AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, NOVEMBER 25, 2024 5:30 PM

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. Certification Results of the November 5, 2024 Election

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 November 12, 2024

B. PURCHASING ITEMS:

1. Purchase request for twelve (12) Motorola APX 6000 police radios for the Police Department in the amount of $72,006.84 from the Lake County

Board of County Commissioners in a pass-through contract with Motorola.

2. Purchase request for vehicle equipment (lights, sirens, cages) for the City of Leesburg Police Department in the amount of $170,116.65 from Global Public Safety. This equipment is for twelve (12) new police vehicles. Global Public Safety is a Single Source vendor.

3. Purchase request for five (5) new 2025 Ford Interceptor Utility AWD vehicles for the Police Department in the total amount of $218,237.00 from Garber Fleet Sales, contract holder for the central Florida region under the Florida Sheriffs Association.

4. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the Second Amendment to Food Service Concessionaire Agreement between the City of Leesburg and Beacon College, Inc.-Sodexo USA, Inc., 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 Civic Organization Funding Agreements for Fiscal Year 2024-25 with Community Development Corporation of Leesburg, Inc., Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts, and Leesburg Yellow Jacket Booster Club, Inc.; 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 Second Post-Closing Occupancy Modification and Extension Agreement between the City of Leesburg and Dance Dynamix, LLC; and providing an effective date.

3. Resolution of the City Commission of the City of Leesburg, Florida approving a Second Amendment to the Agreement of Purchase and Sale between the City of Leesburg, Florida and Blurock Development, LLC, to exclude a portion of property from the contract; approving a reduction in the purchase price; authorizing the Mayor and City Clerk to execute the Second Amendment to the Agreement of Purchase and Sale; and providing an effective date.

4. Resolution of the City Commission of the City of Leesburg, Florida approving as Agreement with Blurock Development, LLC, authorizing Tree and Soil removal from real property owned by the City of Leesburg across from the Leesburg International Airport and granting a Temporary Easement to access the property for such purposes; and providing an effective date.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 31 +/- acres from City of Leesburg Industrial to City of Leesburg General Commercial, for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (SSCP Blount Birchmier)

2. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 31 +/- acres from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (PUD Blount Birchmier)

3. An Ordinance of the City of Leesburg, Florida amending the City's Comprehensive Plan Future Land 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.

B. FIRST READING OF ORDINANCES

1. None

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.

***** Official Results *****

CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We, the undersigned, CARLA PEPPERMAN, Board Chair, JENNIFER HILL, BoCC Appointee, SARAH JONES, Circuit Court Appointee, constituting the Board of County Canvassers in and for said County, do hereby certify that we met on the Fifteenth day of November, 2024 A.D., and proceeded publicly to canvass the votes given for the several offices and persons herein specified at the **Nonpartisan Election** held on the Fifth day of November, 2024 A.D., as shown by the returns on file in the office of the Supervisor of Elections. We do hereby certify from said returns as follows:

Retention of Justice Renatha Francis of the Supreme Court

Yes	127,330 votes
No	64,785 votes

Retention of Justice Meredith Sasso of the Supreme Court

Yes	123,361 votes
No	63,713 votes

Retention of Judge Joe Boatwright of the Fifth District Court of Appeal

Yes	130,296 votes
No	57,016 votes

Retention of Judge Eric Eisnaugle of the Fifth District Court of Appeal

Yes	126,781 votes
No	59,001 votes

Retention of Judge Harvey Jay of the Fifth District Court of Appeal

Yes	130,514 votes
No	55,750 votes

Retention of Judge Paige Kilbane of the Fifth District Court of Appeal

Yes	128,789 votes
No	56,342 votes

Retention of Judge John MacIver of the Fifth District Court of Appeal

Yes	126,362 votes
No	57,988 votes

Retention of Judge Jordan Pratt of the Fifth District Court of Appeal

Yes	128,255 votes
No	55,924 votes

Retention of Judge Adrian G. Soud of the Fifth District Court of Appeal

Yes	127,443 votes
No	56,762 votes

For Astatula Mayor, (Seat 5), the whole number of votes cast was 978 of which

Mitchell Mack	received	400 votes
David Quiros	received	153 votes
Zane A. Teeters	received	425 votes

For Astatula Council Member, Seats 3 and 4, the whole number of votes cast was 1,245 of which

Miriam Gomes	received	380 votes
Kay MacQueen	received	396 votes
Ryan Wilbur	received	469 votes

For Clermont City Council, Seat 1, the whole number of votes cast was 22,056 of which

Michael Gonzalez	received	10,203 votes
Alison Strange	received	11,853 votes

For Clermont City Council, Seat 3, the whole number of votes cast was 22,955 of which

Tim Murry	received	12,112 votes
Rick Van Wagner	received	10,843 votes

For Clermont City Council, Seat 5, the whole number of votes cast was 21,722 of which

Michele Barnard Pines	received	9,975 votes
William "Bill" Petersen	received	11,747 votes

*** Official Results ***

CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

For Eustis City Commissioner, Seat 4, the whole number of votes cast was 9,267 of which

George M. Asbate	received	3,967 votes
Michael Gambino	received	2,070 votes
Nicie Allen Parks	received	2,641 votes
John Potts	received	589 votes

For Eustis City Commissioner, Seat 5, the whole number of votes cast was 9,033 of which

Emily A. Lee	received	6,224 votes
Blake T. Griswold Sr	received	2,809 votes

For Groveland Council District 1 (Mayor), the whole number of votes cast was 10,794 of which

Keith "Chef" Keogh	received	7,041 votes
Evelyn Wilson	received	3,753 votes

For Groveland Council Member Dist. 5, the whole number of votes cast was 1,770 of which

Amy Jo Carroll	received	1,056 votes
Dina Sweatt	received	714 votes

For Howey Town Councilor, the whole number of votes cast was 1,719 of which

Jon Arnold	received	393 votes
Timothy Everline	received	644 votes
Graham Wells	received	682 votes

For Leesburg Seat 3, District 3, the whole number of votes cast was 3,770 of which

Jay Connell	received	1,592 votes
Fred Griffin Jr	received	713 votes
Michael Patrick Huey	received	179 votes
Tim Sullivan	received	1,286 votes

For Minneola Council Member, Seat 2, the whole number of votes cast was 8,171 of which

Debbie Flinn	received	5,332 votes
David W. Yeager	received	2,839 votes

For Montverde Town Council, the whole number of votes cast was 2,142 of which

Thomas Johnson	received	318 votes
Joe Morganelli	received	608 votes
Jim Peacock	received	433 votes
Marta Wladyczka	received	157 votes
Carol Womack	received	626 votes

For Mount Dora Mayor At-large, the whole number of votes cast was 8,929 of which

Catherine T. Hoechst	received	4,117 votes
James L. Homich	received	4,812 votes

For Tavares City Council, Seat 1, the whole number of votes cast was 8,930 of which

Bob Grenier	received	3,746 votes
Nick Hendrick	received	1,653 votes
Belynda Rinck	received	3,531 votes

For Arlington Ridge Community Development District, Seat 1, the whole number of votes cast was 1,432 of which

George Elder Jr	received	526 votes
Jerry Gianoutsos	received	906 votes

For Arlington Ridge Community Development District, Seat 3, the whole number of votes cast was 1,435 of which

Steve Avallone	received	570 votes
Walter Kolodziey	received	524 votes
Ronald Worrich	received	341 votes

***** Official Results *****

CERTIFICATE OF COUNTY CANVASSING BOARD
LAKE COUNTY

We Certify that pursuant to Section 102.112, Florida Statutes, the canvassing board has compared the number of persons who voted with the number of ballots counted and that the certification includes all valid votes cast in the election.

CR Pepper
BOARD CHAIR

Jennifer S. Hill
BOCC APPOINTEE

CIRCUIT COURT APPOINTEE

AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
TUESDAY, NOVEMBER 12, 2024 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Tuesday, November 12, 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

3. PRESENTATIONS:

A. West Leesburg CDC Update

Fred Griffin Jr., President of West Leesburg CDC, started by thanking the commissioners who came out to the Fall Festival on Saturday. Although there was a little conflict of interest, they made it work. Commissioners Berry and Reisman, along with CRA Commissioners Conner and Alderman. He thanked them for coming out and participating. He congratulated Mayor Burry and Commissioner Connell on their reelection. With the public works department, no matter what time he calls or emails, they always respond. He publicly thanked them for doing an awesome job, no matter what the situation or circumstances, and especially for helping to prepare for the Fall Festival. They went out and changed some equipment. They pressure washed and painted, they made sure the water was drained properly from

the flood.

He was present to provide an update on the West Leesburg CDC. The West Leesburg CDC is a redevelopment agency that goes into the community to remove blight. They try to partner with the CRA to identify everything that is necessary to make the community better and safe. The West Leesburg CDC was established in 2006, under the spearhead of Agnes Berry. They have been moving forward with great results, and they would like to continue that relationship with the city. The mission of the West Leesburg CDC is to remove blighted conditions, engage in economic growth, promote high quality of life and improve living conditions. Their vision states that they are to improve and help empower the community through education, mentoring, leadership, development, housing and commercial development infrastructure. They also help with rental assistance, the first-time home buyer program, workforce housing, utility payment assistance, clothing for kids, public transportation vouchers and cooking classes for both seniors and young adults. They also hold youth offense programs. The items listed for their vision they are unable to do due to some circumstances that they have, but moving forward he hoped they could fix it. He was not there for himself because he took himself out of the equation. It is always about the community and that is what he was there advocating for. He pointed out that they were in the process of getting first-time home buyers into homes. He was proud to say that they had an assistant principal who was willing to move to Leesburg as a first-time home buyer because she had seen what was going on in the community. She works locally at the high school, so that was a pat on their backs. He was proud to offer that first-time home buyer to her. When it comes to cooking classes and things like that, at this time they are unable to offer that. They previously held cooking classes prior to covid, and they would love to continue those classes. He is there Monday through Thursday, and he would love to sit down and have further discussions about it. With their vision at this time, they were unable to fulfill that, but moving forward, he was open to dialogue so they could fix their issues to make sure the residents were getting the best out of the community. They have nine board members excluding himself. He is the swing vote. He is there just to make recommendations. They have an office manager, who is the only paid person on payroll. She is well established, and she has been there since day one. She makes sure that they keep everything in line with the books and finances.

With their general fund expenses. He put in a request about a year ago, because they were receiving $930 as a stipend from the city. That stipend was to prepare those to become first-time home buyers, but unfortunately, that was taken away from them about a year or two ago. They turned around and asked the city for $50,000 out of covid funds to help offset their general fund. Their general fund runs the same time as the city, from October 1st to September 30th. Up to today, this year, they have spent about $3,700 on community givebacks, which includes back to school, and scholarships for those who are out representing the community. They receive letters all the time, but they are unable to fulfill them. They had two scholarship recipients this year from Leesburg High School and they each received $1,000. There was a committee that spearheaded it to identify the two recipients. They are doing their best with office supplies. They received a letter from Lake Community Action Agency asking for funding to help with utility bills for those in need of assistance in the West Leesburg area. They received sponsorship from Kappa and other different organizations to help with their summer programs. The office manager is the only paid personnel and her salary is $12,000 per year. The storage and phone services run about $2,000 per year. To give a ballpark range between 2023 and 2024, they average about $21,706. That is not a lot of money, especially when they are trying to operate a community that is in critical need. He receives phone calls daily and people come into the office nonstop asking for help. So, that $50,000 has gone pretty quickly. He would like to have further discussions with the CRA and the city commission members to address how they can help. He was sure they were all scratching their heads about why there were two CDC's. They are offset due to legal aspects, and that is why there are two CRA's. He wanted to stay together as one, but they are individual entities. They do a lot for the community, especially him because he is in the office Monday through Thursday, and he is not on payroll. That shows where his

heart and commitment is, and that is the community.

They are currently working on a rehab for a first-time home buyer. It is known as the Harlem House. The Harlem House was an old habitat home that sat for two to three years. When he became president, he wanted this home because it would help remove blight from the community. So, in February 2024, they purchased that home for $140,000. Since then, they have renovated it inside and out at the cost of $36,000. They sold it to an assistant principal who works right here in the community. It took about four to six months to complete the project. He showed before and after pictures of the Harlem House. New construction is their baby, at least that is what they call it at the CDC. They have partnered with Kevco because they wanted to give back to the community. They were ecstatic to partner with Kevco, and this is brand new. It has never been done before. It will be a custom designed home and the price starts at $492,000. The costs increased due to supplies, so since requesting the funding back in October until now, everything has gone up. Of course, they had to go through planning and zoning, and that was time-consuming. If they look at December 2023, which was when planning and zoning approved it, they put $10,000 towards the project. In April 2024, the permits were approved and in August 2024 they finally broke ground and the project is rolling. As of October, they have started constructing the roof. It is a duplex that will have three bedrooms and two and a half bathrooms. They were looking for first-time home buyers, and they are still canvasing candidates, which is unfortunate, because it is taking longer than anticipated. Kevco has informed them that they should be done by March or April. At this time, they are trying to identify people who want to become first-time home buyers in West Leesburg. They do not discriminate, so it will be a first come/first serve situation. They want to make sure and do their part to give others an opportunity. He showed a rendering of the anticipated finished duplex that will be ADA accessible for those that may need it. Moving forward, they would like assistance from the CRA. It has not been done in the past, but now that there are new CRA members, they are ready to work. He believes they have shown self-improvement over the last year, and they have identified what needs to be done. Moving forward, he would like a round table meeting with the CRA/City Commission to discuss how they can move forward with removing blight from the community along with getting first-time home buyers into homes. **Mayor Burry** asked if there were any questions from the commission. There were 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.

Gary Custer of 8909 East Treasure Island Avenue thanked the Public Works Director, Cliff Kelsey, for staying on top of the Silver Lake Pointe development with the stormwater that was running out on to County Road 44. He can see something is being done and that is good. They are changing it so it actually goes into a storm drain. However, there are other things happening. They have Orange Bend coming online, so County Road 44 will be worse. They have lowered the speed limit to forty-five, which sounds like a good idea, but that is not helping because it has caused traffic to spread out further, so instead of waiting five minutes to get out, he is now waiting ten minutes. Something needs to be done in conjunction with the county, because the problem has been created by all the housing and development. Something has to change with the cooperation between the city and the county, so the roads can be improved.

Allen Foote of 6030 Hunters Ridge Avenue said Shady Oak Cemetery is located on Ferguson Avenue. Several years ago, he started conducting genealogy research, where he researches and finds graves for a

database. He locates them and takes pictures of the headstones for loved ones. Several years ago, he received a request for a headstone picture at Shady Oak Cemetery. It was for Butler Dabney and when he went there the grass was knee-high so he could not see the graves. At that time, he called off the search. He went back, and the cemetery was cleaned up. He found out from Lone Oak Cemetery that the city designated them as the groundskeepers. However, he does not know whether Shady Oak is a private or independent cemetery. He does not know who owns it, but he was doing research in the cemetery. After Hurricane Milton, both Lone Oak and Shady Oak were hit pretty hard. There are two very large oak trees in Shady Oak Cemetery that landed on about ten to twelve vault sites. If it were not for the thickness of the branches, the trees would have destroyed two sites. He spoke with the people at Lone Oak, since they are responsible for cleanup, but they said they did not have the ability to cut the two big oak trees down. They said they contacted the city about this issue in the past, and he wondered if there was something that needed to be done by the city because otherwise, the trees would just sit there. People do wander in, and he does not want anybody getting hurt. He has mapped, photographed, GPS and logged vaults and headstones throughout Shady Oak. He put the vault sites on Find a Grave. He hoped that something would be done soon. Lastly, he was interested in the Dabney Funeral Home records. He knew there was a fire, but he wanted to know if any of the records were salvaged. **CM Minner** asked him to provide his contact information with the deputy city manager, and they would follow up with him. Shady Oak is part of Lone Oak and the city provides an annual contribution which goes toward maintenance. They will talk to the chairperson of the board, Murray Tucker, to get those issues squared away.

Jen McCurry, of Palmora Park, said she was a facilitator for the Main Street Car Show. They held their fundraiser this month for the Leesburg Food Bank and, in addition to the money raised, John Snyder of Dunstan Plumbing stepped up and helped pull in more funds for them, and they also matched some of the donations. They were able to donate over $2,000, and she wanted to make sure he received recognition.

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

Items pulled for discussion:

5.B.2 - Execute a Task Order with GAI Consultants, Inc. for Professional Services in the amount of $148,023.00 for base services
5.B.5 - Execute a Construction Services Agreement with DB Civil Construction, LLC., to demolish and replace the existing parking lot at the Mispah-Simmons Apartment Complex

Commissioner Reisman moved to adopt the Consent Agenda except for 5.B.2 and 5.B.5, 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. Regular meeting held October 28, 2024

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Commission to approve a cost adjustment to the existing Emergency Debris Collection and Management Services contract with TFR Enterprises, Inc; and providing an effective date.

ADOPTED RESOLUTION 11,922

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Task Order with GAI Consultants, Inc. for Professional Services in the amount of $148,023.00 for base services; and providing an effective date.

ADOPTED RESOLUTION 11,923

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 Connell asked the city manager to provide a brief summary. **CM Minner** explained in the fiscal year 2025 budget we have about 1.2 million dollars allocated from DST funds to address parking and different issues in the downtown. The overall plan was to shift the special events division to the old Partnership building. The Center for the Arts was located in another area of that building. The plan was to relocate both organizations. However, the events division will now go to the gas department, as the gas department is moving to Griffin Road. The Center for the Arts will move to the Tropic building, and we will demolish that facility. After demolition, that will open up the area for parking. The concept was for a new parking design on that city-owned parcel as well as updating and unifying all the downtown public parking signs. To design that scope of work, we put together a two-tiered contract with GAI Consultants, Inc. The first part of the contract is $148,000, and if additional services are required, those costs could be up to $74,000. GAI Consultants' primary services are signage as well as the design concept for the parking lot. They are asking for $148,000. We procured over the summer for a design consultant who could do all the design concepts associated with the downtown which were contemplated in the 2017/2018 master plan. GAI ranked the best. That approval was to use them as the sole contractor for design services on downtown issues. So, the first scope of services covers the parking and that is the estimated cost of those services. **Commissioner Connell** inquired if the costs were just for the design

concept. **CM Minner** responded correct. **Commissioner Connell** wanted to confirm that $220,000 was for a design concept. **CM Minner** said they hoped to keep it at $148,000, and if they had issues it could go up $74,000. **Commissioner Connell** said that sounded excessive for the concept of downtown parking. **CM Minner** explained that this was a design-bid-build concept. It was a tick over 10%, but he would not say it was excessive. **Commissioner Connell** asked if this included them doing all the improvements too? **CM Minner** replied no. This was for design, and then it goes to procurement. We will design it, review the concept, have public input at a public meeting, and then it goes out to bid. They are helping us put together the specs for the design, but the concept is design-bid-build. This contract covers the design and bid portion. It does not include the build portion. **Commissioner Connell** wanted to verify that this did not cover any improvements. It just covered the design and bid. **CM Minner** agreed. **Commissioner Connell** commented that $220,000 was excessive to address some downtown parking. **CM Minner** stated those are the costs. **Commissioner Connell** commented that we already know where the parking lot is going to go and then its dealing with street signage. $220,000 seems like an awful lot of money. **Mayor Burry** said the $74,000 was if they went over. They could vote to keep it at $148,023 because that is what they anticipated spending. **Commissoner Connell** said that $74,000 was built into this as a possibility, so if we approve it, he would assume that $74,000 would be approved, if needed. **CM Minner** informed him that staff would come back to commission if they hit $148,000. Above that, it would be for optional issues, and it would be up to the commission if they wanted to move forward. **Commissioner Connell** said for this to only address some downtown parking and street signage, the cost seems excessive. If we want to spend this kind of money downtown, there are much better ways of spending it other than designing some off-street parking. **Commissioner Pederson** explained that this was a priority for him, and they have been trying to improve parking downtown for a while. He thought about pulling this item just for discussions because downtown parking is that important. He also read what was involved in the optional bid items and if it pleases the commission, they could put that part on hold. He looked at the contract closely and that part dealt with issues not related to the parking lot. It addresses other issues downtown that are just as important as the parking, but he wants to get the parking lot done, and it needs to be done right. He looked at the $74,644 as being additional items that may be needed outside the parking lot. **CM Minner** stated the primary items we need to cover are the onstreet parking reconfiguration, the downtown parking signage and the design of the parking lot. Those bulk items are $148,000. Those are the three major things we want to accomplish which came from the input provided by the majority of this body. We separated the contract to keep costs to a minimum. If the 1.2 million dollars covers those three items, then we are within 10% for the design consultants. With 1.2 million dollars, that is $148,000, which is a tick over the 10%. If they want to lop off the $75,000 and revisit that in the future, that would not be an issue. The main concept is $148,000, which covers onstreet parking on all the numbered streets. That was an issue Commissioner Reisman brought to the table and, obviously, the downtown parking was something that we all spoke about, more specifically Commissioner Pederson, and the design comps are $148,000. If the commission chooses to put a caveat on it that says do not use the $75,000 until there is a report that comes back, they can lop that out. It is up to the commission. **Commissioner Pederson** stated this is an important goal for him, he wants to get this parking lot done. He is trying to save money because he is sure it will come back a little above 1.2 million dollars, so we will have to find a few extra dollars to make this work. He thought the $148,000 was pretty much the parking lot and related stuff, and the optional stuff was for the downtown onstreet parking. **CM Minner** clarified that there could be other services that we may need, and that was $70,000. **Commissioner Pederson** said he threw that out for discussion with his efforts to get this moving. **Commissioner Berry** questioned if the current onstreet parking would change? She was referring to the purple dots on Figure 2. **CM Minner** responded that it may very well change. **Commissioner Berry** wanted to know if the parking spots would be turned diagonally. **CM Minner** said at this time he was unsure, but everything in the box downtown from Canal Street to 9th Street would be covered. **Commissioner Berry** wanted to confirm that it would cover all sixteen blocks/intersections. **CM Minner** responded that it would cover Magnolia to Meadow. That entire area will be looked at.

Commissioner Berry asked about the existing parking lot behind the Tropic, the two-level garage. Will there be any changes to that? **CM Minner** responded no. There will be no changes to the parking garage itself. Perhaps the parking lot on the south side could get touched, but the design concept is opening up the downtown to maximize parking and to remove the non-conforming onstreet parking spots for safety. It will provide uniform street signage to help the public park more effectively and efficiently. **Commissioner Pederson** thought that was part of the optional bid. **CM Minner** clarified that $148,000 covers the on/off-street signage, doing the big parking lot at the old partnership and looking at all the other parking in the downtown area. **Commissioner Pederson** said he would approve the whole thing tonight, but he would also pull out the $74,000 just to get this approved. **CM Minner** stated that in order to get the project started they need to approve the $148,000. **Commissioner Reisman** commented that he fully supports the parking. He was an advocate for it. Our downtown is growing, we have a lot of new businesses here and parking is an issue. He was fine with what Commissioner Pederson said about holding off on the $74,000. He would like to move forward with the $148,000. **Commissioner Pederson** explained that he did not want to slow down the $148,000. He was just trying to help control expenses because this project is that important. If we go to our neighboring cities, all their downtowns have parking problems, and we now have a chance to fix ours. Look at Mount Dora, it will cost them a heck of a lot of money to fix their parking. It would be great for us to fix it now and do it right. Remember when we redid the downtown master redevelopment plan, parking was the number one issue received from the community. **CM Minner** pointed out that if the commission decides to remove the $74,000 they need to modify the motion because it is embedded in the original motion on the floor.

Commissioner Reisman made a motion to pull the $74,000 and just approve the $148,023.00 until such date that staff may see the need to bring it back before the commission, and Commissioner Pederson seconded the motion.

Mayor Burry asked if there was any more discussion. **Commissioner Connell** stated that $148,000 for addressing parking downtown still seemed excessive. **Commissioner Pederson** stated it includes more than that. It deals with the entire downtown. For example, it was just mentioned that the parking throughout the downtown will be addressed. It is more than just one parking lot. **CM Minner** stated it covers re-engineering the parking downtown. It will include everything in that box.

The roll call vote on the amendment was:

Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Connell	No
Mayor Burry	Yes

Four yeas, one nay, the Commission approved the amendment.

Commissioner Reisman stated this had been on the back burner for years, and he was appreciative that this was finally coming to a head. This is not new to any of us. **Mayor Burry** added that we have had discussions about the old partnership building, which is located right next to the Life Stream parking lot. He wanted to know if there have been any further discussions about sharing that parking lot? **CM Minner** answered no, not yet. It is on the radar to try and work that in because it is a big part of that area. We have the city property where the partnership building is located, and the city property to the south along with the gas department. Life Stream owns the parcel located right in the middle of the downtown. They will have conversations with them about trying to weave that in. **Mayor Burry** pointed out that Life Stream has moved most of their stuff down south, so they do not have quite as big of a footprint downtown anymore. **Commissioner Pederson** remarked that over the years they have talked about re-

engineering the whole thing and giving them the same number of spaces. **Mayor Burry** said it would be good timing to have those discussions.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Connell	No
Commissioner Reisman	Yes
Mayor Burry	Yes

Four yeas, one nay, the Commission adopted the resolution as amended.

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Services Agreement with Bulldog Site Work, LLC, for the construction and upgrade of Lift Station 48 and relocate and up-size the force main to increase capacity demand to the sewer system; and providing an effective date.

ADOPTED RESOLUTION 11,924

4. Purchase request for Trane Technologies to replace two Performance Climate Changer Air Handling units and two Intellicore 20120T Air Cooled Condensing units in the amount of $216,276.00 and turnkey installation of HVAC equipment including control connections and safety devices in the amount of $226,277.00 for a total amount of $442.553.00.

5. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Services Agreement with DB Civil Construction, LLC, to demolish and replace the existing parking lot at the Mispah-Simmons Apartment Complex; and providing an effective date.

ADOPTED RESOLUTION 11,925

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 stated he was not opposed to this; however, he wanted to know if this should have gone to the CRA board prior to coming to the city commission? **CM Minner** answered no because the city owns this property. **Commissioner Reisman** pointed out that they were spending CRA money, so why would it not go to the CRA first? **CM Minner** replied it was CDBG money. **Commissioner Reisman** clarified that $35,225 of CRA money would be spent. **CM Minner** commented that with that

amount, he has authority to do it. **Commissioner Reisman** thanked him for the clarification. He just wanted to double-check to make sure this item did not need to go back. **Commissioner Berry** asked about the CDBG grant money. Was it from this year or the prior year? **CM Minner** answered it was from 2023 because the application for 2024 was not approved. **Commissioner Reisman** asked about the future and if they could put these on the CRA agenda first for them to discuss. He knows it is within the city manager's spending authority, but we just had a CRA meeting two weeks ago, and this could have been added to that agenda. **CM Minner** said absolutely. **Mayor Burry** asked if there was any other discussion. There were none.

The roll call vote was:

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

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

6. Purchase request for the purchase of one (1) John Deere Compact Track Loader from Everglades Equipment Group for the City of Leesburg Public Works Department in the total amount of $65,000.00. Everglades Equipment Group is the contract holder for the central Florida region under the Florida Sheriff Association contract # FSA23-EQU21.0, Heavy Equipment.

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 Homes in Partnership, Inc., regarding natural gas service to the development known as Christian Preserve; and providing an effective date.

ADOPTED RESOLUTION 11,926

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 Meritage Homes of Florida, Inc., regarding natural gas service to the development known as Manor Oaks; and providing an effective date.

ADOPTED RESOLUTION 11,927

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 Bellaviva at Whispering Hills, LLC, regarding natural gas service to the development known as Whispering Hills-Master Infrastructure; and providing an effective date.

ADOPTED RESOLUTION 11,928

4. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Partial Release of the Sprayfield Easement granted to the City by Rapid Infiltration Basin Infrastructure & Transmission, LLC, in exchange for a modification of the Sprayfield Easement Area; accepting a modification to the Sprayfield Easement Area; and providing an effective date.

ADOPTED RESOLUTION 11,929

5. Resolution of the City Commission of the City of Leesburg, Florida, amending the Fiscal Year 2023-24 Budget for the General, Electric, Gas, Airport, Health Insurance and Police Impact Fee Funds for the Fourth Quarter; and providing an effective date.

ADOPTED RESOLUTION 11,930

6. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Interlocal Agreement between the City of Leesburg, and Sumter Landing Community Development District; and providing an effective date.

ADOPTED RESOLUTION 11,931

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 10.02 +/- acres; and being generally located west of U.S. Highway 27 and north of El Presidente Boulevard lying in Section 25, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission

District 3; and providing an effective date. (Blue Ridge Storage ANNX)

ADOPTED ORDINANCE 24-63

Commissioner Reisman introduced ordinances 6.A.1, 6.A.2, and 6.A.3 to be read by title only. CC Purvis read the ordinances by title only.

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Berry seconded the motion.

Mayor Burry asked the city attorney to perform the swearing in. **CA Watson** asked anyone wishing to provide testimony on any first or second reading agenda item to stand and raise their right hand. He swore them all in.

Planning and Zoning Deputy Director (PZDD), Kandi Harper, said the request was for annexation, a comprehensive plan for future land use designation on the property and a rezoning for commercial. It would be used for mini-warehouse and storage. The property is generally located on the west side of US 27, just north of El Presidente Boulevard near the Spanish Village neighborhood. The proposal is for a small-scale comprehensive land use plan to change the future land use designation from Lake County Urban Low to City of Leesburg General Commercial. There would be a rezoning for the planned unit development (PUD) to amend the current zoning from Lake County PUD to City of Leesburg PUD. Under the PUD requirements, the proposal consists of permitted uses such as indoor self-storage, outdoor self-storage and one apartment for management security use. Where the PUD does not cover certain items in the development process, C-3 Highway Commercial development standards will apply. They applied dark sky lighting, fifty foot setbacks, fifty feet front and rear and twenty feet on the sides. Thirty-five percent of the property must be open space. A landscape buffer and a fence are required adjacent to any property that is zoned residential. The maximum height is three floors, and they applied architectural standards as required for the development. This development will be known as Blue Ridge Storage. The site access will be along US 27 and Lake County did not indicate if any roadway improvements would be necessary. The other PUD requirements include prohibition of St Augustine grass. Drought-tolerant grasses such as Bahia, Bermuda and Zosia are required. The development must be on city water and wastewater. There will be no wells or septic systems on the property. There were some changes that came up with development standards and the maximum height should not exceed three stories or thirty-five feet. Under Section 9, with respect to open space, there is a request to allow the current fencing, which is chain link, as there are significant spatial barriers of two hundred and fifty feet to the residential areas. From the residential areas they would be looking at water, swamp, and trees. It seems like fencing there would be superfluous except for safety reasons. There was a clarification that the fence on the west side was not required to be opaque. Currently, there is a chain link fence along the southern border and clarification of what is required to make the fence opaque has been requested.

JB Bricklemyer of 17032 Johns Lake Drive, Winter Garden stated the reason for the request to not have the fencing opaque was due to it being significantly far back. Referring to the map, the uplands are much closer to US 27, and they are significantly separated by both trees and wetlands from the residential areas. The residential area may only see the top of the building and that is about it. Making the fence opaque would cause significant costs to his client, and really it is pointless, which was the reason for the change. **Mayor Burry** asked if there were any other public and commission comments. There were none.

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 ordinance.

2. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 10.02 +/- acres from Lake County Urban Low Density to Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of El Presidente Boulevard lying in Section 25, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Blue Ridge Storage SSCP)

ADOPTED ORDINANCE 24-64

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

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

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 ordinance.

3. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 10.02 +/- acres from Lake County PUD (Planned Unit Development) to Leesburg PUD (Planned Unit Development) to allow a self-service storage facility, for a property generally located west of U.S. Highway 27 and north of El Presidente Boulevard lying in Section 25, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Blue Ridge Storage PUD)

ADOPTED ORDINANCE 24-65

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

Mayor Burry requested comments from the Commission and the audience.

Commissioner Reisman inquired if they needed to modify the motion with respect to the fencing requirement? **CA Watson** said there was a comment about modifying the fence to remove the opaque

requirement on the southern portion. If they wanted to add that to the motion, that would be good. **Commissioner Pederson** pointed out that it was already included in the PUD. **Commissioner Reisman** stated he did find where it was changed in the PUD, so it was good.

The roll call vote was:

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

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

4. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 208.5 +/- acres; and being generally located east of County Road 33 and south of Lake Brite Street, and west of County Road 33 and south of Desert Lane, lying in Section 3, Township 21 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Lake Bright/Brighurst ANNX)

DENIED ORDINANCE 24-66

Commissioner Reisman introduced ordinances 6.A.4, 6.A.5, and 6.A.6 to be read by title only. CC Purvis read the ordinances by title only.

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

Mayor Burry requested comments from the Commission and the audience.

PZDD Harper stated this request was for 288 acres. It is located at the south end of the city on County Road 33. The development would be on both sides of County Road 33. The proposal would allow for future development of new neighborhoods consisting of 518 detached single family units. The gross density is 2.48 dwelling units per acre. The first case is annexation. The second case is for a large-scale comprehensive plan. The request is to change the future land use designation from Lake County Rural to City of Leesburg Estate Residential. The planned unit development rezoning would amend the current zoning from Lake County Agriculture to City of Leesburg Planned Unit Development. There are no other uses permitted in this proposal. The lot sizes are fifty and sixty feet. That is the width. The square footage of the lots will be 6,000 or 7,200 square feet and the house sizes will be 1,600 to 1,700 square feet. For each respective lot size there is a minimum two-car garage for each unit. There is a two floor height maximum on the design and architectural standards are required. There is a 35% open space requirement. Again, dark sky lighting, two trees in each yard, and the use of Bahia, Bermuda or Zosia grass is required in place of St Augustine grass. There is a twenty-five-foot landscape buffer requirement along the entirety of the property boundaries. A fence is required along the entirety of the County Road 33

frontage. It could be a split rail or opaque, but fencing is required along the entirety of the development. Site access is along County Road 33 with the applicable requirements for turn lanes and acceleration and deceleration lanes per Lake County. The access points should be boulevard type roadways, which have a landscape median of at least eight feet in width and enough lane area to allow emergency vehicles to maneuver. The recreational requirements include a minimum of 103,000 square feet, which is 2.4 acres and divided into different areas for use by the residents, one on each side of County Road 33. There is a requirement for establishing trails around the larger retention ponds, as seen in the site plan. Finally, there is phasing and an expiration clause which requires the development to move forward with substantial commencement within four years or the property automatically reverts to RE-1, which is one unit per acre. All developments must be on city water and wastewater. There will be no wells or septic fields. As noted, the planning commission voted to recommend denial. Ben Snyder of Hanover Holmes is here to represent the case. **Commissioner Pederson** said there was previous discussion on landscape buffers versus the fence, but it was just said that it would be fenced all the way around. Is that correct? **PZDD Harper** responded there was a note left to her by the planning and zoning director. So yes, there is a requirement for a fence.

Andrew McCown of GAI Consultants, Inc., said he was there representing Hanover Land Company. There have been a number of other Hanover projects/developments that have come across the city commission desk over the past couple of years. They should be very familiar with Hanover and the quality of work they do. This specific project is composed of two separate halves, one on each side of the road. On the east side there are approximately 81 acres and on the west side there are approximately 121 acres. This is proposed to be annexed as it is located in unincorporated Lake County, and it is in the Leesburg ISBA. He wanted to pause here for a moment because there has been some discussion about the role of the ISBA, and the non-contiguity question. To provide a planner's explanation, since the city has an ISBA, there is a little more leeway for how to annex properties with contiguity to existing city land. There are many examples in the city of non-contiguous property due to the ISBA. Although there are fewer now since the city has been annexing some of those areas, particularly in south Leesburg. In the comp plan, they are proposing to go from county rural to neighborhood estate and, for the rezoning, they would like to go from county agriculture to PUD. This site plan consists of approximately 208.5 acres with a gross density of 2.48 units per acre with a maximum of 518 units. The future land use density is four units per acre and that would allow significantly more than what is being proposed. The entire development would be single family detached homes with a mix of lot sizes between fifty and sixty feet. There would be a maximum of 405 fifty-foot lots and 113 sixty-foot lots minimum. They have oriented the sixty-foot lots that would adjoin the residential areas on the north and there will be 95.4 acres of open space which constitutes about 47% of the site. On the west side of the development there was a question raised about access. They show the access to the construction landfill being to the west, so they are allowing access to that property. Plus, that will be done in a later phase of the project. The first phase would be to the north. This will be addressed in the second and latter phases. In the interim, there would be no interruption of access, which is an unmaintained right-of-way. They would come in for a vacation permit after the adoption of the PUD to vacate that road. They would provide alternate access to that property for the future. On the other side of County Road 33 is the other half of the project, which will include 237 units. Those will be done in two phases. The first phase would be the southern portion and the second and latter phases would be the upper portion. In both cases, the central amenity would be done during the initial phase of that portion. To the greatest extent possible, they have located the retention areas on the exterior to provide additional buffers. As far as open space, that area will have a twenty-five-foot minimum PUD buffer running along the north side and the west side adjacent to the landfill. The north side will also have a retention area to provide additional buffers. They have 95.4 acres of open space, which is 47% of the site, and there will be an amenity center included in the project. He asked the traffic engineer to provide further information on traffic.

Ayman As-Saidi of Traffic and Mobility Consultants, 3101 Maguire Boulevard, Orlando, said as of today they have only completed the transportation facility analysis, which was done for the comprehensive plan amendment. They are in the process of doing a detailed traffic study, and that will go into further depth for the turn lanes and intersection improvements along with any off-site mitigation requirements. At this point, that has not been identified, but the initial study showed some segments of the turnpike that will be deficient in the future. Remember it is a tollway, and it is taken care of by the Florida Turnpike Authority. That is all they have for now, but they will do a full analysis.

Mr. McCown pointed out that there were a couple proposed changes needed to the ordinance. The ordinance has a lot of depth of one hundred and twenty feet, and they are proposing to reduce that to one hundred and fifteen feet. Then, likewise, the rear setback in the ordinance is eighteen feet and they are proposing fifteen feet. **Commissioner Pederson** asked out of curiosity what was the basis of this change to the depth of the lot and the setback.

Ben Snyder of Hanover Land Company, 605 Commonwealth Avenue, Orldando said the lot depth allows them more flexibility when working around wetlands and there are a couple of pinch points in the development. Their goal is to have one hundred and twenty feet be the vast majority of the lots, but when they come up to a wetland they would like the flexibility to go to one hundred and fifteen feet. That way, they do not impact the wetlands or lose a lot. With the rear setbacks, it would add a few more feet to make a nice big deep ranch house. The big deep ranch house would max out that depth, and that is a very popular plan. **Mayor Burry** asked if there were any further questions for the developers. There were none. He opened public comments.

James Rebels of 3430 Desert Lane said he also owns the adjoining land located at 3330 Desert Lane. It has a little over one thousand feet of fence that adjoins phase one, which would be at its northern border on the west side of County Road 33. He provided some pictures that showed his hog pen located along his back fence line. The foreground of the hog pen are trees and the trees are sparse. That is where they want to put a house. He showed a picture of a tape measure hooked on his back fence that measures about twelve inches to the wire of his hog pen and as the property runs it goes down to about eight to ten inches away from the fence. Another picture showed a post in the center of his hog pen and the top of it was square. As it runs down, the post gets smaller and more round. That is from hogs rubbing on it. That pen had been there a long time, and it took a long time for the hogs to wear that post down. In the corner of the pen, that is where the hogs go to relieve themselves and that is where the developers are proposing to put a house. That house would be within thirty to thirty-five feet from the pen and the smell. When you have a hog pen you also have flies and blow flies. It is not a nice atmosphere for a house and if it rains for a few days the smell gets worse. Hogs can rise up in the pen, so if someone puts their hands in the pen, that could be dangerous. He showed a picture of him at the back of the fence where he was reaching into the pen and that could easily be a child. He showed a picture of him holding a banana, representing a child reaching into the pen. His wife pointed out that his fingers were in front of the hog's jaws, which he did not realize. He snatched his hand back before the hog clamped down. He has great concerns because if someone gets their fingers or hand decapitated it will bring liability on him. He will have a lawsuit, and he does not need that. He bought this land for agricultural purposes, and this is being eroded away from him.

William Robertson of 2344 County Road 33, Groveland, said this development would greatly affect his property if it goes through. The entire northern boundary of about two thousand one hundred and sixty-one feet is located on the edge of their property. That is phase three of the project. Every day, they will be looking at this property. It would be right in their faces the whole time, and they are not crazy about that. That was the reason he requested the requirement for a ten-foot concrete wall. They have them in The Villages and those people like them, and it would help cover the view of them. It would serve to privatize

the development so they can have their way of living there. They have lived in the rural county for quite a long time. They purchased their property back in 1987, and they have lived there ever since. They are not crazy about living in the city or having it that close to their home, and it would not match anything else out there. A number of people have said if this comes they are going to sell and move away. They are not against development, they are for responsible development. They also took this issue to their attorney, Meredith Nagel, whose office is in Clermont, and she was not really crazy about it. She looked at the FDOT report that was sent to the state after the last meeting, and she made some statements that she did not think this would be a responsible action. This is outside the safety margin for the roadways in the area. In the study, they looked at areas three miles away, but this would greatly affect this area. In the summary, it said based on the department's level of service and trip generation analysis, the proposed amendment has a potential traffic increase that would impact the capacity of roadway segments into 2045. It says the facility is projected to operate over capacity through the future of year 2045. Therefore, the proposed amendment has the potential to impact the state highway system significantly. They went as far as showing a graph and the level of service they shoot for is at least a D-level of service and this does not even meet that, so it is either an E or F-level. It does not look like it will work as far as roadways for quite some time, so they have to make changes. However, we all know road changes and upgrades come after development. So, in the meantime, it will become a very dangerous place to live. They have not even finished the traffic analysis or traffic studies, so they have not done their homework in that respect. They talked about changing their setbacks from eighteen feet to fifteen feet, so they wanted to change the depth from one hundred and twenty to one hundred and fifteen, which brings this development closer to the hogs and things like that. That is not going to work, it is only for their advantage. In the phase to the north there are no wetlands at all. All the wetlands are on the west side, on the other side of County Road 33. He submitted a photo that was a result of an accident on County Road 33 and Austin Merritt Road where it comes through Bridges Road. That corner is one of the most dangerous intersections in the entire county. There were three deaths that occurred there in December 2023. They do not want to see any more accidents like that. He hoped the commission would think twice because otherwise they would be responsible for something like that happening. The roadways cannot handle the traffic it has now. If they have to go into Okahumpka in the mornings, they have to wait nearly a half mile to get through the intersection. The Villages have been great for the majority of the economy, but they also affected the roadways. Adding another 518 homes will greatly affect the roadways. He asked that they pay attention to the roadways and turn this thing down.

Tyler Robertson of 10504 County Road 707, Webster said the commission really needs to pump the brakes. The number of deaths that they have witnessed on County Road 33 around US 27 over the years is shocking. The commission needs to realize by authorizing this they will add more to the death toll. Once lawsuits start coming in and people realize that other people are dying in car accidents, the families will realize who authorized this, and they will realize who authorized the overloaded roadways. There is an FDOT report that says they are already way overloaded and that shows way out into the future. They are asking for this development to be stopped. There needs to be consideration paid towards getting the roadways improved before this development is put through. Otherwise, they will see more crosses on the roadways.

Jerrill Robison of 3520 Desert Lane said the main entrance to this development will be about one hundred and twenty feet from the back corner of his property. His property borders phase one on the north side. He firmly agrees to the block wall because if other communities can have it, they can too. They will be living close to one thousand people when this is all said and done. Children will be in that area, so they will come over on to his property. They will most likely have to chase people away if there is not a block wall. As far as traffic, he had to alter his work hours because traffic on County Road 33 was so bad. Even at seven in the morning, he would be late, and he worked in Leesburg. He had to leave a half hour before his normal scheduled time to get to work on time. He noticed from the last meeting

that they had made the lot sizes bigger, but they had not reduced the number of homes. During the construction period, there will be dump trucks and worker vehicles in and out and there is no water and sewer, so they will have to run water and sewer lines down the side of County Road 33. There will be construction equipment, workers and more traffic on the roadway. During construction, those heavy trucks will come in and out, and they will degrade the road and make it even worse. They did repave it some number of years ago. After construction, there will be 518 units and if you figure two cars for each unit heading to and from work, that will add another one thousand cars in that concentrated area. Also, in phase one, the lots along the top of the hill are for two-story houses and those houses will look over the fence/buffer into his backyard. There goes his privacy and his quality of life. It will be degraded while theirs goes up apparently.

Mario Nappa said he resides in Legacy on Sun Brooke Drive. With the intersection of County Road 33, County Road 48 and County Road 470, this development would clearly add pressure to that intersection and that is probably the worst intersection in the city. He went to the Community Advisory Committee (MPO) meeting last Wednesday and Bill Leech, who represents the City of Leesburg, approached the MPO and said they needed to do something about this intersection. Basically, they said they knew it was bad and before the city's representative showed up there was discussion about this intersection among the people there, and they knew it was the worst intersection in the city. Michael Wood stated there was no money at this point in time to address it. The turnpike and I-75 expansions must be sucking all the money out of the transportation budget, so there is nothing left to pay for improvements on secondary roads. At this point, they are a little ahead of their skis. They can approve development after development, but it will not help the situation. As roads become more and more overcrowded, we need to wait until the infrastructure has been improved, so people do not get hurt. How can they approve a development when they have not finished the traffic impact study, especially for one of the worst areas of the city?

Donna Robison of 3520 Desert Lane, Groveland, said she does not like public speaking, but she wanted to ask the city to reconsider this because they have a nice quality of life right now. They have good neighbors, and they do not have the hustle and bustle of cops being called out there all the time because they do not have fusses or quarrels. They have beautiful animals. They moved on to a property that was an old orange grove. They have oak trees so big and beautiful that run along the fence line. They will come in and cut them down. She is a tree lover, and it will make her sick when they start construction. She would have to leave because she would not be able to live like that. She does not want this to be at her back door. It was bad enough when she first moved in. There was a fire tower and the person in the fire tower was constantly watching people in her yard. There was no privacy. They saved their whole lives to purchase property. They wanted a better quality of life. She has worked since 1985, and she wants her privacy. They have not studied the roads, and they do not know anything about it. They do not sit out there twenty-four hours a day, but she sits on her back patio and listens to the traffic. They have no idea how awful it is. There are semis that run through there. They have not studied it, so the commission should not make up their minds until the road has been considered. She does not hold ill will towards anyone, she understands they want to make money, because that is what this world is about right now. However, they need to consider the animals that have moved from The Villages. They have made their way to their area because they were pushed out. They will also have to move all the gopher turtles and there are a lot.

Mr. Rebels suggested stopping this now, because it is not going to be good. Years ago, his wife and dad went out there, and they bear the burden of buying five acres to put a house on. There is no reason why these people should not do the same thing. It is zoned agricultural and, personally, if the people want to sell this land it needs to be broken up into five acre tracks and sold as agriculture. If they want to build a house on it, let them build a house, because that will cut down on the road impacts. **Mayor Burry** asked if there were any other public comments. There were none. He said there was a question about traffic

studies. He asked the applicants if they wanted to address it.

Mr. McCown said it is very common at this stage in the approval process to not have done a full traffic impact analysis because the primary outcome is to determine specific improvements and mitigation activities that they will have to do due to the impacts. At this stage in the process, it is very common to provide a study that shows the allocation and capacity of the roadways, and they have done that. With regard to the FDOT letter, that letter the city received in response to the comprehensive plan amendment and if they read it carefully, these are technical assistance comments. When they met with FDOT, the staff at FDOT was very clear that there were no objections nor were they official comments. They were for technical assistance for the city's use only. If they look at the actual comments that were provided, the comments said the project would increase traffic at their location. Also, with the 2045 comment, there are some segments of US 27 that would be under performing. They had to go three miles outside the boundary to find a facility that would be failing, which has nothing to do with this project. This project would have minimal impact on US 27 traffic. In the 2045 traffic analysis, that is based on current traffic, those segments of US 27 will under perform, regardless of whether this project happens or not. **Commissioner Pederson** said he heard comments about US 27, but what does the traffic study say about County Road 33? He did not hear any talk about that except that intersections were inadequate. **Mr. McCown** responded that FDOT did not make any comments about County Road 33. **Mr. As-Saidi** commented that with the traffic study that is done during site plan approval. It evaluates the impact of project build-out. It is not 2045. The 2045 is the comprehensive plan horizon year, so there is a difference between the analysis that FDOT looked at, which is a high level analysis looking out to 2045, which is not the case when they do the actual traffic study. In the meeting last week, that was recognized. Once rezoning is approved, the number of lots could change because they will have detailed engineering to identify drainage and everything else. At that point, they will know the number of units, so the traffic study will reflect the exact number of units, which may not be what is shown now. **Mr. Nappa** said he may have heard incorrectly, but he thought it was said that there would be an impact on the turnpike. **Mr. As-Saidi** agreed. There will be an impact on the turnpike, but remember the turnpike is a toll facility, and they take care of their own improvements with money generated by the tolls. Again, this study is 2045, so they are looking way into the future. They are not looking at the build-out of the project. In any case, the turnpike takes care of its own improvements from the toll money generated. **Commissioner Pederson** wanted a professional opinion on County Road 33. We have talked about the turnpike and US 27, but was concerned about County Road 33. **Mr. As-Saidi** replied, as of today, County Road 33 does have capacity to accommodate the traffic over the next ten to fifteen years. The intersections along County Road 33 will need improvements, and he knows that. For example, someone mentioned the County Road 44 intersection, and they have already done a study for a different project further north, and they did a signal warrant study that shows a signal is warranted and developers are putting in proportionate share money towards signalizing that intersection. He does anticipate there being additional signals warranted along the corridor closer to the development.

Ray Hayden of 35121 Dennis Road, Leesburg said this property has not been annexed to Leesburg yet. It is currently zoned as five acres to one dwelling unit. He heard that if this did not work out, that it would go back to one dwelling unit per acre. Where it should revert to what it currently is. He recommended denial because this is a terrible place for development. With Leesburg annexing all these places, it is creating massive traffic problems. They already know about County Road 44 because they come in and gripe about it, and the traffic is not getting any better. It is better with the lower speed limits, but it does not do anything for the traffic because they only have two lanes. Whether the speed limit is forty or fifty, it has zero effect on traffic. Again, he recommended denial, because it would just add to the problems. However, if the city does not turn it down, and it is not developed in a timely manner, it should go back to the county and remain the rural place that it is now. It should be five acres per dwelling unit. **Mayor Burry** asked if there were any other public comments. There were none. He asked for comments from

the commission.

Commissioner Connell said he had issues and concerns about this development. They are proposing 518 units on a two-lane road which goes back to arguably the worst intersection in Leesburg at County Road 33, County Road 48 and County Road 470. There are no turn lanes, so the traffic will be backed up tremendously. The subdivision as proposed would be adjacent to a landfill and the present access to the landfill is through the proposed subdivision. Even if they are able to somehow move the landfill access, it will still be adjacent to the back of the subdivision and that is a bad idea. If this stayed in the county, it would allow for forty-one units, and they are asking for five hundred and seventeen. That is a tremendous difference. We have the FDOT report, which basically says they are not favorable to this subdivision. We need to take that into consideration. He asked if this was an age-restricted community. **Someone from the audience** said no. **Commissioner Connell** continued to say, even with the number of homes, if each house has a child, they are looking at one thousand kids going into a school system that is already at 90% capacity based on the latest Lake County School concurrency report. How are they going to add another thousand students? This subdivision does not work all the way around. This commission ought to consider not annexing this property. If it is going to be developed, let it be developed in the county at one unit per five acres because 517 homes is outrageous. When we factor in all the other concerns about this, it is a bad design all the way around.

Kathleen Amburgey of 1348 Big Oak Lane said she moved from Mount Dora because her house backed up to a landfill and the smell seeped into the house every day. They are going through a bunch of problems. **Mayor Burry** stated they did not need to get off track on the landfill because this landfill is for construction materia. It is not an actual dump. They should not be worried about smell because this is building construction site debris. **Mr. Snyder** added for clarification on the CND Landfill that they do not have any plans to develop that phase until the landfill is complete and capped. The project would be developed in phases, and they have been in communication with the owner of the landfill. They understand his timetable, and they are prepared to wait until it is completely filled in before developing that phase. The residents will not back up to an active landfill. There would be no trash going through an active neighborhood and there would be no interaction between the landfill and the neighborhood. **Mr. Robinson** stated he worked in the field of roofing and construction and this landfill backs up to this property. Hewitt Landfill has another landfill located in The Villages. This is a class three landfill, and there are ventilation pipes sticking out of the ground. That dump caught on fire once, and they had to keep hauling water there because of the subterranean burn. The pipes release methylene gas into the air because of the decomposition happening under the ground. This is a class three landfill. He spoke in Tavares about this because they were using Karnak and Karnak is asbestos. He told them as long as it is turned into asphalt it cannot release Karnak, but they had an above ground burn at this dump. When you burn the tar off, that asbestos does not burn and the fibers go into the air. When it comes to the smell, he has been to the Hewitt Landfill in The Villages and you can smell it. **Mayor Burry** asked if there were any further commissioner comments. There were none.

The roll call vote was:

Commissioner Connell	No
Commissioner Reisman	Yes
Commissioner Pederson	No
Commissioner Berry	No
Mayor Burry	No

One yea, four nays, the Commission Denied the ordinance.

CA Watson stated for clarification this vote was a denial, which makes the next two items on the agenda

mute because the property was not annexed to the city. Therefore, there are no regulations to impose at this point, so the next two items are dead.

5. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 208.5 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of County Road 33 and south of Lake Brite Street, and west of County Road 33 and south of Desert Lane, lying in Section 3, Township 21 South, Range 24 East, Lake County, Florida; and providing an effective date. (Lake Bright/Brighurst LSCP)

DENIED ORDINANCE 24-67

6. An Ordinance of the City of Leesburg, Florida, changing the zoning of approximately 208.5 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development), for a property generally located east of County Road 33 and south of Lake Brite Street, and west of County Road 33 and south of Desert Lane as legally described in Section 3, Township 21 south, Range 24 east, Lake County, Florida; and providing an effective date. (Lake Bright/Brighurst PUD)

DENIED ORDINANCE 24-68

7. An Ordinance of the City of Leesburg, Florida, establishing the Orange Bend Community Development District pursuant to Chapter 190, Florida Statutes; providing for authority and power of the district; providing for the Board of Supervisors of the District; providing for the District budget; providing for functions of the district; providing for miscellaneous provisions; and providing an effective date. (Orange Bend CDD)

ADOPTED ORDINANCE 24-69

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

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

Mayor Burry requested comments from the Commission and the audience.

Kyle McGee of Kutak Rock, LLP said he was there on behalf of the petitioner, Orange Bend CDD. City staff did a great job, and it is always a pleasure working with them. He was present to answer any questions.

Lisa Hayden of 35121 Dennis Road, Leesburg, mentioned that she had a nice conversation with Shelley. She agreed that this development would have dark sky lighting requirements. She wanted to put that on the record. She also had a nice conversation with Kyle McGee since she was lucky enough to sit in front

of him. He agreed with what had been stated. She will work out the issues with the homeowner's association documents with Shelly in the future.

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 ordinance.

B. FIRST READING OF ORDINANCES

1. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 31 +/- acres from City of Leesburg Industrial to City of Leesburg General Commercial, for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (SSCP Blount Birchmier)

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

Mayor Burry requested comments from the Commission and the audience.

Mario Nappa said, with the current conditions of the intersection of County Road 33, County Road 48 and County Road 470, this proposal is completely unreasonable. They are taking land which is now zoned industrial and converting it to residential. Plus, there are 40,000 homes already on the books. We need industrial and commercial facilities, and we need more jobs in the City of Leesburg. We do not need homes in an area that should not be residential. There was a development proposed about a year ago where the developer wanted to put storage units on half the property and residential on the other half. At that point, the commission was against it because the area was not good for residential uses. **Commissioner Pederson** said he was glad he brought that up, but that property had industrial on two if not three sides, and we had just dealt with complaints in some residential areas prior to that, which had impacts on his decision. This one is tough, but it does have residential on all three sides. It has residential or light commercial uses, and it is not as close to industrial uses. This one is different and there are a few development plans across the street. It was hard for him to sit there and say he would consider one across the street, but he would not consider this one on the highway. He was not sure if this was the best place for industrial. This area is changing, and it will go more residential/commercial, which is not a bad use for it. He was against the prior proposal that was between this property and County Road 33 because industrial was on at least two if not three sides. **Mr. Nappa** continued to say the city needs a lot more industrial and commercial development rather than residential. That stretch of road between US 27 and County Road 33 is the worst stretch of County Road 48. He knows that it was requested that County Road 48 be addressed by Bill Leech at the MPO meeting. **Commissioner Pederson** pointed out it was a county road, and the county needed to widen that road. **Mr. Nappa** stated the county does not have the money to do anything right now. Looking at the MPO website, it shows the intersection is at or above

capacity, and they are using data that is two years old. We have The Village's development from the past two years. We have construction workers going in and out of The Villages, and they are going to do a reassessment in the next six months. Of course, it will pop right up to the top of the list and then something else will happen. Again, we are getting ahead of our skis, so let's slow down and let the infrastructure catch up. **Commissioner Pederson** pointed out that it was a county road. He encouraged him and others to take their complaints to the county because we need that road widened.
Mayor Burry pointed out that on December 2nd there was a public forum with the MPO. He assumed Mr. Nappa would be there to voice his concerns, but they have to understand that everything they do is based on the population. It is not based on anticipation. They do not work that way. **Mr. Nappa** commented that if they looked at the current roads they would probably do something, but they are looking at records and assessments from two years ago. It takes time for things to catch up. They need to put the brakes on and let the infrastructure catch up. **Commissioner Pederson** said he thought the MPO covered state and federal roads. **Mr. Nappa** said no. They cover county roads. **Commissioner Connell** said he understands this is the first reading, but we cannot keep putting residential houses on County Road 48. We have another subdivision coming up in a month or two, which will add another five hundred units and there were two hundred and forty-eight town houses recently approved to go behind Publix's on County Road 48. This is a one-mile stretch from the intersection of US 27 and County Road 48 down to County Road 33, County Road 48 and County Road 470 and the traffic will be backed up from one intersection to the next. We are talking about adding another thousand houses to a one-mile stretch of two-lane road that goes to two different intersections. We cannot keep adding homes. He understands the road situation, and it is county roads, but we do not have to approve this. **Mayor Burry** asked if there were any other comments. There were none. He stated this item would lay over.

2. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 31 +/- acres from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (PUD Blount Birchmier)

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

Mayor Burry requested comments from the Commission and the audience.

Lisa Hayden of 35121 Dennis Road questioned why there was no number of units referenced. It just said mixed-use development. **Commissioner Connell** said it was being proposed for two hundred and forty-eight units with commercial mixed-use of about two buildings up to 20,000 square feet total. It is mainly a subdivision with little commercial uses mixed in. It appears like a mixed-use, but it is really a subdivision. **Ms. Hayden** apologized. She did not see that information and thanked him for the clarification. **Mayor Burry** stated this item would lay over.

C. NON-ROUTINE ITEMS

1. Resolutions of Appreciation

a. Resolution of Appreciation from the City Commission of the City of Leesburg, Florida, to the City of Troy, Alabama, for assistance provided during recovery from Hurricane Milton; and providing an effective date.

ADOPTED RESOLUTION 11,932

Commissioner Reisman introduced resolutions 6.C.1a, 6.C.1b, and 6.C.1c to be read by title only. CC Purvis read the resolutions by title only.

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

Mayor Burry asked the city manager to give a brief overview of how important this is and how lucky we were to have these relationships. When our area was impacted, these guys came to help. It is the same thing our guys do for other communities. **CM Minner** said, typically, for Leesburg, we are typically recipients of such resolutions coming from other communities where we go out and help. It has been a long time since we received assistance. We were the recipient of mutual aid, instead of us providing mutual aid. It is normal standard operating procedure that when another municipal utility helps out, we use our legislative authority to pass a formal resolution thanking them for coming and taking time away from their community to help us dig out from the storm. In this case, we were lucky enough to have Keys Energy, the City of Troy, Alabama and the City of Scottsboro, Alabama provide us with utility assistance. So, upon the passage of the resolutions, we will make a presentation back to those utilities. **Mayor Burry** affirmed that we were very thankful for their assistance.

Commissioner Connell stepped out at 7:07 pm and returned at 7:10 pm.

The roll call vote was:

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

Four yeas, no nays, the Commission adopted the resolutions.

b. Resolution of Appreciation from the City Commission of the City of Leesburg, Florida to the Scottsboro Electric Power Board, Scottsboro, Alabama, for assistance provided during recovery from Hurricane Milton; and providing an effective date.

ADOPTED RESOLUTION 11,933

c. Resolution of Appreciation from the City Commission of the City of Leesburg, Florida, to Keys Energy Services, Key West, Florida, for assistance provided during recovery from Hurricane Milton; and providing an effective date.

ADOPTED RESOLUTION 11,934

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

A. None

8. CITY ATTORNEY ITEMS:

CA Watson had no items to discuss.

9. CITY MANAGER ITEMS:

A. City Surplus Lots Update

CM Minner said this was a non-action item, but essentially, we are looking for some directions on how to proceed, if at all, with our surplus of lots. We have been through a couple of different processes, and we continue to receive requests for donations from different organizations. In the packet he included three different sheets for the lot inventory. It was divided up and shows all the lots with alt-key numbers, rough address and ownership. Some of the lots are owned by the city, and some are owned by the CRA. He brought this matter to this body even though it was almost an even split. He wanted to start with the city commission to get their direction before moving forward. They will have to go back to the CRA when considering the CRA lots. He was asked by Commissioner Connell to find out how much has been spent on these lots. The numbers are big, but remember they are not annual numbers. Some of these lots have been in inventory for twenty years, so over time we have had to perpetually cut the grass. These are accumulative numbers. We have not spent that much in one fiscal year. For example, one lot shows that we spent $27,000 on cutting the grass, but that lot has been in inventory for a long time. We also need to consider the acreage size. There has been a difference in the processes since the new city attorney came on board because we used to donate them, but now we do more title work and advertising, which is a requirement before any city inventory or surplus lots are sold. There are between twenty and thirty lots on the list, but the yellow-highlighted lots indicate that those lots have been researched by the city attorney and his firm. Those lots are ready for some type of action if the commission so chooses. That does not mean they have to get rid of them, and it does not mean they have to donate or sell them. It just means they are ready. With the first two lots on the list; the first one is ready, but the second one is not. If it is highlighted, it is ready. The second sheet provided in the packet was the list of inventory. It was asked by commissioners past and present about what was done with lots in the past, so the second sheet covers the inventory of lots that were donated or sold. It shows the action taken and what organization received the lot. They were all done by resolution. City staff continues to receive questions and requests from different not-for-profit organizations about donations. The last sheet in the packet was the current up-to-date list of organizations around the community who have requested a lot, and we have not processed those requests. They have been sitting in abeyance as we consider how to move forward. There are a number of ways we can do this; we can donate, sell, or hold on to the lot. For example, 1111 Beecher Street is owned by the city, and that is the old Dabney pool site. It is an acre lot, so that is a lot the city may want to consider keeping in inventory. There are some lots in and around Berry Park on the list that are larger. Once they leak over into a one acre site, those we may want to retain. There is a lot on County Road 468, which is 5.7 acres. That property is located around the Resource Center.

Commissioner Pederson felt that the city should get rid of these lots as fast as possible. He did not care

if they were sold or donated, he wanted them off the books. It makes no sense to keep these on the books except for the few we may identify as possible uses for the city. Other than that, we need to move them out. He knows he created some controversy last time by wanting to sell them, but that was because we were spinning our wheels trying to donate them. He would support anything to get these off the books. We can donate them to the right people and, if that does not work, put them up for sale. We need to get them off our books to eliminate expenses. **Commissioner Berry** agreed the list of lots has been going on for some time, but some of the lots have been sitting for years. Her concern was with the process and how they are allocated and who determines who receives the lots. Until we have that process in place, we will keep going around. Even if we sell, how do we determine who to sell to? Do we request bids and go with the highest bidder? Even if four or five bids come through, we will still be back going round and round. If we do nonprofits, what if we have three or four nonprofits asking for the same piece of property, who do we choose? We say first come, first served, but with advertising, we need to do more, because not many people read newspapers? Do we need to use social media or put an insert in the utility bills? The communication is unclear, and it is only right that we consider extending or making sure that the communication is done. That was her concern, since stopping the moratorium. We put procedures in place on how to determine who should be considered as nonprofits, but the next step was to determine the allocation process. Do we create a board because there are several things that could be considered? It is unclear. Do we mail out letters to let people know we have received the application showing the process? Will we be doing it within three or four days? We need to establish something so it is true to form, and then the commission can decide, as we look at each request. Plus, the CRA should be a part of it since we have lots located in the West Leesburg CDC and CRA area. They should be included, they should have some kind of skin in the game or a right to say what they would like to see in the community. The commission supports and decides. We have to make the best decision based on what we know. This is the latest list, but for the future, if another property is coded or if there is nonpayment of taxes when will they be put on the list? Will it be immediate, and can we sell or donate? Do we have to find a nonprofit to build? We have to establish some criteria to set ground rules. Do we say between this month and this month we have property that is available where nonprofits can come and apply? Anybody can create a nonprofit and show up, but then we have to deal with the statutes and what the requirements are for CRA property. We have to follow the disposition of properties to make sure that we are following what the CRA is requesting. We need to think this through and not just get rid of lots because we are tired of it. They should be looked at individually because the property at 1018 McCormack Street is adjacent to the middle school. We cannot build anything on it because it is only .13 acres. So why not donate that to the homeowner right next to it, because it is just a pathway to Berry Park. She wants to figure the process out. **Mayor Burry** said he understands her frustration. He hears both sides, but in the meantime, we are doing nothing, and we need to do something.

CM Minner explained that was why he was coming to the commission. We have a policy in place on how we donate. That policy was adopted. We have eight lots here that are ready, whether we do nothing, donate, or sell. With the rest of the lots on the list, if we move forward we will need to get with the city attorney so they can start working on the title work. All the lots are in different phases, but eight are ready for direction. Do we advertise them for a donation? Do we advertise them for sale? We have a list of donors who have requested lots, and there would be no issues as far as complications regarding who gets what lot, because they all requested different lots. We have a donation policy, but we do not have a process other than folks knowing lots are available. That was why he was there asking the commission for directions. Do we sit on them and get all the lots together all at once? However, it could take about six months for the city attorney to do the title work. **CA Watson** said he could get preliminary answers about some of the issues on various properties and what needs to be cleaned up. Some of them can be fixed more quickly than others. **CM Minner** remarked if they wanted to discuss this in more detail he could bring back staff proposals to address some of the concerns. However, as the manager, he believes they are ready to get rid of lots. He needs a majority of the commission to advise on how they want to handle

that. **Commissioner Pederson** said he stands on his former comments. We have overly complicated this for the last eighteen to twenty-four months. He wants them gone except for the ones we may want to land bank. He does not care whether they are donated or sold. He trusts city staff to do the right thing. We could put a condition on the lots that says they need to build on them within a certain amount of time. **CM Minner** stated that was in the adopted policy. If they do not build within a certain time, they will have to give it back. **Commissioner Pederson** continued to say the whole idea was to benefit the CRA, and we are missing a perfect opportunity to improve the CRA. We are spending more money when we could be moving them out. They could have homes built on them, which would improve the CRA revenue. This is getting old, and it is time to move these lots. He used to be a banker, and they had regulations where they could not keep anything on the books beyond five years. They would have to get a waiver. The point is the mentality was to get them off the books, because that is the right thing to do from a business standpoint. He supports anything to get these going and off the books.

Commissioner Berry asked Commissioner Pederson about a lot that was on Main Street. She wanted to know if he sold the lot or if he donated it? It was located at 13th Street and Main Street. **Commissioner Pederson** answered that the lot was not owned by the city. It was a lot that he had listed professionally. **Commissioner Berry** said that lot was listed as an infield lot, and it was not used. She wanted to know if he sold it. **Commissioner Pederson** questioned the location of the lot and if it was located at Main Street and US 27? **Commissioner Berr**y replied it was at 13th Street and Main Street. It was an open lot on Main Street. **Commissioner Pederson** remarked that he did not know anything about that lot. **Commissioner Berry** said it was not on the list now, but it was on the original list. She was curious if he had handled the sale. **Commissioner Pederson** stated he had nothing to do with it. He did not know anything about that property. He remembers some discussion about it, but that was it. **Commissioner Berry** said she remembers him commenting on the value of it. In order for us to build the community and make the district grow, we have to have several homes built to increase the real estate and value of the property, but we still have open lots that we cannot do much with. We must build affordable homes on them, but not all of them have the width or the space to build, and we cannot just say nonprofit. There is a lot located in district two at 2103 Hollywood Drive and when looking at the size of that lot, it is .267, so what could we do with that lot? **Commissioner Pederson** said he would let city staff have that fun. He does not want to manage these as a commission, he wants to delegate that job to city staff for handling. If the lots are too small to build, they could sell them to an adjoining property owner or donate them. **Commissioner Berry** questioned what if the adjoining property owner is not in a position to buy. Then we are back at square one, and it will still be on the list. **Commissioner Pederson** stated they could let the neighbors bid on it and if nobody bids on it, we can split it and give a small piece to all of them. **Commissioner Berry** said that does not make sense. **Commissioner Pederson** said it makes more sense than sitting on them, which is what we are doing now. We are spending thousands of dollars per lot per year and that makes no sense whatsoever. **Commissioner Berry** wanted to know how long the lots have been here. **Commissioner Pederson** remarked that since she had come on the commission they have not sold or donated any lots. **Commissioner Berry** said that it was not true there was one donated on January 9th. **Commissioner Pederson** stated that was because the commission gave time to put the plan in place. He is frustrated with this subject because we have spent so much time on it, and it should not be that complicated. We really need to move them out. **Mayor Burry** stated at this point they were not getting anywhere. **Commissioner Berry** inquired about people buying and then moving. What would we be accomplishing? She asked for another six months to gather as much information as possible. **Commissioner Pederson** pointed out that they gave her eighteen months and she wrote a plan. We sat and discussed it for hours. **Commissioner Berry** stated the plan was in place, but there is no process for allocation. So, how do we determine who gets the infill lots? How do we determine who gets it? If three people come in and ask for the same property, how do we decide which nonprofit gets it? **Commissioner Pederson** replied it could be done by sealed bids. **Mayor Burry** asked Commissioner Berry how she wanted to handle the process of getting rid of the lots. **Commissioner Berry** responded she would first

do a bidding process and then send out applications. However, once the applications are received, who handles them? **Mayor Burry** stated they are talking, but they are not getting anywhere with this. We want to dispose of the surplus lots and have homes built on them.

Commissioner Reisman mentioned creating a scoring system based off non-profits. He discussed this earlier with the city manager so they could get these moving. **CM Minner** replied yes. **Commissioner Reisman** continued to say we need to get these moving and off the books. We could advertise for the nonprofits and then there could be a scoring system based off criteria that city staff sets and whoever scores the highest gets the property. **Commissioner Pederson** remarked that he did not follow that entirely. However, he wants these lots gone. **Commissioner Reisman** said he wants to get rid of them too. **CM Minner** stated he would work with the city attorney to get the rest of the list ready for movement. In the interim, the commission may want to consider some type of donation. Donations in the long-term would be a better deal for the city as opposed to selling the lots to some investors outside the community. They may put five thousand dollars down on the table and then the lot may go back into the same condition it was in before. He would encourage the commission to donate lots. They will come up with a concept that was discussed with Commissioner Reisman earlier. They can put together a checklist for criteria and how we rank a donation. He will put it together and bring it back. **Commissioner Berry** said she would welcome the opportunity. She also has ideas that she would like to share. **CM Minner** advised her to give him a shout anytime. **Commissioner Reisman** added that he would like to get these off the books before the end of the year. **Commissioner Pederson** said he would like these off the books before his term ends.

B. Florida DEP State Revolving Fund Update ($19.8 million grant)

CM Minner said if everyone recalled, we were to be awarded 19.8 million dollars from the Florida Department of Environmental Protection, which is a state revolving fund loan. That was a little bit of a mis-nomer because the revolving fund does not require payback of 19.8 million dollars. It is federal grant money that comes to the state and the states promulgate it to different communities to make utility improvements that improve the environment. As we got into the final agreements and such, we wanted to bring it to the commission's attention and the 19.8 million dollars was sought to assist and defray some of the expenses that we had with the Turnpike Treatment Plant expansion going from 4.5 MGD to 6 MGD level. Honestly, he did not know if whistleblower was the right word or not, but as we were reviewing the document, it felt a little odd with the way the document was written because it had very broad forgiving parameters and there was no specific mention of the plant. It also had steps regarding engineering and design, and they had a sneaking suspicion internally between the public works director and himself about whether the state understood that we were about 95% done with that project. As we probbed and sought information on this, the state capitulated and asked if there was anything else the money could be used for, and our response was yes. We do not want to walk away from free money, so we are going to be super creative with that 19.8 million dollars because we can redo and shift stuff around. In the spirit of making sure we dot the “i’s” and cross the “t’s”, we are now in the midst of recouping that agreement to provide for some other projects. Ultimately, we think we can shift some of this to make improvements at the canal plant. There are some things that we can do there with aeration and some of the holding ponds for reuse-water. There are some things there that can be addressed. The plant works, but in the spirit of the agreement which makes improvements to infrastructure that improves the environment, we can make some improvements to the canal plant. We can also handle some issues with lift stations, not that there are issues, but there are things that are preemptive where we will be able to get more generator capacity into different lift stations, so when we are dealing with events such as Hurricane Milton, we will not have to play the lift station rodeo game. We are in the process of putting together a work list, and they will get that back to DEP. There will be engineering involved, as we move through the steps to get to the agreement. Part of that, 19.8 million dollars, was allotted for professional services. When this was

approved a few months ago by the commission, it was done by resolution. They gave the mayor authority to execute the agreement. When he signed and executed that agreement, they tore it up, so he will execute another agreement with new exhibits for the updated projects. It will include estimated costs. When the list is compiled and approved, the mayor will sign it. It may leak into next year, so whoever the mayor is at that time will sign it. We will then move into the same type of process for design-bid-build. We will bring back construction designs from engineering firms for approval. We will do a design, then we will go into construction. This will come back and forth, but the purpose of this was to say we are shifting gears. It was not going to replenish, but it will provide for other improvements to the system which are needed.

Commissioner Pederson mentioned that, with environmental concerns of the federal government, are there other areas in the city not currently connected to our sewer system? **CM Minner** commented that probably on the broad spectrum there could be a couple of septic tanks out there, but those are probably in the outer areas. He did not know if those septic tanks would rise to the level of needing to spend this money to get those folks off septic. He believes that we have bigger issues with lift station maintenance and plant issues. **Commissioner Pederson** said his comment was at an angle to be sure we got this money. **CM Minner** stated hence the shift of gears because we want to ensure that we get the money, and we will shift it to do projects that we have been kicking down the road on. We can now bring those to the forefront and make a significant impact on the system. **Commissioner Pederson** asked if we knew what the percentage was for the city for those who are on city sewer. **CM Minner** answered it would be around 99%. **PZDD Harper** stated they just went through all the properties within the City of Leesburg. They were charged with finding septic tanks under certain conditions. She sat with GIS personnel and found that there were no septics in the city. **Commissioner Pederson** inquired about commercials. **PZDD Harper** responded that they were not charged with that. **Commissioner Pederson** said he had no agenda, he was just trying to learn something. **PPZD Harper** said if they want to develop along the corridor, Lake County will tell them to come to the city, and we will annex, which causes them to be general commercial, and at that point they have to connect to city services. If there are old commercials out there with septics, they were not charged with studying those. She was not sure if there were any. **CM Minner** finalized by saying there will be more on this to come.

10. ROLL CALL:

Commissioner Pederson had nothing to comment on.

Commissioner Berry asked where they were in the process with the area in Carver Heights that was flooded due to Hurricane Milton. Is there an update on the study? **PWD Kelsey** said he met and walked the neighborhood with Keith Riddle of Riddle Newman Engineering. They looked at the existing infrastructure and noticed some deficiencies that were noted on paper. Keith Riddle went back to his office and thought about it and he did not want to accept the work because he thought it would be better served going to the original engineers that designed the system. At this point, they are in the process of digging up the old drawings. They tried to contact the old company, but that company does not exist. They tried to track down the engineers that have since moved to different engineering firms. They are also emptying the retention pond, and they will pump the water out. They will also do boring samples to make sure it is percolating per design. They are coming up with ideas for putting Miami curbing throughout the area where there is none. Long story short, they are working on it, but it is taking longer than they thought. They thought getting Keith Riddle on board was going to be the answer, but it was going to take a bit longer. However, they are definitely working on it and they are looking for a solution. **Commissioner Berry** continued to give kudos for the park cleaning for Berry Park because it looks really nice, and she appreciates it.

Commissioner Connell had no further comment.

Commissioner Reisman thanked the Leesburg Special Events for putting on the inaugural Veterans Day Parade because it was great. He was shocked at how many entries there were. It was an excellent parade and they did a phenomenal job. Also, the Leesburg Chamber of Commerce did a phenomenal job putting on the Burn in the Burg, Chili Cook Off last week. Also, the city manager, deputy city manager and himself, along with Sandy from the chambers held a Spark in the commission chambers for some Leesburg High School students. They held a mock commission meeting and the city manager did a vote. It was really cool to introduce the students to the city government. He congratulated Commissioner Connell on his victory and reelection. Lastly, with the current growth, the districts are now malapportioned. He was curious to see if the commission was open to redistricting. **Mayor Burry** stated they will have to do some redistricting. **Commissioner Pederson** added that there are guidelines for when we have to do it. **CM Minner** commented that we want the districts to be compact and contiguous with equal voting or equal population. They are malapportioned at this time due to the villages' growth, so they will start digging into the numbers. The goal is to get something done by the 2026 election, so that gives them about a year. We need to have something in place prior to the election for the Supervisor of Elections. He spoke with Commissioner Reisman about this, and they are digging into the data. They will come back with more information. From the audience, **John Christian** asked that while they look at the redistricting they need to make sure they look at the 1985 Federal Consent Decree because it says District One has to have special consideration for the majority vote of African-Americans or blacks. **CM Minner** agreed and said they would be looking at that as well.

Mayor Burry commented on the five-year work program with FDOT. Everyone complains about the roads, so this is the opportunity to show up and do something about it. He could tell them right now in the five-year plan there is nothing for Leesburg. They have not even talked about County Road 33. It is not even on the radar, even though they say it is on the radar. It is not in the written paper. **Commissioner Berry** asked how often they come out to do their analysis? **Mayor Burry** answered the five-year plan rotates. For instance, US 441 is only two lanes from Perkins to Newell Hill. You can drive from The Villages to the other side of Mount Dora, and there are three lanes except for our small part right here in Leesburg. That was a project. It was supposed to be six lanes. It was high on the list at one time, but then they said they were just going to resurface it. So, the five-year plan revolves. If you do not show up and let yourself be heard, then that is what you get.

Deputy City Manager, (DCM) Robert Hicks wanted to take the opportunity to say, since it was close enough to midnight, he wanted to wish our illustrious city manager a happy birthday. The entire commission sang and wished him happy birthday.

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 Pederson, the meeting adjourned at 8:00 p.m.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.1.
Meeting Date:	November 25, 2024
From:	Robert Hicks, (Deputy City Manager)
Subject:	Purchase request for twelve (12) Motorola APX 6000 police radios for the Police Department in the amount of $72,006.84 from the Lake County Board of County Commissioners in a pass-through contract with Motorola.

Staff Recommendation:
Staff recommends awarding approval of twelve (12) APX 6000 police radios to Lake County Board of Commissioners for the amount of amount of $72,006.84.

Analysis:
Leesburg purchases Motorola Public Safety Radios from Lake County BCC as a pass-through contract with Motorola. All Lake County municipalities, including Leesburg Police and Fire, participate in the County-wide Public Safety Radio System owned and operated by the Lake County BCC. Purchasing these radios from Lake County ensures proper make, model, feature sets, and programming of our field units. Only certain radios with specific feature sets and programming capabilities are permitted on the shared radio system. The purchase of twelve (12) APX 6000 police radios for the Police Department in the amount of $72,006.84 that will be allocated to new police officers.

Procurement Analysis:
Twelve (12) APX 6000 police radios for the Police Department for the amount of $72,006.84.

Options:
1. Approve the purchase from Lake County Board of Commissioners for $72,006.84; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The current Police Impact Fees budget includes funds for equipment (vehicles, radios, uniforms, etc.) for the new budgeted Police officers.

Account No.	141-2111-521-6410
Project No.	GFASST
WF No.	WF1603864/1
Requisition	57028

Budget	$1,133,300.00
Available	$841,143.00

Billing Address:
LAKE COUNTY BOARD OF COMMISSIONERS
20415 INDEPENDENCE BLVD
GROVELAND, FL 34736
US

Shipping Address:
LAKE COUNTY BOARD OF COMMISSIONERS
20415 INDEPENDENCE BLVD
GROVELAND, FL 34736
US

Quote Date:08/15/2024
Expiration Date:11/13/2024
Quote Created By:
Walter Garcia
Account Executive
wgarcia@motorolasolutions.com
3059680605

End Customer:
LAKE COUNTY BOARD OF COMMISSIONERS
Brad Keough
BKeough@lakecountyfl.gov

Payment Terms:30 NET

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	12	$3,595.00	$2,624.35	$31,492.20
1a	H869BZ	ENH: MULTIKEY	12	$363.00	$264.99	$3,179.88
1b	QA01648AA	ADD: HW KEY SUPPLEMENTAL DATA	12	$6.00	$4.38	$52.56
1c	Q361AR	ADD: P25 9600 BAUD TRUNKING	12	$330.00	$240.90	$2,890.80
1d	H38BT	ADD: SMARTZONE OPERATION	12	$1,320.00	$963.60	$11,563.20
1e	QA09113AB	ADD: BASELINE RELEASE SW	12	$0.00	$0.00	$0.00
1f	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	12	$567.00	$413.91	$4,966.92
1g	Q629AK	ENH: AES ENCRYPTION AND ADP	12	$523.00	$381.79	$4,581.48
1h	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	12	$110.00	$80.30	$963.60
1i	Q887AU	ADD: 5Y ESSENTIAL SERVICE	12	$306.00	$306.00	$3,672.00
1j	QA09006AA	ADD: ADAPTIVE NOISE SUPPRESSION	12	$165.00	$120.45	$1,445.40
1k	QA09001AB	ADD: WIFI CAPABILITY	12	$330.00	$240.90	$2,890.80

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
2	PMMN4099B	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,IP68 REMOTE SPEAKER MICROPHONE,3.5MM,UL	12	$145.00	$105.85	$1,270.20
3	NNTN8863B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 100-240VAC, US/NA/LACR PLUG	12	$186.50	$136.15	$1,633.80
4	HKVN4912A	LICENSE,LICENSE, IMW PRESENCE (PER USER)*	12	$22.00	$22.00	$264.00
5	HKVN4917A	LICENSE,LICENSE, IMW LOCATION (PER USER)*	12	$65.00	$65.00	$780.00
6	HKVN4916A	LICENSE,LICENSE, LOCATION ON PTT/VOICE (PER USER)*	12	$10.00	$10.00	$120.00
7	HKVN4913A	LICENSE,LICENSE, TRUNKED RADIO USER (PER USER)*	12	$20.00	$20.00	$240.00

Grand Total $72,006.84(USD)

Notes:

- Additional information is required for one or more items on the quote for an order.
- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.2.
Meeting Date:	November 25, 2024
From:	Maria Hritz, Senior Buyer
Subject:	Purchase request for vehicle equipment (lights, sirens, cages) for the City of Leesburg Police Department in the amount of $170,116.65 from Global Public Safety. This equipment is for twelve (12) new police vehicles. Global Public Safety is a Single Source vendor.

