600ft).
- Wetlands: areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season.
    - Lacustrine wetland: lake-associated wetland and may include freshwater marshes, aquatic beds, and lakeshores, and is generally sparsely vegetated.
    - Palustrine wetlands: includes any non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.05%; what people traditionally think of as a wetland.

CONSERVATION
LINKS TO RELATED JURISDICTIONS

Regional Jurisdictional Resources:

- Lake County FL:
  https://www.lakecountyfl.gov/home
  - Lake County Hazardous Waste Department:
    https://www.lakecountyfl.gov/trash-recycling/hazardous-waste
  - Lake County Florida Office of Parks & Trails:
    https://www.lakecountyfl.gov/parks-and-trails
- St. Johns River Water Management District:
  https://www.sjrwmd.com/

State-Level Entities and Resources:

- Audubon Florida's EagleWatch Program:
  https://fl.audubon.org/audubon-eaglewatch
- FDEP Air Pollution Inventory System:
  https://floridadep.gov/air/permitting-compliance/content/air-emissions-inventory

Federal-Level Entities and Resources:

- USDA Natural Resources Conservation Service:
  https://www.nrcs.usda.gov/

10. RECREATION & OPEN SPACE

ELEMENT SUMMARY:

The City of Leesburg shall provide adequate open space, parks, and recreation facilities to serve the needs of all residents, and ensure adequate, clearly identified, and safe access to all public parks and recreational facilities within the City's jurisdiction. These facilities may be provided with partnerships between the City, other local jurisdictions, and private entities. The City shall make use of existing resources and remain consistent with the land and financial resources available.

RECREATION & OPEN SPACE
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

The City of Leesburg shall provide adequate open space, parks, and recreation facilities to serve the needs of all residents of the City of Leesburg.

Objective 1.1: ***Provision of Adequate Sites and Facilities.***

To ensure adequate lands are provided for public and/or public access parks, the City may utilize criteria specific to population, park size and location. For purposes of implementing this Objective, the City may utilize parklands under the jurisdiction of private development, Lake County, City, State or Federal government

Policy 1.1.1: The City of Leesburg may utilize the following criteria for determining the location and need for park lands:

- Community Park - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 8,000 City residents and is located no greater than three (3) miles from those residents. The minimum size of any new community park should be twenty (20) acres.
- Neighborhood Park - A facility that serves an entire neighborhood or area that serves a maximum of 5,000 City residents and is located no greater than three-fourths (3/4) of a mile from those residents. The minimum size of a neighborhood park should be five (5) acres.

Policy 1.1.2: The City shall continue to utilize the following definitions for recreational development, as applicable:

- Active Park – Those park areas that are relatively free of man made structural mass, and are utilized for active recreational pursuits.
- Passive Park – Those parks that are free of man-made structural mass, and are utilized primarily for passive recreational pursuits.
- Activity-Based Recreation Facilities – Facilities designed for specific recreational purposes, such as man-made pools for swimming, courts for tennis, racquetball, basketball, etc.
- Resource-Based Recreation Facilities – Facilities dependent on natural resources such as water for boating, forests for hunting, etc.

Policy 1.1.3: The City shall continue to enforce provisions within the Land Development Regulations which maintain standards for park development and improvements.

Standards including buffering, landscaping, parking, and the amount of area available for facilities.

Policy 1.1.4: The City may utilize park and facility guidelines established by "Florida's Statewide Comprehensive Outdoor Recreation Plan –2019" for the provision of recreation facilities based on a median population served:

Policy 1.1.5: Mandatory Dedication of Land. The City shall continue to enforce provisions within the Land Development Regulations which require new residential development to provide land required for open space.

Policy 1.1.6: The City will support the efforts of its Trails Committee to develop and continuously update a trails inventory and to coordinate the provision of bicycle and pedestrian access to parks and open spaces.

Objective 1.2: ***Natural Resources.***

Maintain a comprehensive park and open space system to ensure the provision of open space, which utilizes existing resources and is consistent with the land and financial resources available.

Policy 1.2.1: The City shall continue to investigate opportunities for public access and enjoyment of the waterfront; improved bike, pedestrian, and equestrian trail systems; as well as open space opportunities, where feasible.

Policy 1.2.2: The City shall continue to maintain ecologically sensitive wetland areas as open space areas to be protected and enjoyed by the community.

Policy 1.2.3: Ecologically sensitive lands shall be left in their natural state and considered as part of the City's passive recreation and open space system. Programs to implement this policy shall incorporate the designation of ecologically sensitive areas, where little or no development is permitted, as open space areas. Such areas may also be used as recreation areas, provided the recreation has minimal physical and environmental impact to sensitive areas.

Policy 1.2.4: The City shall continue to protect the recreational value of its water resources and participate in programs to improve water quality.

Policy 1.2.5: As part of the annexation process, the City shall identify and designate ecologically sensitive wetland areas as conservation areas.

Policy 1.2.6: The City of Leesburg will remove non-native vegetation located in recreation and conservation land owned by the City consistent with funding availability and financial planning defined in the Capital Improvement Plan.

Policy 1.2.7: The City of Leesburg will restore or enhance degraded natural areas in recreation and conservation land owned by the City consistent with funding availability and financial planning defined in the Capital Improvement Plan.

Objective 1.3: ***Capital Improvements.***

On an annual basis, the City shall assess needs and propose capital improvements to provide adequate park and recreational facilities and land to meet the demands of future growth.

Policy 1.3.1: The City shall review park and recreation facilities on an annual basis, in order to maintain adequate facilities.

Policy 1.3.2: The City shall evaluate recreational need for newly annexed areas.

Policy 1.3.3: The Capital Improvements Element shall designate facilities needed to meet future demands

Objective 1.4: ***Maximize Resources.***

The City shall maximize the use of public and private resources in the provision of park and recreational facilities to meet the current and future demands.

Policy 1.4.1: The City shall continue to coordinate the provision of park and recreation facilities and activities with county, regional, and state plans and programs.

Policy 1.4.2: The City shall continue to coordinate with Lake County, Lake Sumter Metropolitan Planning Origination, the Florida Trail Association, the Trails to Trails Conservancy, the Department of Environmental Protection and other organizations involved in the acquisition and development of trail systems.

Policy 1.4.3: The City will explore, in cooperation with Lake County, the Florida Department of Environmental Protection (DEP), the St. Johns' River Water Management District (SJRWMD), a means for extending the existing Palatlakaha River hiking trail through the Palatlakaha Environmental and Agricultural Reserve (PEAR) Center beyond its current limits as a part of a system of unified trails and greenways.

Policy 1.4.4: The City shall continue to provide interlocal agreements and cooperate with private and not for profit organizations for use of City parks and facilities in order to provide a variety of recreational programs.

Policy 1.4.5: New park and trail development shall address the cost to maintain each facility prior to implementation. Design/maintenance techniques, materials, and procurement methods should be used that provide the most cost effective measures to develop, as well as maintain the park and trail facilities.

Policy 1.4.6: Design of new facilities should consider revenue generating opportunities (i.e. concessions, rentals) that could offset operational cost or enhance the recreational experience as appropriate.

Policy 1.4.7: The City will pursue public-private partnerships to encourage the development of new and the preservation of existing pocket parks in areas of the Central Business District

utilizing abandoned rights-of-way or rights-of-way which have been discontinued for use for vehicular traffic.

Objective 1.5: ***Accessibility.***

The City shall ensure adequate and safe access to all public parks and recreational facilities.

Policy 1.5.1: All City owned public recreation and open space facilities shall be made easily accessible to all City residents including the elderly, the physically impaired, and the economically disadvantaged.

Policy 1.5.2: All City recreation and open space facilities shall provide access for the physically impaired.

Policy 1.5.3: All City owned facilities shall be accessible to automobiles, bicycles, and pedestrians where appropriate.

Policy 1.5.4: The City shall align with the best practices from the Florida Council on Aging, to provide access to City recreation and open space facilities, where feasible.

Policy 1.5.5: The City shall provide recreation and open space programs for economically disadvantaged citizens through civic organizations.

Policy 1.5.6: The City shall strive to interconnect existing and future dedicated open space areas, pedestrian and bicycle trails, hiking trails, equestrian trails, and where appropriate, abandoned railroad right of way and utility corridors, into the trail network.

Policy 1.5.7: The City may consider the following guidelines and standards in the planning and development of trails: the current best practices from publications available at the time of adoption by the Florida Department of Transportation and the Florida Office of Greenways and Trails.

Policy 1.5.8: The City shall evaluate the need and amend, if necessary, the Land Development Regulations public road design standards for bicycle travel and pedestrian needs in conjunction with roadway design and improvements.

Objective 1.6: ***Park Identification.***

The City of Leesburg shall inventory and clearly identify parks through the creation of a uniform sign package.

Policy 1.6.1: The City of Leesburg has established and erected uniform signs for all City owned and maintained parks and recreational facilities.

Policy 1.6.2: The City of Leesburg shall update the Parks and Recreation Master Plan as needed.

Objective 1.7: ***Private Development.***

As part of new residential development, the City of Leesburg shall coordinate and encourage the provision of neighborhood parks as either individual sites, or as part of larger parks to meet the City's recreation and open space demands.

Policy 1.7.1: The City shall coordinate ways and means for private developers to provide public recreational facilities within their developments. Such recreational facilities shall have accessible locations for residents throughout the development, and serve multiple recreational uses and populations within the overall development, as applicable.

Policy 1.7.2: The City should continue to utilize PUD (Planned Unit Development) Agreements to increase open space within private developments. Subject to these agreements, developers shall provide open space and the amount of such open space provided shall be based on appropriate land use category and the minimum open space necessary to adequately new development buffer from existing development, provide positive environmental enhancements, including aquifer recharge, drainage, aesthetics, additional flex recreation area, noise reduction, and adequate light and air between structures, wherever applicable.

Policy 1.7.3: The City shall utilize the park and facility guidelines established by "Florida's Statewide Comprehensive Outdoor Recreation Plan –2019" to recommend recreation improvements located within the private development.

Policy 1.7.4: The City shall continue to encourage water-wise and native plantings in new developments, both within community recreation and common areas, wherever feasible.

RECREATION & OPEN SPACE DATA APPENDIX

Introduction

Florida Statute 163.3177(6)(e) requires a Recreation and Open Space Element that indicates a comprehensive system of public and private sites for recreation including but not limited to natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways and other recreational facilities.

The National Recreation and Parks Association (NRPA) no longer uses the Level of Service (LOS) standards for park facilities that are included in this element. Additionally, park facilities LOS standards are no longer required by the State of Florida. The City may keep these LOS standards for park facilities, remove them from the Comprehensive Plan, or provide alternate standards that are more consistent with current NRPA metrics.

The City of Leesburg has a wide variety of recreational programs and facilities to serve its population. A full description of these programs and facilities can be found at: https://cms6.revize.com/revize/leesburg/document_center/Recreation/2023%20Program%20GuideR3.pdf

Table 10-1 - City Recreation and Open Space Facilities

Facility	Address	Acreage	Ball Diamond(s)	Basketball Hoops/Courts	Batting Cage	Benches	Bike Racks	Charcoal Grill	Concession Stand	Electricity Available	Indoor Rentable Rooms	Pavilions	Playgrounds	Picnic Tables	Restrooms	Shuffleboard Courts	Splash Pad	Staff Offices	Swimming Pool	Tennis Courts	Trails	Walking Path	Water Taps	Waterfront Fishing
Berry Park	2121 Johns Avenue	35						•		•		•	•	•	•							•	•	
Canal Street Field	420 S Canal Street	2	•	•						•														
Corrine Williams Park	2141 Woodland Boulevard	1.5								•			•	•									•	
Cultural Arts Building	201 E. Dixie Avenue									•	•				•									
Henderson Park at Beverly Shores	810 North Shore Drive					•							•											•
Herlong Park	700 E North Boulevard					•						•												•
Jessie Holleman	1016 Tuskegee Street																							
John L. Johnson Park	205 Mills Avenue	2		•						•			•	•									•	
Lake Williams & Lake Mary Park	211 South 15th Street	21																				•		•
Leesburg Dog Park	9745 Silver Lake Drive	0.5												•									•	
Leesburg's H.O. Dabney Aquatic Center	312 Pine Street	0.5												•									•	
Leesburg Historic Museum	111 South 6th Street														•									
Leesburg Recreation Complex	1851 Griffin Road	11		•			•			•			•	•	•			•				•	•	
Monkey Island	Lake Harris, near Venetian Cove	0.54						•						•										•
Mote Morris House	1195 West Magnolia Street	2										•			•									
Palmetto St. Complex	310 S. Palmetto Street	2				•								•	•	•				•			•	
Pat Thomas Stadium	240 Ball Park Road		•		•				•	•				•	•								•	
Roger's Park - Playground	310 S. 9th Street	1.5						•		•		•	•	•	•		•						•	
Roger's Park Building	610 S. 9th Street	1.5						•		•	•	•	•	•	•		•						•	
Singletary Park	1902 S. 14th Street																					•		•
Ski Beach	201 E. Lake Harris Drive	65				•				•		•			•							•	•	•
Sleepy Hollow Complex	2775 Hollow Lane	80	•		•	•	•	•	•	•		•	•	•	•						•		•	
Susan Street Complex	940 Susan Street	57	•		•			•	•	•				•	•					•			•	
Town Square Park	510 W. Main Street	2				•				•					•						•		•	
Venetian Cove Marina	250 Ball Park Road							•		•				•	•			•					•	•
Venetian Gardens	109 E. Dixie Avenue	45				•	•	•		•		•	•	•	•		•				•	•	•	•
Vets Lake Memorial Park	600 W. Meadow Street	2				•						•	•									•	•	

Figure 10-1 - Source: City of Leesburg Parks and Recreation, Parks and Recreation Program Guide (2023)

Table 10-2 - City Trails

Trail Name	Distance	Trail Description
Magnolia Trail	7/10 of a mile long	Parallel with Magnolia St. between Palmetto St. and the Mote-Morris House. Designed for walkers & bikers, lined with benches & outdoor exercise equipment, 7/10 of a mile long.
Venetian Garden Trail	2 Acres	2 Acres of hiking and biking trail that runs parallel with Canal Street between Dixie/44 and US Hwy 441.
Tavares-Leesburg Trail	3.5 miles	Starts in Downtown Tavares and Ends at Via Port Mall. 3.5 miles of paved pathways from US Highway 27 toward the Sumter County line.
Gardenia Trail	3 miles	3 miles, running north from downtown Leesburg and west to U.S. Highway 27-441, connecting to Leesburg-Wildwood Trail up to the Fruitland Park border.
Leesburg-Wildwood Trail		Leesburg-Wildwood Trail connects with U.S. 27, where Fountain Lake Trail runs east to Canal Street downtown and connects to the existing Venetian Trail, which runs half a mile along Canal Street from Dixie Avenue to U.S. Highway 441.

Figure 10-2 - Source: City of Leesburg Parks and Recreation, Parks and Recreation Program Guide (2023)

Regional Parks

Regional parks are large, resource-based parks serving more than two counties and often consisting of an area of natural or ornamental quality for outdoor recreation, such as picnicking, trails, boating, fishing, swimming and camping. They are usually located no more than an hour's driving distance of the residents they serve. The park should serve a population of over 100,000 and should range in size from a minimum of 250 acres to as much as several thousand acres. The City relies on the State and the County for the provision and maintenance of regional parks.

There are currently no regional parks within the City of Leesburg. However, a variety of recreational opportunities are offered at a regional level by the Federal Government, the State, Lake County, and the Lake County Water Authority and are easily accessible to Leesburg residents. Examples of these facilities are discussed below.

1. Ocala National Forest

   The 450,000-acre Ocala National Forest, located in Altoona, approximately 25 miles from Leesburg, receives more visitors than any other national forest in Florida. The Ocala National Forest's sand pine scrub ecosystem is the world's largest continuous forest of this type. The Forest offers a wide array of hiking and bicycling trails and includes many scenic camping opportunities. An eclectic variety of plants, trees, and wildlife such as white-tail deer, alligators, bald eagles, and ospreys are known to inhabit the forest and may be observed along the forest's inviting trails.

   Within the Ocala National Forest lies Alexander Springs Recreation Area. Known for its unusual beauty, this mammoth spring gushes approximately 80 million gallons of crystal-clear water per day, at a year-round temperature of 72 degrees. The surrounding subtropical vegetation of palms, hardwood swamp, and sand pine ridges make this campground an extraordinary place. Snorkeling and scuba diving in Alexander Springs are excellent ways to enjoy the abundant fish and swaying underwater vegetation.

2. Lake Griffin State Recreation Area

   Lake Griffin State Recreation Area, developed in the late 1960s, is located in Fruitland Park, approximately two miles north of Leesburg. This State Recreation Area consists of over 425 acres of woodlands and freshwater swamp and is home to Florida's fifth largest live oak tree, which measures over 150 feet tall and 10 feet in circumference. The recreation area also contains 40 campsites with water and electrical hook-ups, a boat ramp, picnic area, picnic shelter and nature trail. While not directly on Lake Griffin, the boat ramp provides access to the lake via powerboat or canoe. Swimming is not permitted in waters within the park.

3. Lake Louisa State Park

   Lake Louisa State Park, located in Clermont, approximately 25 miles from Leesburg, is a 4,372-acre state park, which lies on the shores of Lake Louisa in the northeast corner of the Green Swamp. Lake Louisa is one of 13 in a chain of lakes connected by the Palatlakaha River, which is designated as an Outstanding Florida Water.

   Recreational activities offered at the park include swimming, picnicking, fishing, canoeing, nature study, and several miles of marked equestrian trails. Hiking is also permitted on the horse trails and an abundance of wildlife can be seen. Birding is a favorite activity with sightings dependent on the seasons. In addition, the park also offers a bathhouse with showers, a shaded picnic area, a public boat ramp located on the river between Lake Louisa and Lake Susan, and a white sand beach.

4. Flat Island Preserve

Flat Island Preserve, which is property of the Lake County Water Authority (LCWA), is a 2300-acre conservation area in the Okahumpka Marsh located southwest of Leesburg, west of Lake Harris and north of Lake Denham. Within the Preserve is a 4.5-mile loop trail that is a portion of the Daubenmire Trail. The Flat Island section of the trail was built and is maintained by the Florida Trail Association. There is a long boardwalk off the south section of the loop that leads to a canoe launch. Primitive camping is allowed on Flat Island by permit and canoes are available for rent through the LCWA Office. Additional trails are planned on the property in the future.

5. Hickory Point

The Hickory Point Recreation Area is a 68-acre multi-use waterfront park, which is also owned by the Lake County Water Authority. It is located less than 10 miles from Leesburg, along the northern shore of Lake Harris immediately north of the Howey Bridge in Tavares. Hickory Point provides a diverse range of recreational activities which include a screened pavilion, barbecue grills, a playground, horseshoe pits, a sand volleyball court, a swimming beach, and open field play areas, as well as a fishing pier and 12 boat ramps.

6. Sawgrass Island Preserve

Sawgrass Island Preserve is a 1,168-acre site located approximately 20 miles from Leesburg, at the north end of Lake Yale in Umatilla. The preserve's major feature is a 600-acre shallow marsh. Approximately 61 percent of the property is comprised of forested and herbaceous wetlands (692.2 acres) with the remaining 39% consisting of uplands (444.5 acres). The upland community types found on the Preserve include unimproved pasture, shrub/brushland, mesic hammocks, xeric hammocks, and pine flatwoods. Wildlife includes sandhill cranes, gopher tortoises, pocket gophers, ring-neck ducks, foxes and scrub jays. Activities that can be enjoyed in the preserve include bird watching, hiking, camping, and horseback riding.

7. Emeralda Marsh Conservation Area

Emeralda Marsh Conservation Area is a 7,089 acre site located between State Road 42 and SR 44, just north of Lisbon, on the east side of Lake Griffin and west of County Road 452. This area is considered the "crown jewel" of bird watching in Lake County. This conservation area is owned by the St. Johns River Water Management District and offers wildlife viewing, seasonal waterfowl hunting, fishing, hiking, bicycling, canoeing, horseback riding, and boating.

8. P.E.A.R. (Palatlakaha Environmental & Agricultural Reserve) Park

This 318-acre park is owned by Lake County and is located off of US 27 in south Leesburg. The site is bordered by the Palatlakaha River on the north and west. Approximately 51 acres of the park is within the City limits of Leesburg and comprises

the active resources of the park which include a multi-purpose field, playground, softball fields, picnic pavilion, exercise trail, dog park, tennis and pickleball courts. Other activities offered at the park include a canoe launch, hiking trail, multi-use trail, butterfly garden, community garden, and bird watching.

9. Bourlay Historic Nature Park

   This 83.1-acre property was donated to the LCWA by Arthur "Buddy" Boulay and is located on the southwest shore of Lake Griffin, north of Highway 441 off Canal Street in Leesburg. The Bourlay family home is located on the site and this property was also the home of an early steamboat landing. Activities include hiking, biking, kayaking, bird watching, exercise stations, and picnicking.

10. Sabal Bluff Preserve

    This 55.7-acre property was also donated to the LCWA by Arthur "Buddy" Bourlay and is located on the shore of Lake Griffin. Activities include hiking, fishing, kayaking, picnicking, and bird watching.

Community Parks

Community parks are defined as "ride to" parks that should be located near major streets or arterials. Community parks are designed to serve the needs of four to six neighborhoods that have residents within a radius of up to three miles. Typical facilities found in community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, swimming pools, and landscaping. The City has three community parks which include Venetian Gardens, Sleepy Hollow Recreation Complex, and Susan Street Recreation Complex. Resources and facilities that can be enjoyed by the entire community include, Rogers Park playground, Kids Corner, splash pad, sand volleyball courts, the Venetian Center, Pat Thomas Stadium, open space, covered and uncovered picnic tables, two boat ramps, bath house, Lake Harris Ski Beach, and the Venetian Cove Marina which offers boat storage areas, fuel, rest rooms, food and supplies, boat repair and sales, forklift, and cleaning services.

1. Venetian Gardens.

   Venetian Gardens is a popular spot for boat launching, fishing, and bird watching. Several significant events are held at Venetian Gardens, which draw citizens from all parts of the City. These events include the City of Leesburg Fireworks Celebration, a Christmas Light Up event, major national and global fishing tournaments.

2. Sleepy Hollow Recreation Complex.

The Sleepy Hollow Recreation Complex offers eight diamond fields, two soccer/football fields, playground, ¼ basketball court, covered picnic area, concession stand, and a walking track. This 80-acre facility is located at 2275 Hollow Lane in western Leesburg.

3. Susan Street Recreation Complex.

   The Susan Street Sports Complex offers four little league baseball fields (two 46/60 & two 50/70), four batting cages, a football field, four tennis courts, four outdoor racquetball courts, and a picnic area. This 57-acre facility is located at 940 Susan Street west of North 14th Street and Sunshine Avenue Leesburg.

Neighborhood Parks

Neighborhood parks are "walk to" parks that are generally located along streets where people can walk or bicycle without encountering heavy traffic. They serve the population of a neighborhood in a radius of up to three-fourths of a mile. The size of a neighborhood park usually ranges from two to 10 acres. Typical facilities provided include playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, and landscaping.

There are numerous sites that can be categorized as neighborhood parks based upon acreage, location, and facilities available. These parks include Berry Park, Corrine Williams Park, Veterans Memorial Park, Henderson Park at Beverly Shores, Herlong Park, John L. Johnson Park, Lake Dixie Park, Singletary Park, the Susan Street Complex, and the Leesburg Recreation Complex. This count does not include Venetian Gardens Community Park or Sleepy Hollow Complex, which also offer those facilities normally found in neighborhood parks.

Special Use Facilities

Special use facilities are designed to serve the unique recreational needs of certain population groups. One example within the City of Leesburg is the Mote-Morris House, which is a historic home constructed circa 1892. The Mote Morris House was formerly located at 1021 West Main Street, until September 1990, when it was purchased by the City and relocated to its present location of 1195 West Magnolia Street. The Mote-Morris House is available for public use and is considered a recreational opportunity for City residents as it offers wedding facilities and a pavilion. Other special use facilities include, but are not limited to, Leesburg's H.O. Dabney Aquatic Center, Leesburg Dog Park, Pat Thomas Memorial Stadium, which is also used by Leesburg High School and The Leesburg Lightning Collegiate Summer Baseball team for home games, Shuffleboard and tennis courts at the Palmetto Street Complex.

Open Space

Open space is defined as any land or water surface that affords unobstructed physical movement and is relatively free of human-made structural mass. Open space can be either publicly or privately owned. Public open space can include areas for public use, such as lakes or green space in the City's

parks, or open space that is owned by the City, but restricted to the public, as is the case with conservation land and stormwater retention areas. Private open space can include green space found in private parks, golf courses, or agricultural lands. The City's Code of Ordinances ensures that there is adequate open space to serve as wetland and floodplain buffers, as well as ample impervious surface to protect the City's groundwater resources. The Conservation Element of this Growth Management Plan ensures that such areas remain undeveloped, as their preservation is crucial in the protection of wetlands, floodplains, vegetative and wildlife communities, and the City's potable water supply.

Provision of Future Parks and Open Space

Parklands serve two purposes, to conserve open space and natural resources, and to provide outdoor recreational opportunities. The acquisition of recreation areas is one of the best means for conserving open space. Demand for outdoor recreation opportunities can be met by providing parks for resource-based pursuits such as boating or picnicking, as well as parks for active user-oriented pursuits such as tennis, baseball, and basketball.

The City has a few plans for the continued development of parks and recreational facilities. They include the following.

1. Sleepy Hollow Sports Complex.

   This complex consists of eight diamond fields, two rectangle fields, a playground ¼ basketball court, pavilion, 8 batting tunnels, concession stand, restrooms and locker rooms. The City is in the planning phase to renovate the Sleepy Hollow Sports Complex by adding stadium seating with a press box on Field 4, expand seating on Field 1, add Wi-Fi, cameras, and remove the rectangle fields and replace them with diamond fields. Creating a 10-diamond field complex with the ability to host the highest level of collegiate softball along with youth softball/ baseball events.

