AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, OCTOBER 13, 2025 5:30 PM

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. White Cane Day

3. PRESENTATIONS:

A. NONE

4. PUBLIC COMMENTS:
This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Please note that issues raised during this time will not be discussed in detail during the current meeting. They will either be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. Each speaker is allocated three minutes to provide their comments. Kindly adhere to this time limit to ensure equal opportunity for all participants and to support the efficient conduct of the meeting. Thank you!

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 September 22, 2025

B. PURCHASING ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a service contract with Odyssey Manufacturing Company; and providing an effective date.**

2. **Purchase Request for One (1) Standby Generator in the Amount of $176,809.82 from Ring Power, Utilizing Sourcewell Contract #092222-CAT.**

3. **Resolution of the City Commission of the City of Leesburg, Florida Authorizing the Mayor and City Clerk to execute an Enterprise Agreement with ESRI, Inc. for the City's GIS Software for a period of three (3) years and a total cost of $126,600; and providing an effective date.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, authorizing the Leesburg Fire Department to apply for, and if awarded, accept the Assistance to Firefighters Grant (AFG) from FEMA, for the purchase of cardiac monitor/defibrilators; 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 an agreement to extend the Leesburg Police Departments contract with Motorola Solutions for five (5) years as it relates to the Body Worn Camera (BWC) program; and providing an effective date.**

3. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a lease agreement with LAMAR Advertising; and providing an effective date.**

4. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Leesburg Senior Living Partners, LLC., for the purpose of granting the City an easement over the property described therein; and providing an effective date.**

5. **Resolution of the City Commission of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Hills of Leesburg 118, LLC., regarding electric service to a development known as Oakstone Farms; and providing an effective date.**

6. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Marietta MHC, LLC.,**

regarding electric service to a development known as Leesburg Estates; and providing an effective date.

7. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Civic Organization Funding Agreement for Fiscal Year 2025-26 with Leesburg Cemeteries, Inc.; and providing an effective date.

8. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Belle Rive Ventures II, LLC., for the purpose of granting the City an easement over the property described therein; and providing an effective date.

9. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from CWIII LLC, joined by UNITED SOUTHERN BANK; and providing an effective date.

10. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the First Amendment to the Gas Service Agreement between the City of Leesburg and Cedar Landings, LP, regarding offsite development for the provision of natural gas service to the development known as Blue Cedar Phase 1; and providing an effective date.

11. Resolution of the City Commission of the City of Leesburg, Florida amending Resolution No. 11,372, amending and adopting modifications to the City of Leesburg Surplus Lot Donation Policy; establishing revised policies and procedures; and providing a new effective date.

12. Resolution of the City Commission of the City of Leesburg, Florida, amending Resolution 12,091 pertaining to the 457B Employer Match; Modifying the Employer Match to be placed within the 401A General Employees Retirement Plan and/or the 457B Deferred Compensation Plan; and providing an effective date.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

During Public Hearings and Non-Routine Items, the Commission requests that those in attendance respect the process and maintain order. As such, in accordance with Robert's Rules of Order, please refrain from speaking out, cheering, or applauding during these proceedings. Your cooperation helps ensure a fair and respectful hearing.

A. SECOND READING OF ORDINANCES:

1. An Ordinance of the City of Leesburg, Florida, annexing certain real

property consisting of approximately 596.29 +/- acres; and being generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, 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. (Oak Ridge ANNX)

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 596.29 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Oak Ridge LSCP)**

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 596.29 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow 910 single-family attached and detached units, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Oak Ridge PUD)**

4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.53 +/- acres; and being generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, Township 21 South, Range 25 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. (ANNX Royal Highland)**

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 7.53 +/- acres from Lake County Urban Low Density to City of Leesburg Low Density Residential, for a property generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SSCP Royal Highland)**

6. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.53 +/- acres from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a townhome community for a property generally located west of U.S. Highway 27 and south of the Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SPUD Royal Highland)**

7. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.40 +/- acres from City R-2 (Medium Density Residential) to C-3 (Highway Commercial) to correct a 'spot zoning', for a property generally located east of Cloud Street and south of E Main Street, lying in Section 26, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (937 E Main Mellone RZ)**

8. **An Ordinance of the City of Leesburg, Florida consenting to the inclusion of the City of Leesburg, Florida, within the Countywide Municipal Service Taxing Unit for the provision of Ambulance and Emergency Medical Services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the city to be included within said M.S.T.U. for a specific term of years; providing for conflicts; and providing an effective date.**