Staff Recommendation:
Staff recommends approval of purchase of vehicle equipment (lights, sirens, cages) for twelve (12) police vehicles to Global Public Safety for the amount of $170,116.65.

Analysis:
The purpose of this purchase is to allocate this equipment to the twelve (12) new police vehicles that were purchased for new police officers.

Procurement Analysis:
Global Public Safety is a Single Source vendor.

Options:
1. Approve the purchase from Global Public Safety for $170,116.65; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
These funds are budgeted using available Police Impact Fee Funds as the vehicles are for the 12 new Police officers included in the current budget.

Account No.	141-2111-521-6410
Project No.	GFASST
WF No.	WF1598095/1,WF1598105/1,WF1598106/1,WF1598108/1,WF1598109/1,WF1598110/1 WF1598111/1,WF1598112/1,WF1598113/1,WF1598114/1,WF1598115/1,WF1598116/1
Requisition	57023
Budget	$170,117.00
Available	$170,117.00

Sole/Single Source Justification Form

REQUESTED BY

Date: 10/30/2024 Requisition No.: 57023

Dept./Div. Name: POLICE Contact Name: Lt. Chris Parsons Email: chris.parsons@leesburgflorida.gov

PROPOSED VENDOR INFORMATION

Vendor Name: Global Public Safety

Address: 4240 L B McLeod Rd.

City: Orlando State: FL Zip: 32811

Contact Person: Ryan Rogers

Phone: 407-663-4324 Email: ryan.rogers@globalpublicsafety.us

SOLE VS SINGLE SOURCE PURCHASE

Sole Source—Includes goods and/or services which are propriety, or available from only one source (vendor), and for which there are no competitive alternate. On occasion, equipment parts for replacement or repair services for equipment can be obtained only from the manufacturer or area sales and service outlet of the particular manufacturer.

Single Source—Single source occurs when there is more than one viable source among others in a competitive marketplace, but the City has determined that it is in our best interest to select a particular manufacturer/service provider based on one or more significant business reasons. Some legitimate reasons to single source a purchase may involve the vendor's special ability to provide unique spare parts, unique emergency repair service, or unique knowledge and qualifications, etc.

ORDERING FREQUENCY (Check One)

- ☐ One-Time: applies to a single requisition/purchase order for the current fiscal year
- ☒ On-Going: Applies to multiple requisitions/purchase orders issued during the fiscal year.
  Est FY Expenditures: $170,000

DESCRIPTION OF ITEM/SERVICE

Police vehicle equipment (lights, sirens, cages) and installation.

SOLE/SINGLE SOURCE JUSTIFICATION (Check All Entries That Apply)

WARNING: Per Florida Statutes 838.22(2) – "It is unlawful for a public servant, with corrupt intent to obtain a benefit for any person or to cause unlawful harm to another, to circumvent a competitive bidding process required by law or rule by using a sole-source contract for commodities or services.

- ☐ Vendor is the original equipment manufacturer; there are no regional distributors. Verification from manufacturer is attached.

- ☐ Vendor is the sole distributor that is restricted by the manufacturer to our territory. Verification from manufacturer is attached.
- ☐ Compatibility: The parts/supplies/equipment are not interchangeable with similar parts/supplies/equipment of another manufacturer. Verification from manufacturer is attached.
- ■ Unique Product/Service: This is the only product or service that meets the specialized needs of the department and performs the intended need. This product brand/make/model or service is necessary to maintain operational continuity or for the purpose of standardizing on a product/service. Detailed justification is attached.

GOODS/SERVICES MARKET RESEARCH

What are the specific necessary features/services that this vendor provides that are not available from to meet the required needs/objectives? By using this vendor we maintain consistency in the layout of each vehicle. This is important when officers switch between different vehicles. Vendor is located locally (within 1 hour) and will respond to our location for repairs.

Discuss how similar goods or services are unavailable other vendors? There are no vendors for these items within Lake County. We must deliver/pickup our vehicles to the vendor and they are within a reasonable distance. (others Tampa, Miami, etc.)

Describe your efforts to identify other potential vendors. We have used other vendors over the past decade but their work was not consistent, work was not performed in a timely manner and the product had quality issues.

List any other facts supporting the use of a non-competitive process. Previous vendors did not prioritize our vehicles. Larger agencies were prioritized over us. Global Public Safety does not do this. Please see answers above.

If other vendors offer like/similar goods/services, describe what research (i.e., previous PO's, catalogs, price lists, etc.) you did to determine the price is fair and reasonable compared to competitors. P.O. 536280, P.O. 530853 inflation should be noted.

REQUESTING DEPARTMENT RECOMMENDATION

I recommend that the competitive solicitation (quote/bid/proposal) process be waived and that the goods/services be purchased as a sole/single source.

WARNING: Per Florida Statutes 838.22(2) – "It is unlawful for a public servant, with corrupt intent to obtain a benefit for any person or to cause unlawful harm to another, to circumvent a competitive bidding process required by law or rule by using a sole-source contract for commodities or services."

Dept. Dir. Signature (or authorized designee): Lt. Chris Parsons Date: 10/31/2024

REMIT TO:

GLOBAL PUBLIC SAFETY

Sales Quote

August 8, 2024
Q-241725

Sold To:
Leesburg Police Department
115 E Magnolia St
Leesburg FL 34748-5834
USA

Global Public Safety- FL
4240 LB McLeod Road
Orlando, FL 32811

Salesperson: Ryan Rogers

Your Reference:
Bill-to Customer No.: C15810
Bill-to Customer Email: Chris.parsons@leesburgflorida.gov

Vehicles					
Vehicle ID	VIN	Tag	Year	Stock/Unit Number	Make/Model
					/

Details				
No.	**Description**	**QTY**	**Unit Price**	**Line Total**
	SIREN AND SPEAKER			
HHS3200	SIREN AMP W/ HAND-HELD CONTROL	1	350.00	350.00
SA315P	SA315P SPEAKER, BLACK PLASTIC	1	160.00	160.00
SAK66D	SA-315 MT KIT EXPLORER DRVR	1	0.00	0.00
	HOWLER			
HWLUNI	LOW FREQ SIREN AMP UNIV. MNT	1	467.35	467.35
	FRONT/REAR INNER EDGES			
ISFW50Z	IE FST WC 10LT FORD UTILITY	1	800.00	800.00
ITRAYW10	INNER EDGE RST WC 10-LT TRAY	1	681.45	681.45
	LOWER INNER GRILL LIGHTS			
I2J	DUO LINEAR ION RED/BLUE BLK	2	105.00	210.00
	UPPER OUTER GRILL LIGHTS W/ FLOOD			
I3JC	TRIO ION R/B W/ WHT OVERRIDE	2	125.00	250.00
	REAR DOOR LIGHTS			
TLI2J	ION T-SERIES LINEAR DUO R/B	2	105.00	210.00
TIONBKT1	ION T-SERIES UNIVERSAL MOUNT	2	15.00	30.00
PSJ02FCR	STRIP-LITE+ DUO FLASHR RED/BLU	2	100.00	200.00
PSBKT90	STRIP-LITE+ 90 DEG MT KIT	2	22.00	44.00
	UNDER HATCH LIGHTS W/SWITCH			

TLI2J	ION T-SERIES LINEAR DUO R/B	2	105.00	210.00
	RUNNING BOARD LIGHTS			
901001660	Blade Rocker Kits - RED & BLUE with White Override (Includes two BLADE LED Light bars + Extrusion ki	1	600.00	600.00
	RADIO INSTALL			
LABOR-INSTALLATION	Installation of customer supplied radio	1	250.00	250.00
	INSTALLATION			
INSTALL SUPPLIES	Installation Shop Supplies. Includes inverter wiring	1	295.00	295.00
LABOR-INSTALLATION	Installation	20	85.00	1,700.00
	SHIPPING			
SHIPPING	FREIGHT	1	75.00	75.00

Subtotal:	**6,532.80**
Total Tax:	0.00
Total:	**6,532.80**

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	6,532.80

SecurePayments

Click Here to Pay

Terms and Conditions,

Quotes are good for 60 days. By signing this document, you are acknowledging that you have verified the descriptions and specifications of the products listed on this quote. We cannot and do not guarantee the accuracy or completeness of any information, including prices, product images, specifications, availability, and services. We reserve the right to change or update information and to correct errors, inaccuracies, or omissions at any time without prior notice.

Cancellation of Order

No cancellation of any Order(s) by the Customer shall be effective unless written notice thereof is given to Global Public Safety before the Equipment is delivered to the Customer and unless Global Public Safety agrees to accept such cancellation in which event the Customer shall pay to Global Public Safety immediately on presentation of invoice, a cancellation charge of 25% of the price agreed for the delivery and installation of such Equipment.

In the event a customer cancels an Order(s) for any customized Product which has been accepted by Global Public Safety or due to Supplier cancellation of vehicle(s) order. The buyer shall still be liable for the full payment of the Purchase Price.

REMIT TO:

GLOBAL PUBLIC SAFETY

Sales Quote

July 25, 2024
Q-241616

Sold To:
Leesburg Police Department
115 E Magnolia St
Leesburg FL 34748-5834
USA

Global Public Safety- FL
4240 LB McLeod Road
Orlando, FL 32811

Salesperson: Ryan Rogers

Your Reference:
Bill-to Customer No.: C15810
Bill-to Customer Email: Chris.parsons@leesburgflorida.gov

Vehicles					
Vehicle ID	VIN	Tag	Year	Stock/Unit Number	Make/Model
					/

Details				
No.	**Description**	**QTY**	**Unit Price**	**Line Total**
EB2DEDE	LEGACY WCX 54" RW/BW/RW/BW	9	1,600.00	14,400.00
C399	CENCOM CORE WCX CONTROL CENTER	9	850.00	7,650.00
CCTL6	WeCanX KNOB/SLIDE CONTROL HEAD	9	0.00	0.00
C399K7	OBD II CANPORT KIT 2021 F-150 & 2020+ PIU	9	0.00	0.00
CV2V	VEHICLE-TO-VEHICLE SYNC MODULE	9	0.00	0.00
CEXAMP	WeCanX EXTERNAL AMPLIFIER	9	184.80	1,663.20
SA315P	SA315P SPEAKER, BLACK PLASTIC	18	160.00	2,880.00
SAK1	SA-315 MOUNT KIT UNIVERSAL	18	0.00	0.00
CHWLFE29	WCX LO FREQ SIREN AMP EXPLORER	9	303.45	2,731.05
CEM16	WeCanX 16 OUTPUT EXPANSION MOD	18	142.80	2,570.40
I3SMJC	SURFACE MT TRIO ION R/B W/WHT	36	138.60	4,989.60
I3JC	TRIO ION R/B W/ WHT OVERRIDE	18	115.00	2,070.00
PSJ02FCR	STRIP-LITE+ DUO FLASHR RED/BLU	36	100.00	3,600.00
PSBKT90	STRIP-LITE+ 90 DEG MT KIT	36	22.00	792.00
D6RRRBBB	6-LIGHT DOMINATOR TIR3 SERIES	9	400.00	3,600.00
DBKT4	DOMINATOR ANGLE MOUNT BRACKET	9	18.00	162.00
VTX609B	VERTEX SUPER-LED LIGHT BLUE	27	65.00	1,755.00
VTX609R	VERTEX SUPER-LED LIGHT RED	9	65.00	585.00
3SRCCDCR	3" ROUND SPLIT RED/WHT COMPART	18	59.00	1,062.00

ARGES1	ARGES 5 DEG REMOTE SPOTLIGHT	9	487.00	4,383.00
ARGCH1	ARGES BAIL MT CONTROL HEAD	9	217.00	1,953.00
ARG50D	DRVR FENDER MT INTERCEPTOR SUV	9	71.00	639.00
36-2125	Push Bumper Elite	9	405.00	3,645.00
36-6005W2	Elite 23.5" 2 Light Channel	9	40.00	360.00
CC-20-UV10-L8	2020-23 PI Utility 18" Sloped console, 10" slope, 8" level (no floor plate needed, mounts directly t	9	410.00	3,690.00
FP-WCENCOM-JD	4" Control/Cencom (Sapphire, Carbide)/295 SA,DA	9	0.00	0.00
FP-MXTL2500	3" XTL2500/5000/APX6500 remote 05/07	9	0.00	0.00
FP-USB-2DC	2" face plate pre-punched w/ holes for (2) DC outlets & (1) dual-port USB module	9	0.00	0.00
AC-INBHG	4" internal dual beverage holder. Includes rubber fingers to keep cup stabilized.	9	44.00	396.00
FP-BLNK4	4" Blank filler plate	9	0.00	0.00
MMSU-1	Magnetic Mic Single Unit..1 Single Unit Conversion Kit	18	40.00	720.00
AC-MIC-Z-FPI	Height adjustable, no-holes-drilled L-slot microphone clip plate assembly	18	22.00	396.00
AC-TB-ARMMNT-58	Console mounted height adjustable arm rest w/ 5x8 pad.	9	142.00	1,278.00
CM-LT-1600	Deluxe laptop tray for computer up to 15"W x 11.5H; 3 lbs. lighter than CM-LT-1500, use w/computer m	9	285.00	2,565.00
CM-SDMT-SL-LED	Console side ht. adj. mount w/slide arm for docking station	9	390.00	3,510.00
KIT-TP-SL1U-BB-SS	2020-23 PI Utility US Partition Kit (TP-E-SL1-US-SS, SAB-20-FDUV-BB, KP-UV20-DAP-SS)	9	870.00	7,830.00
PS-20-UVFX-OS-R	2020-23 Ford PI Utility Plastic seat with OS belts, rear partition (square-hole), with fire compartm	9	1,550.00	13,950.00
DP-UV20-SET	2020-23 Ford PI Utility driver and passenger side door panel set	9	230.00	2,070.00
AC-20-UV-SET	2020-23 Ford PI Utility driver/passenger side set of diamond-punched window screens	9	172.00	1,548.00

AC-20-UV-HATCH	2020-23 PI Utility hatch window screen; Square-hole punched	9	115.00	1,035.00
CP-GB403212-PB	40" W x 32" L x 12" H w/PB lock, 2 DL locking handles. Carpet top.	9	1,387.00	12,483.00
CP-UV20-MNT-EB	2020-23 Ford PI Utility cargo elevated box mount (box can be bolted on top) > Works with 44"W x 6"	9	238.00	2,142.00
GK11191B1SSVSCA	Dual T-Rail Mount 1 Small 1 1082E Blac-Rac, Trigger Guard and Receiver ***NEW COLD WIRE TECHNOLOGY I	9	790.00	7,110.00
INSTALL SUPPLIES	Installation Shop Supplies	9	295.00	2,655.00
LABOR-INSTALLATION	Installation	270	85.00	22,950.00
SHIPPING	FREIGHT	9	300.00	2,700.00

Subtotal:	**150,518.25**
Total Tax:	0.00
Total:	**150,518.25**

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	150,518.25

SecurePayments

Click Here to Pay

Terms and Conditions,

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In the event a customer cancels an Order(s) for any customized Product which has been accepted by Global Public Safety or due to Supplier cancellation of vehicle(s) order. The buyer shall still be liable for the full payment of the Purchase Price.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.3.
Meeting Date:	November 25, 2024
From:	Maria Hritz, Senior Buyer, Cliff Kelsey, (Public Works Director)
Subject:	Purchase request for five (5) new 2025 Ford Interceptor Utility AWD vehicles for the Police Department in the total amount of $218,237.00 from Garber Fleet Sales, contract holder for the central Florida region under the Florida Sheriffs Association.

Staff Recommendation:
Staff recommends awarding approval of purchase for five (5) new 2025 Ford Interceptor Utility AWD to Garber Fleet Sales for the amount of $218,237.00.

Analysis:
The purpose of this purchase is to replace five (5) police vehicles.

Procurement Analysis:
The City is utilizing an existing Agreement (Piggyback) with the Florida Sheriffs Association, contract FSA24-VEL32.0, to purchase the following vehicles listed below. Staff obtained a quote from Garber Fleet Sales in accordance with the Florida Sheriffs Association contract.

Five (5) 2025 Ford Interceptor Utility AWD at $43,647.00 each, for a total of $218,237.00.

Options:
1. Approve the purchase from Garber Fleet Sales for $218,237.00; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The current Fleet Capital Projects budget includes funding to replace these vehicles.

Account No.	510-5199-519-6413
Project No.	FLEET
WF No.	WF1593560/1, WF1593563/1, WF1593565/1, WF1593566/1, WF1593567/1
Requisition	57053
Budget	$340,000.00
Available	$340,000.00

LEESBURG POLICE DEPARTMENT

Specification #		205
Unit Description	POLICE INTERCEPTOR	K8A/99B

Prepared for:	Prepared by:
10/2/2024	***Garber Ford, Inc.***
LEESBURG POLICE DEPARTMENT	Todd Brandt
ATTN: LT CHRIS PARSONS	*(904) 264-2442 ext.2348 FAX: (904) 284-0054*
CHRIS.PARSONS@LEESBURGFLORIDA.GOV	*3380 Hwy 17 Green Cove Springs, FL 32043*
352.728.9786 XT 3887	tbrandt@garberautomall.com
ORDER	

Florida Sheriffs Association

Prices are published by the Florida Sheriffs Association (www.flsheriffs.org) Purchasing contract number is FSA24-VEL32.0 Pursuit, Administrative & Other Vehicles, expiring September 30th, 2025. If you have any questions regarding this quote please call!

NORTHERN ZONE

K8A/99B

2025 Ford Police Interceptor Utility AWD 3.3L Gas

$43,759.00

Codes	Optional Equipment	Unit Price		Net Price
500A	**POLICE PACKAGE**	0	$0.00	$0.00
99B	**3.3L V6 FLEX FUEL ENGINE**	0	$0.00	$0.00
44U	**10-SPEED AUTOMATIC TRANSMISSION**	0	$0.00	$0.00
YZ	**SOLID EXTERIOR PAINT: OXFORD WHITE**	0	$0.00	$0.00
9W	**CLOTH BUCKETS W/REAR VINYL: CHARCOAL BLACK**	0	$0.00	$0.00
D-51R	**DELETE DRIVERS SPOTLAMP**	-200	$4.00	($196.00)
60A	**GRILLE PREWIRING**	0	$0.00	$0.00
55F	**KEYLESS ENTRY PACKAGE**	0	$0.00	$0.00
55B	**BLIND SPOT INFORMATION SYSTEM**	0	$0.00	$0.00
86T	**PREDRILL HOLE IN TAIL LAMP:NOW STANDARD**	0	$0.00	$0.00
68G	**REAR DOOR CONTROL INOP**	80	($1.60)	$78.40
61B	**OBD-II SPLIT CONNECTOR: NO LONGER AVAILABLE**	0	$0.00	$0.00
76R	**REVERSE SENSING SYSTEM: NOW STANDARD**	0	$0.00	$0.00
17A	**REAR AC/HEAT: NOW STANDARD**	0	$0.00	$0.00
593	**PERIMETER ANTI-THEFT ALARM: NOW STANDARD**	0	$0.00	$0.00
	DEALER INSTALLED OPTIONS:	0		$0.00
	NOTHING	0		$0.00
TTAG/DEL	**TEMP TAG AND DELIVERY**	6		$6.00
				$ 43,647.40

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.4.
Meeting Date:	November 25, 2024
From:	Maria Hritz, Senior Buyer
Subject:	Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the Second Amendment to Food Service Concessionaire Agreement between the City of Leesburg and Beacon College, Inc.-Sodexo USA, Inc., and providing an effective date.

Staff Recommendation:
Staff recommends approval of the amendment authorizing Beacon College, Inc.-Sodexo USA, to enter an agreement extending the terms of the original agreement for an additional three (3) years.

Analysis:
The current concessionaire has been operating to the benefit of the City, the residents and Beacon College.

Procurement Analysis:
The CITY and concessionaire entered into an Agreement for Concessionaire Services to provide certain concessions at the Leesburg Public Library. The CITY and the concessionaire desire to execute Amendment Number Two ("Amendment") to the Original Agreement, modifying said Agreement as described herein.

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

Fiscal Impact:
The General Fund receives $750.00 a month or $9,000.00 a year for this agreement.
Account No. 001-0000-362-1101

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SECOND AMENDMENT TO FOOD SERVICE CONCESSIONAIRE AGREEMENT BETWEEN THE CITY OF LEESBURG AND BEACON COLLEGE, INC.-SODEXO USA, 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 and directed to execute the Second Amendment to the Food Service Concessionaire Agreement with Beacon College, Inc.-Sodexo USA, Inc., whose address is 105 E Main Street, Leesburg, Florida.

THAT this resolution shall take effect immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida at a regular meeting held on the 25th day of November 2024.

_____
Mayor

ATTEST:

_____
City Clerk

SECOND AMENDMENT
FOOD SERVICE CONCESSIONAIRE AGREEMENT

THIS AMENDMENT is made between **THE CITY OF LEESBURG, FLORIDA,** a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 ("CITY"), and **BEACON COLLEGE, INC.- SODEXO USA, Inc.,** 105 East Main Street, Leesburg, Florida 34748 ("CONCESSIONAIRE").

WHEREAS, the CITY and Beacon College – Sodexo USA, Inc., desire to enter into an Agreement extending the terms of the original Agreement for an additional three (3) years through September 30, 2027, as approved by Resolution of the Leesburg City Commission on the date stated in the preamble to this Amendment

WITNESSTH:

On January 12, 2015 the CITY and CONCESSIONAIRE entered into an Agreement for Concessionaire Services to provide certain concessions at the Leesburg Public Library.

The CITY and the CONCESSIONAIRE desire to execute this Amendment Number Two ("Amendment") to the Original Agreement, modifying said Agreement as described herein.

NOW THEREFORE, for and in consideration of the mutual covenants and promises contained in the Agreement, the CITY and the CONCESSIONAIRE do hereby agree as set forth below:

1. **Recitals**. The above recitals are true and correct and are incorporated herein.

2. **Amendment.** The Parties agree to extend the term of the Agreement through September 30, 2027 as permitted by the original Agreement. (Reference Paragraph 2 of the original agreement.)

3. **Modification.** Except as specifically modified by this Amendment, all terms and conditions of the prior agreement shall continue in full force and effect as originally executed. Nothing herein shall be deemed or construed to amend or modify any other contract or undertaking between the City and Contractor other than as defined above.

4. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which may be considered an original, but all of which together shall constitute but one and the same instrument. This Agreement when signed by a party may be delivered by electronic mail or facsimile transmission with the same force and effect as if the same were an executed and delivered original, manually-signed counterpart.

IN WITNESS WHEREOF, the parties here to have executed this Amendment which is effective on the latest date represented below the signatures of the parties.

[Signature Page Follows]

BEACON COLLEGE, INC.

_____
Signed by Dr. George J. Hagerty, President, Beacon College

November 13, 2024
Date

CITY OF LEESBURG, FLORIDA

_____
James Burry, 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:	November 25, 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 Civic Organization Funding Agreements for Fiscal Year 2024-25 with Community Development Corporation of Leesburg, Inc., Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts, and Leesburg Yellow Jacket Booster Club, Inc.; and providing an effective date.

Staff Recommendation:
Staff recommends execution of the agreements for fiscal year 2024-25 civic organization grant funding with Community Development Corporation of Leesburg, Inc., Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts and Leesburg Yellow Jacket Booster Club, Inc.

Analysis:
For Fiscal Year 2024-25, a total of $19,550.00 was budgeted for the purpose of funding civic organizations. Following is a list of the organizations that have been considered for funding by the City Commission and the funding amounts:

- Community Development Corporation of Leesburg, Inc. - $3,880.00
- Leesburg Art Festival DBA Leesburg Center for the Arts - $10,670.00
- Leesburg Yellow Jacket Booster Club, Inc. - $5,000.00

Procurement Analysis:
N/A

Options:
1. Approve execution of the agreements between the City of Leesburg and Community Development Corporation of Leesburg, Inc., Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts and Leesburg Yellow Jacket Booster Club, Inc. for fiscal year 2024-25 civic organization grant funding; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
A total of $19,550.00 was included in the Solid Waste Fund budget specifically for civic funding.

Account No.	046-6088-534-8210
Budget	$19,550.00
Available	$19,550.00

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CIVIC ORGANIZATION FUNDING AGREEMENTS FOR FISCAL YEAR 2024-25 WITH COMMUNITY DEVELOPMENT CORPORATION OF LEESBURG, INC., LEESBURG ART FESTIVAL, INC. DBA LEESBURG CENTER FOR THE ARTS, AND LEESBURG YELLOW JACKET BOOSTER CLUB, INC.; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, it is permissible for cities to make contributions to non-profit corporations where the contributions further a public purpose; and

WHEREAS, Community Development Corporation of Leesburg, Inc., Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts, and Leesburg Yellow Jacket Booster Club, Inc. are seeking contributions from the City of Leesburg to help provide a public service to City residents; and

WHEREAS, in the past there have been formal executed agreements between the City of Leesburg and agencies receiving such contributions; and

WHEREAS, the City of Leesburg desires to continue having such agreements with the various agencies which receive annual contributions.

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

THAT the Mayor and City Clerk of the City of Leesburg are hereby authorized and directed to execute the Civic Organization Funding Agreements between the City of Leesburg and each entity listed above for the amount listed in each contract.

THAT this resolution shall take effect immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida at a regular meeting held on the 25th day of November 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CIVIC ORGANIZATION FUNDING AGREEMENT

THIS AGREEMENT is entered into by and between the City of Leesburg, Florida (hereinafter referred to as "City"), and the Community Development Corporation of Leesburg, Inc., a not-for-profit corporation (hereinafter referred to as "Agency").

WITNESSETH:

THAT, it is permissible for cities to make contributions to nonprofit corporations where the contributions further a public purpose. Agency is seeking a City contribution to help provide a public service to City residents and the City wishes to make such a contribution for the public purposes stated herein and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the promises, mutual covenants, conditions and payments hereinafter contained, the parties agree as follows:

Section 1. City Obligations. City agrees to provide the Agency with a **$3,880.00** funding contribution in fiscal year 2024/2025. Said funding contribution will be issued to the Agency as a lump sum disbursement.

Section 2. Agency Obligations. Agency shall be responsible for providing the City with a copy of the most recent IRS Form 990, proof of non-profit status and an activity report(s) showing the uses for which the City's contribution was expended. The financial statement and other required documents shall be mailed to: City Manager's Office, City of Leesburg, P.O. Box 490630, Leesburg, FL 34749-0630. No disbursements will be made until financial statements and proof of non-profit status are received. The Activity Report shall be provided no later than April 1, 2025. *Agency shall list the City of Leesburg as a sponsor on all printed materials and press releases for the Leesburg Black Heritage Festival at no additional cost to the City.*

Section 3. Use of Funds. Agency understands that Florida law prohibits the City from expending funds for other than bona fide public purposes. Agency agrees to use all funds received by it under this Agreement for the following bona fide public purpose(s): **Provide mentoring services and scholarship opportunities; promote diversity through participation in community projects including sponsorship of the Leesburg Black Heritage Festival.** To the extent Agency's financial reports do not document adequately that the funds were expended solely for this bona fide public purpose, Agency agrees to reimburse to the City all funds not documented as having been expended in accordance with this Agreement.

Section 4. Lapse. In the event the Agency does not spend the funding contribution from the City within the stated term of this Agreement for the purposes outlined in this Agreement, or in the event this Agreement is terminated prior to the one-year term in accordance with Section 5 below, the Agency shall return all of the unspent funding contribution to the City on or before the end of the first business day following the termination of this Agreement.

Section 5. Duration of Agreement. This Agreement shall become effective upon the date executed by the last party and shall continue for a period of one (1) year, subject to availability of funds by the City. This Agreement may be terminated by either party with thirty (30) days written notice of its intent to terminate. Approval of this grant by the City does not obligate the City to approve funding for future fiscal years, and should not be relied on by Agency as evidence of any expectation of future

funding. Agency must apply for future funding during the budgetary cycle for the upcoming fiscal year, but is not assured of receiving funding.

Section 6. Modifications. No modifications, amendments or alterations of the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith, and approved by the Leesburg City Commission at a public meeting where a quorum was present and the modification of this Agreement was on the agenda for discussion and action.

Section 7. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or undertakings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates under each signature.

THE CITY OF LEESBURG, FLORIDA

By:_____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and content:

_____
City Attorney

Community Development Corporation of Leesburg, Inc.

By: John H. Christian

Printed Name: John H. Christian

Title: PRESIDENT

Mailing Address: 314 S. Canal
Leesburg, FL 34748

CIVIC ORGANIZATION FUNDING AGREEMENT

THIS AGREEMENT is entered into by and between the City of Leesburg, Florida (hereinafter referred to as "City"), and the Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts, a not-for-profit corporation (hereinafter referred to as "Agency").

WITNESSETH:

THAT, it is permissible for cities to make contributions to nonprofit corporations where the contributions further a public purpose. Agency is seeking a City contribution to help provide a public service to City residents and the City wishes to make such a contribution for the public purposes stated herein and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the promises, mutual covenants, conditions and payments hereinafter contained, the parties agree as follows:

Section 1. City Obligations. City agrees to provide the Agency with a **$10,670.00** funding contribution in fiscal year 2024/2025. Said funding contribution will be issued to the Agency as a lump sum disbursement.

Section 2. Agency Obligations. Agency shall be responsible for providing the City with a copy of the most recent IRS Form 990, proof of non-profit status and an activity report(s) showing the uses for which the City's contribution was expended. The financial statement and other required documents shall be mailed to: City Manager's Office, City of Leesburg, P.O. Box 490630, Leesburg, FL 34749-0630. No disbursements will be made until financial statements and proof of non-profit status are received. The Activity Report shall be provided no later than April 1, 2025. *Agency shall provide each Commissioner a Patron Membership to the Leesburg Center for the Arts at no additional cost to the City.*

Section 3. Use of Funds. Agency understands that Florida law prohibits the City from expending funds for other than bona fide public purposes. Agency agrees to use all funds received by it under this Agreement for the following bona fide public purpose(s): **Promote growth and vitality of the community by providing educational opportunities in the arts for all ages; provide cultural events for the community; provide a central location which attracts talented artists, artisans, musicians and audiences.** To the extent Agency's financial reports do not document adequately that the funds were expended solely for this bona fide public purpose, Agency agrees to reimburse to the City all funds not documented as having been expended in accordance with this Agreement.

Section 4. Lapse. In the event the Agency does not spend the funding contribution from the City within the stated term of this Agreement for the purposes outlined in this Agreement, or in the event this Agreement is terminated prior to the one-year term in accordance with Section 5 below, the Agency shall return all of the unspent funding contribution to the City on or before the end of the first business day following the termination of this Agreement.

Section 5. Duration of Agreement. This Agreement shall become effective upon the date executed by the last party and shall continue for a period of one (1) year, subject to availability of funds by the City. This Agreement may be terminated by either party with thirty (30) days written notice of its intent to terminate. Approval of this grant by the City does not obligate the City to approve funding for future fiscal years, and should not be relied on by Agency as evidence of any expectation of future

funding. Agency must apply for future funding during the budgetary cycle for the upcoming fiscal year, but is not assured of receiving funding.

Section 6. Modifications. No modifications, amendments or alterations of the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith, and approved by the Leesburg City Commission at a public meeting where a quorum was present and the modification of this Agreement was on the agenda for discussion and action.

Section 7. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or undertakings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates under each signature.

THE CITY OF LEESBURG, FLORIDA

By:_____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and content:

_____
City Attorney

Leesburg Art Festival, Inc.
DBA Leesburg Center for the Arts

By:_____

Printed Name: RICHARD D CALVIN

Title: EXECUTIVE DIRECTOR

Mailing Address: 429 W Magnolia St.
Leesburg FL 34748

CIVIC ORGANIZATION FUNDING AGREEMENT

THIS AGREEMENT is entered into by and between the City of Leesburg, Florida (hereinafter referred to as "City"), and Leesburg Yellow Jacket Booster Club, Inc., a not-for-profit corporation (hereinafter referred to as "Agency").

WITNESSETH:

THAT, it is permissible for cities to make contributions to nonprofit corporations where the contributions further a public purpose. Agency is seeking a City contribution to help provide a public service to City residents and the City wishes to make such a contribution for the public purposes stated herein and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the promises, mutual covenants, conditions and payments hereinafter contained, the parties agree as follows:

Section 1. City Obligations. City agrees to provide the Agency with a **$5,000.00** funding contribution in fiscal year 2024/2025. Said funding contribution will be issued to the Agency as a lump sum disbursement.

Section 2. Agency Obligations. Agency shall be responsible for providing the City with a copy of the most recent IRS Form 990, proof of non-profit status and an activity report(s) showing the uses for which the City's contribution was expended. The financial statement and other required documents shall be mailed to: City Manager's Office, City of Leesburg, P.O. Box 490630, Leesburg, FL 34749-0630. No disbursements will be made until financial statements and proof of non-profit status are received. The Activity Report shall be provided no later than April 1, 2025.

Section 3. Use of Funds. Agency understands that Florida law prohibits the City from expending funds for other than bona fide public purposes. Agency agrees to use all funds received by it under this Agreement for the following bona fide public purpose(s): **Funds will be used to support activities of students participating in band and athletic programs at Leesburg High School.** To the extent Agency's financial reports do not document adequately that the funds were expended solely for this bona fide public purpose, Agency agrees to reimburse to the City all funds not documented as having been expended in accordance with this Agreement.

Section 4. Lapse. In the event the Agency does not spend the funding contribution from the City within the stated term of this Agreement for the purposes outlined in this Agreement, or in the event this Agreement is terminated prior to the one-year term in accordance with Section 5 below, the Agency shall return all of the unspent funding contribution to the City on or before the end of the first business day following the termination of this Agreement.

Section 5. Duration of Agreement. This Agreement shall become effective upon the date executed by the last party and shall continue for a period of one (1) year, subject to availability of funds by the City. This Agreement may be terminated by either party with thirty (30) days written notice of its intent to terminate. Approval of this grant by the City does not obligate the City to approve funding for future fiscal years, and should not be relied on by Agency as evidence of any expectation of future funding. Agency must apply for future funding during the budgetary cycle for the upcoming fiscal year, but is not assured of receiving funding.

Section 6. Modifications. No modifications, amendments or alterations of the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith, and approved by the Leesburg City Commission at a public meeting where a quorum was present and the modification of this Agreement was on the agenda for discussion and action.

Section 7. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or undertakings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the respective dates under each signature.

THE CITY OF LEESBURG, FLORIDA

By:_____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and content:

_____
City Attorney

Leesburg Yellow Jacket Booster Club, Inc.

By: Lynne Winker

Printed Name: Lynne Winker

Title: President

Mailing Address: PO Box 492325
Leesburg FL 34749

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.2.
Meeting Date:	November 25, 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 Second Post-Closing Occupancy Modification and Extension Agreement between the City of Leesburg and Dance Dynamix, LLC; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the Second Post-Closing Occupancy Modification and Extension Agreement.

Analysis:
The City of Leesburg entered into a Post-Closing Occupancy Modification and Extension Agreement with Dance Dynamix, LLC on July 22, 2024, for use of the Tropic Theater building to expire December 31, 2024.

This requested Second Extension Agreement, as presented, essentially keeps everything the same but extends the date until June 30, 2025.

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 SECOND POST-CLOSING OCCUPANCY MODIFICATION AND EXTENSION AGREEMENT BETWEEN THE CITY OF LEESBURG AND DANCE DYNAMIX, LLC; 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 a Second Post-Closing Occupancy Modification and Extension Agreement with Dance Dynamix, LLC, whose address is 121 Market Street, Leesburg, Florida 34748.

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 25th day of November 2024.

_____
Mayor

ATTEST:

_____
City Clerk

SECOND POST-CLOSING OCCUPANCY EXTENSION AGREEMENT

THIS SECOND POST-CLOSING OCCUPANCY EXTENSION AGREEMENT (the "Second Extension Agreement") is made and entered into this _____ 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 "City") and **DANCE DYNAMIX LLC**, a Florida limited liability company, whose address is 121 Market Street, Leesburg, Florida 34748 ("Dance").

WHEREAS, the City recently acquired the real property commonly known as the Tropic Theater from Dance (the "Property");

WHEREAS, contemporaneously with the closing, the City and Dance entered into a written Post-Closing Occupancy Agreement which provided for Dance to continue occupying the Property through August 1, 2024, among other terms and conditions (the "Agreement");

WHEREAS, on July 22, 2024, the City and Dance entered into a Post-Closing Occupancy Modification and Extension Agreement (the "Modification and Extension Agreement") which modified the portion of the Property being occupied by Dance, provided for rental payments, and extended Dance's occupancy period until December 31, 2024; and

WHEREAS, the parties wish to extend the term of the Agreement, as modified by the Modification and Extension Agreement, as set forth more particularly below:

NOW, THEREFORE, in consideration of the foregoing, and of the mutual promises and covenants of the parties set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree to modify the Agreement, as modified by the Modification and Extension Agreement, as set forth herein:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein.

2. Term. Provided the Agreement, as modified by the Modification and Extension Agreement, is not sooner terminated, and further provided that Dance is in compliance with all terms and conditions thereof, then upon expiration of the existing term on December 31, 2024, the term shall be automatically extended until June 30, 2025 at 11:59 p.m. Eastern Standard Time without further notice (the "Extended Termination Date"). Dance shall comply with all terms and conditions of the Agreement, as amended; shall fully and completely vacate the Property on or before the Extended Termination Date; and shall return possession of the Property to the City in a condition equivalent to or better than that which existed on May 1, 2024.

4. Rent. During the extended term, Dance shall continue to pay rent to the City in the amount of $3,000.00 per month, plus any applicable sales and/or use tax. All monthly rent payments are due in advance, on or before the first (1st) day of each month and shall be considered late if not delivered to the City on or before the fifth (5th) day of each month. Dance is responsible for any sales or use taxes due or otherwise payable in connection with this Agreement and/or Dance's use or occupancy of the Property during the term of this Agreement. All rent is payable to the City when due without demand, setoff, or abatement.

5. Miscellaneous**.** The Agreement, as amended by the Modification and Extension Agreement and this Second Extension Agreement, is the only agreement between the parties with respect to Dance's use and/or possession of the Property. This Second Extension Agreement may only be modified by a written instrument executed by both parties. Except as modified by this Second Extension Agreement, the terms and conditions of the Agreement, as modified by the Modification and Extension Agreement shall remain in full force and effect. If any provision of this Second Extension Agreement is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect. Venue for any action arising out of or related to the Agreement, as modified by the Modification and Extension Agreement and this

Second Amendment, and/or Dance's use and possession of the Property shall like exclusively in a court of competent jurisdiction in and for Lake County, Florida.

6. Waiver of Jury Trial. The City and Dance 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 the Agreement, the Modification and Extension Agreement, this Second Amendment, the Property, and/or Dance's use or possession of the Property.

7. Effective Date. This Second Extension Agreement shall be effective upon execution by the City and will commence on January 1, 2025, subject to the conditions set forth herein.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals on the date written below.

THE CITY OF LEESBURG, FLORIDA,
a Florida municipal corporation

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

Date:_____

Attest:

_____
J. Andi Purvis, City Clerk

DANCE DYNAMIX LLC, a Florida limited liability company,

By:_____
Terri A. Hicks, President

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: November 25, 2024

From: Al Minner, (City Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida approving a Second Amendment to the Agreement of Purchase and Sale between the City of Leesburg, Florida and Blurock Development, LLC, to exclude a portion of property from the contract; approving a reduction in the purchase price; authorizing the Mayor and City Clerk to execute the Second Amendment to the Agreement of Purchase and Sale; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the Resolution as presented.

Analysis:
In order to close the sale of the aforementioned airport property, BluRock has three final issues. Those being (1) ingress/egress; (2) satisfying the SJRWMD water retention issues; and, (3) seeking a price reduction.

Ingress/Egress - The City does not have any jurisdiction on this issue. However, BluRock has submitted a new traffic study to the County so that the driveways on College Drive will align between the plaza and the State College. While the County has some apprehension about this alignment, they have stipulated that if FDOT accepts the BluRock modified traffic study, they will permit the proposed ingress/egress on College Drive. Blurock believes that FDOT approval will be forthcoming.

SJRWMD - BluRock has proposed a plan to the District that will be approved. However, the plan requires additional fill material to be added to the site. As a result, BluRock has requested a temporary easement to use dirt from the Airport Property adjacent to Jenkins and is requesting clear-cutting of the trees to enable harvest of dirt. Trees will not be removed along Silver Lake Drive. See attached PowerPoint presentation for more details.

Price Reduction - Because the City will need to retain approximately 10,116 square feet of land, which is College Drive ROW, BluRock is requesting a proportional price reduction of $61,404.18. The real-estate agent has agreed to a commission reduction equal to the price reduction so that the City does not lose money on the transaction.

The Airport Advisory Board reviewed this matter at their meeting on Thursday, November 14, 2024 and

reccommended Commission approval by a vote of 3-1 in favor.

The attached PowerPoint presentation gives me details on this matter.

This summary is valid for this item and item 5.C.4.

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 APPROVING A SECOND AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE BETWEEN THE CITY OF LEESBURG, FLORIDA AND BLUROCK DEVELOPMENT, LLC, TO EXCLUDE A PORTION OF PROPERTY FROM THE CONTRACT; APPROVING A REDUCTION IN THE PURCHASE PRICE; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE SECOND AMENDMENT TO THE AGREEMENT OF PURCHASE AND SALE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Leesburg, Florida (the "City") and Blurock Development, LLC ("Blurock") are parties to a written agreement of purchase and sale whereby the City has agreed to sell Blurock a 10.4 +/- acre parcel of land adjacent to College Drive in exchange for a purchase price of $2,750,000.00 (the "PSA"); and

WHEREAS, the parties have agreed that the City will retain a portion of the property described in the PSA and have agreed to reduce the purchase price in the PSA based on the property being retained by the City.

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

THAT the City Commission of the City of Leesburg, Florida hereby approves the Second Amendment to the Agreement of Purchase and Sale attached hereto as Exhibit "1". The Mayor and City Clerk are hereby authorized and directed to execute the Second Amendment to the Agreement of Purchase and Sale in the form attached hereto as Exhibit "1" or a substantially similar form.

THIS RESOLUTION shall take effect immediately 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 25th day of November 2024.

_____
Mayor

ATTEST:

_____
City Clerk

BluRock – LEE Land Sale

In order to close, 3 issues must be resolved:

1. Stormwater Retention (SJRWMD/CITY)
2. Ingress/Egress (County)
3. Price (City)

1. Stormwater Retention

1. Silver Lake Overload w/ TDML's

2. City Stormwater From "Western" Property is Putting Development Over the Threshold

3. Cure (FAA Approved)– Use Easement To:
   - Clear Cut
   - Use Dirt
   - Seed
   - Maintained By AP

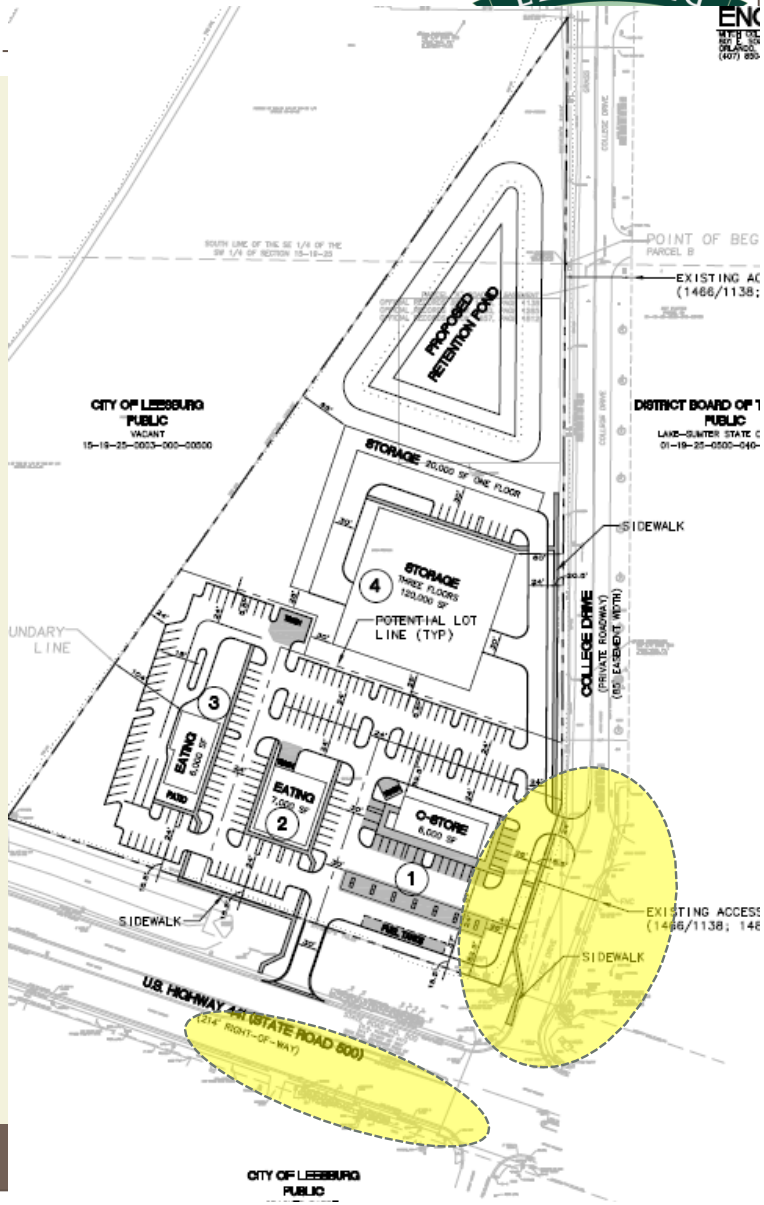
2. Ingress/Egress

1. Lake County Has Concerns about Traffic Que's in the Highlighted Areas Due To College Drive (County Road) Entry Alignments Being Too Close to US 441

2. BluRock Completed a Traffic Study that Solves County Concerns – County Apprehensive About Traffic Data

3. This Matter is Out of the Jurisdiction of the City – College Drive is County Road and US 441 is FDOT

4. County will Approve BluRock Plan; <u>IF</u> FDOT Agrees with BluRock Traffic Study



3. Price Reduction – "The Tag"

1. Title Research and Surveying Shows There is a "TAG" of City Owned Property that Makes up the Shoulder and a Portion of College Avenue – This Land Can't Be Sold

2. $2.75 Million Sale for 10.4 Acres

3. TAG is 10,116.01 Sq. Ft.

4. Price Reduction for the Land that Can't be Transmitted – $61,404.18

5. Realtor Agreed to Reduce Commission by that Amount

6. Net Price Equals No Reduction to Airport

Airport Estimated Net Revenue From Sale

	ORIGINAL AGREEMENT	AMENDED AGREEMENT (REQUEST)
SALE PRICE	**$ 2,750,000**	**$ 2,688,596**
Real Estate Commission	$ 165,000	$ 99,912
Doc Stamps	$ 19,250	$ 18,820
Title Insurance	$ 10,472	$ 10,238
Bus Stop Relocation	$ 50,000	$ 50,000
NET SALE	**$ 2,505,278**	**$ 2,509,626**

Actions Required To Close the Deal

1. Give Easement on “West Parcel”
2. Amend Sales Agreement
3. FDOT Approves Ingress/Egress (Not City Matter)

- AP Board Recommendation – This Evening
- Commission – November 25, 2024 Regular Meeting
- Close End of December 2024

SECOND AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

THIS SECOND AMENDMENT TO AGREEMENT OF PURCHASE AND SALE is hereby entered into by and between **THE CITY OF LEESBURG, FLORIDA**, a Florida municipal corporation ("Seller") and **BLUROCK DEVELOPMENT, LLC**, a Florida limited liability company ("Buyer").

WHEREAS, Seller and Purchaser are parties to an Agreement of Purchase and Sale (the "PSA") pertaining to a 10.4 +/- acre parcel of land adjacent to College Drive (the "Property);

WHEREAS, on or about August 14, 2024, the parties executed a First Amendment to the PSA which extended the governmental approval period and also extended the closing date until January 15, 2024 (the "First Amendment);

WHEREAS, the parties have agreed that the Seller will retain a portion of the southeastern corner of the Property near the intersection of College Drive and US Highway 441, said property being described and depicted on Schedule "A" attached hereto ("Seller Retained Land"); and

WHEREAS, in light of the reduced area of the Property being conveyed to Purchaser, the parties have agreed to reduce the purchase price under the PSA in relation to the Seller Retained Land.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The recitals stated above are true and correct and are incorporated herein for all purposes.

2. Seller shall retain the Seller Retained Parcel and the same is hereby deleted, removed, and excluded from the PSA.

3. The Purchase Price of the Property (less the Seller Retained Parcel) shall be reduced from the sum of $2,750,000.00 to the sum of **$2,688,595.82**.

4. Except as amended or modified hereby, all other terms and conditions of the PSA, as amended by the First Amendment, shall remain in full force and effect.

INTENTIONALLY BLANK

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have caused this Second Amendment to Agreement of Purchase and Sale to be executed on the date indicated below.

SELLER:

CITY OF LEESBURG, FLORIDA

By:_____
James A. Burry, Mayor

Date:_____

Attest:

_____
J. Andi Purvis, City Clerk

BUYER:

BLUROCK DEVELOPMENT, LLC

By:_____
Joseph N. Schuemann
Manager/Member

Date:_____

SCHEDULE "A"

DESCRIPTION: (By this Surveyor)

A portion of lands described in Official Records Book 874, Page 2300 as recorded in the Public Records of Lake County, Florida, lying in Section 22, Township 19 South, Range 25 East, Lake County, Florida, being more particularly described as follows:

COMMENCE at the North 1/4 corner of Section 22, Township 19 South, Range 25 East, Lake County, Florida; thence South 00°22'16" West along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 22, a distance of 691.73 feet to a point on the West line of Parcel B Road Easement as described in Official Records Book 1466, Page 1138 in the Public Records of Lake County, Florida and the POINT OF BEGINNING; thence continue South 00°22'16" West along said East line, a distance of 259.33 feet to the Northerly Right of Way line of State Road No. 500 (U.S. Highway 441); thence North 71°09'27" West along said Northerly Right of Way line, a distance of 82.25 feet; thence departing said right of way line, North 18°51'48" East, a distance of 245.97 feet to the POINT OF BEGINNING.

Containing 10,116.01 square feet, more or less.

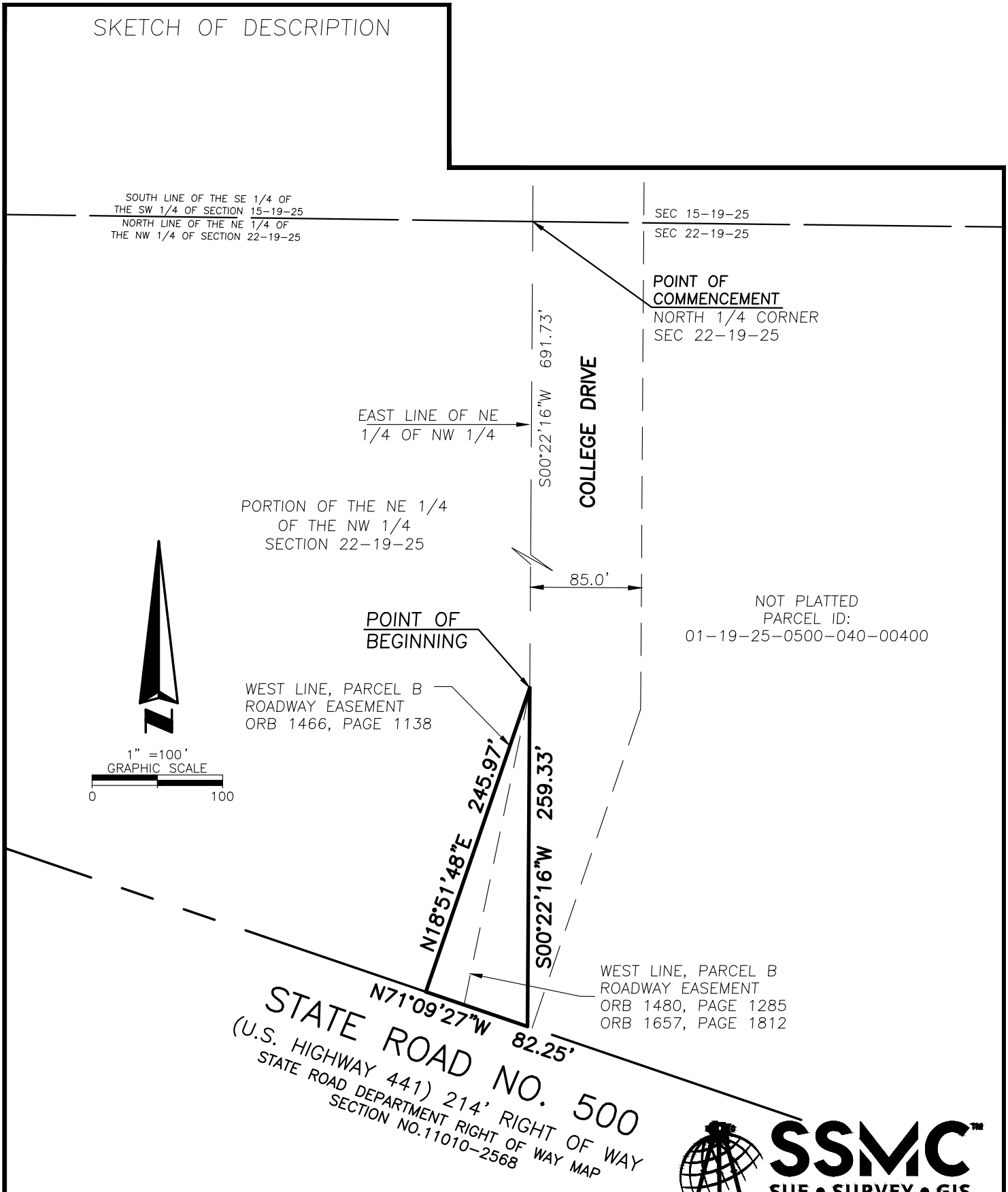
SURVEYOR'S REPORT:

1. Bearings shown hereon are based on Northerly Right of Way line of State Road No. 500 (U.S. Highway 441) as being North 71°09'27" West. Bearings and distances shown hereon are measured unless otherwise noted.

2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administrative Code.

SKETCH OF DESCRIPTION	Date: January 31, 2024 MER	Certification Number LB2108 70346006
FOR	Job Number: 70346 / Scale: 1" = 100'	SSMC™ SUE • SURVEY • GIS
BLUROCK DEVELOPMENT, LLC	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that **THIS IS NOT A SURVEY.**	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 550 South Highland Street Mt. Dora, Florida 32757 (352) 343-4880 e-mail: info@southeasternsurveying.com
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	JAMES M. DUNN II, PSM Registered Land Surveyor Number 4235

SKETCH OF DESCRIPTION



LEGEND & ABBREVIATIONS

ORB = OFFICIAL RECORDS BOOK

Drawing No. 70346006
Job No. 70346
Date: January 31, 2024
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

SSMC™
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32757
(352) 343-4880
Certification Number LB2108
e-mail: info@southeasternsurveying.com

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.4.
Meeting Date:	November 25, 2024
From:	Al Minner, (City Manager)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida approving as Agreement with Blurock Development, LLC, authorizing Tree and Soil removal from real property owned by the City of Leesburg across from the Leesburg International Airport and granting a Temporary Easement to access the property for such purposes; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the Resolution as presented.

Analysis:
See staff report from item 5.C.3. These items have been split into two separate resolutions for Scribner reasons.

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 APPROVING AS AGREEMENT WITH BLUROCK DEVELOPMENT, LLC, AUTHORIZING TREE AND SOIL REMOVAL FROM REAL PROPERTY OWNED BY THE CITY OF LEESBURG ACROSS FROM THE LEESBURG INTERNATIONAL AIRPORT AND GRANTING A TEMPORARY EASEMENT TO ACCESS THE PROPERTY FOR SUCH PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Leesburg, Florida (the "City") and Blurock Development, LLC ("Blurock") are parties to a written agreement of purchase and sale whereby the City has agreed to sell Blurock a 10.4 +/- acre parcel of land adjacent to College Drive (the "PSA"); and

WHEREAS, Blurock has requested access to neighboring real property owned by the City to cut and remove trees and remove soil therefrom at Blurock's cost to be used by Blurock in connection with its development of the property described in the PSA; and

WHEREAS, the City Commission is agreeable to the request according to the terms and conditions set forth in the Agreement Pertaining to Tree Removal, Soil Removal and Grading of Property attached hereto as Exhibit "1".

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

THAT the City Commission of the City of Leesburg, Florida hereby approves the Agreement Pertaining to Tree Removal, Soil Removal and Grading of Property attached hereto as Exhibit "1". The Mayor and City Clerk are hereby authorized and directed to execute the Agreement Pertaining to Tree Removal, Soil Removal and Grading of Property in the form attached hereto as Exhibit "1" or a substantially similar form.

THIS RESOLUTION shall take effect immediately 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 25th day of November 2024.

_____
Mayor

ATTEST:

_____

City Clerk

AGREEMENT PERTAINING TO TREE REMOVAL, SOIL REMOVAL, AND GRADING OF PROPERTY

THIS AGREEMENT PERTAINING TO TREE REMOVAL, SOIL REMOVAL, AND GRADING OF PROPERTY is hereby entered into by and between **THE CITY OF LEESBURG, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630 (the "City") and **BLUROCK DEVELOPMENT, LLC**, a Florida limited liability company, whose mailing address is 3408 S. Orange Avenue, Suite B, Orlando, Florida 32806 ("Blurock").

WHEREAS, the City is the owner of the real property identified as Alternate Key Number 1507103 on the aerial map attached hereto as Exhibit "A" (the "Property");

WHEREAS, Blurock desires access to the portion of the Property identified on Exhibit "B" attached hereto (the "Project Area") for the purpose of clear cutting and removing existing trees from the Project Area, removing dirt and soil from the Project Area for its use in developing neighboring property, and for restoring the Project Area after conducting such activities; and

WHEREAS, the City is willing to grant Blurock access to the Project Area for such activities according to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and promises of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The above recitals are true and correct and are hereby restated and incorporated herein for all purposes.

2. Grant of Authority and Temporary Easement. The City hereby authorizes Blurock, at Blurock's sole cost and expense, to cut and remove all trees in the Project Area and to remove dirt and soil from the Project Area in quantities acceptable to the City (the "Extraction Activities). In connection with the foregoing authorization, the City grants Blurock a temporary easement for ingress and egress over, across, and through the Property for the purpose of accessing the Project Area and conducting such activities, together with all incidental rights necessary to carry out the same (the "Access Easement").

3. Compliance with Laws. Blurock shall be responsible for familiarizing itself with the Project Area site conditions and the City shall have no duty or obligation whatsoever to inspect the Project Area for dangerous conditions or to warn Blurock of any such conditions. Blurock shall comply with all applicable laws, codes, statutes, rules, and regulations pertaining to Blurock's activities on the Property, including, but not limited to, Chapter 556, Florida Statutes, commonly known as the Florida Underground Facility Damage Prevention and Safety

Act. Blurock shall also be responsible, at its sole cost and expense, for obtaining all permits and approvals required in connection with its activities on the Property.

4. Restoration of Project Area. Either contemporaneously with the tree and soil removal or immediately thereafter, Blurock shall, at Blurock's sole cost and expense, grade, level, sow, seed and restore the Project Area to a condition acceptable to the City.

5. Release of City. Blurock shall undertake all activities described herein at Blurock's sole risk and at no risk to the City. Blurock hereby releases the City and the City's Commissioners, Managers, officers, employees, insurers, agents, attorneys, and representatives from all losses, claims, demands, damages, suits, injuries or liabilities of any nature whatsoever (contract, tort, statutory, or otherwise), which arise out of or relate to this Agreement and/or the activities of Blurock or Blurock's contractors, laborers, subcontractors, material suppliers, guests, and/or invitees on the Property.

6. Indemnification. Blurock shall indemnify, defend, save, and hold the City and the City's Commissioners, Managers, officers, employees, insurers, agents, attorneys, and representatives harmless from and against any and all losses, claims, demands, damages, suits, injuries or liabilities of any nature whatsoever (contract, tort, statutory, or otherwise), whether to person or property, and which arise out of or relate to this Agreement and/or to the activities of Blurock and/or Blurock's contractors, laborers, subcontractors, material suppliers, guests, and/or invitees on the Property. Nothing herein is intended to act as a waiver of the City's sovereign immunity protections or the liability limitations set forth in Section 768.28, Florida Statutes.

7. Insurance. Blurock shall maintain appropriate casualty and liability insurance coverage associated with its activities on the Property and will name the City as an additional insured under its insurance policies. Upon the City's request, Blurock shall promptly furnish the City with a certificate issued by its insurer(s) reflecting such coverage.

8. No Joint Venture. Blurock's activities on the Property are for Blurock's benefit only and nothing in this Agreement is intended to establish a joint venture, partnership, or other joint arrangement between the parties hereto. All activities of Blurock and Blurock's contractors, material suppliers, laborers, and subcontractors on the Property are the actions of Blurock alone, and not of the City.

9. Termination. The City reserves the right to immediately cancel and terminate all rights and authority granted to Blurock pursuant to this Agreement in the event of a breach or default by Blurock. The City may also terminate this Agreement for convenience upon providing Blurock with a written notice of termination not less than five (5) days prior to the desired termination date. Otherwise, all rights and authority granted to Blurock pursuant to this Agreement shall immediately and automatically terminate and expire upon Blurock's completion of the activities described herein.

10. Governing Law, Venue, Attorney's Fees. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceedings relating to or otherwise arising out of this Agreement or the Easement shall lie exclusively in a court of competent jurisdiction in Lake County, Florida. In the event of any litigation arising out of or related to this Agreement or Blurock's activities on the Property the prevailing party shall be entitled to collect reasonable attorney's fees and court costs from the non-prevailing party. This Agreement may be enforced by specific performance or injunction in addition to any other available legal or equitable remedies.

11. Modification. This Agreement constitutes the only agreement(s) between the parties regarding the subject matter hereof and may only be modified by written agreement executed by the parties hereto. Blurock shall not be entitled to assign or otherwise transfer this Agreement to any other person or entity without the prior written approval of the City, which approval may be granted or refused in the City's sole discretion.

12. Severability. In the event any provision or a portion of any provision of this Agreement 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 Agreement shall remain enforceable and in full force and effect.

13. No Waiver. No delay or failure by either party to enforce any right, term, or provision of this Agreement shall be considered a waiver of that or any other right or term. A waiver or consent given by either party regarding any instance of a default by the other party shall be effective only if in writing and with respect to that instance and shall not be construed as a bar or waiver with respect to that right or term on any other occasion.

14. Waiver of Jury Trial. The parties hereby knowingly, voluntarily, and irrevocably waive the right to a trial by jury on any actions arising out of or related to this Agreement and/or Blurock's activities on the Property.

INTENTIONALLY BLANK

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal on the day, month and year below.

Signed, sealed and delivered
in our presence:

CITY OF LEESBURG, FLORIDA, a Florida municipal corporation,

_____
Witness Name: _____
Postal Address:_____
_____

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

Attest:

_____
Witness Name: _____
Postal Address:_____
_____

_____
J. Andi Purvis, City Clerk

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:

(seal)

_____
Notary Public Signature

WITNESSES:

BLUROCK DEVELOPMENT, LLC a Florida limited liability company,

By: _____
Joseph N. Schuemann, Manager/Member
Date:_____

_____
Signature

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this ___ day of _____, 2024, by Joseph N. Schuemann, as Manager/Member of Blurock Development, LLC, a Florida limited liability company, who is [_] personally known to me or [_] who produced the following identification:

(seal)

_____
Notary Public Signature

EXHIBIT "A"
(Aerial Map of Property)

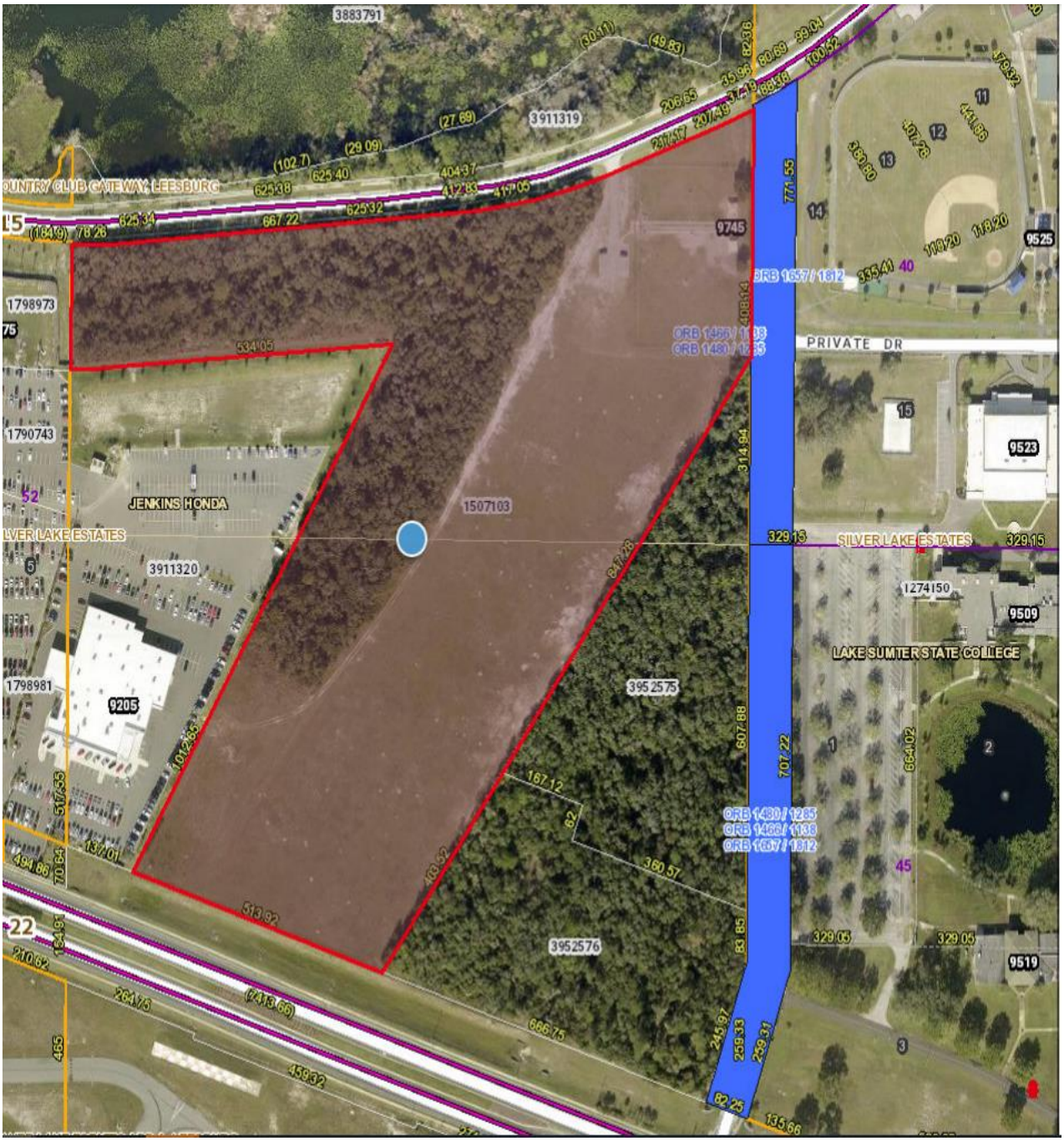


EXHIBIT "B"
(Aerial Map of Project Area)

All vegetative clearing must be conducted in shaded area and South of "Black Line"

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.1.
Meeting Date:	November 25, 2024
From:	Dan Miller, (Planning and Zoning Director)
Subject:	An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 31 +/- acres from City of Leesburg Industrial to City of Leesburg General Commercial, for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (SSCP Blount Birchmier)

Staff Recommendation:
The Planning & Zoning Staff and the Planning Commission recommend approval of the proposed small-scale comp plan amendment of the City's Future Land Use Map on 31 +/- acres from City of Leesburg Industrial to City of Leesburg General Commercial.

Analysis:
The project site is approximately 31 acres. The property is generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road. Currently, the property is undeveloped. The proposed use is for a mixed-use development consisting of townhouses and other uses, such as restaurant, self-storage, flex space, day care, bar & lounge, veterinary clinic, offices, professional services, boat and rv storage, personal services, and assisted living. The surrounding Future Land Use Map designations of Lake County Urban Medium Density and City General Commercial, Neighborhood Mixed Use, and Institutional are compatible, as conditioned in the PUD zoning, with the proposed future land use designation of City General Commercial. The proposed zoning designation of City PUD (Planned Unit Development) will provide for development that is consistent with the City's adopted Growth Management Plan and would allow an appropriate use for the property.

This property lies within the ISBA (Interlocal Service Boundary Area) agreement. This agreement, which was approved by the City Commission on November 24, 2014, allows property within the ISBA area but outside the current city limits to be annexed and obtain City of Leesburg utility services. The Planning Commission held a public hearing on the application on October 24, 2024, and recommended approval.

Procurement Analysis:
N/A

Options:

1. Approve the requested small-scale comprehensive plan amendment from City of Leesburg Industrial to City of Leesburg General Commercial; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

There is no direct fiscal impact to the City for this action. Future development of the property will increase this anticipated impact from collection of impact fees, ad valorem taxes and utility charges.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 31 +/- ACRES FROM CITY OF LEESBURG INDUSTRIAL TO CITY OF LEESBURG GENERAL COMMERCIAL, FOR A PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 48, WEST OF U.S. HIGHWAY 27, AND EAST OF HAYWOOD WORM FARM ROAD, LYING IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SSCP BLOUNT BIRCHMIER)

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 Map is amended by changing the designation of approximately 31 acres of land generally located south of CR 48, west of US Highway 27, and east of Haywood Worm Farm Rd from City of Leesburg Industrial to City of Leesburg General Commercial, as shown on the revised map of said area, lying in Section 14, Township 20 South, Range 24 East, Lake County Florida;

Section 2.

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

Section 3.

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 25th day of November 2024.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

LEGAL DESCRIPTION

Parcel A:

From the NE Corner of the NW ¼ of the SW ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida, Run Thence South 00°07'50" East along the East line of said NW ¼ of the SW ¼ also being the East of Lot 20, Roadside Subdivision, as Recorded in Plat Book 9, Page 62, of the Public Records of Lake County, Florida, a distance of 578.80 feet to the P.O.B. of the Description, from said P.O.B. Run thence South 89°31'30" West 221.19 feet, thence South 00°09'50" East 694.55 feet to the Northerly R/W of A.C.L. Railroad, thence Easterly along and with said R/W 221.40 feet, more or less, to a Point that is South 00°07'50" East of the P.O.B., Run thence North 00°07'50" West 766.75 feet, more or less, to the P.O.B.

Parcel B:

Begin 578.8 feet South and 221.19 feet West of the Northeast Corner of Lot 20, in Section 14, Township 20 South, Range 24 East, Roadside Subdivision, according to the Plat thereof recorded in Plat Book 9, Page 62, Public Records of Lake County, Florida, Run West 289.04 feet, South 241.34 feet, South 43°52'10" West 265.14 feet, West 287.91 feet, South to the Railroad, East 759.89 feet, North to the Point of Beginning. Together with that certain 15 feet easement in Lot 20, Roadside Subdivision, for access to the above described property from Highway 48 as contained in the certain warranty deed recorded in Official Records Book 229, Page 225, Public Records of Lake County, Florida.

Parcel C:

The Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida, Less the Right of Way for Highway 48 on the North.

Parcel D:

The Southwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida.

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE: September 13, 2024
OWNER: Blount Birchmier Leesburg LLC
PETITIONER: Blount Birchmier Leesburg LLC
PROJECT: Blount Birchmier Leesburg LLC
REQUEST: Small Scale Comprehensive Plan to Commercial and Rezoning to PUD (Planned Unit Development)
CASE NO.: SSCP-24-221, PUD-24-222

GENERAL LOCATION: South of CR 48, west of US Highway 27, and east of Haywood Worm Farm Rd

FUTURE LAND USE DESIGNATION: City Industrial

SURROUNDING FUTURE LAND USE DESIGNATION:
North – Lake County Urban Medium Density, City General Commercial
South – City Neighborhood Mixed Use, Institutional
East – City General Commercial, Industrial
West – Lake County Urban Medium Density

PROPOSED FUTURE LAND USE DESIGNATION: City General Commercial

EXISTING ZONING DESIGNATION: City CIP (Commercial/Industrial Planned)

SURROUNDING ZONING DESIGNATIONS:
North – Lake County A (Agriculture), R-7 (Mixed Residential District), C-3 (Highway Commercial)
South – City M-1 (Industrial), R-2 (Medium Density Residential), P (Public)
East – City M-1 (Industrial), C-3 (Highway Commercial)
West – Lake County A (Agriculture), R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE:
North – Pasture, Vacant Residential, Undeveloped, Manufactured Home
South – Lake County Eagles Aerie Club, Arlington Ridge
East – Vacant Commercial, Vacant Gov't County, Self-Storage
West – Single-Family, Vacant Residential, Manufactured Home

PROPOSED LAND USE: Mixed-Use Development

CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY

DATE: October 24, 2024
OWNER: Blount Birchmier Leesburg LLC
PETITIONER: Blount Birchmier Leesburg LLC
PROJECT: Blount Birchmier Leesburg LLC
REQUEST: Small Scale Comprehensive Plan to Commercial and Rezoning to PUD (Planned Unit Development)
CASE NO.: SSCP-24-221, PUD-24-222

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 8/16/24

FIRE

"No Comments from Leesburg Fire Department." Caption Amanda Stevenson 7/29/24

ELECTRIC

"This project is not in Leesburg Electric Service Territory. Leesburg Electric has no objections." Steve Davis 7/29/24

GAS

"No Comment." Wayne Williams 8/5/24

GIS

No comments received as of 8/16/24

BUILDING

No comments received as of 8/16/24

PUBLIC WORKS

"Public Works has no issues with this." Cliff Kelsey 7/29/24

ADDRESSING

No comments received as of 8/16/24

ECONOMIC DEVELOPMENT

No comments received as of 8/16/24

LAKE COUNTY PUBLIC WORKS

No comments received as of 8/16/24

LAKE COUNTY SCHOOLS

No comments received as of 8/16/24

PUBLIC RESPONSES

Approval

No comments received as of 8/16/24

Disapproval

No comments received as of 8/16/24

CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS

DATE: October 24, 2024
OWNER: Blount Birchmier Leesburg LLC
PETITIONER: Blount Birchmier Leesburg LLC
PROJECT: Blount Birchmier Leesburg LLC
REQUEST: Small Scale Comprehensive Plan to General Commercial
CASE NO.: SSCP-24-221

THE PLANNING & ZONING DIVISION RECOMMENDS:

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

1. This project meets the requirements of Chapter 163.3187 Florida Statutes, for Small Scale Comprehensive Plan Amendments.

2. The proposed Small Scale Comprehensive Plan (SSCP) amendment is compatible with the adjacent future land use designations of Lake County Urban Medium Density and City of Leesburg Industrial, General Commercial, Neighborhood Mixed Use, and Institutional.

3. The proposed zoning classification of PUD (Planned Unit Development) is compatible, as conditioned, with the current surrounding zoning districts of Lake County R-1 (Rural Residential), R-6 (Urban Residential District), A (Agriculture), and City of Leesburg C-3 (Highway Commercial), M-1 (Industrial), PUD (Planned Unit Development) and P (Public).

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 staff's recommendation to change the future land use of the subject property from City of Leesburg Industrial to City of Leesburg General Commercial and forward this recommendation to the City Commission for consideration.