2. Susan Street Sports Complex.

   This complex currently consists of two minor and two major baseball fields along with one rectangle field, four tennis courts, and two outdoor racquetball courts. Susan Street is in the design phase of a project to turn the facility into a regional and national attraction for Football, Soccer, Rugby, and other rectangle sports. The plans include between four to six lighted sodded rectangle fields, one stadium with 450+ seats, a press box, and field turf, along with concessions, locker rooms, and an office.

Access to Recreational Sites and Facilities

Access to existing parks is well suited to many special needs groups. Special considerations will need to be addressed on a site-by-site basis, for deficiencies in the special access needs of these groups. For example,

while people with disabilities are provided with parking areas at most of the parks, wheelchair access is not provided in the majority of these parks. Each special needs group has particular access problems which will need to be addressed. Consideration of these access issues will need to be given at the time of new park development.

According to the ADA, an important aspect of accessibility to be considered when constructing new parks or altering existing parks, is the issue of stable ground surfacing, which allows a person with mobility impairment to negotiate with dignity. For example, a large area of loose fill such as sand or wood chips is not easily accessible. Rather, a design following ADA guidelines might use a combination of more rigid surfaces such as an engineered wood fiber, rubber surfaces along accessible routes, clear ground spaces, and maneuvering spaces, in conjunction with small areas of loose fill.

Per ADA standards, consideration should be given to the general layout of youth play areas, particularly to the integration of elements and spaces that can be accessed by children who are differently-abled. Specifically, in areas where elevated play components are provided, additional ground level play equipment must be provided and incorporated into the same play areas. Additionally, the ADA requires that at least 50 percent of elevated play components must be located on an accessible route and connected by a ramp. The inclusion of soft contained play structures would also provide recreational opportunities for children with disabilities.

In order to address ADA standards, concrete pathways have been installed in Venetian Gardens. These internal pathways provide stability for wheelchair access throughout the park. The Rogers Park Playground is an inclusive playground that covers a plethora ADA equipment including a wheelchair swing, Rogers Park Splash Pad is all-inclusive, the updated playground at Sleepy Hollow was designed to included ADA, among other improvements throughout the City's park system.

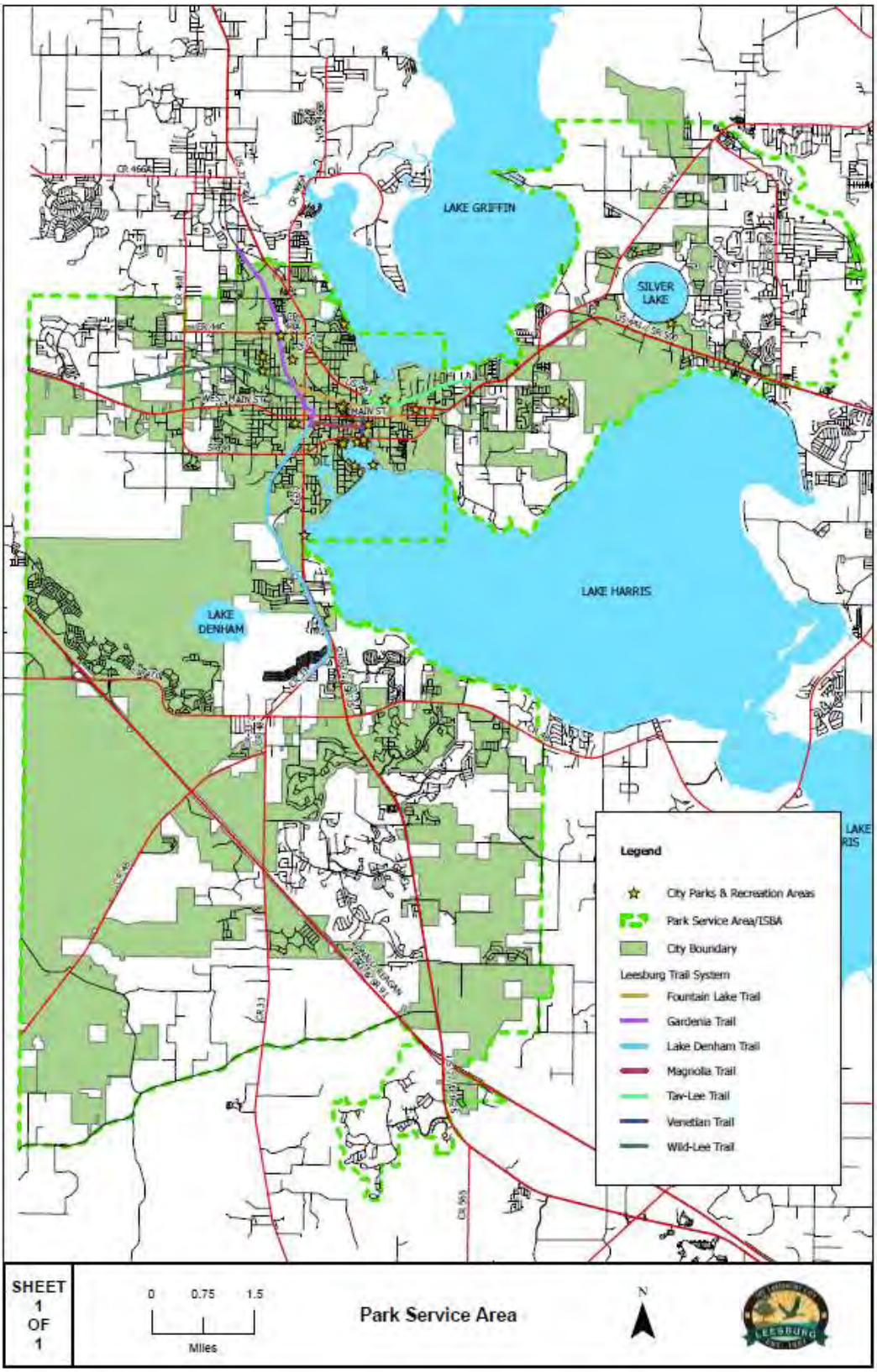
The existing system of City parks affords access to cyclists and pedestrians, as the parks are numerous and dispersed in residential areas throughout the City. Future bicycle path facilities should be designed to join recreational areas together with residential areas to upgrade the accessibility for all citizens to recreation areas. Bicycle path facilities and Rails to Trials Projects are discussed further in the Transportation Element of this Growth Management Plan. A map depicting existing and proposed bicycle facilities can be found in the Transportation Element as well.

Public Participation in Recreation Planning

The City of Leesburg recognizes the importance of public input and created a Recreation Advisory Board (RAB). These public meetings occur monthly with the occasional additional public information meeting for specific projects. Citizens are also provided the opportunity to serve as volunteers on the RAB and in many different recreation areas.

PARKS & RECREATION AREAS

TRAILS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SILVER LAKE
LAKE HARRIS
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Legend
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Park Service Area/TSBA
City Boundary
Leesburg Trail System
Fountain Lake Trail
Gardenia Trail
Lake Denham Trail
Magnolia Trail
Tav-Lee Trail
Venetian Trail
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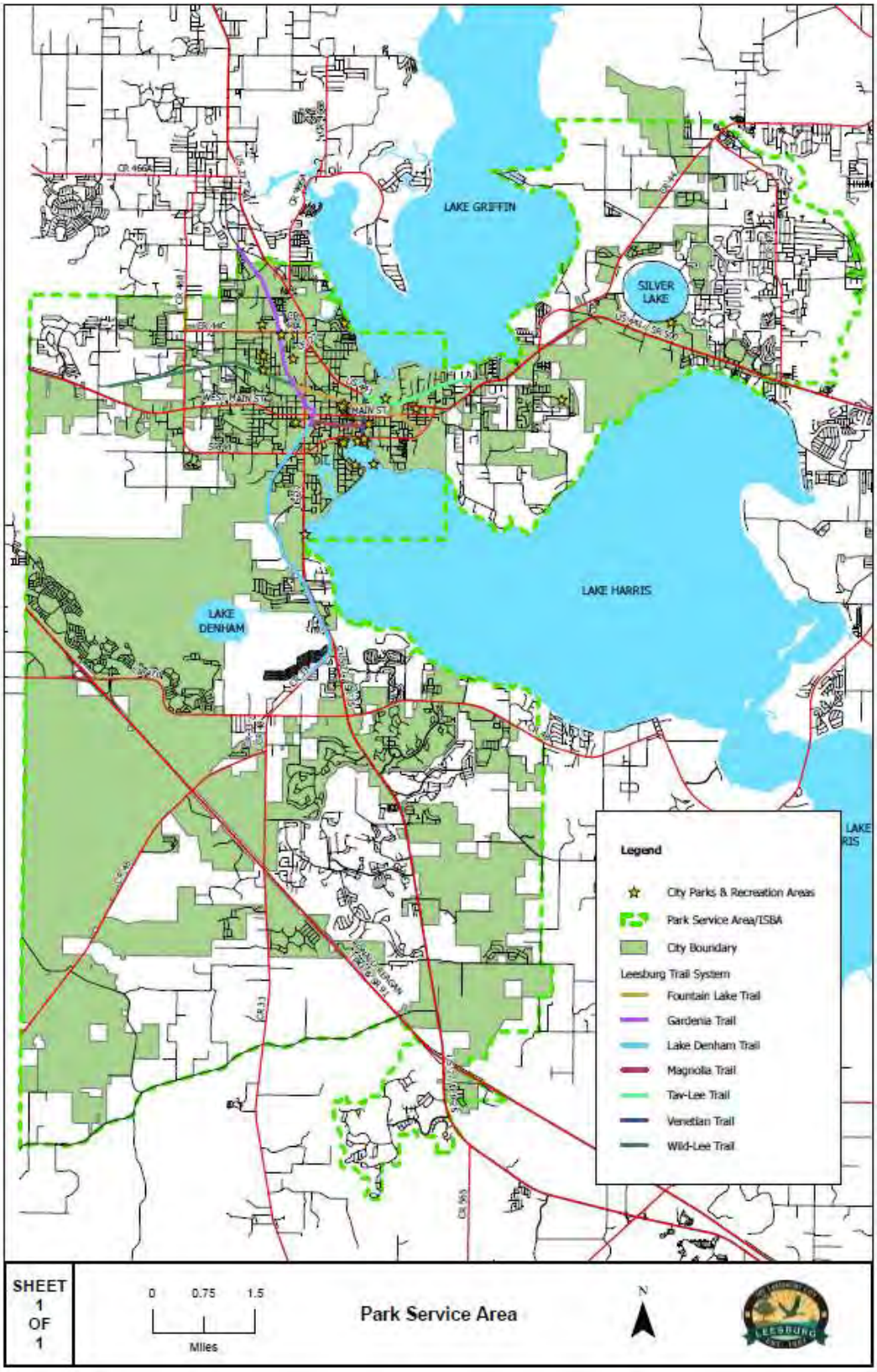
MAP 10-3

PARK SERVICE AREA



RECREATION & OPEN SPACE GLOSSARY

- Active Park – Those park areas that are relatively free of man-made structural mass, and are utilized for active recreational pursuits.
- Activity-Based Recreation Facilities – Facilities designed for specific recreational purposes, such as man-made pools for swimming, courts for tennis, racquetball, basketball, etc.
- Community Park - A facility designed to serve the needs of more than one neighborhood. This facility type shall serve a minimum of 8,000 City residents and is located no greater than three (3) miles from those residents. The minimum size of any new community park shall be twenty (20) acres.
- Native plants - A plant species that is presumed to have been present in Florida before European contact. (Florida Administrative Code 5B-40.001 (m), 2018); Those species occurring within the state boundaries prior to European contact... includes those species understood as indigenous, occurring in natural associations in habitats that existed prior to significant human impacts and alterations of the landscape. (*Florida Native Plant Society, "Native Plant Definition").*
- Neighborhood Park - A facility that serves an entire neighborhood or area that serves a maximum of 5,000 City residents and is located no greater than three-fourths (3/4) of a mile from those residents. The minimum size of a neighborhood park shall be five (5) acres.
- Open space - Any land or water surface that affords unobstructed physical movement and is relatively free of human-made structural mass; can be either publicly or privately owned.
- Passive Park – Those parks that are free of man-made structural mass, and are utilized primarily for passive recreational pursuits.
- Resource-Based Recreation Facilities – Facilities dependent on natural resources such as water for boating, forests for hunting, etc.
- Special use facilities – Facilities designed to serve the unique recreational needs of certain population groups.
- Water-wise landscaping – a common sense way to landscape that conserves water and protects the environment. The main objective is to establish and maintain a healthy landscape by matching the right plants with existing site conditions so that the use of additional resources — such as water, fertilizer, pesticides and labor — is minimized. (*St. Johns River Water Management District*, 2024)

RECREATION & OPEN SPACE
LINKS TO RELATED JURISDICTIONS

State-level Entities and Documents:

Florida Department of Environmental Protection – SCORP Outdoor Recreation

https://floridadep.gov/parks/florida-scorp-outdoor-recreation-florida

Florida Department of Environmental Protection, "Florida's Statewide Comprehensive Outdoor Recreation Plan – 2008"

https://floridadep.gov/sites/default/files/OutdoorRecreationinFlorida2008.pdf

Florida Office of Greenways and Trails Publications

https://floridadep.gov/parks/ogt/content/florida-greenways-and-trails-system-publications

Florida Department of Transportation (FDOT) – Pedestrian & Bike Design

https://www.fdot.gov/Safety/programs/bike-ped/pedbikedesign.shtm

Florida Council on Aging

https://fcoa.org/

Florida Administrative Code 5B-40.001 (2018)

https://www.flrules.org/Gateway/View_notice.asp?id=20619598

Florida Native Plant Society

https://www.fnps.org/plants

Regional Jurisdictional Resources:

St Johns River Water Management District – Waterwise Landscaping Webpage

https://www.sjrwmd.com/water-conservation/waterwise-landscaping/

St Johns River Water Management District – Waterwise Landscaping Document

https://www.sfwmd.gov/sites/default/files/documents/ww0_waterwise_all.pdf

11. INTERGOVERNMENTAL COORDINATION

ELEMENT SUMMARY:

The City shall continue to implement and promote stable working relationships with other governmental agencies to ensure efficient, effective, and thorough delivery of governmental services. The City shall coordinate with affected jurisdictional entities to assist, where feasible, in meeting the goals, objectives, and policies of the City's and respective entities' Comprehensive Plans including conservation, infrastructure, housing, parks and recreation, and school siting.

INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

Implement and promote stable working relationships with other governmental agencies to ensure efficient, effective, and thorough delivery of governmental services.

Objective 1.1: ***Coordination of Plans.***

The Leesburg Growth Management Plan shall strive to be consistent with the State Comprehensive Plan, East Central Florida Strategic Regional Policy Plan, Lake County Government Comprehensive Plan, St. Johns River Water Management District's Regional Water Supply Plan, and Comprehensive Plans of adjacent jurisdictions.

Policy 1.1.1: The City Clerk's office of Leesburg shall maintain a list of its interlocal agreements.

Policy 1.1.2: The City shall review the Lake County and adjacent city Comprehensive Plans to determine the impact of those adopted plans on the future growth and development of the City of Leesburg. Such review shall occur on an annual basis, and whenever major Plan changes are made by those jurisdictions.

Policy 1.1.3: The City shall participate in the Strategic Regional Policy Plan review and update process as mandated by Section 186.507, Florida Statutes.

Policy 1.1.4: The City of Leesburg shall become an active member in programs and committees administered through the ECFRPC, through representation by both elected officials and City staff.

Policy 1.1.5: The City of Leesburg shall participate in the development of updates to the St. Johns River Water Management District's (SJRWMD's) Central Springs / East Coast Regional Water Supply Plan and other water supply-related initiatives facilitated by SJRWMD that affect the City.

Policy 1.1.6: The City shall coordinate with Lake County and adjacent cities through the sharing of relevant planning data and analysis; notification of development occurring within the City; and, review of the impacts including land use compatibility and level of service standards, of proposed development on adjacent local governments during the City's development review procedures.

Policy 1.1.7: The City will continue to coordinate development projects with St. Johns River Water Management District for their consideration of inclusion into the appropriate regional water supply plan.

Policy 1.1.8: The City will continue to coordinate and pursue an interlocal agreement with Lake County, so that the City and County may identify and establish procedures for joint action regarding future joint planning areas, future annexations and compatible County and City land uses.

Policy 1.1.9: The City shall not issue development orders or development permits without first consulting with the City of Leesburg's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Objective 1.2: ***Land Use and School Siting Coordination.***

The City shall coordinate with Lake County School Board, to advise of proposed development as development proposals are reviewed during the public review process and the Development Review Committee process.

Policy 1.2.1: Leesburg shall coordinate with the Lake County School Board regarding future public education facilities within the City of Leesburg, through the following activities:

- Notify the School Board of any City Growth Management Plan land use amendments as development proposals are submitted to the City for public review and Development Review Committee review.

Policy 1.2.2: The City of Leesburg shall maintain the interlocal agreement with the Lake County School Board that will formalize procedures for the inclusion of the City during planning for new school facilities or expansions of existing facilities within the City limits or service area ISBA (a.k.a. service area).

Policy 1.2.3: During pre-development program planning and school site selection activities, the City shall coordinate with the Lake County School Board to co-locate schools with other public facilities, such as parks, libraries, and other civic facilities, to the extent possible.

Policy 1.2.4: Notification of amendments to Comprehensive Plan and Development Activities. Lake County government shall notify the City of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land within the Interlocal Service Boundary Area (ISBA) Agreement within a reasonable time frame for the City to respond with any concerns. The City shall reciprocate such information to Lake County government.

Objective 1.3: ***Transportation Coordination.***

The City shall coordinate with affected jurisdictional entities to aid in meeting the goals, objectives, and policies of the City's and other entities' respective Comprehensive Plans regarding transportation planning.

Policy 1.3.1: The City shall continue to coordinate with Florida Department of Transportation (FDOT), Lake-Sumter Metropolitan Planning Organization (LS MPO), and Lake County Public Works Department to coordinate development project impact on infrastructure regarding necessity of improvements on the infrastructure for public safety.

Objective 1.4: ***Infrastructure Coordination.***

The City shall coordinate with affected jurisdictional entities to aid in meeting the goals, objectives, and policies of the City's and other entities' respective Comprehensive Plans regarding infrastructure and water supply planning.

Policy 1.4.1: The City shall continue coordination efforts with Lake County government to ensure that the County is able to provide adequate solid waste facilities to meet the needs of the City of Leesburg

.

Policy 1.4.2: The City shall coordinate necessary activities with the plans, programs, and administered legislative actions of the FDEP and Lake County government to implement proper operation, storage, and disposal of both solid and hazardous waste.

Policy 1.4.3: The City shall coordinate its Master Drainage Program with Lake County through an interlocal agreement that resolves conflicts and ensures cooperation on the following issues:

- Determine authority and negotiating capital improvements for drainage outfalls in the County that provide conveyance for stormwater that originates within the City.
- The initiation of conflict resolution procedures to resolve inconsistencies between City desired Level of Service standards for drainage and Lake County government adopted Level of Service standards.
- Provide a method of fiscal responsibility for drainage systems that impact and serve primarily City residents, but that are under the jurisdiction of Lake County government.
- Provide a method of prioritization of needed improvements on those drainage systems that impact and serve primarily City residents, but that are under the jurisdiction of Lake County government or the Florida Department of Transportation.

Policy 1.4.4: The City shall coordinate with SJRWMD, FDEP, FEMA, Florida Commerce, and other appropriate State and Federal Agencies that have jurisdictional authority to ensure that water quality, water supply, stormwater drainage, and flood control measures are consistent with impacts of development.

Policy 1.4.5: The City has prepared its 10-Year Water Supply Facilities Work Plan in accordance with the (SJRWMD) regional water supply plans. The City of Leesburg 10-Year Water Supply Facilities Work Plan, dated August 2023, is made a part of the City's Comprehensive Plan by reference and is found in the Appendix of this Element.

Policy 1.4.6: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides water service.

Policy 1.4.7: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides sewer service.

Objective 1.5: ***Conservation Coordination.***

The City shall coordinate with affected jurisdictional entities to assist, where feasible, in meeting the goals, objectives, and policies of the City's and other entities' respective Comprehensive Plans regarding conservation issues.

Policy 1.5.1: The City shall continue coordination with Federal, State, and Regional agencies to ensure adequate technical support for all environmental issues in which the City requires technical expertise.

Policy 1.5.2: The City shall continue to participate and support programs and projects of State, Regional, and County agencies which seek to preserve environmentally sensitive lands; promote usable open space for all citizens; preserve habitats for endangered species; protect groundwater and potable water supplies; and, surface water quality.

Policy 1.5.3: Leesburg will coordinate with the ACOE regarding surface water issues

Policy 1.5.4: Leesburg will participate in and support programs such as the Surface Water Improvement and Management (SWIM) Program.

Policy 1.5.5: Leesburg will coordinate with the Lake County Water Authority regarding programs for water quality and quantity.

Policy 1.5.6: Leesburg will support wellfield protection standards in accordance with DEP's Wellhead Protection program and Wellhead Protection Rule (i.e., Chapter 62-521,

F.A.C.).

Policy 1.5.7: The City shall coordinate with the FFWCC in an effort to address issues relating to fishing, hunting, and other recreational activities and the management, conservation, and protection of fish and wildlife resources and habitat.

Objective 1.6: ***Parks and Recreation Coordination.***

The City shall coordinate with jurisdictional agencies, including, but not limited to, Lake County School Board, to aid in meeting the goals, objectives, and policies of the City's and other entities' respective Comprehensive Plans regarding parks and recreation planning.

Policy 1.6.1: Coordinate with Lake County to recommend the provision of adequate acreage on the County's Future Land Use Map for regional, community and neighborhood park lands.

Policy 1.6.2: Continue to maintain interlocal agreements with the Lake County School Board and Lake County government for the provision and maintenance of shared park lands and recreational facilities within the City.

Objective 1.7: ***Housing Coordination.***

The City shall coordinate with the affected jurisdictional agencies to aid in meeting the goals, objectives, and policies of the City's and other entities' respective Comprehensive Plans regarding affordable housing.

Policy 1.7.1: The City will continue to coordinate its affordable housing lending policies with the Lake County Community Services Department to ensure the provision of very low, low, and moderate income housing. The City will continue to support various Lake County housing programs and help market them within Leesburg.

Policy 1.7.2: The City will continue to operate a housing program that is marketed throughout the City.

INTERGOVERNMENTAL COORDINATION DATA APPENDIX

Introduction

The purpose of the Intergovernmental Coordination Element is to coordinate with Federal, State, and local governments by establishing policies and procedures for cooperation among these agencies. In order to provide for more efficient delivery of services to the City's citizenry, coordination between agencies is essential in ensuring consistency of, and eliminating redundancy in, these services. Mechanisms to meet this consistency requirement may include, but are not limited to the following methods:

- Intergovernmental agreements and memorandums of understanding,
- Joint planning and service agreements,
- Special legislation,
- Franchise Agreements,
- Technical Committees,
- Joint meetings and public hearings, and
- Work groups or governmental programs designed to further intergovernmental coordination.

In addition, the Intergovernmental Coordination Element can act as a catalyst for the implementation of objectives contained in the other elements of the Growth Management Plan. Defining and evaluating consistency within the Intergovernmental Coordination Element can identify deficiencies within and among the other elements in order to correct them.

Intergovernmental coordination is necessary to ensure the efficiency of public policy as well as to address the economic implications of public policy funding issues. The Intergovernmental Coordination Element can be used as a mechanism to provide direction to the City for future implementation of Federal, State, and Regional programs, grants and assistance.

Inventory of Intergovernmental Coordination Mechanisms

The following section provides an inventory of current intergovernmental coordination mechanisms between the City of Leesburg and Federal, State, Regional, and County agencies, as well as with adjacent jurisdictions, utilities, and other agencies. A list of these agencies, as well as their contact information, is provided in Table 11- 1.

1. Federal

The City of Leesburg must address Federal regulations and programs to ensure the most effective implementation of the objectives and policies in the Growth Management Plan. Numerous Federal programs are available to possibly aid the City of Leesburg in implementing the Growth Management Plan. The Federal Agencies that the City coordinates with on a regular basis include the Environmental Protection Agency (EPA), the United States Army Corps of Engineers (ACOE), the Federal Emergency Management Agency (FEMA), the Department of Housing and Urban Development (HUD), the Federal Communications Commission (FCC), and the Federal Aviation

Administration (FAA). These Federal Agencies and the coordination mechanisms are described below.

a. Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is a Federal agency whose mission is to protect human health and to safeguard the natural environment including the air, water, and land upon which life depends. The EPA works closely with other Federal, State, and local governments and agencies to develop and enforce regulations under existing environmental laws. The EPA is responsible for researching and setting national standards for a variety of environmental programs and delegates to States responsibility for issuing permits and monitoring and enforcing compliance. Where national standards are not met, the EPA can issue sanctions and take other steps to assist the States in reaching the desired levels of environmental quality. The Agency also works with industries and all levels of government in a wide variety of voluntary pollution prevention programs and energy conservation efforts.