9. **An Ordinance of the City of Leesburg, Florida, amending Section 7-170 of the City of Leesburg Code of Ordinances, amending the existing Facade, Sign and Landscape Grant Program, expressing purpose, eligible locations; creating an application process and criteria; setting forth requirements and conditions; implementing procedures; repealing conflicting ordinances; providing a savings clause; and providing for an effective date.**

10. **An Ordinance of the City of Leesburg, Florida, regulating City of Leesburg Water and Wastewater Capacity Impact Fees; providing for legislative findings and intent; adopting a Water and Wastewater System Impact Fee Study dated September 4, 2025, as amended; Amending Chapter 22 - 'Utilities' of the Code of Ordinances relating to Water and Wastewater Utility Impact Fees; providing for codification and scrivener's errors; providing for conflicts; providing for a savings clause; providing for severability; and providing an effective date.**

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.3 +/- acres; and being generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, 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. (Legacy Commerce ANNX)

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 7.3 +/- acres from Lake County Urban Low to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SSCP)

3. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.3 +/- acres from Lake County A (Agriculture) to City of Leesburg SPUD (Small Planned Unit Development) to allow for 50,200 square feet of Multi-use Office/Warehouse buildings for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SPUD)

4. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 20.36 +/- acres from City of Leesburg PUD (Planned Unit Development) and C-3 (Highway Commercial) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development, for a property generally located north of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Leesburg Lake Front PUD)

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:

A. Update JPA Negations with Lake County

10. ROLL CALL:

11. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 22, 2025 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, September 22, 2025, at Leesburg City Hall. Mayor Reisman called the meeting to order at 5:47 pm with the following members present:

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

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

INVOCATION

The invocation and the pledge of allegiance was given at the Carver Heights Montclair Area Community Redevelopment Agency held prior to this meeting.

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

2. PROCLAMATIONS:

A. GFWC International Day of Service to End Domestic and Sexual Violence

Mayor Reisman read a proclamation proclaiming Saturday, September 27, 2025, as the General Federation of Women's Clubs (GFWC) International Day of Service to End Domestic and Sexual Violence in the City of Leesburg and encouraged all citizens to support local efforts to assist victims in finding the help and healing they need.

Barbara Howell of the GFWC thanked the mayor and commission for the proclamation. They are proud to have been serving the City of Leesburg for over one hundred and fifteen years.

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

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Lisa Hayden of 35121 Dennis Road, Leesburg said that on Friday, Louise and Alan Chen, Ray Hayden, along with Gary Custer by phone, met with Commissioner Burry, City Manager Al Minner, Assistant City Manager Robert Hicks, and Public Works Manager Cliff Kelsey to discuss concerns regarding the Treasure Trove development and their 120 petition. Tonight, they were there to respectfully ask the commission to support their efforts in two areas. First, stormwater calculations, Alan Chen has identified possible discrepancies in the Treasure Trove's runoff values and retention pond calculations. Some values appear to have changed during the ERP process without explanation. They were seeking clarifications on whether these calculations were accurate. Secondly, accumulative impacts. Current regulations treat each development in isolation without considering the combined impact of multiple approved projects within the same watershed. They believe regulatory changes are needed to ensure accumulative values are properly considered during St. John's ERP review. They were requesting a letter of support from the city commission to help elevate their concerns before the decision makers. She noted, that the city commission had received an email from Alan Chen. She provided each commissioner with three pages that highlighted the information that was in the email.