Extended Aerial

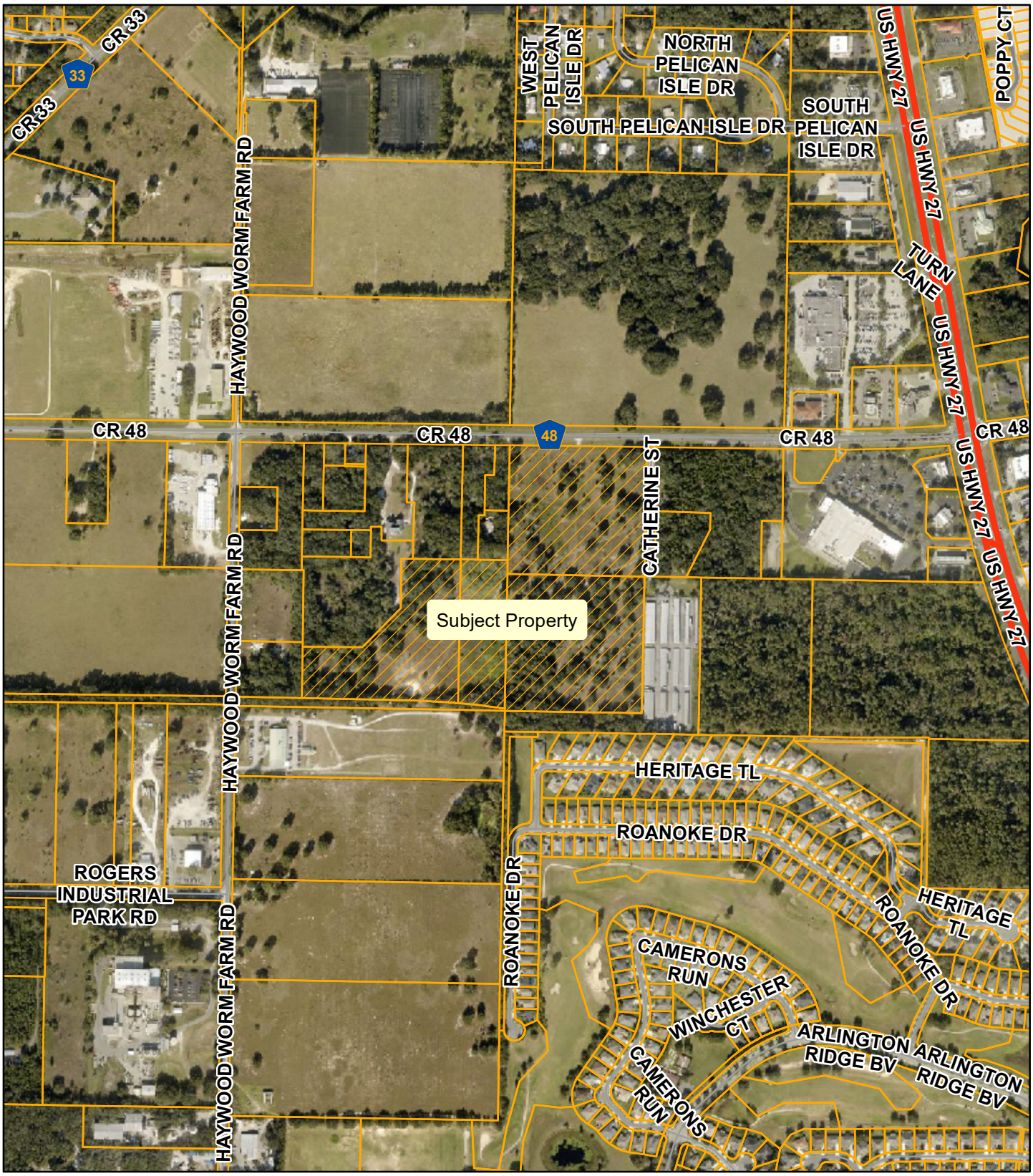
Planning & Zoning Division

N

0 300 600 Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
September 11, 2024

Aerial



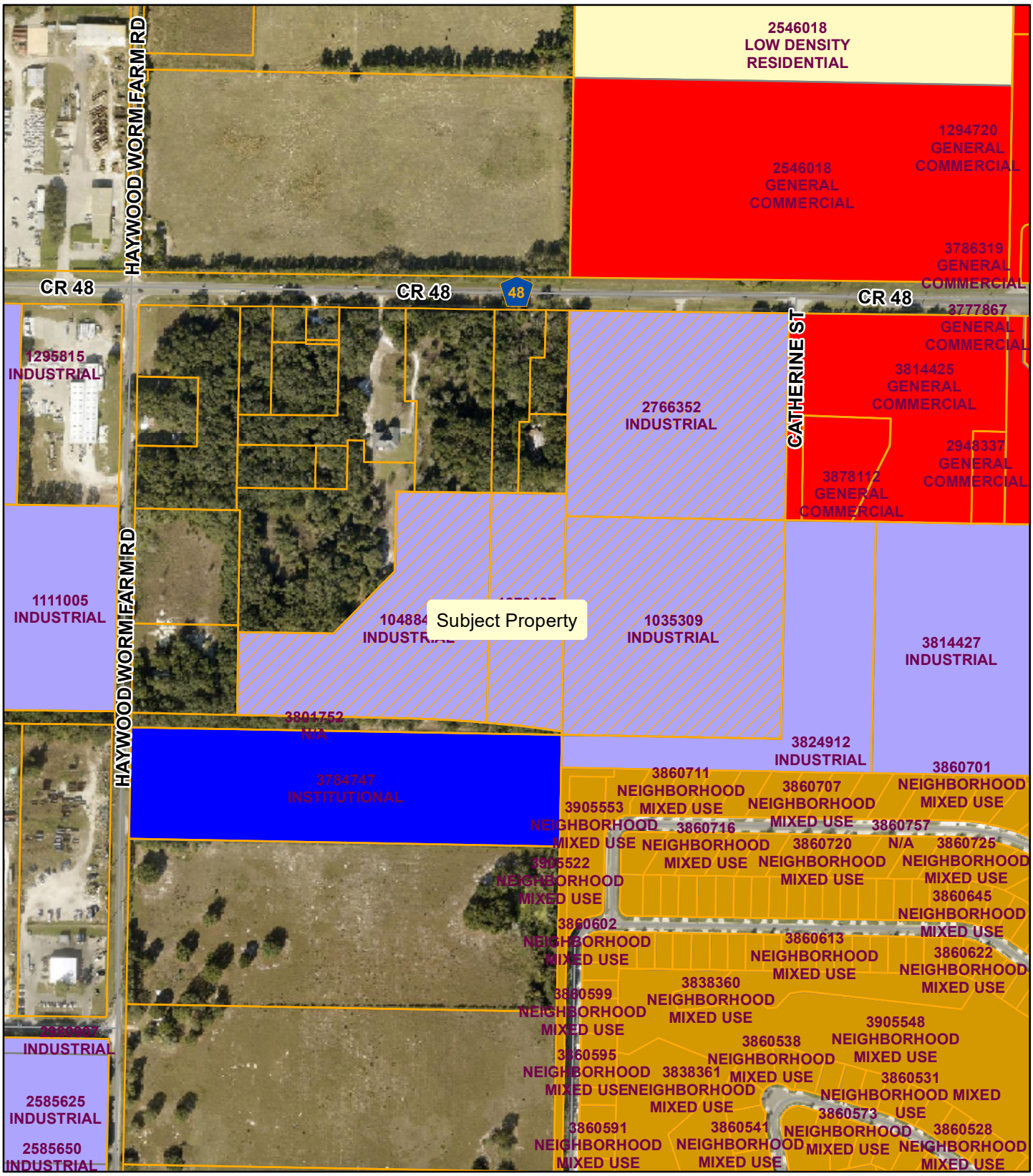
Planning & Zoning Division

N
W E
S

0 150 300 450 600
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Future Land Use



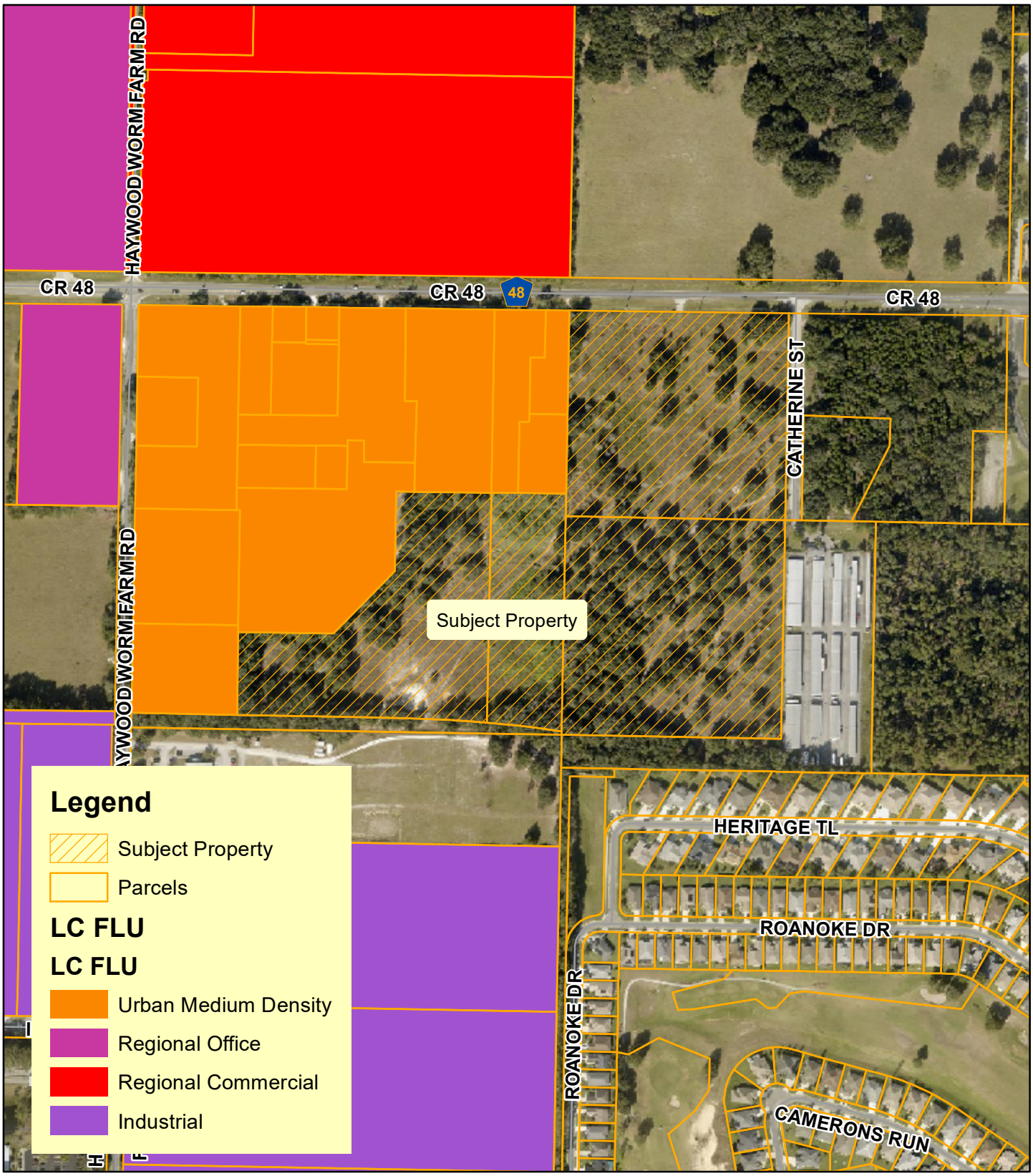
Planning & Zoning Division

N
W E
S

0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Lake County Future Land Use



Planning & Zoning Division

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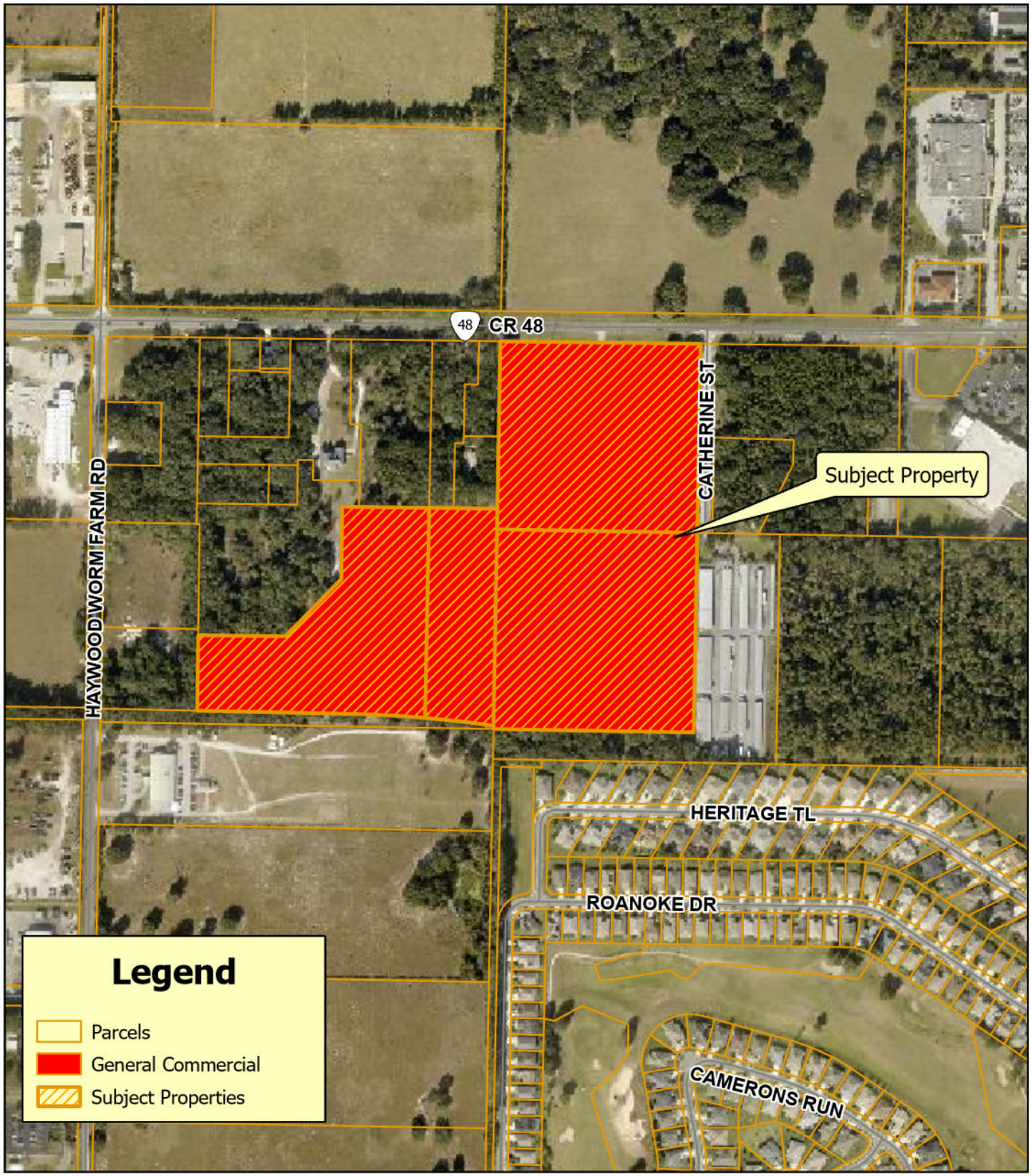
0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Proposed Future Land Use



Planning & Zoning Division

N

0 170 340 Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
October 24, 2024

Surrounding Land Use

Planning & Zoning Division

N
W E
S

0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Wetland & Flood Zones

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Community Redevelopment Area

Planning & Zoning Division

N
W E
S

0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Commission District

Planning & Zoning Division

N
W E
S

0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.2.
Meeting Date:	November 25, 2024
From:	Dan Miller, (Planning and Zoning Director)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 31 +/- acres from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (PUD Blount Birchmier)

Staff Recommendation:
Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development.

Analysis:
The project site is approximately 31 +/- acres, and is generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road as shown on the attached maps. At this time, the property is undeveloped. The proposal will allow for a mixed-use development consisting of townhouses and other uses, such as restaurant, self-storage, flex space, day care, bar & lounge, veterinary clinic, offices, professional services, boat and rv storage, personal services, and assisted living. The existing land uses surrounding the property are pasture, vacant residential, undeveloped, manufactured home, residential development, vacant commercial, vacant government county, and self-storage. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on October 24, 2024, and recommended approval.

Procurement Analysis:
N/A

Options:
1. Approve the proposed rezoning to PUD (Planned Unit Development); or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:
Future development of this site will create a positive fiscal impact on the City of Leesburg, in the form of impact and utility fees, plus ad valorem taxes.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 31 +/- ACRES FROM CITY OF LEESBURG CIP (COMMERCIAL/INDUSTRIAL PLANNED) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 48, WEST OF U.S. HIGHWAY 27, AND EAST OF HAYWOOD WORM FARM ROAD, LYING IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (PUD BLOUNT BIRCHMIER)

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

Section 1.
Based upon the petition of Michael Rankin (Agent) for Blount Birchmier Leesburg, LLC, of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit A)

Section 2.
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 25th day of November 2024.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

LEGAL DESCRIPTION

Parcel A:

From the NE Corner of the NW ¼ of the SW ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida, Run Thence South 00°07'50" East along the East line of said NW ¼ of the SW ¼ also being the East of Lot 20, Roadside Subdivision, as Recorded in Plat Book 9, Page 62, of the Public Records of Lake County, Florida, a distance of 578.80 feet to the P.O.B. of the Description, from said P.O.B. Run thence South 89°31'30" West 221.19 feet, thence South 00°09'50" East 694.55 feet to the Northerly R/W of A.C.L. Railroad, thence Easterly along and with said R/W 221.40 feet, more or less, to a Point that is South 00°07'50" East of the P.O.B., Run thence North 00°07'50" West 766.75 feet, more or less, to the P.O.B.

Parcel B:

Begin 578.8 feet South and 221.19 feet West of the Northeast Corner of Lot 20, in Section 14, Township 20 South, Range 24 East, Roadside Subdivision, according to the Plat thereof recorded in Plat Book 9, Page 62, Public Records of Lake County, Florida, Run West 289.04 feet, South 241.34 feet, South 43°52'10" West 265.14 feet, West 287.91 feet, South to the Railroad, East 759.89 feet, North to the Point of Beginning. Together with that certain 15 feet easement in Lot 20, Roadside Subdivision, for access to the above described property from Highway 48 as contained in the certain warranty deed recorded in Official Records Book 229, Page 225, Public Records of Lake County, Florida.

Parcel C:

The Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida, Less the Right of Way for Highway 48 on the North.

Parcel D:

The Southwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida.

Case #PUD-24-222 **EXHIBIT A**

THE PARC AT 48 (BLOUNT BIRCHMIER)
PUD (PLANNED UNIT DEVELOPMENT) AGREEMENT
City of Leesburg, Florida
October 24, 2024

These Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **Richard W. Blount, Manager, Blount Birchmier Leesburg, LLC, 842 Pinckney Lane, The Villages, FL 32162 and Stephen Harris of Brite Homes, 6751 Forum Drive, Suite 210, Orlando, FL, 32821, collectively as "Permittee" (Michael Rankin, LPG Urban and Regional Planners, 1162 Camp Ave, Mount Dora, FL 32757, Agent),** for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND
The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow future construction of a proposed platted residential development consisting of a maximum of 250 attached single-family residential units and a maximum of 24,000 square foot commercial component adjacent to CR 48, on approximately 31.48 +/- acres, generally located south of CR 48, west of US Highway 27, and east of Haywood Worm Farm Rd, on a site within the City of Leesburg in accordance with their PUD application and supplemental information.

PURPOSE
The purpose of this document is to provide appropriate zoning standards for a high-quality built environment through the application of flexible and diversified land development requirements, which shall be implemented in conjunction with a master site development plan and the City of Leesburg Code of Ordinances, therefore allowing for efficient and optimal use of the subject property, and to increase the overall economic opportunity and employment base of Leesburg, Florida.

CONDITIONS
The following conditions shall apply to the development proposed herein. In the event of any conflict between the conditions of this document and the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Richard W. Blount, Manager, Blount Birchmier Leesburg, LLC, 842 Pinckney Lane, The Villages, FL 32162 and Stephen Harris of Brite Homes, 6751 Forum Drive, Suite 210, Orlando, FL, 32821, collectively as "Permittee" (Michael Rankin, LPG Urban and Regional Planners, 1162 Camp Ave, Mount Dora, FL 32757, Agent),** to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.

2. **LEGAL DESCRIPTION**

See attached **Exhibit B, Legal Description**.

3. **LAND USE**

The above-described property, containing approximately 31.48 acres, shall be used for platted single-family attached residential development, with a commercial component sited adjacent CR48 having a maximum of 24, 000 square feet of commercial development, pursuant to City of Leesburg development codes and standards.

A. Permitted Residential Uses
   1) Attached single-family residential units (townhomes; front or rear loaded).
   2) Detached single-family residential units, provided the lots are a minimum of 50-foot wide and meet all minimum development standards of the R-2 (Medium Density Residential) zoning district.

B. Permitted Commercial Uses
   1) Medical
   2) Retail
   3) Restaurants
   4) Multi/Single-story Self Storage
   5) Daycare or Elderly Daycare
   6) Bar & Lounge
   7) Veterinary
   8) Office Space/Professional Services
   9) Insurance
   10) Boat & RV Storage
   11) Personal Services/Salon Suites
   12) Assisted Living
   13) Flex Space

C. Location of all permitted uses shall be substantially with the conceptual site plan shown in Exhibit C

D. Prohibited Uses
   1) Duplex/Triplex uses.
   2) Multi-family units (apartments).
   3) All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

E. Accessory Uses
   1) Accessory structures
   2) Recreational Uses (Clubhouse/Trails/Dog Park/Swimming pool/Volleyball Court, etc.)
   3) Accessory retail within a recreation center or clubhouse, intended for the primary use of residents, such as a snack bar.
   4) Temporary modular sales center office (during construction and sales of new units) and construction offices, not to exceed two years from the approval of the final plat of the final phase for the subdivision. Model townhomes may be used as sales centers during the duration of the project.

4. DEVELOPMENT STANDARDS

A. The project shall contain a maximum of 250 single-family residential units, at a gross density not to exceed 7.95 units per acre on the approximately 31.48-acre site, as shown on **Exhibit C, Conceptual Site Plan**.

B. Attached single-family lot width sizes shall include 20-foot interior lots, and minimum 22-foot exterior lots (townhome lots).

C. Detached single-family residential lots shall be minimum of 50-foot wide, and meet all minimum development standards of the R-2 (Medium Density Residential) zoning district, per City of Leesburg Code of Ordinances, Chapter 25, Section 25-280, Table 4-2.

D. The maximum impervious surface for the project shall be 65%. Community and private swimming pools shall not count toward the impervious surface calculation.

E. The minimum lot development standards for attached single-family units (townhome lots) shall be:

1. For 20-foot minimum townhome lots (Front- or rear-loaded):
   a. Minimum living area (under roof): 1,000 square feet.
   b. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet, including closet.
   c. Maximum building height: 2 stories, or 35-feet
   d. Minimum lot size shall be 2,000 square feet.
   e. Minimum width:
      Interior lot – 20 feet;
      End unit lot – minimum 22 feet
   f. Minimum depth 100 feet
   g. Minimum building setbacks:
      Front – 25 feet;
      Rear – 20 feet;
      Side (between buildings) – 15 feet;
      Side (street) – 15 feet.

2. For all structures:
   a. Each dwelling unit shall have a minimum two off-street parking spaces.
   b. Accessory structures shall have a minimum rear and side setback of 5-feet and single accessory structures that are not attached to the principal structure shall not occupy more than 30 percent of the required rear yard.
   c. As part of the site plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions set forth herein.

5. DESIGN/ARCHITECTURAL STANDARDS

A. All buildings shall utilize at least five (5) of the following design features to provide visual relief along all elevations of the buildings. Designs may vary throughout the development.

1) Dormers
2) Gables
3) Recessed or raised entries
4) Covered porch entries
5) Cupolas
6) Pillars or decorative posts
7) Bay window (minimum 12-inch projections)
8) Eaves (minimum 6-inch projections)
9) Front windows with arched glass tops and minimum 4-inch trim.
10) Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc.
11) Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc.
12) Stone accents
13) Shutters
14) Board and batten siding
15) Hardy board siding
16) Raised banding
17) Craftsman style garage doors

B. Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:

1) At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.

2) At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a "cementitious" lap siding. (A "cementitious" lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).

3) All textured stucco, provided there are unique design features such as recessed garages, tile or metal roofs, arched windows, porches, etc. in the elevations of the buildings or the buildings are all brick stucco. Unique design features shall be reviewed by the Community Development Director for compliance.

C. Other similar design variations meeting the intent of this section may be approved by the Community Development Director or designee.

D. The conceptual architectural styles and facades shown in **Exhibit D, Building Elevations** herein are considered to meet the requirements of this section.

E. The Permittee shall utilize "Dark Sky" lighting principles when selecting lighting fixtures for all street lighting. Such lighting shall achieve the overall effect of containing and shielding excessive light pollution from adjacent properties. Appropriate designs are shown on as **Exhibit E**, attached hereto.

6. OPEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS

A. A minimum of 35% open space shall be provided throughout the development. Open space may consist of buffers, wetlands, retention and recreation areas.

B. A minimum twenty-five (25) foot buffer tract with plantings as shown in Figure A below, shall be provided along the eastern, western, northern, and southern boundary of the property, unless otherwise provided for within these standards.

C. Residential unit landscaping requirements:

One (1) understory tree per residential unit shall be planted interspersed between the town home buildings at no less than 50' spacing along the front. The balance of required trees shall be located between the townhome buildings.

D. A six (6) foot high privacy fence shall be provided to the east, west, and south as shown on **Exhibit C, Conceptual Site Plan**. This fence shall be constructed of PVC, or other such synthetic material that allows for an opaque barrier, such as the samples shown in **Figures 1 & 2** on **Exhibit F, Acceptable Fence Samples.**

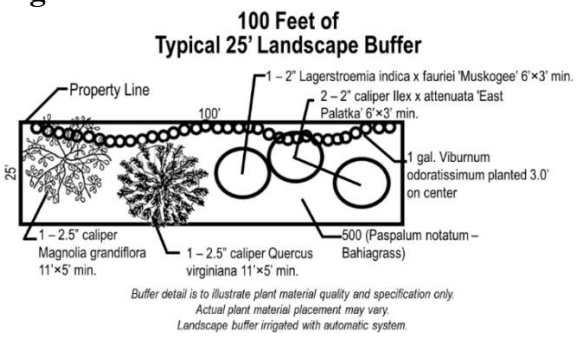
E. All other landscaping requirements within development:

All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below. The number trees required under Section 6 C *Residential unit landscaping requirements,* shall not count toward the minimum required in Figures A and B below:

Figure A

Canopy Trees (per 100 l.f.)	2 per 100 linear ft
Tree CAL/Height	2" cal, 12' overall height
Optional Ornamental Trees (per 100 l.f.)	3 per 100 linear ft
Tree CAL/Height	2" cal, 7' overall height
Shrub Screen (per 100 l.f.)	
Square Ft. of Shrubs	(33) 3 gal plants, 18"—24" minimum at installation (depending on species); hedges to be 36"—42" high by thirty-six (36) inches wide hedge or continuous landscape screen with a ninety (90) percent opacity within one (1) year of planting
Container size	3 gal

Figure B



F. Variations to the landscape requirements of the code may be approved by the Community Development Director or designee, as long as the intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.

G. The surveying of trees on the property shall be conducted as follows:

1) All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save as many specimen, heritage and historic trees as feasible.

2) Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements. Any preserved trees outside the perimeter landscape buffer will count toward the minimum requirements in Section 6, Item C.

3) The tree survey shall be completed by a licensed surveyor.

7. <u>SITE ACCESS AND SIGNAGE</u>

A. Access locations depicted on the Master Development Plan are conceptual and subject to Lake County approval. Actual location and design of the roads shall be determined at the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject site plan application review process.

1) The primary vehicular access to the development shall be constructed as a divided boulevard type entrance.

2) The main divided boulevard type vehicular access shall be on CR 48, Lake County Access requirements permitting.
3) A gated emergency access on CR 48 shall be required to the north of the parcel.
4) Offsite road improvements on existing roads adjacent to the property may be required based on finalized access locations. Such improvements may include, but are not limited to, left and right turn lanes, right-of-way dedication, and pavement rehabilitation. Any proposed offsite road improvements must be approved by Lake County Public Works.
5) Prior to completion of the subdivision design plans, the developer shall work with the Lake County Department of Public Works to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
6) The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.
7) Minimum of one (1) internal residential-scale roundabout shall be required, as shown on **Conceptual Site Plan, Exhibit C.**

B. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points. The developer shall be responsible for all on and offsite improvements required as a result of any access points.

C. The primary access point shall provide a decorative entry feature to include a concrete, brick or stucco wall at least five (5) feet in height, on each side of the entryway. This may be used for signage per City of Leesburg Code of Ordinances, as amended.

D. Alternative designs for the ground enclosure supports and bases of a monument sign may be approved by the Planning & Zoning Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.

8. TRANSPORTATION IMPROVEMENTS

A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of sidewalks, recreation paths etc.

B. A traffic/transportation study shall be submitted prior to site plan approval for review and determination of any necessary access improvements, including any off-site improvements required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.

C. The Permittee shall provide necessary traffic improvements within and adjacent to the development as required by Lake County, the Lake-Sumter MPO and City of Leesburg.

D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.

E. The Permittee shall be responsible for obtaining all necessary Lake County permits and a copy of all permits shall be provided to the City of Leesburg.

F. The City of Leesburg will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Leesburg; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City that the road system is in suitable condition and meets City of Leesburg requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project and may require bonds or other financial assurance of maintenance for some period of time.

G. Sidewalks shall be provided on both sides of the boulevard entrance road and throughout the development. Sidewalks shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain sidewalks on both sides of the road. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

9. UTILITIES

Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Water, wastewater and natural gas services will be provided by the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.

B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.

C. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations for the development shall be the responsibility of the applicant.

10. STORMWATER/DRAINAGE MANAGEMENT

All drainage shall be designed and constructed in a manner to meet all State of Florida and City of Leesburg codes, including the requirement that all stormwater runoff is contained within the boundaries of the properties, and does not create a detriment to surrounding properties. Prior to receiving final development approval, the Permittee shall submit a stormwater management plan and utility plan acceptable to the City of Leesburg. Prior to any clearing, grubbing, or disturbance of natural vegetation in any phase of the development, the Permittee shall provide:

A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.

B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.

C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's association is an acceptable maintenance entity.

D. The existing 100-year flood plain shown shall be shown on all plans and lots.

E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.

F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.

G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

11. WETLANDS, FLOOD ZONES & WILDLIFE

A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map,

signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.

B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowners association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowners association for ownership and maintenance.

C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary.

D. Wetlands shall have an average upland buffer of 25 feet, with a minimum of 15 feet or the upland buffer established by St. Johns River Water Management District and/or U.S. Army Corp of Engineers; whichever is more restrictive. All upland buffers shall be naturally vegetated and upland buffers that are devoid of natural vegetation shall be re-planted with native vegetation or as required by St. Johns River Water Management District and/or U.S. Army Corp of Engineers.

E. Land uses allowed within the upland buffers for wetlands are limited to stormwater facilities as permitted by St. Johns River Water Management District.

F. If wetland alteration is permitted by St. Johns River Water Management District and/or U.S. Army Corp of Engineers, wetland mitigation shall be required in accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.

G. If no wetlands are discovered to be present within the development at the time of site plan review and subsequent site work/construction, Section 11, Items A-F (above) shall not apply. The remainder of Section 11 (below) shall still apply.

H. A wildlife management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The wildlife management plan shall be submitted to the City as part of the site plan application process.

I. A map indicating the location of the 100-year flood plain.

J. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and/or a new 100 year flood elevation is established in reference to the applicable flood insurance rate map.

K. There are currently FEMA flood zones located throughout the parcel. Through the site plan review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

12. IRRIGATION & WATER USEAGE

A. All landscaped areas shall be irrigated and designed to meet Section 25-337, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.

B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

13. RECREATIONAL REQUIREMENTS

A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 200 square feet of space per dwelling unit (50,000 square feet maximum), or up to 1.14 total acres.

B. Recreational requirements shall include at least one primary common area, as well as a fenced-in dog park and a children's playground or tot lot.

a. The children's playground or tot lot shall not be located adjacent to County Road 48 or an exterior access roadway. A non-opaque, maximum 6-foot high fence around the entirety of children's amenity shall be required if the children's playground or tot lot is adjacent to an interior access roadway. The proposed location of the children's playground/tot lot as shown on **Conceptual Site Plan, Exhibit C** shall not require a fence as described above.

b. The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of the first 5 attached single-family residential units.

C. Retention parks shall be included in the design of the subdivision and shall be designed such that park areas, which may consist of dry retention areas, may be used as open fields, playgrounds or trails, as shown on the attached **Conceptual Site Plan, Exhibit C.** Wet retention areas shall have a fountain or spray feature to enhance aesthetics and keep the retained water from stagnating.

D. Minimum of one (1) pedestrian trail shall be constructed within the development, with direct connection to the adopted Lake County Trail system adjacent to the development along CR 48. The location of trail(s) may be in the required buffers, and/or around retention parks, and/or other locations within the development, subject to approval by Planning & Zoning Director, or designee.

a. Any trails within the development, including within the 25' exterior buffer as shown on **Exhibit C, Conceptual Site Plan**, shall be constructed to comply with

ADA standards where required by law. Trails that are not required to meet ADA standards, such as natural or passive trails, shall be constructed to the extent feasible to ensure safety and accessibility, but full ADA compliance is not mandatory unless otherwise specified by Federal Regulations.

D. Other recreation areas may include such uses as outdoor cooking facilities such as grills, outdoor exercise equipment, youth playgrounds, tot lots, trail/boardwalk overlooks, gazebos, play courts, dog parks, or other similar uses which will meet the intent of this document.

14. MAINTENANCE

A. With the exception of any public utilities, maintenance of all site improvements, including but not limited to roadways, drives, internal sidewalks, landscaping and drainage shall be the responsibility of the property owner. A homeowner's association shall serve as an appropriate entity for all common properties within the development.

15. DEVELOPMENT PHASING & IMPLEMENTATION

A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.

B. As part of the overall development review process, if the project is constructed in phases, the plat of the lots for each approved phase shall contain only portions of the development approved under the Site Plan Review Process, i.e. each phase platted shall match each phase submitted for site plan review.

C. Upon approval of this PUD by the City Commission, a development permit or building permit application must be submitted with the City for work related to one or more phases of the PUD within four (4) years of this approval becoming final with no appeal pending or the PUD will automatically expire, unless otherwise lawfully extended by the City or Section 252.363, Florida Statutes. In the event the PUD expires, the Property shall be governed by the zoning regulations applicable to the RE-1 (Estate Density Residential) zoning district.

16. MISCELLANEOUS CONDITIONS

A. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.

B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.

C. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.

D. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

E. These PUD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition as set forth herein.

17. <u>LEVELS OF SERVICE</u>

A. Levels of Service

1) As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which could exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid waste. However, no final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

B. Utilities

1) Projected Capacities

a. The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.

b. If the development requires construction of new distribution or collection lines, the developer will be required to construct such facilities to provide service. The developer will bear the cost of design, permitting and construction. Any such facilities must be constructed in a fashion consistent with the City's master plans and to the City standards and specifications.

2) Commitment of Capacity

a. There are no previous commitments of any existing or planned excess capacity for this property.

3) Ability to Provide Services

a. At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future.
b. Future development within the City of Leesburg utility service areas may impact the provision of utility services.

EXHIBIT B **LEGAL DESCRIPTION**

Parcel A:

From the NE Corner of the NW ¼ of the SW ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida, Run Thence South 00°07'50" East along the East line of said NW ¼ of the SW ¼ also being the East of Lot 20, Roadside Subdivision, as Recorded in Plat Book 9, Page 62, of the Public Records of Lake County, Florida, a distance of 578.80 feet to the P.O.B. of the Description, from said P.O.B. Run thence South 89°31'30" West 221.19 feet, thence South 00°09'50" East 694.55 feet to the Northerly R/W of A.C.L. Railroad, thence Easterly along and with said R/W 221.40 feet, more or less, to a Point that is South 00°07'50" East of the P.O.B., Run thence North 00°07'50" West 766.75 feet, more or less, to the P.O.B.

Parcel B:

Begin 578.8 feet South and 221.19 feet West of the Northeast Corner of Lot 20, in Section 14, Township 20 South, Range 24 East, Roadside Subdivision, according to the Plat thereof recorded in Plat Book 9, Page 62, Public Records of Lake County, Florida, Run West 289.04 feet, South 241.34 feet, South 43°52'10" West 265.14 feet, West 287.91 feet, South to the Railroad, East 759.89 feet, North to the Point of Beginning. Together with that certain 15 feet easement in Lot 20, Roadside Subdivision, for access to the above described property from Highway 48 as contained in the certain warranty deed recorded in Official Records Book 229, Page 225, Public Records of Lake County, Florida.

Parcel C:

The Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida, Less the Right of Way for Highway 48 on the North.

Parcel D:

The Southwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 20 South, Range 24 East, Lake County, Florida.

EXHIBIT C **CONCEPTUAL SITE PLAN**

EXHIBIT D **CONCEPTUAL ELEVATIONS**

EXHIBIT E **DARK SKY LIGHTING (Acceptable designs)**

TYPICAL DARK SKY LIGHTING FIXTURES

EXHIBIT F **ACCEPTABLE FENCE SAMPLES**

Figure 1 – Opaque vinyl fence option
Example Source Courtesy of Bespoke Fence
https://bespokefence.com/products/vinyl-fences/

Figure 2 – Opaque vinyl fence option
Example Source Courtesy of Shoreline Vinyl
https://shorelinevinyl.com/fencing-styles/caroline/

Figure 3 - Aluminum rail fence
Example Source Courtesy of Vinyl Fence.com
https://www.buydirectvinylfence.com/5-tall-flat-top-3-rail-aluminum-fence.html

EXHIBIT G **DIVIDED BOULEVARD EXAMPLE AND PLANTINGS**

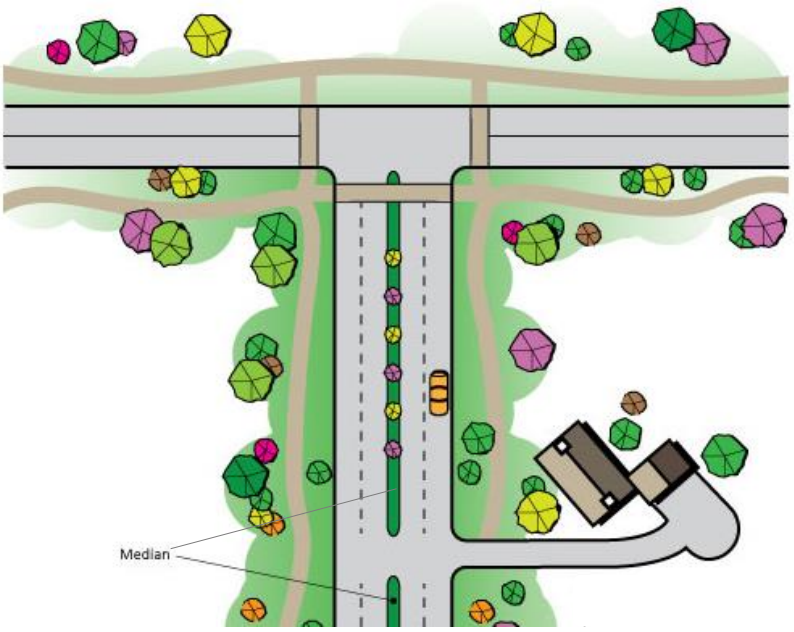


Figure 1 – Divided Boulevard Concept
Example Source Courtesy of Chester County Government
https://www.chescoplanning.org/municorner/MultiModal/17-Boulevard.cfm

Figure 2 – Planted Divided Boulevard
Example Source Courtesy of District Works
https://districtworks.city/landscaping-and-groundskeeping/

Figure 3 – Planted Divided Boulevard
Example Source Courtesy of Joshua Zeunert via ResearchGate
https://www.researchgate.net/figure/Planted-central-median-swale-used-in-the-Lynbrook-development_fig1_329116840

CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS

DATE: October 24, 2024
OWNER: Blount Birchmier Leesburg LLC
PETITIONER: Blount Birchmier Leesburg LLC
PROJECT: Blount Birchmier Leesburg LLC
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: PUD-24-222

THE PLANNING & ZONING DIVISION RECOMMENDS:

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

1. The proposed zoning classification of PUD (Planned Unit Development) is compatible, as conditioned, with the current surrounding zoning districts of Lake County R-1 (Rural Residential), R-6 (Urban Residential District), A (Agriculture), and City of Leesburg C-3 (Highway Commercial), M-1 (Industrial), PUD (Planned Unit Development) and P (Public).

2. The proposed Small Scale Comprehensive Plan (SSCP) amendment is compatible with the adjacent future land use designations of Lake County Urban Medium Density and City of Leesburg Industrial, General Commercial, Neighborhood Mixed Use, and Institutional.

3. The proposed request does not appear to create a detriment to surrounding properties, based on the location and proximity to future compatible development.

Action Requested:

1. Vote to **approve** staff's recommendation to rezone the subject property from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) and forward to the City Commission for consideration.

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE: September 13, 2024
OWNER: Blount Birchmier Leesburg LLC
PETITIONER: Blount Birchmier Leesburg LLC
PROJECT: Blount Birchmier Leesburg LLC
REQUEST: Small Scale Comprehensive Plan to Commercial and Rezoning to PUD (Planned Unit Development)
CASE NO.: SSCP-24-221, PUD-24-222

GENERAL LOCATION: South of CR 48, west of US Highway 27, and east of Haywood Worm Farm Rd

FUTURE LAND USE DESIGNATION: City Industrial

SURROUNDING FUTURE LAND USE DESIGNATION:
North – Lake County Urban Medium Density, City General Commercial
South – City Neighborhood Mixed Use, Institutional
East – City General Commercial, Industrial
West – Lake County Urban Medium Density

PROPOSED FUTURE LAND USE DESIGNATION: City General Commercial

EXISTING ZONING DESIGNATION: City CIP (Commercial/Industrial Planned)

SURROUNDING ZONING DESIGNATIONS:
North – Lake County A (Agriculture), R-7 (Mixed Residential District), C-3 (Highway Commercial)
South – City M-1 (Industrial), R-2 (Medium Density Residential), P (Public)
East – City M-1 (Industrial), C-3 (Highway Commercial)
West – Lake County A (Agriculture), R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE:
North – Pasture, Vacant Residential, Undeveloped, Manufactured Home
South – Lake County Eagles Aerie Club, Arlington Ridge
East – Vacant Commercial, Vacant Gov't County, Self-Storage
West – Single-Family, Vacant Residential, Manufactured Home

PROPOSED LAND USE: Mixed-Use Development

CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY

DATE: October 24, 2024
OWNER: Blount Birchmier Leesburg LLC
PETITIONER: Blount Birchmier Leesburg LLC
PROJECT: Blount Birchmier Leesburg LLC
REQUEST: Small Scale Comprehensive Plan to Commercial and Rezoning to PUD (Planned Unit Development)
CASE NO.: SSCP-24-221, PUD-24-222

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 8/16/24

FIRE

"No Comments from Leesburg Fire Department." Caption Amanda Stevenson 7/29/24

ELECTRIC

"This project is not in Leesburg Electric Service Territory. Leesburg Electric has no objections." Steve Davis 7/29/24

GAS

"No Comment." Wayne Williams 8/5/24

GIS

No comments received as of 8/16/24

BUILDING

No comments received as of 8/16/24

PUBLIC WORKS

"Public Works has no issues with this." Cliff Kelsey 7/29/24

ADDRESSING

No comments received as of 8/16/24

ECONOMIC DEVELOPMENT

No comments received as of 8/16/24

LAKE COUNTY PUBLIC WORKS

No comments received as of 8/16/24

LAKE COUNTY SCHOOLS

No comments received as of 8/16/24

PUBLIC RESPONSES

Approval

No comments received as of 8/16/24

Disapproval

No comments received as of 8/16/24

Extended Aerial

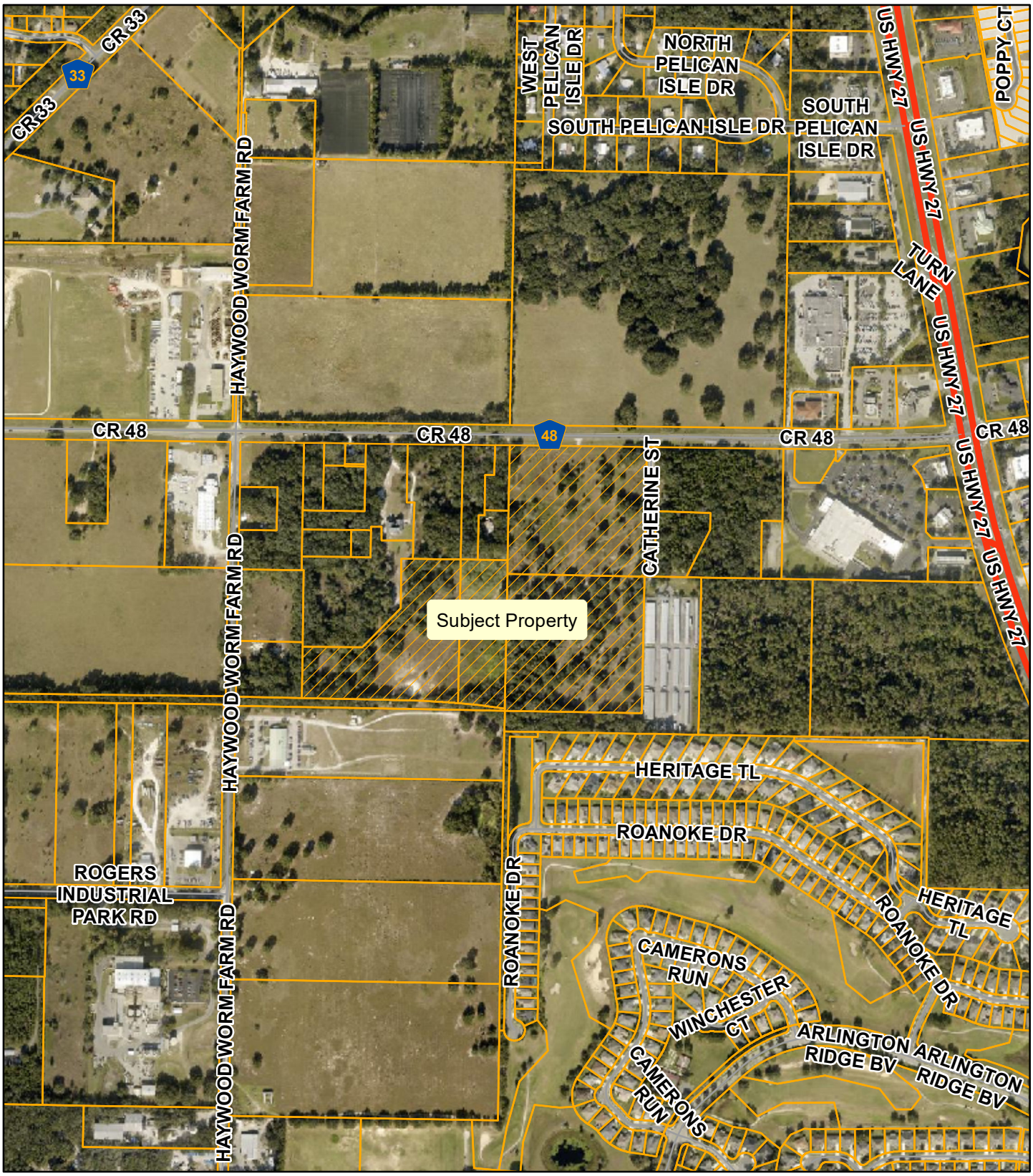
Planning & Zoning Division

N

0 300 600 Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
September 11, 2024

Aerial



Planning & Zoning Division

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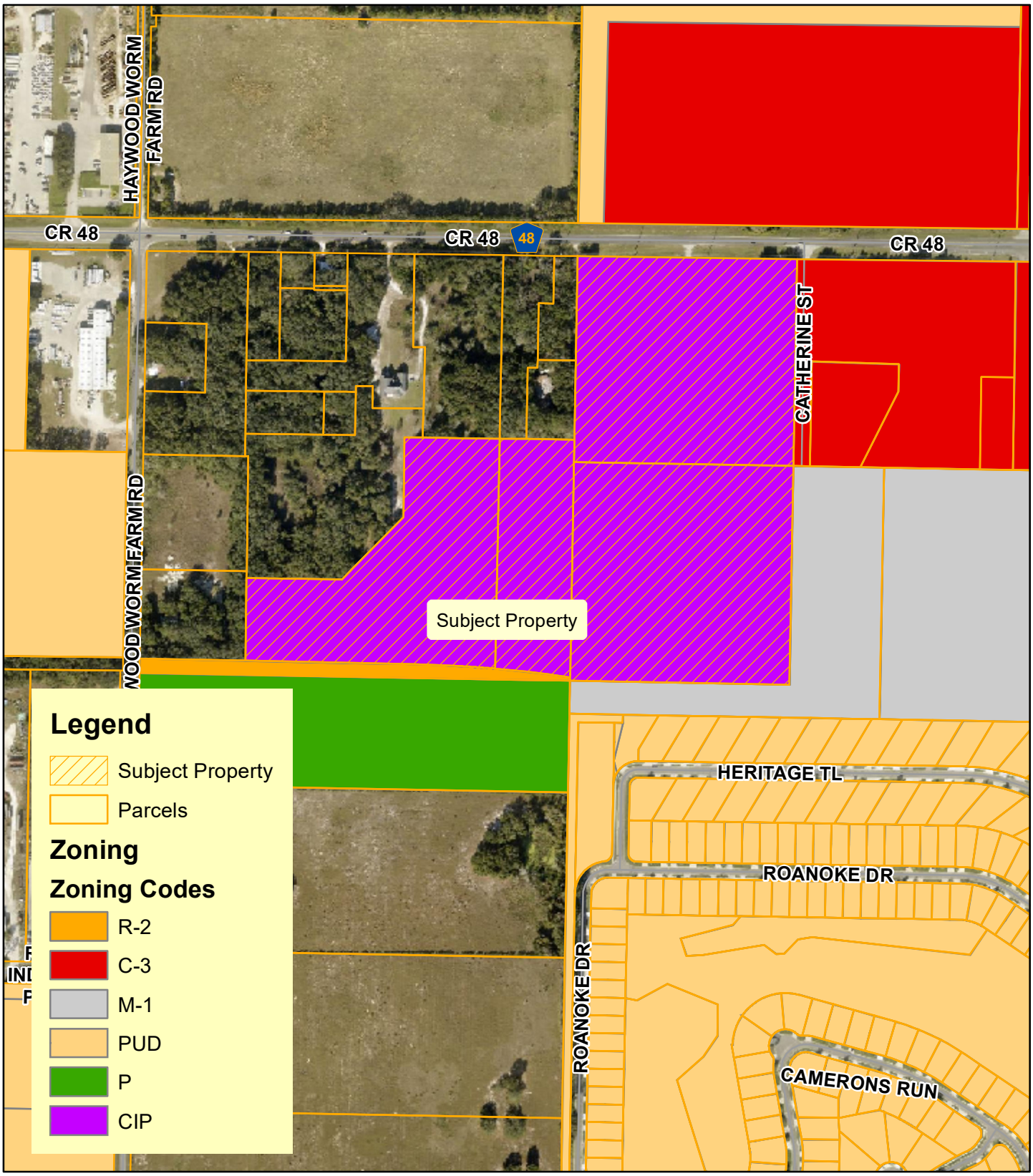
0 150 300 450 600
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Zoning



Planning & Zoning Division

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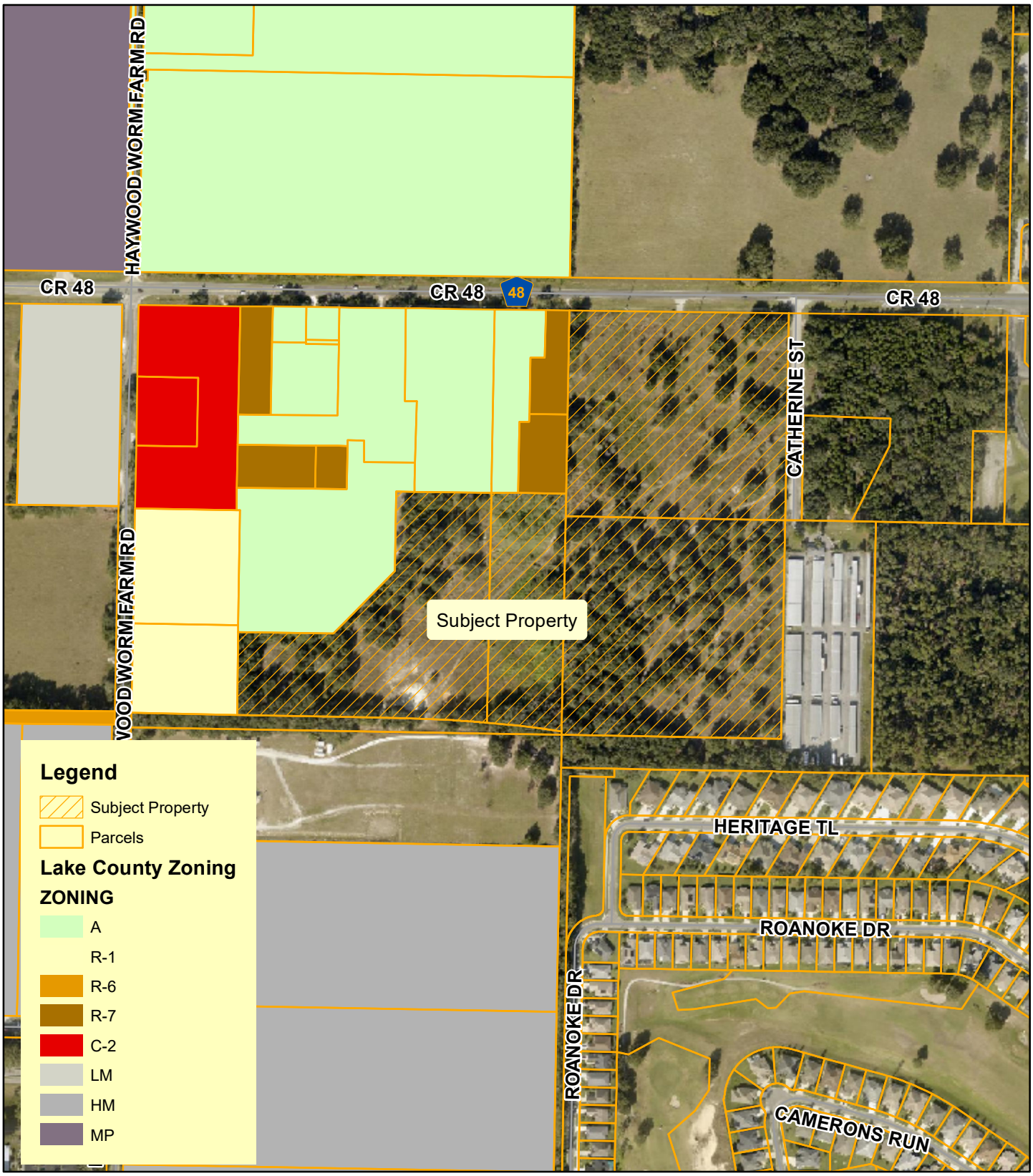
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Lake County Zoning



Planning & Zoning Division

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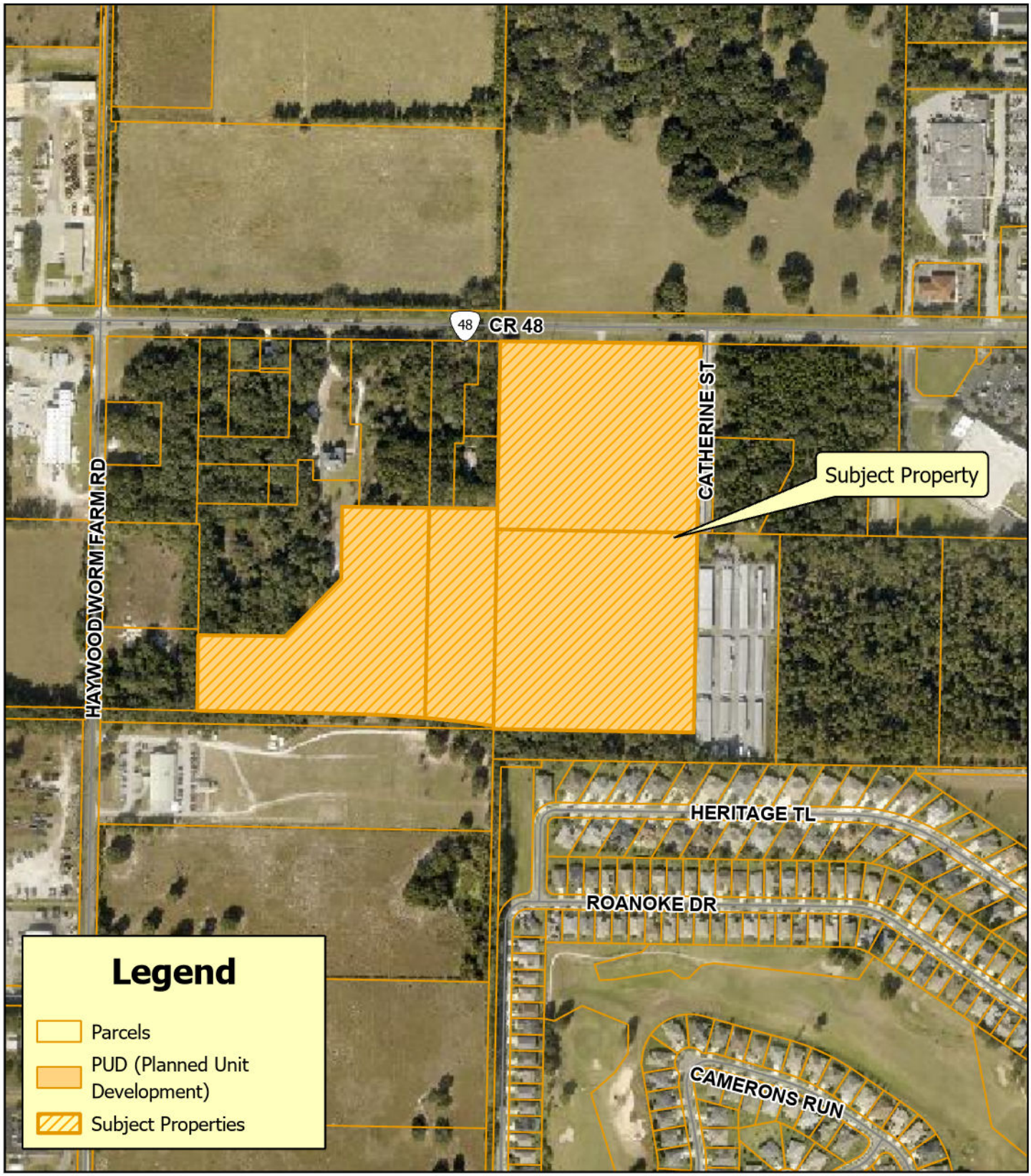
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Proposed Zoning



Planning & Zoning Division

N

0 170 340 Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
October 24, 2024

Surrounding Land Use

Planning & Zoning Division

N
W E
S

0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Wetland & Flood Zones

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Community Redevelopment Area

Planning & Zoning Division

N
W E
S

0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

Commission District

Planning & Zoning Division

N
W E
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0 90 180 270 360
Feet

Blount Birchmier Leesburg, LLC
AK#s 2766352, 1035309, 1048842, 1373107
Section 14, Township 20, Range 24 East
July 22, 2024

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.3.
Meeting Date:	November 25, 2024
From:	Dan Miller, (Planning and Zoning Director)
Subject:	An Ordinance of the City of Leesburg, Florida amending the City's Comprehensive Plan Future Land 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.

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.

In response to State review technical advisory comments provided, the following changes/additions were made to the Body of the Comprehensive Plan and/or the supporting Data & Analysis:

1. Summary of the plan amendment changes since transmittal:

Response to Florida Department of Commerce comments:
Element 1 - Future Land Use. Based on Technical Assistance Comments provided by the Department, the following revisions have been made to the mix-of-use matrix in the Neighborhood Mixed-Use and Downtown Mixed-Use land use categories:

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

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

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.

7. 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:

1. Commercial, office, retail sales and service, restaurants
2. 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.
3. Government, civic, institutional, places of worship, or recreational.

The balance of uses within a proposed downtown development site will be determined based on the following criteria, or historic development patterns of the downtown or 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%

1. Conservation Element, Hazardous Waste, Large and Small Quality Hazardous Waste Generators, Small Quantity Hazardous Waste Generators: Cutrale Citrus Juices USA, Inc. is no longer in business and has been stricken from the chart.

Response to FDEP comments:

1. "Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177 (3)(a)4.b., F.S.) Refer to the attached letter from Ron Hart, Chief Limnologist, Surface Water Professionals, LLC regarding BMAPs within the City of Leesburg.

Note that City of Leesburg Capital Improvement Plan documents for Stormwater, Water, Wastewater, and Public Works Department are attached as Data and Analysis to respective elements in the 2045 update to the Comprehensive Plan. The documents are also attached to this letter.

1. " . . . consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS); a.k.a. septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S."

2. Based on a review of parcel data attribute table provided by City of Leesburg Geographic Information System, staff performed a detailed review of the parcel data to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. *None were found.* Please refer to the *Methodology Statement* attached to this letter and in the Data and Analysis information at the back of the Wastewater Element of the Comprehensive Plan.
    1. Note that OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

Conservation Element, Table 9 – 1: Inventory of Permitted Point and Area Sources of Air Pollution in Leesburg
Cutrale Citrus Juices USA Inc. is a defunct corporation. It has been removed from Table 9 – 1.

Conservation Element, Table 9 – 2: Large and Small Quantity Hazardous Waste Generators, Small Quantity Hazardous Waste Generators
Cutrale Citrus Juices USA Inc. is a defunct corporation. It has been removed from Table 9 – 2.

Aviation Element, Policy 1.1.5
Corrected sentence structure to read: "The City shall require, in conjunction with the Federal Aviation Administration (FAA), an Obstruction Evaluation / Airspace Analysis (OE/AAA)."

Procurement Analysis:
N/A

Options:
1. Approve the City of Leesburg 2045 Comprehensive Plan and transmittal to Florida Commerce for Adoption; 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 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.

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 25th day of November 2024.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

THE LAKEFRONT CITY

LEESBURG

EST. 1857

2045

COMPREHENSIVE PLAN

The Planning & Zoning Department would like to thank every person involved during this Comprehensive Plan Process, especially...

City Commission, Leesburg, Florida

James A. Burry, Jr.	*Mayor, District 5*
Allyson Berry	*Commissioner, District 1*
Alan Reisman	*Commissioner, District 2*
Jay Connell	*Commissioner, District 3*
Mike Pedersen	*Commissioner, District 4*

Planning Commission, Leesburg, Florida

Timothy H. Sennett	*Chairman*
Nathaniel Sanders	*Vice-Chairman*
Ted Bowersox	*Planning Commissioner*
Frazier J. Marshall	*Planning Commissioner*
Stewart Kaplan	*Planning Commissioner*
John O' Kelley	*Planning Commissioner*
Ze'Shieca Carter	*Planning Commissioner*
Ken Simeone	*Planning Commissioner, Alternate Planning*
Darrin Akkerman	*Commissioner, Alternate*

City Departments:

Administration	Al Minner, *City Manager* Robert Hicks, *Deputy City Manager* Pam Hester, *Executive Office Manager*
Airport	Tracey Dean, *Airport Manager*
Budget	Brandy McDaniel, *Budget Manager*
Building	Ann Kinsey, *Building Official*
City Clerk	J. Andi Purvis, *City Clerk* Anna Rottermond, *Deputy City Clerk*
Customer Service	Paul Austin, *Customer Accounts Manager*
Electric	Brad Chase, *Director*
Finance	James Williams, *Director*
Fire	Joseph Mera, *Fire Chief*
Gas	Corey Goepfert, *Director*
Information Technology	Tino Anthony, *Director*
Housing	Sandra Wilson, *Director*
Human Resources	Melissa Arriaga, *Director*
Lake Front TV	Dr. Anna Marie Chwastiak, *Station Manager*

City Departments, Continued:

Library	Lucy Gangone, *Director*
Parks & Recreation	Travis Rima, *Director*
Planning & Zoning	Dan Miller, *Director*
Police	Joe Iozzi, *Chief*
Procurement	Robert Hicks, *Director*
Public Works	Cliff Kelsey, *Director*

Research Team:

Planning and Zoning	Dan Miller, AICP, *Director* Kandi Harper, AICP, *Deputy Director* Dianne Yekel, Certified Arborist, *Senior Planner* Christine Rock, AICP, CFM, *Senior Planner* Max Van Allen, *Planner* Melissa Medders, *Planner* Sabrina Mitchell, *Executive Assistant I*
Calvin, Giordano & Associates (CGA)	Luis Serna, AICP, LEED AP BD+C, *Director of Planning, Tampa Bay* Alyssa Livingstone, *Planner* David Dixon, AICP, *Principal Planner* Paul Lambert, *Managing Principal, Lambert Advisory* Eric Liff, *Principal, Lambert Advisory* Christopher Brimo, AICP, *Principal Planner, ICE* Michael Schofield, PE, *Project Manager, ICE* Amanda Klepper, AICP, *Senior Planner, PSG* Cynthia W. Grizzle, PWS, CFM, *Director of Environmental Services, PSG*
Dewberry Engineers, Inc.	Don L. Medellin, *Senior Project Scientist*

The City of Leesburg and Calvin, Giordano, and Associates extend additional gratitude to the following City of Leesburg Department Staff for their subject matter expertise and continued assistance:

- Customer Service
- Finance Department
- Geographic Information (GIS)
- Housing Department
- Information Technology (IT)
- Leesburg International Airport
- Office of the City Clerk
- Parks and Recreation Department
- Procurement
- Public Works Department

CITY OF LEESBURG COMPREHENSIVE PLAN 2045
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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 based on the following criteria or through negotiation with the Planning and Zoning Department Director or designated staff.

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

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 the following criteria, or 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%

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.

n. Age Restricted Development (The Villages of West Lake)

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 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. The Age Restricted Development designation may be used for any of the uses identified 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.). The existing Chapter 163 Agreements with the City for this Project, and will apply to the entire Project boundary, and provides additional regulations and guidelines for the Age Restricted Development designation.

o. 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.

p. 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
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 makes 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

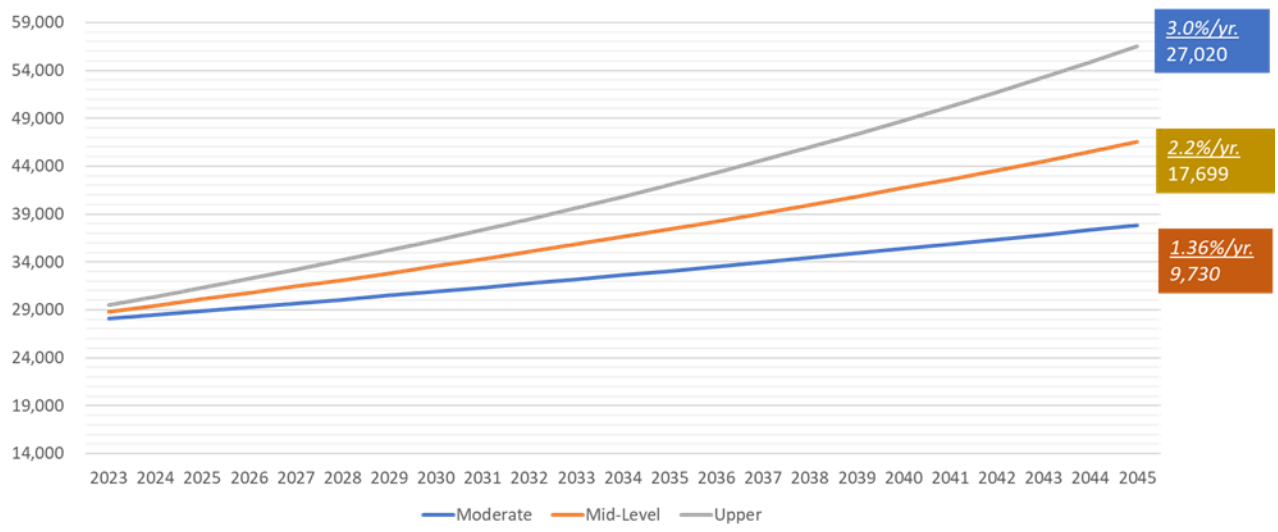
As a part of its periodic assessment of its Comprehensive Plan, the City of Leesburg has engaged Calvin Giordano & Associates (CGA) to prepare a review of the Plan's background data and analysis. This data and analysis will serve as the basis for the preparation of updated Comprehensive Plan goals, objectives,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

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 (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.

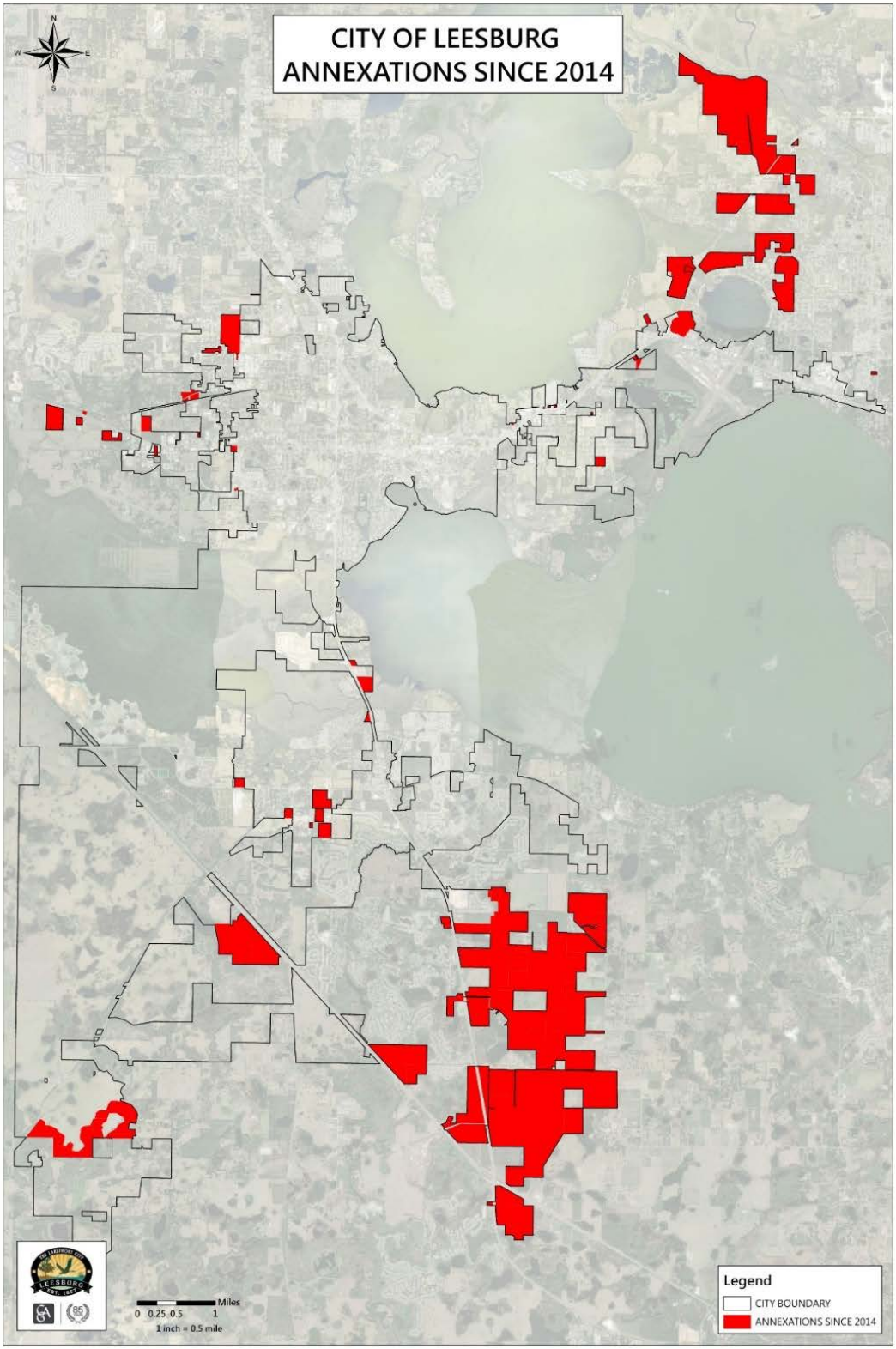
Tables 1-1 and 1-2: Leesburg Annexations 2014 through 2023, Residential FLU Categories & Commercial/Industrial FLU Categories, respectively.

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

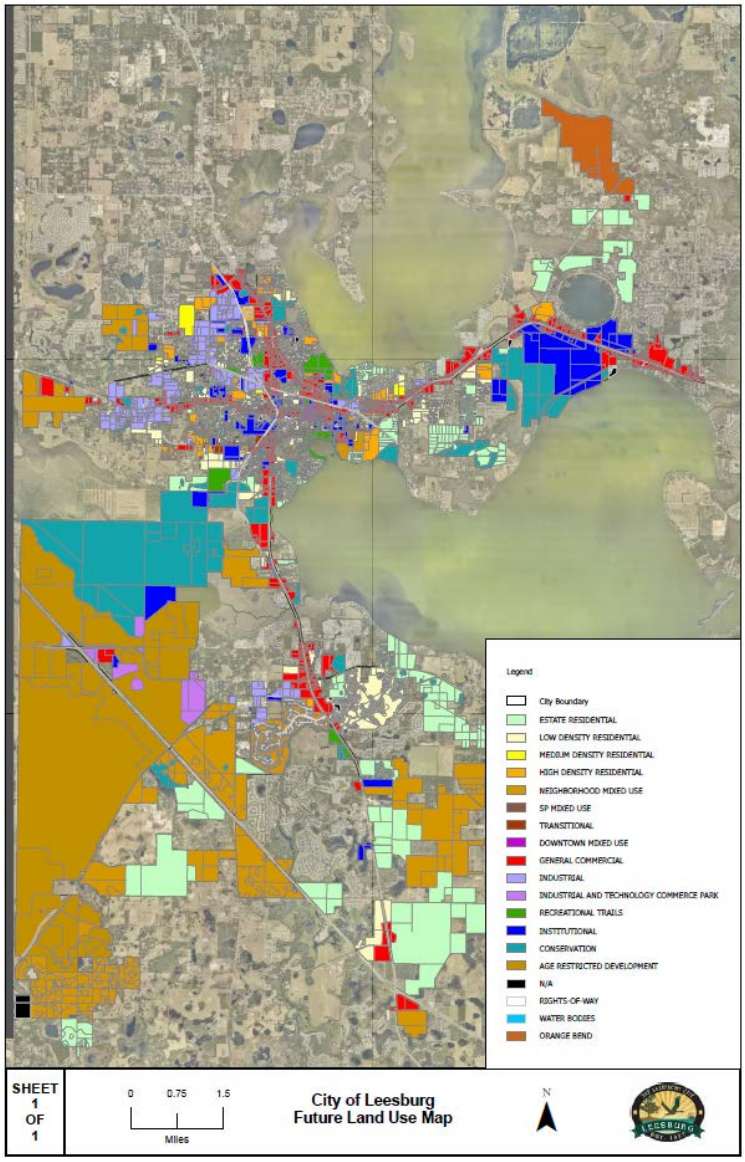


Table 1-3: Future Land Use Table - 2023

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.*

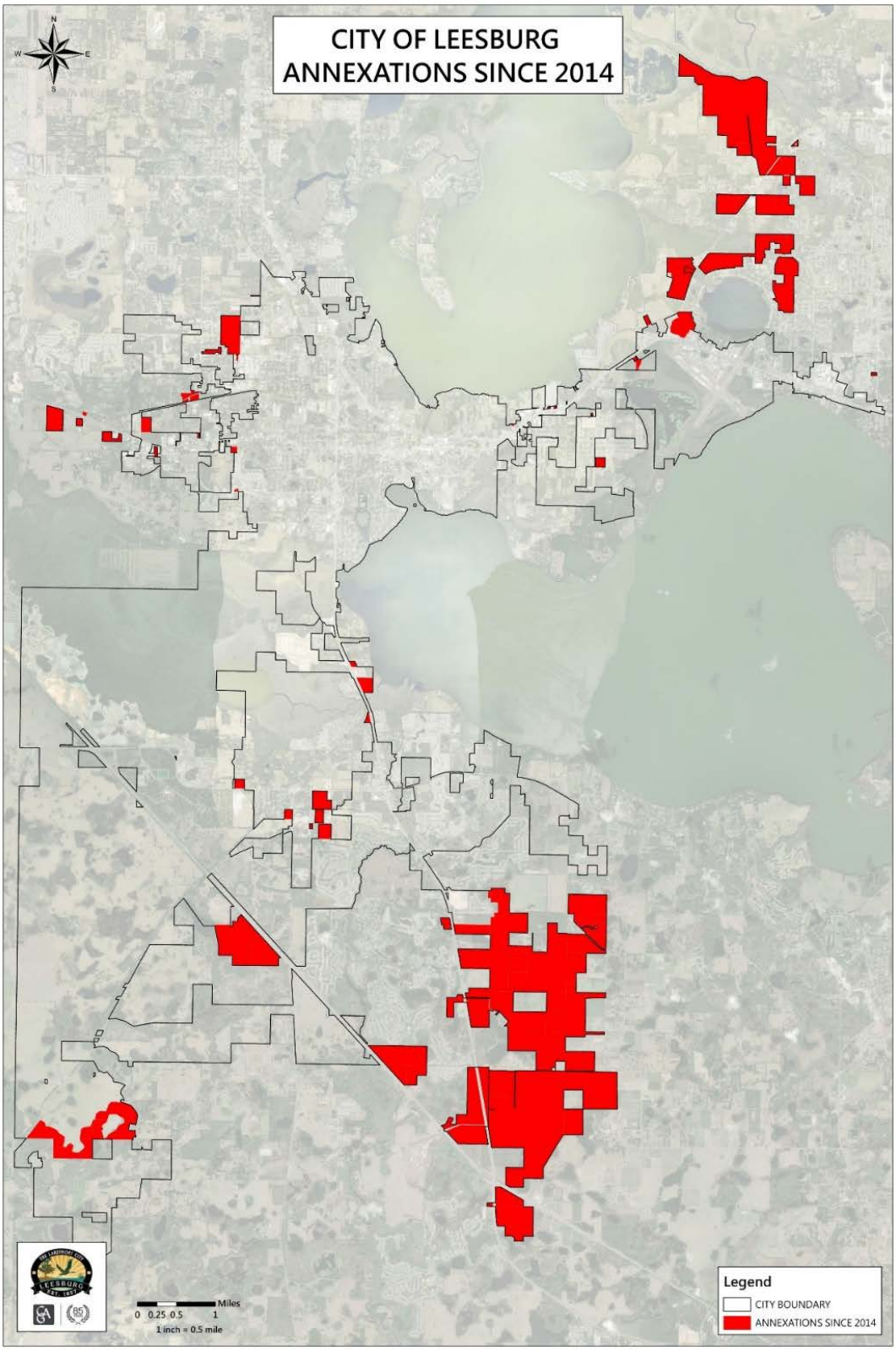
Source: Calvin, Giordano & Associates, 2024; REVISED City of Leesburg Geographic Information Systems Future Land Use data layer. Parcel data source: Lake County Property Appraiser's land data base. Curated August 6, 2024.

Developable Acreage Table - 2024

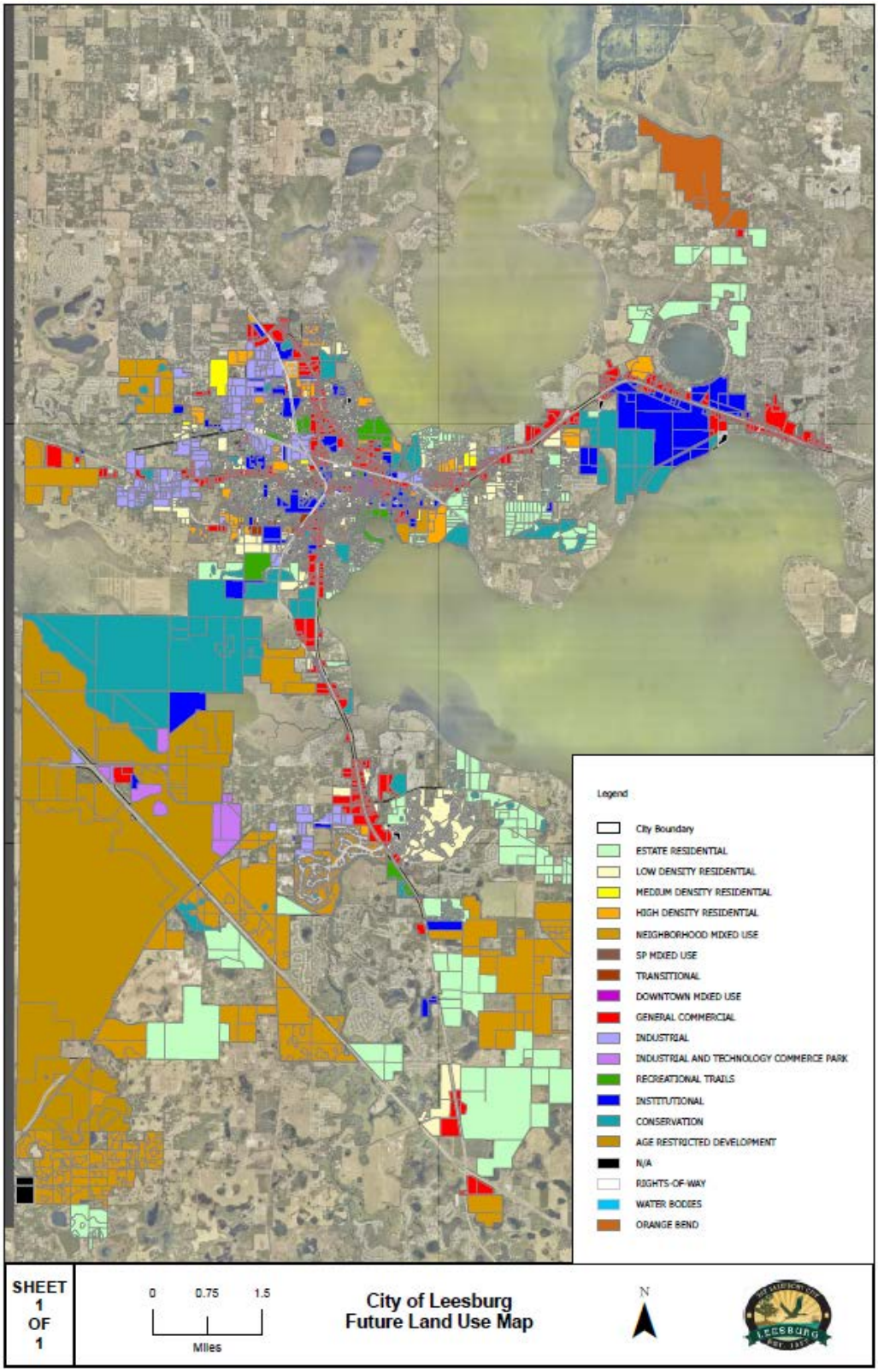
Future Land Use Categories	Developable Acreage	Maximum Density/Intensity	Max. Residential Potential
Estate Residential	584	Up to 4 units/acre	2,338
Low Density Residential	318	Up to 8 units/acre	2,543
Medium Density Residential	73	Up to 12 units/acre	871
High Density Residential	113	18-25 units/acre	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

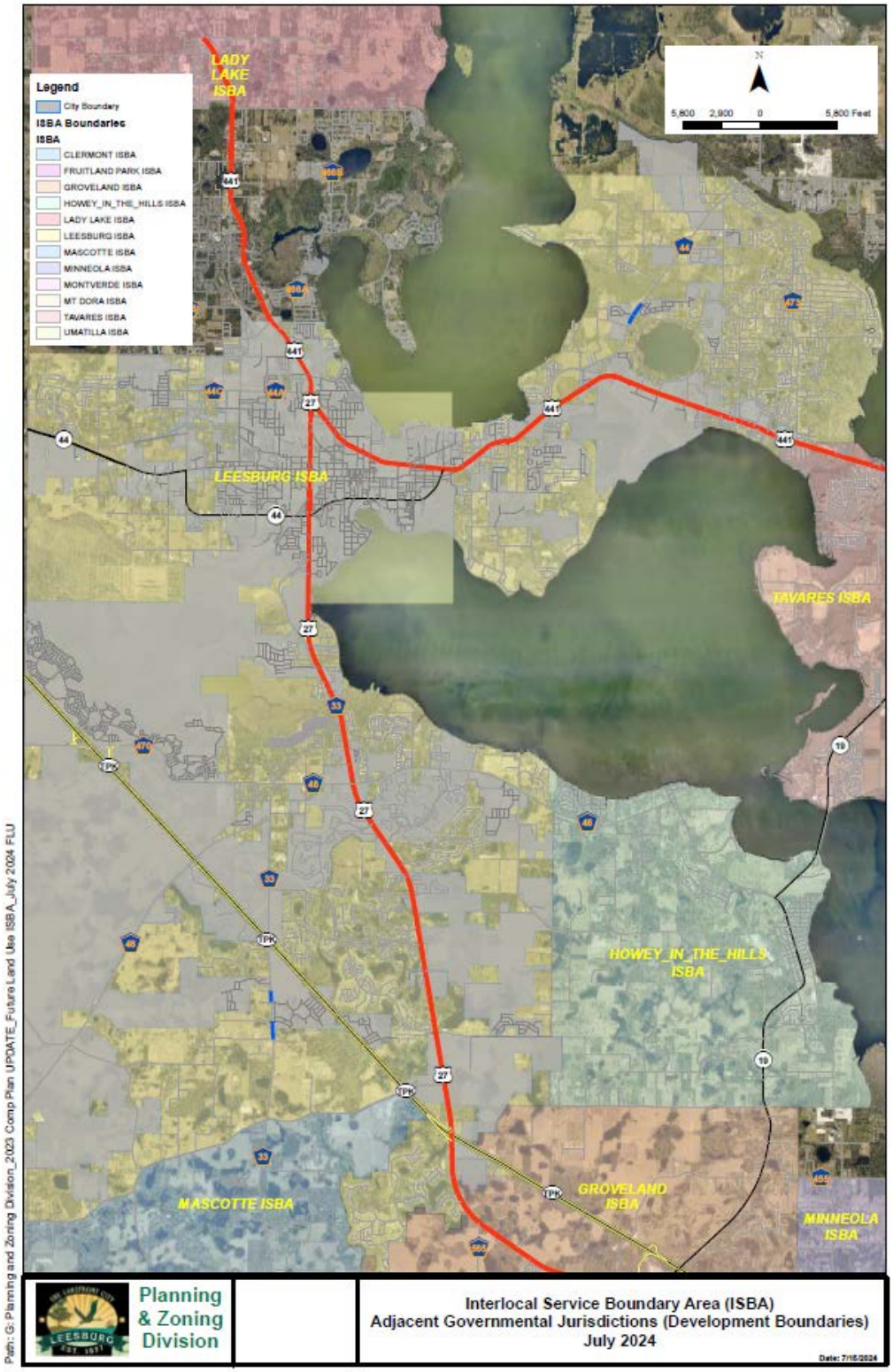
CITY OF LEESBURG ANNEXATIONS SINCE 2014



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.