The EPA has aided the City of Leesburg in meeting the "zero" discharge regulation for the City's wastewater treatment facility. Currently, the City's wastewater facilities have little or no effect on adjacent natural resources. This is due to the "zero discharge" approach that is currently being achieved by the City's wastewater program. Impacts on natural resources must be considered for the overall effects of improvements achieved by not only the City of Leesburg, but also for the sum of improvements achieved by all treatment facilities in the surrounding areas. This information is being gathered on a continuing basis by staff of the St. Johns River Water Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP), and results to date have shown significant reduction of contribution of nutrients to surface waters. The Leesburg Environmental Services Department is the office responsible for coordination with this agency.

b. United States Army Corps of Engineers

The US Army Corps of Engineers (ACOE) is a Federal agency organized geographically into eight (8) divisions in the United States and 41 subordinate districts throughout the United States, Asia, and Europe. The districts oversee project offices throughout the world. Divisions and districts are defined by watershed boundaries, rather than by State boundaries. The division of ACOE that serves the Leesburg area is the Jacksonville District. This District specializes in the planning, engineering, construction, and management of projects in Florida and the Antilles. The Jacksonville District is one of five districts in the South Atlantic Division that is headquartered in Atlanta. The ACOE has jurisdictional and operational control over natural waterways and drainage-ways. Projects and responsibilities of the ACOE include the following:

- Disaster Response and Recovery
- Environmental Restoration
- Environmental Restoration of Formerly Used Defense Sites
- Flood Control
- Navigation
- Shore Protection and Restoration

- Support to the Military and Others
- Water Management

Several years ago, the City of Leesburg coordinated with the Army Corps of Engineers regarding canal dredging at the City marina. During such interactions, the City Engineer acts as a liaison with ACOE.

c. Federal Emergency Management Agency (FEMA)

The Federal Emergency Management Agency (FEMA) is an independent agency of the federal government, reporting to the President. Since its founding in 1979, FEMA's mission has been to reduce loss of life and property and protect our nation's critical infrastructure from all types of hazards through a comprehensive, risk-based, emergency management program of mitigation, preparedness, response, and recovery. The City of Leesburg is enrolled in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). To participate, the City must enforce FEMA mandated flood elevations for construction of habitable structures.

d. Department of Housing and Urban Development

The Section 8 Program, which is a rental assistance program administered by the City, is a result of the United States Department of Housing and Urban Development Act of 1937. The Housing Choice Voucher Program is the Federal government's major program for assisting very low and low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Through this program, families are able to find their own housing, including single-family homes, townhouses, and apartments. These rental units must meet the minimum standards of health and safety, as determined by the Public Housing Authority (PHA). This program was transferred to Lake County on October 1, 2002.

e. Federal Communications Commission

The Federal Communications Commission (FCC) is an independent United States government agency, directly responsible to Congress. The FCC was established by the Communications Act of 1934 and is charged with regulating interstate and international communications by radio, television, wire, satellite, and cable. The FCC's jurisdiction covers the 50 states, the District of Columbia, and U.S. possessions. The FCC provides services related to 911 and area codes.

f. Federal Aviation Administration

The Federal Aviation Authority (FAA) is the leading authority in the international aerospace community and strives to provide a safe, efficient, and responsive aerospace system. The FAA provides services such as airport planning and programming, airport safety and standards, air traffic services, civil aviation security, and airport regulation and certification for the Leesburg Regional Airport.

2. State

The City of Leesburg coordinates with several State agencies in order to implement planning and community development, public safety, transportation systems, environmental resources, wildlife

management, historical resources, and social services at a local level. The following are descriptions of State agencies with which the City of Leesburg currently cooperates.

a. Department of Economic Opportunity

The Department of Economic Opportunity (DEO) is the state's land planning and community development agency. Its role is to assist Florida's communities as they meet the needs of the population. The DEO ensures that new growth complies with the state's vital growth management laws, while also helping established communities revitalize their older or traditional neighborhoods.

b. Florida Department of Transportation

The Florida Department of Transportation (FDOT) is the primary State agency responsible for Florida's transportation system. FDOT has authority over, and is responsible for, the Florida Turnpike and U.S. 441 in the Leesburg area. The Transportation Element of the Growth Management Plan goes into detail about these State roadways.

The Department has regulatory authority over the use of land within rights-of-way and surface water discharge into highway drainage systems. As such, FDOT regulates curb cuts, traffic signalization, and drainage flow on the State's highway system. FDOT is also responsible for determining the functional classification of roads within the City of Leesburg and the surrounding area. The District Five office, located in Deland, is the office responsible for coordination with the City of Leesburg. The effectiveness of the City's Transportation Element will be affected greatly by the actions and policies of the Florida Department of Transportation.

c. Florida Department of Environmental Protection

The Florida Department of Environmental Protection (FDEP) is charged with the responsibility of preserving the quality of the State of Florida's land, water, and air resources. This department has regulatory control of industrial waste, air pollution emission, hazardous waste, potable water usage, solid waste, sewage disposal, dredge and fill activities, and environmentally sensitive areas.

The City of Leesburg Environmental Services Department is the primary liaison office with the FDEP. The FDEP has regulatory and monitoring authority over new sewage disposal line extensions that will impact the City's sewage disposal system. FDEP also regulates potable water quality and establishes rated capacities for water treatment wells and pumping facilities; regulates and permits the construction of potable water distribution and reclaimed water transmission systems. In addition, duties of the FDEP include management of State owned lands and aquatic preserves. As such, the FDEP has regulatory authority of submerged bottomlands, including grassbeds and aquatic life, and jurisdictional wetlands. The Department reviews all dredge and fill permits to ensure that construction activity will not adversely impact the aquatic resources of the State. The Central District Office of the Florida Department of Environmental Protection serves Brevard, Indian River, Lake, a portion of Marion, Orange, Osceola, Seminole, and Volusia Counties and is located in Orlando.

d. Florida Fish and Wildlife Conservation Commission

The Florida Fish and Wildlife Conservation Commission (FFWCC) manages, conserves, and protects Florida's aquatic and animal life for the benefit of Floridians who actively pursue fishing, hunting, and other recreational activities. In addition, the FFWCC manages and protects fish and wildlife resources and their habitat through the following actions:

- Conducting surveys, monitoring, and researching various fish and wildlife species;
- Regulating the protection of threatened, endangered, and species of special concern
- Enforcing compliance with fishing and hunting regulations, as well as boating safety laws;
- Acquiring and managing public trust land for outdoor recreation;
- Maintaining and enhancing wildlife species in depleted habitats; and
- Producing and distributing selected freshwater species of fish.

The Commission's headquarters is located in Tallahassee, and Regional offices are located in Lake City, Lakeland, Panama City, West Palm Beach, and Ocala.

The FFWCC coordinates with the FDEP and St. Johns River Water Management District (SJRWMD) as well as with other regulatory agencies, to review projects that would adversely impact fish and wildlife habitats.

e. Department of State, Division of Historical Resources

The Division of Historical Resources of the Department of State provides assistance to local governments in the field of historical preservation. The City's Historic Preservation Board will continue to work closely with the Division of Historical Resources in the Board's researching, planning, acquiring, developing, and rehabilitating historical sections of the City.

In 1994, the Leesburg Partnership was established to create a "Main Street" program to help redevelop the historic downtown core. Coordination efforts between the City and the Florida Main Street program will continue to be facilitated through the Division of Historical Resources with the City Community Development Department taking on primary responsibility for coordination between the Leesburg Partnership and the State. More information on the Leesburg Partnership can be found in this Element.

The City of Leesburg obtained a grant from the State of Florida Department of State, Division of Historical Resources in 1992 to complete a historical resources survey. In 1994, the City retained a consultant to conduct a historical and architectural study for a specific area of the City. The survey was intended to catalog and document the history and architectural style, year built, and other pertinent information of an estimated 600 structures in the "core" area of the City constructed on or before 1945. From the database created in that process, Florida Master Site File forms were created for each identified structure, building, or site and a final survey report was written.

In 2005-2006, Phase II of this project was undertaken which surveyed properties within the corporate city limits, but outside the historic core area surveyed in 1994. A total of 416 resources were surveyed, and 13 resources were considered individually eligible for listing on the National Register of Historic Places. Both Historic Structure surveys are available for viewing at the City's Community Development Department.

The National Register of Historic Places is a list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture. The National Register identifies, documents, and encourages the preservation of buildings and sites that are significant locally and on the State and national level. There are currently only two properties designated on the National Register in Leesburg: the Mote-Morris House and the Lee School. The City has additional sites that may qualify for listing in the National Register and will continue to encourage the owners to apply for designation.

f. Florida Department of Children and Families

The Department of Children and Families provides a number of services, including the licensing of group homes, child care, foster care services, as well as mental health and substance abuse counseling and services. Additional social services administered by the Department of Children and Families include the following:

- Adoption
- Adult Services
- Child Abuse
- Community-Based Care
- Developmental Disabilities
- Domestic Violence
- Economic Services
- Foster Care

The Department of Children and Families can aid in the implementation of the City's goals, objectives, and policies related to social services.

3. Regional

The City of Leesburg cooperates with Regional agencies in the areas of planning and development and water-based resources and issues. The following are descriptions of these agencies and the services they provide to the City of Leesburg.

a. East Central Florida Regional Planning Council

The East Central Florida Regional Planning Council (ECFRPC) is the regional planning agency responsible for the implementation of powers and duties pursuant to Chapter 186, F.S., for Lake County and the City of Leesburg. The ECFRPC, located in Maitland, Florida, also has regional planning jurisdiction in the counties of Volusia, Orange, Seminole, Osceola, and Brevard.

The Council is the agency responsible for the development and implementation of the Strategic Regional Policy Plan. The ECFRPC has the responsibility, pursuant to Chapter

163.3184. F.S., to review local comprehensive plans. The ECFRPC will review the plan for adverse effects on regional resources of facilities identified in the Strategic Regional Policy Plan (SRPP) as well as impacts inconsistent with the comprehensive plan. Pursuant to Chapter 380 F.S., the ECFRPC also has the authority to regulate Developments of Regional Impact (DRI). Developments of Regional Impact are developments that have a substantial effect on the health, safety, welfare, and quality of life of citizens in more than one County. The ECFRPC has the authority to ensure that these developments are consistent with accepted level of service standards and the Strategic Regional Policy Plan, and the Council's recommendations are incorporated in any development orders for the DRI.

b. St. Johns River Water Management District

In general, water management districts are responsible for flood control and water conservation, which include the following:

- Permitting of consumptive use of water,
- Environmental permitting and wetland impacts,
- Regulation of wells,
- Management and storage of surface water

The St. Johns River Water Management District (SJRWMD) has regulatory control over all water based resources within the City of Leesburg. The District office is located in Palatka. A local office located in Altamonte Springs provides service to Lake County and its municipalities.

A representative from SJRWMD reviews Developments of Regional Impact (DRIs), local government comprehensive plans, and government utility 10-Year Water Supply Facilities Work Plans for regional impact to groundwater sources, and provides technical assistance upon request regarding consumptive use issues.

All new developments and redevelopments, as well as, water and sewer treatment facilities within SJRWMD's jurisdiction may be required to obtain a permit from the SJRWMD, prior to the issuance of a development order.

A representative from SJRWMD reviews new developments within the jurisdiction of the City of Leesburg, and provides input regarding the use of water and the management of on-site surface water. A specific development may be exempt from formal drainage review and permitting if the site meets the criteria set forth in the St. Johns River Water Management District and the City's Land Development Code.

c. Lake-Sumter Metropolitan Planning Organization

The Lake-Sumter Metropolitan Planning Organization (MPO) was officially established in 2004. The regional, independent agency serves the counties of Lake and Sumter to provide local input for urban transportation planning and allocation of federal transportation funds.

4. County

The City coordinates with Lake County through many mechanisms, such as committees, interlocal agreements, and other informal coordination. The following section identifies these mechanisms and some of the County agencies that the City coordinates with directly.

a. Lake County School Board

The City of Leesburg entered into an interlocal agreement for school facilities planning and siting with Lake County School Board, Lake County and the other municipalities in Lake County in December 2006. This agreement was amended and adopted as required by Sections 163.3177 and 163.3180(g), F.S.

The City of Leesburg maintains an interlocal agreement with the Lake County School Board to provide fire and police protection for each of the school facilities.

The City of Leesburg allocates funds and provides the following:

- Recreation and stormwater improvements on school property
- Allows the use of City property for after-school events
- Provides the schools with access to City swimming pool and tennis facilities
- Provides security at a reduced rate to the schools
- Covers the cost of the Drug Abuse and Resistance Education (DARE) program
- Funds a fire prevention program in the schools

In addition, the City of Leesburg maintains agreements with the Lake County School Board that allows City residents the use of various amenities available at certain schools.

b. Lake County Government

The City of Leesburg and Lake County have several existing interlocal mechanisms to provide for efficient delivery of services to their citizens. These mechanisms include numerous interlocal agreements and representation on the County Development Review Staff (DRS). The DRS meetings allow for City representation for projects being reviewed within the County, but within the City's Joint Planning Area (JPA).

c. Lake County Water Authority

The Lake County Water Authority (LCWA), formerly known as the Oklawaha Basin Recreation and Water Conservation and Control Authority, was created in 1953. Legislature directed that the Authority be created for the following purposes:

- Controlling and conserving the freshwater resources of Lake County
- Fostering and improving the tourist business in the County by improving the streams, lakes, and canals in the County
- Providing recreational facilities for the tourists and citizens and taxpayers of the County through a more efficient use of the streams, lakes, and canals in the County
- Preserving, protecting, and improving the fish and wildlife of the County

- Protecting the freshwater resources of Lake County through assisting local governments in treatment of stormwater runoff

5. Adjacent Jurisdictions

The City of Leesburg has utilized intergovernmental cooperation to further its coordination efforts with other local municipalities.

a. City of Tavares

An interlocal agreement exists between the City of Leesburg and the City of Tavares regarding traffic signal maintenance. The two (2) municipalities agree that Leesburg shall provide traffic signal maintenance services in accordance with the standards promulgated by the FDOT. These services may include repair and maintenance of existing signal equipment, new installation of traffic lights, caution lights, school flashers, roadway safety lighting, or any other related services requested by Tavares that Leesburg is capable of performing.

In addition, the City of Leesburg entered into an interlocal agreement with the City of Tavares whereby the City of Leesburg has extended its gas lines to service a property that was annexed into the City of Tavares, located on the westerly boundary of the Dead River and south of U.S. Hwy 441.

b. City of Fruitland Park

Leesburg and Fruitland Park share a common boundary, which is spanned by the existing Wal-Mart Store, with the existing building entirely within the municipal limits of Leesburg and a portion of the parking lot, located within Fruitland Park. The two municipalities have entered into an interlocal agreement, as requested by Wal-Mart, to define and allocate jurisdiction over issues such as zoning, planning, land use and development, building codes and inspections, and police and fire protection.

In addition, the cities of Fruitland Park and Leesburg have negotiated a franchise agreement whereby the City of Leesburg provides electrical service to the City of Fruitland Park. The two (2) cities also have entered into a voluntary cooperation agreement to receive and extend cooperation and assistance of a routine fire-fighting nature across jurisdictional lines.

6. Utilities

The City of Leesburg operates several utilities to provide services to its citizens including electric, sanitary sewer, potable water, solid waste collection, and gas service. Solid waste disposal, telephone service, and cable television are provided by other entities and are also discussed below.

a. Sanitary Sewer

The City of Leesburg currently owns, operates and maintains a central sanitary sewer system. The City's collection and treatment system provides service to both residential and non-residential users to meet the demand within the City's boundaries, as well as within the surrounding unincorporated areas of Lake County extending to Okahumpka and the Royal Highlands.

The City of Leesburg Environmental Services Department is responsible for the operations and maintenance of the central sanitary sewer and reclaimed water systems within the City's service area. A map located in the Sanitary Sewer Element depicts the boundaries of the sanitary sewer service area.

b. Potable Water

The City of Leesburg operates its own utility for the purpose of delivering potable water to the City's residential, commercial, and industrial users. The Environmental Services Department operates and maintains the City's potable water system.

The current geographic service area of the central water system includes all property within the City limits, as well as surrounding unincorporated areas of Lake County including Bassville Park, Okahumpka, Highland Lakes, Spanish Village, Silver Lake, and Royal Highlands. The City does not have an interlocal agreement with the County for providing service. A map illustrating the limits of the City's potable water service area is included in the Potable Water Element.

c. Reclaimed Water System

The City currently maintains a reclaimed water system, which it will continue to expand in order to increase availability of reuse water and to decrease potable water demand, in support of the City's 10-year Water Supply Facilities Work Plan.

d. Telephone

The City of Leesburg maintains a joint pole use agreement with Sprint-Florida to provide a telecommunications services to the City. The City has entered this agreement to allow Sprint-Florida to attach certain communications facilities to utility poles owned by the City.

e. Cable Television

The City of Leesburg has entered into a franchise agreement with Comcast SHC Holdings, Inc. (d/b/a Lake County Cablevision) for provision of cable television service. This agreement is between Leesburg and Lake County, as well as with the cities and towns of Eustis, Fruitland Park, Mount Dora, Tavares, Umatilla, Howey-in-the-Hills, Lady Lake, and Montverde.

f. Solid Waste Collection

The City of Leesburg provides solid waste collection service to all its residents and businesses within the City limits. Processing and disposal of solid waste occurs at the Lake County Resource Recovery Facility through an interlocal agreement with Lake County. The facilities operated by Lake County, Department of Waste Management Services are by law only allowed to accept waste materials from sources within Lake County.

The Solid Waste Management Division under the Public Works Department is responsible for coordinating the waste collection and disposal for customers within the City limits and newly annexed areas.

g. Gas Service

The City supplies residential, commercial, and industrial gas service within the corporate limits of the City of Leesburg. The City of Leesburg has entered into a general service agreement with the Florida Gas Transmission Company who sells and delivers natural gas to the City. The City of Leesburg maintains gas service agreements with several private developers for the provision of gas service to various subdivisions located within the City.

In addition, the City of Leesburg has entered into an interlocal agreement with the Municipal Gas Authority of Florida, a governmental entity that was created for the following purposes:

- To obtain an adequate, reliable, and economic supply of gas for its members,
- To manage the acquisition, transmission, and disposition of such gas supply
- To acquire and operate facilities, plants, and systems incidental and useful to obtaining and managing such gas supply, and
- To furnish operational, technical, and informational assistance to its members

7. Other Agencies

To further provide services to its citizens, the City of Leesburg coordinates with many local agencies in addition to those mentioned previously. Such agencies include the Leesburg Partnership and the Leesburg Chamber of Commerce, which are described in more detail below.

a. Leesburg Partnership

The Leesburg Partnership, originally referred to as the Leesburg Downtown Partnership, was established in 1994. It is an association of residents, government, business people and resources that are focused on the goal of aiding in the physical, economic, and social revitalization of the Leesburg Community. The first goal was to create a "Main Street" program for downtown. Part of the Main Street approach is to involve citizens in the creation of a vision for the future. After visioning sessions were held in 1993 and 1997, the Venetian Cove Marina was built. The Leesburg Partnership and the City of Leesburg maintain a list of projects to continue to rejuvenate the town, increase property values, improve business potential, and make Leesburg a better place to live.

b. The Leesburg Chamber of Commerce

The mission of the Leesburg Chamber of Commerce is to improve the quality of life in Leesburg and Lake County by taking a leadership role in promoting business and by facilitating a bridge between business and the community.

Additionally, the City of Leesburg maintains agreements with several not-for-profit agencies for grant funding. These agencies include the following:

- Boys and Girls Club of Lake and Sumter County
- Leesburg Junior Jackets
- The Community Crusaders, Inc of Leesburg

Analysis for Improvements to Intergovernmental Coordination

This section discusses opportunities to increase the effectiveness of existing coordination mechanisms. Also identified in this section are problems with existing coordination efforts and opportunities for coordination with other agencies.

1. Federal

Coordination with Federal agencies such as the EPA, HUD, FEMA, FCC, FAA, the Department of Labor, and the Department of Justice have been acceptable.

2. State

There are various infrastructure needs that will require continued coordination with State agencies. Of particular importance is coordination with the Florida Department of Transportation (FDOT) regarding any future improvements to the State principal arterial U.S. Hwy 441 or the Turnpike.

It is important that the City continues its involvement in formal procedures, as well as improving its informal working relationship with the FDOT. Informal coordination includes Development of Regional Impact reviews and access management coordination. A continued working relationship with the FDOT will ensure timely consideration of needed State roadway improvements and improved traffic circulation within the City.

Existing intergovernmental coordination with State agencies has been acceptable. There are currently no Areas of Critical State Concern located within the City's corporate boundaries.

3. Regional

Local coordination with the St. Johns River Water Management District continues to be adequate. The Altamonte Springs office has been helpful to City staff in the review of development projects, which require processing locally.

In order to continue to avoid future conflicts between the City's Comprehensive Plan and the ECFRPC Strategic Regional Policy Plan, the City will continue to utilize the Strategic Regional Policy Plan in evaluating the proposed growth and development when amending the City's Plan. If a conflict arises, the City will coordinate with the ECFRPC to alleviate the conflict. In addition, the City shall continue to participate in the preparation of, and provide comments for, the evaluation report for the East Central Florida Comprehensive Strategic Regional Policy Plan required pursuant to Chapter 186.511, Florida Statutes.

In order to avoid future conflicts between the City's Comprehensive Plan and the St. Johns River Water Management District's regional water supply plans, the city will: ensure that all aspects of comprehensive plan and 10-Year Water Supply Facilities Work Plan are prepared and coordinated with the applicable St. Johns River Water Management District regional water supply plans; ensure that City's Conservation Element includes 10-year planning period projections for water supply needs and water sources and that the plan gives full consideration of established St. Johns River Water Management District regional water supply plans; and ensure that the Potable Water Element includes a Water Supply Facilities Work Plan for at least a 10-year planning period, addressing those facilities the local government is responsible for, and is prepared considering the St. Johns River Water Management District's regional water supply plan.

The city will also continue to actively participate in the "East Central Florida Water Supply Planning Initiative" meetings hosted by the St. Johns River Water Management District. Additionally, the city will ensure that water supply plans developed by the city are submitted to the St. Johns River Water Management District for their consideration for inclusion into the appropriate regional water supply plan.

4. County

Although interlocal agreements with Lake County continue to operate effectively, both the City of Leesburg and Lake County will need to commit to improving coordination on development and land use issues to ensure the effective and efficient use of land.

The City and the County discussed entering into a Joint Planning Agreement (JPA), and Interlocal Service Boundary Agreement (ISBA) but no formal document has been approved by both entities.

Existing coordination between the Lake County School Board and the City of Leesburg has been advantageous to both agencies. Increased planning coordination with the School Board needs to be in place to ensure that the necessary infrastructure (sanitary sewer, potable water, and transportation) is in place, or is planned, prior to the construction of new school facilities.

5. Other Jurisdictions

Coordination with adjacent and other jurisdictions has been acceptable. The City is participating in negotiations for a Interlocal Service Boundary Agreement (ISBA) with Lake County, the City of Groveland, the City of Mascotte and the Town of Howey-in-the-Hills, and other cities concerning an unincorporated area of real property and service delivery for that unincorporated area. The overall goal of the ISBA process is to establish agreed upon standards for annexation and service delivery in the unincorporated area. The City has coordinated with the City of Tavares to work towards the completion of the TAV-LEE Trail. This is a bicycle and pedestrian trail that will connect Leesburg and Tavares. Additional communication with the City of Wildwood with regards to trails would be beneficial to the City.

INTERGOVERNMENTAL COORDINATION GLOSSARY

- Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
  (Note: Lake County Schools are under the authority of the State of Florida Department of Education.)

INTERGOVERNMENTAL COORDINATION LINKS TO RELATED JURISDICTIONS

Data Curated: 8/12/2024

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov
City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php
City of Tavares, Florida
https://www.tavares.org
City of Fruitland Park, Florida
https://www.fruitlandpark.org

Federal Government:

United States Environmental Protection Agency (EPA)
https://www.epa.gov
United States Army Corps of Engineers (ACOE)
https://www.usace.army.mil
Federal Emergency Management Agency (FEMA)
https://www.fema.gov
Department of Housing and Urban Affairs (HUD)
https://www.hud.gov
Federal Communications Commission (FCC)
https://www.fcc.gov
Federal Aviation Administration (FAA)
https://www.faa.gov
United States Department of Labor
https://www.dol.gov
Department of Justice
https://www.justice.gov

State Government:

Florida Department of Transportation (FDOT)
https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm
Florida Department of Environmental Protection (FDEP)
https://floridadep.gov
Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com
Florida Department of State Division of Historical Resources
https://dos.fl.gov/historical/
Florida Department of Children and Families
https://www.myflfamilies.com
Florida Department of Education
https://www.fldoe.og

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)
https://www.ecfrpc.org
St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com
Lake~Sumter Metropolitan Planning Organization (LS MPO)
www.lakesumtermpo.com
LS MPO *Guidelines and Methodologies* document (LS MPO)
www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

County Agencies:

Lake County School Board
https://www.lake.k12.fl.us
Lake County, Florida, Board of County Commissioners, Planning Department:
https://www.lakecountyfl.gov/Planning-and-Zoning
Lake County, Florida, Board of County Commissioners, Public Works Department:
https://www.lakecountyfl.gov/public-works
Lake County, Florida, Board of County Commissioners, Transit Services:
https://www.lakecountyfl.gov/transit
Lake County Water Authority (LCWA) (f.k.a.: the Oklawaha Basin Recreation and Water Conservation and Control Authority)
https://www.lcwa.org
Adjacent Jurisdictions (those governmental entities that are contiguous to City of Leesburg's ISBA):
City of Tavares
https://www.tavares.org

City of Fruitland Park
https://www.fruitlandpark.org

Utility Providers:

City of Leesburg Sanitary Sewer

City of Leesburg Potable Water

City of Leesburg Reclaimed Water System

Telephone

Cable Television

City of Leesburg Solid Waste Collection

City of Leesburg Gas Service

Duke Power

Sumter Electric Cooperative (SECO)

Other Agencies:

Leesburg Chamber of Commerce

https://www.leesburgchamber.com

Not-For-Profit Agencies (FY 2023-2024):

Community Development Corporation of Leesburg, Inc.

Leesburg Area Chamber of Commerce, Inc.

Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts

Melon Patch Players

Lone Oak Cemetery

Shady Oak Cemetery

12. CAPITAL IMPROVEMENTS

ELEMENT SUMMARY:

The City shall follow attainable fiscal means to ensure timely and necessary installation and maintenance of public facilities required to meet residents and business demands within the City limits, through measures such as formally adopting the Capital Improvement Schedule, utilizing level of service criteria to help determine the timing and funding of capital facilities, pursuing adequate funding for the construction of capital projects identified, and evaluating the projects with prioritization criteria and for consistency with adopted level of service standards, City-adopted Plans, and/or public need. The City shall strive to retain fiscal responsibility throughout, with methods such as adopting policies and procedures for debt management, line of credit borrowing or bond anticipation notes for specific construction projects, and by ensuring that new developments share a proportionate share of the costs required to maintain adopted level of service standards.