Robert Boliek of 1206 South 8th Street, Leesburg, said at the last assembly of the commission he witnessed commissioners disparaging the Shuffleboard Club members, and he was there to express his concerns. First, there are forty of the ninety members that have Leesburg addresses. These folks are passionate about their sport and they value exercise and camaraderie. They take pride in the facilities that were provided for them. They bring recreational tourism to Leesburg with six tournaments annually with one hundred plus participants and estimates of $200,000 of annual income to the community. However, more importantly, these people are no different from anyone else. People like Frank Derochie, first sergeant, retired from the US Army, twenty years in the military, fifteen years as a volunteer firefighter and ten years as a general contractor. Richard Ingram, retired Lieutenant Colonel of the US Air Force, twenty years specializing in ICBM operations. Rick and Ann Tallman, factory workers and business owners. Carol Helfer, a retired teacher who taught physically handicapped children for thirty years in the Akron public school system. George Snyder, is a ninety-three-year-old who served ten years in the Air Force, twenty years of active duty in the Naval Air Reserve, and then went on to retire from Lockheed Martin after twenty-two years as a logistics manager and engineering manager. Alan Dronsfield, a twenty-five-year independent welding contractor building nuclear generating stations, pyrochemical plants, refineries, pipelining, and another twenty-five years as an over-the road specialized truck driver traveling to forty-nine states in the US and every providence in Canada. These people are CPAs, veterans, teachers, IT managers, business owners, judicial assistants, factory workers, bankers, dental assistants, federal government investigators, nurses, food research scientists, and truck drivers. They are normal people with a passion for shuffleboard. He said he appreciated the mayor's request for decorum among the citizens during the commission meetings, but he would appreciate it if he would extend that same request to other commissioners. **Commissioner Pederson** said he and Mr. Boliek are neighbors and friends. However, he was frustrated with the information because it was not always completely accurate. He wanted the audience to know that city staff went through the membership list. When he asked, he was told that they had already done it. They went through the list of seventy-three members,

and yes, although there may be forty Leesburg addresses, only seven of the members actually live within the city limits. All the others live in unincorporated Lake County, so that did have an impact on his vote.

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

Commissioner Berry moved to adopt the Consent Agenda as presented, and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Reisman	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 September 8, 2025

2. Meeting on Tentative Millage Rate and FY 26 Budget Approval held September 11, 2025

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Fire Department to purchase of one (1) Physio-Control LifePak 35 Cardiac Monitor/Defibrillator; and providing an effective date.

ADOPTED RESOLUTION 12,123

2. 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 Sitework, LLC for the construction of the South Street Stormwater Improvement Project; and provide an effective date.

ADOPTED RESOLUTION 12,124

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 Sitework, LLC for the construction of the Lake Robinhood Stormwater Improvement Project; and provide an effective date.

ADOPTED RESOLUTION 12,125

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from the School Board of Lake County, for the purpose of granting the City an easement over the property described therein; and providing an effective date.

ADOPTED RESOLUTION 12,126

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Bravo Investments of Florida, LLC., regarding electric service to a development known as the Marshall Drive Project; and providing an effective date.

ADOPTED RESOLUTION 12,127

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
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A. Public Hearing on the proposed millage and proposed budget for Fiscal Year 2025-26

Mayor Reisman polled the commission to see if they were interested in the PowerPoint presentation that was provided at the last meeting. With a nod of their heads, the commission decided to bypass the presentation.

1. Announce the name of the taxing authority, the rolled-back rate, and the millage rate to be levied.

BD McDaniel announced the name of the taxing authority, the City of Leesburg, Florida. The current year rolled back rate is 3.3131. The proposed millage rate of 3.4752 is 4.89% higher than the current year rolled back rate, and the millage rate to be levied is 3.4782 mills per $1,000.

2. Discuss the proposed aggregate millage rate

BD McDaniel said on July 14, 2025, the Commission approved the tentative millage rate of 3.4752 mills per $1,000. This is the same rate as the prior fiscal year. Whereas, the proposed budget was developed using 3.4752 mills per $1,000 and the tentative millage rate was approved at the September 11, 2025, meeting. Therefore, the tentative millage rate of 3.4752 mills per $1,000 represents a 4.89% increase from the current year rolled back rate, which is attributable to additional expenses and is a tax increase under TRIM guidelines.

3. Request comments from the public regarding adoption of the final millage rate

Mayor Reisman requested comments from the public. There were none.

4. Resolution of the City Commission of the City of Leesburg, Florida finally adopting 3.4752 mills as the Fiscal Year 2025-26 millage rate for the City of Leesburg, Florida, representing the current year proposed aggregate millage rate of 3.4752 which is 4.89% more than the current year rolled back rate; and providing an effective date.

ADOPTED RESOLUTION 12,128

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

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Connell stated that they should go with the rolled back rate. **Mayor Reisman** asked if there were any further comments. There were none.

The roll call vote was:

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

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

5. Request comments from the public regarding adoption of the final 2025-26 Budget

Mayor Reisman asked if there were any comments regarding the adoption of the final 2025-26 budget. There were none.