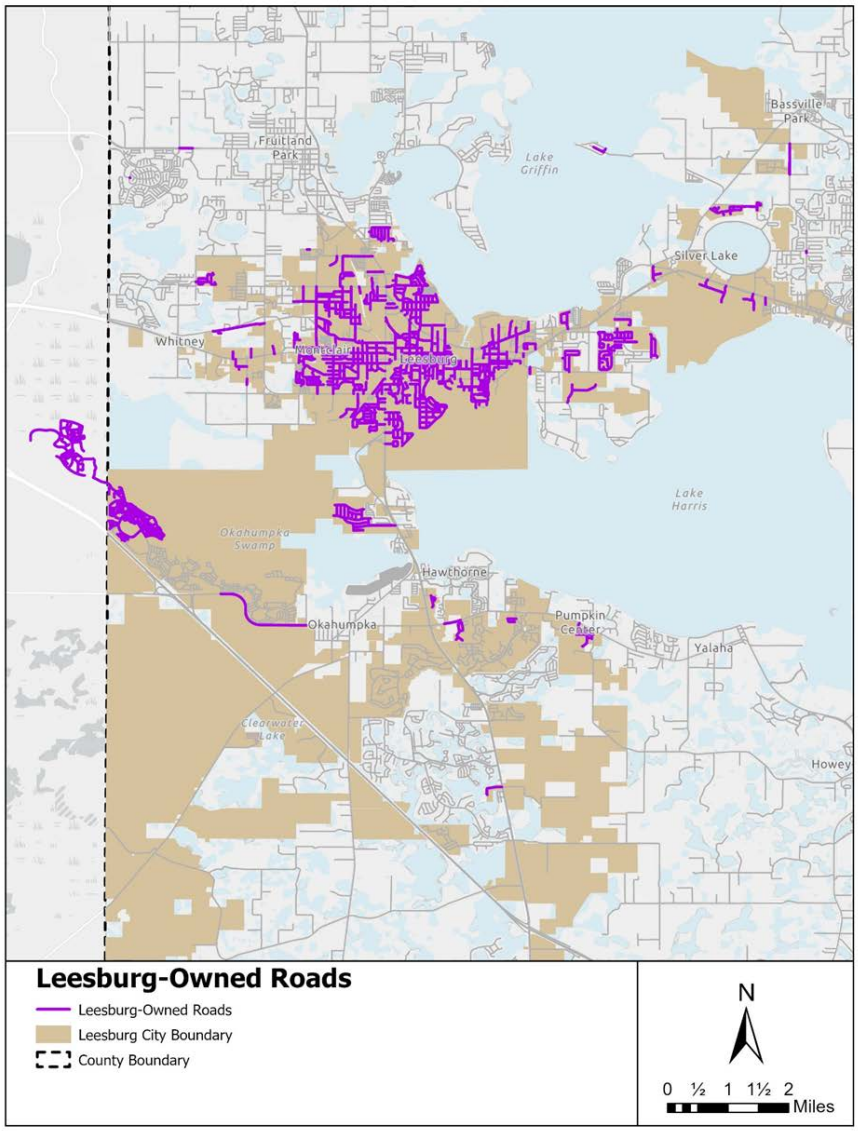
Table 2-2: Names and Lengths for State or County-maintained Roadways
Source: Lake County Congestion Management Plan

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 Map 2-1).

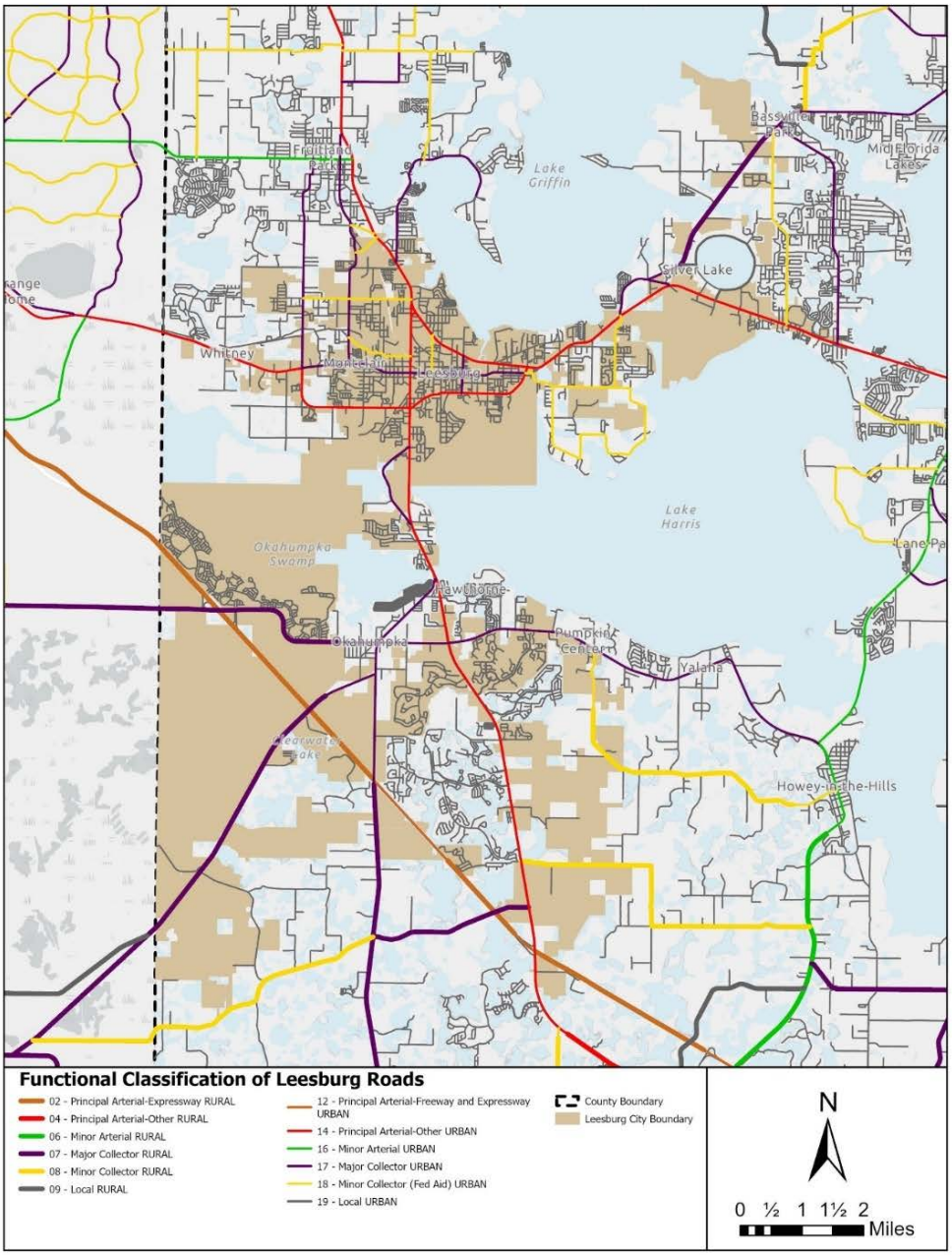
Map 2-1: Leesburg-Owned Roads



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.

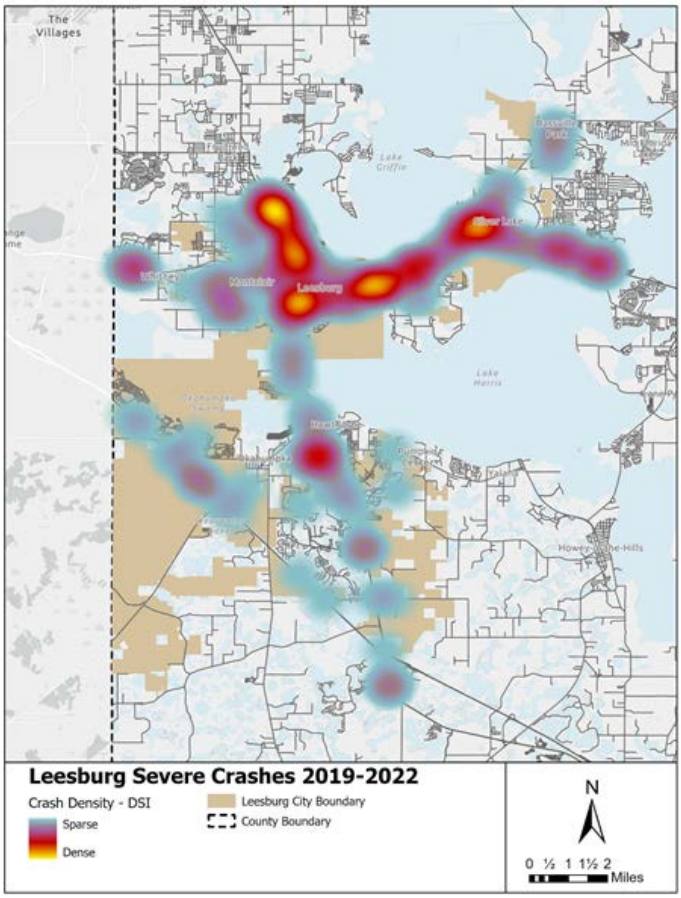
Crash Locations:
Crash data from FDOT shows that for years 2019-2022 there were 28 fatalities (7 per year) and 131 serious injuries (about 33 per year) on roads within Leesburg. Data is available prior to 2019, but wasn't collected on many of Leesburg's roads, and is therefore an undercount of the true number of crashes.

Map 2-3 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

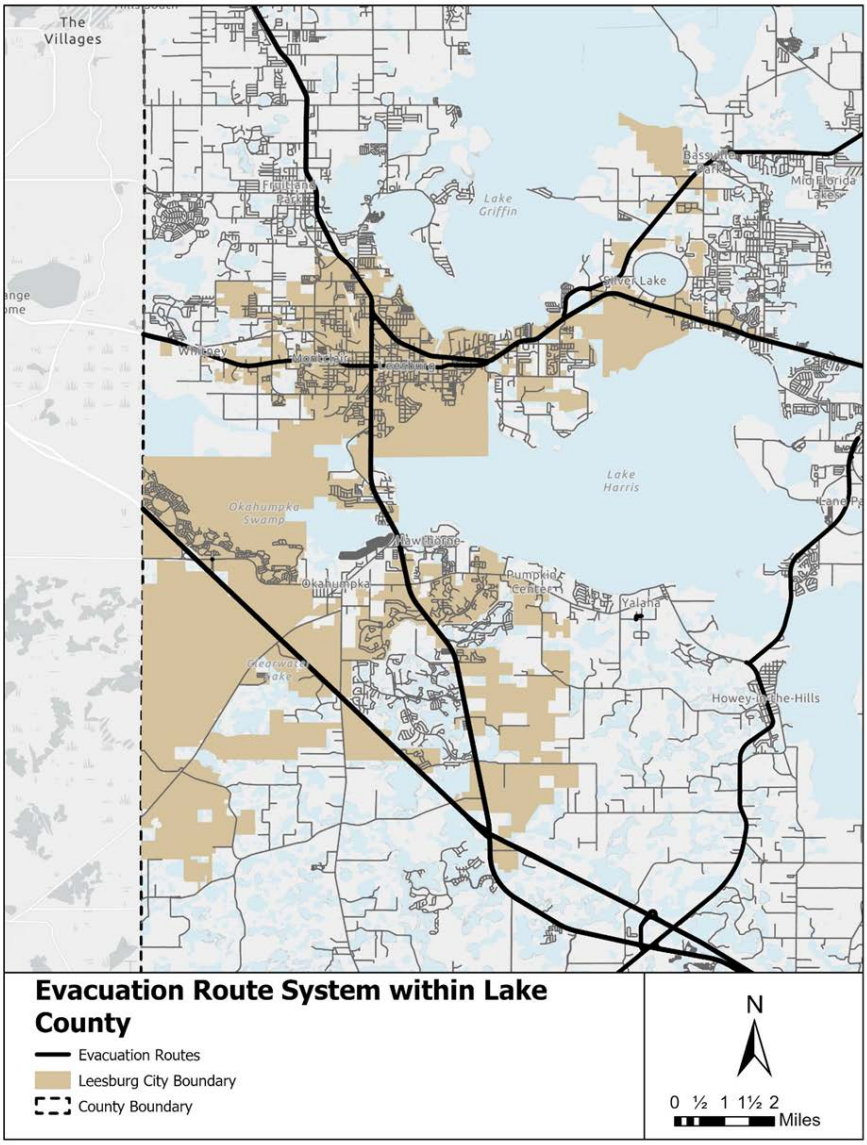


Between January 2019 and June 2023, there were 176 crashes involving bicycles or pedestrians in Leesburg. As with overall crashes, the 14th Street (U.S. 27/S.R. 25) corridor has the greatest density of bicycle/pedestrian crashes. Leesburg-owned streets where multiple bicycle/pedestrian crashes were recorded 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.

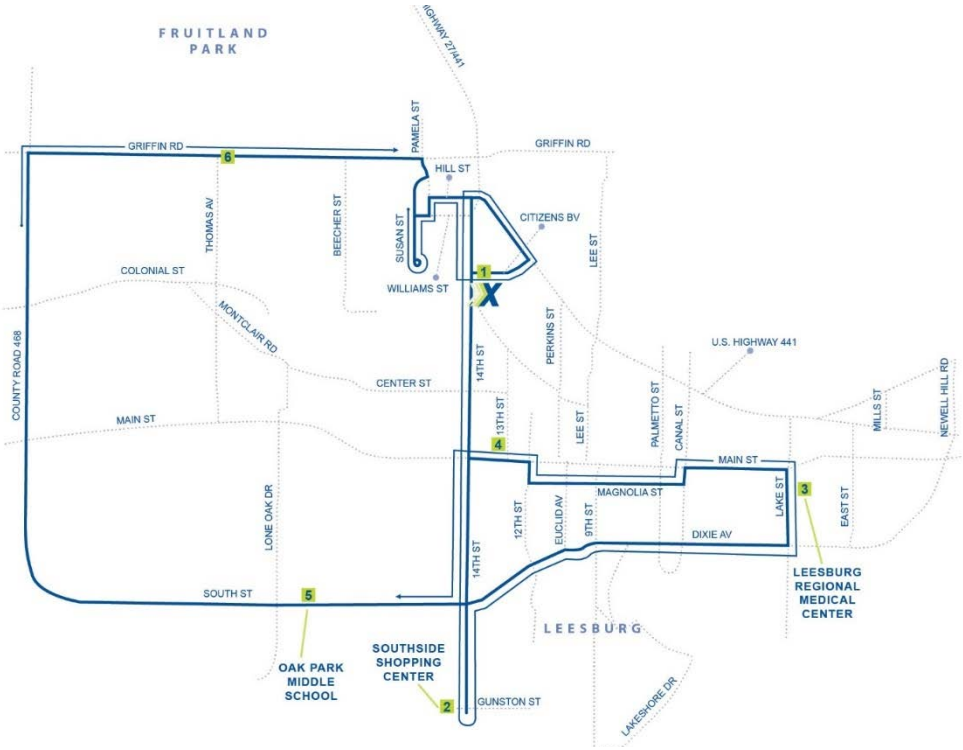
LakeXpress operates Monday - Friday. The service operates three routes through Leesburg; Routes 1, 1A, and 2. Route 1 connects Leesburg to Eustis, Route 1A connects Leesburg to The Villages, and Route 2 is a circulator running within Leesburg. Among the major destinations on the routes are:

- 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



<u>Parking System:</u>

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.

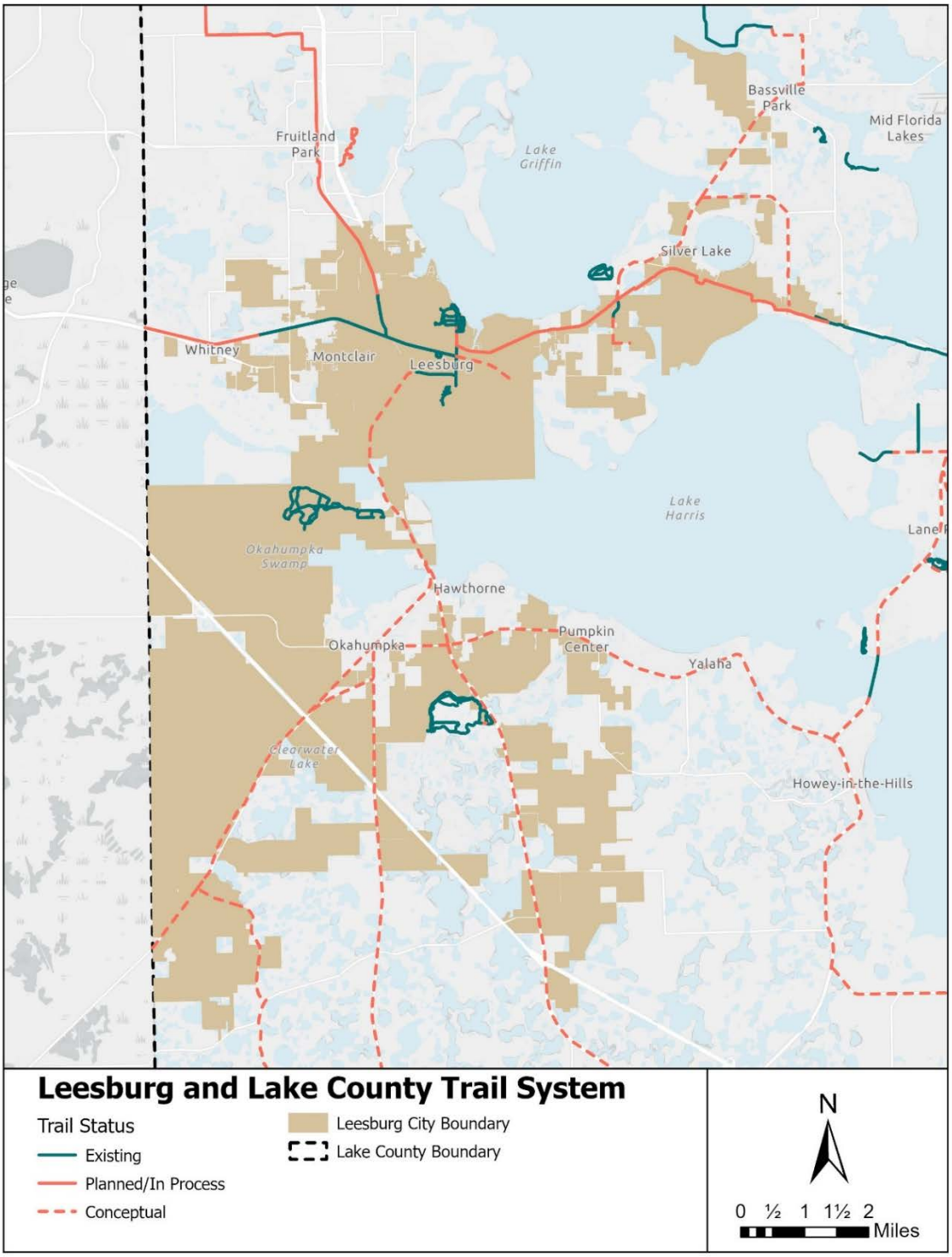
Table 2-5: Local Multi-Purpose and Hiking Trails

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.

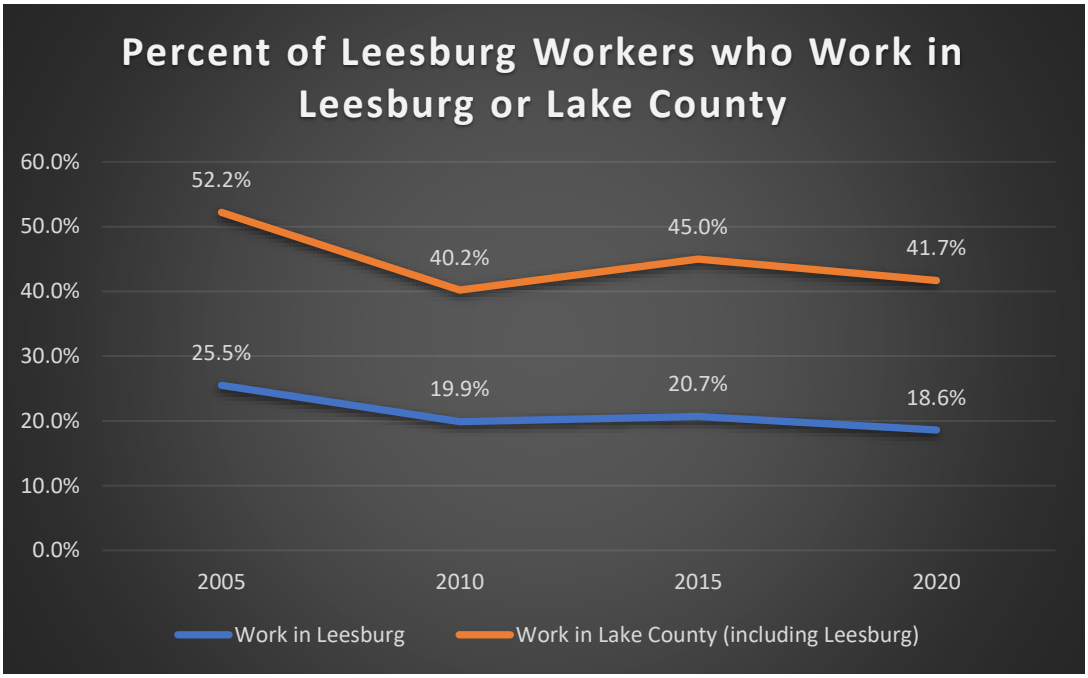
Travel patterns

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.

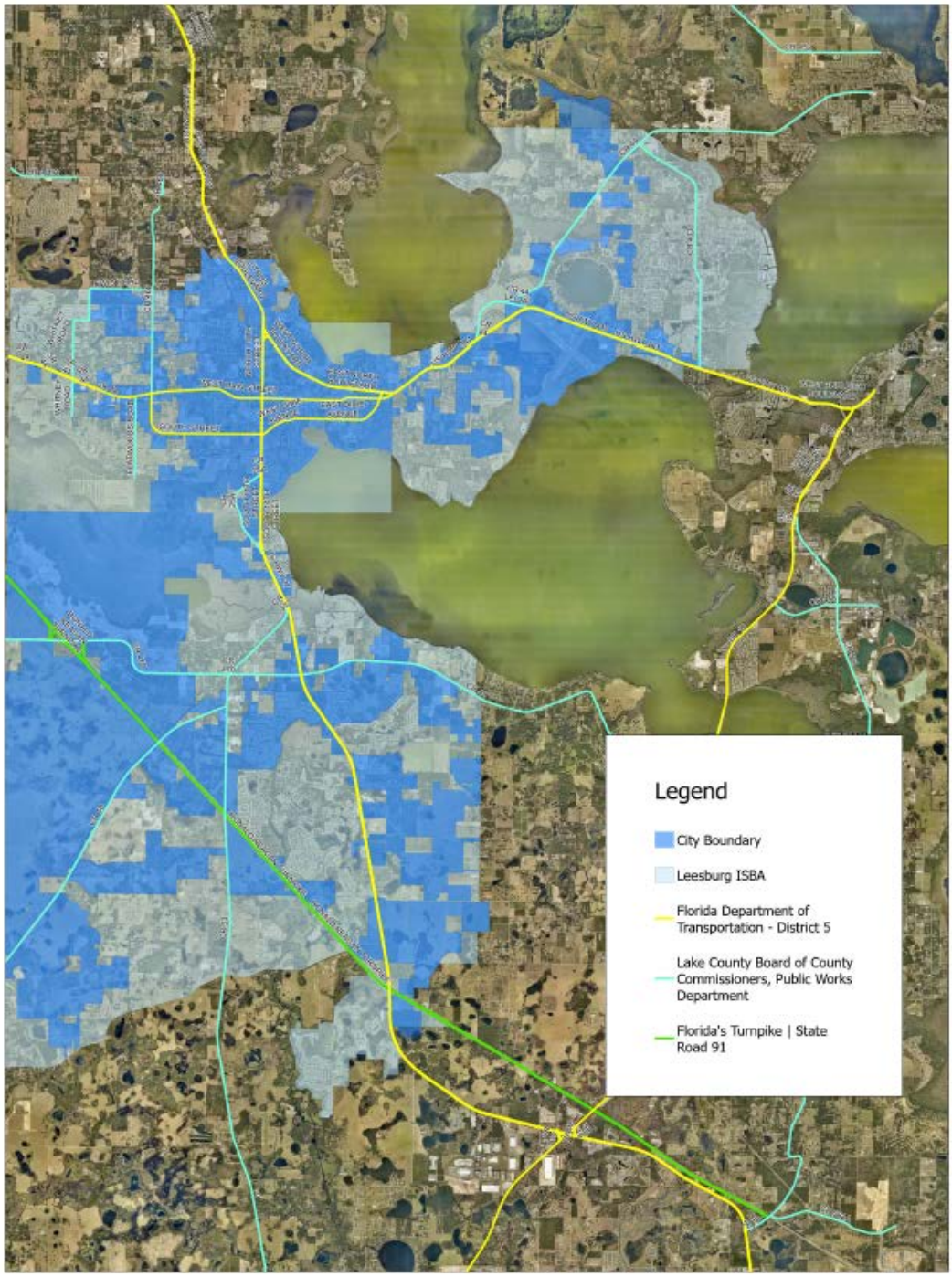
The share of Leesburg workers who travel outside Lake County to work has been increasing over time. The most common work destination outside of Lake County is Orange County, where 17% of Leesburg residents worked in 2020.

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

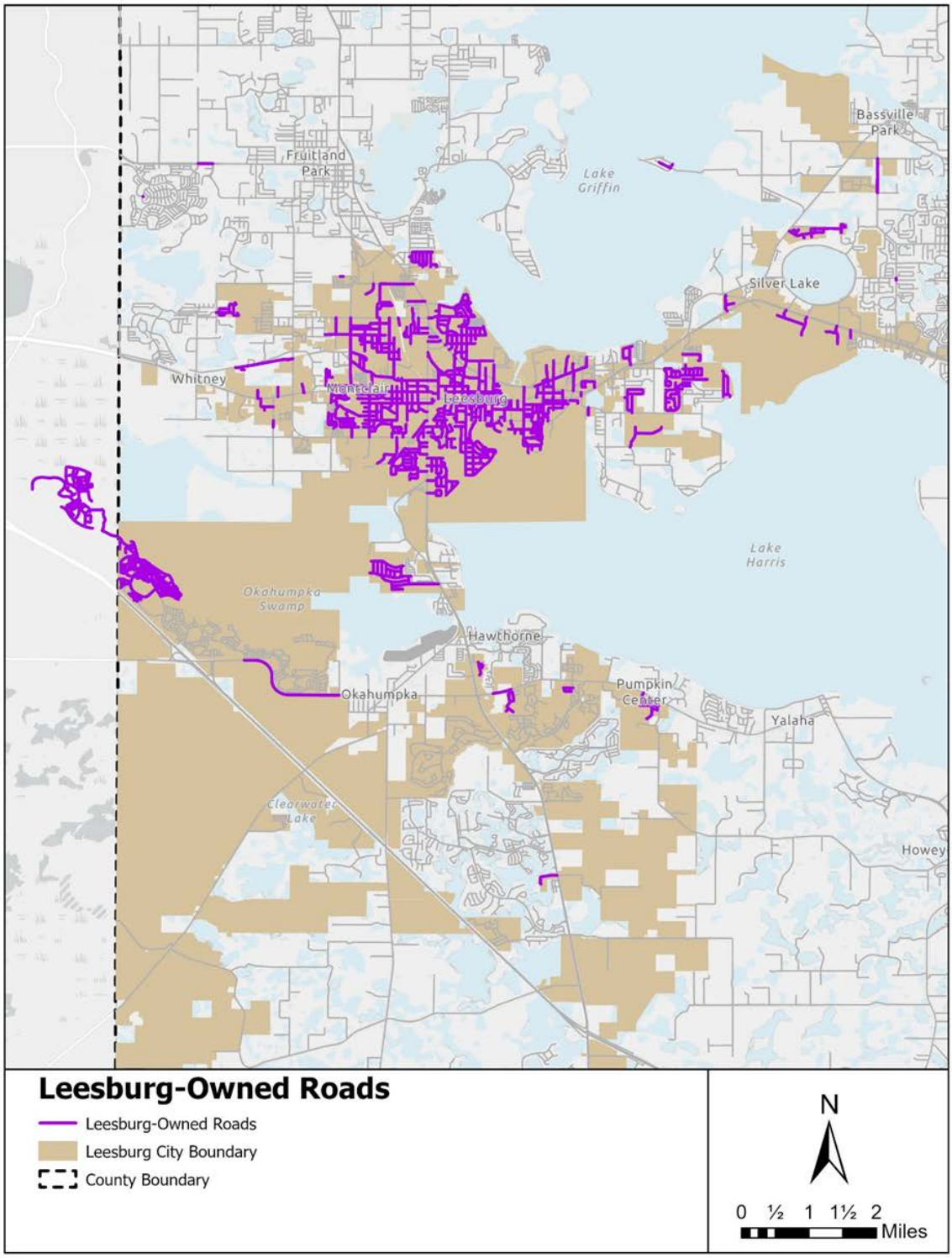


Other Jurisdictional Rights-of-Way

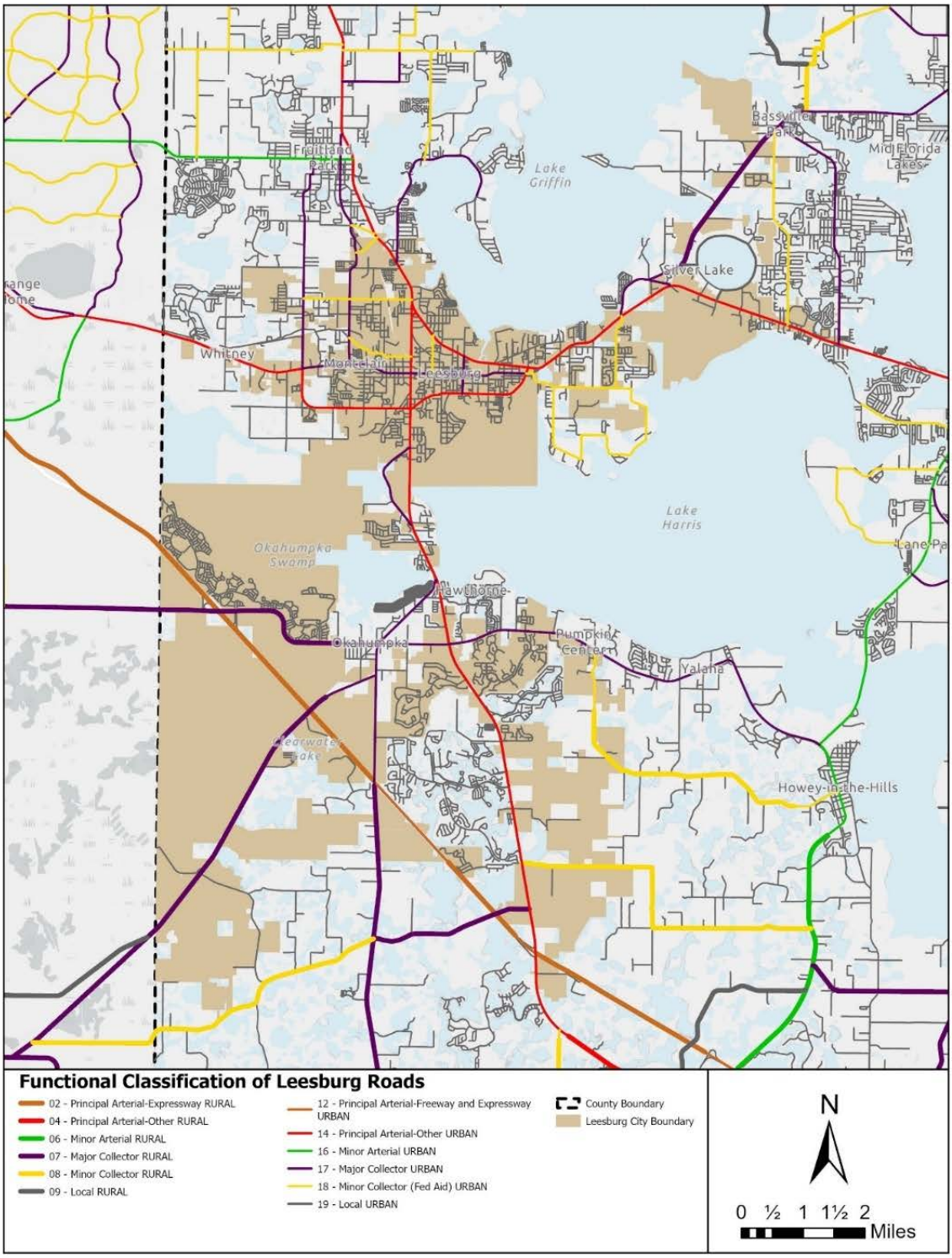
N

0 0.5 1 2 Miles

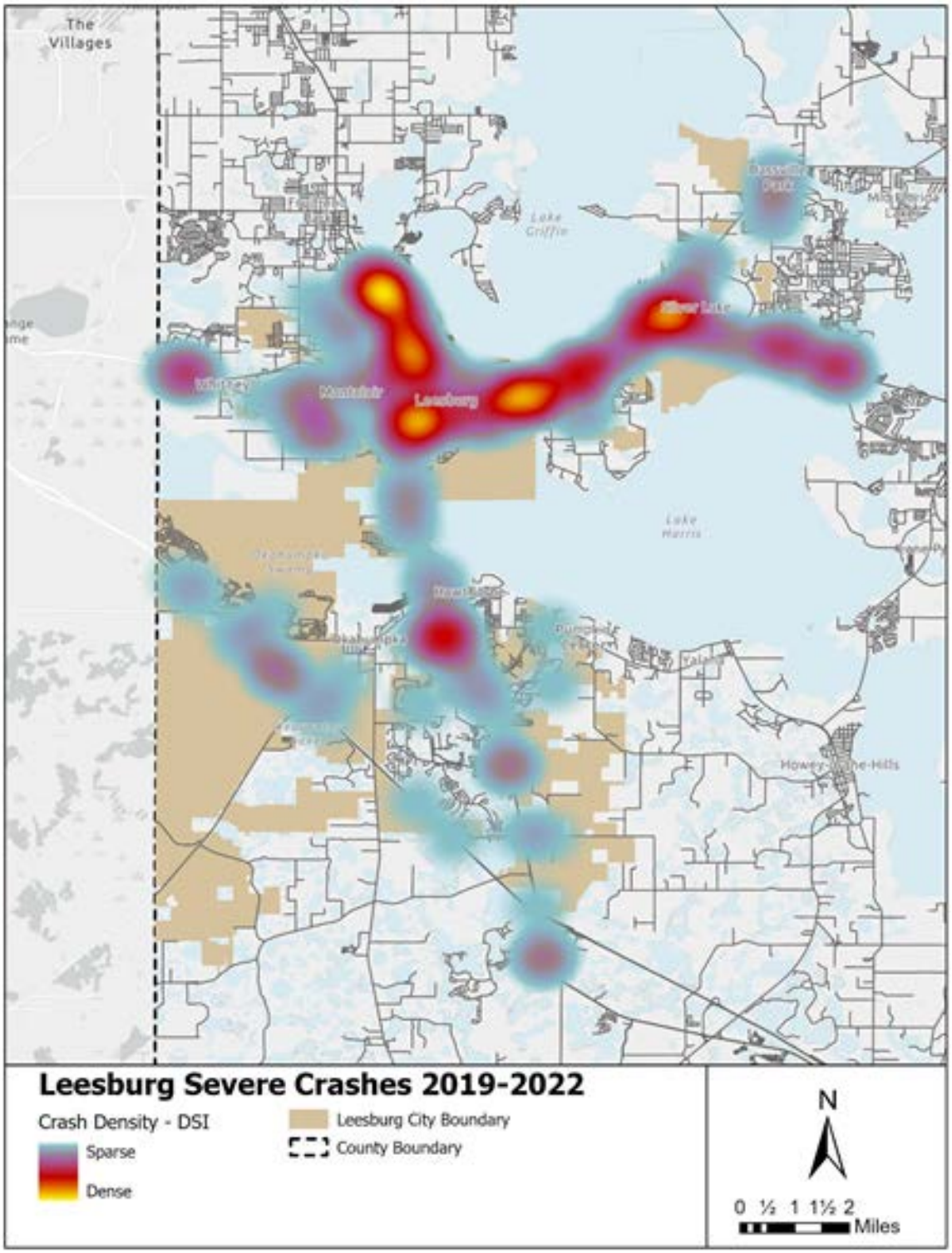
LEESBURG OWNED ROADS



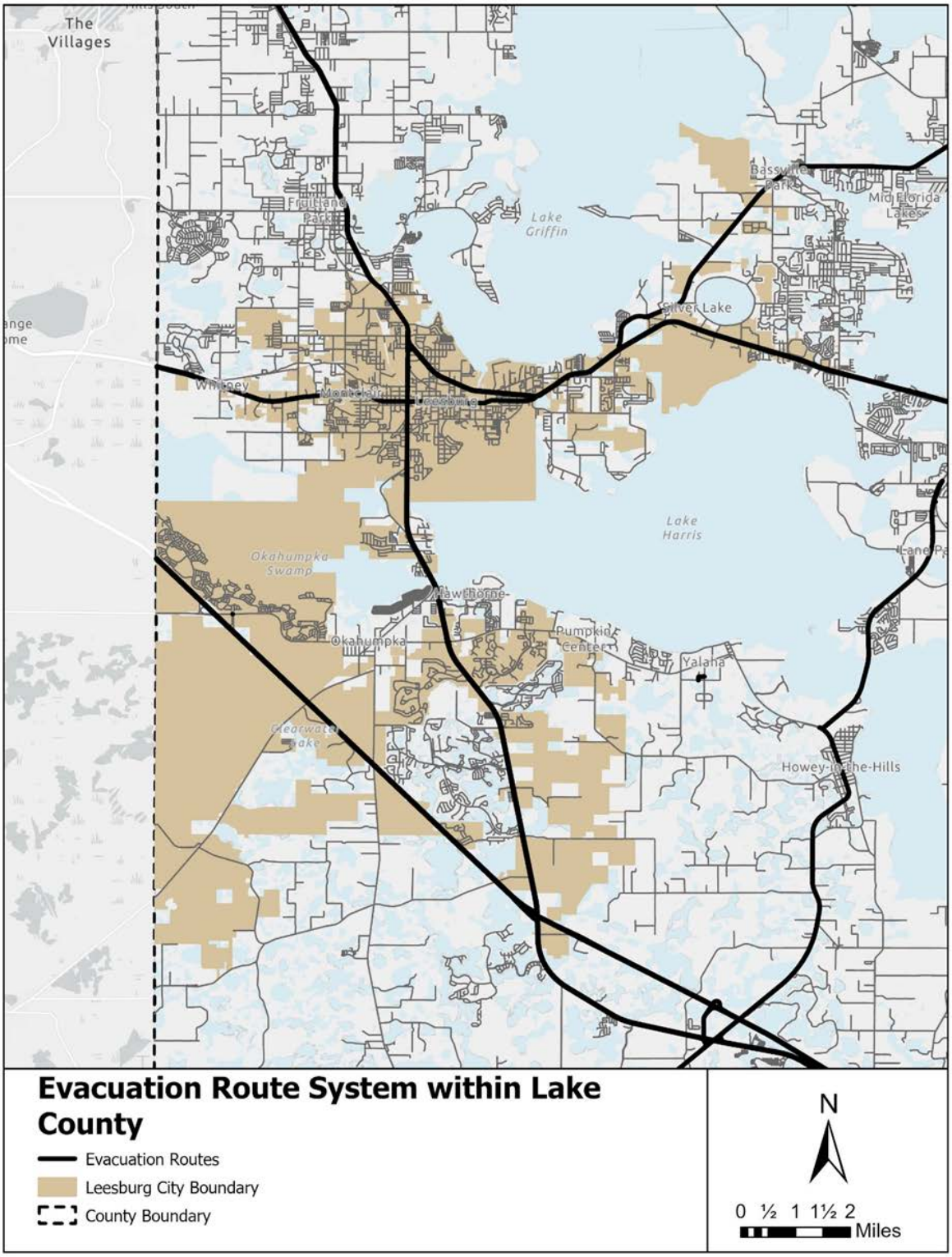
FUNCTIONAL CLASSIFICATION OF LEESBURG ROADS



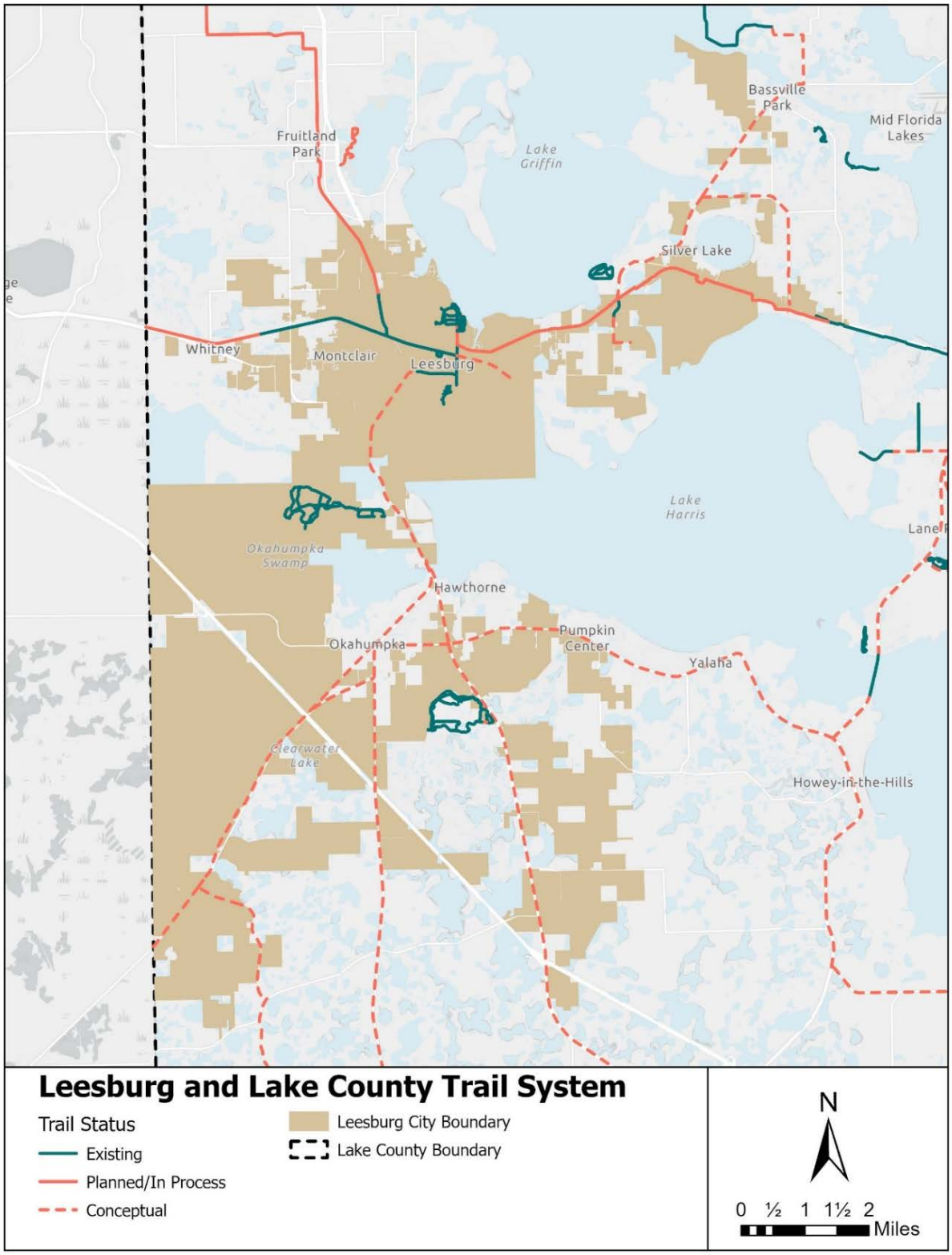
SEVERE CRASHES



EVACUATION ROUTES



LEESBURG AND LAKE COUNTY TRAIL SYSTEM



TRANSPORTATION GLOSSARY

Arterials - Provide regional mobility via both uninterrupted flow and interrupted flow segments. Arterials provide mobility around and through urban and community cores, and accommodate relatively long trip lengths as opposed to providing access to adjacent properties.

> *Principal Arterial* - provide for high speed, long trips, and high traffic volumes serving inter-county travel.
>
> *Minor Arterials* - provide for intra-county circulation, higher volumes, speeds, and trip lengths.

Collectors - Provide for movement between local streets and the arterial network. Collectors serve residential, commercial and industrial areas.

> *Major Collectors* - serve higher volumes of traffic at moderate to high speeds, connecting rural and urban areas.
>
> *Minor Collectors* - collect traffic from local streets and access roads of higher function.

Local Roadways - Provide direct access to abutting properties. Local roads accommodate traffic originating in or traveling to properties within a neighborhood, commercial or industrial development. Local roads are not considered part of the major thoroughfare system.

Scenic Roadways – Roads (rights-of way) that possess scenic qualities to the wider community.

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.

Level of Service – Minimum amount of maintenance required to continue acceptable function of municipal services (i.e., solid waste pickup, roadway travel, etc.)

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.

Florida Department of Transportation (FDOT) has extensive information available on their website: https://www.fdot.gov/
For an explanation of transportation terms, please click:
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/statistics/docs/urbanfunclass.pdf?sfvrsn=84c718c4_15

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.

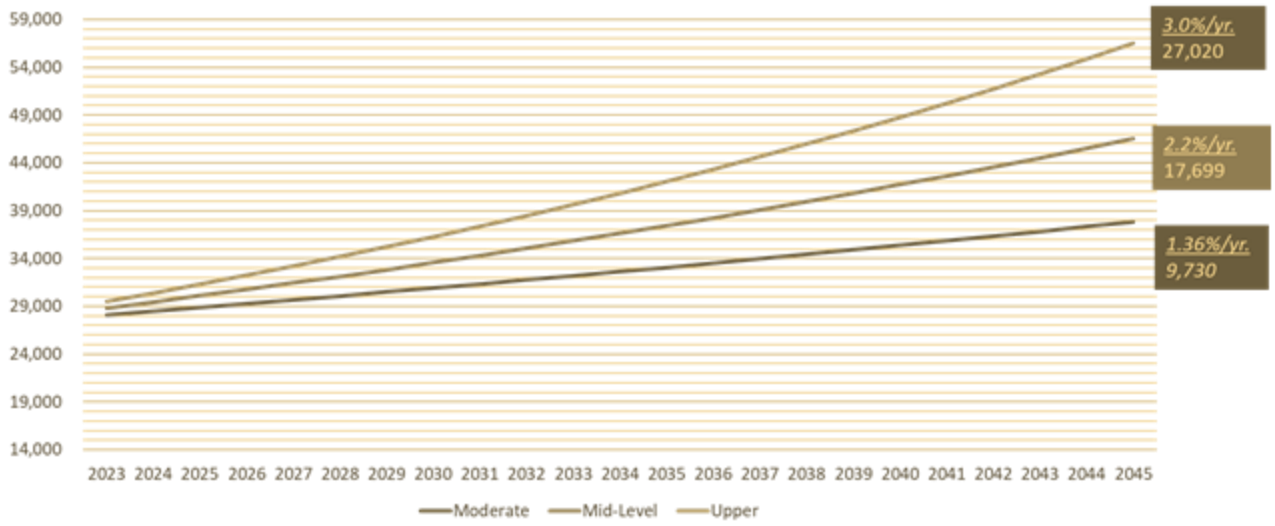
City of Leesburg – Status of Current Housing Development (as of June 2023)

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.

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. Based on the review of a parcel data attribute table provided by City of

Leesburg Geographic Information System, a detailed review of the parcel data was conducted to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. None were found. OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

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

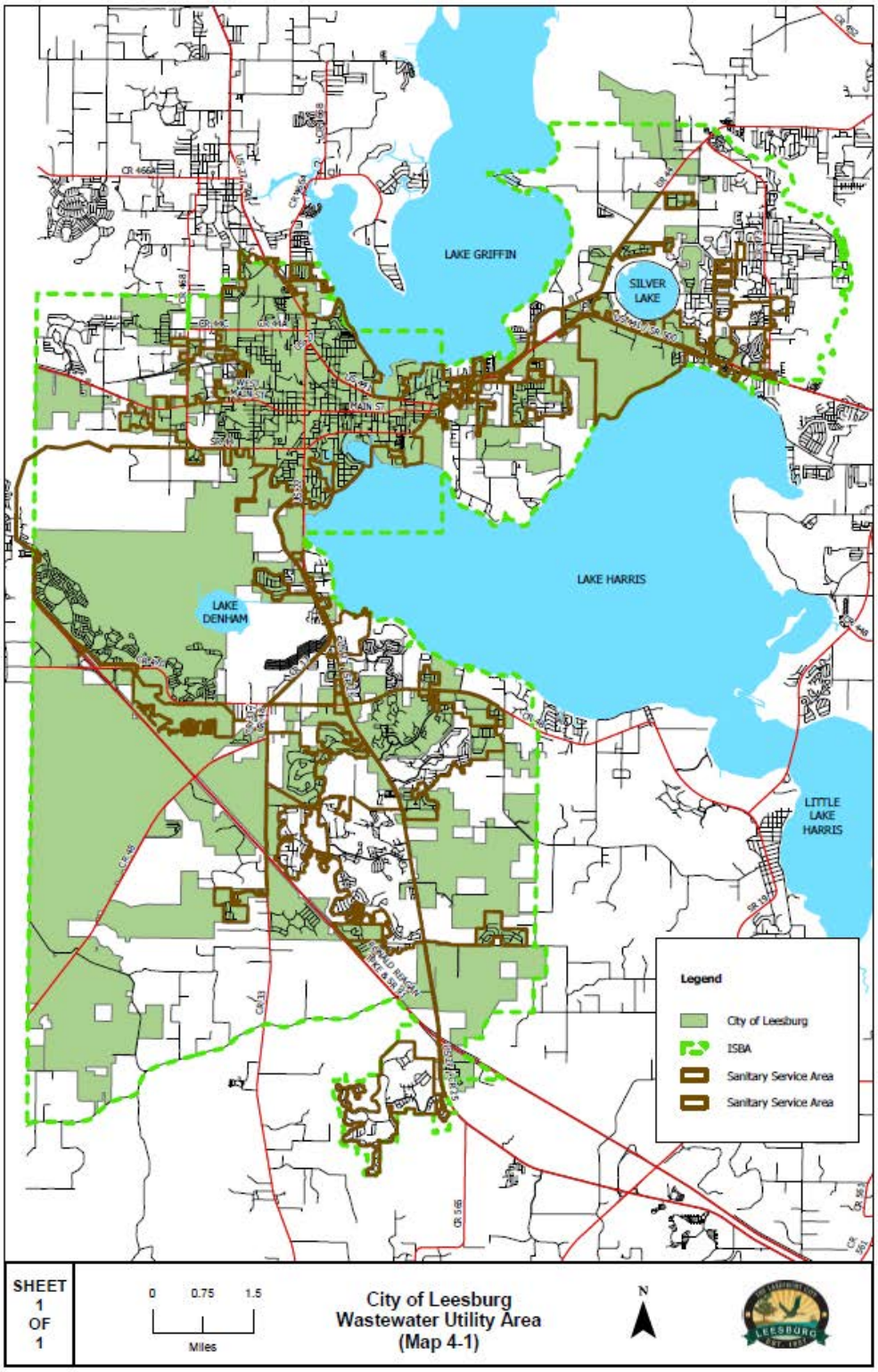
constructed to connect city center large irrigation accounts to the Canal Street WWTP reclaimed water system. The City's current reclaimed water implementation plan is as follows:

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.

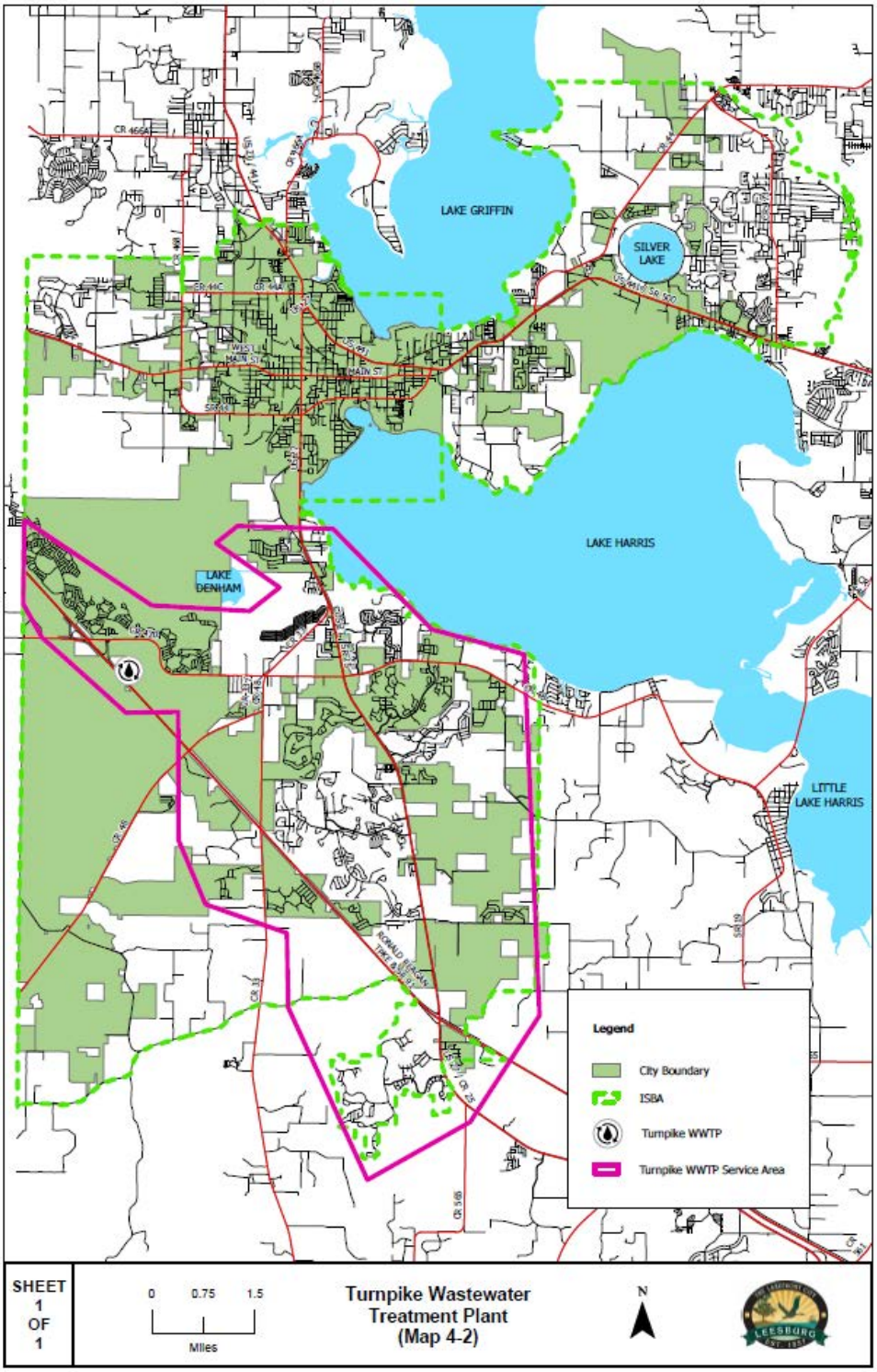
Approximately 4.5 MGD of reclaimed water will be available at the Turnpike WWF. Projected wastewater flow rates corresponding to additional growth and development indicate that by 2030, 2.92 MGD of reclaimed water will be available to customers and by 2045, 4.04 MGD of reclaimed water will be available 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

ADDENDUM

EXHIBIT A

CITY OF LEESBURG
WASTEWATER CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

WASTEWATER

Project Description	ADOPTED Fiscal Year 2023-24	PROPOSED Fiscal Year 2024-25	PROPOSED Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29		Fiscal Year 2025-29
Capital Projects & Purchases								
Forcemain South 27 (Royal Highlands)								
Line under Building	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Misc Tools & Equipment	100,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Southern Corridor Forcemain Bypass (Design)	1,000,000							
Southern Corridor Forcemain Bypass (Construction)			12,000,000	4,000,000				16000000
Perkins to SR46 line relocation			2,000,000	2,000,000				4,000,000
FDOT TP/27 Bridge line relocation		1,500,000						1,500,000
Venetian Isles System Upgrade		1,500,000						1,500,000
Treatment plants:								
Turnpike Plant	100,000	50,000	50,000	50,000	100,000	100,000	100,000	350,000
IPP Program Sampler		8,400						
Permit - CAR					45,000			45,000
Turnpike Biosolids Trailer		36,075						36,075
Canal St Plant	150,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Permit - CAR/LL		80,000	45,000					45,000
Canal St Biosolids Trailer		36,075						36,075
Generator Grant Project (75% REIMB)	350,000							
Turnpike Plant Expansion Phase 2								
Capital Maintenance Projects								
Lift station rehab		650,000	650,000	650,000	500,000	500,000	500,000	2,950,000
Lift station #72 Additional funds	3,076,289							
Pump Packages	40,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Discharge pipe replacement/line wet wells	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Vitrified Clay Pipe	100,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Liftstation Generator rehab		75,000	75,000	75,000	75,000	75,000	75,000	375,000
Manhole/Vault/ARV rehab		125,000	125,000	125,000	125,000	125,000	125,000	625,000
Fund Total	5,066,289	4,585,550	15,470,000	7,425,000	1,370,000	1,325,000	1,325,000	26,915,000
Funding Source								
Renewal & Replacement	1,643,000	2,250,000	3,470,000	7,425,000	1,370,000	1,325,000	1,325,000	14,915,000
Current Revenue		2,335,550						0
Turnpike Expansion Funds	5,500,000							0
Villages Land Sale Proceeds	1,115,817							0
Impact Fees	384,183							0
Developer Contributed				12,000,000	4,000,000			16,000,000
To be determined								0
Total Funding Sources	8,643,000	4,585,550	3,470,000	19,425,000	5,370,000	1,325,000	1,325,000	30,915,000

ADDENDUM

EXHIBIT B

FDEP B MAP RESPONSE LETTER

SURFACE WATER PROFESSIONALS, LLC
CITY OF LEESBURG

surface water professionals
Your water resource experts

Jessica Fetgatter

Ocklawaha BMAP Coordinator

Florida Department of Environmental Protection 3900

Commonwealth Boulevard

Tallahassee, Florida 32399-3000

Jessica,

Surface Water Professionals has been contracted to assist the City of Leesburg in responding to your request for additional information regarding the Upper Ocklawaha Basin Management

Action Plan. Below I have attached a copy of your questions and the City's responses for review:

A. Clean Waterways Act - Wastewater Treatment Facility Remediation Plans

Inventory of WWTFs within jurisdiction of local governments:

Question- Do you have an inventory of the private facilities that service your jurisdiction? Answer-

The only private WWTF in Leesburg is Cutrale Citrus Juices.

Summary of capacity analysis for each facility:

Question- Canal St WWTP capacity analysis?

Answer- Yes, see attached file labeled (CapacityAnalysisReport_FinalDraft_7-21-2020)

Plans for future growth:

Question- Any future growth plans for the Canal St WWTF?

Answer- No, there are no scheduled expansion plans for the next (5) years. Current AADF is 2.2 MGD.

Question- Will these upgrades for the Turnpike WWTF be all new development or are there any OSTDS phase-outs planned? Any plans for treatment upgrades?

Answer- Current plant expansion of 4.5 MGD to 6.0 MGD is to accommodate existing and

planned future growth of our South Service Area. No OSTDS's are scheduled to be phased out as a result of the plant expansion. Current Phase II upgrade equipment is designed to meet existing nutrient reduction parameters.

Ranking or list of facility upgrades needed to meet requirements:

Question- Any planned expansions or treatment upgrades at the Canal St WWTF?

Answer- No, there are no current expansion or additional treatment plans at this facility.

Funding estimates for all projects:

Question- Do you have funding estimates for the Turnpike WWTF expansions?

Answer- Yes, the current upgrades are being performed at a city cost of $43 million.

B. Clean Waterways Act - OSTDS Remediation Plans

An inventory of the OSTDS (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude)

Question- A complete inventory (GIS shapefile or excel file with lat/longs) of systems is required. Please investigate and categorize any unknown areas.

Answer- The City has reviewed most of the parcel data and has created a dramatically improved and updated GIS Layer. Please see the attached GIS shapefile labeled (Septic Tanks Post Data)

An estimate for future growth in new OSTDS to address OSTDS over the next 20 years (including locational information)

Question- Need an estimate for future growth. How much growth is expected? How many OSTDS? Or is new development required to be sewered? If sewered, will there be need/are there plans for WWTF capacity increases/upgrades?

Answer- No new growth in OSTDS is expected due to a requirement that new development

must be connected to the city's sewer system. The Turnpike WWTF is currently being expanded to accommodate the necessary capacity increases from 4.5 MGD to 6.0 MGD along with

equipment upgrades to meet the current nutrient reduction requirements.

An inventory of OSTDS that are expected to be eliminated over the next 20 years through connection to central sewer lines of a domestic wastewater facility or other distributed wastewater system with additional nutrient reduction (including locational information).

Answer- No programs are currently planned for the expansion of sewer lines strictly for the purpose of connecting OSTDSs. On an infrequent occasion, a grandfathered OSTDS will require repair and need connected to the city's sewer.

For OSTDS that are not expected to be eliminated over the next 20 years through connection to central sewer lines, an estimate of the number of these OSTDS that will require upgrading to enhanced nutrient-reducing OSTDS.

Question- OKLA BMAP does not currently have remediation requirements for existing OSTDS but if any part of Leesburg's jurisdiction falls in the Silver Springs BMAP, those areas will have to be enhanced or sewered.

Answer- Leesburg is outside the Silver Springs BMAP Priority Area. However, a portion of the northwest corner is located within the springshed. This area appears to have relatively low numbers of OSTDSs due to existing sewer service within the city. It is our assumption that any requirements related to these scattered OSTDSs would probably be addressed within the Silver Springs BMAP process.

The estimated costs associated with upgrading to enhanced nutrient-reducing OSTDS that are identified above.

Answer- No OSTDSs are currently identified as needing to be upgraded.

Timelines/milestones for projects planning, design, and construction of new/extended central sewer lines and replacement of OSTDS by connection to the new/extended lines.

Answer- All new sewer lines are associated with connecting annexed areas and the corresponding new development. If any old OSTDS are located on or along the route to any of these large relatively undeveloped sites, potential connection and corresponding reporting numbers can be provided. The City can also update the provided OSTDS map as each septic system is discovered and as each of these potential individual parcels become connected to the new central sewer systems.

Funding estimates for all projects.

Answer- No funding is currently proposed due to there being no additional projects currently identified as needing implementation.

Any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions for OSTDS.

Answer- No OSTDS nutrient load reductions are identified within the City of Leesburg as necessary at this point in time. The City has implemented many identified nutrient load reductions that have been identified within the Ocklawaha BMAP including credits on a

partnership to purchase and eliminate discharges at the Lake Denham Muck Farm. This project alone was projected to reduce total phosphors loading by up to 1000 lbs. per year.

The City Of Leesburg is committed to continuing our participation and partnership in the

Ocklawaha Basin Management Action Plan. Together, we share a mutual goal of protecting and improving our local lakes, streams, wetlands and springs. Please feel free to let us know if you have any additional questions or if any of our answers need further clarification.

Ron Hart

Ron Hart, MPA, BSL.
Chief Limnologist

Surface Water Professionals, LLC
Cell: 352-809-0848

Ron@surfacewaterpros.com

ADDENDUM

EXHIBIT C

JONESEDMUNDS

CITY OF LEESBURG WASTEWATER TREATMENT FACILITY CAPACITY ANALYSIS REPORT

(JUNE 2020)

JonesEdmunds

CITY OF LEESBURG
WASTEWATER TREATMENT FACILITY
CAPACITY ANALYSIS REPORT

City of Leesburg | June 2020

CAPACITY ANALYSIS REPORT LEESBURG/CANAL STREET WASTEWATER TREATMENT FACILITY

LAKE COUNTY

FDEP PERMIT NO. FL0105066

CURRENT PERMIT EXPIRATION DATE: JANUARY 23, 2021

Prepared for:

City of Leesburg Post

Office Box 490630

Leesburg, Florida 34749-0630

Prepared by:

Jones Edmunds & Associates, Inc.

8657 Baypine Road, Suite 300

Jacksonville, Florida, 32256-8634

Professional Engineering Certificate of Authorization #1844

Jones Edmunds Project No. 07810-100-01

July 2020

LEESBURG/CANAL STREET WASTEWATER TREATMENT FACILITY CAPACITY ANALYSIS REPORT

FDEP PERMIT NO. FL0105066

JONES EDMUNDS PROJECT NO. 07810-100-01

CERTIFICATIONS

Certification of Permittee:

I certify that I am fully aware and intend to comply with the recommendations and schedules included in this Capacity Analysis Report.

_____ _____

Clifford Kelsey Date

Public Works Director, Public Works 550 S. 14th Street, PO Box 490630 Leesburg, Florida 34749-0630

(325) 435-9442

Certification of Engineer:

I certify that the information contained in this Capacity Analysis Report is true and correct to the best of my knowledge, the report was prepared in accordance with sound engineering principles, and I have discussed the information contained in this report with the permittee or the permittee's delegated representative.

_____ _____

Kenneth A. Fraser, PE Date

Florida PE No.: 57452

Jones Edmunds & Associates, Inc. 8657 Baypine Road, Suite 300

Jacksonville, Florida, 32256-8634

(904) 545-1376

Certification of the Wastewater Treatment Facility Manager:

The Wastewater Treatment Facility Operations Manager certifies that he has reviewed and is fully aware of the recommendations and schedules included in this Capacity Analysis Report.

_____ _____

Jerrill W. Robinson Date

Class A, Certificate No. 0012824
Chief Operator

Leesburg/Canal Street WWTF 628 N
Canal Street

Leesburg, Florida 34748-4406

(352) 728-9841

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1 INTRODUCTION

1.1 PURPOSE

This report updates the *Capacity Analysis Report* prepared by Jones Edmunds for the Leesburg/Canal Street Wastewater Treatment Facility (WWTF) prepared in July 2015. The purpose of this *Capacity Analysis Report* is to meet the requirements in Rule 62-600.405, Florida Administrative Code (FAC), that include:

- Permitted capacity of wastewater treatment and disposal system descriptions.
- Flows and loads for the previous 10 years including:
  - Monthly average daily flow (MADF).
  - Three-month average daily flow (3MADF).
  - Peak daily flows (PDF).
  - Annual average daily flow (AADF).
  - Maximum 3MADF (Max3MADF).
  - Maximum monthly average daily flows (MMADF).
  - Monthly average daily (MAD) loadings.
  - Pead daily (PD) loadings.
- Seasonal variations in influent flows.
- Flow projections based on local population growth rates and water usage rates for the next 10 years.
- Time projection for the system to reach permitted treatment and disposal capacity.
- Statement to indicate action to be taken by the permittee to initiate planning, design, or construction of additional facilities if the permitted capacity will be exceeded within the next operating cycle.

1.2 EXISTING FACILITIES

Figure 1-1 depicts that the City of Leesburg's Canal Street WWTF is located at Lake County, within the City's corporate limits at the intersection of Canal Street and US Highway 441. The plant site is adjacent to US Highway 441 and is accessed from Canal Street.

The original WWTF was constructed approximately 55 years ago. Improvements to the facility were designed and constructed between 1978 and 1979 under a US Environmental Protection Agency (EPA) grant funded under the requirements of Section 201 of Public Law 92-500. In 2008, upgrades allowed the WWTF to treat wastewater to public access reuse (PAR) standards as indicated in Chapter 62-610, FAC.

The City owned the North and South Sprayfields associated to reuse site R-001 and the surface water discharging points (D-001, D-002, and D-003). However, D-001, D-002, and D-003, previously permitted for 0.570 MGD AADF discharged to the Okahumpka Swamp wetlands adjacent to Lake Denham, Class III fresh waters (WBID# 2832A), were eliminated from the operating permit

in the substantial operating permit revision effective on November 7, 2018. Land Application System R-001 is being modified to remove the existing 3.5 MGD North Sprayfield and the formerly permitted discharges from the underdrains. The new R-001 includes only the existing 3.0 MGD annual average daily flow permitted capacity slow-rate restricted public access the 303-acre South Sprayfield Site.

These changes to the operating permit are associated to the South Sumter Utility Company (SSUC) formed by The Villages to provide wastewater and reclaimed water service to new residential developments within the county. Wastewater from these developments will be collected in an SSUC wastewater collection system and conveyed to the City's Turnpike WWTF (Facility ID No. FLA105147) for treatment. The City would then provide reclaimed water back to SSUC via an interconnect between the two utilities' systems.

SSUC will be responsible for distributing reclaimed water to its customers. To achieve this, the following modifications were proposed to FDEP in the Application for Modification of Domestic Wastewater Facility Permit prepared by Liquid Solutions Group, LLC (December 29, 2017) for the Leesburg/Canal Street WWTF operating permit:

- Abandon the North Sprayfield within R-001.
- Abandon the indirect surface water discharges D-001, D-002, and D-003.
- Modify the planned customer list and capacity of the City's PAR system.
- Add the reclaimed water interconnect with SSUC.

In addition, the WWTF is permitted for 3.50 MGD AADF slow-rate PAR system R-002, which is being expanded to 9.7 MGD AADF permitted capacity through the addition of the SSUC master reuse system. R-002 consists of a 4-million-gallon (MG) reclaimed water ground storage tank, a

3.5 MG on-site reject holding pond, and a reclaimed water distribution pump station.

Table 1-1 summarizes the past and proposed changes to the disposal capacities in the Leesburg/Canal Street WWTF's operating permit. R-001 and R-002 reuse systems are permitted for use by both Leesburg's/Canal Street and Turnpike WWTFs.

(1) *Table 1-1 Leesburg/Canal Street WWTF Reclaimed Water Capacity*

Reclaimed Water Management Option	Past Capacity (MGD AADF)	Proposed Capacity (MGD AADF)
R-001, North Sprayfield	3.50	0.00
R-001, South Sprayfield	3.06	3.06
Surface Water Discharge	0.57	0.00
R-002	3.50	9.70

The permitted capacity of the Leesburg/Canal Street WWTF is 3.5 million gallons per day (MGD) AADF. The WWTF currently operates under Florida Department of Environmental Protection (FDEP) Permit No. FL0105066, which was issued on January 24, 2016 and expires on January 23, 2021. The following are the revision dates to the executed operating permit in January 2016:

- 1st revision date: October 21, 2016

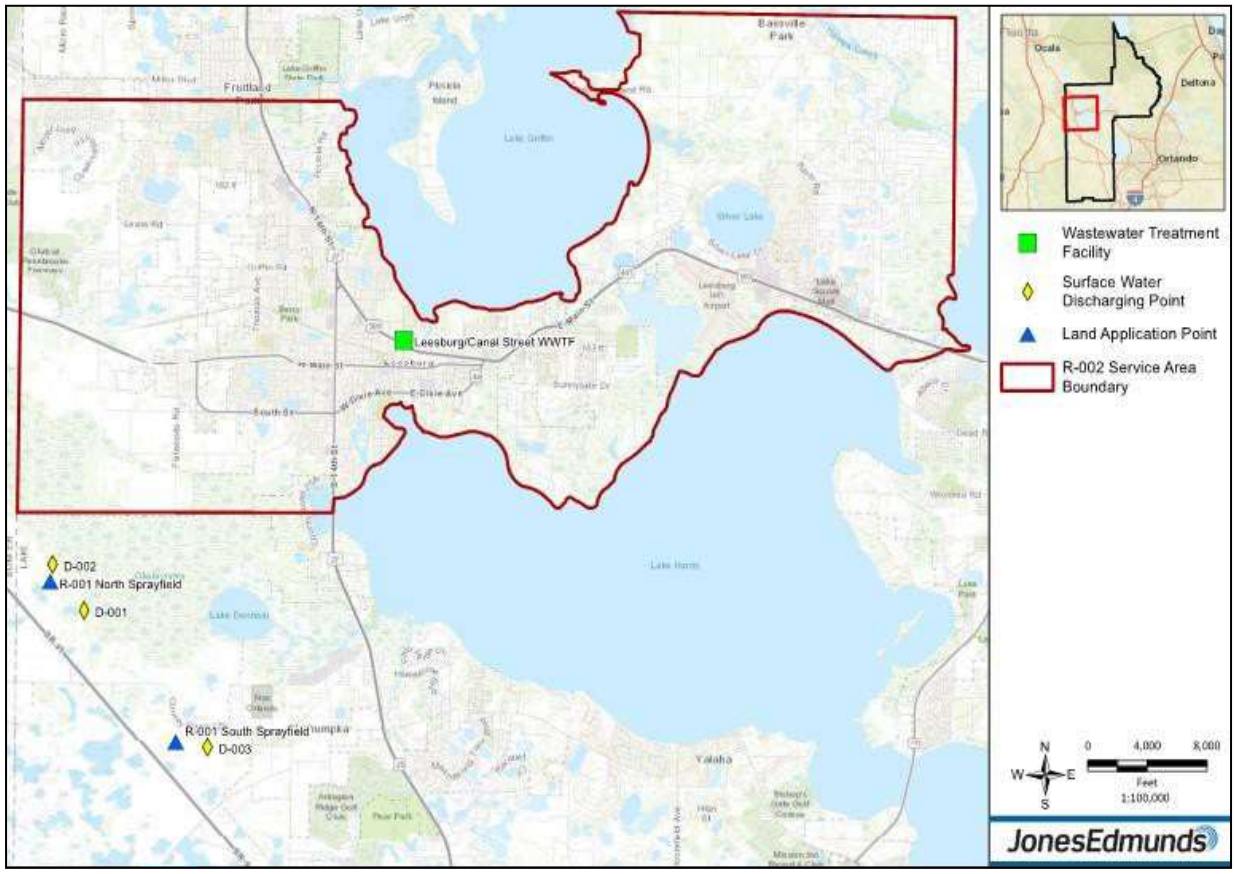
- 2nd revision date: January 25, 2017
- Substantial revision: November 7, 2018

Figure 1-1 Leesburg/Canal Street Location Map

Figure 1-2 shows the closed North Sprayfield and the South Sprayfield sites associated with R-001, the service area boundary associated with R-002, and the indirect surface water discharging locations formally closed in November 2018.

This *Capacity Analysis Report* reviews historical flows and loading data for the Leesburg/Canal Street WWTF reported in the currently 2015 through 2019 discharge monitoring report (DMR) data.

Figure 1-2 Location of R-001, R-002 Service Area Boundary, and Outfall Discharging Points



2 PROCESS DESCRIPTION

Throughout this report, the unit processes and buildings associated with the Canal Street WWTF are referred to by a process number and name. This convention is used to help distinguish between similar pieces of equipment that may be in different process areas. These process numbers form the basis of equipment lists and the references for drawings and specifications. The existing principal units at the WWTF and the corresponding process number are as follows:

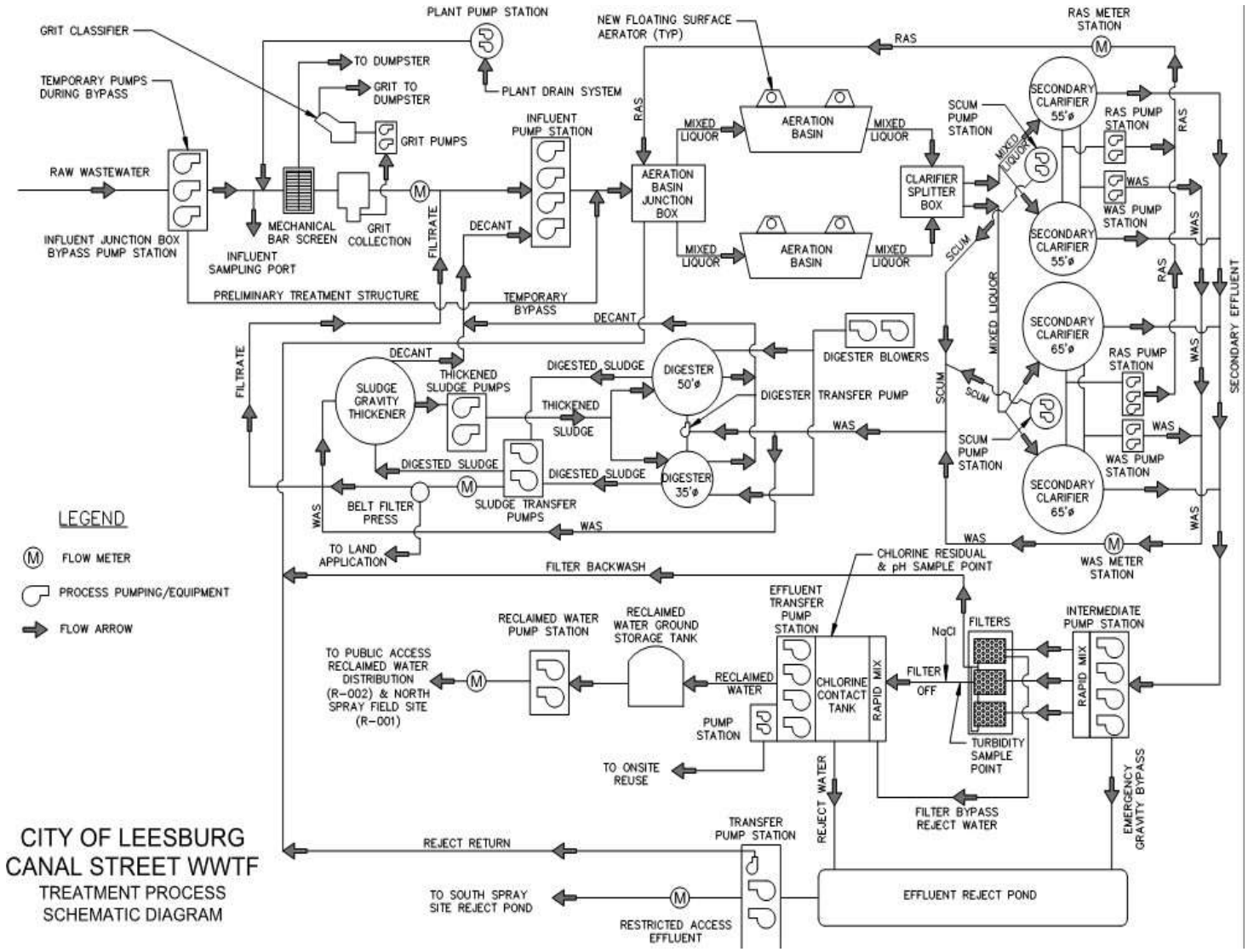
5	Influent junction box
10	Preliminary treatment structure
15	Odor control system
20	Influent pump station/ MCC A
25	Aeration basin junction box
30	Aeration basins
35	Clarifier splitter box
40	Secondary clarifiers
45	Intermediate pump station
50	Filtration system
60	Chlorine contact tanks
70	Reject storage and pumping
75	Effluent transfer pump station
80	Plan non-potable water pumping system
85	Reclaimed water storage and pumping system
90	Sodium hypochlorite storage and feed system
100	RAS/WAS pump station
110	Sludge digesters
120	MCC B building and generators
130	Operations building
140	In-plant pump station
150	SCADA system
180	Materials holding area

Figure 2-1 illustrates the facility's site plan and identifies each process by name and process number.

Figure 2-2 depicts the process flow diagram for the Leesburg/Canal Street WWTF.

(2) Figure 2-1 Leesburg/Canal Street WWTF Site Plan

Figure 2-2 Leesburg/Canal Street WWTF Process Flow Diagram



2.1 INFLUENT JUNCTION BOX (PROCESS 5)

Influent raw wastewater enters the plant through an Influent Junction Box at the southmost portion of the plant site adjacent to US Highway 441. The junction box receives flow from the City's wastewater collection system via pumped and gravity wastewater pipelines.

The combined raw wastewater flows by gravity to the Preliminary Treatment Structure(PTS) (Process 10). In the event of an emergency, the influent junction box is constructed with an adjacent wetwell and piping. This wetwell provides a temporary means to bypass flow around the PTS and the Influent Pump Station (Process 20). The City incorporated a diesel-driven pump at this location that is float driven to provide additional operational functionality during an emergency event. The pump is in standby mode but is fully operational if needed.

2.2 PRELIMINARY TREATMENT STRUCTURE (PROCESS 10)

The wastewater flows by gravity from the Influent Junction Box (Process 5) to the PTS. The mechanically cleaned bar screen removes large debris and material from the influent flow. The collected material is discharged into a washing compactor and discharged into a dumpster for final disposal. A bypass channel with a manual bar screen is in the channel adjacent to the mechanically cleaned bar screen. The flow direction is controlled by slide gates. The slide gate isolating the manual bar screen channel is constructed to allow automatic bypassing of the mechanically cleaned bar screen during emergency events.

Following the screening process, the wastewater flows by gravity into a grit chamber. The grit chamber separates the organic material from the inorganic material (or grit). The grit chamber uses the concept of sub-cyclonic circulation for grit removal. Vortex motion and boundary layer effects aid gravitational forces in removing sand and grit from the wastewater. Thegrit slurry is pumped from the underflow of the vortex unit via the grit pumps within the Influent Pump Station (Process 20) into the screw-type classifier for dewatering. The classifier discharges the dewatered grit into a dumpster for final disposal.

The In-Plant Pump Station (Process 140) collects plant water produced from meter stations, eye wash stations, and material storage areas and pumps it to the PTS for treatment. On-site gravity drains for other structures, collect wastewater in the in-plant pump station (Process

140) and discharge into the PTS (Process 10) to be processed.

The channels in the PTS are covered and provided with air withdrawal points for odor-control purposes. The air from within the process is withdrawn into polyvinyl chloride (PVC) piping and discharged for treatment into the Biofilter or odor control system (Process 15).

The wastewater then flows by gravity through the influent Parshall flume on its way to the Influent Pump Station. The flow rate measurements from the Parshall flume are used to pace the raw wastewater composite sampler and provide the compliance influent wastewater flow measurements. Influent wastewater monitoring samples are collected upstream of the Parshall flume away from the influence of the in-plant wastewater flows.

2.3 ODOR CONTROL SYSTEM (PROCESS 15)

The Odor Control System (Biofilter) is installed on a concrete pad adjacent to the Influent Junction Box (Process 5). Odorous air contains hydrogen sulfide and volatile organic compounds (VOCs) from the raw sewage entering the facility. These components give the air an unpleasant smell and are processed biologically by the Biofilter. The odorous air is collected with ductwork from the Influent Junction Box, the PTS (Process 10), and the Influent Pump Station/MCC A (Process 20) wetwell. The air from these processes is withdrawn into the Biofilter by a centrifugal fiberglass fan. The Biofilter contains a synthetic media, allowing bacteria to live and grow. As the odorous air is pumped through the media in the Biofilter, the bacteria consume the hydrogen sulfide and VOCs as a nutrient. The processed air exits through a vent stack on top of the unit.

2.4 INFLUENT PUMP STATION/MCC A (PROCESS 20)

The Influent Pump Station is composed of a wetwell/dry pit arrangement and a Motor Control Center A (MCC A) room. The dry pit area contains the influent pumps and grit pumps. Four influent pumps with variable-frequency drives (VFDs) in the dry pit area are controlled by the water level of the wetwell. The pumped wastewater from the wetwell is mixed in the Aeration Basin Junction Box (Process 25) with return-activated sludge (RAS) from the Secondary Clarifiers (Process 40). Alternating lead and lag positions are provided by the control system as well as the staging of motor speeds to help control peak pumping rates to the Aeration Basin Junction Box. Remote monitoring is provided to monitor wetwell liquid elevation, discharge flow and pressure, and individual pump call and motor status/motor speed.

The grit pumps withdraw settled sludge from the grit collection system discussed above as part of the PTS (Process 10). Two recessed-impeller grit pumps provide back-up for the alternate pump.

The MCC A room is above the wetwell portion of the structure and provides the electrical distribution and controls for the south portion of the facility. An emergency generator and diesel fuel system are available to provide electrical power during times of electrical outages.

2.5 AERATION BASIN JUNCTION BOX (PROCESS 25)

The main functions of the Aeration Basin Junction Box are to mix the RAS (Process 100) pumped from the Secondary Clarifiers (Process 40) with the influent raw wastewater and to split and direct these flows to the Aeration Basins (Process 30). Return flows are pumped into this box from the filter backwash associated to Process 50 and to the reject water associated to Process 70. Each of these return flows provide intermediate discharge into the process, which combines with the mixed liquor for treatment in the Aeration Basins. Mud valves provide isolation of flow to each of the Aeration Basins.