THE LAKEFRONT CITY
LEESBURG
EST. 1857

CAPITAL IMPROVEMENTS
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residents and business establishments within the City limits of Leesburg.

Objective 1.1: ***Capital Improvement Schedule***

To ensure that the necessary facilities and infrastructure will be in place and water supply is sufficient to meet Levels of Service established within the Growth Management Plan, the City shall formally adopt the Capital Improvement Schedule.

Policy 1.1.1: Capital projects shall be defined as those projects identified within the Growth Management Plan that are necessary to meet established levels of service, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure, or enhance facilities and infrastructure that generally have a cost exceeding $10,000.

Policy 1.1.2: Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable and Reclaimed Water
- Parks and Recreation

Policy 1.1.3: Capital projects shall be prioritized according to the following criteria:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies.
- Whether the project implements the policies of the Growth Management Plan as they pertain to adequate public facilities requirements.
- Whether the project eliminates a public hazard.

- Whether the project is financially feasible.
- Whether the project is coordinated with the City's 10-Year Water Supply Facilities Work Plan.

Policy 1.1.4: Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent, in accordance with Section 163.3180(2), F.S. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the requirements for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Objective 1.2: ***Level of Service (LOS)***.

The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 1.2.1: Adopted level of service standards for facilities and infrastructure shall be as follows:

a. The following minimum LOS standards for Transportation facilities are as follows:

   - Limited Access Roads - LOS C, or as otherwise prescribed by FDOT
   - Arterials - LOS D, or as otherwise prescribed by FDOT
   - Collectors - LOS D, or as otherwise prescribed by FDOT

b. The level of service for Sewer is 250 gallons per day per capita.

c. The level of service for solid waste collection shall be as follows:

   - Residential LOS: Once weekly collection of all residential garbage, yard grass, and recyclables. Once a month bulk pickup or as requested.
   - Commercial LOS: One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.

d. The City's Level of Service for potable water supply shall be 150 gallons per person per day.

f. The City herein adopts minimum level of service (LOS) standards for reclaimed transmission systems and treatment that conform to all applicable state and county environmental health standards and regulations.

Policy 1.2.2: In coordination with other City departments, the City shall evaluate land use amendments with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

Policy 1.2.3: Capital projects shall be studied in conjunction with private development interests using such instruments as pioneering agreements to ensure water and wastewater utility services are available at the time of issuance of Certificate of Occupancy.

Objective 1.3: ***Funding Sources***.

The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvement Schedule.

Policy 1.3.1: The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- A portion of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvement projects.
- A portion of net proceeds, after payment of existing bond obligations, of the Lake County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvement projects.
- A portion of the total proceeds from the Lake County Local Option Sales Tax shall be reserved for traffic related capital projects.

Policy 1.3.2: The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- A portion of the total proceeds from the Stormwater Utility Fund shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.3: The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- A portion of the total proceeds from the Sanitary Sewer Utility Fund shall be reserved for sanitary sewer management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.4: The following procedures shall be utilized to pursue adequate funding for potable water and reclaimed water capital projects:

- A portion of funds collected from the Utility Enterprise Fund shall be reserved to complete potable water capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

Policy 1.3.5: The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

- Grants shall be pursued and used for the completion of parks and recreation capital projects.
- The Land Development Regulations shall contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

Objective 1.4: ***Capital Improvement Evaluation.***

All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards, City-adopted Water Supply Facilities Work Plans, and/or public need.

Policy 1.4.1: The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established by the Lake County Emergency Management Department and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

Policy 1.4.2: During the budget workshop process capital projects will be assigned a funding source such as cash, future revenues, or through borrowing.

Policy 1.4.3: The City should use reasonable methods to track capital projects of state, and local agencies, which may be in conflict or may enhance the City's capital projects.

Policy 1.4.4: The City Water Supply Facilities Work Plan will identify the necessary potable and non-potable water supply sources, water conservation, infrastructure and facilities

(and associated projects/costs) needed to meet water supply demands for a minimum 10-year planning period.

Policy 1.4.5: On an ongoing basis, review pre-existing plans and performance data and actual conditions identified in the field relating to the existing water system to identify deficiencies, priorities, and improvement costs.

Policy 1.4.6: Each year, continue implementation of the annual renewal and replacement program for system improvements to address water utility system pressure problems and other deficiencies identified in the field or as planned in the City's Water Supply Facilities Work Plan.

Objective 1.5: ***Debt Management***.

The City shall adopt policies and procedures that address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

Policy 1.5.1: The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all funds shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the revenue stream will be a part of the projection process.
- Revenue bonds shall be allowed to fund up to one hundred percent (100%) of the City's total debt. Debt will not be issued to finance normal repairs and maintenance. Debt can be issued to make renovations, updates, modernizations, and rehabilitations provided the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's Financial Advisors and its Bond Counsel base upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation, and the impact of any reserve account

restrictions on the operation and maintenance of the affected utility and/or department.

- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- On an annual basis, the City will review the amount of cash equivalent and determine the appropriate percentage of depreciation as reported on the prior year's annual financial statement in enterprise operations to ensure adequate repair and/or replacement of capital facilities.

Policy 1.5.2: The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed fifteen percent (15%) of the City's property tax base assessed valuation reported yearly by the Lake County Property Appraiser's office.

Policy 1.5.3: The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.

Objective 1.6: ***Repair and Replacement.***

All City departments shall prioritize capital projects to provide for the repair and/or replacement of identified facilities.

Policy 1.6.1: As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding.

Policy 1.6.2: As part of the annual budget process, the Public Works Department shall include and prioritize capital water supply facilities that are listed in the 10-Year Water Facilities Work Plan as in need of refurbishment or replacement and submit those projects for funding support.

Objective 1.7: ***New Development.***

The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions through legal documents such as pioneering agreements, or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

Policy 1.7.1: All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

Policy 1.7.2: When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and following the procedures set forth in Chapter 163.3220, Florida Statutes.

Policy 1.7.3: To ensure adequate capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.

Policy 1.7.4: City shall continue to use impact fees for police, recreation, and fire to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.

Policy 1.7.5: New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water**,** reclaimed water, sewer trunk systems, and traffic circulation network shall be the financial responsibility of the developer.

Objective 1.8: ***Adequate Public Facilities Management***

The City shall continue to review all proposed developments within Leesburg for their impact upon Leesburg's municipal services. This evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and

transportation facilities, unless the development permit or order is exempt from the review requirements of this section. No development permit or order that contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the evaluation set forth in this section. No development permit or order that contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the evaluation set forth in this section. Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable Public Works staff to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent. A local government may meet the level of service requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

Policy 1.8.1: **Evaluation**. All final development orders or development permits are required to be assessed to determine if adequate public facilities are available. Prior to the issuance of a final development order or development permit, the developer/applicant must obtain a certification of adequate public facilities. Any applicant for a development permit must provide all information deemed necessary by the City to adequately assess the impacts of the proposed development.

Policy 1.8.2: **Traffic Study**. A traffic study is required demonstrating the impacts to the City's roadway network for any new development, in accordance with the requirements of Lake-Sumter MPO's traffic impact statement (TIS) Methodology Guidelines.

Policy 1.8.3: **Final Development Orders.** For purposes of this Section, final development orders and development permits are considered to be: Any building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of the City having the effect of permitting the development of land. Any order granting, denying, or granting with conditions, an application for a development permit. The City shall make adequate public facilities inventory information available to the public through the generation of reports containing the following information:

- The current capacity of each measured public facility
- The available capacity of deficiencies of each measured public facility

- Improvements to any public facilities that will be made by the City or by a developer pursuant to a development order and the impact of such improvements on existing public facility capacities or deficiencies.

Policy 1.8.4: **Application Procedure.** The Development Review Committee shall make determinations regarding development applications and issue certificates according to the procedures established in this section. An application for a certification of adequate public facilities shall be filed with all applications for a final development order or permit, unless otherwise exempted. A preliminary review application may also be submitted for an informal and non-binding adequate public facility review by the Development Review Committee. All applications shall be made on a form prescribed by the City that should require at a minimum, and as applicable:

- Date of submittal.
- Name, address, and telephone number of applicant and property owner.
- Parcel I.D. number, street address, and legal description.
- Proposed land use(s) by land category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units.
- Existing use of property, acreage of property, name of DRI, PUD, or Subdivisions.
- Site design information.
- Previously issued certificates.
- Possible limitations in the manner in which the proposed use will be conducted, including restrictions on use, resident population, density and intensity of use.
- Possible limitations on the height, size, location, density or intensity of a building or other structure.
- Possible phasing schedule.
- Possible alternative with respect to size, number, location, or nature of vehicle access points.
- Possible increase in the amount of street dedication, roadway width, or construction of roadway improvements within street right-of-way.
- Plans for the protection of existing trees, vegetation, water resources, wildlife habitat and other significant natural resources.

- Any information regarding possible solutions or alternatives that would permit the proposed development in conformity with the requirements and intent of this section and the City's Growth Management Policies.
- Data and analysis relevant to the adequate public facilities and services evaluated under this section, were upon the Development Review Committee can conduct and make an informed adequate public facilities determination.

An application that is not technically complete shall be returned to the applicant with a correspondence detailing the deficiencies in the application. Failure to submit the required information in accordance with this section shall result in the denial of the application. Applications deemed complete by the City shall be handled on a first-come-first-served basis. Once an application is complete, any change in uses, densities, or intensities for the subject property that result in an increased capacity requirement for any adequate public facility shall be subject to a new review. An application fee may be established by City Commission by resolution.

Policy 1.8.5: **Adequate Public Facilities Exemptions and Change of Use.** Certain developments cause no added impacts on facilities, and therefore can be considered exempt from adequate public facilities and the requirement to undergo a full adequate public facilities evaluation. Any change, redevelopment, or modification of use shall require a adequate public facilities evaluation, provided the proposed change, redevelopment, or modification of use has more than a de minimis impact on public facilities and services than the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for evaluation. Credit shall be given for the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for adequate public facilities evaluation. If the proposed change, redevelopment, or modification of use has a lesser impact on public facilities and services than the previous use during the six (6) month period prior to the date of application for adequate public facilities evaluation, then no adequate public facilities evaluation shall be required.

If no use existed on the site for the six (6) month period prior to the date of application, no credit shall be issued and the proposed use shall be subject to adequate public facilities evaluation.

Policy 1.8.6: **Demolitions**. In case of a demolition of an existing use or structure, the adequate public facilities evaluation for the redevelopment shall be based upon the net increase of the impact for the new or proposed land use as compared to the most recent land use existing prior to demolition, provided that such credit is utilized

within six (6) months of the date of issuance of the demolition permit. Such credits are non-transferable.

Policy 1.8.7: **Certification of Adequate Public Facilities**. A certification of adequate public facilities is a "snap shot" of available capacity for each public facility, evaluated under this section, at the time the certificate is issued. The certification of adequate public facilities does not guarantee capacity in the future or encumber or vest capacity for any period of time. At a minimum, the certification of adequate public facilities shall contain:

- Name, address, and telephone number of the applicant or property owner.
- Parcel I.D. number and legal description.
- Date of issuance.
- Proposed use(s) by land use category, square feet, and number of units.
- Phasing information by proposed uses, square feet, and number of units, if applicable.
- Total current available capacity within the service area(s).
- Project impact based on LOS standards.

A certification of adequate public facilities shall expire one (1) year after issuance unless the applicant commences construction of the development under a validly issued building permit. A one (1) year extension may be granted by the Development Review Committee provided circumstances have not adversely diminished the capacity of public facilities and services to support the development, in which case, the development shall be subject to new evaluation.

Policy 1.8.8: **Procedures for Adequate Public Facilities Evaluation**. No application shall be deemed sufficient unless it contains all information that in the professional judgment of the Development Review Committee is reasonably necessary to evaluate the impacts of the proposed development for public facilities and services subject to review. During the review process, the Development Review Committee shall either approve, deny, or approve with conditions, the application for a certification of adequate public facilities.

Policy 1.8.9: **Adequate Public Facilities Determination**. All adequate public facilities determinations for specific public facilities and services shall follow the procedures outlined below.

Traffic: The Code of Ordinances will provide specific criteria to determine when and how individual traffic studies are required to determine adequate public facilities and maintain the adopted LOS.

Sanitary Sewer: The Code of Ordinances shall contain standards that determine adequate public facilities for residential and non-residential uses based on the adopted LOS.

Solid Waste: The Code of Ordinances shall contain standards that determine adequate public facilities for residential and non-residential uses based on the adopted LOS. All solid waste facilities that are under the jurisdiction of another local government or government agency may be required to be assessed through the adequate public facilities management system adopted by that government or agency. However, the City shall conduct an adequate public facility test for solid waste regardless of who has administrative or legal responsibility for solid waste facilities.

Potable and Reclaimed Water: The Code of Ordinances shall contain standards that determine adequate public facilities for residential and non-residential uses based on the adopted LOS, and applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

CAPITAL IMPROVEMENTS DATA APPENDIX

Introduction and Purpose

The purpose of the capital improvement element is to:

- Evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility.
- Estimate the cost of improvements for which the local government has fiscal responsibility.
- Analyze the fiscal capability of the local government to finance and construct improvements.
- Adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements.

The Annual Comprehensive Financial Report for the Fiscal Year ending September 23, 2023 is available at https://www.leesburgflorida.gov/my_city/budget.php.

2023-2024 Capital Improvement Program

This capital improvement program includes the purchase of all capital items as well as major capital projects for all funds. The funding sources are identified by line and recapped at the end of the fund.

General Government

These items are included in general fund and the capital projects fund. Governmental Revenue is the funding source for general fund and the capital projects fund which also includes funding from grants and Gas tax.

FINANCE

Project #	W F #	Project Description	Funding Source	Amount
GFASST	1519068	Truck	Discretionary Sales Tax	40,000
		Total Finance Department		40,000

INFORMATION TECHNOLOGY

Project #	W F #	Project Description	Funding Source	Amount
GFASST	1519982	Copier Replacements	Discretionary Sales Tax	25,000
GFASST	1519985	Server & Storage Upgrade	Discretionary Sales Tax	125,000
		Total Information Technology Department		150,000

PUBLIC WORKS

Project #	W F #	Project Description	Funding Source	Amount
		Facilities		
GFASST		HVAC	Discretionary Sales Tax	50,000
310051		Reroofing Program	Discretionary Sales Tax	150,000
310051		Corrine Williams Playground Improvements	Discretionary Sales Tax	300,000
310051	1501593	Security Improvements	Discretionary Sales Tax	175,000
310051		John L. Johnson Playground Improvements	Discretionary Sales Tax	300,000
		Total Public Works Department		975,000

RECREATION

Project #	W F #	Project Description	Funding Source	Amount
310081	1519996	Splash Pad Flooring Replacement	Discretionary Sales Tax	125,000
		Total Recreation Department		125,000
		Funding Source		
		Discretionary Sales Tax		1,290,000
		Total General Government Funding Sources		1,290,000

Enterprise Funds

STORMWATER

Project #	W F #	Project Description	Funding Source	Amount
140002		Drainage Improvements Curbs, gutters & inlets	Stormwater Fees	25,000
140002		Center Street Improvements ($360,000)	Stormwater Fees	83,260
			Lk. County Water Authority Grt.	276,740
140002		Beverly Shores Improvements	Stormwater Fees	100,000
140002		South Street Improvements	Stormwater Fees	50,000
140002		Miscellaneous Drainage Improvements	Stormwater Fees	100,000
140002		Public Works Fountain Program	Stormwater Fees	15,000
		Total Stormwater Department		650,000

Funding Source	
Stormwater Fees	373,260
Lk. County Water Authority Grt.	276,740
Total Stormwater Funding Sources	650,000

ELECTRIC

Project #	W F #	Project Description	Funding Source	Amount
410002	Various	Transformers ($486,001)	Current Revenue	465,001
			Customer Contribution	21,000
410003	Various	Capacitors	Current Revenue	30,200
410004	Various	Distribution Lines ($1,660,001)	Customer Contribution	207,000
			Current Revenue	1,453,001
410005	Various	Sectionalizing Equipment	Current Revenue	75,002
410006	Various	Lights	Current Revenue	399,996
410008	Various	Other equipment	Current Revenue	15,000
410012	Various	Substations	Current Revenue	262,000
		Total Electric Department		2,928,200

Funding Source	
Current Revenue	2,700,200
Customer Contribution	228,000
Total Electric Funding Sources	2,928,200

GAS

Project #	W F #	Project Description	Funding Source	Amount
420001	Various	Meters	Current Revenue	459,395
420002	Various	Mains ($1,411,123)		
		Shoring Boxes	Current Revenue	11,123
		466 A Widening	Current Revenue	100,000
		Villages Expansion- High Pressure	Current Revenue	1,300,000
420003	Various	Tools & Equipment	Current Revenue	143,804
420004	Various	Vehicles & Equipment	Current Revenue	120,000
420006	Various	Gate Stations ($175,000)	Current Revenue	10,000
		Sabal Station 2	Current Revenue	165,000
420008	Various	Regulators	Current Revenue	26,526
420009	Various	Farm Tap/ Industrial Equip ($119,963)	Current Revenue	58,347
		SCADA Sites- Villages (2)	Current Revenue	25,000
		Replace Honeywells with Mooneys (3)	Current Revenue	36,616
420010	Various	Services ($187,924)	Current Revenue	121,924
			Customer Contribution	66,000
		Total Gas Department		2,643,735
		Funding Source		
		Current Revenue		2,577,735
		Customer Contribution		66,000
		Total Gas Funding Sources		2,643,735

WATER

Project #	W F #	Project Description	Funding Source	Amount
430002		Mains		
		Hwy 27 Middlesex to 48 Water Main Upgrade	Renewal & Replacement	598,349
430006		Plant & Storage ($2,135,154)		
		1 M Gallon Storage Tank (Highland Lake)	Current Revenue	1,159,118
			Renewal & Replacement	326,036
		Fluoride Water Project	Renewal & Replacement	650,000
		Total Water Department		2,733,503
		Funding Source		
		Current Revenue		1,159,118
		Renewal & Replacement		1,574,385
		Total Water Funding Sources		2,733,503

WASTEWATER

Project #	W F #	Project Description	Funding Source	Amount
440002		Collecting Sewers ($4,276,289)		
		Line under Building	Renewal & Replacement	100,000
		Southern Cooridor Forcemain Bypass (Design)	Renewal & Replacement	1,000,000
		Lift Station #72 Additional Funds ($3,076,289)	Current Revenue	2,816,289
			Renewal & Replacement	260,000
		Vitrified Clay Pipe	Renewal & Replacement	100,000
440003		Other Equipment ($490,000)		
		Various Tools & Equipment	Renewal & Replacement	100,000
		Pump Packages	Renewal & Replacement	40,000
		Generator Grant Project	Renewal & Replacement	350,000
440006		Treatment Plant ($300,000)		
		Turnpike Plant	Renewal & Replacement	100,000
		Canal Street	Renewal & Replacement	150,000
		Discharge Pipe Replacement/Line Wet Wells	Renewal & Replacement	50,000
		Total Wastewater Department		5,066,289
		Funding Source		
		Current Revenue		2,816,289
		Renewal & Replacement		2,250,000
		Total Wastewater Funding Sources		5,066,289

AIRPORT

Project #	W F #	Project Description	Funding Source	Amount
480002		Buildings ($1,535,000)		
		Hangar Building ($1,500,000)	State Grant	1,200,000
			Current Revenue	300,000
	1516579	Roof Replacement- 8703 Airport Blvd	Current Revenue	35,000
480003		Improvements ($3,035,000)		
		Wildlife Hazard Mgmt Plan ($35,000)	Federal Grant	31,500
			State Grant	2,800
			Current Revenue	700
		Taxiway/Taxiline Replacement ($2,000,000)	Federal Grant	1,800,000
			State Grant	160,000
			Current Revenue	40,000
		Veteran's Road Construction ($1,000,000)	State Grant	800,000
			Current Revenue	200,000
		Total Airport Department		4,570,000
		Funding Source		
		Federal Grant		1,831,500
		State Grant		2,162,800
		Current Revenue		575,700
		Total Airport Funding Sources		4,570,000

Special Revenue Fund

FLEET

Project #	W F #	Project Description	Funding Source	Amount
FLEET		Replacement Vehicles		
	1518959	($1,827,000) Gas- 2012 F550 Truck (#514)	Discretionary Sales Tax	75,000
	1518963	Police- 2014 Charger (#8009)	Current Revenue	64,000
	1518964	Police- 2008 Impala (#8076)	Current Revenue	30,000
	1518968	Police- 2014 Charger (#8120)	Current Revenue	64,000
	1518971	Police- 2014 Charger (#8122)	Current Revenue	64,000
	1518973	Police- 2014 Charger (#8123)	Current Revenue	64,000
	1518975	Police- 2015 Charger (#8134)	Current Revenue	64,000
	1518977	Police- 2017 Explorer K-9 (#8162)	Current Revenue	75,000
	1518979	Police- 2008 Impala (#8075)	Current Revenue	30,000
	1518980	Fire- 2008 Escape (#610)	Current Revenue	45,000
	1518981	Fire- 2005 Explorer (#770)	Current Revenue	45,000
	1518982	Water- 2005 F150 Truck (#2022) ($45,000)	Current Revenue	25,605
			Discretionary Sales Tax	19,395
	1518983	Water- 2005 F150 Truck (#318)	Current Revenue	45,000
	1519033	Wastewater- 2005 F 250 Truck (#781)	Discretionary Sales Tax	63,000
	1519034	Wastewater- 2006 F 150 Truck (#7039)	Discretionary Sales Tax	45,000
	1519035	Wastewater- 2011 Pipehunter (#777)	Discretionary Sales Tax	360,000
	1519036	Wastewater- 2005 F150 Truck (#7032)	Discretionary Sales Tax	45,000
	1519037	Wastewater- 2008 F250 Utility Truck (#7062)	Discretionary Sales Tax	63,000
	1519038	Solid Waste- 2013 Automated Truck (#9098)	Discretionary Sales Tax	340,000
	1519039	Public Works- 2004 F250 Truck (#4019)	Current Revenue	63,000
	1519040	Public Works- 1996 Kubota Tractor (#232)	Current Revenue	35,000
	1519041	Public Works- 2016 Kubota Zero Turn Mower (#234)	Current Revenue	10,000
	1519042	Public Works- 2005 F250 Crew Cab Truck (#2023)	Current Revenue	63,000
	1519043	Recreation- 2003 Kubota Tractor (#269)	Current Revenue	30,000
		Total Fleet Department		1,827,000
		Funding Source		
		Current Revenue		816,605
		Discretionary Sales Tax		1,010,395
		Total Fleet Funding Sources		1,827,000

TOTAL COSTS

General Government	1,290,000
Stormwater	650,000
Electric	2,928,200
Gas	2,643,735
Water	2,733,503
Wastewater	5,066,289
Airport	4,570,000
Fleet	1,827,000
Total Costs	**21,708,727**
Funding Source	
Current Revenue	10,645,647

Stormwater Fees	373,260
Discretionary Sales Tax	2,300,395
Federal Grant	1,831,500
State Grant	2,162,800
Lk. County Water Authority Grt.	276,740
Renewal & Replacement	3,824,385
Customer Contribution	294,000
Total Funding Sources	**21,708,727**

CAPITAL IMPROVEMENTS GLOSSARY

- Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
- *(Note: Lake County Schools are under the authority of the State of Florida Department of Education.)*
- Lake County Schools – means the school system of Lake County, Florida, K through 12.
- Metropolitan Planning Organization (MPO) – Florida Statutes Chapter 339, Section 175 describes the purpose of MPOs throughout the state; transportation planning on a regional scale.
- FY – Fiscal (Year) – relating to government revenue; monetary policy. Leesburg's fiscal year is from October 1st to September 30th. The State of Florida's fiscal year is from July 1st to June 30th.
- Ad Valorem – tax amount to be paid based on an assessed value of real property (your house) with a tax rate applied.

CAPITAL IMPROVEMENTS
LINKS TO RELATED JURISDICTIONS

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php

Federal Government:

United States Environmental Protection Agency (EPA)
https://www.epa.gov

United States Army Corps of Engineers (ACOE)
https://www.usace.army.mil

Federal Emergency Management Agency (FEMA)
https://www.fema.gov

Department of Housing and Urban Affairs (HUD)
https://www.hud.gov

Federal Communications Commission (FCC)
https://www.fcc.gov

Federal Aviation Administration (FAA)
https://www.faa.gov

United States Department of Labor
https://www.dol.gov

Department of Justice
https://www.justice.gov

State Government:

Florida Department of Transportation (FDOT)
https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)

https://floridadep.gov

Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com

Florida Department of State Division of Historical Resources
https://dos.fl.gov/historical/

Florida Department of Children and Families
https://www.myflfamilies.com

Florida Department of Education
https://www.fldoe.og

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)
https://www.ecfrpc.org

St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com

Lake~Sumter Metropolitan Planning Organization (LS MPO)
www.lakesumtermpo.com

LS MPO *Guidelines and Methodologies* document (LS MPO)
www.lakesumtermpo.com/pdfs/concurrency/Lake-Sumter-MPO-Traffic-Impact-Analysis-Methodology-and-Guidelines.pdf

County Agencies:

Lake County School Board
https://www.lake.k12.fl.us

Lake County, Florida, Board of County Commissioners, Planning Department:
https://www.lakecountyfl.gov/Planning-and-Zoning

Lake County, Florida, Board of County Commissioners, Public Works Department:
https://www.lakecountyfl.gov/puboic-works

Lake County, Florida, Board of County Commissioners, Transit Services:
https://www.lakecountyfl.gov/transit

Lake County Water Authority (LCWA) *(f.k.a.: the Oklawaha Basin Recreation and Water Conservation and Control Authority)*
https://www.lcwa.org

Adjacent Jurisdictions (those governmental entities that are contiguous to City of Leesburg's ISBA)**:**

City of Tavares
https://www.tavares.org

City of Fruitland Park
https://www.fruitlandpark.org

Howey-In-The-Hills
https://www.howey.org/

Mascotte
https://www.cityofmascotte.com/

Groveland
https://groveland-fl.gov/

Utility Providers:

City of Leesburg Sanitary Sewer -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Potable Water -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Reclaimed Water System -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Solid Waste Collection -
https://www.leesburgflorida.gov/my_city/departments/public_works/index.php

City of Leesburg Gas Service - https://www.leesburgflorida.gov/services/gas/index.php

Duke Power - https://www.duke-energy.com/home

Sumter Electric Cooperative (SECO) - https://secoenergy.com/

Other Agencies:

Leesburg Chamber of Commerce
https://www.leesburgchamber.com

Not-For-Profit Agencies (FY 2023-2024):

Community Development Corporation of Leesburg, Inc.
Leesburg Area Chamber of Commerce, Inc.
Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts
Melon Patch Players
Lone Oak Cemetery
Shady Oak Cemetery

13. AVIATION

ELEMENT SUMMARY:

The City shall strive to meet future demand that maximizes safety, convenience, economic benefit, and environmental compatibility through the maintenance and expansion of airport facilities, and upholding Leesburg International as an economic asset to the City. The City shall retain consistency with other elements of the Growth Management Plan, including the Transportation Element and the Capital Improvement Plan, and also interface with other applicable jurisdictions on aviation issues during the development of these plans, as necessary.