6. Resolution finally adopting the Fiscal Year 2025-26 Budget

ADOPTED RESOLUTION 12,129

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

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

Mayor Reisman requested comments from the commission and the audience. There were none. He stated they needed to make a motion to amend and approve the Greater Leesburg CRA and the Carver Heights CRA modified budgets from the prior meetings.

Commissioner Pederson made a motion to amend the Carver Heights CRA budget by adding $150,000 for the master plan update and the Greater Leesburg CRA budget for $15,100 for the DLBA infusion. Commissioner Burry seconded the motion.

Mayor Reisman asked if there were any further comments. There were none.

The roll call vote was:

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

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

Mayor Reisman stated they now needed to vote on the final budget.

The roll call vote was:

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

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

7. Announce the adopted millage rate

BD McDaniel announced the adopted millage rate represents the current year's proposed aggregate millage rate of 3.4752 mills per $1,000.

B. SECOND READING OF ORDINANCES:

1. None

C. FIRST READING OF ORDINANCES:

1. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.40 +/- acres from City R-2 (Medium Density Residential) to C-3 (Highway Commercial) to correct a 'spot zoning', for a property generally located east of Cloud Street and south of E Main Street, lying in Section 26, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (937 E Main Mellone RZ)

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

Mayor Reisman asked the city attorney to perform the swearing-in ceremony. **CA Watson** asked for anyone wishing to provide testimony on agenda item number 6.C.1 to stand and raise their right hand. He swore them in. **Mayor Reisman** requested comments from the Commission and the audience.

PZD Miller said this was a .4-acre site. It is generally located on the south side of East Main and east of Cloud Street. It is located right across from the public works facility that is located on East Main. The request was to change the zoning from R-2 Medium Density to C-3 Highway Commercial. It would clean up the zoning in the area, and it would be consistent with surrounding property. Right now, as it sits, it is R-2, and it is surrounded by C-3 and industrial, so essentially, this is spot zoning. He was unsure about why it was this way, but it had been for years. They received no negative comments from the public, Lake County School Board, Lake County Public Works or anyone else. Again, this is a straight rezoning to make it consistent, and the future use is consistent with the zoning in the area. **Commissioner Burry** wanted to know more about the residential property beside it. **PZD Miller** responded that the other residential buildings beside it are zoned C-3 and this one is zoned R-2. He could not recall what the history was about that. **Commissioner Burry** said there were Habitat homes, and he wanted to know if those were not residential. **PZD Miller** stated the zoning would be commercial, but the C-3 Highway Commercial does allow for single-family residential. It looks confusing, but it really needs to be cleaned up and nothing will really change.

Commissioner Berry wanted to know when they would do spot zoning. **PZD Miller** replied that they should never do one. This one had been there for a long time, and he did not recall or remember why, but he would not do a spot zoning. **Commissioner Berry** pointed out that there were two houses there heading towards South East Street. **PZD Miller** agreed, and both houses are zoned C-3, so why this one got a spot zoning was beyond him. It has been there a long time. He did not know about it until the request came in. **Commissioner Berry** asked if this was the location with the tractor trailers that are back on the sides. There are two or three of them. **PZD Miller** agreed. **Commissioner Berry** then asked how code enforcement would handle that because the goal was to remove trucks, RVs and food trucks out of residential areas. **PZD Miller** responded that if it went to C-3, tractor trailers would be allowed because that is commercial zoning. If it stays at R-2, they would not be allowed. It was a difficult one, and he did not know how it got to be R-2, it had been that way for a long time. However, it should not be R-2, it should be C-3. **Commissioner Berry** asked about the surrounding area. There is the former Cutrale building, a public works building and commercial buildings on the side, along with a church before the residential areas on Lake and Magnolia. What will happen when another industry comes in? Will we have to rezone again when residential areas are already there? **PZD Miller** replied that the C-3 zoning allows for residential. He did not understand why it was put into the R-2 zoning to begin with. Doing that