2.6 AERATION BASINS (PROCESS 30)

Mixed liquor flows from the Aeration Basin Junction Box (Process 25) to the Aeration Basins by gravity. The Aeration Basins are designed to produce a plug flow regime using the extended aeration mode of the activated sludge process. This biological treatment process is responsible for removing 5-day carbonaceous biochemical oxygen demand (CBOD5) and oxidizing ammonia-nitrogen to nitrate-nitrogen.

The major structural components of this system are two concrete-lined aeration basins each with working volumes of approximately 228,600 cubic feet or 1.71 MG. The activated sludge process has a total detention time of approximately 24 hours at 3.5 MGD average daily flow (ADF). Oxygen is supplied to the mixed liquor in the Aeration Basins using floating aerators. Effluent from the aeration basins flows by gravity to the Clarifier Splitter Box (Process 35) before discharging to the Secondary Clarifiers (Process 40).

2.7 CLARIFIER SPLITTER BOX (PROCESS 35)

The Clarifier Splitter Box splits the effluent flows from the Aeration Basins (Process 30) to each of the two pairs of Secondary Clarifiers (Process 40). The flow split is designed to direct approximately 1.5 MGD (ADF) to clarifiers No. 1 and No. 2 and 2.0 MGD ADF to clarifiers No. 3 and No. 4. Adjustable weir gates are sized proportionally based on the above flow split. Mixed liquor flow from the Aeration Basins overflows the respective weir and discharges to the respective set of clarifiers by gravity. At each set of clarifiers, a separate set of splitter boxes is provided to equally distribute flow to the individual clarifiers.

2.8 SECONDARY CLARIFIERS (PROCESS 40)

Mixed liquor enters the clarifiers via gravity through influent pipes extending from the Clarifier Splitter Box. The Canal Street WWTF has two 55-foot-diameter secondary clarifiers and two 65-foot-diameter Secondary Clarifiers. The clarifiers are center-fed, circular concrete tanks with a peripheral effluent weir and inboard-type launders. Once mixed liquor enters the clarifier, the quiescent conditions within the tank allow the particulates in the water to settle to the bottom, forming sludge. The clarified liquid flows outward to the perimeter of the clarifier where it overflows the peripheral effluent v-notch weir into the effluent launder channel or box and flows by gravity to the Intermediate Pump Station (Process 45).

The bottom of the clarifier has a sloping floor with a scraper truss mechanism for sludge removal into the waste-activated sludge (WAS) sump. The scraper mechanism consists of rake arms that are fitted along the bottom with scraper blades and draw-off pipes. The draw- off pipes are used to transfer the sludge from the clarifier bottom to the RAS sight well, which is connected to a common RAS wetwell. The RAS/WAS Pump Station (Process 100) are then able to draw from the wetwell for return of the activated sludge to the Aeration Basin Junction Box (Process 25).

The WAS is removed from the sump by the WAS Pumps that are directly piped to the clarifier sump. WAS is pumped directly into the sludge stabilization system associated to Process 110, for further treatment of the sludge or biosolids.

Scum on the surface of the clarifier tank is skimmed by a full-radius scum arm. This mechanism directs the scum into a trough on the liquid surface of the clarifier. The scum flows by gravity into a common submersible scum pump station associated to Process 40. The scum pump station are located between each set of clarifiers.

The scum is pumped using submersible pumps and combined with the WAS at the sludge stabilization system. A non-potable water system is used to spray down excess foam and grease in the wetwell.

2.9 INTERMEDIATE PUMP STATION (PROCESS 45)

The Intermediate Pump Station is between the Secondary Clarifiers (Process 40) and the Filtration System (Process 50) in the process flow path. This pump station "lifts" the secondary effluent to an elevation of 20 feet above grade to the Filtration System.

The Intermediate Pump Station is a poured-in-place concrete structure adjacent to the Filtration System. The pump station has four vertical turbine pumps that discharge into the influent channel of the filters. The VFDs for these pumps are controlled by the liquid level within the pump station wetwell.

An automatic bypass of the wetwell is provided during an emergency event or when the pump station is not operating. The bypass allows the secondary effluent to overflow into the reject storage pond associated to Process 70 for pumping back to the WWTF for retreatment.

2.10 FILTRATION SYSTEM (PROCESS 50)

The purpose of Filtration System is to reduce the total suspended solids (TSS) concentration in the secondary effluent from 20 milligrams per liter (mg/L) to a maximum concentration of 5 mg/L.

The facility has three cloth filter tanks, each comprised of six cloth disk filters. Each filter tank is constructed of Type 304 stainless steel. Each cloth filter disk is 54 square feet in surface area. The flow enters the filter tank through the influent pipe. An influent weir is provided to divide the flow between the three filter tanks. Each filter tank has an influent butterfly valve to isolate it for maintenance purposes. Sodium hypochlorite and polymer solution are added if necessary, before the influent enters each filter tank.

The filtered water is collected in the effluent pipe and flows over an effluent weir. The filtered effluent from the three filter units flows into a common effluent box before chlorine addition. A sample pump is in the effluent box where it pumps a sample to the continuous turbidity analyzer. Turbidity is monitored and recorded by the supervisory control and data acquisition (SCADA) system (Process 150). The sampling building is on top of the Effluent Pump Station (Process 75). If turbidity is high (this is a surrogate parameter for the TSS analysis), the SCADA system will shut down the Effluent Transfer Pump Station (Process 75) causing an automatic effluent gravity discharge into the reject holding pond associated to Process 70.

Each tank is equipped with a backwash system. One backwash pump with a series of motorized valves is provided to clean the media in each filter tank. The backwash system is initiated based on the tank water level or a timed event. Once the backwash system is initiated, a motorized valve opens, and the backwash pump initiates. The pump acts like a vacuum and pulls the particles off the dirty media, pulling the filtrate water back into the pump. The disk filters rotate, allowing the pump suction to clean the entire media. The filter continues receiving influent during this process. Two filter disks are cleaned with one motorized valve. After a preset time, the motorized valve shuts off and the next valve opens. This sequence continues until the end of the cycle. At the end of the backwash cycle, a motorized valve opens, and the pump operates to remove settled particulates in the tank. The backwash pump discharges into the Aeration Basin Junction Box (Process 25).

Each filter tank is provided with an emergency overflow weir that directs flow to the Chlorine Contact Tanks (Process 60) injection point if an adverse hydraulic loading event were to occur. A polymer feed unit is provided in the chemical storage building at Process 90. These units are used to aid the filtration process if effluent turbidity rises above a set limit. The operator manually initiates the polymer feed. The polymer is injected in the channel upstream from the filters. The pre-filter chemical- addition zone is designed for the addition of rapid mixers in the future. This pre-filter chemical addition zone also contains a sodium hypochlorite diffuser. The chlorine can be added manually by the operators to help control algae within the filter tanks and media.

2.11 Chlorine Contact Tanks (Process 60)

Disinfection at the Canal Street WWTF is accomplished by diffusing and mixing sodium hypochlorite into the filtered wastewater before the Chlorine Contact Tanks. Sodium hypochlorite is pumped using diaphragm-type metering pumps from the chemical storage and pumping facilities in Process 90, to the injection point at the inlet of the rapid mix basin to the Chlorine Contact Tanks.

The influent flow passes into the rapid mix basin through the influent slide gates where vertical turbine mixers blend the sodium hypochlorite into the wastewater. The wastewater then flows into one of two Chlorine Contact Tanks by gravity. Each tank is constructed with internal baffle walls to provide adequate contact time to meet high-level disinfection criteria. The disinfected wastewater overflows the effluent weir to discharge by gravity into the Effluent Transfer Pump Station (Process 75).

Each effluent channel of the Chlorine Contact Tanks contains a sampling pump to provide effluent water samples. The sample water is analyzed for final chlorine residual and pH. These pumps run continuously for analysis purposes as required by the sampling requirements of the FDEP operating permit.

2.12 Reject Storage and Pumping (Process 70)

According to Rule 62-610.414, FAC the system storage capacity shall be the volume equalto three times that portion of the average daily flow of the reuse capacity for which no alternative reuse or disposal system is permitted.

One lined reject holding pond is provided on site with a capacity of 3.5 MG while maintaining the appropriate freeboard. Reject water is returned to the influent of the Aeration Basin Junction Box (Process 25) via the reject pump station for re-treatment.

The reject pump station is at the southeast corner of the reject pond. The reject pump station consists of two vertical turbine pumps and one submersible pump. The submersible pump transfers the reject water from the on-site reject holding pondto the Aeration Basin Junction Box. During an abnormal event, the vertical turbine pumps could transfer the effluent from the on-site reject holding pond to the North Sprayfield site, prior to The Village's purchaseof the Sprayfield.

2.13 Effluent Transfer Pump Station (Process 75)

Disinfected wastewater overflows the chlorine contact tank effluent weir and discharges into the transfer station wetwell. Four vertical turbine pumps are on top of the wetwell. Space for installing a future fifth

pump is also provided. These pumps transfer the final effluent to the Reclaimed Water Ground Storage Tank (Process 85). If the storage tank is at capacity or effluent quality is not within permit parameters, the flow is redirected into the on-site reject holding pond associated to Process 70. The redirection of the effluent water to the Reject Holding Pond is through a gravity overflow; two smaller vertical turbine pumps at Process 80, provide water for the in-plant reuse system.

2.14 PLANT NON-POTABLE WATER PUMPING SYSTEM (PROCESS 80)

The in-plant reuse pumps are on top of the wetwell connected to the Chlorine Contact Tanks (Process 60) and adjacent to the Effluent Transfer Pump Station (Process 75). Two VFD vertical turbine pumps provide the facility with reuse water and wash water for plant maintenance and equipment use.

The pumps transfer the effluent from the wetwell to the plant reuse system. The variable- speed operation of the pumps allows for delivery of the required flow at a consistent pressure. Each pump is provided with valves for isolation and protection against backflow.

2.15 RECLAIMED WATER STORAGE AND PUMPING SYSTEM (PROCESS 85)

The reclaimed water ground storage tank and high-service pumping station are east of the Effluent Transfer Pump Station (Process 75). Public access-quality reclaimed water is pumped from the Effluent Transfer Pump Station to the reclaimed water ground storage tank. The pre- stressed ground storage tank has a storage capacity of 4 MG. The reclaimed water is stored in the tank for use in the City's reclaimed water distribution system or for disposal at the North Sprayfield site (R-001), prior to The Village's purchase of the Sprayfield. The high- service pump station provides pumping capacity to discharge the reclaimed water into this system.

The pump station consists of two vertical turbine pumps. Space for two additional pumps is provided for future system pumping capacity.

The VFDs on each pump allow for delivery of the required flow at a consistent pressure. Each pump is provided with valves for isolation and protection against backflow. The pumps are automatically controlled by the pressure in the system and by the water level in the ground storage tank.

2.16 SODIUM HYPOCHLORITE STORAGE AND FEED SYSTEM (PROCESS 90)

The Sodium Hypochlorite Pumping System equipment is in the chemical storage/feed building associated to Process 90. Three polyethylene storage tanks with secondary containment are in this building. Each tank provides a 9,000-gallon nominal capacity. The three-tank arrangement provides the facility with a minimum of 30 days of total storage volume at the facility's design capacity. A fill station for each storage tank is south of the chemical storage/feed building adjacent to the facility service roadway. This station allows remote filling of any of the three tanks during a chemical delivery.

Four diaphragm-type pumps are within the chemical storage/feed building. Dual contained chemical piping is routed from the pumps to the rapid mixing zone located at the head of the Chlorine Contact Tanks (Process 60). Dual contained chemical piping is also routed to a location before the Filtration System (Process 50). The chemical piping valves allow the pumps to be manually routed to any of the discharging

locations. Sodium hypochlorite feed to the Chlorine Contact Tanks is a continuous process, and the filters feed is an intermittent flow for maintenance. The fourth pump is provided as a standby unit.

The disinfection system is fed from a bulk storage sodium hypochlorite system that typically stores sodium hypochlorite in concentrations from 10 to 15 percent. Vents are provided at all locations where sodium hypochlorite may be trapped due to its off-gassing potential as it degrades. The bulk storage facility is provided with a roof system to provide shade toreduce degradation of the chemical.

2.17 RAS/WAS Pump Station (Process 100)

A portion of the activated settled sludge from the Secondary Clarifiers (Process 40) underflow is returned to the Aeration Basins (Process 30), while excess solids are wasted from the process. The RAS/WAS Pump Stations at each set of Secondary Clarifiers perform these operations.

Five RAS pumps withdraw sludge from the sludge sight wells of the Secondary Clarifiers and pump it to the Aeration Basin Junction Box (Process 25). Three VFD-controlled submersible centrifugal RAS pumps are in a common wetwell at the 65-foot-diameter Secondary Clarifiers (No. 3 and 4). Two VFD-controlled submersible centrifugal RAS pumps are in a common wetwell at the 55-foot-diameter Secondary Clarifiers (No. 1 and 2). Sludge is returned and mixed with the influent raw wastewater stream to the Aeration Basin Junction Box to produce mixed liquor. Two RAS meter stations control the RAS return rates for the facility.

A portion of the remaining sludge is wasted from the system by the four WAS pumps. Two VFD•controlled dry pit submersible centrifugal WAS pumps are in a common dry pit at each set of Secondary Clarifiers (Process 40). The WAS pumps can discharge either to a sludge digester tank or a sludge thickener tank within the sludge stabilization system (Process 110). Two WAS meter stations control the sludge wasting flows of the facility.

2.18 Sludge Digesters (Process 110)

The sludge stabilization system is comprised of the following major components:

- Digesters (two separate tanks)
- Gravity Sludge Thickener (currently offline due to odor complaints)
- Process Blowers
- Thickened Sludge Pumps
- Sludge Transfer Pumps
- Belt Filter Press

WAS is pumped by the RAS/WAS Pump Stations (Process 100) at each set of Secondary Clarifiers (Process 40). The WAS is normally pumped directly to the sludge gravity thickener. However, the WWTF is currently bypassing the sludge gravity thickener due to the noxious odors affecting the neighboring business. The WAS flows directly to digester #2 from all clarifiers.

When the thickener is online, the sludge settles in the tank and the decant liquid flows to the top to be discharged over a peripheral weir into the thickener launder. The effluent from the launder discharges into the facility drain system and back into the treatment process at the Influent Pump Station/MCC A (Process 20). The thickened sludge is pumped into one of the two digester tanks by the use of the two thickened sludge transfer pumps. The thickened sludge transfer pumps are adjacent to the sludge gravity thickener. Both digester tanks are equipped with coarse-bubble diffusers at the bottom of the tanks. Once the sludge enters the digester tank, it is aerated for stabilization. Two multi-stage centrifugal blowers provide the process air required for the sludge stabilization process. The blowers are in a structure adjacent to the sludge digester tanks.

Both digester tanks contain telescoping valves that can be manually operated for decanting. The decant water is drained back into the treatment process at the Influent Pump Station/ MCC A. Once the sludge has been stabilized, it is pumped via the two sludge transfer pumps to the sludge fill station adjacent to the chemical storage and feed building at Process 90, where the sludge is loaded into tanker trucks for land application at one of the City's approved sites for final disposal. The sludge application sites are adjacent to R-001 used for effluent disposal.

The combined effects of the extended aeration treatment process and aerobic sludge digestion produce a sludge stabilized to Class B standards according to Chapter 40, Code of Federal Regulations (CFR), Section 503, and the facility operating permit.

2.19 MCC B Building and Generators (Process120)

The plant has two standby diesel generators – one for the north section and one for the south section – to provide an alternate power source when power from the electric utility company is interrupted. The north section is provided with a 1,500-kilowatt (kW) generator adjacent to and outside the MCC B Building. The MCC B Building is south of clarifiers Nos. 3 and 4. The south section of the plant is provided with a 550-kW generator adjacent to and outside the Influent Pump Station/MCC A (Process 20) room. Upon utility power failure, these generators provide sufficient power to the WWTF to maintain Class 1 reliability.

Each generator is directly driven by a diesel-fueled engine and mounted on a common structural base with the engine housed in a weatherproof enclosure. The generators are furnished in sound-attenuating, weatherproof aluminum enclosures. Each generator has a sub-base-mounted diesel fuel storage tank that provides 72 hours of run time. Each generator is close to the utility service transformer it backs up, which is also near the main electrical room for that plant section. The generators are capable of being monitored from the main Operations Building (Process 130) control room and are controlled locally through an automatic transfer switch (ATS).

For both generators, when power from the utility is lost, the ATS in the electrical room signals the generator to start and the ATS will close to the "emergency" position when the generator is up to speed. The connected loads that are designated to automatically restart are sequentially energized. Once utility power is restored, the ATS will close to the "normal" position after a preset time delay. The generator will continue to run in cool-down mode before shutting off. The ATS is equipped with an in-phase monitor so that the standby and normal power sources are within 20 electrical degrees of each other before any

transfer will take place. This will alleviate overvoltage conditions that can occur if the two sources are not in phase with each other.

The City is testing, in conjunction with their electrical power provider, to include the ability to remotely start the generators to provide power back into the electrical distribution system. This modification will not affect the intent of automatic power generation during power outages as described above. This initiative is being performed to provide energy savings not only to the City facility but to the overall customer base. If testing is successful, this modification will become permanent.

2.20 Operations Building (Process 130)

The Operations Building is north of the Aeration Basins (Process 30) adjacent to the north property boundary. The building is approximately 3,000 square feet (sf) with a reception area, secretarial work area, offices, plant facility control room, operations laboratory, men and women's locker/rest rooms, training/break room, and mechanical and electrical room.

2.21 In-Plant Pump Station (Process 140)

The In-Plant Pump Station (Process 140) pumps sewage flows from the Operations Building (Process 130) to the “head” of the plant. The in-plant pump station also provides transfer of drainage from the Material Holding Area (Process 180) and the RAS and WAS meter stations. The pump station is a duplex pump station comprising two submersible pumps in a common wetwell. Each pump provides stand-by backup for the alternate pump. The pumps are controlled by the liquid level in the wetwell and automatically alternate. The facility SCADA system provides monitoring of the pump station.

2.22 SCADA System (Process 150)

The primary function of the SCADA System is to facilitate the remote monitoring and control of the treatment processes and units. The SCADA System includes a programmable logic controller (PLC) and a central human-machine interface (HMI) computer system server. Generally, the SCADA System monitors all processes based on Input/Output (I/O). The operator can observe and control the facility from the Operations Building (Process 130) control room and the PLC within the MCC B building associated to Process 120.

2.23 Materials Holding Area (Process 180)

The Materials Holding Area is adjacent to the reclaimed water ground storage tank within Process 85. This area provides storage primarily for the City's vacuum hauling truck and street sweeper. Other materials may be stored for roadway maintenance such as limestone or gravel.

Three 50-foot-by-50-foot holding areas are provided. All runoff within the holding areas drains by gravity into the In-Plant Pump Station (Process 140).

2.24 Effluent Disposal

Final effluent is pumped from the reclaimed water ground storage tank by the reclaimed water distribution pump station associated to Process 85. The effluent is permitted for disposal through public access irrigation (R-002) or restricted-access irrigation at the South Sprayfield site (R-001).

Prior to The Villages acquiring the North Sprayfield, the facility supplied reclaimed water on demand to the PAR system and discharged all remaining final effluent to the holding pond at the North Sprayfield site for disposal. Water from the North Pond could be transferred to the South Pond for use at the South Sprayfield site.

The final effluent discharged directly into the lined storage pond at the North Sprayfield site from a 20-inch-diameter pipe. An adjacent irrigation pump station pumped the plant effluent into the irrigation system. The pump station consists of a poured-in-place concrete wetwell with three vertical turbine pumps.

The sprayfields use large irrigation guns to distribute the water throughout the site. Different zones are provided through the use of isolation valves in the irrigation distribution system. The North Sprayfield irrigation pumped the facility effluent into South Sprayfield ponds. The South Sprayfield site has two lined storage ponds with an adjacent irrigation pump station. The pump station consists of a poured-in-place concrete wetwell with three vertical turbine pumps. The pump station can access either pond for irrigation disposal. The South Sprayfield is typically used for disposal of effluent from the City's Turnpike WWTF that is not otherwise used to irrigate public-access areas.

The North Sprayfield underdrain pump station was approximately in the center of the site. This facility is a submersible precast wetwell that can collect the groundwater from the sprayfield through a series of underdrains. Vertical turbine pumps were used to pump the groundwater away from the Okahumpka Swamp (D-001 or D-002) for overland disposal. If this pump station was unable to keep up with influent groundwater, it is designed to overflow and discharge into the Okahumpka Swamp. This discharge was an indirect surface water disposal for the facility's effluent. The permitted monitoring requirements for the underdrain system and discharge are part of the Canal Street WWTF 2015 operating permit. The 2018 permit revision eliminated the North Sprayfield and the associated underdrains.

The South Sprayfield underdrain pump station is approximately in the center of the South Sprayfield site. This facility is a submersible precast wetwell that collects groundwater from the sprayfield through a series of underdrains. Vertical turbine pumps are available to pump the groundwater into the Okahumpka Swamp. The permitted monitoring requirements for the underdrain system and discharge are part of the Leesburg/Canal Street WWTF operating permit.

The City has not used the surface water discharge to the Okahumpka Swamp (D-001, D-002, and D-003) in more than 15 years and were eliminated from the permit inNovember 2018.

2.25 ELECTRICAL

The electrical distribution system is designed for the power requirements of the maximum expected flow and incorporates provisions to allow the plant to meet Class I reliability.

The primary power source for the Canal Street WWTF is from a three-phase primary power line supplied by two separate electrical services – one for the north section of the plant and one for the south section. These lines feed the power company's pad-mounted transformers that step down the voltage to 480-volt, three-phase. The transformer for the north section is on the south side of the Secondary Clarifiers (Process 40), and the distribution switchgear is in the MCC B Building (see Process 120). The service for the south section of the plant is through a pad-mounted transformer east of the Influent Pump Station/MCC A (Process 20) room, and the distribution switchgear in an electrical room within this building. The north service is 480-volt, 2,000-amp electrical supply to the main switchgear in the MCC B building within Process 120. The switchgear consists of the 2,000-amp main circuit breaker, a 2,000- amp ATS, and a 2,000-amp main switchboard. The switchboard distributes the electrical supply to one power panel and two MCCs, which in turn distribute it to the equipment and lighting around the plant.

The south service is 480-volt, 1,000-amp electrical supply to the main switchgear in the Influent Pump Station/MCC A (Process 20) room. The switchgear consists of the 1,000-amp main circuit breaker, a 1,000-amp ATS, and a 1,200-amp main switchboard. The switchboard distributes the electrical supply to one MCC (MCC A), which in turn distributes it to the equipment and lighting around the plant. The switchboard feeds solid-state soft starters for blowers, 120/208 volts; transformers and the MCCs feed all other plant electrical loads. Transformers throughout the plant step down the 480 volts to 120/208 volts for general lighting and receptacles.

Each section of the plant is provided with a standby diesel generator set to serve as an alternate power source when the power source from the utility company is interrupted.

3 EXISTING CONDITIONS

3.1 PERMITTED CAPACITY

According to the most recent operating permit for the Leesburg/Canal Street WWTF (FDEP Permit No. FL0105066) (last revision on November 7, 2018), the permitted treatment capacity is 3.5 MGD AADF. The disposal capacity through the South Sprayfield PAR systemassociated to R-001 is 3.0 MGD AADF. The R-001 North Sprayfield was closed in 2018.

The current disposal capacity for the slow-rate PAR system R-002 is 3.50 MGD AADF but is being expanded to 9.7 MGD AADF permitted capacity through the addition of the SSUC master reuse system.

The WWTF also had three emergency disposal outfalls (D-001, D-002, and D-003) with a combined permitted capacity of 0.570 MGD AADF. These outfalls were eliminated from the operating permit in November 2018.

Figure 3-1 shows that the treatment facility is operating on average at 54 percent (approximately 1.9 MGD AADF) of the 3.5 MGD AADF permitted plant capacity. The data for this analysis are based on the reported data on the DMRs from January 2015 through December 2019 for daily influent flows measured at monitoring location FLW-8.

The instantaneous flows reported on September 10, 2017 to September 17, 2017,

October 30, 2017, July 22, 2018, and July 23, 2018 exceeded 3.5 MGD. These dates concur with periods of wet-weather events and will be further discussed in Section 3.3.

Figure 3-2 shows that the R-001 AADF (rolling average) is well below the permitted plant capacity of 6.5 MGD AADF. The data for this analysis are based on the reported data on the DMRs from January 2015 through December 2019 for the total flows measured at monitoring location FLW-1N plus the flows measured at FLW-1S.

Figure 3-3 shows that the R-002 AADF (rolling average) is well below the permitted plant capacity of 3.50 MGD AADF. The data for this analysis are based on the reported data on the DMRs from January 2015 through December 2019 for the total flows measured at monitoring location FLW-7.

(3) Figure 3-1 Daily Influent Flows at Leesburg/Canal Street WWTF from January 2015 to December2019 (Monitoring Location: FLW-8)

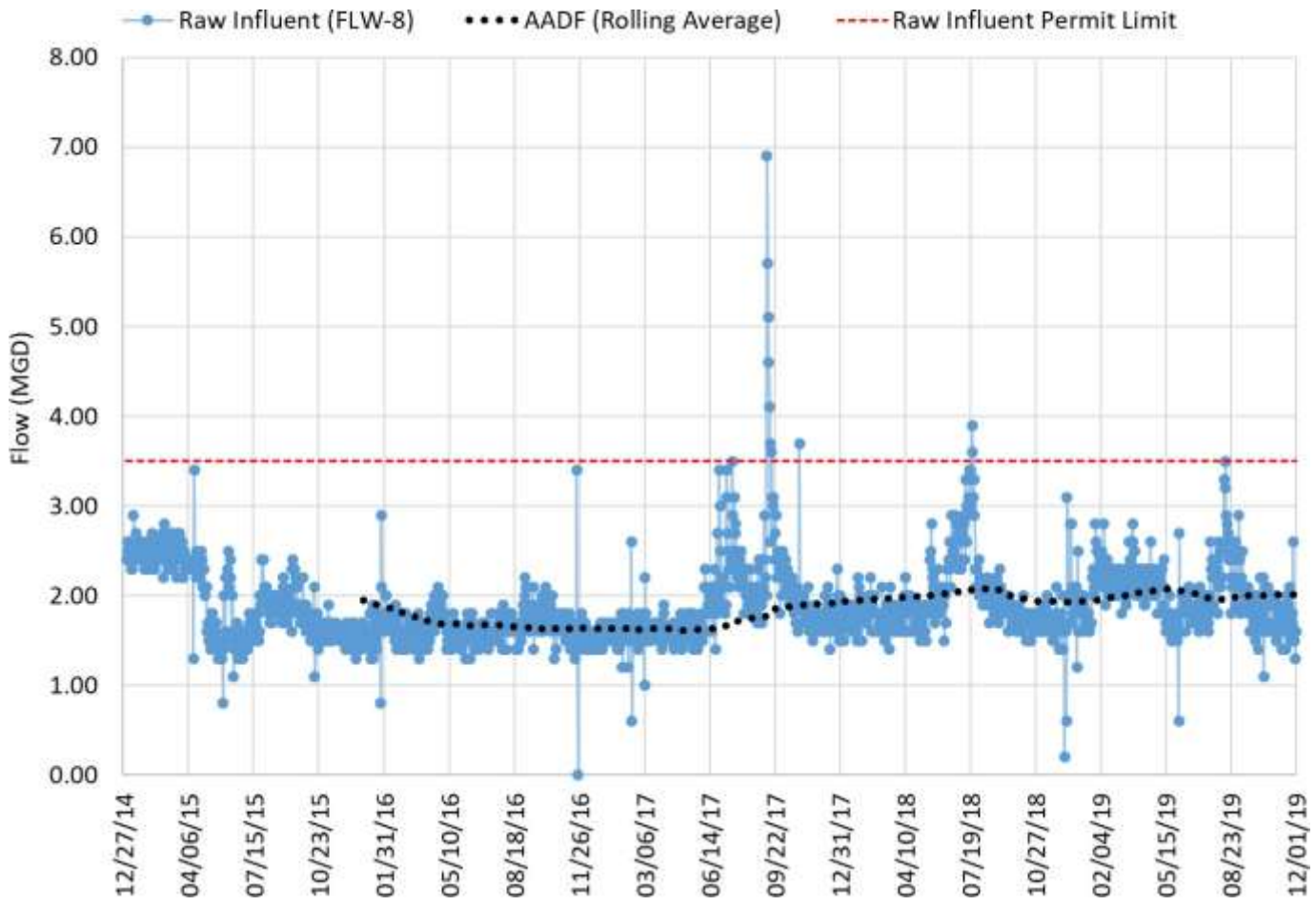


Figure 3-2 R-001 Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Locations: FLW-1N and FLW-1S)

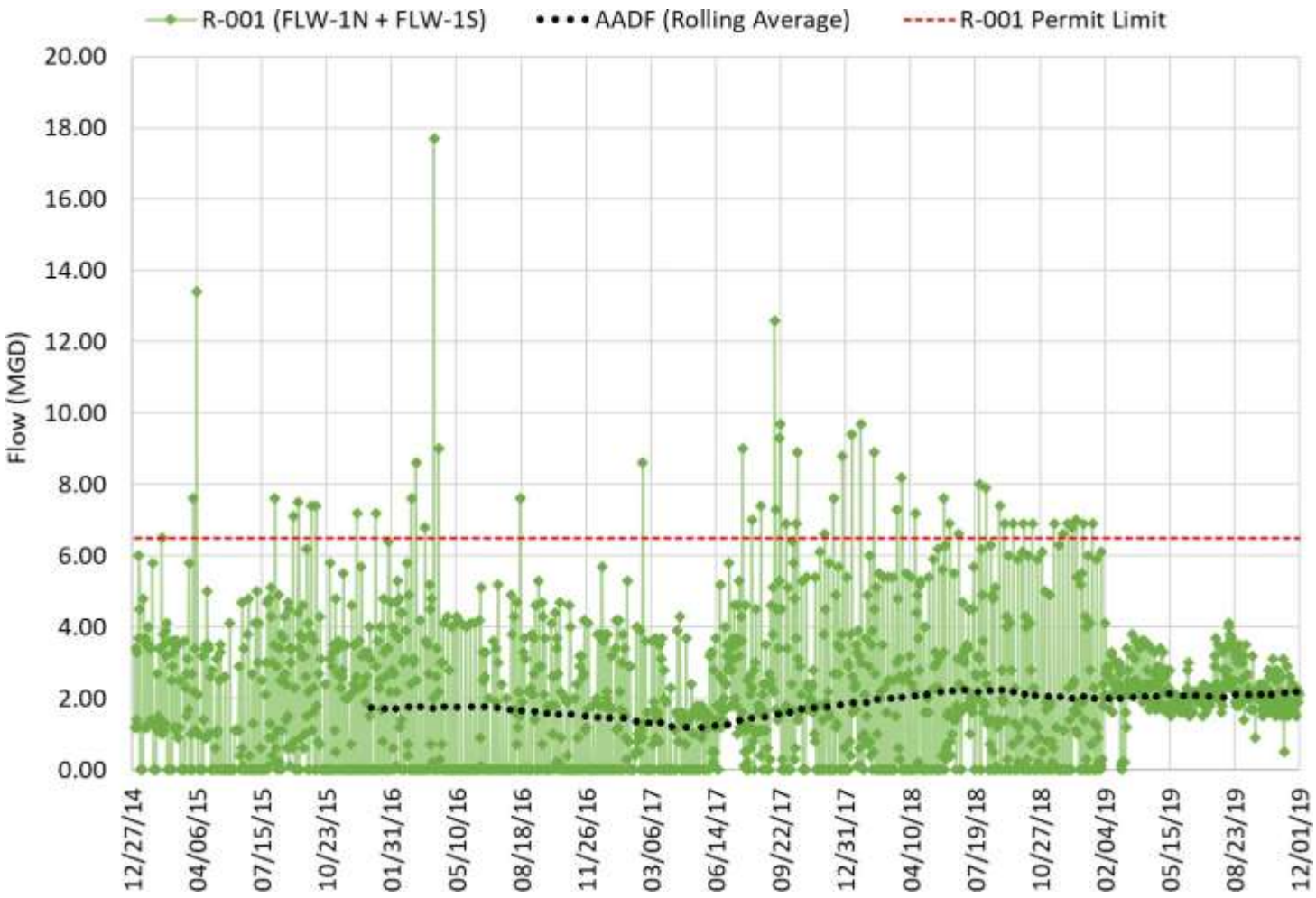
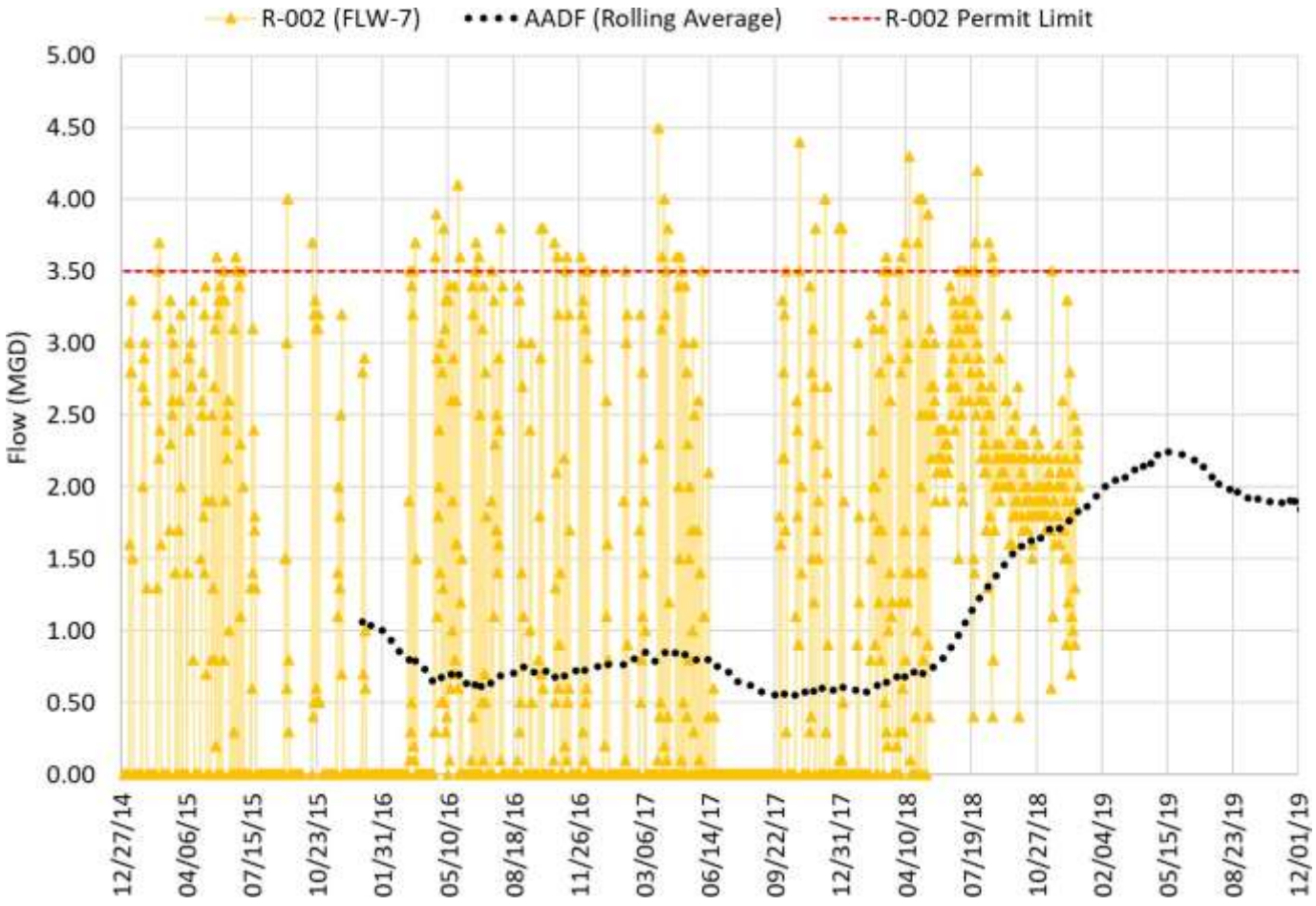


Figure 3-3 R-002 Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (MonitoringLocation: FLW-7)



3.2 MONTHLY, THREE-MONTH, AND ANNUAL AVERAGE DAILYFLOWS

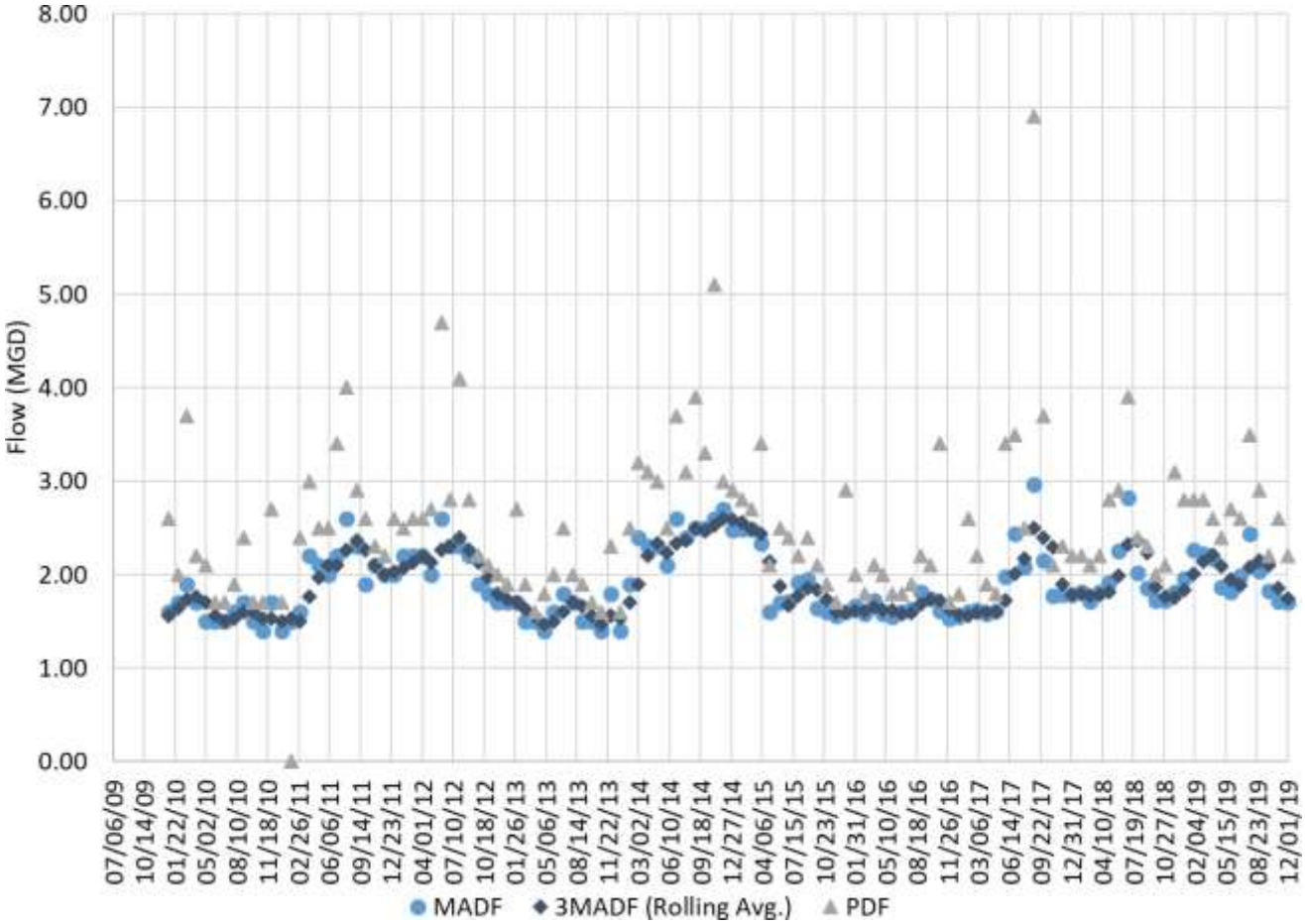
Figure 3-4 depicts the WWTF's MADF, the 3MADF, and the PDF on a monthly basis for the past 10 years (January 2010 through December 2019). Table 3-1 depicts the month-by- month tabulation of the MADF, 3MADF, and PDF for the past 10 years.

Table 3-2 depicts the AADF, the Max3MADF, the MMADF, and the PDF in an annual basis from 2010 through 2019. During this period, the AADF has ranged from a minimum flow of 1.59 MGD in 2013 to a maximum flow of 2.31 MGD in 2014; the Max3MADF has ranged from a minimum flow of 1.73 MGD in 2013 and 2016 to a maximum flow of 2.60 MGD in 2014; the MMDF has ranged from a minimum flow of 1.80 MGD in 2013 to a maximum flow of 2.96 MGD in 2017; and the PDF has ranged from a minimum flow of 2.70 MGD in 2013 to a maximum flow of 6.90 MGD in 2017.

Table 3-3 shows the Max3MADF-, MMADF-, and PDF-to-AADF ratios from 2010 to 2019. During this period, the Max3MADF-to-AADF ratio has ranged from a minimum of 1.06 in 2016 to a maximum of 1.29 in 2017; the MMADF-to-AADF ratio has ranged from a minimum of

1.11 in 2016 to a maximum of 1.54 in 2017; and the PDF-to-AADF ratio has ranged from a minimum of 1.70 in 2013 to a maximum of 3.58 in 2017.

(4) Figure 3-4 MADF, 3MADF, and PDF at Leesburg/Canal Street WWTF from January 2010 to December 2019 (Monitoring Location: FLW-8)



(5) *Table 3-1 Monthly Wastewater Flows Summary (Monitoring Location: FLW-8)*

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-10	1.60	1.56	2.60
Feb-10	1.70	1.64	2.00
Mar-10	1.90	1.73	3.70
Apr-10	1.70	1.77	2.20
May-10	1.50	1.70	2.10
Jun-10	1.50	1.57	1.70
Jul-10	1.50	1.50	1.70
Aug-10	1.60	1.53	1.90
Sep-10	1.70	1.60	2.40
Oct-10	1.50	1.60	1.70
Nov-10	1.40	1.53	1.70
Dec-10	1.70	1.53	2.70
Jan-11	1.40	1.50	1.70
Feb-11	1.50	1.53	ND
Mar-11	1.60	1.50	2.40
Apr-11	2.20	1.77	3.00
May-11	2.10	1.97	2.50
Jun-11	2.00	2.10	2.50
Jul-11	2.20	2.10	3.40
Aug-11	2.60	2.27	4.00
Sep-11	2.30	2.37	2.90
Oct-11	1.90	2.27	2.60
Nov-11	2.10	2.10	2.30
Dec-11	2.00	2.00	2.20
Jan-12	2.00	2.03	2.60
Feb-12	2.20	2.07	2.50
Mar-12	2.20	2.13	2.60
Apr-12	2.20	2.20	2.60
May-12	2.00	2.13	2.70
Jun-12	2.60	2.27	4.70
Jul-12	2.30	2.30	2.80
Aug-12	2.30	2.40	4.10
Sep-12	2.20	2.27	2.80
Oct-12	1.90	2.13	2.20
Nov-12	1.80	1.97	2.10
Dec-12	1.70	1.80	2.00

\Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-13	1.70	1.73	1.90
Feb-13	1.70	1.70	2.70
Mar-13	1.50	1.63	1.90
Apr-13	1.50	1.57	1.60
May-13	1.40	1.47	1.80
Jun-13	1.60	1.50	2.00
Jul-13	1.80	1.60	2.50
Aug-13	1.70	1.70	2.00
Sep-13	1.50	1.67	1.90
Oct-13	1.50	1.57	1.70
Nov-13	1.40	1.47	1.60
Dec-13	1.80	1.57	2.30
Jan-14	1.40	1.53	1.60
Feb-14	1.90	1.70	2.50
Mar-14	2.40	1.90	3.20
Apr-14	2.30	2.20	3.10
May-14	2.30	2.33	3.00
Jun-14	2.10	2.23	2.50
Jul-14	2.60	2.33	3.70
Aug-14	2.40	2.37	3.10
Sep-14	2.50	2.50	3.90
Oct-14	2.50	2.47	3.30
Nov-14	2.60	2.53	5.10
Dec-14	2.70	2.60	3.00
Jan-15	2.48	2.59	2.90
Feb-15	2.49	2.56	2.80
Mar-15	2.49	2.49	2.70
Apr-15	2.33	2.44	3.40
May-15	1.60	2.14	2.10
Jun-15	1.70	1.88	2.50
Jul-15	1.72	1.67	2.40
Aug-15	1.92	1.78	2.20
Sep-15	1.95	1.86	2.40
Oct-15	1.64	1.84	2.10
Nov-15	1.61	1.73	1.90
Dec-15	1.56	1.60	1.70

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-16	1.60	1.59	2.90
Feb-16	1.67	1.61	2.00
Mar-16	1.58	1.62	1.80
Apr-16	1.72	1.66	2.10
May-16	1.58	1.63	2.00
Jun-16	1.55	1.62	1.80
Jul-16	1.60	1.58	1.80
Aug-16	1.64	1.60	1.90
Sep-16	1.81	1.68	2.20
Oct-16	1.74	1.73	2.10
Nov-16	1.62	1.72	3.40
Dec-16	1.53	1.63	1.70
Jan-17	1.55	1.57	1.80
Feb-17	1.60	1.56	2.60
Mar-17	1.62	1.59	2.20
Apr-17	1.58	1.60	1.90
May-17	1.61	1.61	1.80
Jun-17	1.98	1.73	3.40
Jul-17	2.44	2.01	3.50
Aug-17	2.08	2.17	2.50
Sep-17	2.96	2.50	6.90
Oct-17	2.15	2.40	3.70
Nov-17	1.78	2.30	2.10
Dec-17	1.78	1.90	2.30
Jan-18	1.79	1.78	2.20
Feb-18	1.82	1.80	2.20
Mar-18	1.72	1.77	2.10
Apr-18	1.81	1.78	2.20
May-18	1.92	1.82	2.80
Jun-18	2.25	1.99	2.90
Jul-18	2.82	2.33	3.90
Aug-18	2.02	2.36	2.40
Sep-18	1.86	2.23	2.30
Oct-18	1.73	1.87	2.00
Nov-18	1.73	1.77	2.10
Dec-18	1.81	1.76	3.10

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-19	1.96	1.83	2.80
Feb-19	2.26	2.01	2.80
Mar-19	2.22	2.15	2.80
Apr-19	2.17	2.22	2.60
May-19	1.87	2.09	2.40
Jun-19	1.82	1.95	2.70
Jul-19	1.99	1.89	2.60
Aug-19	2.44	2.08	3.50
Sep-19	2.04	2.16	2.90
Oct-19	1.83	2.10	2.20

Table 3-2 Historical Flows Annual Summary (2010 – 2019)

Year	AADF (MGD)	Max3MADF (MGD)	MMADF (MGD)	PDF (MGD)
2010	1.61	1.77	1.90	3.70
2011	1.99	2.37	2.60	4.00
2012	2.12	2.40	2.60	4.70
2013	1.59	1.73	1.80	2.70
2014	2.31	2.60	2.70	5.10
2015	1.96	2.59	2.49	3.40
2016	1.64	1.73	1.81	3.40
2017	1.93	2.50	2.96	6.90
2018	1.94	2.36	2.82	3.90
2019	2.00	2.22	2.44	3.50

Table 3-3 Historical Flow Ratios Annual Summary (2010 – 2019)

Year	Max3MADF/ AADF	MMADF/ AADF	PDF/ AADF
2010	1.10	1.18	2.30
2011	1.19	1.31	2.01
2012	1.13	1.23	2.22
2013	1.09	1.13	1.70
2014	1.13	1.17	2.21
2015	1.33	1.27	1.74
2016	1.06	1.11	2.08
2017	1.29	1.54	3.58
2018	1.22	1.46	2.01
2019	1.11	1.22	1.75

3.3 SEASONAL VARIATIONS IN FLOW

Table 3-4 shows the months in which the Max3MADF-to-AADF ratio occurred from 2010 to 2019. The influence of the wet-weather season (May to October) in the WWTF influent flows was observed in 2011, 2012, 2016, 2017, and 2018. However, the Max3MADF-to-AADFratio occurred in January 2015.

(6) Table 3-4 Seasonal Variation in Influent Flows

Year	Month	Max3MADF/AADF Ratio
2010	April	1.10
2011	September	1.19
2012	August	1.13
2013	January	1.09
2014	December	1.13
2015	January	1.33
2016	October	1.06
2017	September	1.29
2018	August	1.22
2019	April	1.11
	Average	**1.16**

Figure 3-5 depicts an increment in the influent flows to the WWTF typically during the months of June, July, August, and September, that concur with the Florida wet season. Figure 3-6 shows that the rainfall events from July 2015, May to September 2017, May to July 2018, and July to September 2019 concur with the periods of higher influent flows to the WWTF. However, during these periods of higher influent flows, the WWTF have consistently met the operating permit limits.

(7) *Figure 3-5 Seasonal Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Location: FLW-8)*

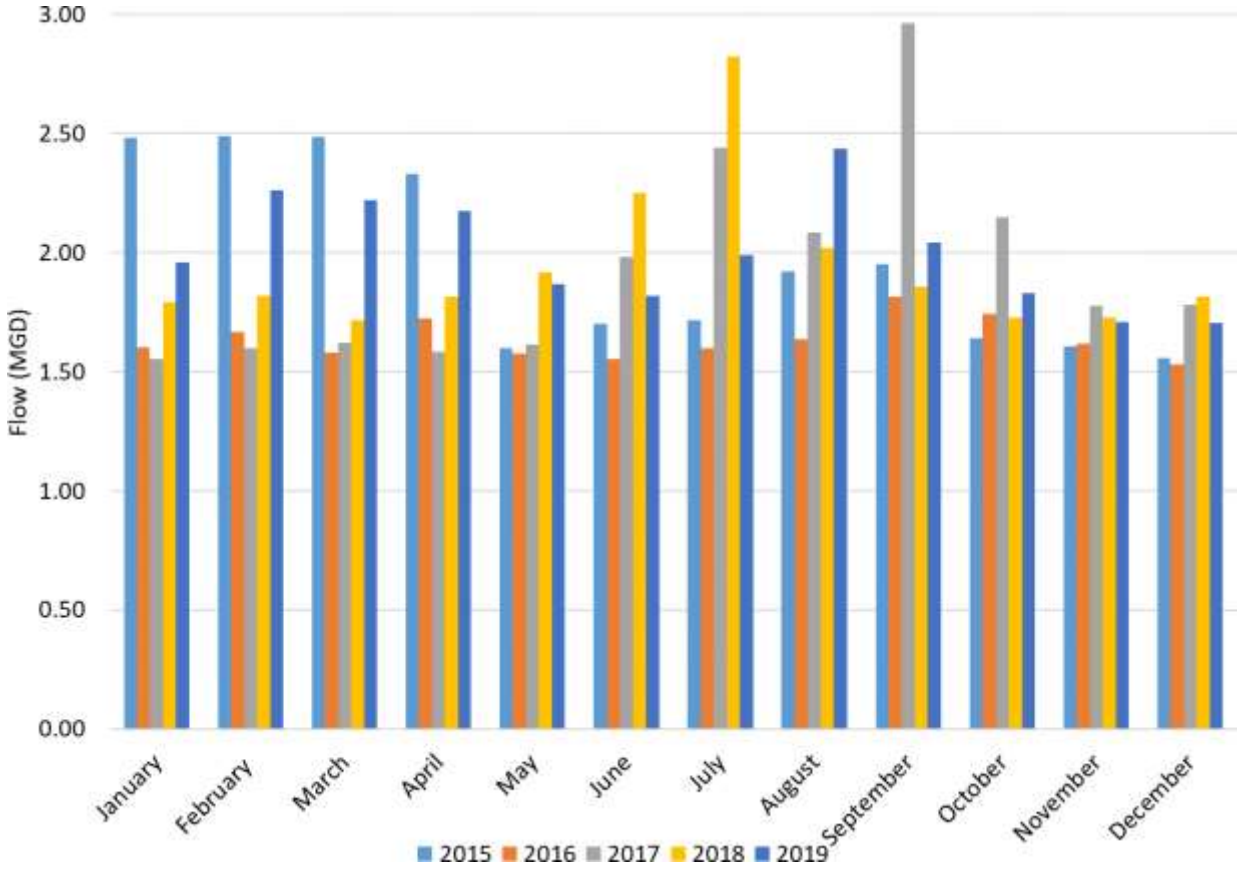
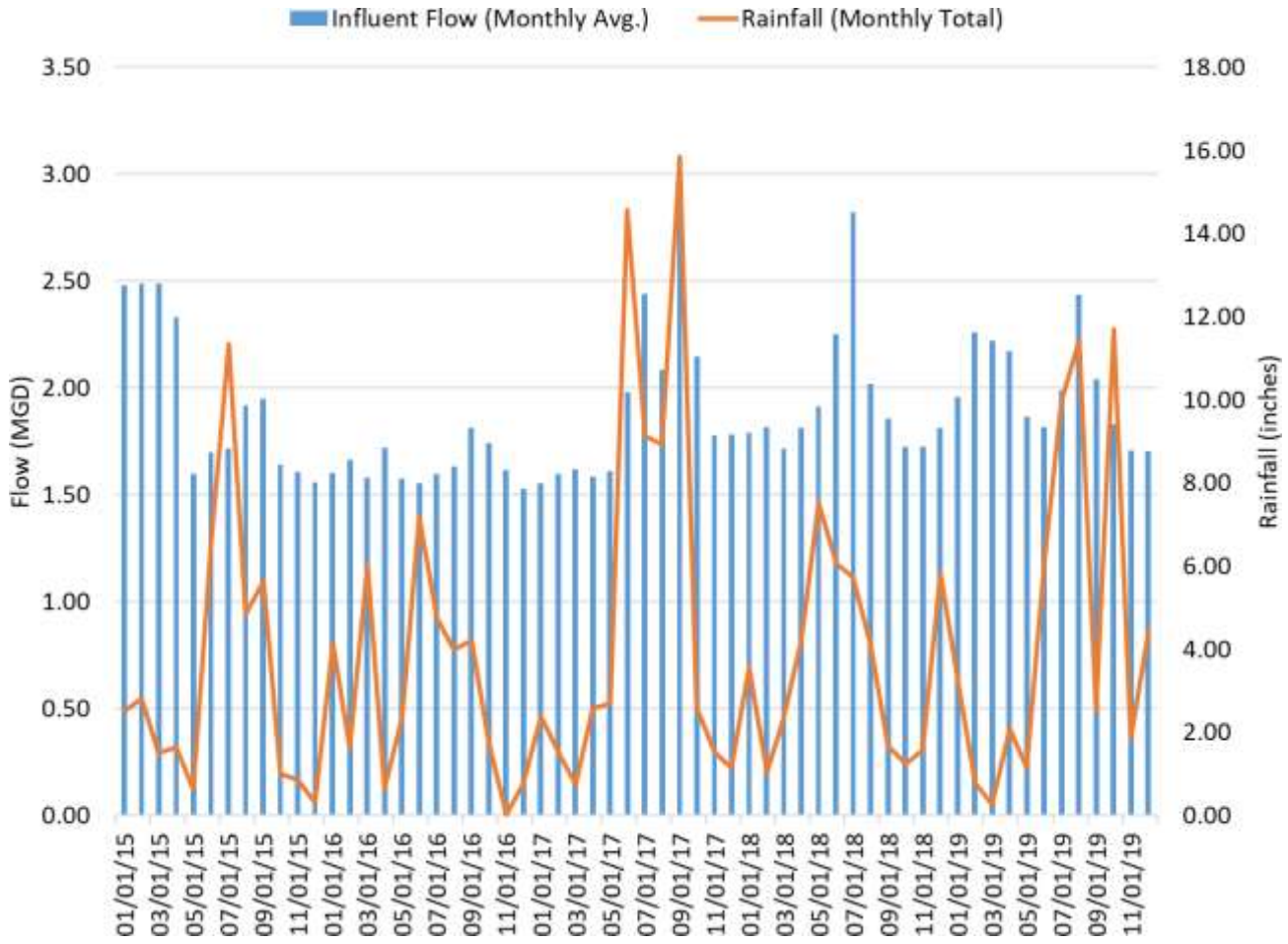


Figure 3-6 Effect of Rain on Influent Flows at Leesburg/Canal Street WWTF from January 2015 to December2019 (Monitoring Location: FLW-8)



3.4 UPDATED FLOW AND LOADING

Table 3-5 depicts the MAD loadings for CBOD5 and TSS from January 2019 through December 2019 based on the DMR data. Table 3-6 depicts the PD loadings on a monthly basis from January to December 2019.

The data indicate that influent loadings were within the design loadings summarized in Table 3-7 except for the data reported during the month of November 2018. Jones Edmunds discussed the November data with facility operators and was informed that during November 2018 one of the two oxidation ditches was taken offline for repair and upgrades. The oxidation ditch contents were pumped back to the headworks upstream of the influent sampling point and the highly concentrated return stream, when mixed with influent raw sewage, skewed all influent measurements. Therefore, influent loadings during November 2018 were not considered representative and, as such, were excluded from the analysis to eliminate any skewness in the maximum monthly average loading estimation.

(8) Table 3-5 Influent Wastewater Flows and MAD Loadings in 2019

Months	Flow (MGD)	CBOD5 (mg/L)	CBOD5 (lb/day)	TSS (mg/L)	TSS (lb/day)
Jan-19	1.96	141	2,306	80	1,306
Feb-19	2.26	115	2,168	62	1,169
Mar-19	2.22	125	2,309	93	1,721
Apr-19	2.17	137	2,480	72	1,305
May-19	1.87	162	2,530	102	1,583
Jun-19	1.82	177	2,681	283	4,288
Jul-19	1.99	106	1,764	76	1,262
Aug-19	2.44	83	1,694	59	1,208
Sep-19	2.04	149	2,531	210	3,579
Oct-19	1.83	145	2,209	136	2,075
Nov-19	1.71	130	1,859	125	1,783
Dec-19	1.70	116	1,644	116	1,648
Average	**2.00**	**132**	**2,181**	**118**	**1,648**

Note: lb/day = pounds per day.

(9) Table 3-6 Influent Wastewater PD Loadings in 2019

Months	CBOD5 (mg/L)	CBOD5 (lb/day)	TSS (mg/L)	TSS (lb/day)
Jan-19	180	2,939	116	1,894
Feb-19	125	2,357	80	1,508
Mar-19	138	2,554	176	3,258
Apr-19	225	4,078	100	1,813
May-19	232	3,614	164	2,555
Jun-19	316	4,788	656	9,939
Jul-19	126	2,092	156	2,589

Months	CBOD5 (mg/L)	CBOD5 (lb/day)	TSS (mg/L)	TSS (lb/day)
Aug-19	112	2,275	92	1,869
Sep-19	222	3,783	632	10,770
Oct-19	219	3,341	212	3,234
Nov-19	192	2,738	220	3,138
Dec-19	130	1,847	260	3,693
Maximums	**316**	**4,788**	**656**	**10,770**

Table 3-7 Comparison Between Current and Design Conditions for the Leesburg/Canal Street WWTF

Parameter	Units	2019 Conditions	Design Conditions
AADF	MGD	2.0	3.5
MAD CBOD5	mg/L	132	262
PD CBOD5	mg/L	316	
MAD CBOD5	lb/day	2,181	7,611
PD CBOD5	lb/day	4,788	
MAD TSS	mg/L	118	242
PD TSS	mg/L	656	
MAD TSS	lb/day	1,648	7,064
PD TSS	lb/day	10,770	

Table 3-7 compares the 2019 MAD and the PD loadings against the design conditions for the existing 3.5-MGD AADF WWTF as reported in the Jones Edmunds 2015 *Capacity Analysis Report*.

In 2019, the average influent MAD CBOD5 loading was 132 mg/L and the PD CBOD5 loading was 316 mg/L. The WWTF is designed to treat an influent CBOD5 of 262 mg/L; therefore, the 2019 MAD loadings were within the design CBOD5 concentration, but the PD loadings were above the limit. This high influent CBOD5 concentration has not had an apparent impact on the WWTF's effluent quality.

Table 3-7 shows that in 2019 the MAD TSS loading was 118 mg/L and the PD TSS loading was 656 mg/L. The current MAD loading in 2019 was within the 242 mg/L design concentration, but the PD loading was greater than this limit. This high influent TSS concentration has not had an apparent impact on the WWTF's effluent quality.

4 FUTURE CONDITIONS

4.1 SERVICE AREA AND LAND USE

4.1.1 SERVICE AREA

The WWTF site consists of approximately 15.4 acres. The land is relatively flat with elevations ranging from 66 to 75 feet above sea level. A plant service road loops throughout the site connecting the older plant site adjacent to US Highway 441 to the new plant along Canal Street. The service road has access points along Canal Street and US Highway 441. The access from US Highway 441 is no longer used. The plant is adjacent to wetlands east of the plant site, a residential mobile home community to the north, Canal Street to the west, and commercial parcels to the south along US Highway 441.

4.1.2 LAND USE

The WWTF receives its flows from residential/domestic use. Figure 4-1 shows the zoningand land use within the Leesburg/Canal Street WWTF service area. The majority of the service area is composed of residential and commercial properties.

4.2 POPULATION PROJECTIONS

Table 4-1 lists the historical population data for the City of Leesburg from 2010 through 2019 as obtained from University of Florida Bureau of Economic and Business Research (BEBR). The population annual growth rate has ranged from a minimum of -1.9 percent in 2010 to a maximum growth rate of 5.3 percent in 2019. The average annual growth rate within the WWTF service area over the past 10 years was 1.6 percent.

(10) Table 4-1 Historical Service Area Populations (2010 – 2019)

Year	Population	Annual Growth Rate (%)
2010	20,117	-1.9
2011	20,352	1.2
2012	20,587	1.2
2013	20,822	1.1
2014	21,057	1.1
2015	21,478	2.0
2016	21,908	2.0
2017	22,346	2.0
2018	22,793	2.0
2019	23,993	5.3
	Average	**1.6**

Figure 4-2 depicts the historical population obtained from BEBR and the forecasted population estimated by the St. Johns River Water Management District (SJRWMD) in 5-year intervals from 2020 through 2045.

Table 4-2 depicts the tabulated 10-year population projections, based on a 1.6-percent annual growth rate.

(11) Figure 4-1 City of Leesburg Zoning Map

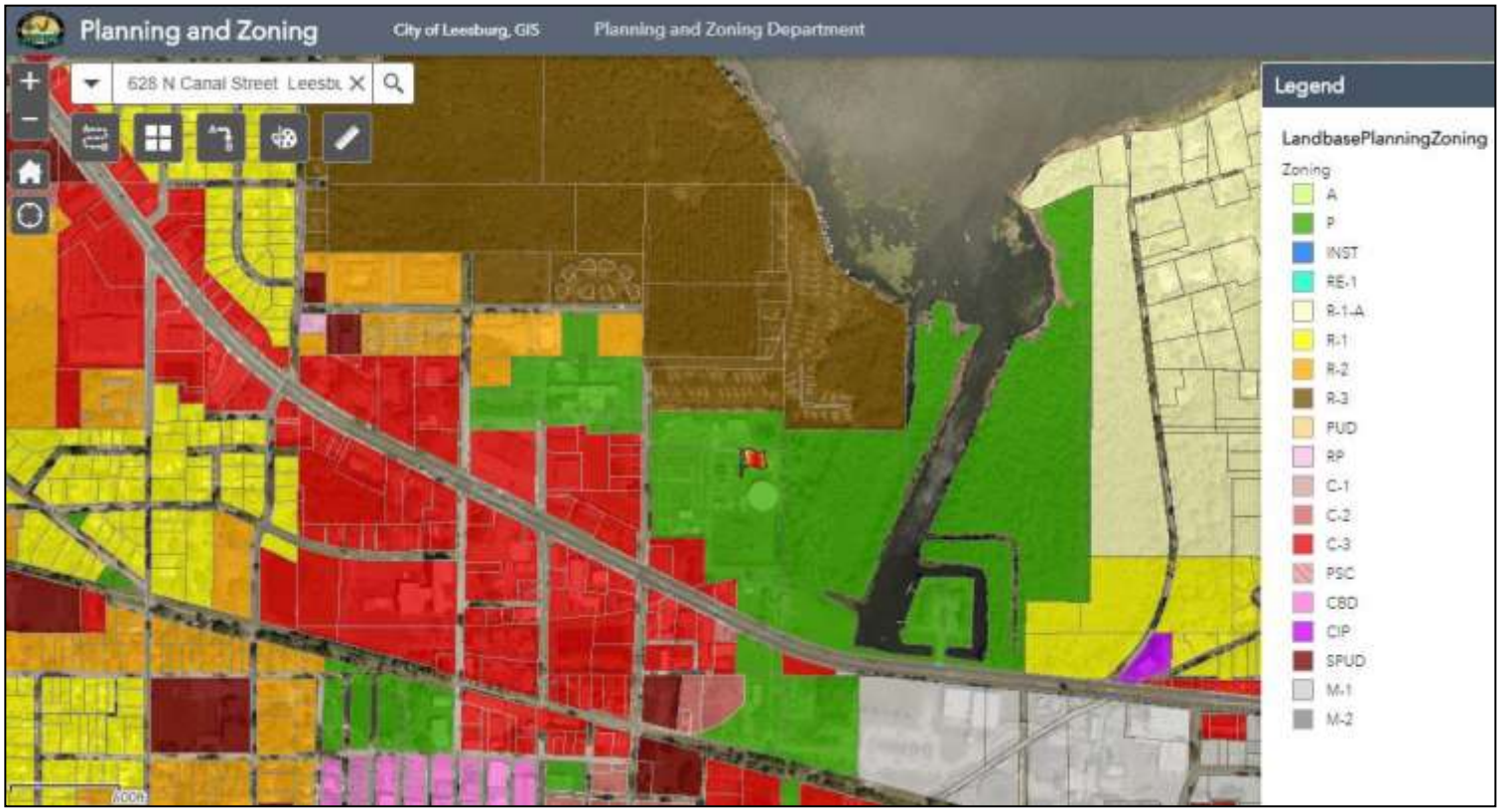


Figure 4-2 Historical and Projected Service Area Populations

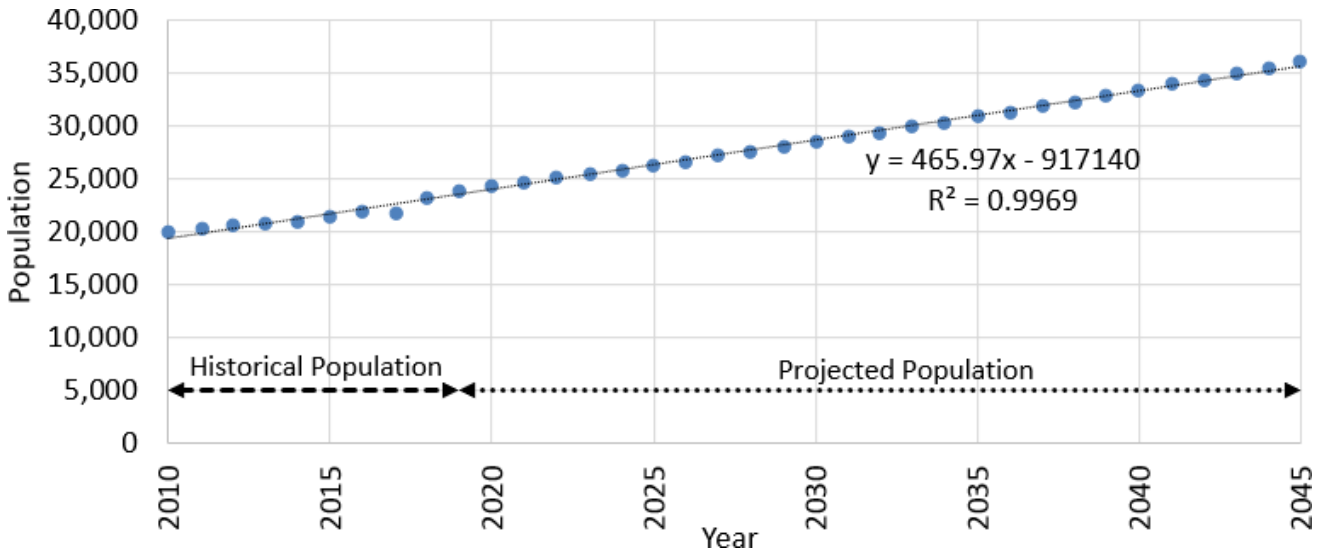


Table 4-2 Projected Service Area Population (2020 – 2030)

Year	Population
2020	24,377
2021	24,767
2022	25,163
2023	25,566
2024	25,975
2025	26,390
2026	26,813
2027	27,242
2028	27,678
2029	28,120
2030	28,570

4.3 INFLUENT FLOW PROJECTIONS

Jones Edmunds used the historical population and AADF specified in Table 4-1 to calculate the wastewater generation in gallons per capita per day (gcpd). Historical per capita wastewater generated flow averaged 89 gcpd from 2010 to 2019. Table 4-3 summarizes these results.

(12) Table 4-3 Historical AADF per Capita (2010 – 2019)

Year	AADF per Capita (gpcd)
2010	80
2011	98
2012	103
2013	76
2014	110
2015	91
2016	75
2017	86
2018	85
2019	83
Average	**89**

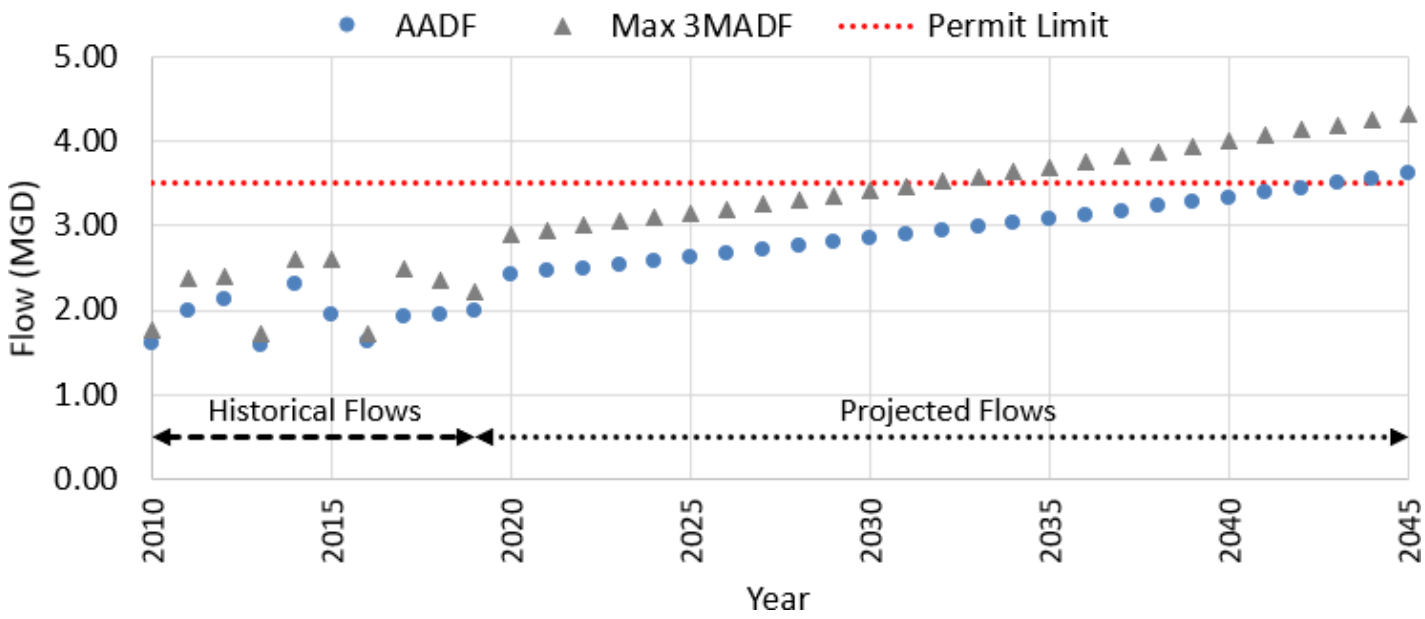
Jones Edmunds used a conservative wastewater generation rate of 100 gcpd and a seasonal peaking factor of 1.20 (Table 3-4) to estimate the wastewater influent flows to the WWTF over the next 10 years. Table 4-4 shows the projected AADF and Max3MADF for the next 10 years.

(13) Table 4-4 Projected Wastewater Flows

Year	AADF (MGD)	Max3MADF (MGD)
2020	2.422	2.907
2021	2.461	2.954
2022	2.501	3.001
2023	2.541	3.050
2024	2.582	3.099
2025	2.624	3.148
2026	2.666	3.199
2027	2.709	3.251
2028	2.752	3.303
2029	2.797	3.356
2030	2.842	3.410

Figure 4-3 graphically shows the historical and projected AADF and Max3MADF until 2045. According to Figure 4-3, the Max3MADF will approach the 3.50 MGD WWTF capacity by 2031. The AADF is expected to exceed the operating permit capacity by 2043. The WWTF is expected to be operating at approximately 81 percent of its design treatment capacity of 3.5 MGD AADF by 2030.

(14) Figure 4-3 Historical and Projected Flows Within the WWTP Service Area



4.4 RECLAIMED WATER DEMAND PROJECTIONS

Reclaimed water generated at the Canal Street WWTF is conveyed to either the City's sprayfields or the PAR system. The City proposed to make the following modifications to the Leesburg/Canal Street WWTF operating permit, and have done so:

- Abandon the North Sprayfield.
- Abandon the indirect surface water discharges.
- Modify the planned customer list and capacity of the City's PAR system.
- Add the reclaimed water interconnect with Southeast Sumter Utility Company (SSUC).

The City is planning to continue serving the Arlington Golf Course, 2,479 residential customers in the Arlington Ridge and Legacy subdivisions, and some commercial and public green space areas within the City (<0.01 MGD AADF). Based on historical data (2017 *Capacity Analysis Report*), these customers were estimated to have an annual average demand of 0.9 MGD AADF.

The average irrigation demand within the SSUC service area is expected to be 458.9 gallons per day per unit (gpd/unit) based on other developments within The Villages. This unit demand is the combined demand of all residential, commercial, and golf course demand within the SSUC service area. SSUC also plans to use on-site stormwater to meet irrigation demands. Stormwater is estimated to be able to meet 123.4 gpd/unit of the projected irrigation demand. The resulting reuse demand will be 335.5 gpd/unit as depicted in Table 4-5.

(15) *Table 4-5 SSUC Projected Reuse Demand by Development*

Development Name	Dwelling Units	Reuse Demand (MGD AADF)
Village of Fenney	2,476	0.83
Bigham West	785	0.26
Bigham North	1,350	0.45
Hickman	608	0.20
Bigham East	1,421	0.48
Carter	3,805	1.28
Bailey East	290	0.10
Bailey West	67	0.02
North Sprayfield	3,260	1.09
Bigham Northeast	400	0.13
North Tract	503	0.17
Quadventure	105	0.04
Collins	30	0.01
Driggers	89	0.03
West of Fenney	2,500	0.84
Pride – Lake County	610	0.20
Pride – Sumter County	451	0.15
Total	**18,750**	**6.30**

5 SUMMARY AND CONCLUSIONS

5.1 TIME REQUIRED FOR THE AADF TO REACH THE PERMITTED CAPACITY

Based on projected wastewater flows presented in Table 4-4, the AADF is not expected to reach the 3.5-MGD-AADF permitted capacity of the WWTF within the next 10 years.

5.2 RECOMMENDATIONS FOR EXPANSION

The forecasted AADF for the Leesburg/Canal Street WWTF is not expected to equal or exceed the permitted capacity of the WWTF within the next 10 years. Therefore, no recommendations for expansion of the facility are necessary at this time.

The City should continue to monitor and adjust the wastewater flow projections to account for new development, annexations, and other factors affecting population growth.

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.