AVIATION
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:

To facilitate the expansion of airport facilities to meet future demand that maximizes safety, convenience, economic benefit, environmental compatibility, and consistency with other elements of the Growth Management Plan.

Objective 1.1: ***Land Use Compatibility.***

The City of Leesburg shall coordinate improvements or expansions of aviation facilities with the Future Land Use Element and the Conservation Element while striving to prevent obstructions to airport operations.

Policy 1.1.1: The City shall support the redevelopment of existing, and the siting of new, aviation and aviation-related facilities that provide for the economic development of the community and are compatible with adjacent land uses.

Policy 1.1.2: The City of Leesburg shall protect and conserve natural resources from improvements or expansions of aviation facilities, except in accordance with state and local permitting and expansion of existing airport facilities or construction of new airport facilities in the unincorporated County shall be directed away from existing residential areas or areas planned for residential use, except as may be permitted by the Lake County Board of County Commissioners in accordance with the Land Development Regulations.

Policy 1.1.3: The City shall support established land development regulations that prevent the creation, establishment, or maintenance of hazards to aircraft and prevent the destruction or impairment of the utility of the airports in the City or the public investment therein.

Policy 1.1.4: The City shall continue to review airport development plans to ensure that development at the City's airport does not exceed Federal Aviation Administration (FAA) land use guidance decibel levels on existing developed land unless provisions are made to ameliorate the impacts.

Policy 1.1.5: The City shall, as required by the Federal Aviation Administration (FAA), an Obstruction Evaluation / Airspace Analysis (OE/AAA).

Objective 1.2: ***Facilities Development.***

The City of Leesburg shall continue to support the maintenance and expansion of airport facilities to uphold Leesburg International as an economic asset to the City.

Policy 1.2.1: The City shall coordinate its comprehensive planning process, including subsequent

amendments to the Comprehensive Plan, with the adopted airport master plan and future updates for Leesburg International Airport to achieve environmentally and economically sound development of aviation facilities, and to provide adequate capacity for existing and future demand for aviation facilities and services consistent with the master plan.

Policy 1.2.2: The City shall support Leesburg International Airport's vision to include charter and domestic flights and general aviation.

Objective 1.3: ***Traffic Coordination.***

The City shall coordinate improvements or expansions of aviation facilities with the Transportation Element.

Policy 1.3.1: The City of Leesburg shall ensure that surface transportation access to aviation facilities is coordinated with the traffic circulation system shown on the Transportation Element maps.

Policy 1.3.2: In the event of future expansion, the City of Leesburg shall coordinate its traffic planning efforts with Lake County, the Lake Sumter MPO, and the Florida Department of Transportation, to address the impacts of planned airport expansions on transportation needs.

Objective 1.4: ***Capital Improvements.***

The City of Leesburg shall coordinate the Capital Improvement Plan associated with the Federal Aviation Administration, the Florida Department of Transportation, the Lake Sumter MPO, and Lake County's aviation facilities.

Policy 1.4.1: The City of Leesburg shall ensure that fiscal impacts of aviation facility improvements or expansions, as well as transportation plans impacted by such improvements or expansions, are reflected in the applicable budgets of the Federal Aviation Administration, the Florida Department of Transportation Five-Year Transportation Plan, Lake County, the Lake Sumter MPO, and the City of Leesburg's Capital Improvement Element.

Policy 1.4.2: The City of Leesburg shall encourage and support appropriate funding applications submitted by the Florida Department of Transportation and the Lake Sumter MPO.

Policy 1.4.3: Improvements or the expansion of airport facilities shall be coordinated with the necessary expansion or improvements to the transportation system to support the facilities.

Policy 1.4.4: The costs and funding sources for right-of-way acquisition and road improvement projects needed to meet the impact of airport facilities on the traffic circulation plan shall be reviewed and considered in the annual update of the City of Leesburg's Capital Improvements Program.

AVIATION
DATA APPENDIX

Introduction

The Aviation Element is an optional element to the City of Leesburg's Comprehensive Plan. Its purpose is to promote a transportation system in which projected future demand for air traffic and other related facilities will be accommodated at an acceptable service level for the residents and visitors of The City of Leesburg. The City will coordinate its planning efforts with the local aviation authorities.

The City of Leesburg's transportation needs are met primarily by highway-oriented vehicles; however, airplanes contribute to the movement of people to and from the City of Leesburg. Leesburg International Airport is the chief provider of aviation services to the City. The Leesburg International Airport Master Plan Update, which was prepared for the City of Leesburg by a consultant and conditionally approved by the FAA in February 2020, has been referred to extensively in the preparation of this Aviation Element. The Airport Master Plan was developed as a planning tool to assist the City in making decisions concerning the future operation and development of the airport, which was accomplished by examining the existing facilities and conditions at the airport and forecasting its growth and future requirements over a 20-year planning period.

The goals, objectives, and policies of this element establish criteria for aviation and related facilities to meet the needs of the City of Leesburg's future population. Several issues will be addressed by the goals, objectives, and policies of this element, including:

- The integration of aviation into a multi-modal transportation system;
- The coordination of planning and expansion of aviation and related facilities; and
- Consistency between airport master plans and the Future Land Use and Conservation Elements to ensure compatible land uses and to minimize environmental impacts.

Inventory of Existing Aviation System

The following section will provide an inventory of the City of Leesburg's existing aviation system, which is necessary in determining the immediate and long-term needs for the Leesburg International Airport.

1. Airport Location and Topography

Leesburg International Airport is located approximately three miles northeast of the center of the City of Leesburg on U.S. 441, on the USGS Leesburg East Quadrangle. Geographically, the Airport lies in the Oklawaha Chain of Lakes geohydrological province, which is one of eight major geohydrological provinces of Lake County. The area is characterized by four river chains of large lakes and possesses a tremendous number of small, isolated lakes, and significant wetlands. Elevations of the airport range from approximately 68 feet to 77 feet above mean sea level (MSL).

The highest elevation on the airfield, the elevation of 77 feet, is located at the northwest end of Runway 13/31.

2. Airports in the Leesburg Vicinity

Within an approximate thirty (30) mile radius of the Leesburg International Airport, there are several public and private use airports. Examples of these Airports are provided in Table 13-1 and Map 13-2.

3. Existing Airport Facilities and Services

The Leesburg International Airport is a public use, general aviation airport, owned, operated, and maintained by the City of Leesburg. Leesburg International operates 145 aircraft based on the field. This figure consists of the following aircraft:

- 100 single engine airplanes
- 14 multi engine airplanes
- 6 jet airplanes
- 25 helicopters

Leesburg International Airport Air Traffic Control Tower manages approximately 250-300 aircraft operations per day. Approximately fifty-five percent (55%) of these operations are comprised of local general aviation, forty-five percent (45%) are transient general aviation, and less than one percent (1%) are military related.

Airport facilities can be divided into two categories: airside facilities and landside facilities.

A. Airside Facilities

Airside facilities include runways, taxiways, airfield lighting, and navigational aids as described below.

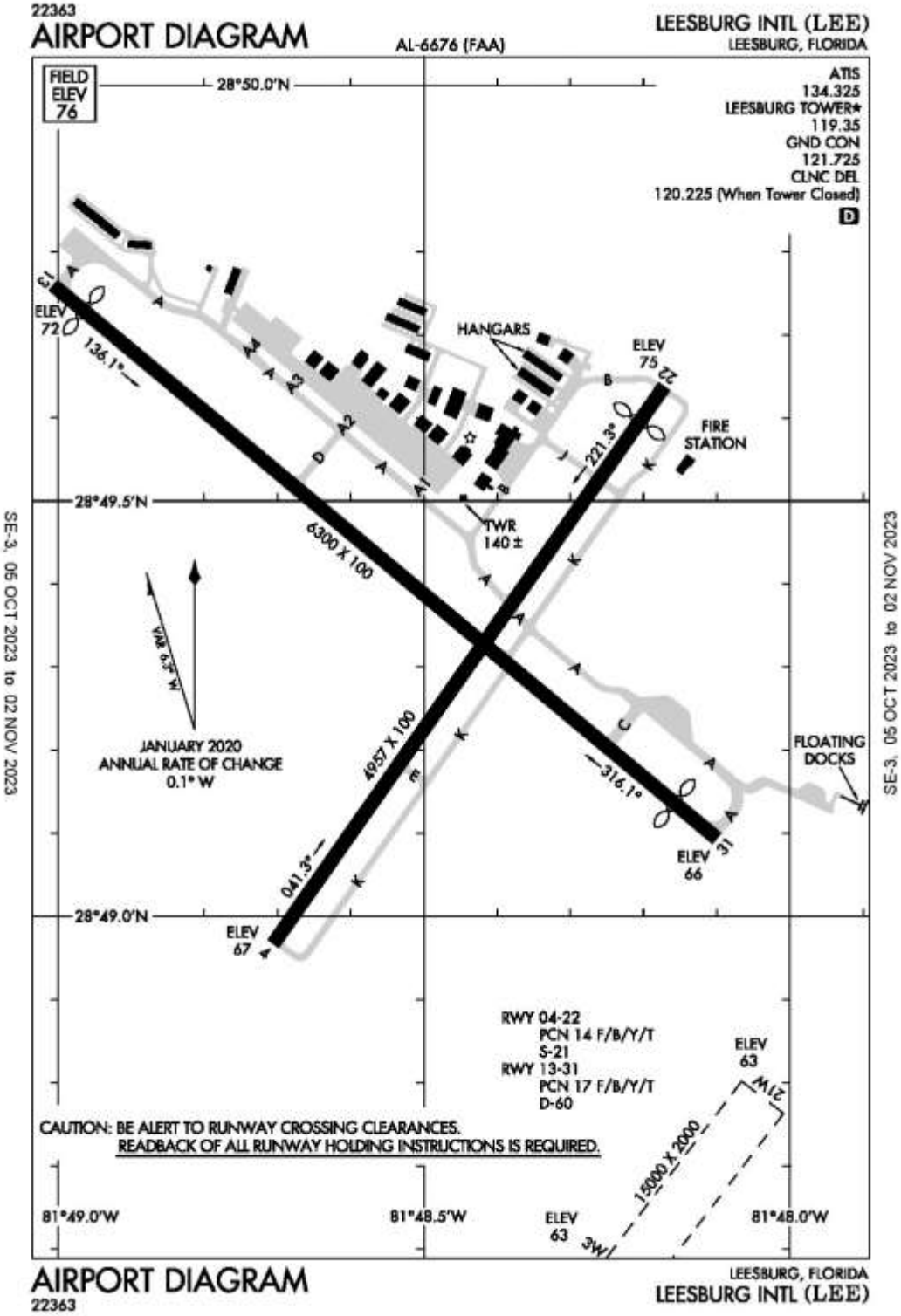
(1) Tower

The Leesburg International Airport control tower was constructed in 2005-2006

(2) Runways

At Leesburg International Airport, there are currently two active asphalt runways that have been designated as 13/31 and 4/22. These runways intersect each other at approximately 95 degrees. Runway 13/31, with an elevation of 75 feet, is marked for non-precision instrument approaches. Runway 13/31 is 6,300 feet in length and is 100 feet in width. Runway 4/22, with an elevation of 69 feet, is marked for non-precision instrument approaches (Runway 4) and basic approaches (Runway 22).Runway 4/22 is 4,957 feet in length and is 100 feet wide.

Map 13-1: Airport Diagram



Both runways have load-bearing capacities that are capable of accommodating small, business-class, general aviation aircraft such as the following:

- Lear jets,
- Rockwell International Sabreliners,
- Cessna Citations,
- Grumman G2s, G3s, G4s, and G5s
- Falcon 10s, 20s,and 50s & 900s.

(3) Taxiways

Taxiways serve as a link between the independent airport elements, such as runways and aircraft parking areas and should provide unrestricted movement to and from the runways, parking areas, and aircraft service areas. Leesburg International Airport has seven (7) taxiways which have been designated as A, B, C, D, E, J, and K.

(4) Airfield Lighting

The purpose of airfield lighting is to illuminate runways and taxiways to ensure safe movement during landing, takeoff, and taxiing during evening hours and other periods of reduced visibility. At Leesburg International, the runway lighting system consists of elevated edge lights, which provide the pilot with reference for speed, alignment, and distance. Threshold lights are sets of three or four lights placed in a straight line on both sides of the extended runway centerline parallel to the runway end. Threshold lights have two color lenses: red and green. These lights are positioned so that the pilot of an approaching aircraft would see green, and upon departure or landing rollout, a red light would be visible to indicate the end of the usable runway. Additional airfield lighting available at Leesburg International is as follows.

- A 51-inch white-green rotating beacon located on a tower approximately 1,070 feet north of the centerline of Runway 13/31 and 1,040 west of the centerline of Runway 4/22.
- A lighted wind cone, located between Taxiway A and Runway 13/31, indicates surface wind direction.
- Visual runway approach indicators that project red and white light beams.
- Medium intensity runway lights (MIRLs) on both runways.
- Runway end identifier lights (REILs) on Runway 13/31.
- Elevated blue medium intensity taxiway lights (MITLs) on Taxiways A, B, C, D, E, J, and K.

(5) Electronic Navigation Aids

A non-precision approach provides the pilot with electronic information regarding the final approach course and the distance to the touchdown point. A non-precision approach differs from a precision approach in that electric glideslope data is not

transmitted in the cockpit. Leesburg International Airport currently has three non-precision approaches available.

B. Landside Facilities

Landside facilities at Leesburg International Airport include aircraft storage facilities, fixed base operators and additional tenant buildings, fuel facilities, and other airport support facilities.

(1) Aircraft Storage

Leesburg International Airport offers two kinds of aircraft storage, both space in hangars and space where aircraft are tied down on the apron. Tiedown space is available for approximately 40 aircraft on the 36,800 square yard apron north of Taxiway A.

Hangar storage at Leesburg International includes the following:

- Corporate hangars
- T-hangars
- Box hangars

(a) Corporate Hangars

Corporate hangars at the Leesburg International Airport provide storage for jets, single-engine, multi-engine, turboprops, and helicopters. In addition, these hangars also accommodate maintenance activities.

(b) T-Hangars

Currently, there are a total of 33 T-hangars within three multi-unit buildings. These T-hangars store small multi-engine and single engine aircraft, with a capacity of one (1) aircraft per bay.

(c) Box Hangars

Box hangars can store multiple aircraft and may include office or workshop space. There are 10 Box hangars within two multi-unit buildings.

(2) Airport Tenants

Several aviation-related services, such as but not limited to agricultural operations (aerial spraying), aircraft maintenance and repair, air ambulance, charter flights, flight instruction, and aircraft rental, are available through Leesburg International Airport. These services, provided by airport tenants, are described below.

(a) SunAir Aviation

SunAir Aviation, a flight training school, is Leesburg International's only fixed base operator (FBO). In addition to flight training, SunAir provides aviation

fuel, aircraft maintenance, aircraft parking, aircraft rental, catering, pilot supplies, pilot lounge, rental cars and restrooms.

(b) Angel Flight Southeast

Angel Flight Southeast is a not-for-profit volunteer pilot organization involved in public benefit flying. This organization provides a variety of services to the community which include free air transportation via private aircraft for individuals in medical and financial need who are required to travel a long distance to access the necessary healthcare. Angel Flight coordinates travel to distant facilities when commercial service is not available, practical, or affordable. Most of the aircraft used by Angel Flight pilots are four to six seat General Aviation Aircraft which have range and weight limitations.

Angel Flight Southeast serves patients in the states of South Carolina, Georgia, Alabama, Mississippi, and Florida and is a member of Angel Flight America, a nationwide fraternity of Volunteer Pilot Organizations.

(c) Central Florida Avionics and Instruments

Aircraft radio and instrument repair and installation, as well as installation of avionics systems.

(d) Brainerd Helicopters, Inc.

Specializing in fire suppression, firefighting, flight testing, motion pictures, and aerial crane operations.

(e) Aerostat, Inc.

Manufacturer of aerial and firefighting equipment, aircraft sales and aircraft rental.

(f) Skybolt Aeromotive Corp.

Manufacturer and distributor of aerospace and racing fasteners, composite and design.

(g) First Class Aerospace

Luxury interiors and paint shop.

(h) Wipaire, Inc.

Float plane engineering and manufacturing.

Additional tenants of Leesburg International Airport include *Civil Air Patrol - Leesburg Composite Squadron and the Experimental Aircraft Association Chapter 534*.

(3) Fuel Facilities

SunAir Aviation operates fuel storage facilities at Leesburg International Airport. These facilities consist of above ground storage tanks and mobile fuel trucks to

provide the Airport with fueling needs. The Airport's fuel storage capacity consists of 12,000 gallons of Jet A and 12,000 gallons of 100 octane Avgas. Self service AVGAS is available 24/7.

(4) Utilities

Water, gas, and electric utilities are available at Leesburg International Airport. Water and gas mainlines are located along Airport Boulevard, and sanitary sewer lines were extended along Airport Boulevard to serve Skybolt Aviation and other new facilities. The City of Leesburg operates its own electrical distribution system and supplies the Airport with electricity.

C. Airport Security

To address security matters, additional lighting, fencing, and locks were installed at Leesburg International Airport.

4. Federal Regulations

Federal authorities such as the Federal Aviation Administration and the Federal Communications Commission regulate aspects such as structural heights and noise contours within airport vicinities.

a. Structural Height

The United States federal government has the ultimate power and authority over U.S. navigable airspace and, therefore, develops and implements policies that regulate the height of obstacles to ensure the safe operation of aircraft during all phases of flight. There are several criteria that airport staff and others residing or operating in the vicinity of Leesburg International Airport need to be familiar with. Federal Aviation Regulation (FAR) Part 77, *Safe, Efficient Use, and Preservation of the Navigable Airspace,* prescribes the following rules:

- The requirements to provide notice to the FAA of certain proposed construction, or the alteration of existing structures.
- The standards used to determine obstructions to air navigation, and navigational and communication facilities.
- The process for aeronautical studies of obstructions to air navigation or navigational facilities to determine the effect on the safe and efficient use of navigable airspace, air navigation facilities or equipment.
- The process to petition the FAA for discretionary review of determinations, revisions, and extensions of determinations.

The FAA has developed an example airport land use compatibility overlay zoning ordinance which is designed to regulate and restrict the height of structures, objects, and growth of natural vegetation within the vicinity of an airport. This sample document can be found in Appendix D of Advisory Circular (AC) 150/5190-4B, *Airport Land Use Capability Planning.*

Tall structures such as towers or high-rise buildings pose a serious impediment for aviation system flight paths. The Federal Communication Commission (FCC) licenses tall structures for this purpose.

b. Noise Contours

Federal Aviation Administration (FAA) regulations stipulate that residential uses should not be located in areas with a day/night noise level contour (DNL) higher than 65. The 65 DNL represents the lowest noise contour that is typically measured for airport planning purposes. Certain nonresidential uses may be located within areas with noise contours greater than 65 DNL. However, such uses should be subject to height limitations and building material restrictions that reduce interior noise levels. The FAA's FAR Part 150, *Airport Noise Compatibility Planning*, guidelines establish the permitted locations of non-residential land uses. Advisory Circular (AC) 150/5020-1, *Airport Noise Control and Compatibility Planning for Airports*, is an additional FAA resource available for airport operators and local planners to reference regarding noise control planning.

5. Land Use Compatibility

Due to the noise produced by jet-powered aircraft, certain land uses are more suitable than others for properties adjacent to an airport. Airport requirements include airspace free of tall structures and the absence of activities that might interfere with aircraft communication equipment. Therefore, it is essential for land use and aviation planning to be coordinated. The FAA's Advisory Circular (AC) 150/5190-4B, *Airport Land Use Compatibility Planning*, provides guidance and recommendations to assist airports with land use compatibility planning.

Concerning airport compatibility, the three primary issues include the following:

- Airport uses adjacent to residential uses,
- Industrial uses adjacent to residential uses, and
- Airport and industrial uses adjacent to environmentally sensitive lands

Lake County and the City of Leesburg dictate the land use surrounding the Leesburg International Airport. Except for a mobile home park located just north of Highway 44, there are no residential land uses immediately adjacent to the Airport. A large area of single-family homes is located less than one mile northeast of the airport.

Environmentally sensitive lands within the Airport vicinity include small wetland tracts existing to the east, south, and west of the Leesburg International Airport. In conjunction with the wetlands, a floodplain is located west of the Airport. Geographically, the floodplain is situated between U.S. Highway 441 on the north, the Leesburg International Airport on the east, Lake Harris on the south, and Sleepy Hollow Road and Sunnyside Drive on the west.

Aviation Needs Analysis

Over the past few years, the Leesburg International Airport has experienced steady growth. Aviation planning is accomplished through the interaction of local aviation authorities and planning entities. The following is an analysis of problems and opportunities related to the City of Leesburg's aviation needs.

1. Funding Sources

The Federal Aviation Administration provides funding through the Airport Improvement Program (AIP), which is appropriated on a yearly basis through the Airport & Airway Trust Fund (AATF). Funding for this program is generated from a variety of excise taxes paid by users of the National Airspace System. The excise taxes are imposed on domestic passenger tickets, domestic flight segments, and international passenger arrivals and departures, and on purchases of air travel miles for frequent flyer and similar programs. In addition, taxes are imposed on air cargo waybills and aviation fuel purchases. The State's Aviation Grant Program, administered by the FDOT Department of Aviation, funds airport improvement projects utilizing the State Transportation Trust Fund. Funding for this program is derived from state taxes and fees including fuel taxes and motor vehicle license related fees.. Local funding from Lake County and the City of Leesburg make up the balance after FAA and State participation.

Leesburg International also receives operating income from tenant lease fees, as well as from local subsidies.

2. Aviation Facility Needs

Leesburg International Airport, which serves as a major economic strength for the City of Leesburg, is currently meeting demands of general aviation, often more so than larger airports. Leesburg International Airport offers conveniences that aren't always available at larger airports, such as touch-and-go operations. Touch-and-go operations are defined as operations by a single aircraft that lands and departs on a runway without stopping or exiting the runway. During touch and go operations, an aircraft stays in the airport's traffic pattern. Airport capacity increases with the ratio of touch-and-go operations to total operations since aircraft in the pattern are continually available for approaches. However, in some cases, touch-and-go operations may reduce the availability of the runway for other operations. It is estimated that touch-and-go operations account for an approximately 25% of total annual operations at Leesburg International Airport. The taxiways at Leesburg International currently provide adequate opportunity for aircraft to exit the runways. Although the operational capacity of taxiways is currently maximized, additional taxiway exits would not enhance the airport's operational capacity.

3. Future Improvements

Future improvements to Leesburg International Airport are detailed in Table 13-2.

4. Environment

All the existing fuel storage facilities at the Leesburg International Airport meet current regulations for such facilities. In the case of future development of airport facilities, Leesburg International Airport will abide by all necessary federal, state, and local requirements to minimize negative impacts on air quality.

The 65 DNL and higher noise contours within Leesburg are almost completely contained on Airport property. Therefore, no adverse impacts to surrounding residential land uses are anticipated.

In expanding the Airport, the City will employ wetland mitigation techniques, including using a mitigation bank located on property elsewhere in the City.

5. Multi-Modal Transportation System

Integrating aviation and related facilities planning and implementation into a multimodal transportation system is an important task on which the City of Leesburg shall focus. Coordinating surface transportation with aviation facilities shall ensure that the access needs of such facilities are satisfied. The annual development of the Five-Year Work Program of both the Florida Department of Transportation (FDOT) and the County shall consider the existing and future level-of-service for roads that provide access to airports.

Roads that currently provide access to Leesburg International Airport include U.S. 441 (S.R. 500), which has a level of service (LOS) F and from State Road 44 (South Dixie Avenue), which has a LOS of C. Lake County Transit currently provides public transit to and from the Airport.

6. Consistency

Consistency with the Growth Management Plan, particularly the Future Land Use and Conservation Elements, is necessary to ensure the compatibility of land uses around airports and to mitigate adverse environmental impacts upon adjacent natural resources. Aviation and related facilities must exist among other types of land uses. Land uses surrounding airports should be mutually compatible with the normal operation of those airports.

Consistency with the Conservation Element will ensure that net encroachment within the floodplain will be prohibited. The City shall continue to implement floodplain ordinances by adopting Conservation Areas and Goals, Objectives, and Policies within the other elements of this plan that provide conservation and preservation mechanisms.

The designated future land use of Leesburg International Airport is Public, with a Conservation future land use immediately to the west and small pockets of General Commercial to the north. The City is attempting to acquire some of this commercial property for future Airport expansions. The Conservation designation includes public lands acquired for the preservation and protection of the City's natural resources.