absolutely created a spot zoning, and that should not be done. When this was brought to his attention. He informed them that this would need to be rezoned into C-3, because that is what it needs to be. If there was an issue regarding the trucks, then that would be dealt with separately. As it sits today, the R-2 zoning does not allow for trucks, but the C-3 zoning would. **CM Minner** inquired if the petitioner was seeking the rezoning or staff? **PZD Miller** responded that it was the petitioner seeking to rezone. **CM Minner** wanted to know if there was a specific determination for why they were seeking a rezoning? **PZD Miller** replied that he imagined it was due to the trucks. However, he could ask. Turning the zoning into commercial would allow for the trucks to be there. **Commissioner Pederson** said that right across the street they have that industrial area, which was Cutrale, so he looks at this as being an industrial and heavy commercial corridor. **Commissioner Berry** mentioned that there are two houses there. Two beautiful houses that are not that old. What happens if the Cutrale property is no longer used as industrial? What if it becomes residential? Would we have to rezone again? **PZD Miller** replied potentially. They have to be dealt with on a case-by-case basis and that is the issue. **Mayor Reisman** asked if there were any other commission comments. There were none. He stated this item would lay over until the October 13th meeting.

2. An Ordinance of the City of Leesburg, Florida consenting to the inclusion of the City of Leesburg, Florida, within the Countywide Municipal Service Taxing Unit for the provision of Ambulance and Emergency Medical Services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the city to be included within said M.S.T.U. for a specific term of years; providing for conflicts; and providing an effective date.

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Burry asked about the efforts of the county to have a JPA. How would the JPA affect this? Would it in any way nullify this agreement, or would it play a role in the JPA? **CM Minner** explained that, technically, a JPA or ISBA could cover this type of situation, but it probably will not. The JPA conversations that the city had with the county did not involve ambulance services. This ordinance is standard operating procedure. We have done it ad nauseam and, because the city is a municipal corporation and the county is providing a municipal service, it has a special taxing unit for it. It is a carryon so that the municipal corporations in the county participate in ambulance services. The county has a certificate of necessity that was issued by the state. So, all transport when it is associated with ambulance services is done through the county on an annual basis. We renew the MSTU that the county adopts every year and that is all they are doing. Our incorporated residents are part of the ambulance district, so we are required to approve this ordinance on an annual basis. **Commissioner Pederson** remarked that this would be a one-year extension. **CM Minner** agreed. The county has asked the city to do multiple-year extensions, but that gives them a little more flexibility to modify the millage rate without seeking a response from the municipal partners. That is why we have opted to do it annually. **Mayor Reisman** asked if there were any other commission or public comments. There were none. He stated this item would lay over until the October 13th meeting.

3. An Ordinance of the City of Leesburg, Florida, amending Section 7-170 of the City of Leesburg Code of Ordinances, amending the existing Facade, Sign and Landscape Grant Program, expressing purpose, eligible locations;

creating an application process and criteria; setting forth requirements and conditions; implementing procedures; repealing conflicting ordinances; providing a savings clause; and providing for an effective date.

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until the October 13th meeting.

4. An Ordinance of the City of Leesburg, Florida regulating City of Leesburg Water and Wastewater Capacity Impact Fees; providing for legislative findings and intent; adopting a Water and Wastewater System Impact Fee Study dated September 4, 2025, as amended; Amending Chapter 22 - 'Utilities' of the Code of Ordinances relating to Water and Wastewater Utility Impact Fees; providing for codification and scrivener's errors; providing for conflicts; providing for a savings clause; providing for severability; and providing an effective date.

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until October 13th.

D. NON-ROUTINE ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida, appointing three members to the Leesburg Planning Commission; and providing an effective date.

ADOPTED RESOLUTION 12,130

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

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller said the planning commission is a nine-member board. There are seven regular members and two alternate members. This year they have two members' terms expiring. The expirations are for commission members Ze'Shieca Carter and John O'Kelley. They also have a member leaving due to health reasons, Stewart Kaplan. They need three members to have a full commission. They would have enough members to make a quorum, but they need three people appointed to that commission. They received four applicants; Ze'Shieca Carter and John O'Kelley have both reapplied. They also have

Christopher Redding and Shaun Robertson, who have applied. **Mayor Reisman** thanked him for that information. He asked if any of the applicants were present. **PZD Miller** said no. Mr. O'Kelley had to go to Tallahassee and Ms. Carter had personal business. They had talked about this at their last planning commission meeting. They called Mr. Redding, but he did not know what the outcome was. **Mayor Reisman** asked if there were any recommendations? **Commissioner Burry** said he would like Mr. O'Kelley be given consideration since he was familiar with Leesburg, and he worked in the building world. **Mayor Reisman** asked if they would need a motion for each candidate? **CA Watson** said that would be fine.