Note:

Based on the review of a parcel data attribute table provided by City of Leesburg Geographic Information System, a detailed review of the parcel data was conducted to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. None were found. OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

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

ADDENDUM

EXHIBIT A

CITY OF LEESBURG
POTABLE WATER CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

WATER

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-30

	ADOPTED Fiscal Year 2023-24	PROPOSED Fiscal Year 2024-25	PROPOSED Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29	Fiscal Year 2029-30	Fiscal Year 2026-30 TOTAL
Project Description								
Capital Projects & Purchases								
Mains								
Highway 441-Perkins to Newell Hill			3,000,000	1,000,000				4,000,000
Hwy 27 Main Upgrade (Middlesex to CR 48)	598,349		2,000,000					2,000,000
Turnpike Widening line relocation		2,500,000						
Hwy 27 Main Upgrade (48 to Highland Lakes)			2,500,000					2,500,000
Fire Protection Improvements					1,000,000	1,000,000	1,000,000	3,000,000
Walmart Loop (Thomas to 441)			500,000					
Michigan Ave			250,000					250,000
Sunnyside			350,000					350,000
Stock Subdivision	650,000		100,000	1,000,000				1,100,000
Fluoride Water Project								
Capital Maintenance Projects								
Well Rehabilitation		50,000	75,000	75,000	75,000	75,000	75,000	375,000
Elevated Tank Inspection & Rehab			75,000	75,000	75,000	75,000	75,000	375,000
Water Treatment Facility Maintenance		75,000	100,000	100,000	100,000	100,000	100,000	500,000
Highland Lake Ground Storage Tank	1,485,154							-
Fire Protection Hydrant Replacements			25,000	25,000	25,000	25,000	25,000	125,000
Elevated Tower Mall & Newell Hill Repainting		250,000						
Main Water Treatment Plant GST Repainting								
Fund Total	2,733,503	2,875,000	8,975,000	2,275,000	1,275,000	1,275,000	1,275,000	14,575,000
Funding Source								
Impact Fees								-
Renewal & Replacement	1,574,385	1,574,385	200,000	200,000	200,000	200,000	200,000	1,000,000
Current Revenue	1,159,118	1,300,615						-
To be determined			8,775,000	2,075,000	1,075,000	1,075,000	1,075,000	14,075,000
Total Funding Sources	2,733,503	2,875,000	8,975,000	2,275,000	1,275,000	1,275,000	1,275,000	15,075,000

ADDENDUM

EXHIBIT B

CITY OF LEESBURG
POTABLE WATER
WATER SUPPLY FACILITIES WORK PLAN

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

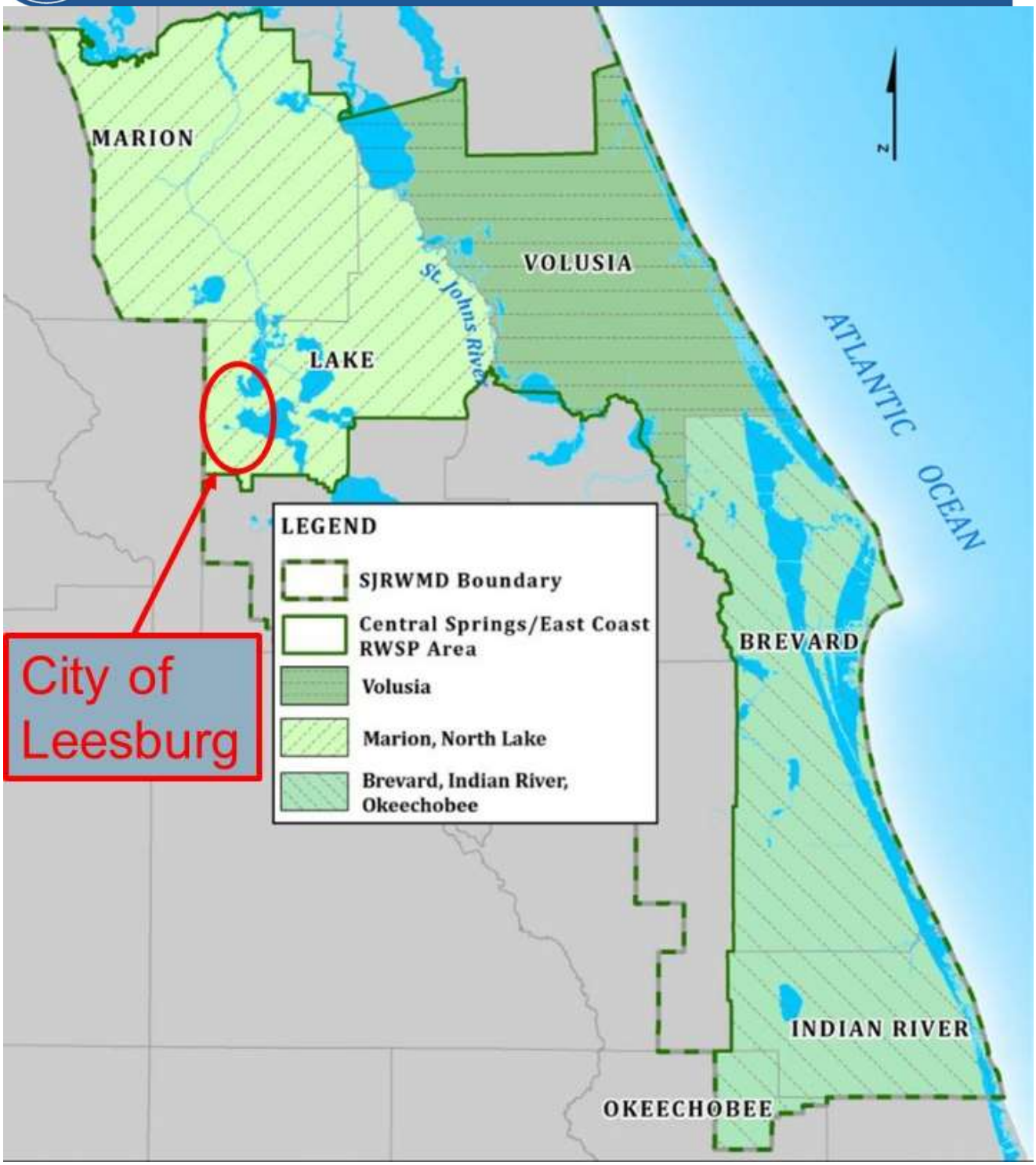
1.1 Introduction

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

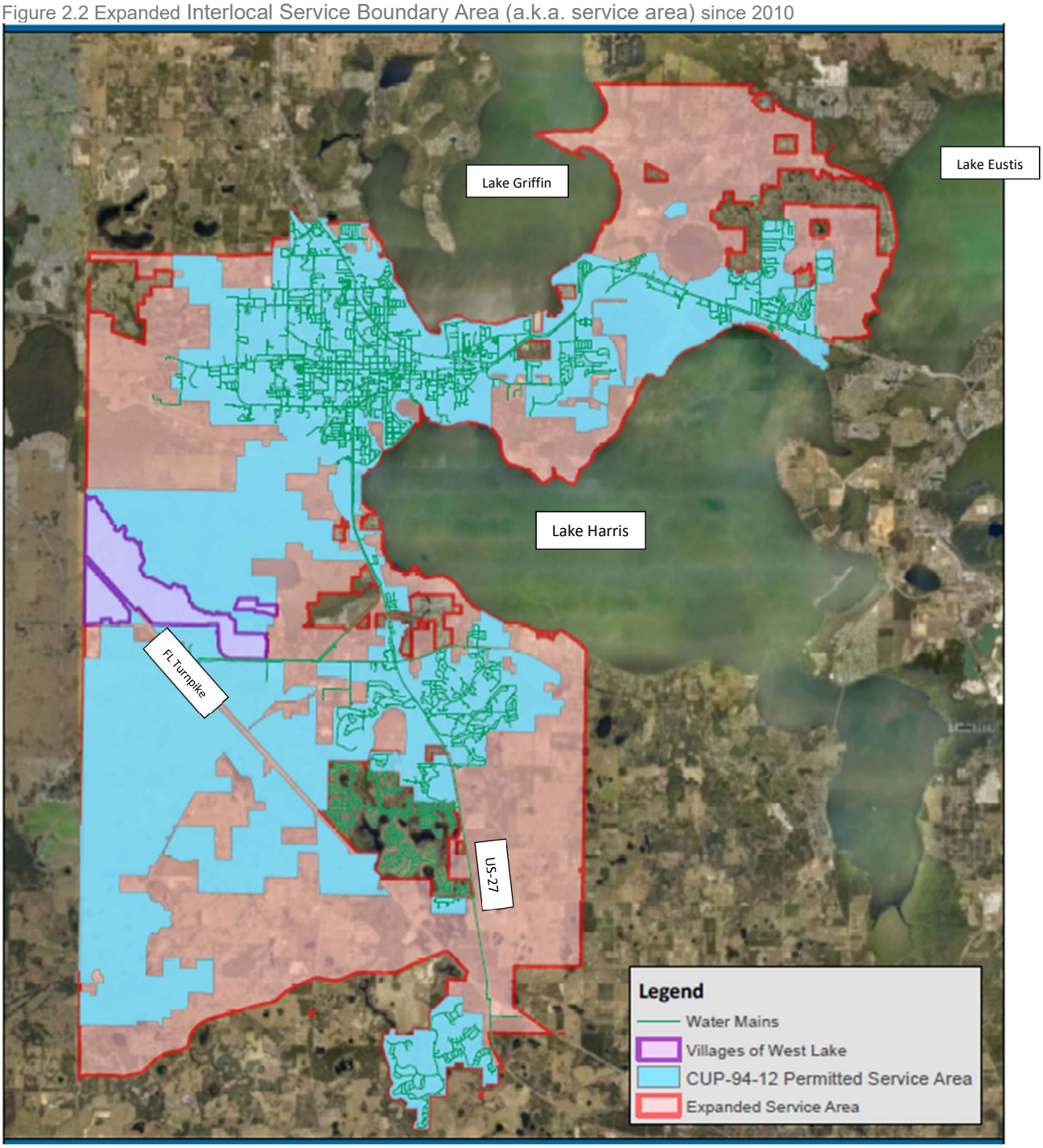
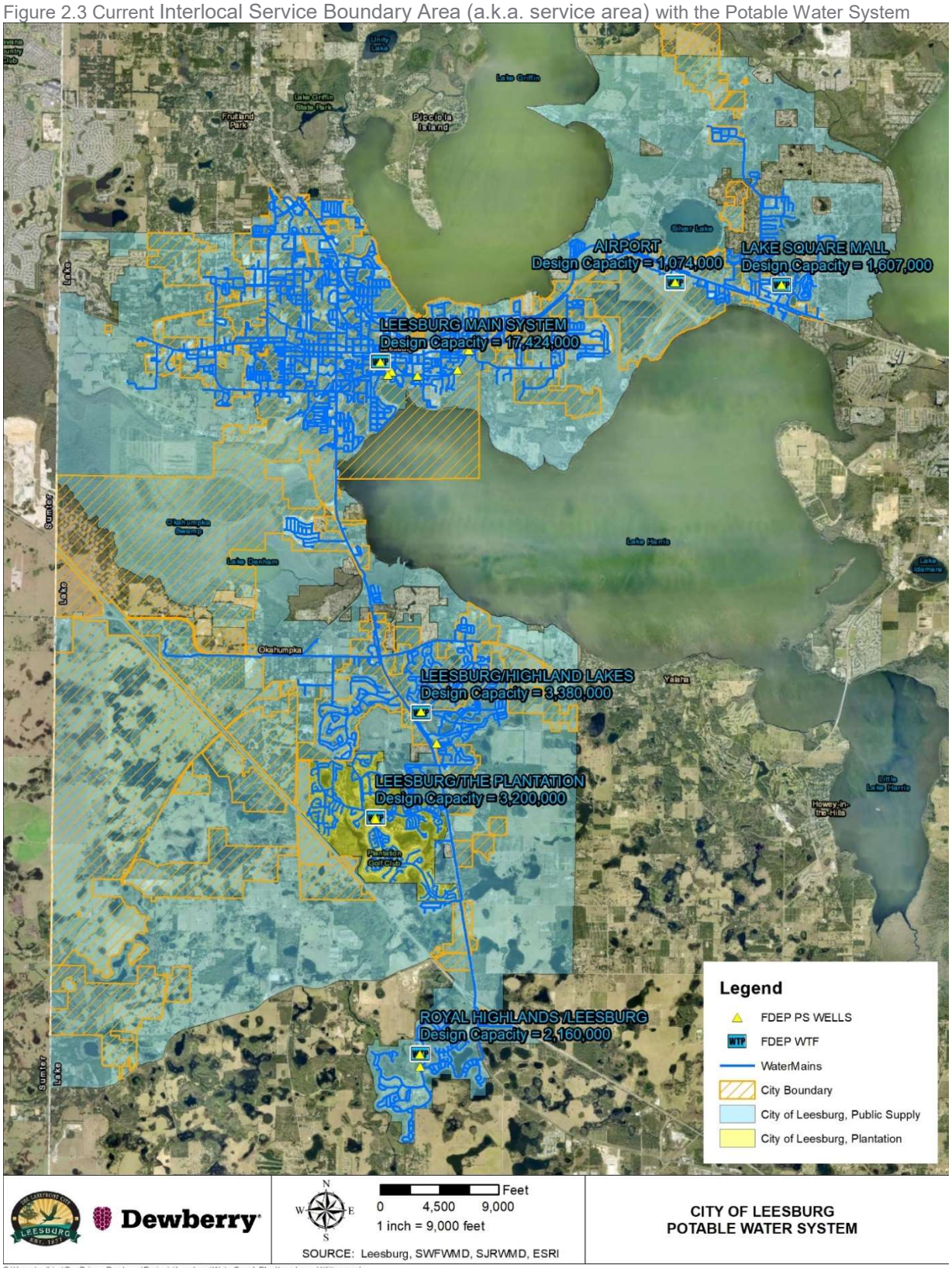


Figure 2.3 Current Interlocal Service Boundary Area (a.k.a. service area) with the Potable Water System



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

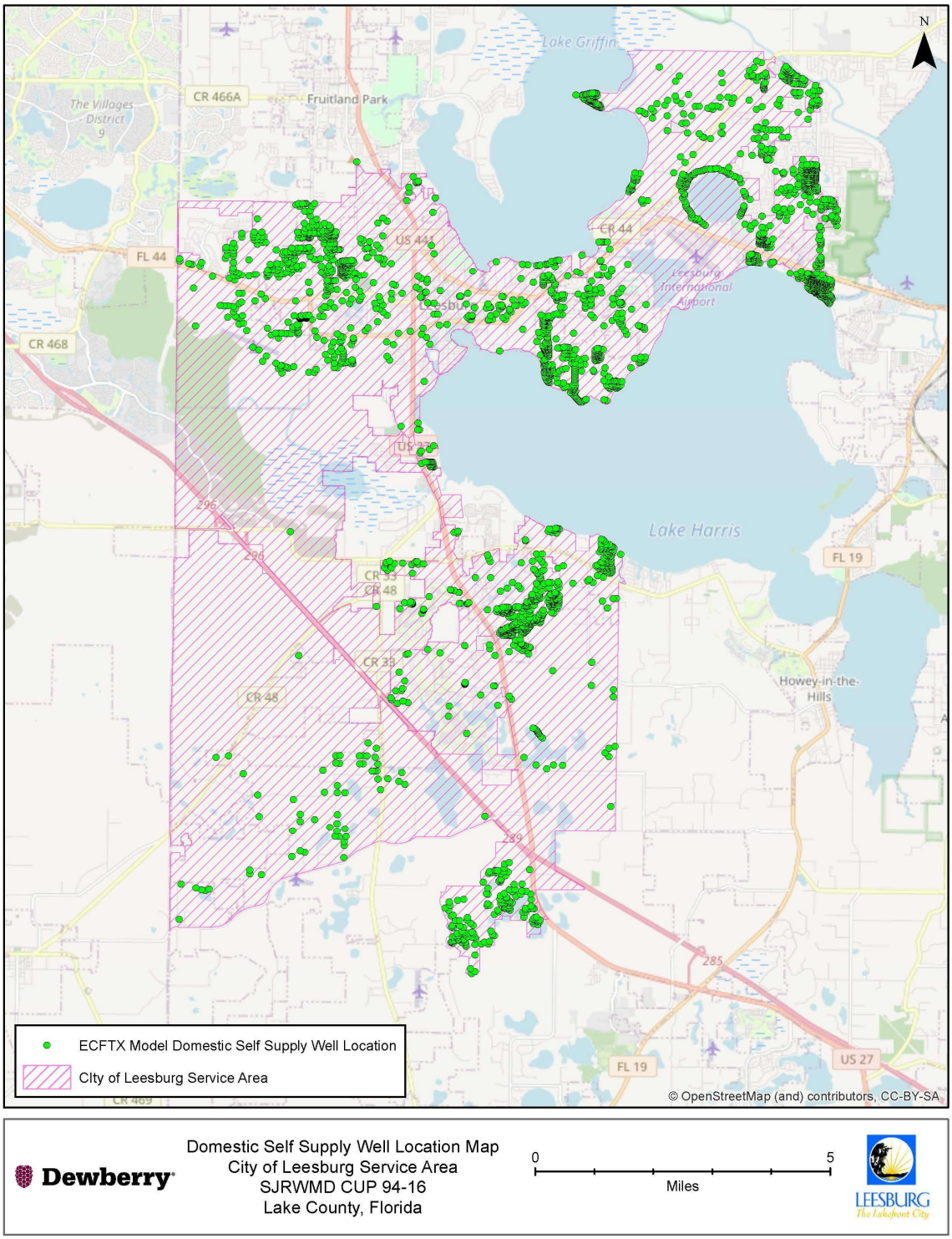
The active wells provide water to the six (6) water treatment plants (see **Figure 2.2** above) where the water is treated to meet state water quality drinking standards and then distributed throughout the City's distribution system to end users. Three of these plants are located north of Lake Harris 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



Dewberry

Domestic Self Supply Well Location Map
City of Leesburg Service Area
SJRWMD CUP 94-16
Lake County, Florida

0 5
Miles

LEESBURG
The Lakefront City

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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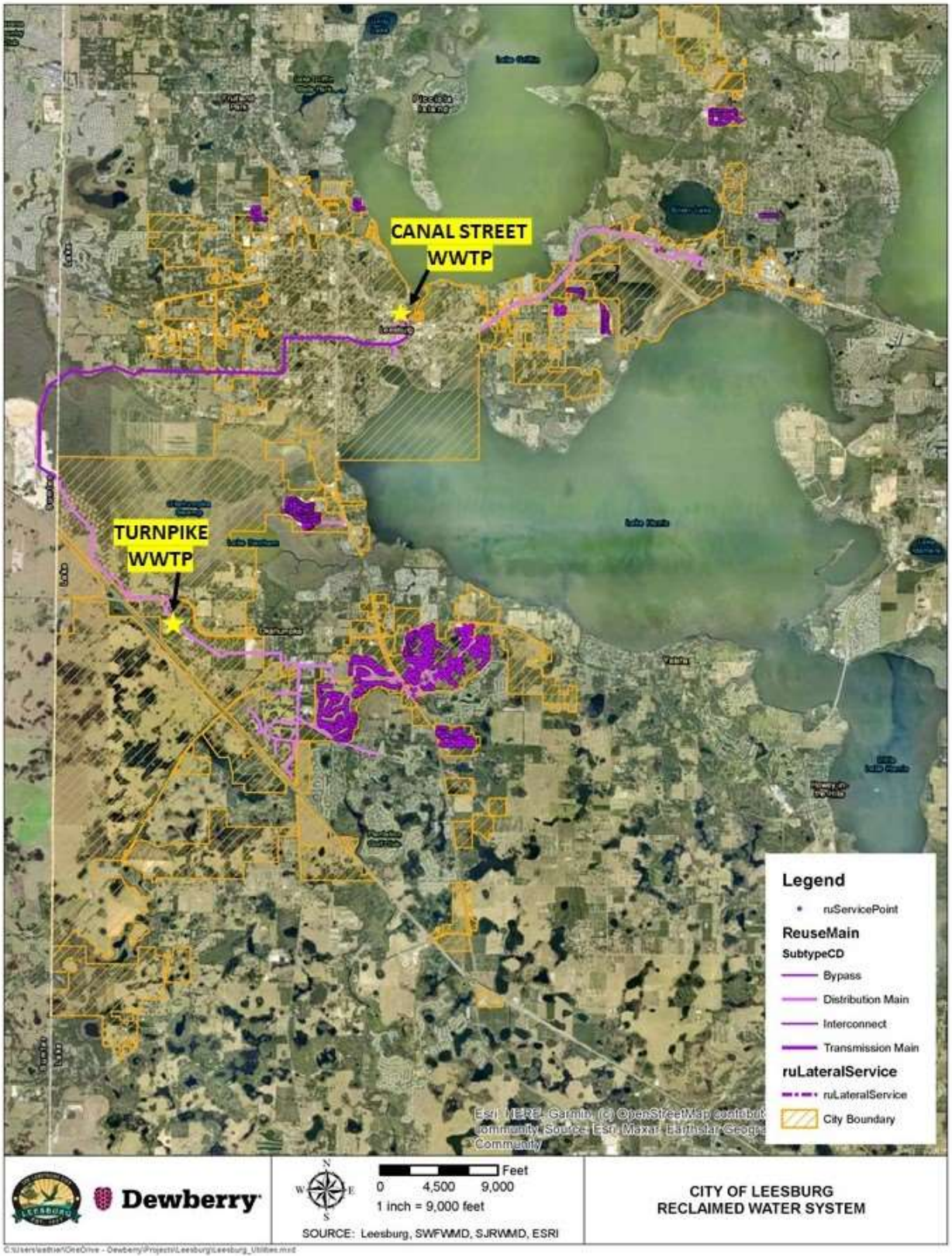
Figure 2.5 City of Leesburg Reclaimed Water System



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

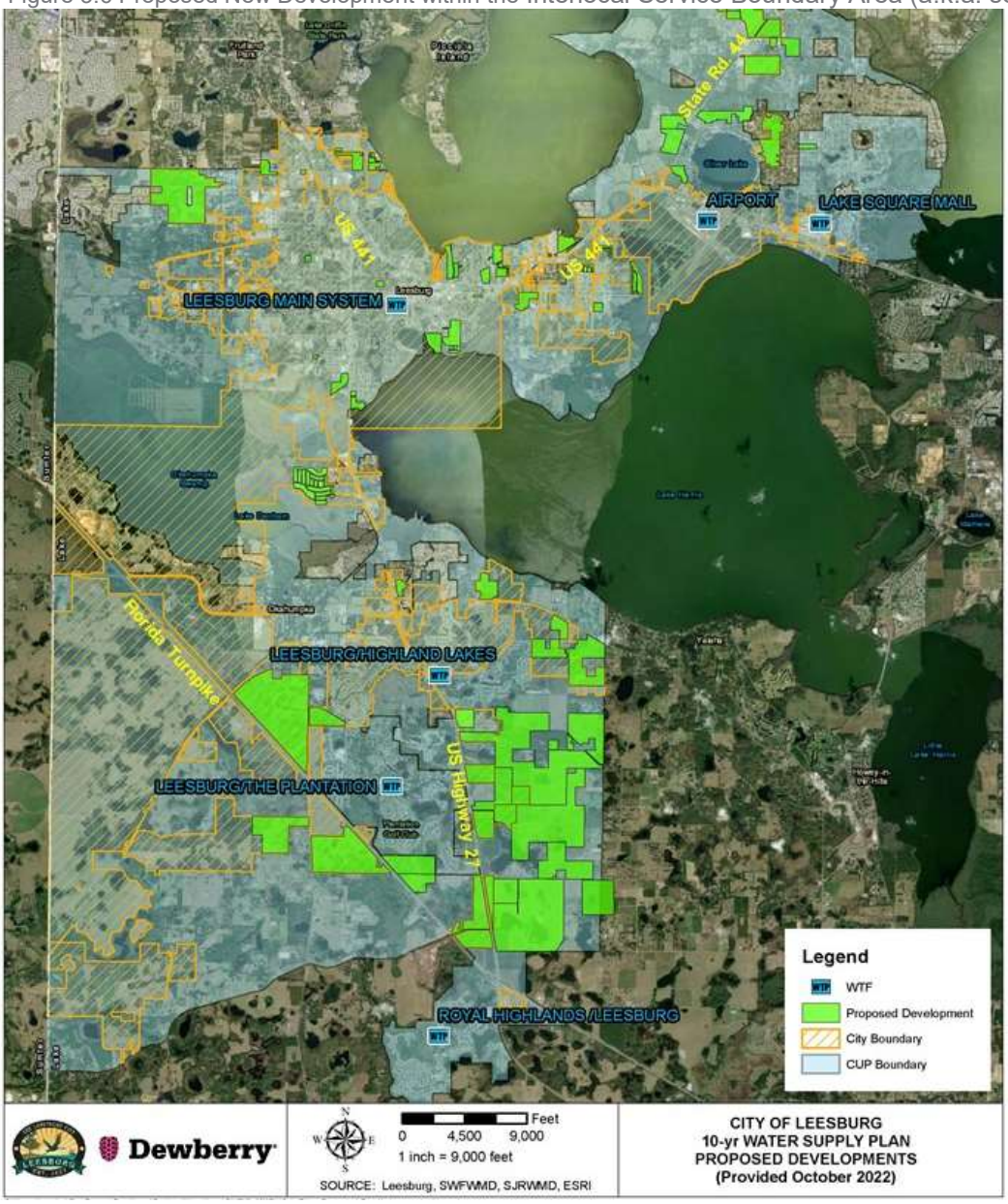
Source: Central Springs/East Coast Regional Water Supply Plan

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)

WATER	ADOPTED Fiscal Year 2022-23	PROPOSED Fiscal Year 2023-24	PROPOSED 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)

WASTEWATER	ADOPTED Fiscal Year 2022-23	PROPOSED Fiscal Year 2023-24	PROPOSED 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
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 1.2.13: The City shall promote the use of best management techniques by adopting a local Florida Friendly Landscape ordinance <u>to require Florida native plant species suitable for site location soils and water conditions</u> 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 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 1.2.24: 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 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.

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 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:

- 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: ***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 other governmental agency's Comprehensive Plans regarding infrastructure and water supply planning.

Policy 1.3.1: 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 1.3.2: 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 1.3.3: 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 1.3.4: 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 1.3.5: The City will maintain interlocal or franchise agreements with any jurisdictions outside of the City limits in which Leesburg provides water service.

Policy 1.3.6: 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 1.3.7 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 1.3.8 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 1.3.9 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 1.4: ***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 other governmental agency's Comprehensive Plans regarding conservation issues.

Policy 1.4.1: 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 1.4.2: 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 1.4.3: Leesburg will coordinate with the United States Army Corps of Engineers regarding surface water issues within their jurisdiction.

Policy 1.4.4: 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 1.4.5: Leesburg will coordinate with the Lake County Board of County Commissions regarding their respective programs for water quality and quantity.

Policy 1.4.6: 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 1.4.7: 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.

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 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:

- 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 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: 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'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 1.4.4: 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 1.4.5: 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 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

Office of Planning and Zoning

LAKE COUNTY, FL
REAL FLORIDA · REAL CLOSE

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.

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. <u>Lake County Resource Recovery Facility</u>

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.

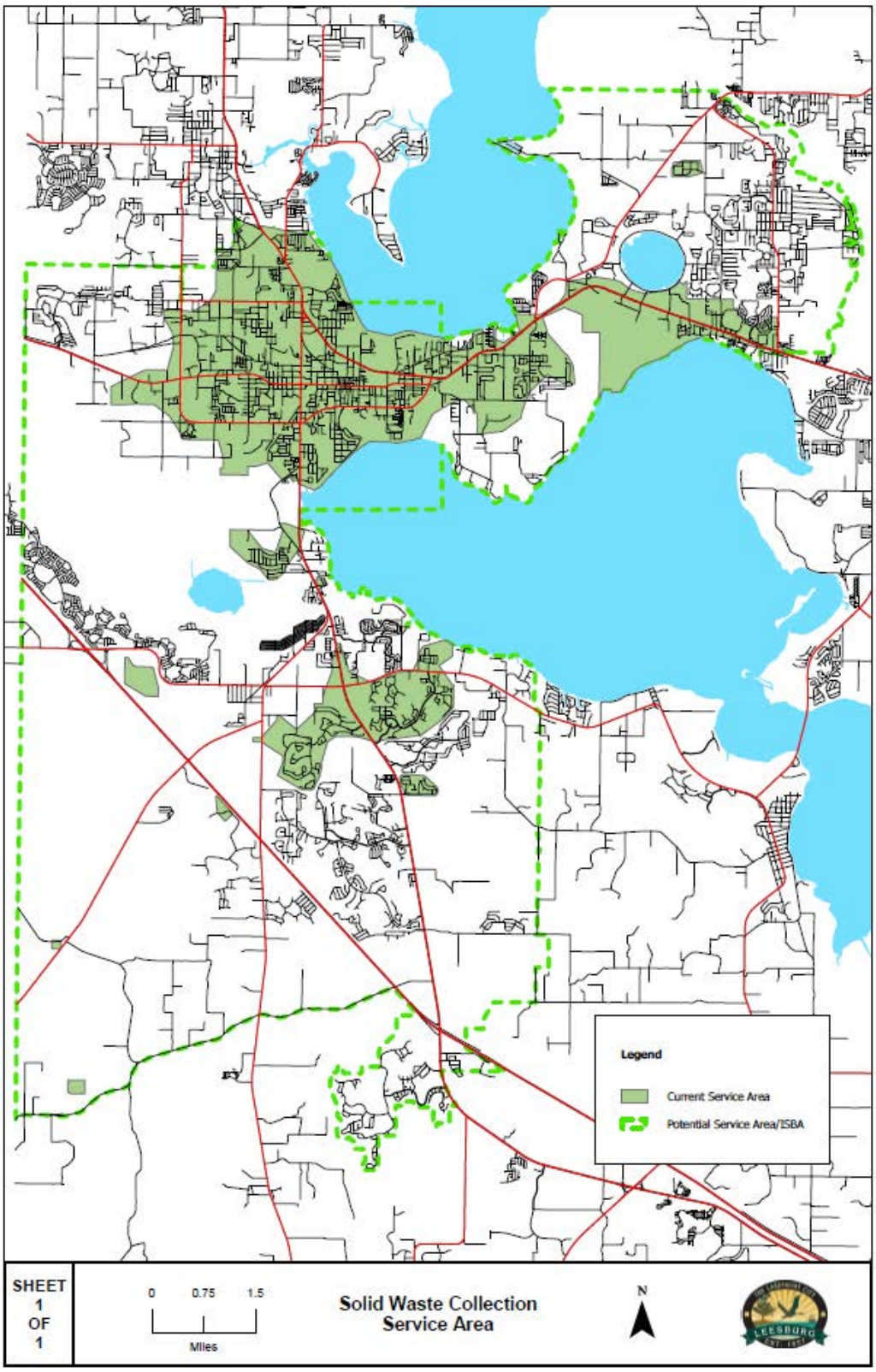
3. Solid Waste Collection

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.

Note:

Based on the review of a parcel data attribute table provided by City of Leesburg Geographic Information System, a detailed review of the parcel data was conducted to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. None were found. OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

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.

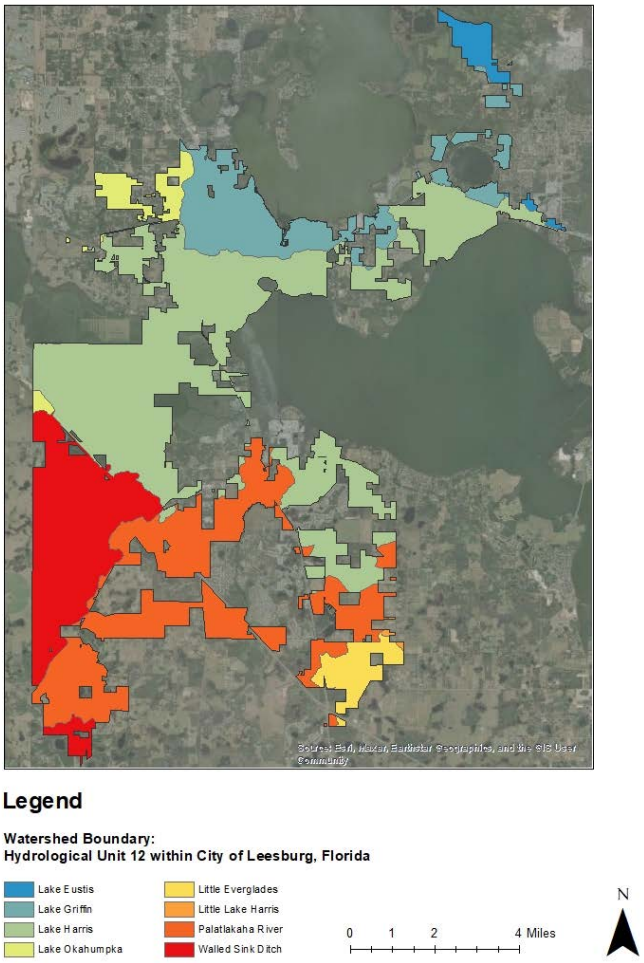
DRAINAGE
DATA APPENDIX

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.

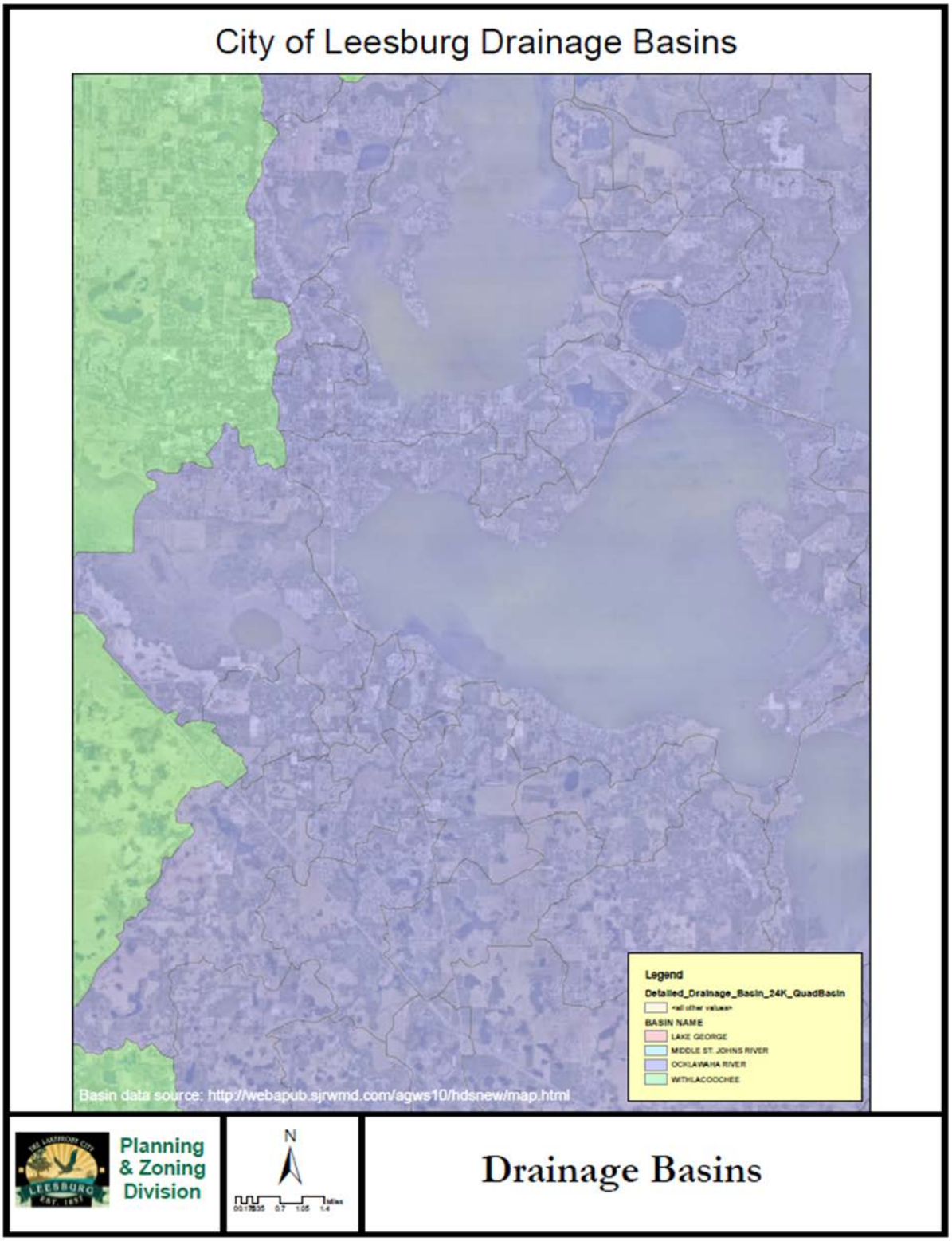
Note:

Based on the review of a parcel data attribute table provided by City of Leesburg Geographic Information System, a detailed review of the parcel data was conducted to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. None were found. OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

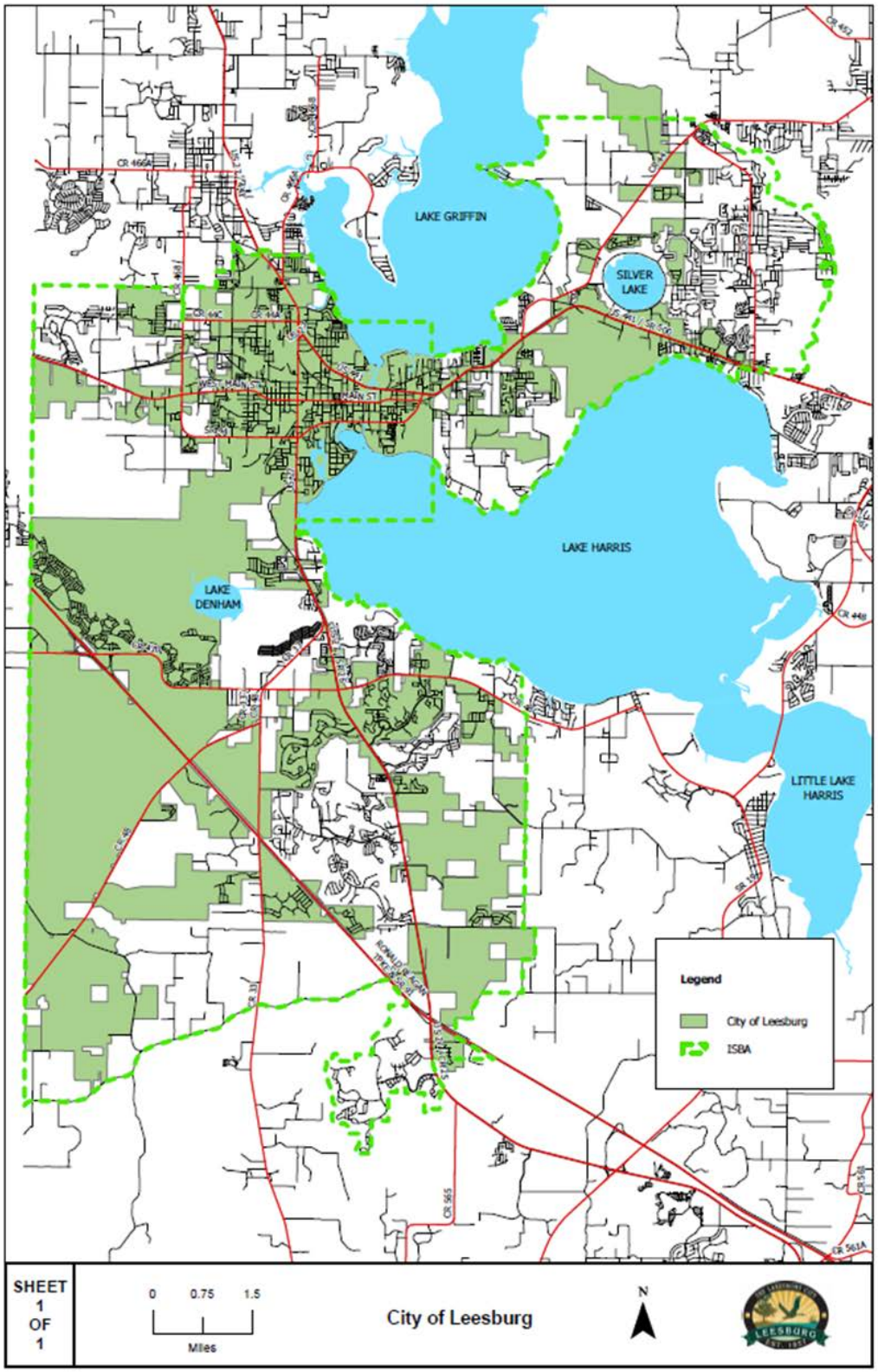
Figure 7-1: Leesburg Watershed Boundaries



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/

ADDENDUM

EXHIBIT A

CITY OF LEESBURG
STORMWATER CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

STORMWATER

CITY OF LEESBURG

CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-30

	ADOPTED	PROPOSED			PROPOSED			
	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 2026-30
Project Description								
Stormwater Pond Rehabs								
Lake Hollywood			600,000	600,000				0
Pond Cleanup				500,000	500,000	500,000	500,000	2,000,000
Stormwater Improvements								
Lake Robinhood		875,000						0
Center Street Stormwater	360,000							0
Beverly Shores	100,000							0
South Street	50,000	300,000						0
Miscellanous drainage	100,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Public Works Fountain Program	15,000	25,000	25,000	25,000	25,000	25,000	25,000	125,000
Curb, gutters, & inlets	25,000	25,000	25,000	25,000	25,000	25,000	25,000	125,000
Fund Total	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000
Funding Source								
Stormwater Fees	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000
Total Funding Sources	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000

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.

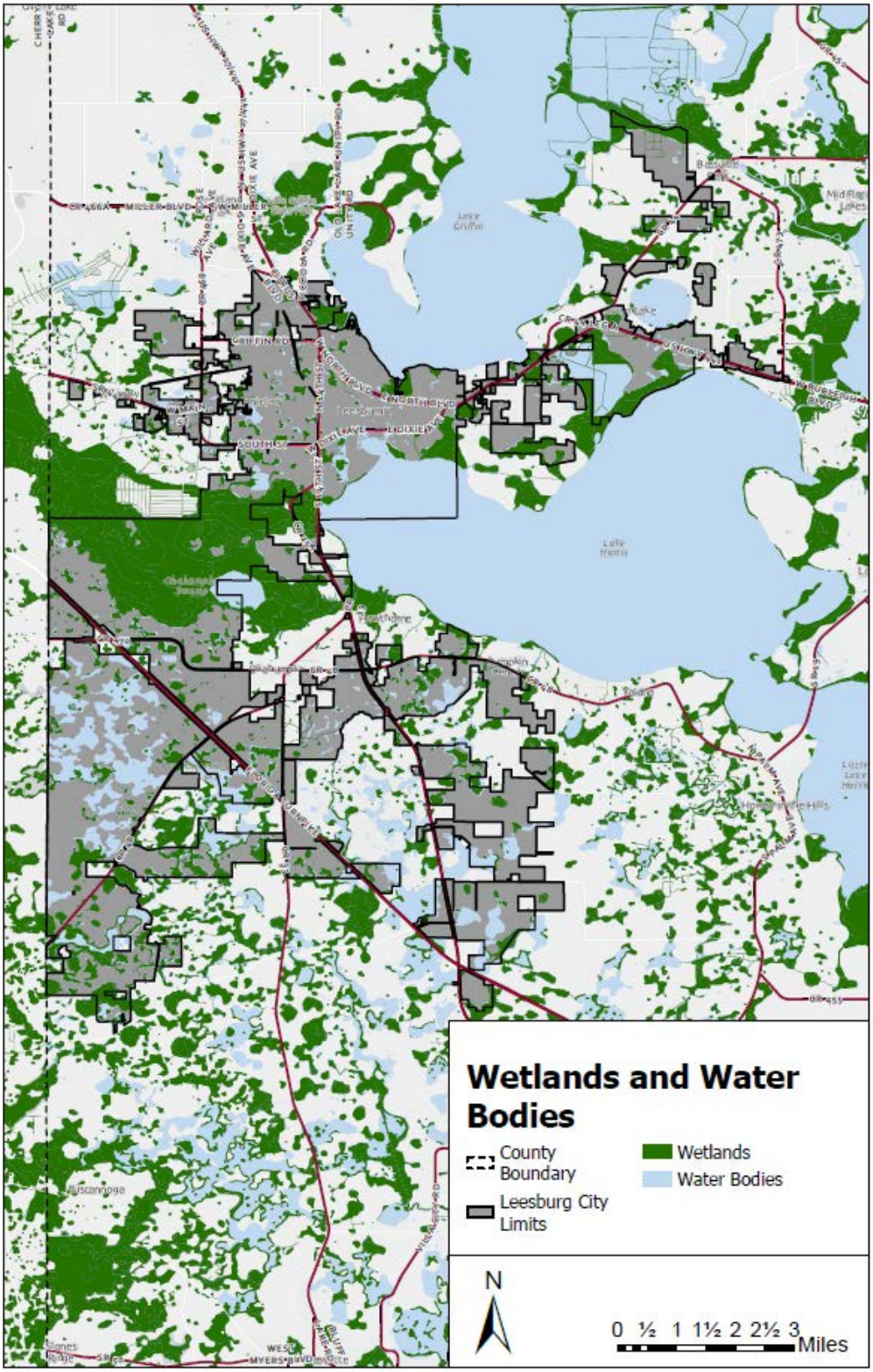
The City of Leesburg has developed and is currently implementing a reclaimed water program that includes the use of reclaimed water to offset the amount of groundwater used to serve irrigation demands. The continued implementation of water reclamation activities will support groundwater aquifer recharge 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.

Note:

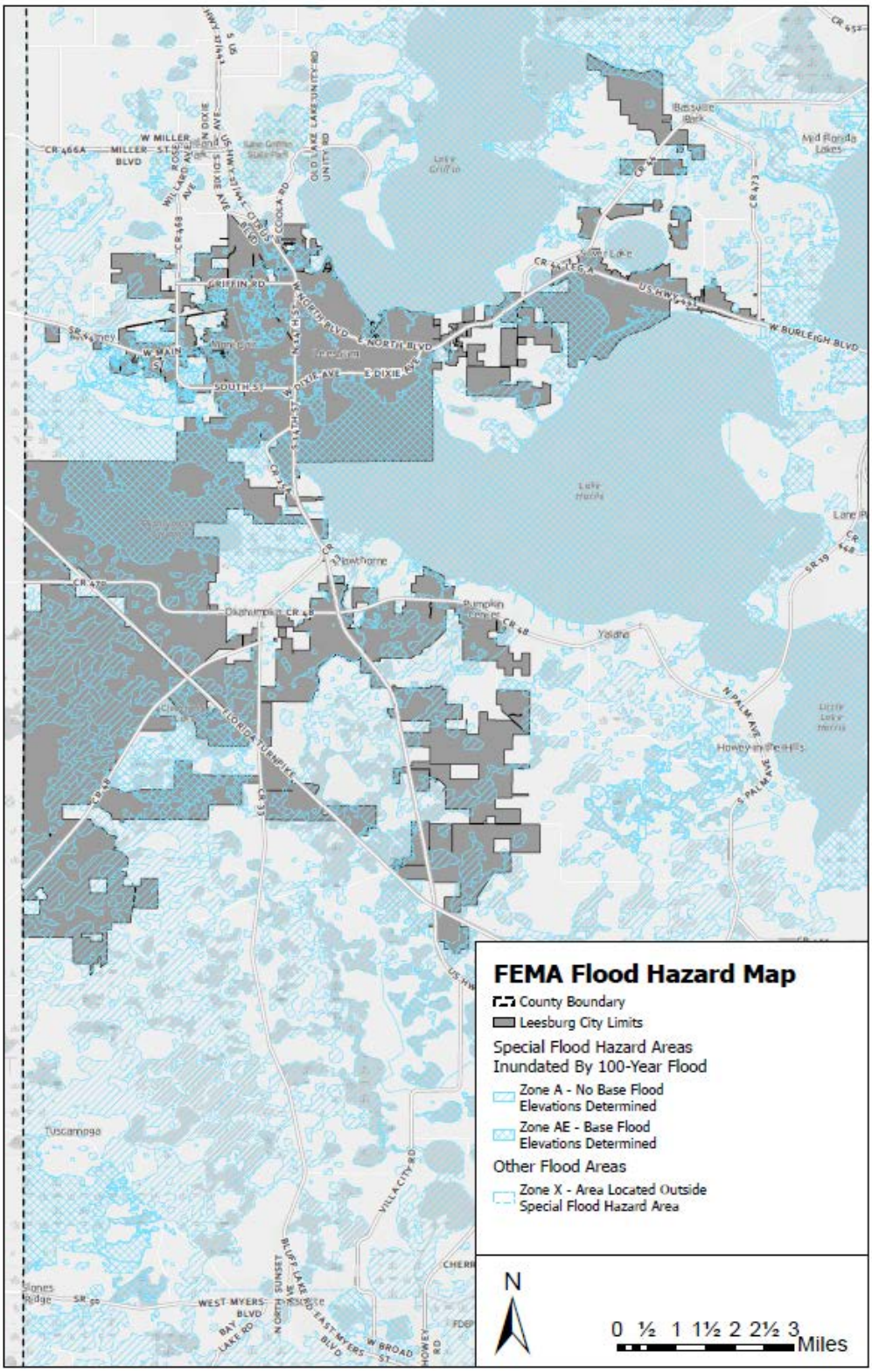
Based on the review of a parcel data attribute table provided by City of Leesburg Geographic Information System, a detailed review of the parcel data was conducted to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. None were found. OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

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 natural groundwater aquifer recharge areas for the City of Leesburg are provided in the maps below.

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:

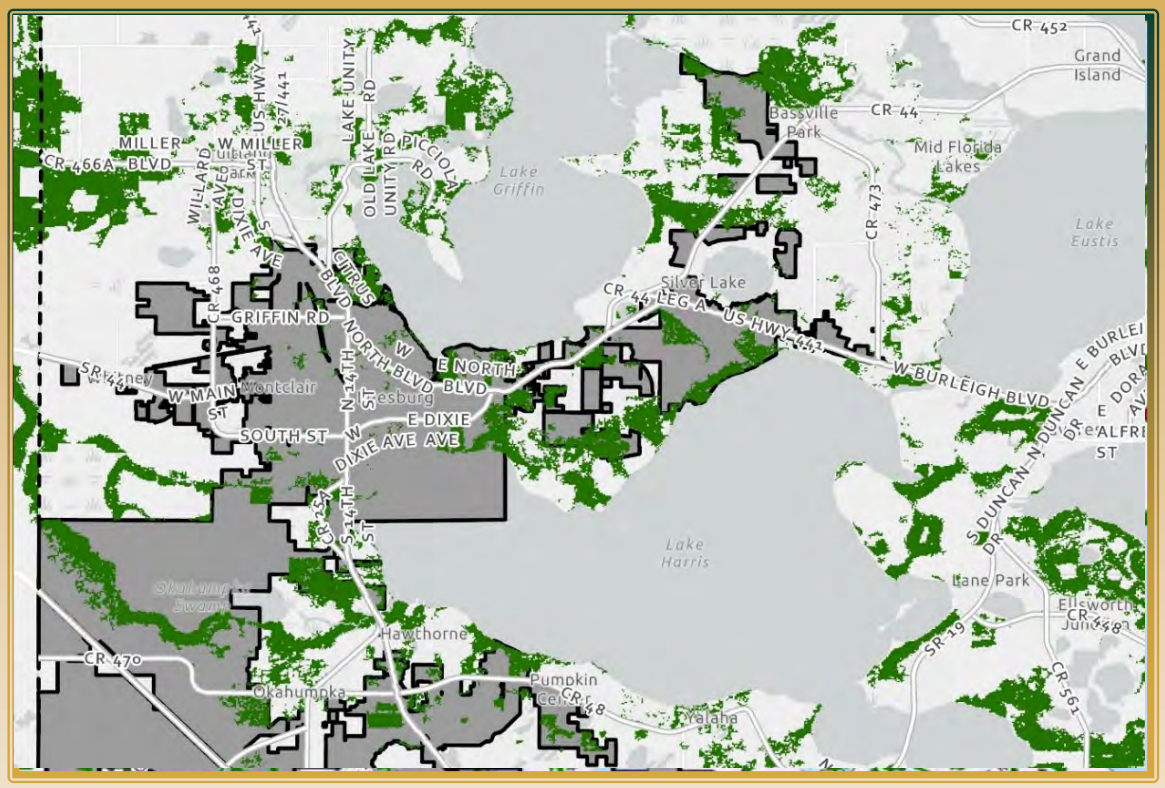
St. Johns River Water Management District (SJRWMD)
https://www.sjrwmd.com

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	Powerscreen Chieftain Screener	1300 S. Lucas Street	Point
2	Leesburg South Ready Mix Plant	27111 CR 33	Point
3	Beyers Funeral Home	1123 West Main Street	Point
4	Covanta Lake Inc	3830 Roger's Industrial Park Road, Okahumpka	Point
5	George J. Clemons Beverage Body & Trailer Service	2990 South Street	Point
6	Commerce Park Plant	2720 County Road 470	Point
7	Municipal Group – Leesburg Asphalt Plant	1233 Commerce Street	Area
8	Boykin Metso Screener	1330 North Thomas Minneola	Point
9	Boykin Terex Crusher	1330 North Thomas Minneola	Point
Inactive			
10	Alex Cor, Inc	1300 Lucas St	Point
11	UF Health Leesburg Hospital	600 East Dixie Avenue	Point
12	WAPI Acquisition Corporation	1107 North Thomas Road	Point
13	Florida Rock Industries	406 North 13th Street	Point
14	Leesburg Tire & Battery	1201 West Main Street	Point
15	Lynn Precast, Inc	1233 North Commerce Street	Point
16	E.L. Williams, Inc.	1500 West Main Street	Point
17	Barham Industries	2206 West Griffin Road	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
18	L&P Materials (formerly KLM Industries, Inc)	2600 Industrial Street	Point
19	Leesburg Concrete, Inc.	2008 Griffin Road	Point
20	C&D Thin Pavers & Coping	2021 Tally Box Rd	Point
21	Spin City Laundry	1321 South 14th Street	Area
22	Long's Dry Cleaners	2115-A North Citrus Blvd.	Area
23	Johnson's Cleaners	101 West North Blvd.	Area
24	Donna's Cleaners	1421 West Main Street	Area
25	Fulmer's Dry Cleaners	716 North 14th Street	Area
26	Middlesex Asphalt, L.L.C.	1335 Thomas Avenue 1400 Thomas Ave	Area
27	All American Executive Dry Cleaning	1421 West Main Street	Area
28	Trinity Equipment Manufacturing (TEMCO Plant #448)	31643 Executive Blvd.	Area
29	Monaco Coach Corporation	3701 West Main Street	Area
Under Construction			
30	Leesburg Sanitary Landfill AB	1450 Neely Drive	Area
Un-permitted			
31	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			
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

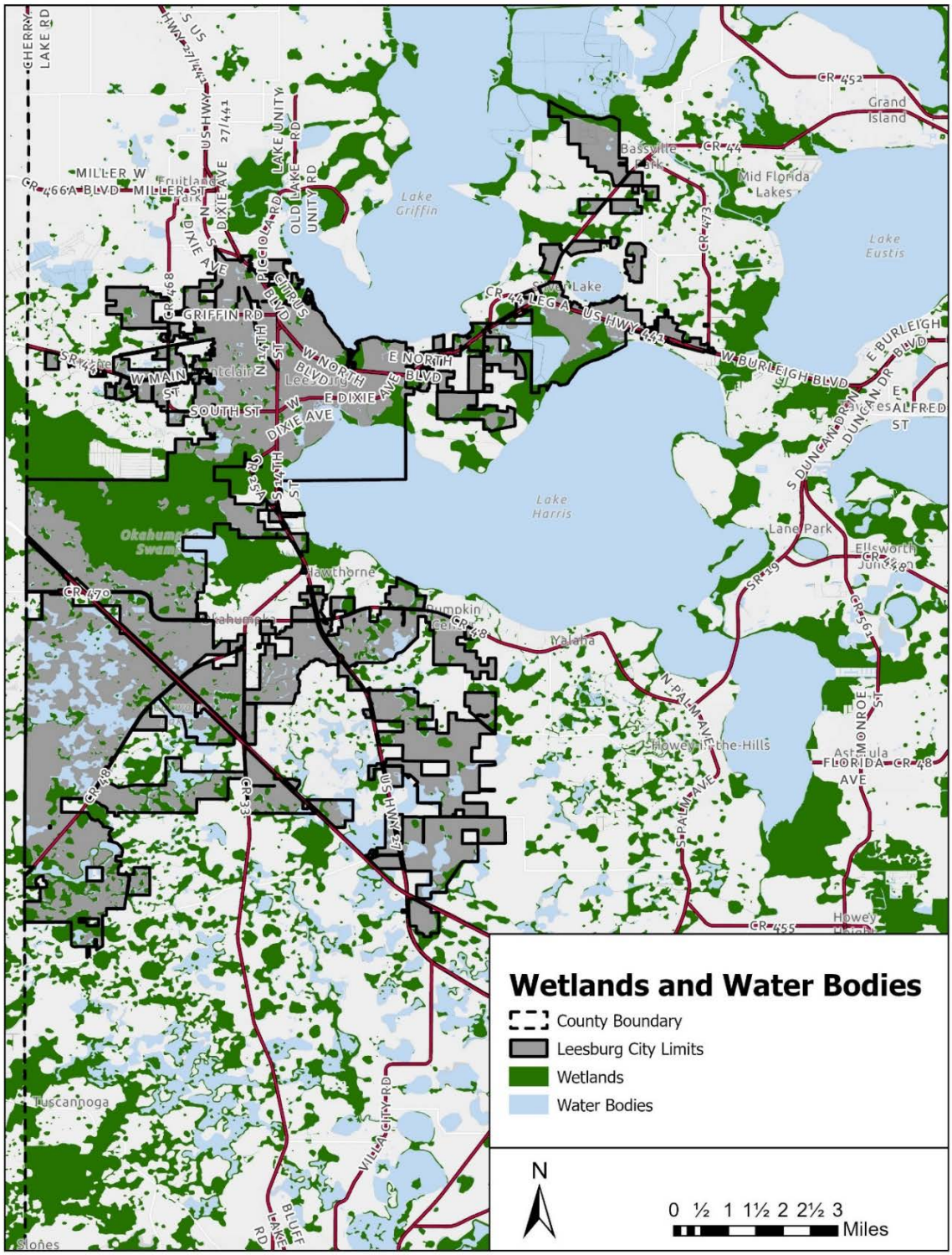
Future Water Resources

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

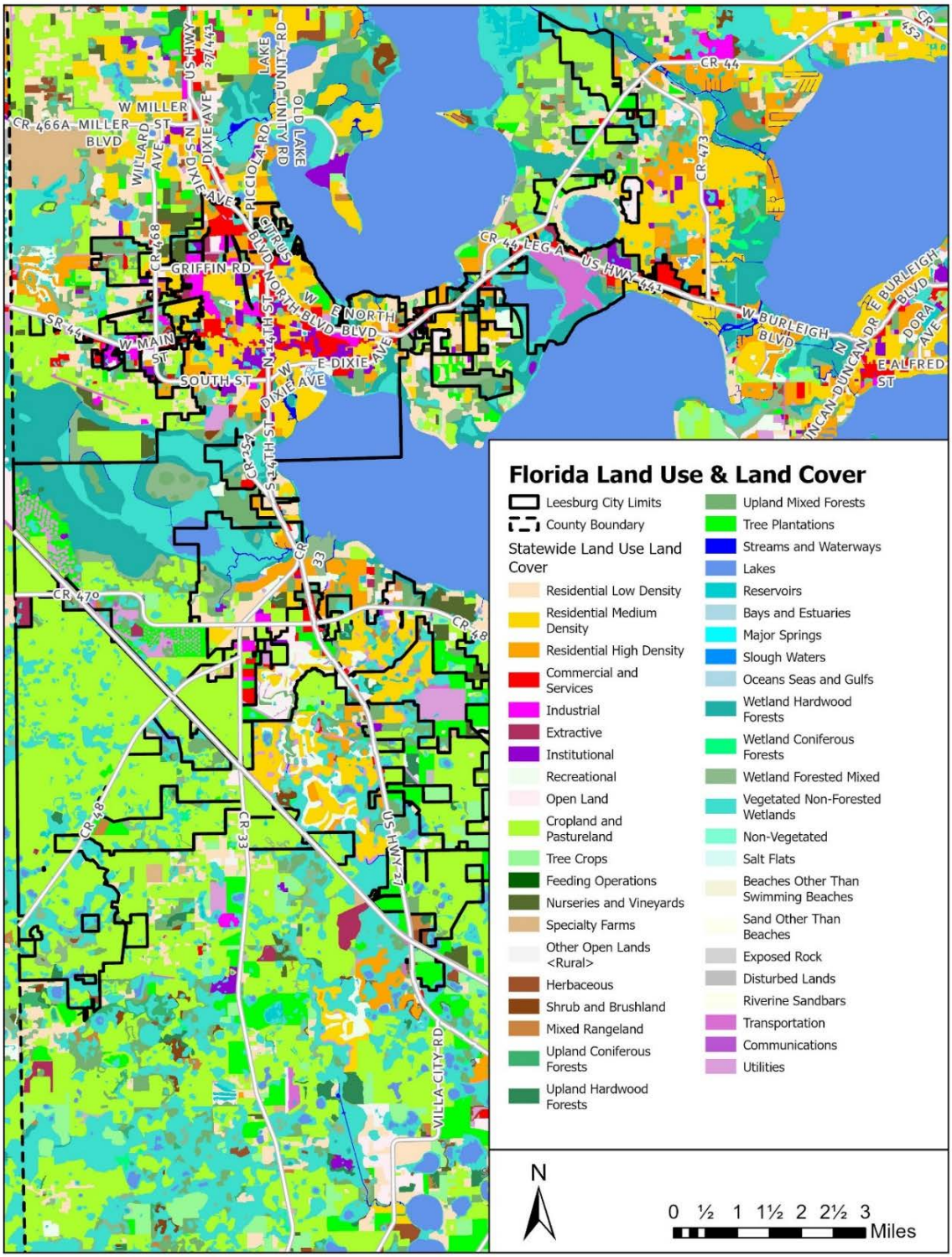
Plan (RWSP). The Plan, adopted in 2022, was developed through a collaborative process among the District, local governments, public supply utilities, environmental advocates, and other stakeholders for a 20-year planning period. Based on the results of the CSEC water resource assessment, the District 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.

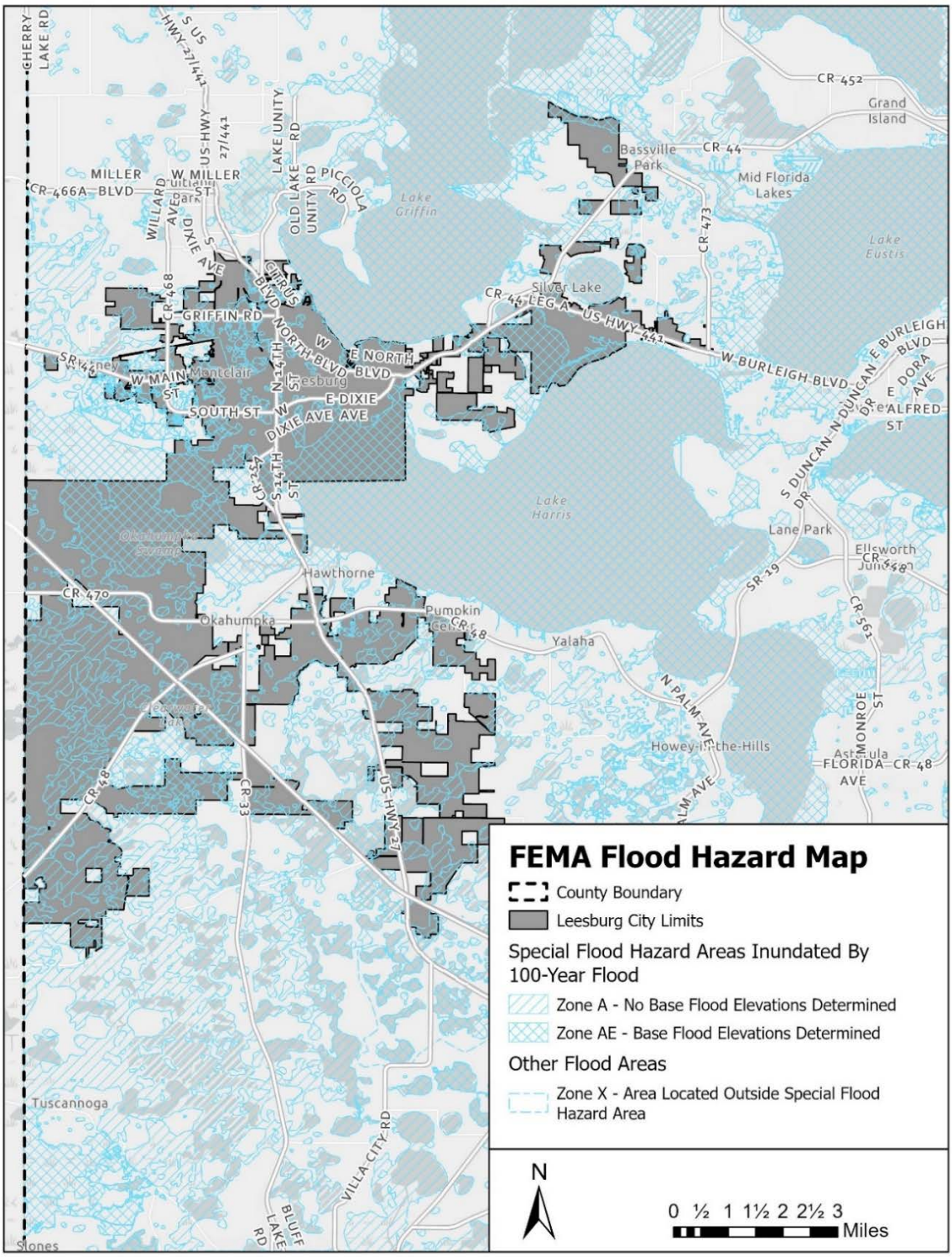
LEESBURG WETLANDS



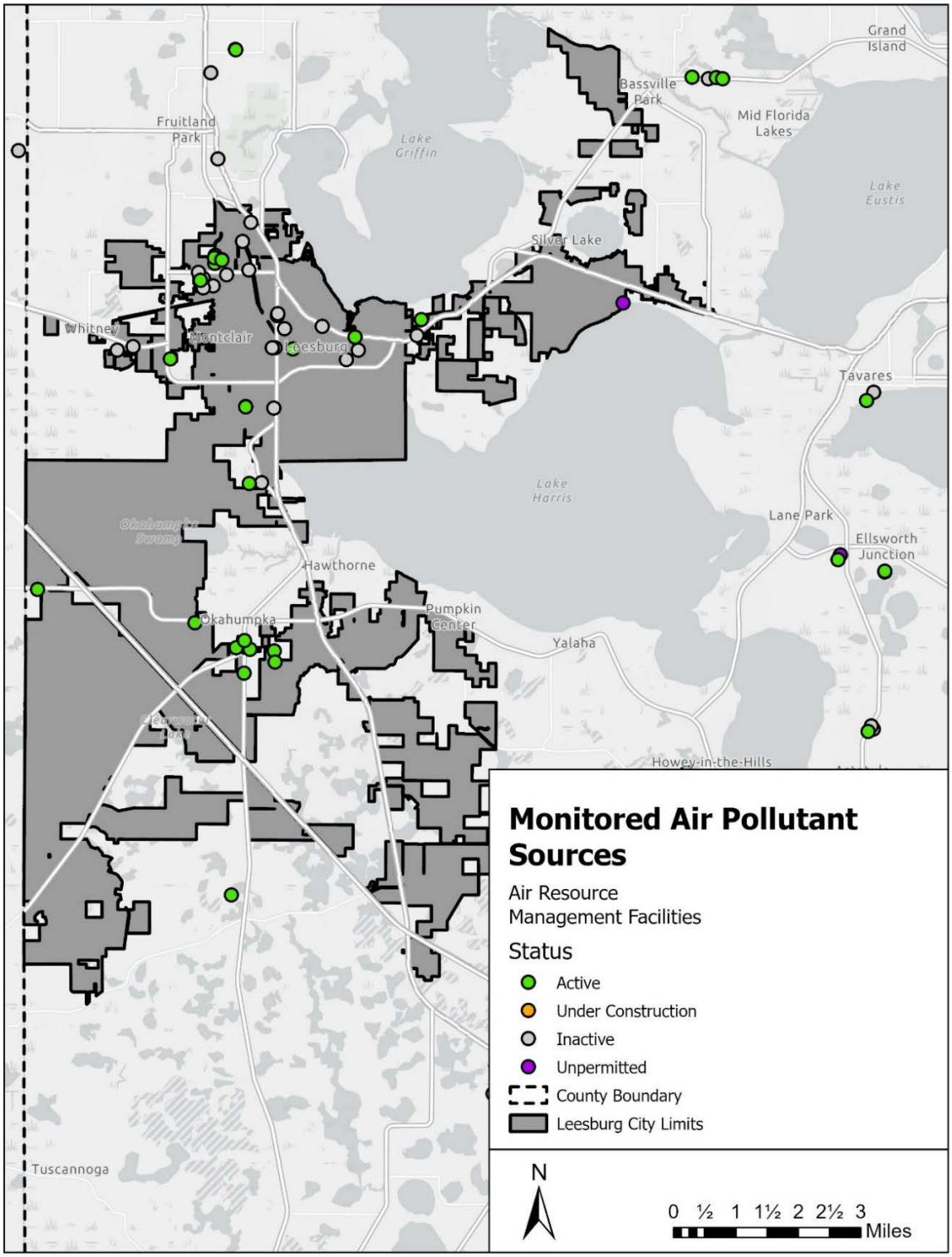
LEESBURG LAND USE AND LAND COVER



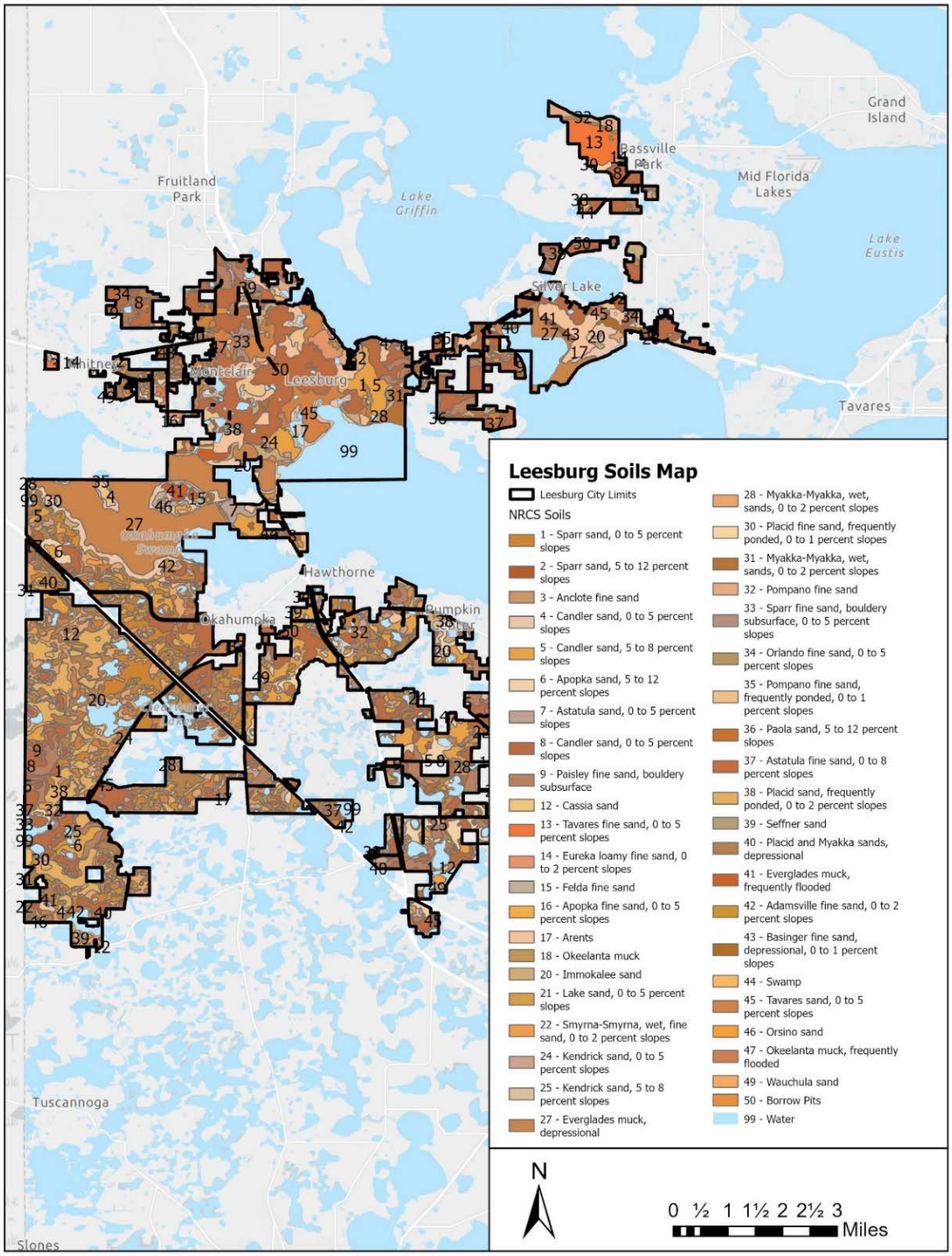
LEESBURG FEMA FLOOD HAZARDS



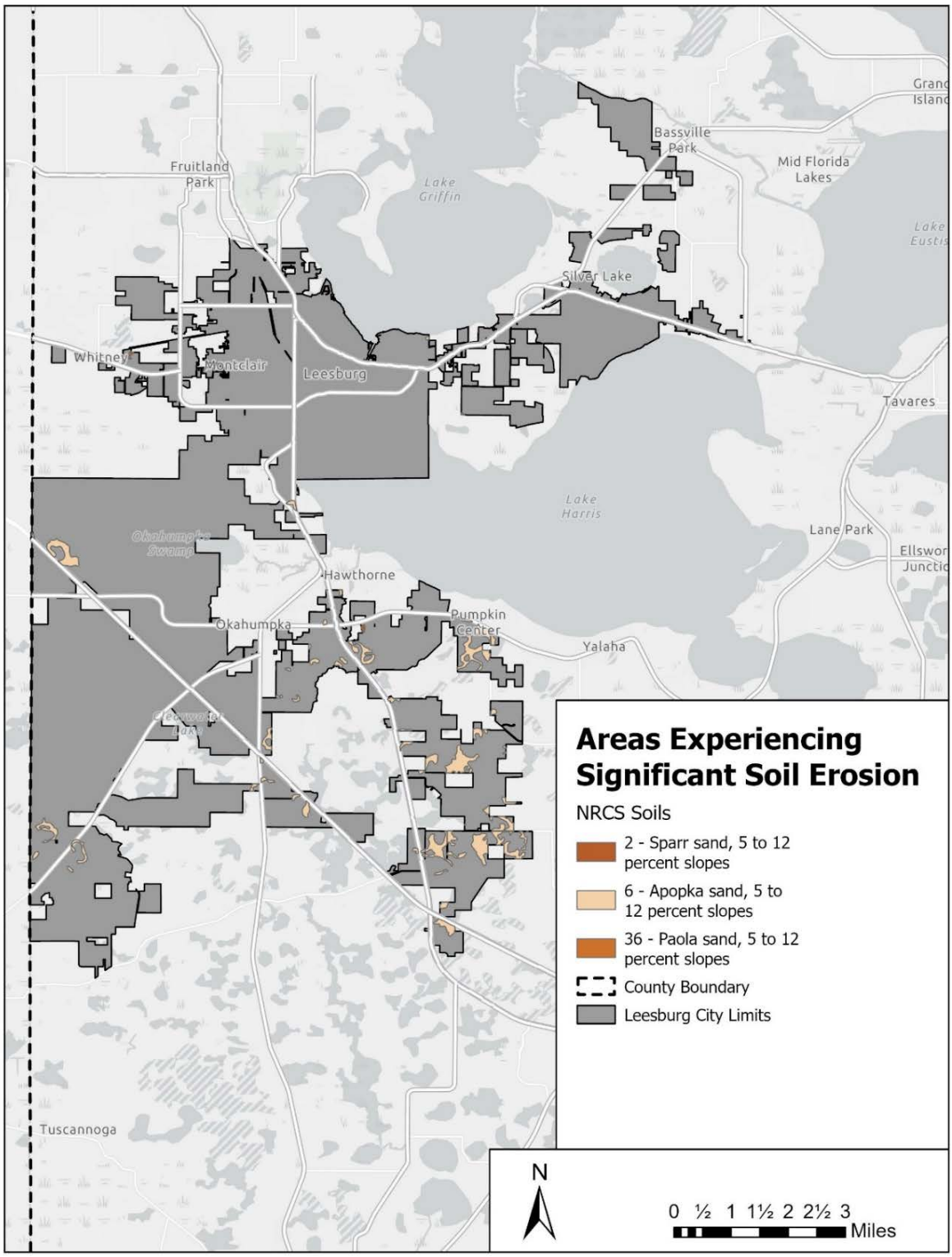
LEESBURG AIR POLLUTANT SOURCES



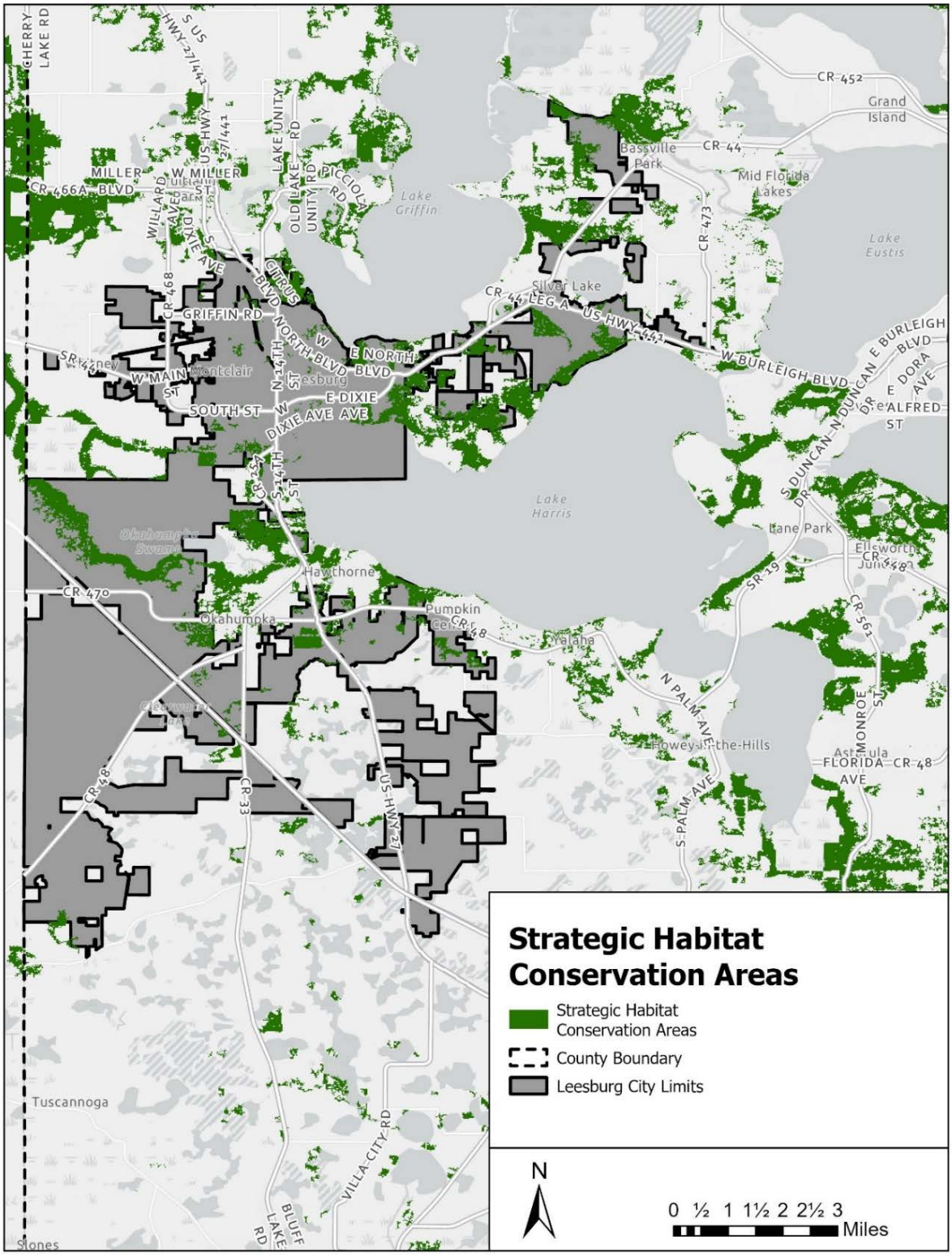
LEESBURG SOIL TYPES



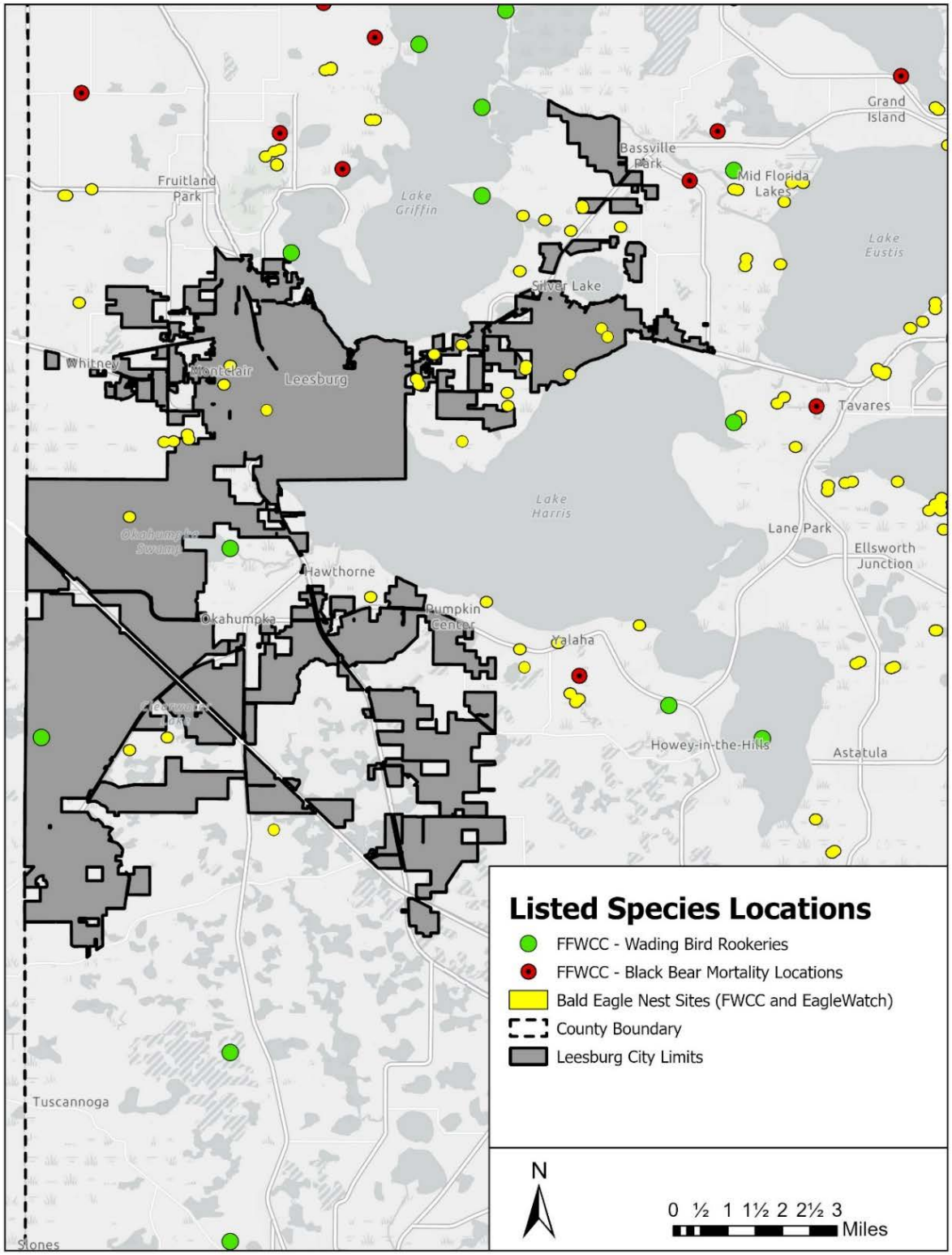
LEESBURG AREAS EXPERIENCING SIGNIFICANT SOIL EROSION



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.

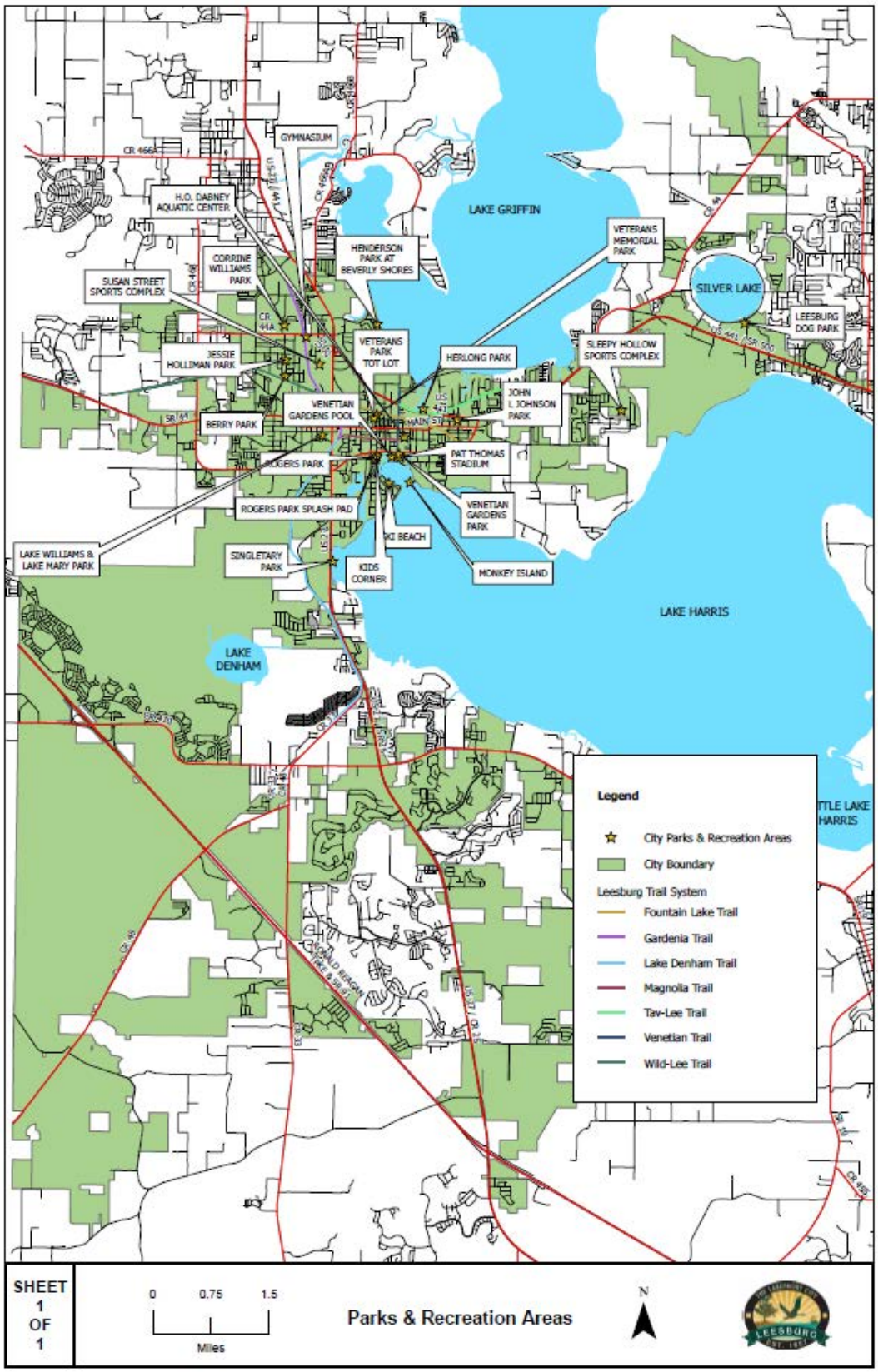
The existing system of City parks affords access to cyclists and pedestrians, as the parks are numerous and dispersed in residential areas throughout the City. Future bicycle path facilities should be designed to join recreational areas together with residential areas to upgrade the accessibility for 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.