Table 13-1: Vicinity Airports Open to the Public

	Airport Name	Address	Miles from Leesburg International Airport
1	Bob White Field Airport	7001 W Jones Avenue Zellwood, FL	17.2
2	Inverness Airport	4250 S Airport Road Inverness, FL	37.8
3	Love Field	10825 SE Sunset Harbor Road Summerfield, FL	16.4
4	Mid-Florida Airport	19708 Eustis Airport Road Eustis, FL	13.4
5	Ocala International Airport	1770 SW 60th Avenue Ocala, FL	46.1
6	Orlando Apopka Airport	1321 Apopka Airport Road Apopka, FL	21.5
7	Umatilla Municipal Airport	480 E Cassady Street Umatilla, FL	15.9

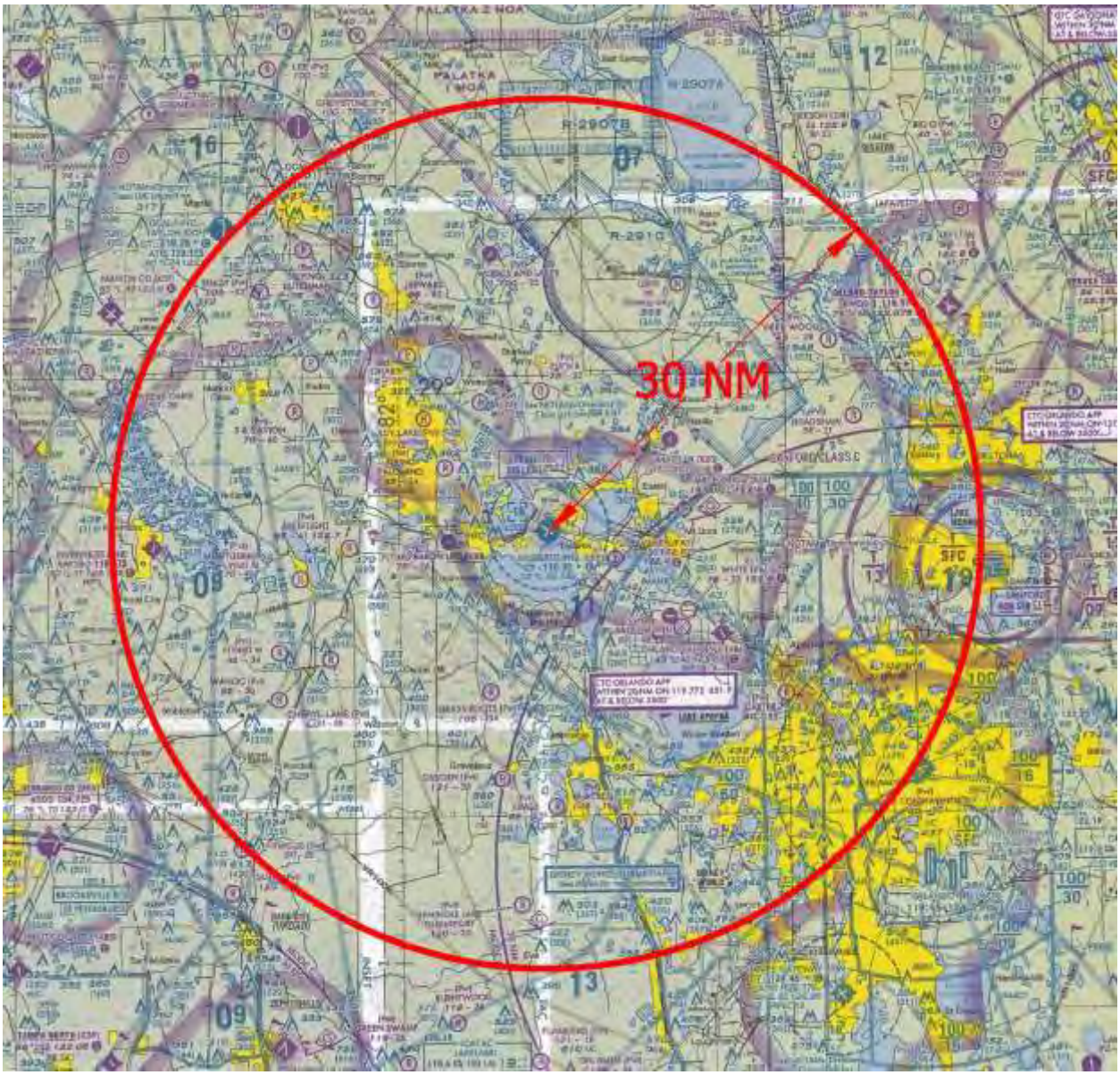
Table 13-2: Scheduled Improvements to Leesburg International Airport

Transportation System Description	Year	Type of Work	Cost	Funding
Lake-Leesburg International Security Project	2012	Surveillance system and electronic badge access gates. Add additional high definition cameras	400 K	100% funded by FDOT no local match required
Lake-Leesburg International Security Project	2012	Fence assessment	72 K	100% funded by FDOT no local match required
Lake-Leesburg International Security Project	2012	Fencing replacement and upgrades	600 K	100% funded by FDOT no local match required
Lake-Leesburg International Taxiway "A" Fix Phase 1	2012	Permit and fill wetland area to facilitate straightening alignment of taxiway "A"	534 K	95% FAA 2.5% FDOT 2.5% City

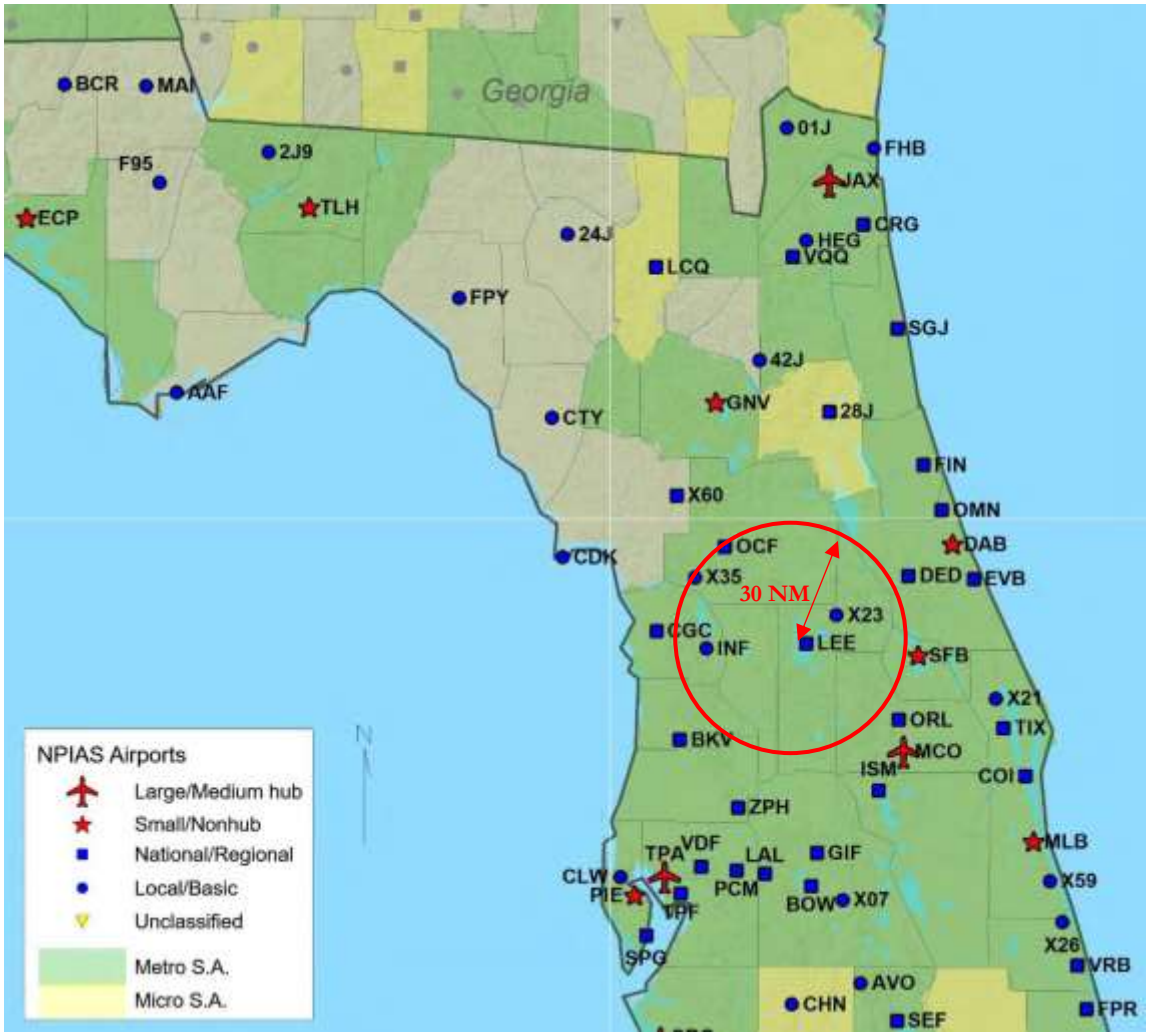
Table 13-2: Scheduled Improvements to Leesburg International Airport (Continued)

Lake-Leesburg International Taxiway "A" Fix Phase 2	2012	Pave taxiway and re-align	650 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Aeronautical Survey	2012	Aeronautical survey and creation of new approach plates reflecting recent upgrades to facilities.	150 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Airside Sign Upgrades	2012	Signage and marking upgrades for consistency and compatibility with current requirements	400 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Wildlife Assessment	2012	Wildlife assessment and management program development.	102 K	95% FAA 2.5% FDOT 2.5% City
Lake-Leesburg International Lighting and cabling upgrade	2013	Place runway 13/31 light cables in conduit, upgrade taxiway lights on taxiway K&A to LED	600 K	80% FDOT, 20% City
Lake-Leesburg International Pavement marking	2013	Upgrade runway and taxiway pavement marking to latest standards.	50 K	80% FDOT 20% City
Lake-Leesburg International ILS approach	2015	Install ILS approach to runway 13/31	1.2 M	80% FDOT 20% City
Lake-Leesburg International Commercial Terminal	2016	Construct a commercial terminal building	3.0 M	80% FDOT 20% City
Lake-Leesburg International Commercial Ramp Space	2016	Construct additional ramp space.	2.0 M	80% FDOT 20% City

VICINITY AIRPORTS

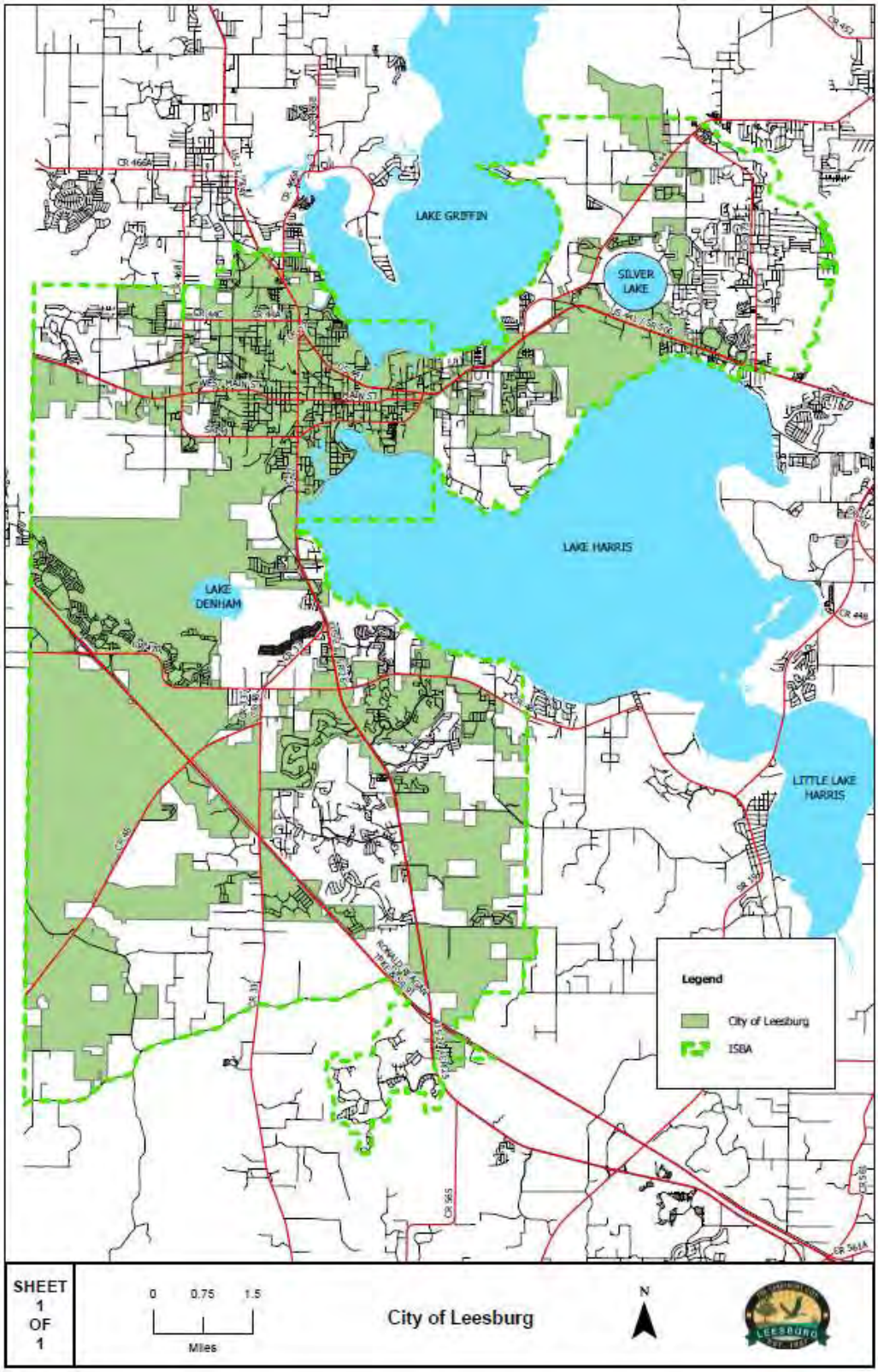


LEESBURG AIRPORT LOCATOR



Source: FAA, National Plan of Integrated Airport Systems (2023-2027)

LEESBURG ISBA



AVIATION GLOSSARY

- Lake County Government – means the Board of County Commissioners of Lake County, Florida and the various offices, agencies, and departments operating under the authority of the Board of County Commissioners of Lake County, Florida; such as, but no limited to, Department of Public Works, Planning and Zoning Department, Transit Services.
  (Note: Lake County Schools are under the authority of the State of Florida Department of Education.)
- FAA (Federal Aviation Administration) - The Federal Aviation Administration is a U.S. federal government agency within the U.S. Department of Transportation which regulates civil aviation in the United States and surrounding international waters. Refer to https://www.faa.gov/about

AVIATION
LINKS TO RELATED JURISDICTIONS

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php
Leesburg International Airport Master Plan
Amendment AMDT-17-96
Ordinance 17-27

City of Leesburg, Florida, International Airport (LIA)
https://www.leesburgflorida.gov/my_city/airport/index.php

Construction and Height Restrictions may apply.
An ***Airspace Analysis is required***. FAA link: https://oeaaa.faa.gov/oeaaa/external/portal.jsp

Federal Government:

Federal Aviation Administration (FAA)
https://www.faa.gov

Federal Emergency Management Agency (FEMA)
https://www.fema.gov

Federal Communications Commission (FCC)
https://www.fcc.gov

United States Environmental Protection Agency (EPA)
https://www.epa.gov

United States Army Corps of Engineers (ACOE)
https://www.usace.army.mil

State Government:

Florida Department of Commerce
https://www.floridajobs.org

Florida Department of Transportation (FDOT)
https://www.fdot.gov

Florida Department of Transportation, District Five (FDOT-D5):
https://fdot.gov/info/moredot/districts/dist5.shtm

Florida Department of Environmental Protection (FDEP)
https://floridadep.gov

Florida Fish and Wildlife Conservation Commission (FWC)
https://myfwc.com

Regional Agencies:

East Central Florida Regional Planning Council (ECFRPC)
https://www.ecfrpc.org

Lake~Sumter Metropolitan Planning Organization (LS MPO)
www.lakesumtermpo.com

14. PROPERTY RIGHTS

ELEMENT SUMMARY:

The City shall continue to be consistent with legislative intent to respect judicially acknowledged and constitutionally protected private property rights. To achieve this, the City shall include in its Comprehensive Plan a Property Rights Element and that the following are considered in the local decision making process: the right of a property owner to physically possess and control his or her interests in the property, the right of a property owner to use, maintain, develop, and improve his or her property, subject to state law and local ordinances, the right of the property owner to privacy and to exclude others from the property, and the right of a property owner to dispose of his or her property through sale or gift.

PROPERTY RIGHTS
GOALS, OBJECTIVES, AND POLICIES

GOAL 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 decision making.

Objective 1.1: ***Property Rights.***

To ensure that property rights are considered in the City's decision-making process, the policies enumerated below shall be considered:

Policy 1.1.1: 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 1.1.2: 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.

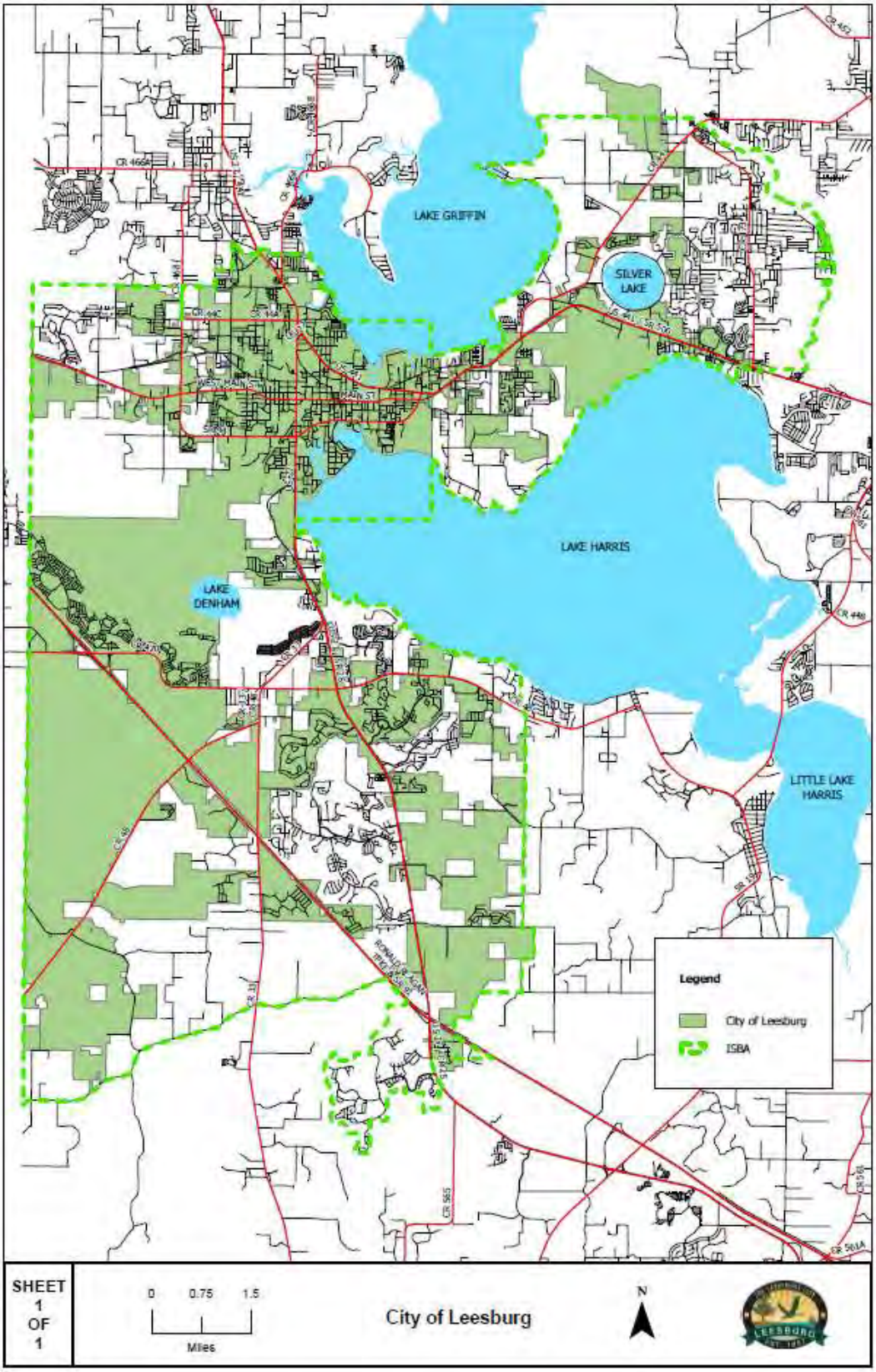
Policy 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4: The right of a property owner to dispose of his or her property through sale or gift.

PROPERTY RIGHTS
DATA APPENDIX

Section 163.3177(6)(i)3.b(i)1 of Florida Statutes states that, in accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3), governmental entities shall respect judicially acknowledged and constitutionally protected private property rights. This section requires that each local government include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. This section further includes a statement of rights, which the City of Leesburg adopted in 2021 as the Property Rights Element of its Comprehensive Plan.

LEESBURG CITY BOUNDARY AND ISBA



PROPERTY RIGHTS
GLOSSARY

- Property - anything (items or attributes/tangible or intangible) that can be owned by a person or entity. Property is the most complete right to something; the owner can possess, use, transfer or dispose of it.
- Real Property - means land, buildings, fixtures, and all other improvements to land. The terms "land," "real estate," "realty," and "real property" may be used interchangeably.
- Tangible Personal Property - means all goods, chattels, and other articles of value (but does not include the vehicular items enumerated in s. 1(b), Art. VII of the State Constitution and elsewhere defined) capable of manual possession and whose chief value is intrinsic to the article itself.
- Intangible Personal Property - means money, all evidences of debt owed to the taxpayer, all evidences of ownership in a corporation or other business organization having multiple owners, and all other forms of property where value is based upon that which the property represents rather than its own intrinsic value.
- Private Property - refers to the ownership of property by private parties - essentially anyone or anything other than the government. Private property may consist of real estate, buildings, objects, intellectual property (copyright, patent, trademark, and trade secrets).
- Real property - consists of land and items which are immovable by law (like structures or bridges); property which is not real property is personal property.
- Possession of Property - ownership, control, or occupancy of any object, asset, or property, by a person.
- Interest in Property - means any individual, joint tenancy, or tenancy in common, estate by the entireties, or community property status in any real or personal piece of property, easement, equitable servitude, license, or other form of tangible or intangible property.
- Disposal of Property - transfer to the control or ownership of another.
- Rights - legal, social, or ethical principles of freedom or entitlement; that is, rights are the fundamental normative rules about what is allowed of people or owed to people according to some legal system, social convention, or ethical theory.

PROPERTY RIGHTS
LINKS TO RELATED JURISDICTIONS

Municipal Government:

City of Leesburg, Florida
https://www.leesburgflorida.gov

City of Leesburg, Florida, Planning and Zoning Department
https://www.leesburgflorida.gov/my_city/departments/pnz/index.php
CPTA-21-224 Property Rights Element
Ordinance 21-38

Federal Government:

United States Constitution (5th Amendment)
https://constitution.congress.gov/constitution/amendment-5/

State Government:

Constitution of the State of Florida
https://constitution.congress.gov/constitution/amendment-5/

Florida Department of Commerce
https://www.floridajobs.org/community-planning-and-development/programs/community-planning-table-of-contents/property-rights-element.

Laws of Florida Chapter 2021-195
https://sb.flleg.gov/nxt/gateway.dll/Laws/2021Laws/lf2021/general%20laws%20-%20regular%20session/chapters%202021-176%20-%202021-200/2021-195.htm?f=templates$fn=document-frameset.htm$3.0

Florida Statutes, Chapter 163
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/0163.html

DRAFT SUMMARY MINUTES OF THE REGULAR MEETING

OF THE PLANNING COMMISSION

CITY HALL

THURSDAY, August 22, 2024 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, August 22nd, 2024, at City Hall.

Chairman Tim Sennett called the meeting to order at 4:30 p.m.

The following Commission members were present:

Tim Sennett – Chairman
Nathaniel Sanders – Vice-Chairman
Ted Bowersox
John O'Kelley
Frazier Marshall
Stewart Kaplan
Ze' Shieca Carter

The following Commission member was absent:

Darin Akkerman

The following Alternate Commission member was present:

Ken Simeone, Alternate; was not seated and did not vote. Mr. Simeone advised that he will not be available for the September 19th, 2024 Planning Commission meeting.

City staff present were Dan Miller, Director, Planning & Zoning, Kandi Harper, Deputy Planning & Zoning Director, Dianne Yekel, Senior Planner, Christine Rock, Senior Planner and Melissa Medders, Planner. City attorney Grant Watson was also present.

The meeting was called to order at 4:30 PM with an invocation given by Commissioner Bowersox, followed by the Pledge of Allegiance to the Flag.

Chairman Sennett called for the seventh item to be brought forward.

PUBLIC HEARING CASE # CPTA-24-230 – 2045 CITY OF LEESBURG COMPREHENSIVE PLAN UPDATE AND WATER SUPPLY FACILITIES WORK PLAN UPDATE – COMPREHENSIVE PLAN TEXT AMENDMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT; TRANSPORTATION ELEMENT; HOUSING ELEMENT; SANITARY SEWER ELEMENT; POTABLE WATER ELEMENT; SOLID WASTE ELEMENT; DRAINAGE ELEMENT; AQUIFER RECHARGE ELEMENT; CONSERVATION ELEMENT; RECREATION AND OPEN SPACE ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; CAPITAL IMPROVEMENTS ELEMENT; AVIATION ELEMENT; PROPERTY RIGHTS ELEMENT UNDER THE PROCEDURES ESTABLISHED IN SECTIONS 163.3184(2) AND (4); AND TO COMPLY WITH SECTIONS 163 AND 373 OF THE FLORIDA STATUTES RELATED TO WATER SUPPLY PLANNING REQUIREMENTS BY AMENDING "THE WATER SUPPLY FACILITIES WORK PLAN" AND INCORPORATING THE WATER SUPPLY FACILITIES WORK PLAN AS AN APPENDIX TO THE POTABLE WATER ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, SEPTEMBER 9th, 2024 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, DECEMBER 12TH, 2024)** (Comprehensive Plan Update / Water Supply Facilities Work Plan Update)

Mr. Miller explained the reason for, and timeline for, revision to the city's Comprehensive Plan which has been updated for public review and will be submitted to the Florida Department of Commerce for state agency review.

Mr. Miller also explained the organization of the revised Comprehensive Plan and some of the changes that were introduced during the revision process.

Mr. Miller also explained the difference between Future Land Use and Zoning.

Mr. Miller introduced the city's consultant, Calvin Giordano and Associates (CGA), representatives, Luis Serna and Alyssa Livingstone.

The Commission and Mr. Miller discussed population counts.

Chairman Sennett called for a motion regarding case #CPTA-24-230 – 2045 CITY OF

LEESBURG COMPREHENSIVE PLAN UPDATE AND WATER SUPPLY FACILITIES WORK PLAN UPDATE – COMPREHENSIVE PLAN TEXT AMENDMENT.

Commissioner Bowersox made a motion to APPROVE case # CPTA-24-230 – 2045 CITY OF LEESBURG COMPREHENSIVE PLAN UPDATE AND WATER SUPPLY FACILITIES WORK PLAN UPDATE – COMPREHENSIVE PLAN TEXT AMENDMENT. Commissioner Carter SECONDED the motion.

Chairman Sennett called for a roll call vote.

Roll call vote was:

Commissioner Carter	Yea
Chairman Sennett	Yea
Commissioner Kaplan	Yea
Commissioner O'Kelley	Yea
Commissioner Marshall	Yea
Commissioner (Vice-Chairman) Sanders	Yea
Commissioner Bowersox	Yea

The motion PASSED by a vote of 7-0.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.2.
Meeting Date:	September 9, 2024
From:	Al Minner, (City Manager)
Subject:	An Ordinance of the City Commission of the City of Leesburg, Florida, vacating and abandoning a portion of the improved Right-of-Way of 13th Street located between Center Street and W. Main Street and accepting a utility easement; providing for severability; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Ordinance vacating and abandoning right-of-way of 13 Street with the condition a utility easement is granted to the City as described therein.

Analysis:
13th Street was dedicated to the City pursuant to the Official Plat of the City of Leesburg. The real property parcels which adjoin 13th Street and are located between the boundaries of Center Street and W. Main Street in Leesburg, are owned by the same person/entity according to the records of the Lake County Property Appraiser.

The City of Leesburg is not currently using, nor has plans to use, the subject right-of-way, however a utility easement over the area will be granted in favor of the City.

Procurement Analysis:
N/A

Options:
1. Adopt the Ordinance vacating and abandoning the right-of-way and accepting a utility easement as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA VACATING AND ABANDONING A PORTION OF THE IMPROVED RIGHT-OF-WAY OF 13TH STREET LOCATED BETWEEN CENTER STREET AND W. MAIN STREET IN LEESBURG, LAKE COUNTY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, Florida Statutes, the City of Leesburg, Florida (the "City") possesses home rule powers, including the power to vacate and abandon municipal streets or portions thereof;

WHEREAS, 13th Street was dedicated to the City pursuant to the Official Plat of the City of Leesburg, Florida, recorded on July 16, 1912, in Plat Book 2, Page 19, Public Records of Lake County, Florida;

WHEREAS, 13th Street has not been designated part of the county road system and approval of Lake County, Florida, therefore is not required to vacate 13th Street or any portions thereof;

WHEREAS, all of the real property parcels of record which adjoin 13th Street and are located between the boundaries of Center Street (Northern boundary) and W. Main Street (Southern boundary) in Leesburg are owned by the same person/entity according to the records of the Lake County Property Appraiser;

WHEREAS, although there may be a need for the property owner and the property owner's members, guests, and visitors, to utilize a roadway for ingress and egress among the various parcels owned by the property owner, such need is a private need rather than a public need;

WHEREAS, the only public need with respect to the relevant section of 13th Street is the retention or establishment of a utility easement in favor of the City; and

WHEREAS, in light of the foregoing, the City Commission of the City of Leesburg, Florida, finds that the relevant section of 13th Street is no longer required for public use and convenience and further finds it to be in the public interest to discontinue the payment of any public funds for the maintenance and repair thereof and to vacate and abandon any interest of the City of Leesburg and the public in and to such property except for the retention or establishment of a utility easement in favor of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are adopted and incorporated herein by reference.

Section 2. The portion of the improved right-of-way of 13th Street, located between Center Street and W. Main Street, in the City of Leesburg, Lake County, Florida, described more particularly on the sketch of description attached hereto as Exhibit "A" (the "Right-of-Way"), is hereby vacated, abandoned, discontinued, and closed. The City hereby renounces and relinquishes any right of the City of Leesburg and the public in and to the Right-of-Way, except for the retention or establishment of a utility easement in favor of the City of Leesburg.

Section 3. The City of Leesburg's vacation and abandonment of the Right-of-Way is conditioned on the City of Leesburg's retention of a utility easement within the boundaries of the Right-of-Way and the underlying property owner's execution and recording of a utility easement in the form attached hereto as Exhibit "B".

Section 4. If any term, section, or provision of this ordinance is found to be invalid or otherwise unenforceable by a court of competent jurisdiction, then such provision or portion thereof shall be severable and the remaining provisions shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall take effect immediately after its final adoption by the City Commission of the City of Leesburg, Florida.

PASSED AND ADOPTED this ____ day of _____, 2024 by the City Commission of the City of Leesburg, Florida.

_____
James A. Burry, Jr., Mayor

ATTEST:

_____
City Clerk

Approved as to form:

_____
William Grant Watson, City Attorney

EXHIBIT "A"
(sketch of description of vacated right-of-way)

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT " "
SHEET 01 OF 02

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°24'47" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 717.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 13TH STREET, A DISTANCE OF 422.23 FEET, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET, PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°29'32" EAST, ALONG THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID CENTER STREET, A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET AND THE EASTERLY RIGHT OF WAY LINE OF AFORESAID 13TH STREET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE EXTENSION, RUN SOUTH 00°45'01" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 1377.70 FEET, TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 88°06'37" WEST, ALONG THE EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET, A DISTANCE OF 50.01 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET AND THE AFORESAID WESTERLY RIGHT OF WAY LINE OF 13TH STREET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE EXTENSION, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 954.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°24'47" EAST, A DISTANCE OF 717.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 13TH STREET, A DISTANCE OF 16.71 FEET, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE NORTHERLY RIGHT OF WAY LINE OF (LINE STREET), PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°23'52" EAST, ALONG THE EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID (LINE STREET), A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF (LINE STREET) AND THE EASTERLY RIGHT OF WAY LINE OF AFORESAID 13TH STREET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE EXTENSION, RUN SOUTH 00°45'01" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 33.00 FEET, TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID (LINE STREET); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°23'52" WEST, ALONG THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF (LINE STREET), A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF (LINE STREET) AND THE WESTERLY RIGHT OF WAY LINE OF AFORESAID 13TH STREET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE EXTENSION, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 16.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 67,205 SQUARE FEET, (1.543 ACRES), MORE OR LESS.

LEGEND:

- LB = LICENSED BUSINESS
- ### = REFERENCE TO CONTROL TABLE
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DAVID R. SHAW
License Number 7119
STATE OF FLORIDA
Professional Surveyor and Mapper

DAVID R. SHAW, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 7119

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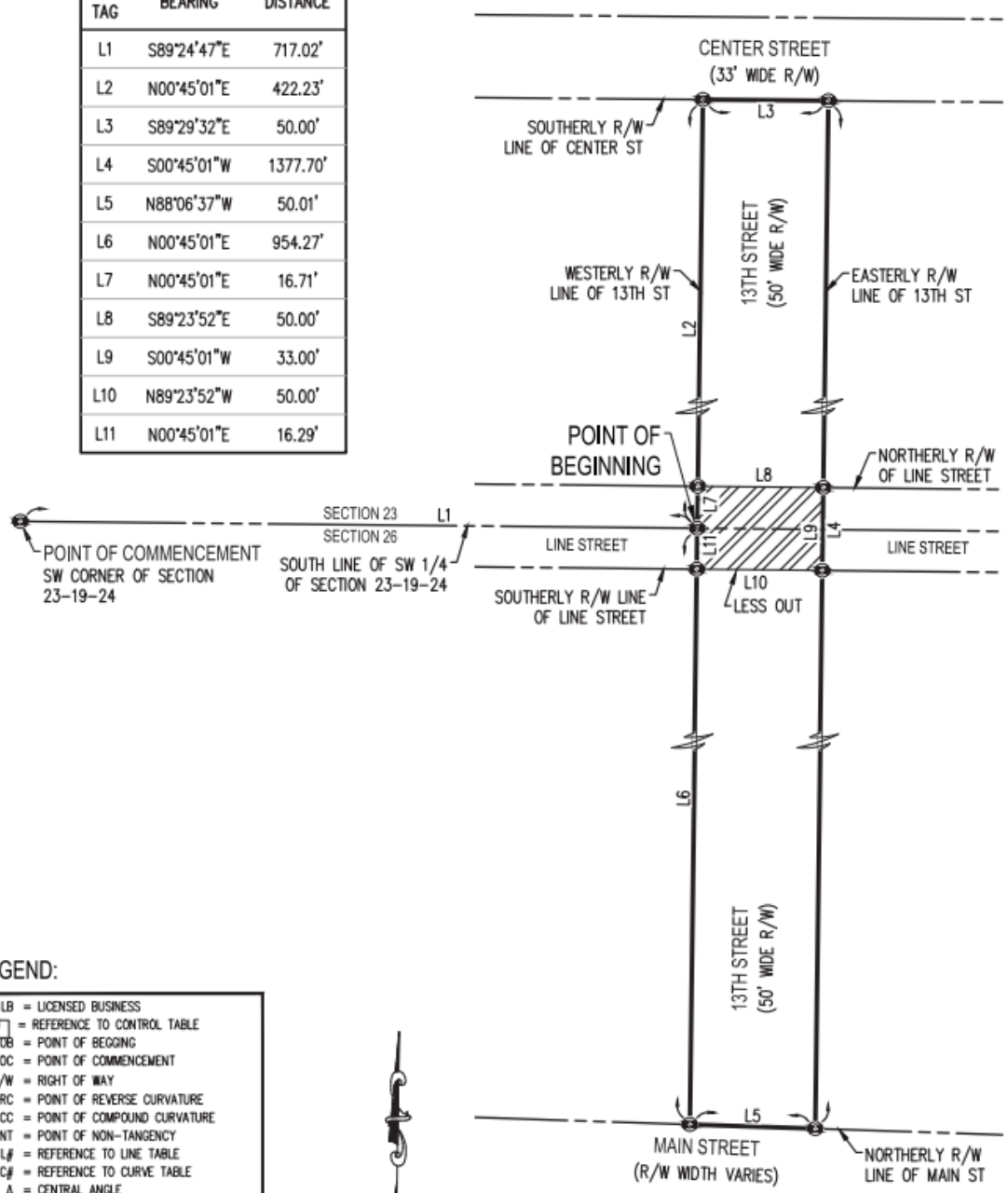
JOB SP2024.01674
SEE SHEET 2 FOR SKETCH

CFB SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-2126 LB9498

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "__"
SHEET 02 OF 02

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S89°24'47"E	717.02'
L2	N00°45'01"E	422.23'
L3	S89°29'32"E	50.00'
L4	S00°45'01"W	1377.70'
L5	N88°06'37"W	50.01'
L6	N00°45'01"E	954.27'
L7	N00°45'01"E	16.71'
L8	S89°23'52"E	50.00'
L9	S00°45'01"W	33.00'
L10	N89°23'52"W	50.00'
L11	N00°45'01"E	16.29'



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- CB = CHORD BEARING
- CH = CHORD LENGTH
- = CHANGE IN DIRECTION
- = LINE BREAK

0 30 60

1 inch = 60 feet

JOB SP2024.01674

SEE SHEET 1 FOR DESCRIPTION

CFB SURVEYING

4463 NE 83RD ROAD • WILDWOOD, FL 34785
(352) 748-2126 LB8489

EXHIBIT "B"
(Form of Utility Easement)

Prepared by/return to:
William Grant Watson, Esq.
Stone & Gerken, P.A.
4850 N. Highway 19A
Mount Dora, Florida 32757

UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT ("**Easement**") is hereby granted by **FBCL PROPERTIES, INC.,** a Florida corporation whose mailing address is 220 North 13th Street, Leesburg, Florida 34748, ("**GRANTOR**,") to **THE CITY OF LEESBURG, FLORIDA**, whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630, and its successors and assigns ("**GRANTEE**");

WITNESSETH:

THAT **GRANTOR**, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto **GRANTEE**, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation, alteration, operation, repair, maintenance, and replacement of utility improvements, including but not limited to water, wastewater, reclaimed water lines, natural gas and electricity and related facilities (the "**Facilities**"), over, under, upon, across, through and within the following described lands in Lake County, Florida, and referred to hereinafter as the "**Easement Area**" to wit:

See sketch of description attached hereto as Exhibit "1" and incorporated herein by this reference.

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the Facilities; (b) the right to decrease or increase, or to change the quantity and type of, the Facilities; (c) the right to clear the Easement Area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the Facilities; and (e) all other rights and privileges reasonably necessary or convenient for the safe and efficient installation, operation, and maintenance of the facilities and for the enjoyment and use of such Easement for the purposes described above. Such easement rights shall include any temporary construction easement over and across such property as is necessary to the proper use and enjoyment of any right granted herein.

GRANTOR shall not erect, construct, or create any buildings, structures, or obstacles within the Easement Area that interfere with **GRANTEE'S** rights as described herein or install any landscaping with root systems that may damage the Facilities; however, **GRANTOR** may use the surface of the Easement Area in any manner that does not interfere with the rights granted to **GRANTEE** herein, which shall specifically include usage as and for roadways, parking areas, sidewalks, curbs, and sodding. **GRANTEE** will repair and/or replace any roadways, parking areas, sidewalks, curbs, and sodding in the Easement Area that is damaged in connection with any maintenance or repairs made by **GRANTEE** to the Facilities. **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted

to **GRANTEE** herein. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

GRANTOR warrants and covenants that **GRANTOR** is lawfully seized and in possession of the real property underlying the Easement Area, as specifically described and depicted in Exhibit "A" attached hereto, and has the right to convey this Easement, and that **GRANTEE**, its successors, successors-in-title and assignees shall have quiet and peaceful possession, use, and enjoyment of this Easement. The rights, privileges, and burden of the Easement granted herein shall be a covenant running with the land and the rights and duties shall descend to the parties' successors and assigns. **GRANTEE** shall include **GRANTEE'S** agents, contractors, subcontractors, licensees, franchisees, employees, and other parties associated with Grantee in furtherance of the purposes herein set forth.

IN WITNESS WHEREOF, this Easement has been executed by **GRANTOR** on the day and year first above written.

WITNESSES:

_____
Signature

_____
Printed Name

_____
Postal Address

_____
Signature

_____
Printed Name

_____
Postal Address

GRANTOR:
FBCL PROPERTIES, INC.,
a Florida corporation

By: _____
Tom Spaman, President
220 N. 13th Street
Leesburg, Florida 34748

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this ___ day of _____, 2024, by Tom Spaman, as President of FBCL PROPERTIES, INC. who is [_] personally known to me or [_] who produced the following identification:

_____
Notary Public Signature

_____
Notary Public Name

My Commission Number:
My Expiration Date:

(seal)

Exhibit "1"

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT " __ "
SHEET 01 OF 02

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°24'47" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 717.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 13TH STREET, A DISTANCE OF 422.23 FEET, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET, PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°29'32" EAST, ALONG THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID CENTER STREET, A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CENTER STREET AND THE EASTERLY RIGHT OF WAY LINE OF AFORESAID 13TH STREET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE EXTENSION, RUN SOUTH 00°45'01" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 1377.70 FEET, TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 88°06'37" WEST, ALONG THE EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET, A DISTANCE OF 50.01 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET AND THE AFORESAID WESTERLY RIGHT OF WAY LINE OF 13TH STREET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE EXTENSION, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 954.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°24'47" EAST, A DISTANCE OF 717.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 13TH STREET, A DISTANCE OF 16.71 FEET, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE NORTHERLY RIGHT OF WAY LINE OF (LINE STREET), PER THE OFFICIAL PLAT OF THE CITY OF LEESBURG AS RECORDED IN PLAT 2, PAGE 19; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°23'52" EAST, ALONG THE EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID (LINE STREET), A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF (LINE STREET) AND THE EASTERLY RIGHT OF WAY LINE OF AFORESAID 13TH STREET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE EXTENSION, RUN SOUTH 00°45'01" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 33.00 FEET, TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 13TH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID (LINE STREET); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°23'52" WEST, ALONG THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF (LINE STREET), A DISTANCE OF 50.00 FEET, TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF (LINE STREET) AND THE WESTERLY RIGHT OF WAY LINE OF AFORESAID 13TH STREET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE EXTENSION, RUN NORTH 00°45'01" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF 13TH STREET, A DISTANCE OF 16.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 67,205 SQUARE FEET, (1.543 ACRES), MORE OR LESS.

LEGEND:

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JOB SP2024.01674
SEE SHEET 2 FOR SKETCH

CFB SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-4126 LB9486

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "___"
SHEET 02 OF 02

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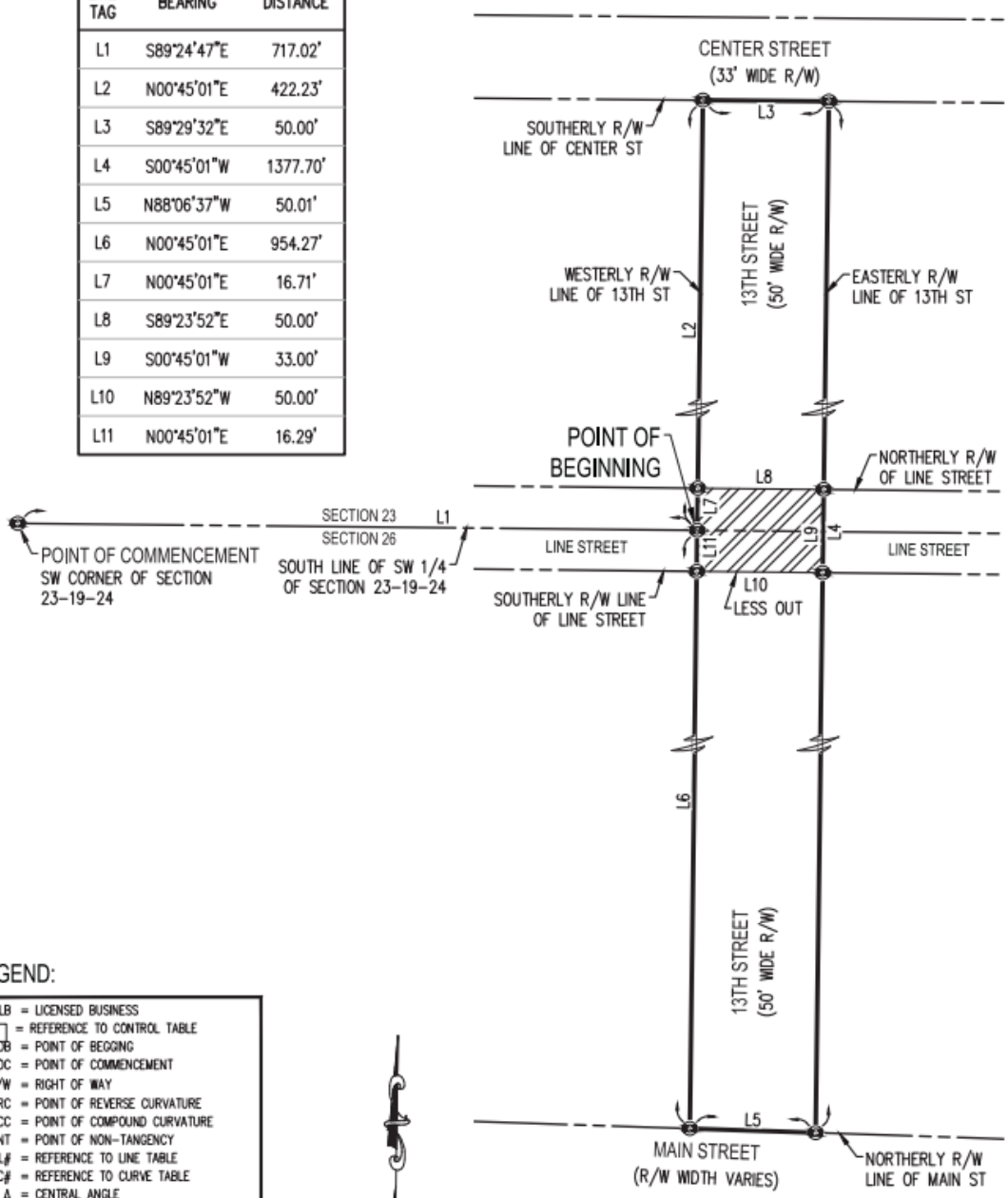
L10	N89°23'52"W	50.00'
L11	N00°45'01"E	16.29'



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- = CHANGE IN DIRECTION
- = LINE BREAK

0 30 60

1 inch = 60 feet

JOB SP2024.01674
SEE SHEET 1 FOR DESCRIPTION

CFB SURVEYING
4450 NE 60RD ROAD • WILDWOOD, FL 34785
(352) 748-3129 LB8489

Business Impact Estimate

Ordinance 2024-

Summary of Ordinance: AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA VACATING AND ABANDONING A PORTION OF THE IMPROVED RIGHT-OF-WAY OF 13TH STREET LOCATED BETWEEN CENTER STREET AND W. MAIN STREET IN LEESBURG, LAKE COUNTY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City of Leesburg has prepared a Business Impact Estimate pursuant to section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance (please include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Vacating a portion of 13th Street right-of-way for public use is no longer required. It is in the public interest to discontinue the payment of any public funds for the maintenance and repair of this portion of 13th Street.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur, **None.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and **None**.

(c) An estimate of the city's regulatory costs, including estimated revenues from any new changes or fees to cover such costs. **None.**

3. A good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **None**.

4. Additional information the City deems useful (if any): **This Ordinance has no fiscal impact beyond that of the adjacent property owner.**

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.3.
Meeting Date:	September 9, 2024
From:	Al Minner, (City Manager)
Subject:	An Ordinance of the City of Leesburg, Florida amending the City Code of Ordinances by amending Chapter 5, Section 5-6, Consumption of and open containers prohibited on public property; exceptions; amending Section 5-6.2 Consumption of or possession of alcohol in open containers near store selling alcoholic beverages; amending Chapter 18, Streets, Sidewalks, and other Public Places; providing for severability; providing for conflicts; providing for inclusion in the Code of Ordinances; and providing for an effective period and effective date.

Staff Recommendation:
Hear the ordinance on first reading and set second reading/public hearing.

Analysis:
The current effective date and effective period for city Ordinance 23-52 expired August 28, 2024. This proposed ordinance seeks to renew the effective date and effective period until September 30, 2025.

Procurement Analysis:
N/A

Options:
1. Approve as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 5, SECTION 5-6, CONSUMPTION OF AND OPEN CONTAINERS PROHIBITED ON PUBLIC PROPERTY; EXCEPTIONS; AMENDING SEC. 5-6.2. CONSUMPTION OF OR POSSESSION OF ALCOHOL IN OPEN CONTAINERS NEAR STORE SELLING ALCOHOLIC BEVERAGES; AMENDING CHAPTER 18, STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE PERIOD AND AN EFFECTIVE DATE.

WHEREAS, The City of Leesburg desires to adopt regulations that will encourage and promote entertainment, use and enjoyment of public places, and patronage of businesses within the City; and

WHEREAS, consistent with the foregoing, the City of Leesburg has proposed these changes to Chapter 5, Sections 5-6, and 5-6.2, and Chapter 18 of the City Code and has determined that it is appropriate and in accordance with protecting and promoting the health, safety and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are adopted and incorporated herein by reference.

Section 2. Text Amendment. Chapter 5, Section 5-6 of the City of Leesburg Code of Ordinances shall be amended as follows:

Sec. 5-6. Consumption of and open containers prohibited on public property; exceptions.

(a) It shall be unlawful for any person to consume, or to possess an open container of, any alcoholic beverage, including , but not limited to, beer and wine, upon any of the following properties used by the city: parks, beaches, athletic or sports facilities, playgrounds, properties, streets , alleys , or sidewalks; provided, that this section shall not apply to any property leased from the city on a short or long term basis, by private organizations or parties, civic clubs and the like. This provision shall not apply for those businesses with an approved sidewalk cafe agreement ratified by the city commission, within the area designated for an approved special event, where any group or individual has obtained a special event permit and has been authorized in the permit to sell or have sold alcoholic beverages, or within the Downtown Entertainment District in conformance with the requirements of Chapter 18, Article V of this Code.

CODING: Words in struck through type are deletions from existing law;
Words in underscored type are additions.

(b) It shall not be a violation of subsection (a) for a person to engage in the activity prohibited by subsection (a) if the activity meets one (I) of the following conditions:

(I) The activity is a part of, and in an area designated for a special event. The consumption of alcoholic beverages upon a public street or other public area may be permitted as a part of that event, subject to the conditions imposed by this section and the permit.

(2) The vendor/permittee of alcoholic beverages is duly licensed as such under the laws of Florida and has been granted a temporary permit, pursuant to this section, permitting such consumption to occur in a specified area as a part of a special event; however, in no event shall any permit be granted for consumption of alcoholic beverages within Rogers Park located on 9th Street.

(3) The following conditions shall be met by the vendor/permittee:

(i) The area authorized for the sale of alcohol shall be directly adjacent to the main business premises of the vendor/permittee where alcohol is sold in the normal course of business.