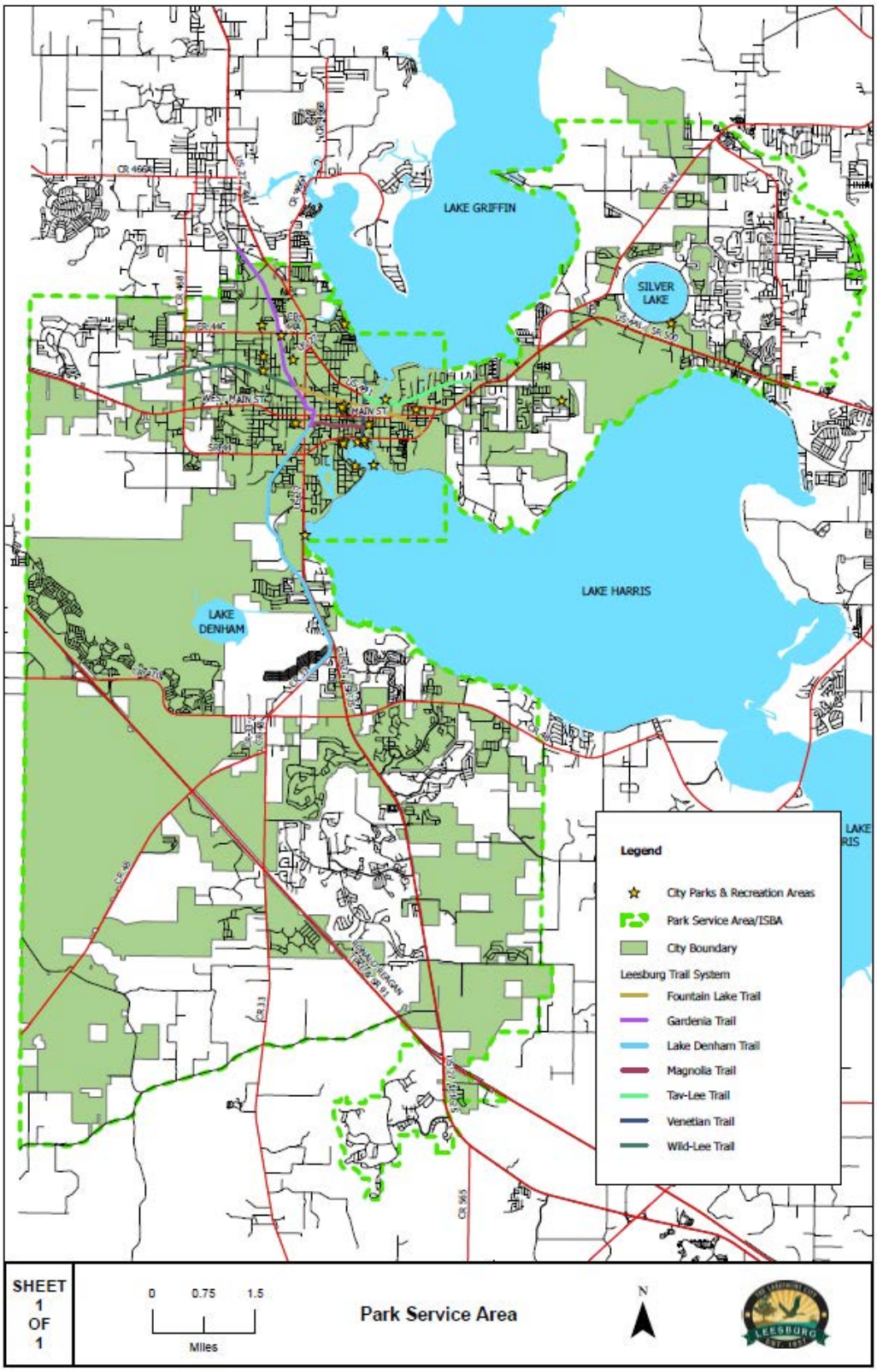
MAP 10-1

PARKS & RECREATION AREAS

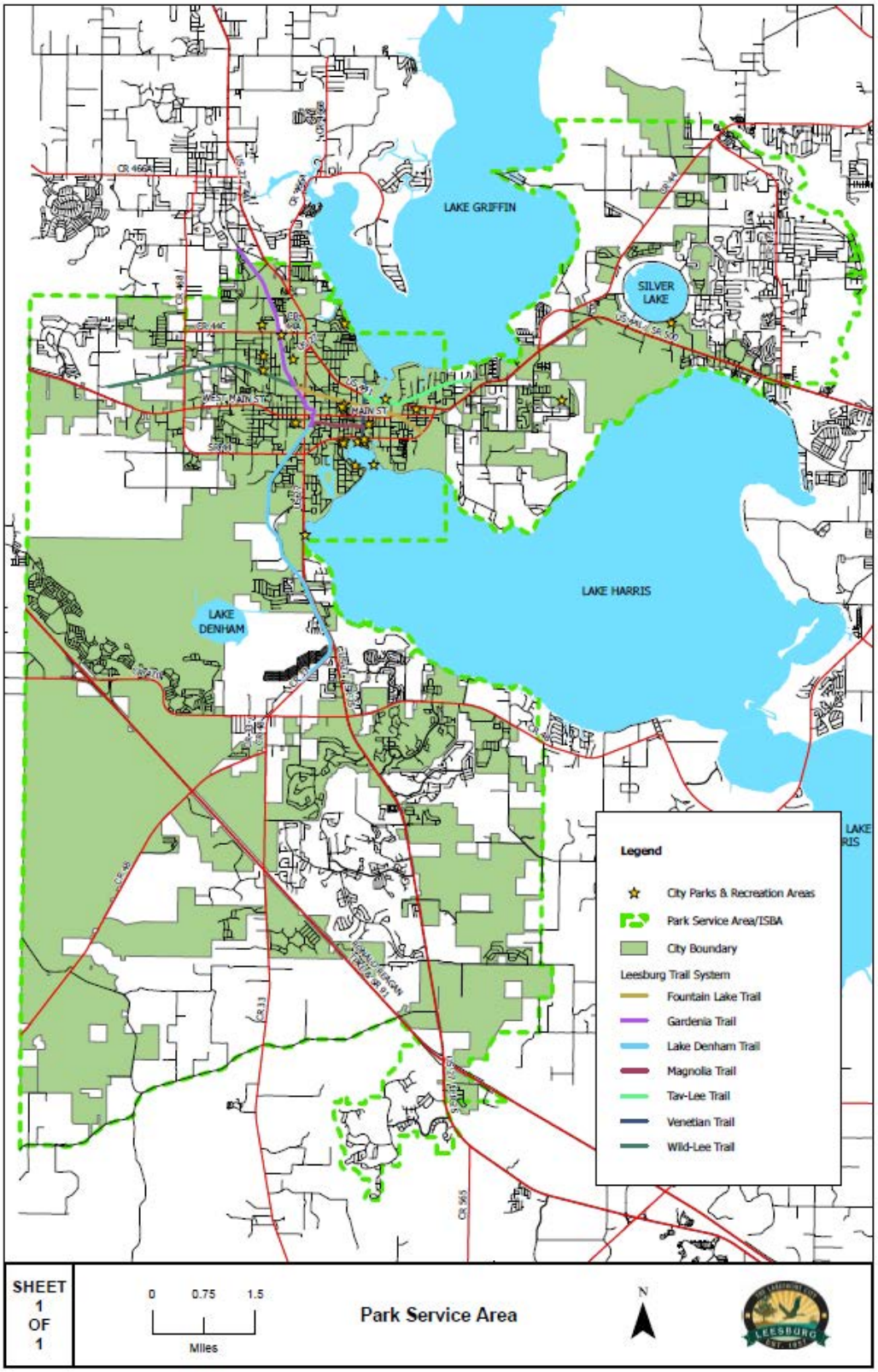


MAP 10-2

TRAILS



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

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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.

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.

Note:
Based on the review of a parcel data attribute table provided by City of Leesburg Geographic Information System, a detailed review of the parcel data was conducted to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. None were found. OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

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

ADDENDUM

EXHIBIT A

CITY OF LEESBURG
PUBLIC WORKS CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

PUBLIC WORKS

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-30

	ADOPTED	PROPOSED	PROPOSED					
	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 2026-2030
Capital Projects Fund								
Project Description								
Streets								
Road Resurfacing	0	250,000	400,000	500,000	500,000	500,000	500,000	2,400,000
Sidewalks		100,000	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Rehab		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Facilities								
Roof Rehab	150,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000
Public Restroom Rehab		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Security Improvements	175,000							
Play Ground Improvements (Corrine Williams)	300,000							
Play Ground Improvements (John L. Johnson F	300,000							0
ADA Compliance		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Total Capital Projects Fund	**925,000**	**750,000**	**1,150,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**4,900,000**
Funding Source								
Governmental Revenue		500,000	750,000	500,000	500,000	500,000	500,000	2,750,000
Sales Tax Revenue (DST)	925,000	0	0	0	0	0	0	0
Gas Tax Revenue	0	250,000	400,000	500,000	500,000	500,000	500,000	2,400,000
Transfer from GLCRA								0
Other Unidentified Resources								0
Transfer from Solid Waste								0
Total Funding Sources	**925,000**	**750,000**	**1,150,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	**5,150,000**
General Fund								
Capital Purchases								
HVAC Rehab	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Total General Fund Capital Purchases	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
Funding Source								
Governmental Revenue		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Sales Tax Revenue (DST)	50,000							0
Total Funding Sources	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
Department Total	**975,000**	**800,000**	**1,200,000**	**1,050,000**	**1,050,000**	**1,050,000**	**1,050,000**	**5,150,000**

PUBLIC WORKS

ADDENDUM

EXHIBIT B

CITY OF LEESBURG
WASTEWATER CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

WASTEWATER

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

Project Description	ADOPTED Fiscal Year 2023-24	PROPOSED Fiscal Year 2024-25	PROPOSED Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29		Fiscal Year 2025-29
Capital Projects & Purchases								
Forcemain South 27 (Royal Highlands)								
Line under Building	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Misc Tools & Equipment	100,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Southern Corridor Forcemain Bypass (Design)	1,000,000							
Southern Corridor Forcemain Bypass (Construction)			12,000,000	4,000,000				16000000
Perkins to SR46 line relocation			2,000,000	2,000,000				4,000,000
FDOT TP/27 Bridge line relocation		1,500,000						1,500,000
Venetian Isles System Upgrade		1,500,000						1,500,000
Treatment plants:								
Turnpike Plant	100,000	50,000	50,000	50,000	100,000	100,000	100,000	350,000
IPP Program Sampler		8,400						
Permit - CAR					45,000			45,000
Turnpike Biosolids Trailer		36,075						36,075
Canal St Plant	150,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Permit - CAR/LL		80,000	45,000					45,000
Canal St Biosolids Trailer		36,075						36,075
Generator Grant Project (75% REIMB)	350,000							
Turnpike Plant Expansion Phase 2								
Capital Maintenance Projects								
Lift station rehab		650,000	650,000	650,000	500,000	500,000	500,000	2,950,000
Lift station #72 Additional funds	3,076,289							
Pump Packages	40,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Discharge pipe replacement/line wet wells	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Vitrified Clay Pipe	100,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Liftstation Generator rehab		75,000	75,000	75,000	75,000	75,000	75,000	375,000
Manhole/Vault/ARV rehab		125,000	125,000	125,000	125,000	125,000	125,000	625,000
Fund Total	5,066,289	4,585,550	15,470,000	7,425,000	1,370,000	1,325,000	1,325,000	26,915,000
Funding Source								
Renewal & Replacement	1,643,000	2,250,000	3,470,000	7,425,000	1,370,000	1,325,000	1,325,000	14,915,000
Current Revenue		2,335,550						0
Turnpike Expansion Funds	5,500,000							0
Villages Land Sale Proceeds	1,115,817							0
Impact Fees	384,183							0
Developer Contributed				12,000,000	4,000,000			16,000,000
To be determined								0
Total Funding Sources	8,643,000	4,585,550	3,470,000	19,425,000	5,370,000	1,325,000	1,325,000	30,915,000

ADDENDUM

EXHIBIT C

CITY OF LEESBURG
POTABLE WATER CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-30

WATER

	ADOPTED	PROPOSED	PROPOSED					
	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 2026-30 TOTAL
Project Description								
Capital Projects & Purchases								
Mains								
Highway 441-Perkins to Newell Hill			3,000,000	1,000,000				4,000,000
Hwy 27 Main Upgrade (Middlesex to CR 48)	598,349		2,000,000					2,000,000
Turnpike Widening line relocation		2,500,000						
Hwy 27 Main Upgrade (48 to Highland Lakes)			2,500,000					2,500,000
Fire Protection Improvements					1,000,000	1,000,000	1,000,000	3,000,000
Walmart Loop (Thomas to 441)			500,000					
Michigan Ave			250,000					250,000
Sunnyside			350,000					350,000
Stock Subdivision	650,000		100,000	1,000,000				1,100,000
Fluoride Water Project								
Capital Maintenance Projects								
Well Rehabilitation		50,000	75,000	75,000	75,000	75,000	75,000	375,000
Elevated Tank Inspection & Rehab			75,000	75,000	75,000	75,000	75,000	375,000
Water Treatment Facility Maintenance		75,000	100,000	100,000	100,000	100,000	100,000	500,000
Highland Lake Ground Storage Tank	1,485,154							-
Fire Protection Hydrant Replacements			25,000	25,000	25,000	25,000	25,000	125,000
Elevated Tower Mall & Newell Hill Repainting		250,000						
Main Water Treatment Plant GST Repainting								
Fund Total	2,733,503	2,875,000	8,975,000	2,275,000	1,275,000	1,275,000	1,275,000	14,575,000
Funding Source								
Impact Fees								-
Renewal & Replacement	1,574,385	1,574,385	200,000	200,000	200,000	200,000	200,000	1,000,000
Current Revenue	1,159,118	1,300,615						-
To be determined			8,775,000	2,075,000	1,075,000	1,075,000	1,075,000	14,075,000
Total Funding Sources	2,733,503	2,875,000	8,975,000	2,275,000	1,275,000	1,275,000	1,275,000	15,075,000

ADDENDUM

EXHIBIT D

CITY OF LEESBURG
STORMWATER CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

STORMWATER

CITY OF LEESBURG

CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-30

	ADOPTED	PROPOSED	PROPOSED					
	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 2026-30
Project Description								
Stormwater Pond Rehabs								
Lake Hollywood			600,000	600,000				0
Pond Cleanup				500,000	500,000	500,000	500,000	2,000,000
Stormwater Improvements								
Lake Robinhood		875,000						0
Center Street Stormwater	360,000							0
Beverly Shores	100,000							0
South Street	50,000	300,000						0
Miscellanous drainage	100,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Public Works Fountain Program	15,000	25,000	25,000	25,000	25,000	25,000	25,000	125,000
Curb, gutters, & inlets	25,000	25,000	25,000	25,000	25,000	25,000	25,000	125,000
Fund Total	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000
Funding Source								
Stormwater Fees	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000
Total Funding Sources	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000

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~~ require, in conjunction with 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.

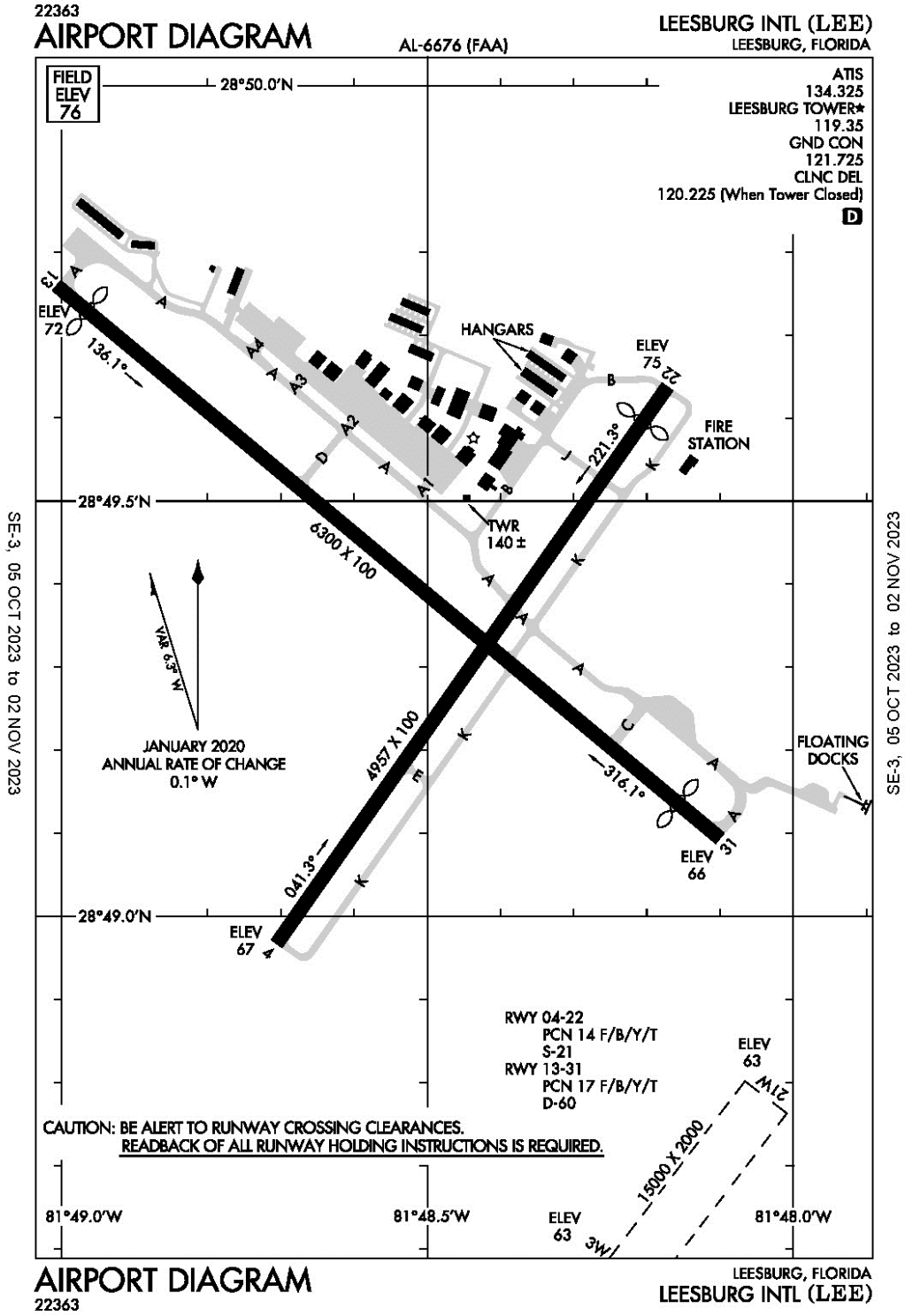
(1) Tower

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

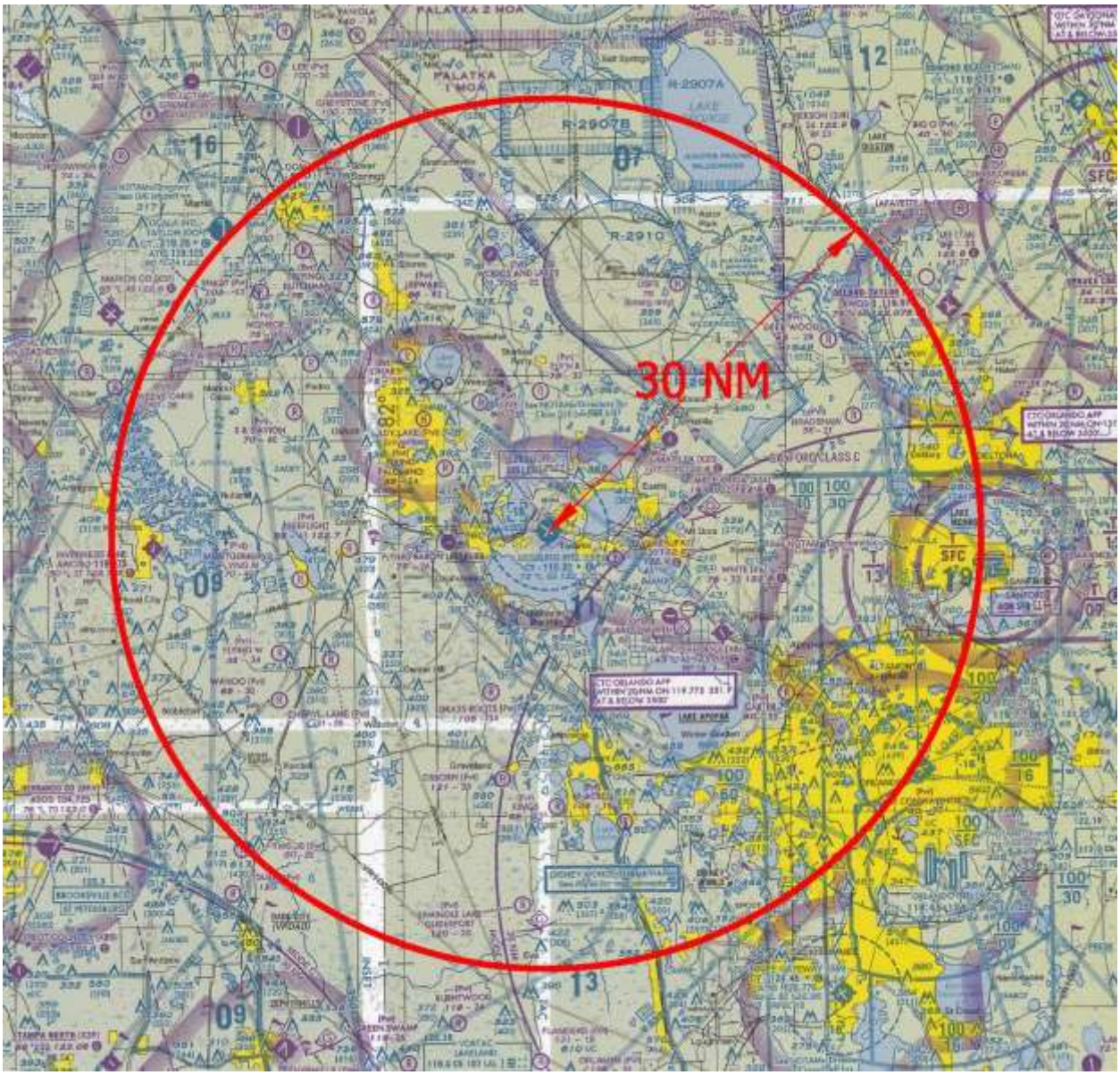
Table 13-2: Scheduled Improvements to Leesburg International Airport

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

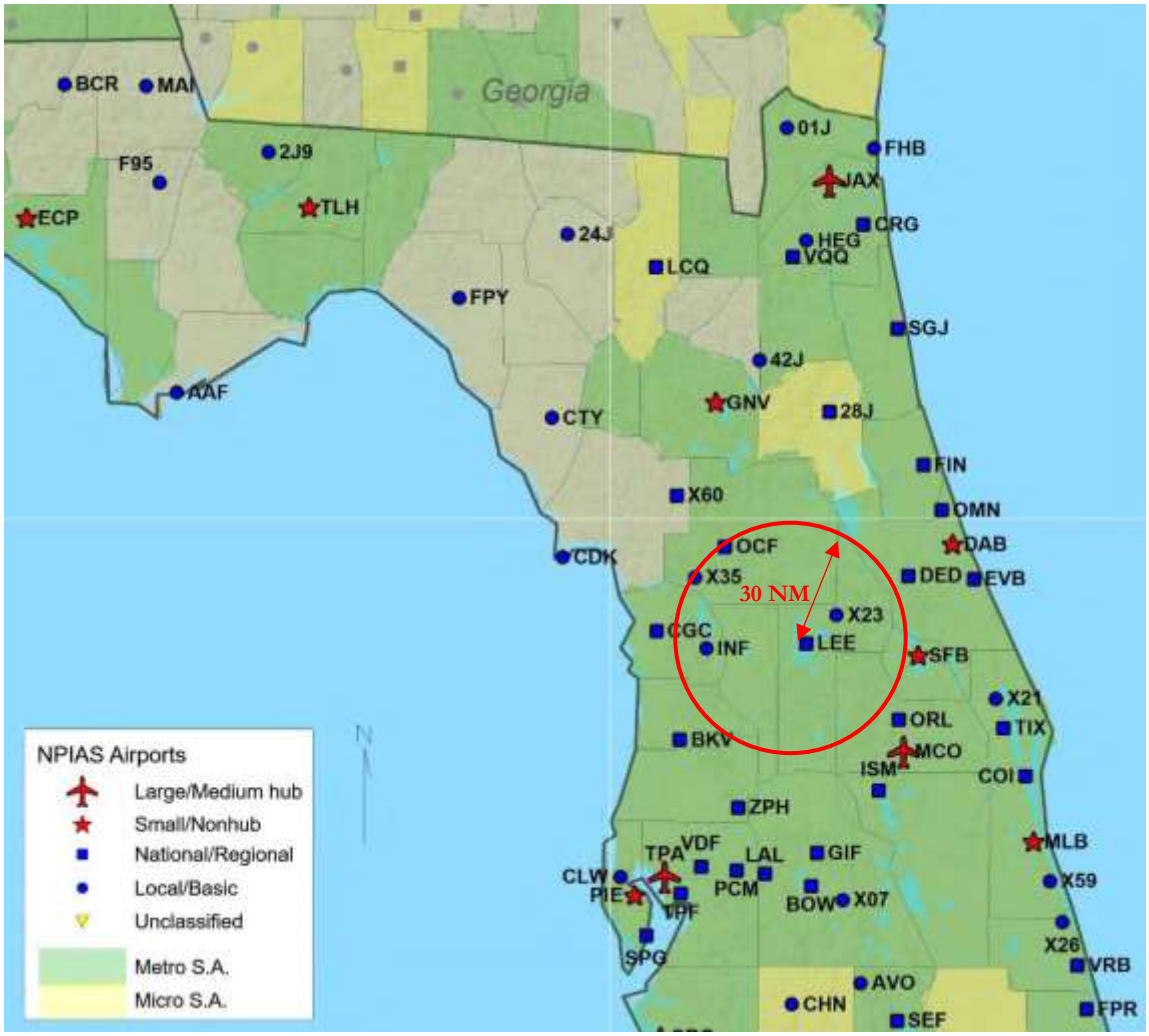
Table 13-2: Scheduled Improvements to Leesburg International Airport (Continued)

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

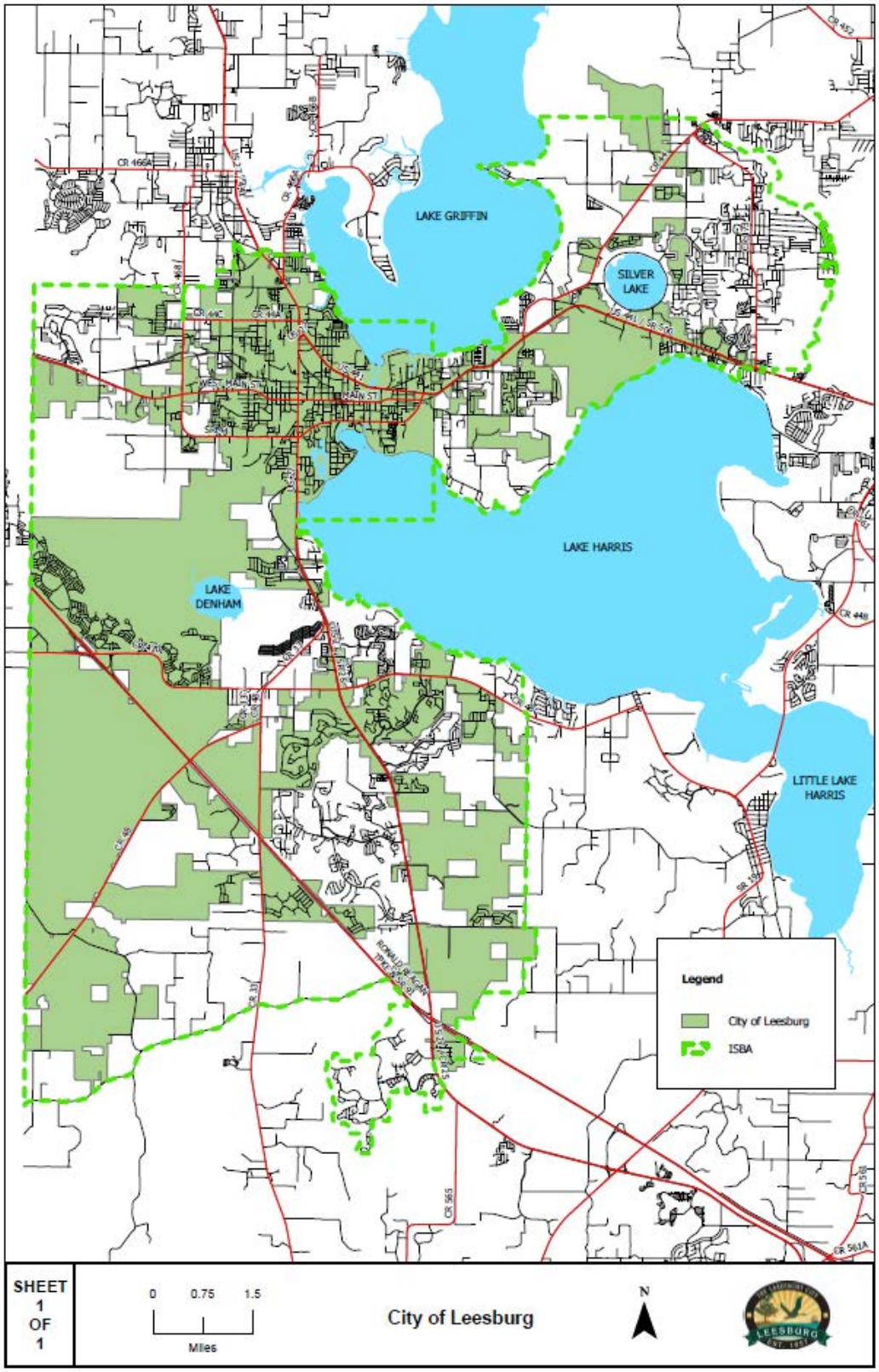


LEESBURG AIRPORT LOCATOR



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.

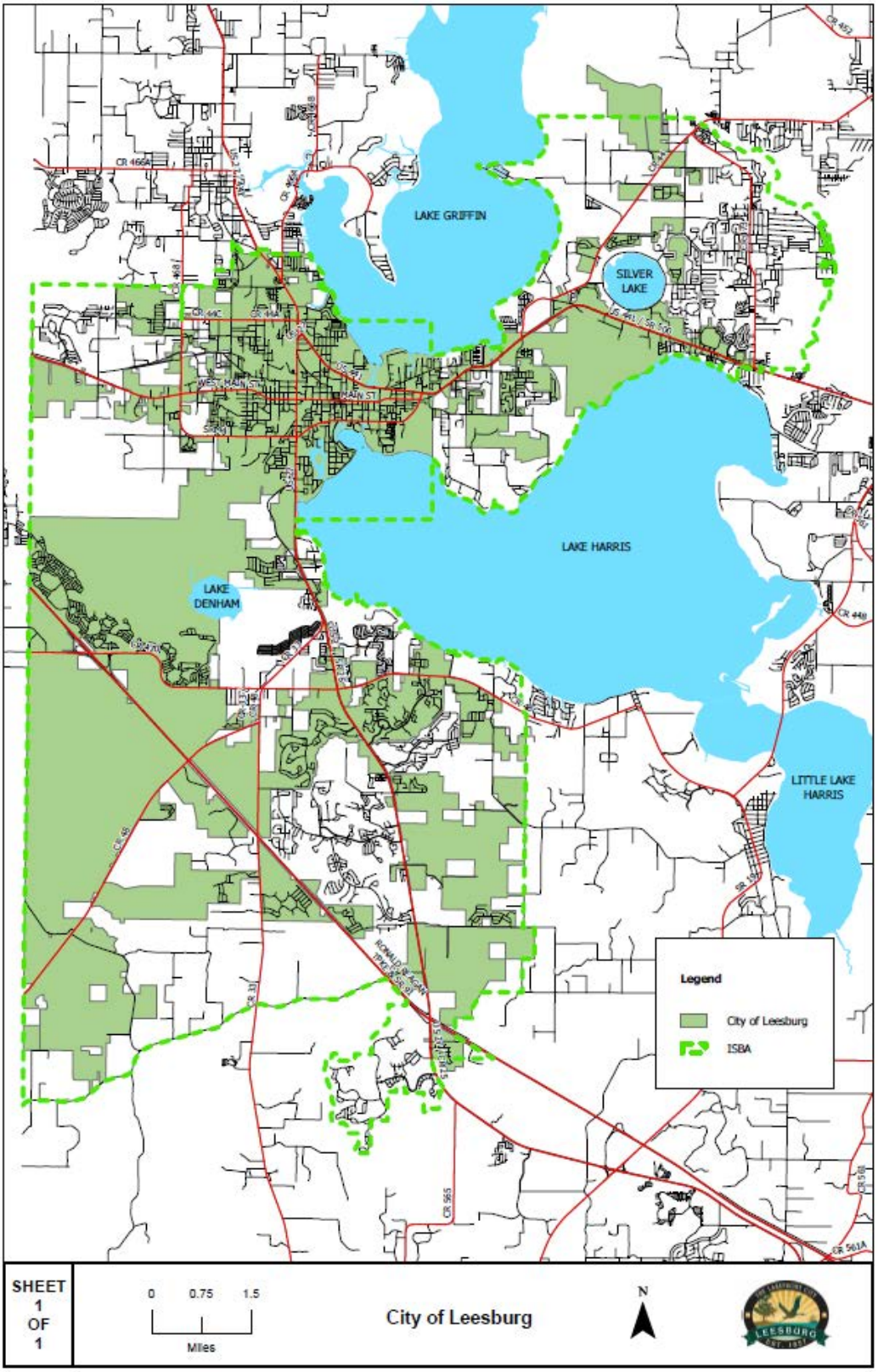
Policy 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

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

EXHIBIT A

STATE REVIEWING AGENCIES TECHNICAL COMMENTS

FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

RECEIVED City of Leesburg
October 11, 2024
CPTA-24-230
2045 Comprehensive Plan Update

October 11, 2024

The Honorable Jimmy Burry
Mayor, City of Leesburg
501 West Meadow Street
Leesburg, Florida 34748

Dear Mayor Burry:

FloridaCommerce has reviewed the City of Leesburg proposed comprehensive plan amendment (Amendment No. 24-05ESR), received on September 12, 2024, pursuant to the expedited state review process in Section 163.3184(2) and (3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment 1 : Mixed-Use Development Guidelines

The City of Leesburg is proposing to revise Future Land Use Element-Objective 1.1 by deleting the guidelines related to the percentage distribution among the mix of uses within the Neighborhood Mixed-Use and Downtown Mixed-Use land use categories, and instead deferring to the Planning and Zoning Department Director or designated staff for their determination regarding the appropriate distribution of mix of uses on a project-by-project basis. While the Neighborhood Mixed-Use and Downtown Mixed-Use land use categories would still include the types of uses allowed and the density and intensity of each use, they would not provide the percentage distribution among the mix of uses or any other standard to guide the distribution of the different uses as required by Section 163.3177(6)(a)3.h., F.S.

Prior to adoption, the City should consider retaining the percentage distribution among the mix of uses required under Future Land Use Element Objective 1.1 or revise the Objective to include other standards to guide the mix of uses to ensure consistency with Section 163.3177(6)(a)3.h., F.S.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosure(s): Procedures for Adoption

cc: Kandi K. Harper, Deputy Director, Community Development Department

Tara McCue, Executive Director, East Central Florida Regional Planning Councill

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FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

September 12, 2024

RESPONSE VIA EMAIL ONLY

CITY OF LEESBURG
SEP 12 2024
RECEIVED

Ms. Kandi K. Harper
Senior Planner
City of Leesburg
Community Development Department
Planning and Zoning Division
204 North 5th Street
Leesburg, Florida 34749

RE: CPTA-24-230 - 2045 Comp Plan & WSP

Dear Ms. Harper:

Thank you for submitting the proposed comprehensive plan amendment for the City of Leesburg. The amendment package will be reviewed pursuant to the Expedited State Review process. The reference number for this amendment package is 24-05ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than October 11, 2024.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, and to adopt the comprehensive plan the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 10 working days after the final adoption hearing, the amendments are deemed withdrawn.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or Jana Williams, Regional Planning Administrator, who will be overseeing the review of the amendments, at (805)717-8483.

Sincerely,

Donna Harris

Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/ts

cc: External Agencies

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

September 12, 2024

Florida Department of Commerce
Bureau of Community Planning and Growth
Attention: Donna Harris, Government Operations Consultant III
State Land Planning Agency
Caldwell Building
107 East Madison St. – MSC 160
Tallahassee, FL 32399 - 4120

RE: REVISED LETTER – TRANSMITTAL PHASE – Expedited State Review – Proposed City of Leesburg 2045 Comprehensive Plan and Water Supply Plan Facilities Work Plan Update Amendment, Application No. CPTA-24-230

Dear Ms. Harris:

The City of Leesburg is pleased to submit for State review the revised 2045 Comprehensive Plan Update, with the Water Supply Plan Facilities Work Plan Update attached as an appendix to Element 5, "Potable Water."

During this update, the City has opted to reorganize the Comprehensive Plan so that the Plan itself consists of the Goals, Objectives, and Policies. The required Data & Analysis for each of the 14 Elements are organized as appendices to each Element. Also included in these appendices are Maps, Glossaries, and Jurisdictional Reference pages, which have been designed to provide additional information and justification to the general public beyond the Goals, Objectives, and Policies.

Enclosed herein is the proposed 2045 Comprehensive Plan Update and Water Supply Plan Facilities Work Plan Update amendment, referenced above, submitted in accordance with Subsection 163.3184(3), Florida Statutes, Expedited State Review.

1) Summary of the plan amendment including that the amendment is being submitted under the State Coordinated Review Process. The proposed 2045 Comprehensive Plan Update and Water Supply Plan Facilities Work Plan Update amendment is hereby submitted for review per Florida Statutes. The application is being submitted under the Expedited State Review process pursuant to F.S. 163.3184(3). Also submitted for review, 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

204 North 5th Street Leesburg, Florida 34748 – Phone: (352) 728-9786 X 1723, Fax: (352) 326-6617
E-mail: Kandi.Harper@leesburgflorida.gov

was studied, analyzed, and updated by Dewberry in collaboration with City of Leesburg's Public Works Department.

2) Date(s) the local planning agency and the city commission held public hearings: The Planning Commission heard this application on ***August 22, 2024***. The Board of City Commissioners approved the application for transmittal review to Florida Commerce on ***September 9, 2024***.

3) Statement certifying that the proposed amendment has been submitted to the appropriate agencies. A complete copy of the proposed amendment including supporting data and analysis has been noticed via e-mail to the agencies outlined below on ***September 12, 2024*** via Drop Box for review. "Ctrl" + "Click" the link below for access to review materials: https://www.dropbox.com/scl/fo/chab90iwmwid61anm318q/AKPEl952_SUZm0RE6T21mbM?rlkey=zqal1zx9oerqj0dxpt22syayw&st=jlfrol9p&dl=0

4) The month the local government anticipates the amendment will be adopted: The amendment is tentatively scheduled for adoption on ***November 25, 2024.***

5) This amendment is not applicable to an area of critical state concern.

6) Name, title, address, telephone and fax number of the local contact:

Kandi Harper, Deputy Director
Planning and Zoning Department
204 North 5th Street
Leesburg, FL 34749
Telephone: 352.728.9786 X1723, Fax: 352.326.6617
E-mail: kandi.harper@leesburgflorida.gov (primary)
dan.miller@leesburgflorida.gov (advisory)
max.vanallen@leesburgflorida.gov (advisory)
andi.purvis@leesburgflorida.gov (advisory)

Should you have questions or need further information, please contact me.

Sincerely,

Kandi Harper

Kandi Harper
Deputy Director
Planning and Zoning Department

KH/kkh

Enclosure: Amendment Package: City Commission Agenda Item, Proposed Ordinance and back-up materials; Staff Review

cc: Dan Miller, Director, Planning and Zoning Department, City of Leesburg

Agencies notified of Adoption via email:

Florida Commerce
Bureau of Community Planning and Growth
ATTN: Donna Harris, Government Operations Consultant III
State Land Planning Agency
Caldwell Building
107 East Madison St. – MSC 160
Tallahassee, FL 32399 - 4120
E: ComprehensivePlans@Commerce.fl.gov

Department of Education
ATTN: Morgan Runion, AICP
Office of Educational Facilities
325 West Gaines Street, Suite 1014
Tallahassee, Florida 32399-0400
E: CompPlans@fldoe.org

East Central Florida Regional Planning Council
ATTN: Tara McCue, AICP, Executive Director
455 N. Garland Avenue, Fourth Floor
Orlando, Florida 32801
E: Compplan@ecfrpc.org

St. Johns River Water Management District
ATTN: Steven Fitzgibbons, AICP
Intergovernmental Planner
Post Office Box 1429
Palatka, Florida 32178-1429
E: sfitzgibbons@sjrwmd.com

Florida Department of Transportation – District Five
ATTN: Growth Management Reviews
James Rodriguez, Systems Planning Coordinator
Florida Department of Transportation, D5
Planning Department (Mail Station: A2 501)
719 South Woodland Blvd.
DeLand, Florida 32720
E: CompPlans.D5@dot.state.fl.us ***(Email is encouraged and preferred for ALL submissions.)***

Department of Environmental Protection
ATTN: Plan Review
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, MS 47
Tallahassee, Florida 32399
E: Plan.Review@dep.state.fl.us

Florida Department of State
ATTN: Alissa S. Lotane, State Historic Preservation Officer
Bureau of Historic Preservation,
500 S. Bronough Street
Tallahassee, FL 32399-0250
E: CompliancePermits@DOS.MyFlorida.com

Lake County Planning and Zoning Division
ATTN: Janie Barron, Chief Planner
315 West Main Street; Suite 510
Tavares, FL 32778
E: janie.barron@lakecountyfl.gov

United States Department of the Navy
ATTN: Community Planning Liaison Officer/Installation Planner
Naval Support Activity Orlando
12211 Science Drive
Orlando, Florida 32826
Phone: (407) 380-8415
E: ashley.m.sneed2.civ@us.navy.mil

Lake County Schools
ATTN: Helen LaValley
201 West Burleigh Boulevard
Tavares, FL 32778
E: lavalleyh@lake.k12.fl.us

Lake-Sumter Metropolitan Planning Agency
ATTN: Michael F. Woods, Executive Director
1300 Citizens Boulevard
Leesburg, Florida 34748
E: mwoods@LakeSumterMPO.com

Applicant contact:
In Care Of: Al Minner, City Manager
James A. Burry, Jr., Mayor
City of Leesburg
501 West Meadow Street
Leesburg, Florida 34748
By e-mail at: al.minner@leesburgflorida.gov

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

RECEIVED
October 15, 2024
City of Leesburg
2045 Comprehensive Plan Update
CPTA-24-230

October 15th, 2024

Ms. Kandi K. Harper, AICP
Deputy Director
City of Leesburg
Community Development Department
Planning and Zoning Division
204 North 5th Street
Leesburg, Florida 34749

Subject: City of Leesburg Proposed Comprehensive Plan Amendment 24-05ESR
Response Type: ***No Comments***

Dear Ms. Harper,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the amendment package for the City of Leesburg Proposed 24-05ESR as requested in your transmittal letter, dated September 12, 2024.

Summary:
FDOT has reviewed the comprehensive plan amendment. Based on the changes provided within the amendment, it is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance. Therefore, FDOT has no comments based on the currently provided information within the amendment. For more information, please refer to the sections below.

Proposed Ordinance:
The comprehensive plan amendment (CPTA-24-230) consists of a 2045 Comprehensive Plan Update & Water Supply Plan Facilities Work Plan Update. As part of this amendment, the City has opted to reorganize the Comprehensive Plan so that the Plan itself consists of the Goals, Objectives, and Policies. The required Data & Analysis for each of the 14 elements are organized as appendices to each Element. Also included in these appendices are Maps, Glossaries, and Jurisdictional Reference pages, which have been designed to provide additional information and justification to the general public beyond the Goals, Objectives, and Policies.

Analysis:
The Department reviewed the amendment to determine if it affected any transportation resources or facilities of state importance. This includes, but is not limited to, the Strategic Intermodal System (SIS), and other state roadways that are part of the State Highway System (SHS). Nothing of concern was noted during the review within the Data and Appendix portion of the various elements. The Department requests that as the City of Leesburg updates “Map 2-2: Functional classification of Leesburg roads”, that they provide the Department with any updates that may affect its roadways.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

Result:
FDOT has reviewed the transmitted amendment for the City of Leesburg pursuant to Section 163.3184(3), Florida Statutes. The proposed amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance.

We appreciate the opportunity to review the proposed amendment and request that a copy of the adopted amendment, along with the supporting data and analysis, be transmitted to the Department.

Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at james.rodriguez@dot.state.fl.us or by phone at *386-943-5457*.

Sincerely,

James Rodriguez, D5 Growth Management Coordinator

cc: Janie Barron, Lake County
James Stansbury, Florida Commerce
Jana Williams, Florida Commerce
Melissa McKinney, FDOT
Tiffany Hill, FDOT
Jennifer Carver, FDOT

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Wednesday, October 9, 2024 12:01 PM
To: Kandi Harper
Cc: DCPexter@commerce.fl.gov
Subject: City of Leesburg comprehensive plan amendment 24-05ESR

EXTERNAL EMAIL - USE CAUTION

Dear Ms. Harper,

St. Johns River Water Management District (District) staff have reviewed the City of Leesburg comprehensive plan amendment 24-05ESR in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The amendment contains the City's updated water supply facilities work plan (WSFWP). Based upon review of the submitted materials, District staff have no comments on the proposed amendment. District staff appreciated the opportunity to coordinate with City representatives prior to transmittal of the proposed amendment and to provide feedback on the City's efforts to develop its updated WSFWP.

If you have any questions or need additional information, please contact me.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.com/ePermit

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

Notices
• Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
• Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, October 11, 2024 4:31 PM
To: Kandi Harper; DCPexter@commerce.fl.gov
Cc: Plan_Review
Subject: Leesburg 24-05ESR Proposed

EXTERNAL EMAIL - USE CAUTION

To: Kandi Harper, Deputy Director

Re: Leesburg 24-05ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes (F.S.). The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. However, the Department offers the following technical assistance regarding consistency with s. 163.3177, F.S.:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, the City has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. If applicable developments exist within the jurisdiction, the City must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the potential noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

CPTA-24-230 (2045 Comprehensive Plan Update and Water Supply Plan Facilities Work Plan Update Amendment)

EXHIBIT B

CITY OF LEESBURG
RESPONSE TO
COMMENTS

November 26, 2024

Florida Commerce, Bureau of Community Planning and Growth
ATTN: Donna Harris, Government Operations Consultant III
State Land Planning Agency
Caldwell Building
107 East Madison St. – MSC 160
Tallahassee, FL 32399 - 4120

RE: ADOPTION PHASE – Expedited State Review – Leesburg 24 – 05ESR – Adopted City of Leesburg 2045 Comprehensive Plan and Water Supply Plan Facilities Work Plan Update Amendment, Application No. CPTA-24-230

Dear Ms. Harris:

Enclosed herein is the ADOPTED 2045 Comprehensive Plan and Water Supply Plan Facilities Work Plan Update amendment, referenced above, that is submitted in accordance with Subsection 163.3184(3), Florida Statutes.

1) Summary of the plan amendment including that the amendment is being submitted under the expedited state review process. The application is being submitted under the expedited state review process pursuant to F.S. 163.3184(3) as noted above. The ADOPTED 2045 Comprehensive Plan and Water Supply Plan Facilities Work Plan Update amendment updates and revised City of Leesburg's Comprehensive Plan and Water Supply Plan Facilities Work Plan.

2) Summary of the plan amendment changes since transmittal:
Response to Florida Department of Commerce comments:
Element 1 - Future Land Use. Based on Technical Assistance Comments provided by the Department, the following revisions have been made to the mix-of-use matrix in the Neighborhood Mixed-Use and Downtown Mixed-Use land use categories:

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

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

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.

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 the following criteria, or historic development patterns of the downtown or 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%

a. Conservation Element, Hazardous Waste, Large and Small Quality Hazardous Waste Generators, Small Quantity Hazardous Waste Generators: Cutrale Citrus Juices USA, Inc. is no longer in business and has been stricken from the chart.

Response to FDEP comments:

1) "Within the schedule of capital improvements, any county or municipality with a BMAP within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177 (3)(a)4.b., F.S.) Refer to the attached letter from Ron Hart, Chief Limnologist, Surface Water Professionals, LLC regarding BMAPs within the City of Leesburg.

   Note that City of Leesburg Capital Improvement Plan documents for Stormwater, Water, Wastewater, and Public Works Department are attached as Data and Analysis to respective elements in the 2045 update to the Comprehensive Plan. The documents are also attached to this letter.

2) " . . . consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage and disposal system (OSTDS); a.k.a. septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S."
   i. Based on a review of parcel data attribute table provided by City of Leesburg Geographic Information System, staff performed a detailed review of the parcel data to discover 1) residential developments of 50-lots or more; 2) built or unbuilt; 3) density of more than one OSTDS (septic tank) per acre. *None were found.* Please refer to the *Methodology Statement* attached to this letter and in the Data and Analysis information at the back of the Wastewater Element of the Comprehensive Plan.
      1. Note that OSTDS that are failing and within proximity of city services, must connect to city services, if feasible, as determined by the Director of Public Works, City of Leesburg.

Conservation Element, Table 9 – 1: Inventory of Permitted Point and Area Sources of Air Pollution in Leesburg

Cutrale Citrus Juices USA Inc. is a defunct corporation. It has been removed from Table 9 – 1.

Conservation Element, Table 9 – 2: Large and Small Quantity Hazardous Waste Generators, Small Quantity Hazardous Waste Generators

Cutrale Citrus Juices USA Inc. is a defunct corporation. It has been removed from Table 9 – 2.

Aviation Element, Policy 1.1.5

Corrected sentence structure to read: "The City shall require, in conjunction with the Federal Aviation Administration (FAA), an Obstruction Evaluation / Airspace Analysis (OE/AAA)."

f. Date(s) the application was adopted by City of Leesburg's Board of City Commissioners: First Reading (Transmittal) was heard by City Commission on September 9, 2024. The amendment

was adopted by Leesburg City Commission on Second Reading pursuant to Ordinance No. 24-72 on November 25, 2024.

g. Statement certifying that the adopted amendment has been submitted to the appropriate agencies. A complete copy of the adopted amendment including supporting data and analysis, has been sent via email and through the City's Dropbox link to the agencies outlined below on November 26, 2024. Dropbox notice is provided by group e-mail.

h. Name, title, address, telephone and fax number of the local contact:
Kandi Harper, Deputy Director
Planning and Zoning Department
204 North 5th Street
Leesburg, FL 34749
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Should you have questions or need further information, please contact me.

Sincerely,

_____
Dan Miller,
Director
Planning and Zoning Department

_____
Kandi Harper,
Deputy Director
Planning and Zoning Department

_____
Max Van Allen,
Planner
Planning and Zoning Department

DM/KH/kkh/mv

Enclosure: 1) City Commission Agenda Package; 2) Adopting Ordinance; 3) CIP Schedules for Public Works, Water, Wastewater, Stormwater; 4) BMAP Letter, Surface Water Professionals; 5) JonesEdmunds City of Leesburg Wastewater Treatment Facility Capacity Analysis Report, September 2020

Cc: Dan Miller, Planning and Zoning Director, City of Leesburg
Max Van Allen, Planner, Planning and Zoning

Agencies notified of Adoption via email:

Florida Commerce, Bureau of Community Planning and Growth
ATTN: Donna Harris, Government Operations Consultant III
State Land Planning Agency
Caldwell Building
107 East Madison St. – MSC 160
Tallahassee, FL 32399 - 4120

Department of Education
ATTN: Morgan Runion, AICP
Office of Educational Facilities
325 West Gaines Street, Suite 1014
Tallahassee, Florida 32399-0400
Email: CompPlans@fldoe.org

East Central Florida Regional Planning Council
ATTN: Tara McCue, AICP
Executive Director
455 N. Garland Avenue, Fourth Floor
Orlando, Florida 32801
Email: Compplan@ecfrpc.org

St. Johns River Water Management District
ATTN: Steven Fitzgibbons, AICP
Intergovernmental Planner
Post Office Box 1429
Palatka, Florida 32178-1429
Email: sfitzgibbons@sjrwmd.com

Florida Department of Transportation – District Five
ATTN: Growth Management Reviews
James Rodriguez, Systems Planning Coordinator
Florida Department of Transportation, D5
Planning Department (Mail Station: A2 501)
719 South Woodland Blvd.
DeLand, Florida 32720
Email: CompPlans.D5@dot.state.fl.us
(Email is encouraged and preferred for ALL submissions.)

Department of Environmental Protection

ATTN: Plan Review
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, Mail Station 47
Tallahassee, Florida 32399
Email: Plan.Review@dep.state.fl.us

Florida Department of State
ATTN: Alissa S. Lotane, State Historic Preservation Officer
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, Florida 32399-0250
Email: CompliancePermits@DOS.MyFlorida.com
(Email is encouraged and preferred for ALL submissions.)

Lake County Planning and Zoning *Division*
ATTN: Janie Barron, Chief Planner
Mike Fitzgerald, Director
315 West Main Street
Tavares, FL 32778
Email: janie.barron@lakecountyfl.gov
Email: mike.fitzgerald@lakecountyfl.gov

Naval Support Activity Orlando
ATTN: Community Planning Liaison Officer/Installation Planner
Naval Support Activity Orlando
12211 Science Drive
Orlando, Florida 32826
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Lake County Schools
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Tavares, FL 32778
E: lavalleyh@lake.k12.fl.us

Lake-Sumter Metropolitan Planning Agency
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1300 Citizens Boulevard
Leesburg, Florida 34748
E: mwoods@LakeSumterMPO.com

Applicant contact:
In Care Of:
James A. Burry, Jr., Mayor
City of Leesburg
Al Minner, City Manager
City of Leesburg
501 West Meadow Street
Leesburg, Florida 34748
By e-mail at: Al.Minner@leesburgflorida.gov

Methodology Statement – Response to FDEP Review of Proposed Comprehensive Plan Amendment (October 11, 2024)

Florida Department of Health (DOH) data was obtained by city of Leesburg staff that contained parcel data for both known and unknown wastewater treatment systems: septic tanks or city sewer utility.

Staff joined city zoning layer with DOH wastewater treatment parcel data in order to determine:

1) Residential parcels containing 50 lots or more;
2) Built or unbuilt;
3) With a density of more than one OSTDS (septic tank) per acre.

11,704 parcels were found in the data layers.

Staff deleted layers from the attribute table:

1) that were not residentially zoned
2) that were less than one (1) acre
3) that were known to have city sewer utility

Of the 11,704 parcels, ***none were found*** that met the criteria of residential parcels containing 50-lots or more; built or unbuilt; with a density of more than one OSTDS (septic tank) per acre.

Kandi Harper
Deputy Director
Planning and Zoning Department
City of Leesburg
204 North 5th Street
Leesburg, Florida 34749

surface water professionals

Your water resource experts

Jessica Fetgatter

Ocklawaha BMAP Coordinator

Florida Department of Environmental Protection

3900 Commonwealth Boulevard

Tallahassee, Florida 32399-3000

Jessica,

Surface Water Professionals has been contracted to assist the City of Leesburg in responding to your request for additional information regarding the Upper Ocklawaha Basin Management Action Plan. Below I have attached a copy of your questions and the City's responses for review:

Clean Waterways Act - Wastewater Treatment Facility Remediation Plans

Inventory of WWTFs within jurisdiction of local governments:

Question- Do you have an inventory of the private facilities that service your jurisdiction?

Answer- The only private WWTF in Leesburg is Cutrale Citrus Juices.

Summary of capacity analysis for each facility:

Question- Canal St WWTP capacity analysis?

Answer- Yes, see attached file labeled (CapacityAnalysisReport_FinalDraft_7-21-2020)

Plans for future growth:

Question- Any future growth plans for the Canal St WWTF?

Answer- No, there are no scheduled expansion plans for the next (5) years. Current AADF is 2.2 MGD.

Question- Will these upgrades for the Turnpike WWTF be all new development or are there any OSTDS phase-outs planned? Any plans for treatment upgrades?

Answer- Current plant expansion of 4.5 MGD to 6.0 MGD is to accommodate existing and planned future growth of our South Service Area. No OSTDS's are scheduled to be phased out as a result of the plant expansion. Current Phase II upgrade equipment is designed to meet existing nutrient reduction parameters.

Ranking or list of facility upgrades needed to meet requirements:

Question- Any planned expansions or treatment upgrades at the Canal St WWTF?

Answer- No, there are no current expansion or additional treatment plans at this facility.

Funding estimates for all projects:

Question- Do you have funding estimates for the Turnpike WWTF expansions?

Answer- Yes, the current upgrades are being performed at a city cost of $43 million.

Clean Waterways Act - OSTDS Remediation Plans

An inventory of the OSTDS (including locational information, such as GIS shape files, if available, or an excel spreadsheet with addresses and/or latitude and longitude)

Question- A complete inventory (GIS shapefile or excel file with lat/longs) of systems is required. Please investigate and categorize any unknown areas.

Answer- The City has reviewed most of the parcel data and has created a dramatically improved and updated GIS Layer. Please see the attached GIS shapefile labeled (Septic Tanks Post Data)

An estimate for future growth in new OSTDS to address OSTDS over the next 20 years (including locational information)

Question- Need an estimate for future growth. How much growth is expected? How many OSTDS? Or is new development required to be sewered? If sewered, will there be need/are there plans for WWTF capacity increases/upgrades?

Answer- No new growth in OSTDS is expected due to a requirement that new development must be connected to the city's sewer system. The Turnpike WWTF is currently being expanded to accommodate the necessary capacity increases from 4.5 MGD to 6.0 MGD along with equipment upgrades to meet the current nutrient reduction requirements.

An inventory of OSTDS that are expected to be eliminated over the next 20 years through connection to central sewer lines of a domestic wastewater facility or other distributed wastewater system with additional nutrient reduction (including locational information).

Answer- No programs are currently planned for the expansion of sewer lines strictly for the purpose of connecting OSTDSs. On an infrequent occasion, a grandfathered OSTDS will require repair and need connected to the city's sewer.

For OSTDS that are not expected to be eliminated over the next 20 years through connection to central sewer lines, an estimate of the number of these OSTDS that will require upgrading to enhanced nutrient-reducing OSTDS.

Question- OKLA BMAP does not currently have remediation requirements for existing OSTDS but if any part of Leesburg's jurisdiction falls in the Silver Springs BMAP, those areas will have to be enhanced or sewered.

Answer- Leesburg is outside the Silver Springs BMAP Priority Area. However, a portion of the northwest corner is located within the springshed. This area appears to have relatively low numbers of OSTDSs due to existing sewer service within the city. It is our assumption that any requirements related to these scattered OSTDSs would probably be addressed within the Silver Springs BMAP process.

<u>The estimated costs associated with upgrading to enhanced nutrient-reducing OSTDS that are identified above.</u>

Answer- No OSTDSs are currently identified as needing to be upgraded.

<u>Timelines/milestones for projects planning, design, and construction of new/extended central sewer lines and replacement of OSTDS by connection to the new/extended lines.</u>

Answer- All new sewer lines are associated with connecting annexed areas and the corresponding new development. If any old OSTDS are located on or along the route to any of these large relatively undeveloped sites, potential connection and corresponding reporting numbers can be provided. The City can also update the provided OSTDS map as each septic system is discovered and as each of these potential individual parcels become connected to the new central sewer systems.

<u>Funding estimates for all projects</u>.

Answer- No funding is currently proposed due to there being no additional projects currently identified as needing implementation.

<u>Any other cost-effective and financially feasible projects necessary to achieve the nutrient load reductions for OSTDS</u>.

Answer- No OSTDS nutrient load reductions are identified within the City of Leesburg as necessary at this point in time. The City has implemented many identified nutrient load reductions that have been identified within the Ocklawaha BMAP including credits on a partnership to purchase and eliminate discharges at the Lake Denham Muck Farm. This project alone was projected to reduce total phosphors loading by up to 1000 lbs. per year.

The City Of Leesburg is committed to continuing our participation and partnership in the Ocklawaha Basin Management Action Plan. Together, we share a mutual goal of protecting and improving our local lakes, streams, wetlands and springs. Please feel free to let us know if you have any additional questions or if any of our answers need further clarification.

Ron Hart

Ron Hart, MPA, BSL.
Chief Limnologist
Surface Water Professionals, LLC
Cell: 352-809-0848
Ron@surfacewaterpros.com

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2024-30

PUBLIC WORKS

	ADOPTED	PROPOSED	PROPOSED					
	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 2026-2030
Capital Projects Fund								
Project Description								
Streets								
Road Resurfacing	0	250,000	400,000	500,000	500,000	500,000	500,000	2,400,000
Sidewalks		100,000	100,000	100,000	100,000	100,000	100,000	500,000
Traffic Signal Rehab		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Facilities								
Roof Rehab	150,000	250,000	250,000	250,000	250,000	250,000	250,000	1,250,000
Public Restroom Rehab		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Security Improvements	175,000							
Play Ground Improvements (Corrine Williams)	300,000							
Play Ground Improvements (John L. Johnson F	300,000							0
ADA Compliance		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Total Capital Projects Fund	**925,000**	**750,000**	**1,150,000**	**1,000,000**	**1,000,000**	**1,000,000**	**1,000,000**	4,900,000
Funding Source								
Governmental Revenue		500,000	750,000	500,000	500,000	500,000	500,000	2,750,000
Sales Tax Revenue (DST)	925,000	0	0	0	0	0	0	0
Gas Tax Revenue	0	250,000	400,000	500,000	500,000	500,000	500,000	2,400,000
Transfer from GLCRA								0
Other Unidentified Resources								0
Transfer from Solid Waste								0
Total Funding Sources	925,000	750,000	1,150,000	1,000,000	1,000,000	1,000,000	1,000,000	5,150,000
General Fund								
Capital Purchases								
HVAC Rehab	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Total General Fund Capital Purchases	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
Funding Source								
Governmental Revenue		50,000	50,000	50,000	50,000	50,000	50,000	250,000
Sales Tax Revenue (DST)	50,000							0
Total Funding Sources	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Department Total	975,000	800,000	1,200,000	1,050,000	1,050,000	1,050,000	1,050,000	5,150,000

PUBLIC WORKS

CITY OF LEESBURG

CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2024-30

STORMWATER

	ADOPTED	PROPOSED	PROPOSED					
	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 2026-30
Project Description								
Stormwater Pond Rehabs								
Lake Hollywood			600,000	600,000				0
Pond Cleanup				500,000	500,000	500,000	500,000	2,000,000
Stormwater Improvements								
Lake Robinhood		875,000						0
Center Street Stormwater	360,000							0
Beverly Shores	100,000							0
South Street	50,000	300,000						0
Miscellanous drainage	100,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Public Works Fountain Program	15,000	25,000	25,000	25,000	25,000	25,000	25,000	125,000
Curb, gutters, & inlets	25,000	25,000	25,000	25,000	25,000	25,000	25,000	125,000
Fund Total	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000
Funding Source								
Stormwater Fees	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000
Total Funding Sources	650,000	1,275,000	725,000	1,225,000	625,000	625,000	625,000	3,825,000

CITY OF LEESBURG

CAPITAL IMPROVEMENT PLAN

FISCAL YEARS 2024-30

WATER

	ADOPTED	PROPOSED			PROPOSED			
	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 2026-30 TOTAL
Project Description								
Capital Projects & Purchases								
Mains								
Highway 441-Perkins to Newell Hill			3,000,000	1,000,000				4,000,000
Hwy 27 Main Upgrade (Middlesex to CR 48)	598,349		2,000,000					2,000,000
Turnpike Widening line relocation		2,500,000						
Hwy 27 Main Upgrade (48 to Highland Lakes)			2,500,000					2,500,000
Fire Protection Improvements					1,000,000	1,000,000	1,000,000	3,000,000
Walmart Loop (Thomas to 441)			500,000					
Michigan Ave			250,000					250,000
Sunnyside			350,000					350,000
Stock Subdivision	650,000		100,000	1,000,000				1,100,000
Fluoride Water Project								
Capital Maintenance Projects								
Well Rehabilitation		50,000	75,000	75,000	75,000	75,000	75,000	375,000
Elevated Tank Inspection & Rehab			75,000	75,000	75,000	75,000	75,000	375,000
Water Treatment Facility Maintenance		75,000	100,000	100,000	100,000	100,000	100,000	500,000
Highland Lake Ground Storage Tank	1,485,154							-
Fire Protection Hydrant Replacements			25,000	25,000	25,000	25,000	25,000	125,000
Elevated Tower Mall & Newell Hill Repainting		250,000						
Main Water Treatment Plant GST Repainting								
Fund Total	2,733,503	2,875,000	8,975,000	2,275,000	1,275,000	1,275,000	1,275,000	14,575,000
Funding Source								
Impact Fees								-
Renewal & Replacement	1,574,385	1,574,385	200,000	200,000	200,000	200,000	200,000	1,000,000
Current Revenue	1,159,118	1,300,615						-
To be determined			8,775,000	2,075,000	1,075,000	1,075,000	1,075,000	14,075,000
Total Funding Sources	2,733,503	2,875,000	8,975,000	2,275,000	1,275,000	1,275,000	1,275,000	15,075,000

CITY OF LEESBURG
CAPITAL IMPROVEMENT PLAN
FISCAL YEARS 2023-29

WASTEWATER

Project Description	ADOPTED Fiscal Year 2023-24	PROPOSED Fiscal Year 2024-25	PROPOSED Fiscal Year 2025-26	Fiscal Year 2026-27	Fiscal Year 2027-28	Fiscal Year 2028-29		Fiscal Year 2025-29
Capital Projects & Purchases								
Forcemain South 27 (Royal Highlands)								
Line under Building	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000
Misc Tools & Equipment	100,000	50,000	50,000	50,000	50,000	50,000	50,000	350,000
Southern Corridor Forcemain Bypass (Design)	1,000,000							
Southern Corridor Forcemain Bypass (Construction)			12,000,000	4,000,000				16000000
Perkins to SR46 line relocation			2,000,000	2,000,000				4,000,000
FDOT TP/27 Bridge line relocation		1,500,000						1,500,000
Venetian Isles System Upgrade		1,500,000						1,500,000
Treatment plants:								
Turnpike Plant	100,000	50,000	50,000	50,000	100,000	100,000	100,000	350,000
IPP Program Sampler		8,400						
Permit - CAR					45,000			45,000
Turnpike Biosolids Trailer		36,075						36,075
Canal St Plant	150,000	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Permit - CAR/LL		80,000	45,000					45,000
Canal St Biosolids Trailer		36,075						36,075
Generator Grant Project (75% REIMB)	350,000							
Turnpike Plant Expansion Phase 2								
Capital Maintenance Projects								
Lift station rehab		650,000	650,000	650,000	500,000	500,000	500,000	2,950,000
Lift station #72 Additional funds	3,076,289							
Pump Packages	40,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Discharge pipe replacement/line wet wells	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000
Vitrified Clay Pipe	100,000	75,000	75,000	75,000	75,000	75,000	75,000	375,000
Liftstation Generator rehab		75,000	75,000	75,000	75,000	75,000	75,000	375,000
Manhole/Vault/ARV rehab		125,000	125,000	125,000	125,000	125,000	125,000	625,000
Fund Total	5,066,289	4,585,550	15,470,000	7,425,000	1,370,000	1,325,000	1,325,000	26,915,000
Funding Source								
Renewal & Replacement	1,643,000	2,250,000	3,470,000	7,425,000	1,370,000	1,325,000	1,325,000	14,915,000
Current Revenue		2,335,550						0
Turnpike Expansion Funds	5,500,000							0
Villages Land Sale Proceeds	1,115,817							0
Impact Fees	384,183							0
Developer Contributed				12,000,000	4,000,000			16,000,000
To be determined								0
Total Funding Sources	8,643,000	4,585,550	3,470,000	19,425,000	5,370,000	1,325,000	1,325,000	30,915,000

JonesEdmunds

CITY OF LEESBURG
WASTEWATER TREATMENT FACILITY
CAPACITY ANALYSIS REPORT

City of Leesburg | June 2020

CAPACITY ANALYSIS REPORT

LEESBURG/CANAL STREET WASTEWATER TREATMENT FACILITY

LAKE COUNTY

FDEP PERMIT NO. FL0105066

CURRENT PERMIT EXPIRATION DATE: JANUARY 23, 2021

Prepared for:

City of Leesburg

Post Office Box 490630

Leesburg, Florida 34749-0630

Prepared by:

Jones Edmunds & Associates, Inc.

8657 Baypine Road, Suite 300

Jacksonville, Florida, 32256-8634

Professional Engineering Certificate of Authorization #1844

Jones Edmunds Project No. 07810-100-01

July 2020

LEESBURG/CANAL STREET WASTEWATER TREATMENT FACILITY

CAPACITY ANALYSIS REPORT

FDEP PERMIT NO. FL0105066

JONES EDMUNDS PROJECT NO. 07810-100-01

CERTIFICATIONS

Certification of Permittee:

I certify that I am fully aware and intend to comply with the recommendations and schedules included in this Capacity Analysis Report.

_____ _____

Clifford Kelsey
Public Works Director, Public Works
550 S. 14th Street, PO Box 490630
Leesburg, Florida 34749-0630
(325) 435-9442

Date

Certification of Engineer:

I certify that the information contained in this Capacity Analysis Report is true and correct to the best of my knowledge, the report was prepared in accordance with sound engineering principles, and I have discussed the information contained in this report with the permittee or the permittee's delegated representative.

_____ _____

Kenneth A. Fraser, PE
Florida PE No.: 57452
Jones Edmunds & Associates, Inc.
8657 Baypine Road, Suite 300
Jacksonville, Florida, 32256-8634
(904) 545-1376

Date

Certification of the Wastewater Treatment Facility Manager:

The Wastewater Treatment Facility Operations Manager certifies that he has reviewed and is fully aware of the recommendations and schedules included in this Capacity Analysis Report.

_____ _____

Jerrill W. Robinson
Class A, Certificate No. 0012824
Chief Operator
Leesburg/Canal Street WWTF
628 N Canal Street
Leesburg, Florida 34748-4406
(352) 728-9841

Date

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1 INTRODUCTION

1.1 PURPOSE

This report updates the *Capacity Analysis Report* prepared by Jones Edmunds for the Leesburg/Canal Street Wastewater Treatment Facility (WWTF) prepared in July 2015. The purpose of this *Capacity Analysis Report* is to meet the requirements in Rule 62-600.405, Florida Administrative Code (FAC), that include:

- Permitted capacity of wastewater treatment and disposal system descriptions.
- Flows and loads for the previous 10 years including:
  - Monthly average daily flow (MADF).
  - Three-month average daily flow (3MADF).
  - Peak daily flows (PDF).
  - Annual average daily flow (AADF).
  - Maximum 3MADF (Max3MADF).
  - Maximum monthly average daily flows (MMADF).
  - Monthly average daily (MAD) loadings.
  - Pead daily (PD) loadings.
- Seasonal variations in influent flows.
- Flow projections based on local population growth rates and water usage rates for the next 10 years.
- Time projection for the system to reach permitted treatment and disposal capacity.
- Statement to indicate action to be taken by the permittee to initiate planning, design, or construction of additional facilities if the permitted capacity will be exceeded within the next operating cycle.

1.2 EXISTING FACILITIES

Figure 1-1 depicts that the City of Leesburg's Canal Street WWTF is located at Lake County, within the City's corporate limits at the intersection of Canal Street and US Highway 441. The plant site is adjacent to US Highway 441 and is accessed from Canal Street.

The original WWTF was constructed approximately 55 years ago. Improvements to the facility were designed and constructed between 1978 and 1979 under a US Environmental Protection Agency (EPA) grant funded under the requirements of Section 201 of Public Law 92-500. In 2008, upgrades allowed the WWTF to treat wastewater to public access reuse (PAR) standards as indicated in Chapter 62-610, FAC.

The City owned the North and South Sprayfields associated to reuse site R-001 and the surface water discharging points (D-001, D-002, and D-003). However, D-001, D-002, and D-003, previously permitted for 0.570 MGD AADF discharged to the Okahumpka Swamp wetlands adjacent to Lake Denham, Class III fresh waters (WBID# 2832A), were eliminated from the operating permit

in the substantial operating permit revision effective on November 7, 2018. Land Application System R-001 is being modified to remove the existing 3.5 MGD North Sprayfield and the formerly permitted discharges from the underdrains. The new R-001 includes only the existing 3.0 MGD annual average daily flow permitted capacity slow-rate restricted public access the 303-acre South Sprayfield Site.

These changes to the operating permit are associated to the South Sumter Utility Company (SSUC) formed by The Villages to provide wastewater and reclaimed water service to new residential developments within the county. Wastewater from these developments will be collected in an SSUC wastewater collection system and conveyed to the City's Turnpike WWTF (Facility ID No. FLA105147) for treatment. The City would then provide reclaimed water back to SSUC via an interconnect between the two utilities' systems.

SSUC will be responsible for distributing reclaimed water to its customers. To achieve this, the following modifications were proposed to FDEP in the Application for Modification of Domestic Wastewater Facility Permit prepared by Liquid Solutions Group, LLC (December 29, 2017) for the Leesburg/Canal Street WWTF operating permit:

- Abandon the North Sprayfield within R-001.
- Abandon the indirect surface water discharges D-001, D-002, and D-003.
- Modify the planned customer list and capacity of the City's PAR system.
- Add the reclaimed water interconnect with SSUC.

In addition, the WWTF is permitted for 3.50 MGD AADF slow-rate PAR system R-002, which is being expanded to 9.7 MGD AADF permitted capacity through the addition of the SSUC master reuse system. R-002 consists of a 4-million-gallon (MG) reclaimed water ground storage tank, a 3.5 MG on-site reject holding pond, and a reclaimed water distribution pump station.

Table 1-1 summarizes the past and proposed changes to the disposal capacities in the Leesburg/Canal Street WWTF's operating permit. R-001 and R-002 reuse systems are permitted for use by both Leesburg's/Canal Street and Turnpike WWTFs.

Table 1-1 Leesburg/Canal Street WWTF Reclaimed Water Capacity

Reclaimed Water Management Option	Past Capacity (MGD AADF)	Proposed Capacity (MGD AADF)
R-001, North Sprayfield	3.50	0.00
R-001, South Sprayfield	3.06	3.06
Surface Water Discharge	0.57	0.00
R-002	3.50	9.70

The permitted capacity of the Leesburg/Canal Street WWTF is 3.5 million gallons per day (MGD) AADF. The WWTF currently operates under Florida Department of Environmental Protection (FDEP) Permit No. FL0105066, which was issued on January 24, 2016 and expires on January 23, 2021. The following are the revision dates to the executed operating permit in January 2016:

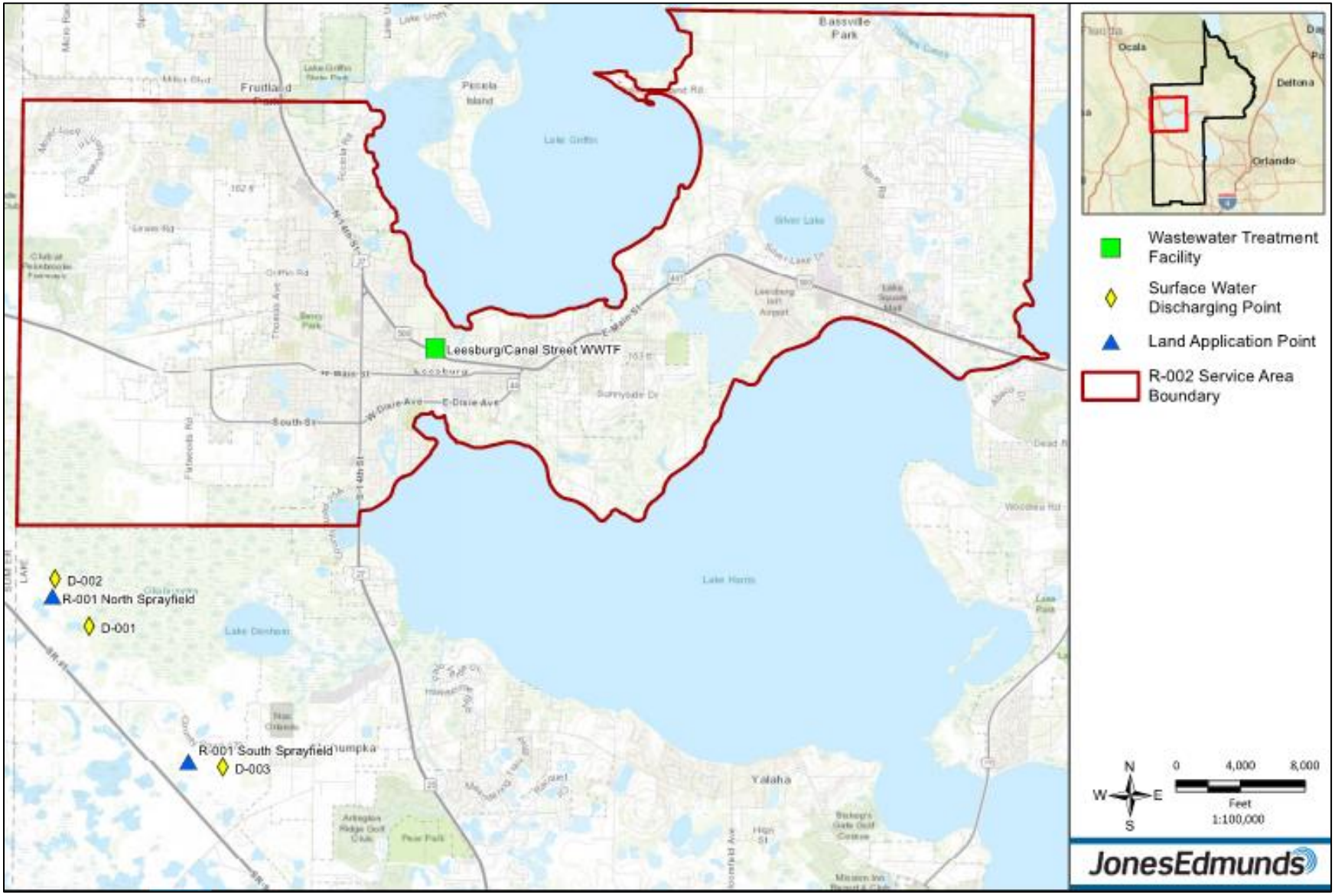
- 1st revision date: October 21, 2016
- 2nd revision date: January 25, 2017
- Substantial revision: November 7, 2018

Figure 1-1 Leesburg/Canal Street Location Map

Figure 1-2 shows the closed North Sprayfield and the South Sprayfield sites associated with R-001, the service area boundary associated with R-002, and the indirect surface water discharging locations formally closed in November 2018.

This *Capacity Analysis Report* reviews historical flows and loading data for the Leesburg/Canal Street WWTF reported in the currently 2015 through 2019 discharge monitoring report (DMR) data.

Figure 1-2 Location of R-001, R-002 Service Area Boundary, and Outfall Discharging Points



2 PROCESS DESCRIPTION

Throughout this report, the unit processes and buildings associated with the Canal Street WWTF are referred to by a process number and name. This convention is used to help distinguish between similar pieces of equipment that may be in different process areas. These process numbers form the basis of equipment lists and the references for drawings and specifications. The existing principal units at the WWTF and the corresponding process number are as follows:

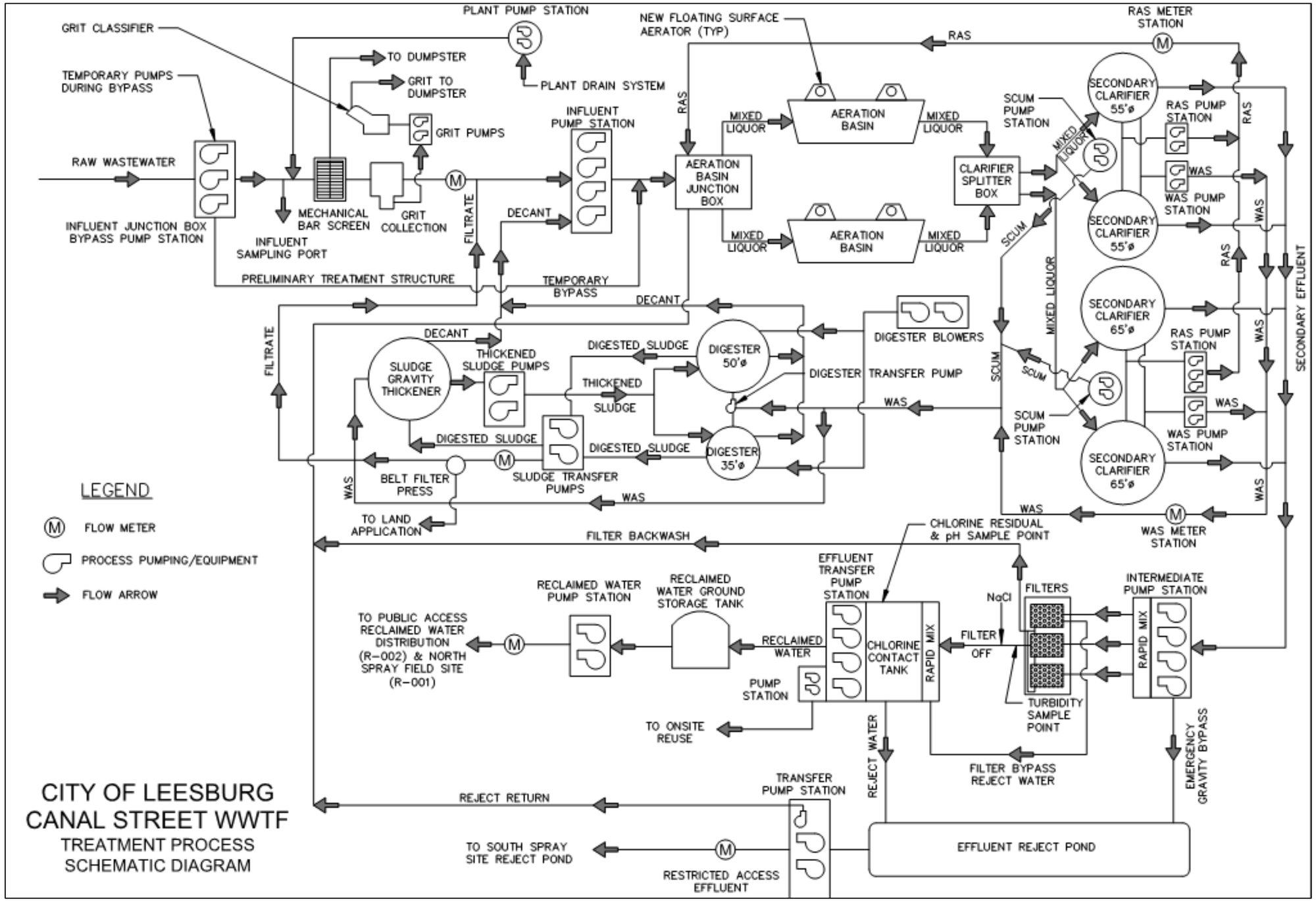
5	Influent junction box	75	Effluent transfer pump station
10	Preliminary treatment structure	80	Plan non-potable water pumping system
15	Odor control system	85	Reclaimed water storage and pumping system
20	Influent pump station/ MCC A	90	Sodium hypochlorite storage and feed system
25	Aeration basin junction box	100	RAS/WAS pump station
30	Aeration basins	110	Sludge digesters
35	Clarifier splitter box	120	MCC B building and generators
40	Secondary clarifiers	130	Operations building
45	Intermediate pump station	140	In-plant pump station
50	Filtration system	150	SCADA system
60	Chlorine contact tanks	180	Materials holding area
70	Reject storage and pumping		

Figure 2-1 illustrates the facility's site plan and identifies each process by name and process number.

Figure 2-2 depicts the process flow diagram for the Leesburg/Canal Street WWTF.

Figure 2-1 Leesburg/Canal Street WWTF Site Plan

Figure 2-2 Leesburg/Canal Street WWTF Process Flow Diagram



2.1 INFLUENT JUNCTION BOX (PROCESS 5)

Influent raw wastewater enters the plant through an Influent Junction Box at the southmost portion of the plant site adjacent to US Highway 441. The junction box receives flow from the City's wastewater collection system via pumped and gravity wastewater pipelines.

The combined raw wastewater flows by gravity to the Preliminary Treatment Structure (PTS) (Process 10). In the event of an emergency, the influent junction box is constructed with an adjacent wetwell and piping. This wetwell provides a temporary means to bypass flow around the PTS and the Influent Pump Station (Process 20). The City incorporated a diesel-driven pump at this location that is float driven to provide additional operational functionality during an emergency event. The pump is in standby mode but is fully operational if needed.

2.2 PRELIMINARY TREATMENT STRUCTURE (PROCESS 10)

The wastewater flows by gravity from the Influent Junction Box (Process 5) to the PTS. The mechanically cleaned bar screen removes large debris and material from the influent flow. The collected material is discharged into a washing compactor and discharged into a dumpster for final disposal. A bypass channel with a manual bar screen is in the channel adjacent to the mechanically cleaned bar screen. The flow direction is controlled by slide gates. The slide gate isolating the manual bar screen channel is constructed to allow automatic bypassing of the mechanically cleaned bar screen during emergency events.

Following the screening process, the wastewater flows by gravity into a grit chamber. The grit chamber separates the organic material from the inorganic material (or grit). The grit chamber uses the concept of sub-cyclonic circulation for grit removal. Vortex motion and boundary layer effects aid gravitational forces in removing sand and grit from the wastewater. The grit slurry is pumped from the underflow of the vortex unit via the grit pumps within the Influent Pump Station (Process 20) into the screw-type classifier for dewatering. The classifier discharges the dewatered grit into a dumpster for final disposal.

The In-Plant Pump Station (Process 140) collects plant water produced from meter stations, eye wash stations, and material storage areas and pumps it to the PTS for treatment. On-site gravity drains for other structures, collect wastewater in the in-plant pump station (Process 140) and discharge into the PTS (Process 10) to be processed.

The channels in the PTS are covered and provided with air withdrawal points for odor-control purposes. The air from within the process is withdrawn into polyvinyl chloride (PVC) piping and discharged for treatment into the Biofilter or odor control system (Process 15).

The wastewater then flows by gravity through the influent Parshall flume on its way to the Influent Pump Station. The flow rate measurements from the Parshall flume are used to pace the raw wastewater composite sampler and provide the compliance influent wastewater flow measurements. Influent wastewater monitoring samples are collected upstream of the Parshall flume away from the influence of the in-plant wastewater flows.

2.3 ODOR CONTROL SYSTEM (PROCESS 15)

The Odor Control System (Biofilter) is installed on a concrete pad adjacent to the Influent Junction Box (Process 5). Odorous air contains hydrogen sulfide and volatile organic

compounds (VOCs) from the raw sewage entering the facility. These components give the air an unpleasant smell and are processed biologically by the Biofilter. The odorous air is collected with ductwork from the Influent Junction Box, the PTS (Process 10), and the Influent Pump Station/MCC A (Process 20) wetwell. The air from these processes is withdrawn into the Biofilter by a centrifugal fiberglass fan. The Biofilter contains a synthetic media, allowing bacteria to live and grow. As the odorous air is pumped through the media in the Biofilter, the bacteria consume the hydrogen sulfide and VOCs as a nutrient. The processed air exits through a vent stack on top of the unit.

2.4 INFLUENT PUMP STATION/MCC A (PROCESS 20)

The Influent Pump Station is composed of a wetwell/dry pit arrangement and a Motor Control Center A (MCC A) room. The dry pit area contains the influent pumps and grit pumps. Four influent pumps with variable-frequency drives (VFDs) in the dry pit area are controlled by the water level of the wetwell. The pumped wastewater from the wetwell is mixed in the Aeration Basin Junction Box (Process 25) with return-activated sludge (RAS) from the Secondary Clarifiers (Process 40). Alternating lead and lag positions are provided by the control system as well as the staging of motor speeds to help control peak pumping rates to the Aeration Basin Junction Box. Remote monitoring is provided to monitor wetwell liquid elevation, discharge flow and pressure, and individual pump call and motor status/motor speed.

The grit pumps withdraw settled sludge from the grit collection system discussed above as part of the PTS (Process 10). Two recessed-impeller grit pumps provide back-up for the alternate pump.

The MCC A room is above the wetwell portion of the structure and provides the electrical distribution and controls for the south portion of the facility. An emergency generator and diesel fuel system are available to provide electrical power during times of electrical outages.

2.5 AERATION BASIN JUNCTION BOX (PROCESS 25)

The main functions of the Aeration Basin Junction Box are to mix the RAS (Process 100) pumped from the Secondary Clarifiers (Process 40) with the influent raw wastewater and to split and direct these flows to the Aeration Basins (Process 30). Return flows are pumped into this box from the filter backwash associated to Process 50 and to the reject water associated to Process 70. Each of these return flows provide intermediate discharge into the process, which combines with the mixed liquor for treatment in the Aeration Basins. Mud valves provide isolation of flow to each of the Aeration Basins.

2.6 AERATION BASINS (PROCESS 30)

Mixed liquor flows from the Aeration Basin Junction Box (Process 25) to the Aeration Basins by gravity. The Aeration Basins are designed to produce a plug flow regime using the extended aeration mode of the activated sludge process. This biological treatment process is responsible for removing 5-day carbonaceous biochemical oxygen demand (CBOD5) and oxidizing ammonia-nitrogen to nitrate-nitrogen. The major structural components of this system are two concrete-lined aeration basins each with working volumes of approximately 228,600 cubic feet or 1.71 MG. The activated sludge process has a total detention time of approximately 24 hours at 3.5 MGD average daily flow (ADF). Oxygen is supplied to the mixed liquor in the Aeration Basins using floating aerators. Effluent from the aeration basins flows

by gravity to the Clarifier Splitter Box (Process 35) before discharging to the Secondary Clarifiers (Process 40).

2.7 CLARIFIER SPLITTER BOX (PROCESS 35)

The Clarifier Splitter Box splits the effluent flows from the Aeration Basins (Process 30) to each of the two pairs of Secondary Clarifiers (Process 40). The flow split is designed to direct approximately 1.5 MGD (ADF) to clarifiers No. 1 and No. 2 and 2.0 MGD ADF to clarifiers No. 3 and No. 4. Adjustable weir gates are sized proportionally based on the above flow split. Mixed liquor flow from the Aeration Basins overflows the respective weir and discharges to the respective set of clarifiers by gravity. At each set of clarifiers, a separate set of splitter boxes is provided to equally distribute flow to the individual clarifiers.

2.8 SECONDARY CLARIFIERS (PROCESS 40)

Mixed liquor enters the clarifiers via gravity through influent pipes extending from the Clarifier Splitter Box. The Canal Street WWTF has two 55-foot-diameter secondary clarifiers and two 65-foot-diameter Secondary Clarifiers. The clarifiers are center-fed, circular concrete tanks with a peripheral effluent weir and inboard-type launders. Once mixed liquor enters the clarifier, the quiescent conditions within the tank allow the particulates in the water to settle to the bottom, forming sludge. The clarified liquid flows outward to the perimeter of the clarifier where it overflows the peripheral effluent v-notch weir into the effluent launder channel or box and flows by gravity to the Intermediate Pump Station (Process 45).

The bottom of the clarifier has a sloping floor with a scraper truss mechanism for sludge removal into the waste-activated sludge (WAS) sump. The scraper mechanism consists of rake arms that are fitted along the bottom with scraper blades and draw-off pipes. The draw-off pipes are used to transfer the sludge from the clarifier bottom to the RAS sight well, which is connected to a common RAS wetwell. The RAS/WAS Pump Station (Process 100) are then able to draw from the wetwell for return of the activated sludge to the Aeration Basin Junction Box (Process 25).

The WAS is removed from the sump by the WAS Pumps that are directly piped to the clarifier sump. WAS is pumped directly into the sludge stabilization system associated to Process 110, for further treatment of the sludge or biosolids.

Scum on the surface of the clarifier tank is skimmed by a full-radius scum arm. This mechanism directs the scum into a trough on the liquid surface of the clarifier. The scum flows by gravity into a common submersible scum pump station associated to Process 40. The scum pump station are located between each set of clarifiers.

The scum is pumped using submersible pumps and combined with the WAS at the sludge stabilization system. A non-potable water system is used to spray down excess foam and grease in the wetwell.

2.9 INTERMEDIATE PUMP STATION (PROCESS 45)

The Intermediate Pump Station is between the Secondary Clarifiers (Process 40) and the Filtration System (Process 50) in the process flow path. This pump station "lifts" the secondary effluent to an elevation of 20 feet above grade to the Filtration System.

The Intermediate Pump Station is a poured-in-place concrete structure adjacent to the Filtration System. The pump station has four vertical turbine pumps that discharge into the influent channel of the filters. The VFDs for these pumps are controlled by the liquid level within the pump station wetwell.

An automatic bypass of the wetwell is provided during an emergency event or when the pump station is not operating. The bypass allows the secondary effluent to overflow into the reject storage pond associated to Process 70 for pumping back to the WWTF for retreatment.

2.10 FILTRATION SYSTEM (PROCESS 50)

The purpose of Filtration System is to reduce the total suspended solids (TSS) concentration in the secondary effluent from 20 milligrams per liter (mg/L) to a maximum concentration of 5 mg/L.

The facility has three cloth filter tanks, each comprised of six cloth disk filters. Each filter tank is constructed of Type 304 stainless steel. Each cloth filter disk is 54 square feet in surface area. The flow enters the filter tank through the influent pipe. An influent weir is provided to divide the flow between the three filter tanks. Each filter tank has an influent butterfly valve to isolate it for maintenance purposes. Sodium hypochlorite and polymer solution are added if necessary, before the influent enters each filter tank.

The filtered water is collected in the effluent pipe and flows over an effluent weir. The filtered effluent from the three filter units flows into a common effluent box before chlorine addition. A sample pump is in the effluent box where it pumps a sample to the continuous turbidity analyzer. Turbidity is monitored and recorded by the supervisory control and data acquisition (SCADA) system (Process 150). The sampling building is on top of the Effluent Pump Station (Process 75). If turbidity is high (this is a surrogate parameter for the TSS analysis), the SCADA system will shut down the Effluent Transfer Pump Station (Process 75) causing an automatic effluent gravity discharge into the reject holding pond associated to Process 70.

Each tank is equipped with a backwash system. One backwash pump with a series of motorized valves is provided to clean the media in each filter tank. The backwash system is initiated based on the tank water level or a timed event. Once the backwash system is initiated, a motorized valve opens, and the backwash pump initiates. The pump acts like a vacuum and pulls the particles off the dirty media, pulling the filtrate water back into the pump. The disk filters rotate, allowing the pump suction to clean the entire media. The filter continues receiving influent during this process. Two filter disks are cleaned with one motorized valve. After a preset time, the motorized valve shuts off and the next valve opens. This sequence continues until the end of the cycle. At the end of the backwash cycle, a motorized valve opens, and the pump operates to remove settled particulates in the tank. The backwash pump discharges into the Aeration Basin Junction Box (Process 25).

Each filter tank is provided with an emergency overflow weir that directs flow to the Chlorine Contact Tanks (Process 60) injection point if an adverse hydraulic loading event were to occur. A polymer feed unit is provided in the chemical storage building at Process 90. These units are used to aid the filtration process if effluent turbidity rises above a set limit. The operator manually initiates the polymer feed.

The polymer is injected in the channel upstream from the filters. The pre-filter chemical-addition zone is designed for the addition of rapid mixers in the future. This pre-filter chemical addition zone also contains a sodium hypochlorite diffuser. The chlorine can be added manually by the operators to help control algae within the filter tanks and media.

2.11 Chlorine Contact Tanks (Process 60)

Disinfection at the Canal Street WWTF is accomplished by diffusing and mixing sodium hypochlorite into the filtered wastewater before the Chlorine Contact Tanks. Sodium hypochlorite is pumped using diaphragm-type metering pumps from the chemical storage and pumping facilities in Process 90, to the injection point at the inlet of the rapid mix basin to the Chlorine Contact Tanks.

The influent flow passes into the rapid mix basin through the influent slide gates where vertical turbine mixers blend the sodium hypochlorite into the wastewater. The wastewater then flows into one of two Chlorine Contact Tanks by gravity. Each tank is constructed with internal baffle walls to provide adequate contact time to meet high-level disinfection criteria. The disinfected wastewater overflows the effluent weir to discharge by gravity into the Effluent Transfer Pump Station (Process 75).

Each effluent channel of the Chlorine Contact Tanks contains a sampling pump to provide effluent water samples. The sample water is analyzed for final chlorine residual and pH. These pumps run continuously for analysis purposes as required by the sampling requirements of the FDEP operating permit.

2.12 Reject Storage and Pumping (Process 70)

According to Rule 62-610.414, FAC the system storage capacity shall be the volume equal to three times that portion of the average daily flow of the reuse capacity for which no alternative reuse or disposal system is permitted.

One lined reject holding pond is provided on site with a capacity of 3.5 MG while maintaining the appropriate freeboard. Reject water is returned to the influent of the Aeration Basin Junction Box (Process 25) via the reject pump station for re-treatment.

The reject pump station is at the southeast corner of the reject pond. The reject pump station consists of two vertical turbine pumps and one submersible pump. The submersible pump transfers the reject water from the on-site reject holding pond to the Aeration Basin Junction Box. During an abnormal event, the vertical turbine pumps could transfer the effluent from the on-site reject holding pond to the North Sprayfield site, prior to The Village's purchase of the Sprayfield.

2.13 Effluent Transfer Pump Station (Process 75)

Disinfected wastewater overflows the chlorine contact tank effluent weir and discharges into the transfer station wetwell. Four vertical turbine pumps are on top of the wetwell. Space for installing a future fifth pump is also provided. These pumps transfer the final effluent to the Reclaimed Water Ground Storage Tank (Process 85). If the storage tank is at capacity or effluent quality is not within permit parameters, the flow is redirected into the on-site reject holding pond associated to Process 70. The redirection of the effluent water to the Reject

Holding Pond is through a gravity overflow; two smaller vertical turbine pumps at Process 80, provide water for the in-plant reuse system.

2.14 Plant Non-Potable Water Pumping System (Process 80)

The in-plant reuse pumps are on top of the wetwell connected to the Chlorine Contact Tanks (Process 60) and adjacent to the Effluent Transfer Pump Station (Process 75). Two VFD vertical turbine pumps provide the facility with reuse water and wash water for plant maintenance and equipment use.

The pumps transfer the effluent from the wetwell to the plant reuse system. The variable-speed operation of the pumps allows for delivery of the required flow at a consistent pressure. Each pump is provided with valves for isolation and protection against backflow.

2.15 Reclaimed Water Storage and Pumping System (Process 85)

The reclaimed water ground storage tank and high-service pumping station are east of the Effluent Transfer Pump Station (Process 75). Public access-quality reclaimed water is pumped from the Effluent Transfer Pump Station to the reclaimed water ground storage tank. The pre-stressed ground storage tank has a storage capacity of 4 MG. The reclaimed water is stored in the tank for use in the City's reclaimed water distribution system or for disposal at the North Sprayfield site (R-001), prior to The Village's purchase of the Sprayfield. The high-service pump station provides pumping capacity to discharge the reclaimed water into this system.

The pump station consists of two vertical turbine pumps. Space for two additional pumps is provided for future system pumping capacity.

The VFDs on each pump allow for delivery of the required flow at a consistent pressure. Each pump is provided with valves for isolation and protection against backflow. The pumps are automatically controlled by the pressure in the system and by the water level in the ground storage tank.

2.16 Sodium Hypochlorite Storage and Feed System (Process 90)

The Sodium Hypochlorite Pumping System equipment is in the chemical storage/feed building associated to Process 90. Three polyethylene storage tanks with secondary containment are in this building. Each tank provides a 9,000-gallon nominal capacity. The three-tank arrangement provides the facility with a minimum of 30 days of total storage volume at the facility's design capacity. A fill station for each storage tank is south of the chemical storage/feed building adjacent to the facility service roadway. This station allows remote filling of any of the three tanks during a chemical delivery.

Four diaphragm-type pumps are within the chemical storage/feed building. Dual contained chemical piping is routed from the pumps to the rapid mixing zone located at the head of the Chlorine Contact Tanks (Process 60). Dual contained chemical piping is also routed to a location before the Filtration System (Process 50). The chemical piping valves allow the pumps to be manually routed to any of the discharging locations. Sodium hypochlorite feed to the

Chlorine Contact Tanks is a continuous process, and the filters feed is an intermittent flow for maintenance. The fourth pump is provided as a standby unit.

The disinfection system is fed from a bulk storage sodium hypochlorite system that typically stores sodium hypochlorite in concentrations from 10 to 15 percent. Vents are provided at all locations where sodium hypochlorite may be trapped due to its off-gassing potential as it degrades. The bulk storage facility is provided with a roof system to provide shade to reduce degradation of the chemical.

2.17 RAS/WAS Pump Station (Process 100)

A portion of the activated settled sludge from the Secondary Clarifiers (Process 40) underflow is returned to the Aeration Basins (Process 30), while excess solids are wasted from the process. The RAS/WAS Pump Stations at each set of Secondary Clarifiers perform these operations.

Five RAS pumps withdraw sludge from the sludge sight wells of the Secondary Clarifiers and pump it to the Aeration Basin Junction Box (Process 25). Three VFD-controlled submersible centrifugal RAS pumps are in a common wetwell at the 65-foot-diameter Secondary Clarifiers (No. 3 and 4). Two VFD-controlled submersible centrifugal RAS pumps are in a common wetwell at the 55-foot-diameter Secondary Clarifiers (No. 1 and 2). Sludge is returned and mixed with the influent raw wastewater stream to the Aeration Basin Junction Box to produce mixed liquor. Two RAS meter stations control the RAS return rates for the facility.

A portion of the remaining sludge is wasted from the system by the four WAS pumps. Two VFD-controlled dry pit submersible centrifugal WAS pumps are in a common dry pit at each set of Secondary Clarifiers (Process 40). The WAS pumps can discharge either to a sludge digester tank or a sludge thickener tank within the sludge stabilization system (Process 110). Two WAS meter stations control the sludge wasting flows of the facility.

2.18 Sludge Digesters (Process 110)

The sludge stabilization system is comprised of the following major components:

- Digesters (two separate tanks)
- Gravity Sludge Thickener (currently offline due to odor complaints)
- Process Blowers
- Thickened Sludge Pumps
- Sludge Transfer Pumps
- Belt Filter Press

WAS is pumped by the RAS/WAS Pump Stations (Process 100) at each set of Secondary Clarifiers (Process 40). The WAS is normally pumped directly to the sludge gravity thickener. However, the WWTF is currently bypassing the sludge gravity thickener due to the noxious odors affecting the neighboring business. The WAS flows directly to digester #2 from all clarifiers.

When the thickener is online, the sludge settles in the tank and the decant liquid flows to the top to be discharged over a peripheral weir into the thickener launder. The effluent from the launder discharges into the facility drain system and back into the treatment process at the

Influent Pump Station/MCC A (Process 20). The thickened sludge is pumped into one of the two digester tanks by the use of the two thickened sludge transfer pumps. The thickened sludge transfer pumps are adjacent to the sludge gravity thickener. Both digester tanks are equipped with coarse-bubble diffusers at the bottom of the tanks. Once the sludge enters the digester tank, it is aerated for stabilization. Two multi-stage centrifugal blowers provide the process air required for the sludge stabilization process. The blowers are in a structure adjacent to the sludge digester tanks.

Both digester tanks contain telescoping valves that can be manually operated for decanting. The decant water is drained back into the treatment process at the Influent Pump Station/ MCC A. Once the sludge has been stabilized, it is pumped via the two sludge transfer pumps to the sludge fill station adjacent to the chemical storage and feed building at Process 90, where the sludge is loaded into tanker trucks for land application at one of the City's approved sites for final disposal. The sludge application sites are adjacent to R-001 used for effluent disposal.

The combined effects of the extended aeration treatment process and aerobic sludge digestion produce a sludge stabilized to Class B standards according to Chapter 40, Code of Federal Regulations (CFR), Section 503, and the facility operating permit.

2.19 MCC B Building and Generators (Process 120)

The plant has two standby diesel generators – one for the north section and one for the south section – to provide an alternate power source when power from the electric utility company is interrupted. The north section is provided with a 1,500-kilowatt (kW) generator adjacent to and outside the MCC B Building. The MCC B Building is south of clarifiers Nos. 3 and 4. The south section of the plant is provided with a 550-kW generator adjacent to and outside the Influent Pump Station/MCC A (Process 20) room. Upon utility power failure, these generators provide sufficient power to the WWTF to maintain Class 1 reliability.

Each generator is directly driven by a diesel-fueled engine and mounted on a common structural base with the engine housed in a weatherproof enclosure. The generators are furnished in sound-attenuating, weatherproof aluminum enclosures. Each generator has a sub-base-mounted diesel fuel storage tank that provides 72 hours of run time. Each generator is close to the utility service transformer it backs up, which is also near the main electrical room for that plant section. The generators are capable of being monitored from the main Operations Building (Process 130) control room and are controlled locally through an automatic transfer switch (ATS).

For both generators, when power from the utility is lost, the ATS in the electrical room signals the generator to start and the ATS will close to the "emergency" position when the generator is up to speed. The connected loads that are designated to automatically restart are sequentially energized. Once utility power is restored, the ATS will close to the "normal" position after a preset time delay. The generator will continue to run in cool-down mode before shutting off. The ATS is equipped with an in-phase monitor so that the standby and normal power sources are within 20 electrical degrees of each other before any transfer will take place. This will alleviate overvoltage conditions that can occur if the two sources are not in phase with each other.

The City is testing, in conjunction with their electrical power provider, to include the ability to remotely start the generators to provide power back into the electrical distribution system. This modification will not affect the intent of automatic power generation during power outages as described above. This initiative is being performed to provide energy savings not only to the City facility but to the overall customer base. If testing is successful, this modification will become permanent.

2.20 Operations Building (Process 130)

The Operations Building is north of the Aeration Basins (Process 30) adjacent to the north property boundary. The building is approximately 3,000 square feet (sf) with a reception area, secretarial work area, offices, plant facility control room, operations laboratory, men and women's locker/rest rooms, training/break room, and mechanical and electrical room.

2.21 In-Plant Pump Station (Process 140)

The In-Plant Pump Station (Process 140) pumps sewage flows from the Operations Building (Process 130) to the "head" of the plant. The in-plant pump station also provides transfer of drainage from the Material Holding Area (Process 180) and the RAS and WAS meter stations. The pump station is a duplex pump station comprising two submersible pumps in a common wetwell. Each pump provides stand-by backup for the alternate pump. The pumps are controlled by the liquid level in the wetwell and automatically alternate. The facility SCADA system provides monitoring of the pump station.

2.22 SCADA System (Process 150)

The primary function of the SCADA System is to facilitate the remote monitoring and control of the treatment processes and units. The SCADA System includes a programmable logic controller (PLC) and a central human-machine interface (HMI) computer system server. Generally, the SCADA System monitors all processes based on Input/Output (I/O). The operator can observe and control the facility from the Operations Building (Process 130) control room and the PLC within the MCC B building associated to Process 120.

2.23 Materials Holding Area (Process 180)

The Materials Holding Area is adjacent to the reclaimed water ground storage tank within Process 85. This area provides storage primarily for the City's vacuum hauling truck and street sweeper. Other materials may be stored for roadway maintenance such as limestone or gravel.

Three 50-foot-by-50-foot holding areas are provided. All runoff within the holding areas drains by gravity into the In-Plant Pump Station (Process 140).

2.24 Effluent Disposal

Final effluent is pumped from the reclaimed water ground storage tank by the reclaimed water distribution pump station associated to Process 85. The effluent is permitted for disposal through public access irrigation (R-002) or restricted-access irrigation at the South Sprayfield site (R-001).

Prior to The Villages acquiring the North Sprayfield, the facility supplied reclaimed water on demand to the PAR system and discharged all remaining final effluent to the holding pond at the North Sprayfield site for disposal. Water from the North Pond could be transferred to the South Pond for use at the South Sprayfield site.

The final effluent discharged directly into the lined storage pond at the North Sprayfield site from a 20-inch-diameter pipe. An adjacent irrigation pump station pumped the plant effluent into the irrigation system. The pump station consists of a poured-in-place concrete wetwell with three vertical turbine pumps.

The sprayfields use large irrigation guns to distribute the water throughout the site. Different zones are provided through the use of isolation valves in the irrigation distribution system. The North Sprayfield irrigation pumped the facility effluent into South Sprayfield ponds. The South Sprayfield site has two lined storage ponds with an adjacent irrigation pump station. The pump station consists of a poured-in-place concrete wetwell with three vertical turbine pumps. The pump station can access either pond for irrigation disposal. The South Sprayfield is typically used for disposal of effluent from the City's Turnpike WWTF that is not otherwise used to irrigate public-access areas.

The North Sprayfield underdrain pump station was approximately in the center of the site. This facility is a submersible precast wetwell that can collect the groundwater from the sprayfield through a series of underdrains. Vertical turbine pumps were used to pump the groundwater away from the Okahumpka Swamp (D-001 or D-002) for overland disposal. If this pump station was unable to keep up with influent groundwater, it is designed to overflow and discharge into the Okahumpka Swamp. This discharge was an indirect surface water disposal for the facility's effluent. The permitted monitoring requirements for the underdrain system and discharge are part of the Canal Street WWTF 2015 operating permit. The 2018 permit revision eliminated the North Sprayfield and the associated underdrains.

The South Sprayfield underdrain pump station is approximately in the center of the South Sprayfield site. This facility is a submersible precast wetwell that collects groundwater from the sprayfield through a series of underdrains. Vertical turbine pumps are available to pump the groundwater into the Okahumpka Swamp. The permitted monitoring requirements for the underdrain system and discharge are part of the Leesburg/Canal Street WWTF operating permit.

The City has not used the surface water discharge to the Okahumpka Swamp (D-001, D-002, and D-003) in more than 15 years and were eliminated from the permit in November 2018.

2.25 ELECTRICAL

The electrical distribution system is designed for the power requirements of the maximum expected flow and incorporates provisions to allow the plant to meet Class I reliability.

The primary power source for the Canal Street WWTF is from a three-phase primary power line supplied by two separate electrical services – one for the north section of the plant and one for the south section. These lines feed the power company's pad-mounted transformers that step down the voltage to 480-volt, three-phase. The transformer for the north section is on the south side of the Secondary Clarifiers (Process 40), and the distribution switchgear is

in the MCC B Building (see Process 120). The service for the south section of the plant is through a pad-mounted transformer east of the Influent Pump Station/MCC A (Process 20) room, and the distribution switchgear in an electrical room within this building. The north service is 480-volt, 2,000-amp electrical supply to the main switchgear in the MCC B building within Process 120. The switchgear consists of the 2,000-amp main circuit breaker, a 2,000-amp ATS, and a 2,000-amp main switchboard. The switchboard distributes the electrical supply to one power panel and two MCCs, which in turn distribute it to the equipment and lighting around the plant.

The south service is 480-volt, 1,000-amp electrical supply to the main switchgear in the Influent Pump Station/MCC A (Process 20) room. The switchgear consists of the 1,000-amp main circuit breaker, a 1,000-amp ATS, and a 1,200-amp main switchboard. The switchboard distributes the electrical supply to one MCC (MCC A), which in turn distributes it to the equipment and lighting around the plant. The switchboard feeds solid-state soft starters for blowers, 120/208 volts; transformers and the MCCs feed all other plant electrical loads. Transformers throughout the plant step down the 480 volts to 120/208 volts for general lighting and receptacles.

Each section of the plant is provided with a standby diesel generator set to serve as an alternate power source when the power source from the utility company is interrupted.

3 EXISTING CONDITIONS

3.1 PERMITTED CAPACITY

According to the most recent operating permit for the Leesburg/Canal Street WWTF (FDEP Permit No. FL0105066) (last revision on November 7, 2018), the permitted treatment capacity is 3.5 MGD AADF. The disposal capacity through the South Sprayfield PAR system associated to R-001 is 3.0 MGD AADF. The R-001 North Sprayfield was closed in 2018.

The current disposal capacity for the slow-rate PAR system R-002 is 3.50 MGD AADF but is being expanded to 9.7 MGD AADF permitted capacity through the addition of the SSUC master reuse system.

The WWTF also had three emergency disposal outfalls (D-001, D-002, and D-003) with a combined permitted capacity of 0.570 MGD AADF. These outfalls were eliminated from the operating permit in November 2018.

Figure 3-1 shows that the treatment facility is operating on average at 54 percent (approximately 1.9 MGD AADF) of the 3.5 MGD AADF permitted plant capacity. The data for this analysis are based on the reported data on the DMRs from January 2015 through December 2019 for daily influent flows measured at monitoring location FLW-8.

The instantaneous flows reported on September 10, 2017 to September 17, 2017, October 30, 2017, July 22, 2018, and July 23, 2018 exceeded 3.5 MGD. These dates concur with periods of wet-weather events and will be further discussed in Section 3.3.

Figure 3-2 shows that the R-001 AADF (rolling average) is well below the permitted plant capacity of 6.5 MGD AADF. The data for this analysis are based on the reported data on the DMRs from January 2015 through December 2019 for the total flows measured at monitoring location FLW-1N plus the flows measured at FLW-1S.

Figure 3-3 shows that the R-002 AADF (rolling average) is well below the permitted plant capacity of 3.50 MGD AADF. The data for this analysis are based on the reported data on the DMRs from January 2015 through December 2019 for the total flows measured at monitoring location FLW-7.

Figure 3-1 Daily Influent Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Location: FLW-8)

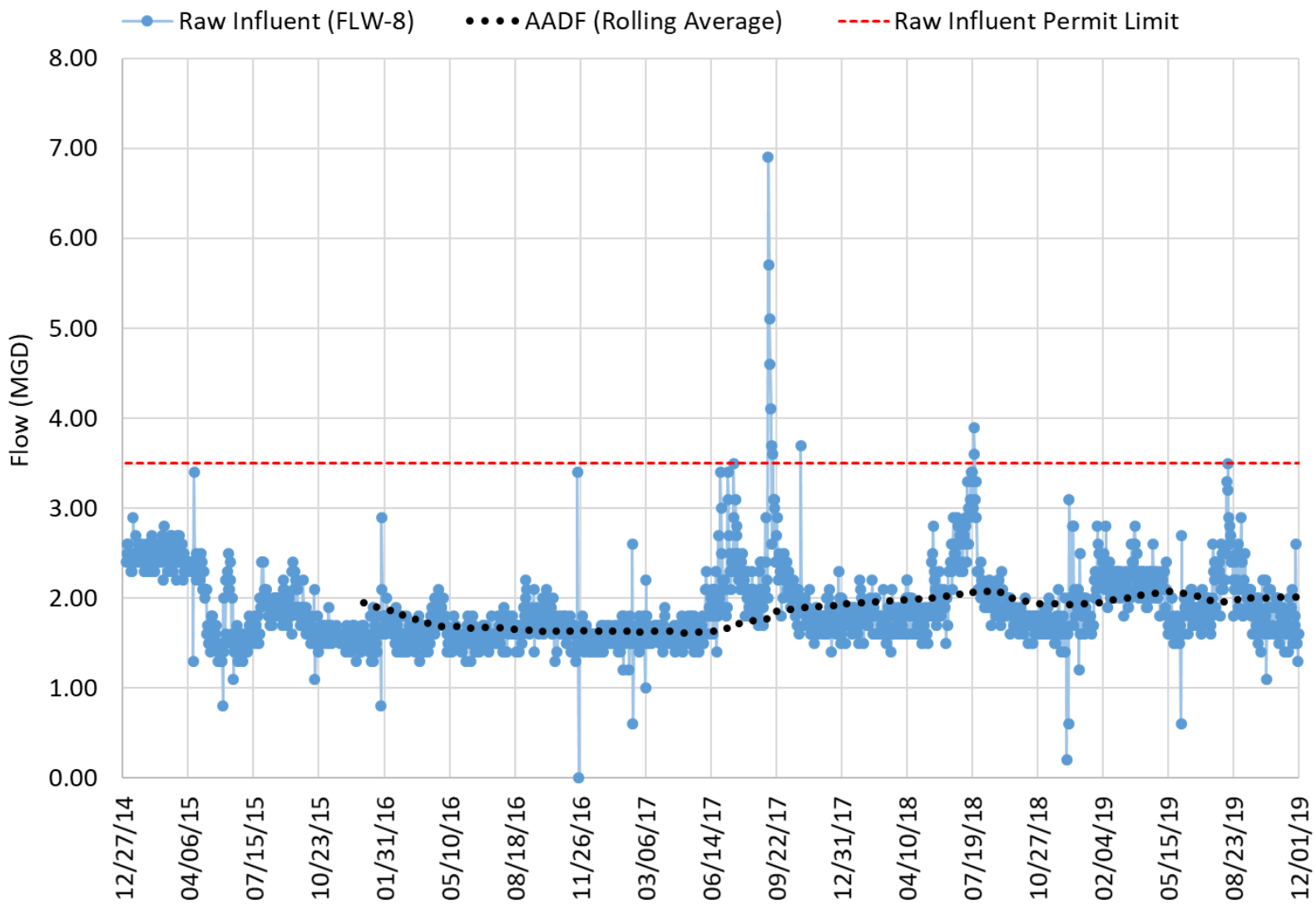


Figure 3-2 R-001 Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Locations: FLW-1N and FLW-1S)

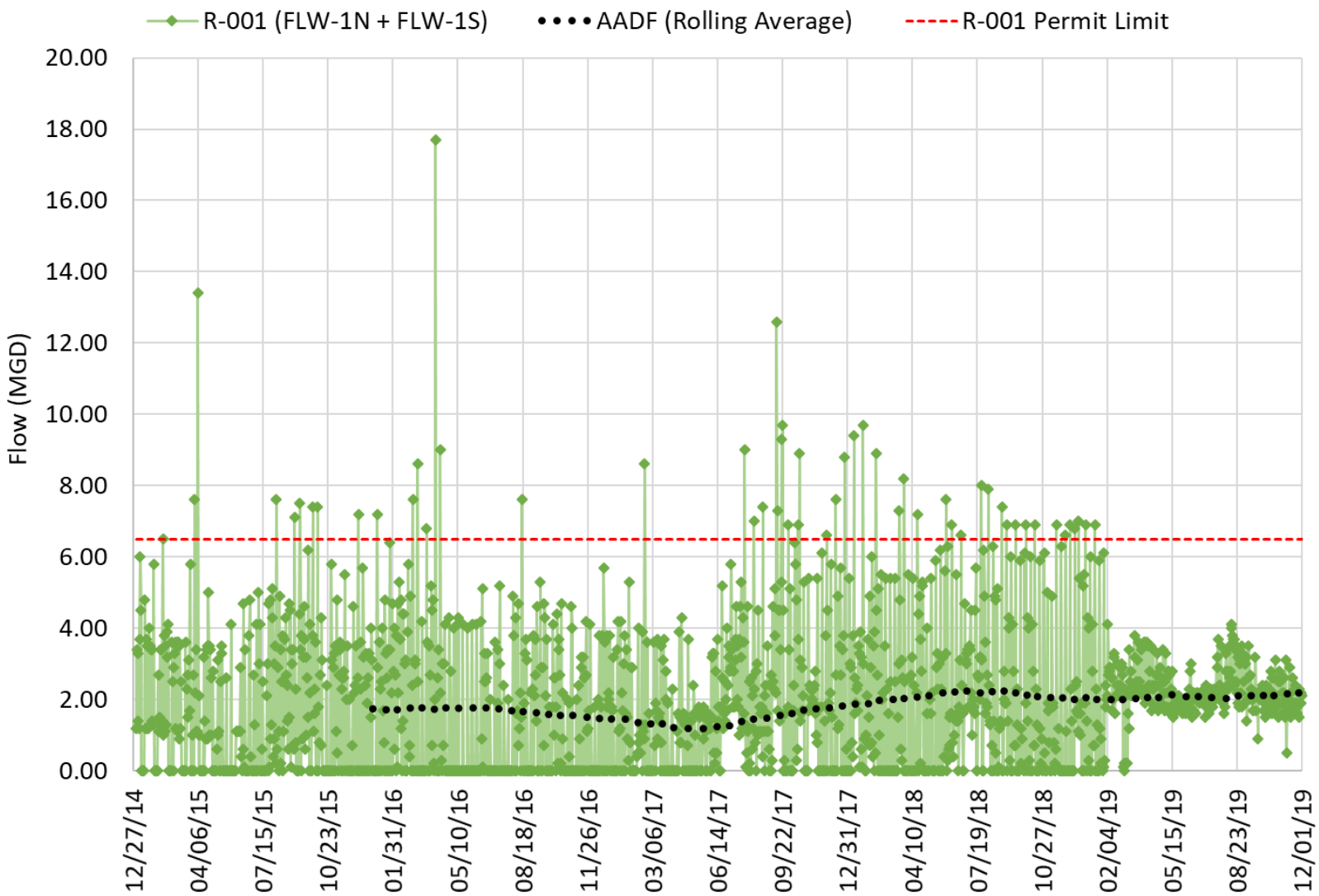
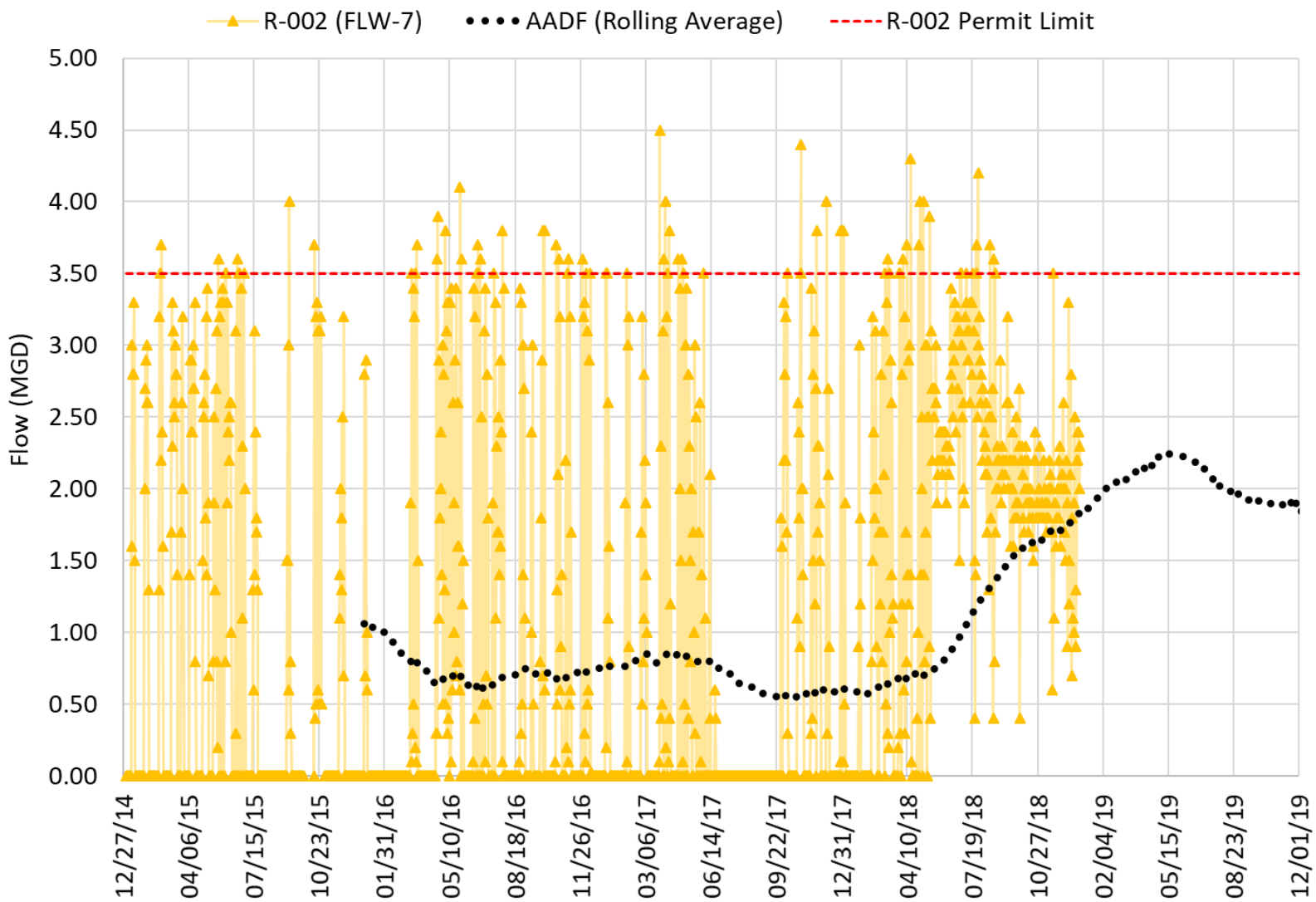


Figure 3-3 R-002 Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Location: FLW-7)



3.2 Monthly, Three-Month, and Annual Average Daily Flows

Figure 3-4 depicts the WWTF's MADF, the 3MADF, and the PDF on a monthly basis for the past 10 years (January 2010 through December 2019). Table 3-1 depicts the month-by-month tabulation of the MADF, 3MADF, and PDF for the past 10 years.

Table 3-2 depicts the AADF, the Max3MADF, the MMADF, and the PDF in an annual basis from 2010 through 2019. During this period, the AADF has ranged from a minimum flow of 1.59 MGD in 2013 to a maximum flow of 2.31 MGD in 2014; the Max3MADF has ranged from a minimum flow of 1.73 MGD in 2013 and 2016 to a maximum flow of 2.60 MGD in 2014; the MMDF has ranged from a minimum flow of 1.80 MGD in 2013 to a maximum flow of 2.96 MGD in 2017; and the PDF has ranged from a minimum flow of 2.70 MGD in 2013 to a maximum flow of 6.90 MGD in 2017.

Table 3-3 shows the Max3MADF-, MMADF-, and PDF-to-AADF ratios from 2010 to 2019. During this period, the Max3MADF-to-AADF ratio has ranged from a minimum of 1.06 in 2016 to a maximum of 1.29 in 2017; the MMADF-to-AADF ratio has ranged from a minimum of 1.11 in 2016 to a maximum of 1.54 in 2017; and the PDF-to-AADF ratio has ranged from a minimum of 1.70 in 2013 to a maximum of 3.58 in 2017.

Figure 3-4 MADF, 3MADF, and PDF at Leesburg/Canal Street WWTF from January 2010 to December 2019 (Monitoring Location: FLW-8)

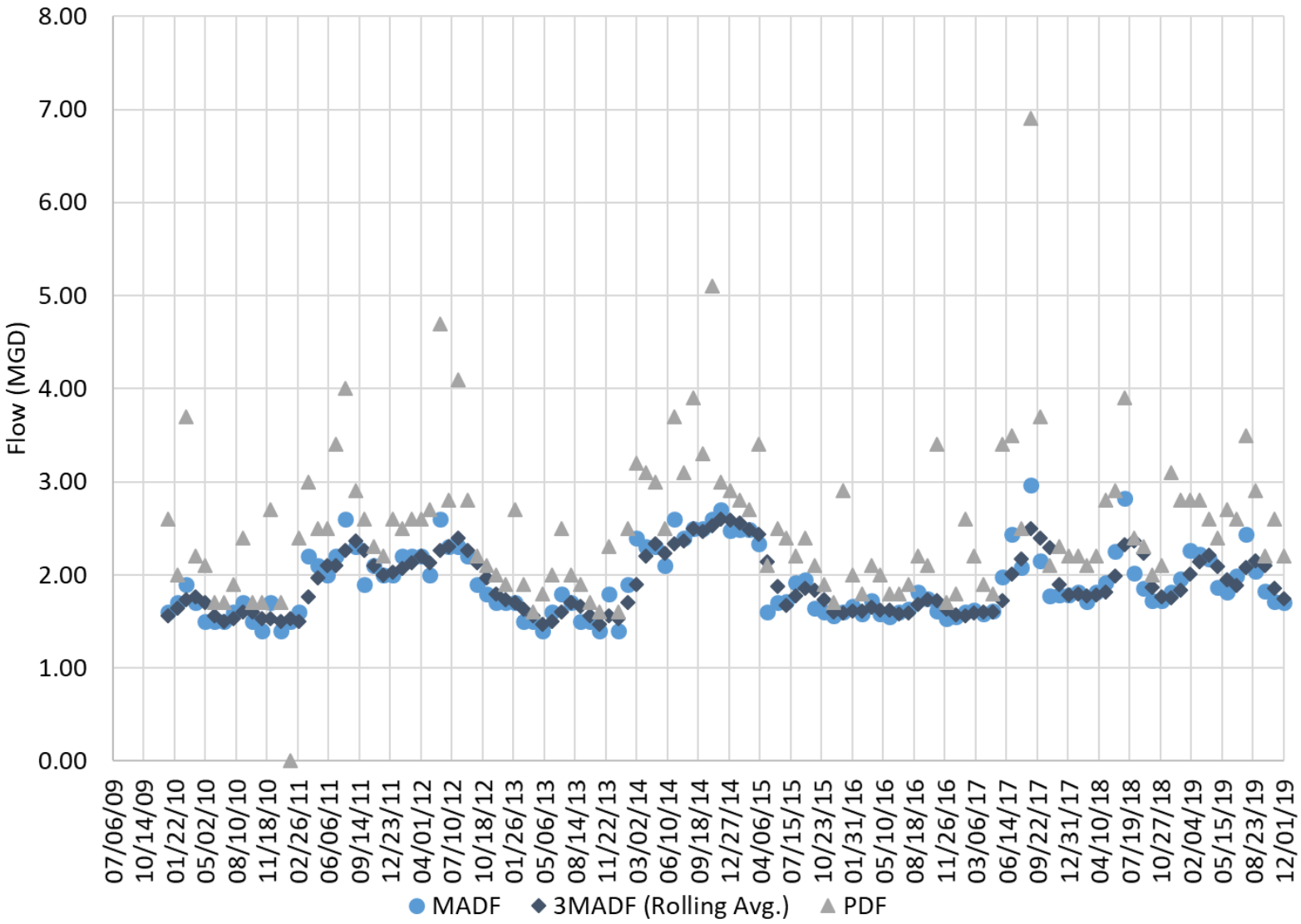


Table 3-1 Monthly Wastewater Flows Summary (Monitoring Location: FLW-8)

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-10	1.60	1.56	2.60
Feb-10	1.70	1.64	2.00
Mar-10	1.90	1.73	3.70
Apr-10	1.70	1.77	2.20
May-10	1.50	1.70	2.10
Jun-10	1.50	1.57	1.70
Jul-10	1.50	1.50	1.70
Aug-10	1.60	1.53	1.90
Sep-10	1.70	1.60	2.40
Oct-10	1.50	1.60	1.70
Nov-10	1.40	1.53	1.70
Dec-10	1.70	1.53	2.70
Jan-11	1.40	1.50	1.70
Feb-11	1.50	1.53	ND
Mar-11	1.60	1.50	2.40
Apr-11	2.20	1.77	3.00
May-11	2.10	1.97	2.50
Jun-11	2.00	2.10	2.50
Jul-11	2.20	2.10	3.40
Aug-11	2.60	2.27	4.00
Sep-11	2.30	2.37	2.90
Oct-11	1.90	2.27	2.60
Nov-11	2.10	2.10	2.30
Dec-11	2.00	2.00	2.20
Jan-12	2.00	2.03	2.60
Feb-12	2.20	2.07	2.50
Mar-12	2.20	2.13	2.60
Apr-12	2.20	2.20	2.60
May-12	2.00	2.13	2.70
Jun-12	2.60	2.27	4.70
Jul-12	2.30	2.30	2.80
Aug-12	2.30	2.40	4.10
Sep-12	2.20	2.27	2.80
Oct-12	1.90	2.13	2.20
Nov-12	1.80	1.97	2.10
Dec-12	1.70	1.80	2.00

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-13	1.70	1.73	1.90
Feb-13	1.70	1.70	2.70
Mar-13	1.50	1.63	1.90
Apr-13	1.50	1.57	1.60
May-13	1.40	1.47	1.80
Jun-13	1.60	1.50	2.00
Jul-13	1.80	1.60	2.50
Aug-13	1.70	1.70	2.00
Sep-13	1.50	1.67	1.90
Oct-13	1.50	1.57	1.70
Nov-13	1.40	1.47	1.60
Dec-13	1.80	1.57	2.30
Jan-14	1.40	1.53	1.60
Feb-14	1.90	1.70	2.50
Mar-14	2.40	1.90	3.20
Apr-14	2.30	2.20	3.10
May-14	2.30	2.33	3.00
Jun-14	2.10	2.23	2.50
Jul-14	2.60	2.33	3.70
Aug-14	2.40	2.37	3.10
Sep-14	2.50	2.50	3.90
Oct-14	2.50	2.47	3.30
Nov-14	2.60	2.53	5.10
Dec-14	2.70	2.60	3.00
Jan-15	2.48	2.59	2.90
Feb-15	2.49	2.56	2.80
Mar-15	2.49	2.49	2.70
Apr-15	2.33	2.44	3.40
May-15	1.60	2.14	2.10
Jun-15	1.70	1.88	2.50
Jul-15	1.72	1.67	2.40
Aug-15	1.92	1.78	2.20
Sep-15	1.95	1.86	2.40
Oct-15	1.64	1.84	2.10
Nov-15	1.61	1.73	1.90
Dec-15	1.56	1.60	1.70

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-16	1.60	1.59	2.90
Feb-16	1.67	1.61	2.00
Mar-16	1.58	1.62	1.80
Apr-16	1.72	1.66	2.10
May-16	1.58	1.63	2.00
Jun-16	1.55	1.62	1.80
Jul-16	1.60	1.58	1.80
Aug-16	1.64	1.60	1.90
Sep-16	1.81	1.68	2.20
Oct-16	1.74	1.73	2.10
Nov-16	1.62	1.72	3.40
Dec-16	1.53	1.63	1.70
Jan-17	1.55	1.57	1.80
Feb-17	1.60	1.56	2.60
Mar-17	1.62	1.59	2.20
Apr-17	1.58	1.60	1.90
May-17	1.61	1.61	1.80
Jun-17	1.98	1.73	3.40
Jul-17	2.44	2.01	3.50
Aug-17	2.08	2.17	2.50
Sep-17	2.96	2.50	6.90
Oct-17	2.15	2.40	3.70
Nov-17	1.78	2.30	2.10
Dec-17	1.78	1.90	2.30
Jan-18	1.79	1.78	2.20
Feb-18	1.82	1.80	2.20
Mar-18	1.72	1.77	2.10
Apr-18	1.81	1.78	2.20
May-18	1.92	1.82	2.80
Jun-18	2.25	1.99	2.90
Jul-18	2.82	2.33	3.90
Aug-18	2.02	2.36	2.40
Sep-18	1.86	2.23	2.30
Oct-18	1.73	1.87	2.00
Nov-18	1.73	1.77	2.10
Dec-18	1.81	1.76	3.10

Month-Year	MADF (MGD)	3MADF (MGD)	PDF (MGD)
Jan-19	1.96	1.83	2.80
Feb-19	2.26	2.01	2.80
Mar-19	2.22	2.15	2.80
Apr-19	2.17	2.22	2.60
May-19	1.87	2.09	2.40
Jun-19	1.82	1.95	2.70
Jul-19	1.99	1.89	2.60
Aug-19	2.44	2.08	3.50
Sep-19	2.04	2.16	2.90
Oct-19	1.83	2.10	2.20

Table 3-2 Historical Flows Annual Summary (2010 – 2019)

Year	AADF (MGD)	Max3MADF (MGD)	MMADF (MGD)	PDF (MGD)
2010	1.61	1.77	1.90	3.70
2011	1.99	2.37	2.60	4.00
2012	2.12	2.40	2.60	4.70
2013	1.59	1.73	1.80	2.70
2014	2.31	2.60	2.70	5.10
2015	1.96	2.59	2.49	3.40
2016	1.64	1.73	1.81	3.40
2017	1.93	2.50	2.96	6.90
2018	1.94	2.36	2.82	3.90
2019	2.00	2.22	2.44	3.50

Table 3-3 Historical Flow Ratios Annual Summary (2010 – 2019)

Year	Max3MADF/ AADF	MMADF/ AADF	PDF/ AADF
2010	1.10	1.18	2.30
2011	1.19	1.31	2.01
2012	1.13	1.23	2.22
2013	1.09	1.13	1.70
2014	1.13	1.17	2.21
2015	1.33	1.27	1.74
2016	1.06	1.11	2.08
2017	1.29	1.54	3.58
2018	1.22	1.46	2.01
2019	1.11	1.22	1.75

3.3 SEASONAL VARIATIONS IN FLOW

Table 3-4 shows the months in which the Max3MADF-to-AADF ratio occurred from 2010 to 2019. The influence of the wet-weather season (May to October) in the WWTF influent flows was observed in 2011, 2012, 2016, 2017, and 2018. However, the Max3MADF-to-AADF ratio occurred in January 2015.

Table 3-4 Seasonal Variation in Influent Flows

Year	Month	Max3MADF/AADF Ratio
2010	April	1.10
2011	September	1.19
2012	August	1.13
2013	January	1.09
2014	December	1.13
2015	January	1.33
2016	October	1.06
2017	September	1.29
2018	August	1.22
2019	April	1.11
	Average	**1.16**

Figure 3-5 depicts an increment in the influent flows to the WWTF typically during the months of June, July, August, and September, that concur with the Florida wet season. Figure 3-6 shows that the rainfall events from July 2015, May to September 2017, May to July 2018, and July to September 2019 concur with the periods of higher influent flows to the WWTF. However, during these periods of higher influent flows, the WWTF have consistently met the operating permit limits.

Figure 3-5 Seasonal Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Location: FLW-8)

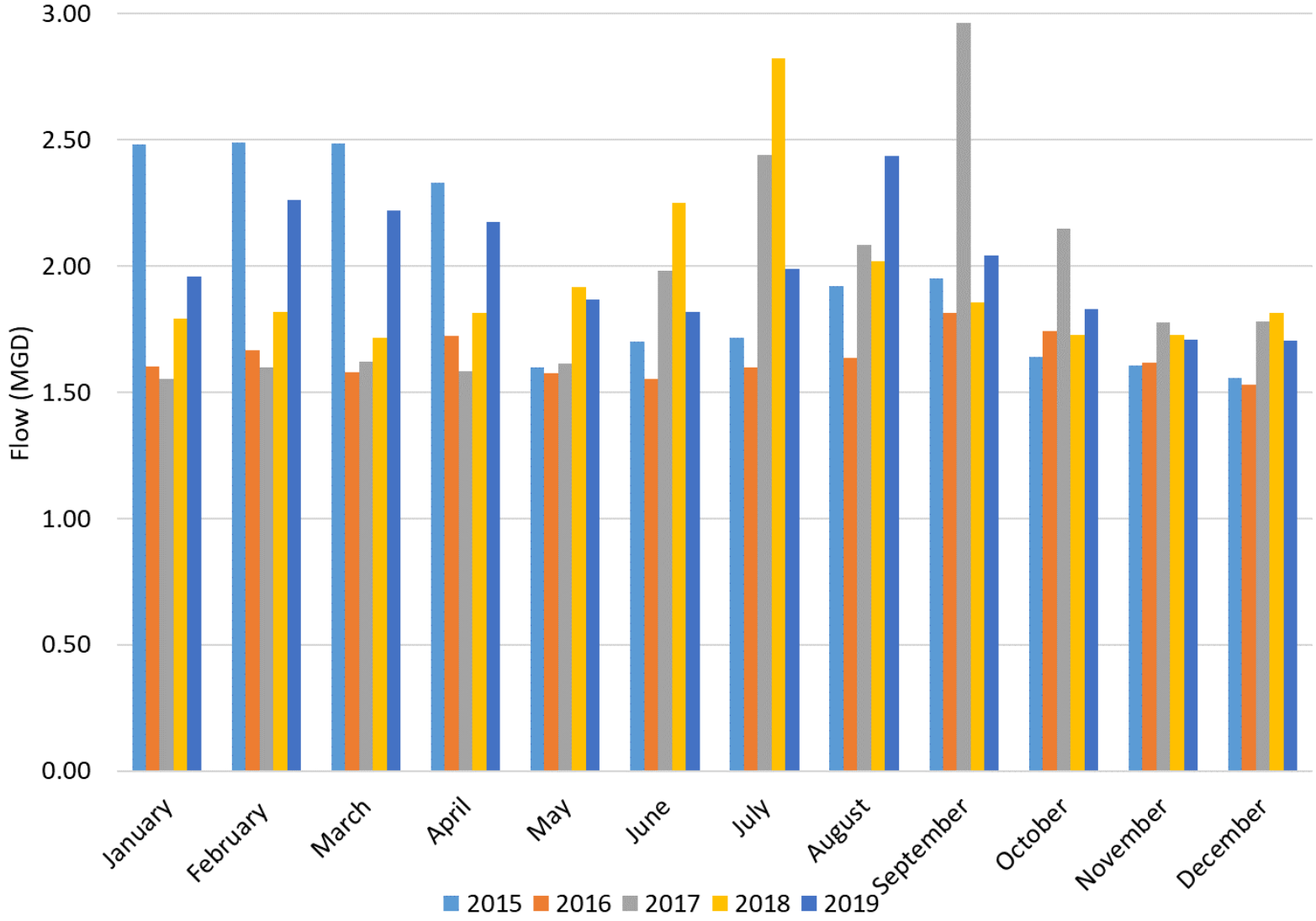
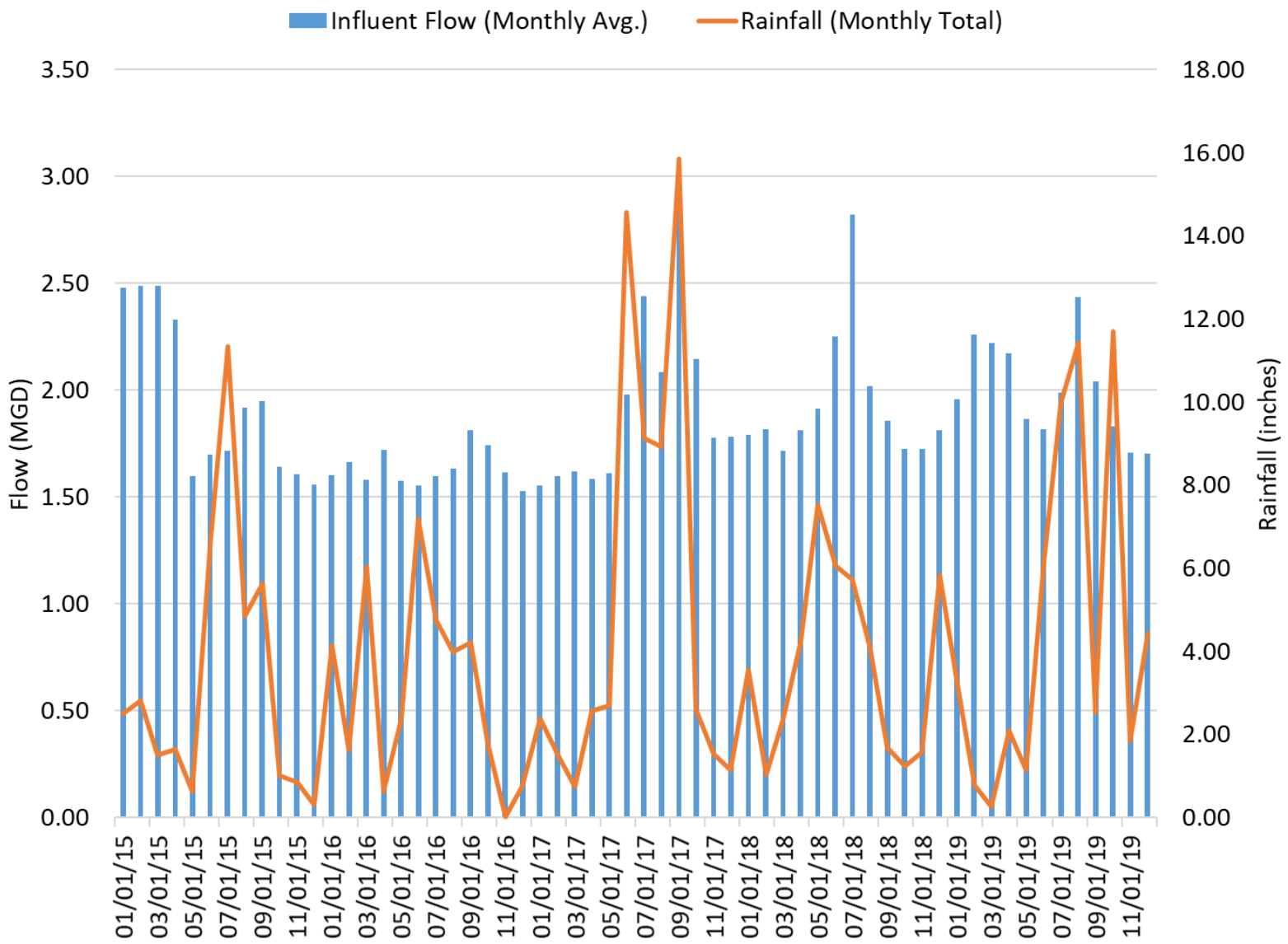


Figure 3-6 Effect of Rain on Influent Flows at Leesburg/Canal Street WWTF from January 2015 to December 2019 (Monitoring Location: FLW-8)



3.4 UPDATED FLOW AND LOADING

Table 3-5 depicts the MAD loadings for CBOD5 and TSS from January 2019 through December 2019 based on the DMR data. Table 3-6 depicts the PD loadings on a monthly basis from January to December 2019.

The data indicate that influent loadings were within the design loadings summarized in Table 3-7 except for the data reported during the month of November 2018. Jones Edmunds discussed the November data with facility operators and was informed that during November 2018 one of the two oxidation ditches was taken offline for repair and upgrades. The oxidation ditch contents were pumped back to the headworks upstream of the influent sampling point and the highly concentrated return stream, when mixed with influent raw sewage, skewed all influent measurements. Therefore, influent loadings during November 2018 were not considered representative and, as such, were excluded from the analysis to eliminate any skewness in the maximum monthly average loading estimation.

Table 3-5 Influent Wastewater Flows and MAD Loadings in 2019

Months	Flow (MGD)	CBOD5 (mg/L)	CBOD5 (lb/day)	TSS (mg/L)	TSS (lb/day)
Jan-19	1.96	141	2,306	80	1,306
Feb-19	2.26	115	2,168	62	1,169
Mar-19	2.22	125	2,309	93	1,721
Apr-19	2.17	137	2,480	72	1,305
May-19	1.87	162	2,530	102	1,583
Jun-19	1.82	177	2,681	283	4,288
Jul-19	1.99	106	1,764	76	1,262
Aug-19	2.44	83	1,694	59	1,208
Sep-19	2.04	149	2,531	210	3,579
Oct-19	1.83	145	2,209	136	2,075
Nov-19	1.71	130	1,859	125	1,783
Dec-19	1.70	116	1,644	116	1,648
Average	**2.00**	**132**	**2,181**	**118**	**1,648**

Note: lb/day = pounds per day.

Table 3-6 Influent Wastewater PD Loadings in 2019

Months	CBOD5 (mg/L)	CBOD5 (lb/day)	TSS (mg/L)	TSS (lb/day)
Jan-19	180	2,939	116	1,894
Feb-19	125	2,357	80	1,508
Mar-19	138	2,554	176	3,258
Apr-19	225	4,078	100	1,813
May-19	232	3,614	164	2,555
Jun-19	316	4,788	656	9,939
Jul-19	126	2,092	156	2,589

Months	CBOD5 (mg/L)	CBOD5 (lb/day)	TSS (mg/L)	TSS (lb/day)
Aug-19	112	2,275	92	1,869
Sep-19	222	3,783	632	10,770
Oct-19	219	3,341	212	3,234
Nov-19	192	2,738	220	3,138
Dec-19	130	1,847	260	3,693
Maximums	**316**	**4,788**	**656**	**10,770**

Table 3-7 Comparison Between Current and Design Conditions for the Leesburg/Canal Street WWTF

Parameter	Units	2019 Conditions	Design Conditions
AADF	MGD	2.0	3.5
MAD CBOD5	mg/L	132	262
PD CBOD5	mg/L	316	
MAD CBOD5	lb/day	2,181	7,611
PD CBOD5	lb/day	4,788	
MAD TSS	mg/L	118	242
PD TSS	mg/L	656	
MAD TSS	lb/day	1,648	7,064
PD TSS	lb/day	10,770	

Table 3-7 compares the 2019 MAD and the PD loadings against the design conditions for the existing 3.5-MGD AADF WWTF as reported in the Jones Edmunds 2015 *Capacity Analysis Report*.

In 2019, the average influent MAD CBOD5 loading was 132 mg/L and the PD CBOD5 loading was 316 mg/L. The WWTF is designed to treat an influent CBOD5 of 262 mg/L; therefore, the 2019 MAD loadings were within the design CBOD5 concentration, but the PD loadings were above the limit. This high influent CBOD5 concentration has not had an apparent impact on the WWTF's effluent quality.

Table 3-7 shows that in 2019 the MAD TSS loading was 118 mg/L and the PD TSS loading was 656 mg/L. The current MAD loading in 2019 was within the 242 mg/L design concentration, but the PD loading was greater than this limit. This high influent TSS concentration has not had an apparent impact on the WWTF's effluent quality.

4 FUTURE CONDITIONS

4.1 SERVICE AREA AND LAND USE

4.1.1 SERVICE AREA

The WWTF site consists of approximately 15.4 acres. The land is relatively flat with elevations ranging from 66 to 75 feet above sea level. A plant service road loops throughout the site connecting the older plant site adjacent to US Highway 441 to the new plant along Canal Street. The service road has access points along Canal Street and US Highway 441. The access from US Highway 441 is no longer used. The plant is adjacent to wetlands east of the plant site, a residential mobile home community to the north, Canal Street to the west, and commercial parcels to the south along US Highway 441.

4.1.2 LAND USE

The WWTF receives its flows from residential/domestic use. Figure 4-1 shows the zoning and land use within the Leesburg/Canal Street WWTF service area. The majority of the service area is composed of residential and commercial properties.

4.2 POPULATION PROJECTIONS

Table 4-1 lists the historical population data for the City of Leesburg from 2010 through 2019 as obtained from University of Florida Bureau of Economic and Business Research (BEBR). The population annual growth rate has ranged from a minimum of -1.9 percent in 2010 to a maximum growth rate of 5.3 percent in 2019. The average annual growth rate within the WWTF service area over the past 10 years was 1.6 percent.

Table 4-1 Historical Service Area Populations (2010 – 2019)

Year	Population	Annual Growth Rate (%)
2010	20,117	-1.9
2011	20,352	1.2
2012	20,587	1.2
2013	20,822	1.1
2014	21,057	1.1
2015	21,478	2.0
2016	21,908	2.0
2017	22,346	2.0
2018	22,793	2.0
2019	23,993	5.3
	Average	**1.6**

Figure 4-2 depicts the historical population obtained from BEBR and the forecasted population estimated by the St. Johns River Water Management District (SJRWMD) in 5-year intervals from 2020 through 2045. Table 4-2 depicts the tabulated 10-year population projections, based on a 1.6-percent annual growth rate.

Figure 4-1 City of Leesburg Zoning Map

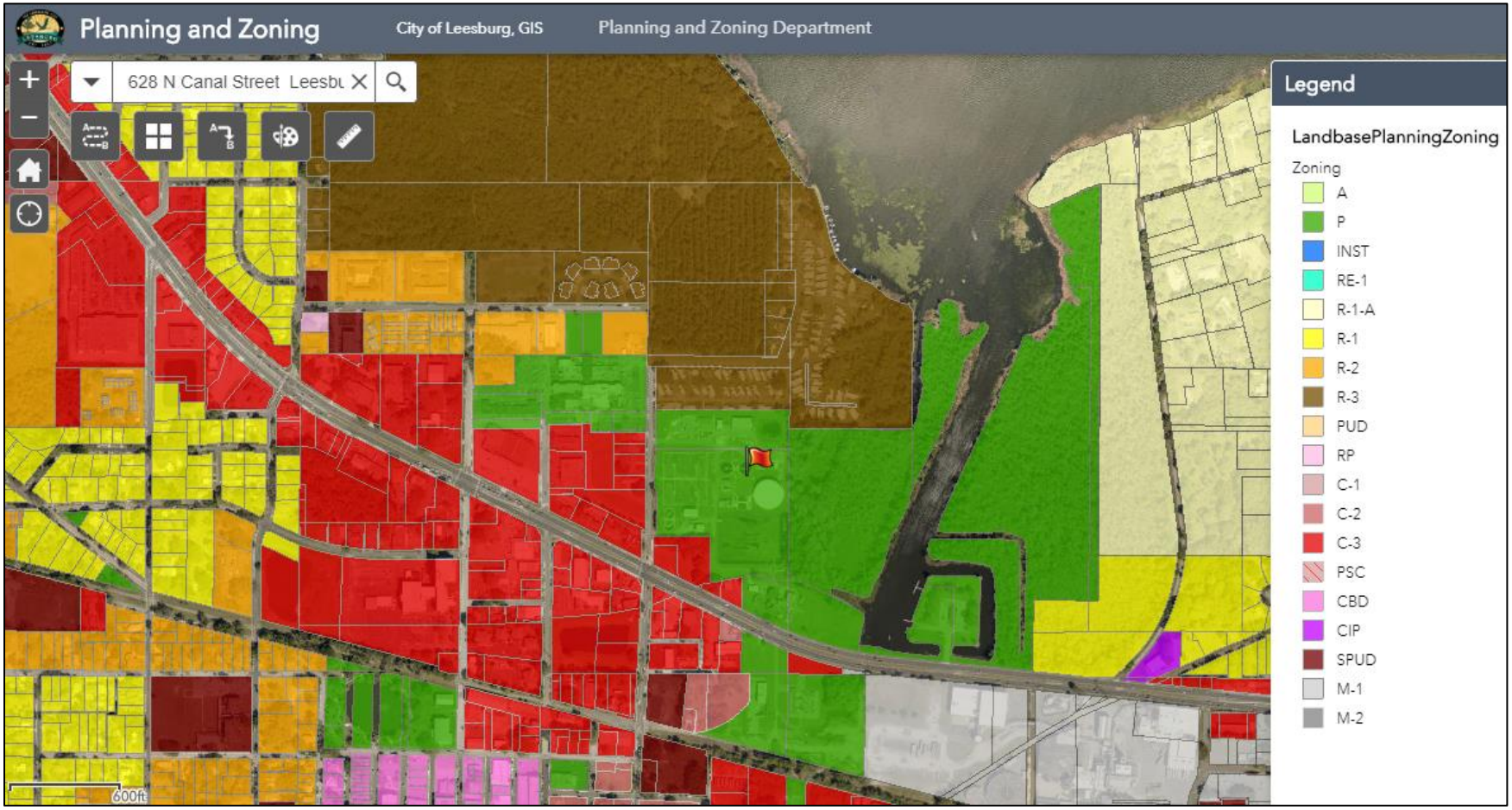


Figure 4-2 Historical and Projected Service Area Populations

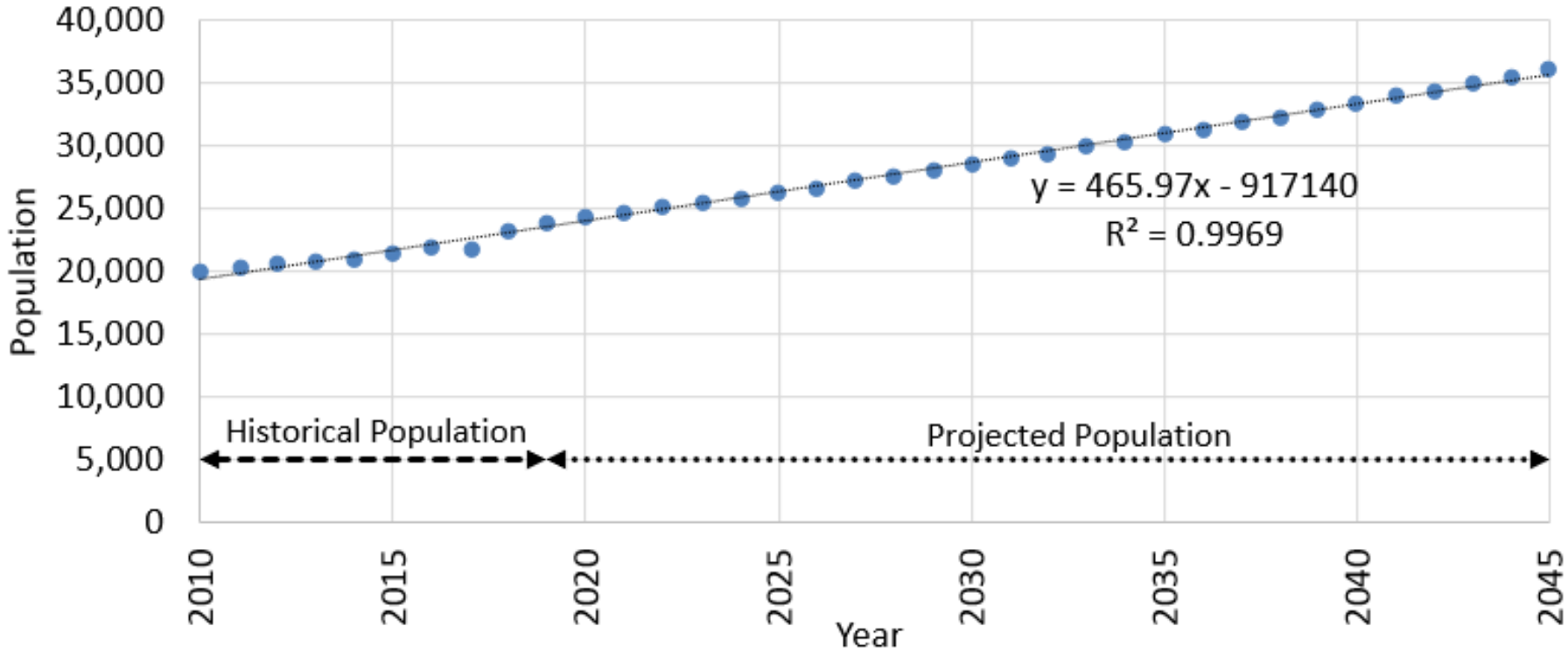


Table 4-2 Projected Service Area Population (2020 – 2030)

Year	Population
2020	24,377
2021	24,767
2022	25,163
2023	25,566
2024	25,975
2025	26,390
2026	26,813
2027	27,242
2028	27,678
2029	28,120
2030	28,570

4.3 INFLUENT FLOW PROJECTIONS

Jones Edmunds used the historical population and AADF specified in Table 4-1 to calculate the wastewater generation in gallons per capita per day (gcpd). Historical per capita wastewater generated flow averaged 89 gcpd from 2010 to 2019. Table 4-3 summarizes these results.

Table 4-3 Historical AADF per Capita (2010 – 2019)

Year	AADF per Capita (gpcd)
2010	80
2011	98
2012	103
2013	76
2014	110
2015	91
2016	75
2017	86
2018	85
2019	83
Average	**89**

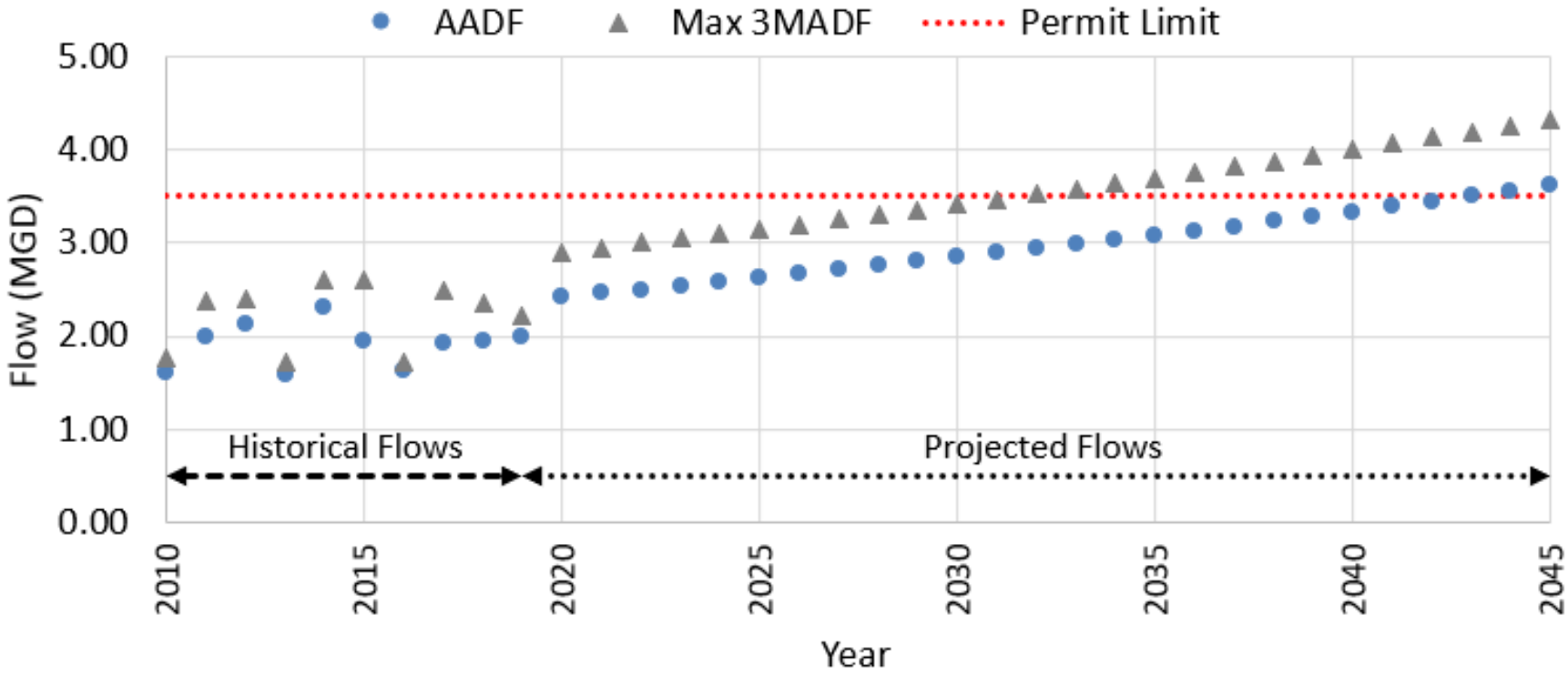
Jones Edmunds used a conservative wastewater generation rate of 100 gcpd and a seasonal peaking factor of 1.20 (Table 3-4) to estimate the wastewater influent flows to the WWTF over the next 10 years. Table 4-4 shows the projected AADF and Max3MADF for the next 10 years.

Table 4-4 Projected Wastewater Flows

Year	AADF (MGD)	Max3MADF (MGD)
2020	2.422	2.907
2021	2.461	2.954
2022	2.501	3.001
2023	2.541	3.050
2024	2.582	3.099
2025	2.624	3.148
2026	2.666	3.199
2027	2.709	3.251
2028	2.752	3.303
2029	2.797	3.356
2030	2.842	3.410

Figure 4-3 graphically shows the historical and projected AADF and Max3MADF until 2045. According to Figure 4-3, the Max3MADF will approach the 3.50 MGD WWTF capacity by 2031. The AADF is expected to exceed the operating permit capacity by 2043. The WWTF is expected to be operating at approximately 81 percent of its design treatment capacity of 3.5 MGD AADF by 2030.

Figure 4-3 Historical and Projected Flows Within the WWTP Service Area



4.4 Reclaimed Water Demand Projections

Reclaimed water generated at the Canal Street WWTF is conveyed to either the City's sprayfields or the PAR system. The City proposed to make the following modifications to the Leesburg/Canal Street WWTF operating permit, and have done so:

- Abandon the North Sprayfield.
- Abandon the indirect surface water discharges.
- Modify the planned customer list and capacity of the City's PAR system.
- Add the reclaimed water interconnect with Southeast Sumter Utility Company (SSUC).

The City is planning to continue serving the Arlington Golf Course, 2,479 residential customers in the Arlington Ridge and Legacy subdivisions, and some commercial and public green space areas within the City (<0.01 MGD AADF). Based on historical data (2017 *Capacity Analysis Report*), these customers were estimated to have an annual average demand of 0.9 MGD AADF.

The average irrigation demand within the SSUC service area is expected to be 458.9 gallons per day per unit (gpd/unit) based on other developments within The Villages. This unit demand is the combined demand of all residential, commercial, and golf course demand within the SSUC service area. SSUC also plans to use on-site stormwater to meet irrigation demands. Stormwater is estimated to be able to meet 123.4 gpd/unit of the projected irrigation demand. The resulting reuse demand will be 335.5 gpd/unit as depicted in Table 4-5.

Table 4-5 SSUC Projected Reuse Demand by Development

Development Name	Dwelling Units	Reuse Demand (MGD AADF)
Village of Fenney	2,476	0.83
Bigham West	785	0.26
Bigham North	1,350	0.45
Hickman	608	0.20
Bigham East	1,421	0.48
Carter	3,805	1.28
Bailey East	290	0.10
Bailey West	67	0.02
North Sprayfield	3,260	1.09
Bigham Northeast	400	0.13
North Tract	503	0.17
Quadventure	105	0.04
Collins	30	0.01
Driggers	89	0.03
West of Fenney	2,500	0.84
Pride – Lake County	610	0.20
Pride – Sumter County	451	0.15
Total	**18,750**	**6.30**

5 SUMMARY AND CONCLUSIONS

5.1 TIME REQUIRED FOR THE AADF TO REACH THE PERMITTED CAPACITY

Based on projected wastewater flows presented in Table 4-4, the AADF is not expected to reach the 3.5-MGD-AADF permitted capacity of the WWTF within the next 10 years.

5.2 RECOMMENDATIONS FOR EXPANSION

The forecasted AADF for the Leesburg/Canal Street WWTF is not expected to equal or exceed the permitted capacity of the WWTF within the next 10 years. Therefore, no recommendations for expansion of the facility are necessary at this time.

The City should continue to monitor and adjust the wastewater flow projections to account for new development, annexations, and other factors affecting population growth.