(ii) A site plan shall be submitted delineating the area where the vendor/permittee proposes to sell or dispense alcohol, and that area shall be enclosed by a perimeter, such as a fence or tent, with a single point of ingress and egress, to control access to and from the area. A second point of ingress and egress may be permitted if the issue of appropriate access is a matter of the protection of the general peace, property, life or limb as determined by the fire marshal or law enforcement. The area shall also be included within the premises described in the beverage license issued to the vendor/permittee by the state as an area within which the vendor/permittee is permitted by the state to serve alcohol. The fire marshal will assign a maximum capacity to the area and the vendor/permittee shall enforce this maximum capacity and shall not allow it to be occupied at any time by more persons than the assigned maximum capacity.

(iii) The access point(s) into and out of the serving area shall be marked with signs informing patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the vendor/permittee shall staff the entrance with such personnel as are necessary to enforce this condition.

(iv) Alcohol shall be served only in plastic cups or plastic bottles, not in cans or in glass bottles, glasses or other glass containers.

(v) The vendor/permittee shall provide such additional restroom facilities (e.g. portable potties) as are sufficient to comply with the requirements of subsection (c) below. The permittee shall also provide sufficient trash receptacles to serve the patrons of the permittee so as to prevent the littering of cups, napkins and other debris.

(vi) The vendor/permittee shall obtain all necessary building permits and other licenses and approvals for any tent or other structure erected to facilitate use of the area covered by the permit. Under no circumstances shall any ground surface on public property or an easement be punctured or otherwise damaged by the placement or removal of any tent or other structure unless the vendor/permittee first has the appropriate qualified party perform an inspection for the purpose of locating, water, wastewater, electrical and gas lines and if such damage occurs the vendor/permittee

shall be liable for the full cost of repairs. If a permit is issued and there are breaches to any public asphalt or concrete surface, the vendor/permittee is fully responsible for any expenses associated with repairing the damages. The vendor/permittee shall comply with all applicable laws, rules and regulations in the operation of its business within the permitted area.

(4) All non-residential areas and uses, recreational areas and uses, areas of mixed use, and town centers within any age restriction development (ARD) zoning district. All special events held in the non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development shall be exempt from the requirements in subsections 5-6(b)(l)-(3), (c).

(5) The activity is conducted within the Downtown Entertainment District and in conformance with all requirements relating to the sale and possession of open containers and consumption of alcohol in the Downtown Entertainment District as set forth in Chapter 18, Article V of this Code.

(c) Any individual or organization may submit a special event application to the city manager or designee requesting a special event permit granting an exception to subsection (a) for a special event or occasion in a specifically defined area on public property. The request must be submitted a minimum of one hundred (120) days prior to the beginning of the proposed event. The special event application must contain a detailed description of the special event proposed to be conducted. The city manager or his/her designee will coordinate review of the request by the police department and such other departments as the city manager shall designate. The city reserves the right to disapprove any such request and in doing so, may take the following into consideration: (1) whether any department determines the event to be inconsistent with the public interest or to have any adverse effect on the public safety, health, or welfare; (2) whether the event is compatible with the adjacent and surrounding land uses; (3) whether the hours of operation of the event would create a nuisance to residential areas nearby; (4) whether inspection by the building official, police chief or designee, fire chief or designee, or other authorized public official, determines that the site is insufficient to accommodate the anticipated number of attendees; (5) whether there is adequate parking available to accommodate the anticipated number of attendees; (6) whether an authorized public safety official determines that the site of the event does not meet requirements established for similar assemblies, established by law. For additional requirements regarding special events on public property, see chapter 26, Special Events, of this Code.

Section 3. Text Amendment. Chapter 5, Section 5-6.2 of the City of Leesburg Code of Ordinances shall be amended as follows:

Sec. 5-6.2. Consumption of or possession of alcohol in open containers near store selling alcoholic beverages.

(a) *Definitions.* The following definitions shall apply for purposes of this section.

(1) *Alcoholic beverage* shall, for the purposes of this section only, mean any beverage containing more than one (1) percent of alcohol by volume.

(2) *Food store selling alcoholic beverages* shall mean any food or convenience store which has a license for package sales of alcoholic beverages from the Florida Division of Beverages and Tobacco in the classification of 1-APS, 2-APS, or PS.

(3) *Open container* means any bottle, can, cup, glass, or other receptacle containing any alcoholic beverage which is open, which has been opened, which has its seal broken, or which has had its contents partially removed.

(4) *Operator* shall mean any person physically present at a store defined in subsection (a)(2), (a)(6) or (a)(8) of this section who is managing said store or is otherwise in charge of its operation.

(5) *Owner* shall mean any person holding an occupational license for a store defined in subsection (a)(2), (a)(6) or (a)(8) of this section.

(6) *Package store* shall mean any store primarily engaged in the business of selling alcoholic beverages which has a license for package sales from the Florida Division of Beverages and Tobacco in the classification of 1-APS, or 2-APS, or any other PS licenses.

(7) *Person* shall mean any individual, firm, partnership, joint venture, syndicate or other group or combination acting as a unit association, corporation, or other legal entity and shall include the plural as well as the singular.

(8) *Bar* shall mean any business primarily engaged in the sale of alcoholic beverages for consumption on premises, holding a license for such purpose from the Florida Division of Alcoholic Beverages and Tobacco, in the classification of 1-COP, 2-COP, or any other COP licenses that excludes SRX.

(9) *Restaurant* shall, for the purposes of this section only, mean any business holding a license for the sale of alcoholic beverages, issued by the Florida Division of Alcoholic Beverages and Tobacco, in the sub-classification of SRX.

(10) *Club* shall mean any private club of other facility or business holding a license from the Florida Division of Alcoholic Beverages and Tobacco, for the sale of alcoholic beverages, as a private club under the provisions of Section 7A-3.0 l9 of the Florida Administrative Code, as amended from time to time, or any successor section of such code.

(b) Public nuisance, unlawful acts.

(1) It is a public nuisance and shall be unlawful and in violation of this section for any person to consume any alcoholic beverages outside of but within one hundred (100) feet of any club, restaurant, bar, package store, or food store selling alcoholic beverages, except as otherwise authorized by Sec. 5-6(b) above.

(2) It is a public nuisance and shall be unlawful and in violation of this section for any person to possess an open container of alcoholic beverages while stopping, standing, or remaining outside of but within one hundred (l 00) feet of any club, restaurant, bar, package store, or food store selling alcoholic beverages, except as otherwise authorized by Sec. 5-6(b) above

(3) The owner or operator of any club, restaurant, bar, package store, or other establishment selling alcoholic beverages shall prominently post, on the outside of each entrance and

on the inside of the main customer exit of each bar, package store, or other establishment selling alcoholic beverages and duly licensed for on premises consumption, a legible sign with contrasting letters, stating the following:

> EXCEPT AS PERMITTED BY CHAPTER 18, ARTICLE V OF THE CITY OF LEESBURG CODE OF ORDINANCES, IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, OR POSSESS, IN ANY OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE OUTSIDE OF BUT WITHIN 100 FEET OF ANY PART OF THIS STORE, INCLUDING PARKING LOTS. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION.

(4) The owner or operator of any package store, or other establishment selling alcoholic beverages shall prominently post, on the outside of each entrance and on the inside of the main customer exit of each package store or other establishment selling alcoholic beverages and not duly licensed for on premises consumption, a legible sign with contrasting letters, stating the following:

> EXCEPT AS PERMITTED BY CHAPTER 18, ARTICLE V OF THE CITY OF LEESBURG CODE OF ORDINANCES, IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, OR POSSESS, IN ANY OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE IN THIS STORE OR WITHIN 100 FEET OF ANY PART OF THIS STORE, INCLUDING PARKING LOTS. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION.

(c) *Area of applicability and exceptions.* For the purpose of this section the area within one hundred (100) feet of a club, restaurant, bar, package store, or other establishment selling alcoholic beverages, shall be the area within a one-hundred-foot radius of any part of such business, but shall not include any property lawfully used for a private residence or any area where possession or consumption of alcoholic beverages is specifically permitted by Chapter 18, Article V of this Code, any lawful license or permit.

(d) *Penalties.* A violation of this section shall constitute a second degree misdemeanor and shall be punishable in accordance with F.S. § 562.45 prescribing punishment for a second degree misdemeanor as of the date of the infraction.

Section 4. Text Amendment. Chapter 18, of the City of Leesburg Code of Ordinances is amended to include the following:

Chapter 18 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE V. - DOWNTOWN ENTERTAINMENT DISTRICT

Sec. 18-123. - Purpose.

The purpose of this article is to encourage the location of entertainment, retail, and restaurant uses in a limited defined area within the City hereafter referred to as the Downtown Entertainment District. The regulations within this article are enacted to foster and create a variety of amenities to be offered to the public in a convenient physical location which will promote pedestrian use with an attendant decrease in vehicular traffic; provide for more efficient and effective public safety enforcement in a defined area; foster a mutual relationship among

businesses in the Downtown Entertainment District; promote patronage of businesses within the Downtown Entertainment District; and encourage private development of entertainment facilities which enhance and compliment the use of the public facilities in the Downtown Entertainment District.

Sec. 18-124. - Downtown Entertainment District boundaries.

The Downtown Entertainment District shall mean the area depicted in Exhibit "A" attached to the ordinance from which this article derives and is generally described as follows:

Sec. 18-125. - Outside consumption of alcoholic beverages.

(I) *On-street possession/consumption hours.* Outdoor or open possession and/or consumption of any alcoholic beverage within the Downtown Entertainment District dispensed by an establishment licensed to dispense alcoholic beverages is authorized Monday through Sunday between the hours of 10:00 a.m. and midnight.

(2) *One drink on-street limit.* Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a clear plastic container for removal from the premises, provided, however, that no establishment shall dispense to any person more than one such alcoholic beverage at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverage from the licensed premises.

(3) *Size limited to 16 ounces.* No container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 16 fluid ounces in size. No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the defined Downtown Entertainment District, any open alcoholic beverage container which exceeds 16 fluid ounces in size.

(4) *Drinking from can, bottle or glass prohibited.* It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass or to possess in an open can, bottle, or glass any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, except pursuant to an approved sidewalk cafe agreement.

Sec. 18-126.- Hours for music and entertainment.

Music, singing and other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the Downtown Entertainment District, however, such outdoor music, singing and entertainment shall only be permitted between the hours of 10:00 a.m. and midnight. Entertainment provided in compliance with this section shall not be considered a public nuisance.

Sec. 18-127.- Games, sporting events and entertainment.

Games, sporting events, art1st1c performances and other such forms of organized entertainment are encouraged and allowed within the downtown entertainment district, subject to compliance with all applicable safety regulations and approved through the permitting process.

Secs. 18-128 -18-150. - Reserved.

Section 5. Severability and Conflicts. The provisions of this ordinance are severable, and it is the intention of the City Commission to confer the whole or any part of the powers herein provided. If any court of competent jurisdiction shall hold any of the provisions of this ordinance unconstitutional, the decision of such court shall not impair any remaining provisions of this ordinance.

Section 6. Effective Date and Effective Period. This Ordinance shall take effect immediately upon its final adoption by the City Commission and shall expired on September 30, 2025, at which time Section 5.6, Section 5-6.2 and Sections 18.126-150 of the Code of Ordinances shall revert to its text as it existed prior to passage of this Ordinance.

Section 7. Incorporation into Code. The provisions of this ordinance are intended to be incorporated into the City of Leesburg's Code of Ordinances, and sections of this Ordinance may be renumbered, relettered, and the word "ordinance" may be changed to "section," "article," or any other word or phrase in order to accomplish such intention.

PASSED AND ADOPTED this _____ day of _____, 2024 by the City Commission of the City of Leesburg, Florida.

_____
James A. Burry, Jr., Mayor

ATTEST:

_____
City Clerk

Approved as to form:

_____
William Grant Watson, City Attorney

CODING: Words in <u>struck through</u> type are deletions from existing law;
Words in <u>underscored</u> type are additions.

ORDINANCE NO. 2023-_52__

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA AMENDING THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 5, SECTION 5-6, CONSUMPTION OF AND OPEN CONTAINERS PROHIBITED ON PUBLIC PROPERTY; EXCEPTIONS; AMENDING SEC. 5-6.2. CONSUMPTION OF OR POSSESSION OF ALCOHOL IN OPEN CONTAINERS NEAR STORE SELLING ALCOHOLIC BEVERAGES; AMENDING CHAPTER 18, STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE PERIOD AND AN EFFECTIVE DATE.

WHEREAS, The City of Leesburg desires to adopt regulations that will encourage and promote entertainment, use and enjoyment of public places, and patronage of businesses within the City; and

WHEREAS, consistent with the foregoing, the City of Leesburg has proposed these changes to Chapter 5, Sections 5-6, and 5-6.2, and Chapter 18 of the City Code and has determined that it is appropriate and in accordance with protecting and promoting the health, safety and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are adopted and incorporated herein by reference.

Section 2. Text Amendment. Chapter 5, Section 5-6 of the City of Leesburg Code of Ordinances shall be amended as follows:

Sec. 5-6. Consumption of and open containers prohibited on public property; exceptions.

(a) It shall be unlawful for any person to consume, or to possess an open container of, any alcoholic beverage, including, but not limited to, beer and wine, upon any of the following properties used by the city: parks, beaches, athletic or sports facilities, playgrounds, properties, streets, alleys, or sidewalks; provided, that this section shall not apply to any property leased from the city on a short or long term basis, by private organizations or parties, civic clubs and the like. This provision shall not apply for those businesses with an approved sidewalk café agreement ratified by the city commission, within the area designated for an approved special event, where any group or individual has obtained a special event permit and has been authorized in the permit to sell or have sold alcoholic beverages, or within the Downtown Entertainment District in conformance with the requirements of Chapter 18, Article V of this Code.

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in <u>underscored</u> type are additions.

(b) It shall not be a violation of subsection (a) for a person to engage in the activity prohibited by subsection (a) if the activity meets one (1) of the following conditions:

(1) The activity is a part of, and in an area designated for a special event. The consumption of alcoholic beverages upon a public street or other public area may be permitted as a part of that event, subject to the conditions imposed by this section and the permit.

(2) The vendor/permittee of alcoholic beverages is duly licensed as such under the laws of Florida and has been granted a temporary permit, pursuant to this section, permitting such consumption to occur in a specified area as a part of a special event; however, in no event shall any permit be granted for consumption of alcoholic beverages within Rogers Park located on 9th Street.

(3) The following conditions shall be met by the vendor/permittee:

(i) The area authorized for the sale of alcohol shall be directly adjacent to the main business premises of the vendor/permittee where alcohol is sold in the normal course of business.

(ii) A site plan shall be submitted delineating the area where the vendor/permittee proposes to sell or dispense alcohol, and that area shall be enclosed by a perimeter, such as a fence or tent, with a single point of ingress and egress, to control access to and from the area. A second point of ingress and egress may be permitted if the issue of appropriate access is a matter of the protection of the general peace, property, life or limb as determined by the fire marshal or law enforcement. The area shall also be included within the premises described in the beverage license issued to the vendor/permittee by the state as an area within which the vendor/permittee is permitted by the state to serve alcohol. The fire marshal will assign a maximum capacity to the area and the vendor/permittee shall enforce this maximum capacity and shall not allow it to be occupied at any time by more persons than the assigned maximum capacity.

(iii) The access point(s) into and out of the serving area shall be marked with signs informing patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the vendor/permittee shall staff the entrance with such personnel as are necessary to enforce this condition.

(iv) Alcohol shall be served only in plastic cups or plastic bottles, not in cans or in glass bottles, glasses or other glass containers.

(v) The vendor/permittee shall provide such additional restroom facilities (e.g. portable potties) as are sufficient to comply with the requirements of subsection (c) below. The permittee shall also provide sufficient trash receptacles to serve the patrons of the permittee so as to prevent the littering of cups, napkins and other debris.

(vi) The vendor/permittee shall obtain all necessary building permits and other licenses and approvals for any tent or other structure erected to facilitate use of the area covered by the permit. Under no circumstances shall any ground surface on public property or an easement be punctured or otherwise damaged by the placement or removal of any tent or other structure unless the vendor/permittee first has the appropriate qualified party perform an inspection for the purpose of locating, water, wastewater, electrical and gas lines and if such damage occurs the vendor/permittee

shall be liable for the full cost of repairs. If a permit is issued and there are breaches to any public asphalt or concrete surface, the vendor/permittee is fully responsible for any expenses associated with repairing the damages. The vendor/permittee shall comply with all applicable laws, rules and regulations in the operation of its business within the permitted area.

(4) All non-residential areas and uses, recreational areas and uses, areas of mixed use, and town centers within any age restriction development (ARD) zoning district. All special events held in the non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development shall be exempt from the requirements in subsections 5-6(b)(1)-(3), (c).

(5) The activity is conducted within the Downtown Entertainment District and in conformance with all requirements relating to the sale and possession of open containers and consumption of alcohol in the Downtown Entertainment District as set forth in Chapter 18, Article V of this Code.

(c) Any individual or organization may submit a special event application to the city manager or designee requesting a special event permit granting an exception to subsection (a) for a special event or occasion in a specifically defined area on public property. The request must be submitted a minimum of one hundred (120) days prior to the beginning of the proposed event. The special event application must contain a detailed description of the special event proposed to be conducted. The city manager or his/her designee will coordinate review of the request by the police department and such other departments as the city manager shall designate. The city reserves the right to disapprove any such request and in doing so, may take the following into consideration: (1) whether any department determines the event to be inconsistent with the public interest or to have any adverse effect on the public safety, health, or welfare; (2) whether the event is compatible with the adjacent and surrounding land uses; (3) whether the hours of operation of the event would create a nuisance to residential areas nearby; (4) whether inspection by the building official, police chief or designee, fire chief or designee, or other authorized public official, determines that the site is insufficient to accommodate the anticipated number of attendees; (5) whether there is adequate parking available to accommodate the anticipated number of attendees; (6) whether an authorized public safety official determines that the site of the event does not meet requirements established for similar assemblies, established by law. For additional requirements regarding special events on public property, see chapter 26, Special Events, of this Code.

Section 3. Text Amendment. Chapter 5, Section 5-6.2 of the City of Leesburg Code of Ordinances shall be amended as follows:

Sec. 5-6.2. Consumption of or possession of alcohol in open containers near store selling alcoholic beverages.

(a) *Definitions.* The following definitions shall apply for purposes of this section.

(1) *Alcoholic beverage* shall, for the purposes of this section only, mean any beverage containing more than one (1) percent of alcohol by volume.

(2) *Food store selling alcoholic beverages* shall mean any food or convenience store which has a license for package sales of alcoholic beverages from the Florida Division of Beverages and Tobacco in the classification of 1-APS, 2-APS, or PS.

(3) *Open container* means any bottle, can, cup, glass, or other receptacle containing any alcoholic beverage which is open, which has been opened, which has its seal broken, or which has had its contents partially removed.

(4) *Operator* shall mean any person physically present at a store defined in subsection (a)(2), (a)(6) or (a)(8) of this section who is managing said store or is otherwise in charge of its operation.

(5) *Owner* shall mean any person holding an occupational license for a store defined in subsection (a)(2), (a)(6) or (a)(8) of this section.

(6) *Package store* shall mean any store primarily engaged in the business of selling alcoholic beverages which has a license for package sales from the Florida Division of Beverages and Tobacco in the classification of 1-APS, or 2-APS, or any other PS licenses.

(7) *Person* shall mean any individual, firm, partnership, joint venture, syndicate or other group or combination acting as a unit association, corporation, or other legal entity and shall include the plural as well as the singular.

(8) *Bar* shall mean any business primarily engaged in the sale of alcoholic beverages for consumption on premises, holding a license for such purpose from the Florida Division of Alcoholic Beverages and Tobacco, in the classification of 1-COP, 2-COP, or any other COP licenses that excludes SRX.

(9) *Restaurant* shall, for the purposes of this section only, mean any business holding a license for the sale of alcoholic beverages, issued by the Florida Division of Alcoholic Beverages and Tobacco, in the sub-classification of SRX.

(10) *Club* shall mean any private club of other facility or business holding a license from the Florida Division of Alcoholic Beverages and Tobacco, for the sale of alcoholic beverages, as a private club under the provisions of Section 7A-3.019 of the Florida Administrative Code, as amended from time to time, or any successor section of such code.

(b) *Public nuisance, unlawful acts.*

(1) It is a public nuisance and shall be unlawful and in violation of this section for any person to consume any alcoholic beverages outside of but within one hundred (100) feet of any club, restaurant, bar, package store, or food store selling alcoholic beverages, except as otherwise authorized by Sec. 5-6(b) above.

(2) It is a public nuisance and shall be unlawful and in violation of this section for any person to possess an open container of alcoholic beverages while stopping, standing, or remaining outside of but within one hundred (100) feet of any club, restaurant, bar, package store, or food store selling alcoholic beverages , except as otherwise authorized by Sec. 5-6(b) above

(3) The owner or operator of any club, restaurant, bar, package store, or other establishment selling alcoholic beverages shall prominently post, on the outside of each entrance and

on the inside of the main customer exit of each bar, package store, or other establishment selling alcoholic beverages and duly licensed for on premises consumption, a legible sign with contrasting letters, stating the following:

> EXCEPT AS PERMITTED BY CHAPTER 18, ARTICLE V OF THE CITY OF LEESBURG CODE OF ORDINANCES, IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, OR POSSESS, IN ANY OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE OUTSIDE OF BUT WITHIN 100 FEET OF ANY PART OF THIS STORE, INCLUDING PARKING LOTS. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION.

(4) The owner or operator of any package store, or other establishment selling alcoholic beverages shall prominently post, on the outside of each entrance and on the inside of the main customer exit of each package store or other establishment selling alcoholic beverages and not duly licensed for on premises consumption, a legible sign with contrasting letters, stating the following:

> EXCEPT AS PERMITTED BY CHAPTER 18, ARTICLE V OF THE CITY OF LEESBURG CODE OF ORDINANCES, IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, OR POSSESS, IN ANY OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE IN THIS STORE OR WITHIN 100 FEET OF ANY PART OF THIS STORE, INCLUDING PARKING LOTS. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION.

(c) *Area of applicability and exceptions.* For the purpose of this section the area within one hundred (100) feet of a club, restaurant, bar, package store, or other establishment selling alcoholic beverages, shall be the area within a one-hundred-foot radius of any part of such business, but shall not include any property lawfully used for a private residence or any area where possession or consumption of alcoholic beverages is specifically permitted by Chapter 18, Article V of this Code, any lawful license or permit.

(d) *Penalties.* A violation of this section shall constitute a second degree misdemeanor and shall be punishable in accordance with F.S. § 562.45 prescribing punishment for a second degree misdemeanor as of the date of the infraction.

Section 4. Text Amendment. Chapter 18, of the City of Leesburg Code of Ordinances is amended to include the following:

Chapter 18 – STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE V. – DOWNTOWN ENTERTAINMENT DISTRICT

Sec. 18-123. – Purpose.

The purpose of this article is to encourage the location of entertainment, retail, and restaurant uses in a limited defined area within the City hereafter referred to as the Downtown Entertainment District. The regulations within this article are enacted to foster and create a variety of amenities to be offered to the public in a convenient physical location which will promote pedestrian use with an attendant decrease in vehicular traffic; provide for more efficient and effective public safety enforcement in a defined area; foster a mutual relationship among

businesses in the Downtown Entertainment District; promote patronage of businesses within the Downtown Entertainment District; and encourage private development of entertainment facilities which enhance and compliment the use of the public facilities in the Downtown Entertainment District.

Sec. 18-124. – Downtown Entertainment District boundaries.

The Downtown Entertainment District shall mean the area depicted in Exhibit "A" attached to the ordinance from which this article derives and is generally described as follows:

Sec. 18-125. – Outside consumption of alcoholic beverages.

(1) *On-street possession/consumption hours.* Outdoor or open possession and/or consumption of any alcoholic beverage within the Downtown Entertainment District dispensed by an establishment licensed to dispense alcoholic beverages is authorized Monday through Sunday between the hours of 10:00 a.m. and midnight.

(2) *One drink on-street limit.* Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a clear plastic container for removal from the premises, provided, however, that no establishment shall dispense to any person more than one such alcoholic beverage at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverage from the licensed premises.

(3) S*ize limited to 16 ounces.* No container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 16 fluid ounces in size. No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the defined Downtown Entertainment District, any open alcoholic beverage container which exceeds 16 fluid ounces in size

(4) *Drinking from can, bottle or glass prohibited.* It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle, or glass or to possess in an open can, bottle, or glass any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, except pursuant to an approved sidewalk café agreement.

Sec. 18-126.- Hours for music and entertainment.

Music, singing and other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the Downtown Entertainment District, however, such outdoor music, singing and entertainment shall only be permitted between the hours of 10:00 a.m. and midnight. Entertainment provided in compliance with this section shall not be considered a public nuisance.

Sec. 18-127.- Games, sporting events and entertainment.

Games, sporting events, artistic performances and other such forms of organized entertainment are encouraged and allowed within the downtown entertainment district, subject to compliance with all applicable safety regulations and approved through the permitting process.

Secs. 18-128 – 18-150. – Reserved.

Section 5. Severability and Conflicts. The provisions of this ordinance are severable, and it is the intention of the City Commission to confer the whole or any part of the powers herein provided. If any court of competent jurisdiction shall hold any of the provisions of this ordinance unconstitutional, the decision of such court shall not impair any remaining provisions of this ordinance.

Section 6. Effective Date and Effective Period. This Ordinance shall take effect immediately upon its final adoption by the City Commission and shall expired on August 28, 2024, at which time Section 5.6, Section 5-6.2 and Sections 18.126-150 of the Code of Ordinances shall revert to its text as it existed prior to passage of this Ordinance.

Section 7. Incorporation into Code. The provisions of this ordinance are intended to be incorporated into the City of Leesburg's Code of Ordinances, and sections of this Ordinance may be renumbered, relettered, and the word "ordinance" may be changed to "section," "article," or any other word or phrase in order to accomplish such intention.

PASSED AND ADOPTED this 28th day of August, 2023 by the City Commission of the City of Leesburg, Florida.

James A. Burry, Jr., Mayor

ATTEST:

City Clerk

Approved as to form:

William Grant Watson, City Attorney

CODING: Words in ~~struck through~~ type are deletions from existing law;
Words in <u>underscored</u> type are additions.