Commissioner Burry made a motion to reappoint John O'Kelley to the planning commission, and Commissioner Pederson seconded the motion.

The roll call vote was:
Commissioner Connell Yes
Commissioner Burry Yes
Commissioner Pederson Yes
Commissioner Berry Yes
Mayor Reisman Yes

Five yeas, no nays, the Commission approved Mr. O'Kelley's appointment.

Mayor Reisman asked if there were any other recommendations or nominations? He pointed out that Mr. Redding also applied to the historic preservation board, so they may want to appoint him to that board.

Commissioner Berry made a motion to reappoint Ze'Shieca Carter to the planning commission and Commissioner Pederson seconded the motion.

The roll call vote was:
Commissioner Burry Yes
Commissioner Pederson Yes
Commissioner Berry Yes
Commissioner Connell Yes
Mayor Reisman Yes

Five yeas, no nays, the Commission approved Mrs. Carter's appointment.

Commissioner Burry made a motion to appoint Shaun Robertson to the planning commission and Commissioner Pederson seconded the motion.

The roll call vote was:
Commissioner Pederson Yes
Commissioner Berry Yes
Commissioner Connell Yes
Commissioner Burry Yes
Mayor Reisman Yes

Five yeas, no nays, the Commission approved Mr. Robertsons's appointment and adopted the resolution.

2. Resolution of the City Commission of the City of Leesburg, Florida, appointing three members to the Leesburg Historic Preservation Board;

and providing an effective date.

ADOPTED RESOLUTION 12,131

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

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller said the Historic Preservation Board has nine members. There are two alternates and seven regular members. Right now they are very low on members. The only members they have are the Chairperson, Sanna Henderson, the Vice Chairperson, Vicky Lagerfeld and Mark Plymale, who is a member. A quorum for the historic board is considered by a majority of the members, so we are safe there. However, we are down on members because two members moved outside the city, one left for health reasons and one just never showed up. Five people applied, two of them reside outside the city limits, so they cannot be considered. The city advertised on the website and social media.

Commissioner Burry nominated Christopher Redding and John Moyer to the Historic Preservation Board, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

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

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

A. Financial Reports as of July 2025

Mayor Reisman asked if there were any questions about the financial reports. There were none.

8. CITY ATTORNEY ITEMS:

CA Watson had no items to address.

9. CITY MANAGER ITEMS:

CM Minner had no items to comment on.

10. ROLL CALL:

Commissioner Pederson had nothing to comment on.

Commissioner Berry had no further comment.

Commissioner Connell had no comment.

Commissioner Burry had nothing to comment on.

Mayor Reisman stated that the Lone Oak ribbon cutting will be held on September 24th. This Thursday is the Chamber breakfast and that starts at 7 am. The Leesburg Special Events has the Fiesta En La Plaza this Friday. On October 7th in the town center, we will be holding the National Night Out with the Leesburg Police Department. He hoped to see everyone there. Then, on Friday, October 10th, we have the Leesburg Recreation Scholarship Golf Tournament and that same evening is the Discover Leesburg event downtown.

He also wanted to let everyone know that he had attended a couple of the shows at the Melon Patch. It was their first show of the season, and they had nine different shows, which brought in one thousand six hundred and sixty-nine people to the downtown. That is really cool. People that have never been to our downtown are exploring our restaurants and shops. We saw an increase on those nights and a lot of people liked what was happening.

Commissioner Burry said he meant to say something about the meeting they had on Friday. It was a very productive meeting. They were looking at Treasure Trove and some of the other developments on CR 44. He wanted to tell the residents that he supports their efforts to find the answers to the questions about the accumulative effects of multiple developments when St. John's issues their ERPs. He would also like to know the questions on the changes in the runoff values because that seemed to be pretty significant without any supporting evidence. It is a good idea for them to find out what the answers are.

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 Pederson and a second by Commissioner Burry, the meeting adjourned at 6:24 p.m.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.1.
Meeting Date:	October 13, 2025
From:	Cliff Kelsey, (Public Works Director)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a service contract with Odyssey Manufacturing Company; and providing an effective date.

Staff Recommendation:
Staff recommends approval of authorization of a service contract to Odyssey Manufacturing, Company in the amount of $930,000.00

Analysis:
This resolution authorizes the renewal of the existing contract with Odyssey Manufacturing Company for the provision of Liquid Sodium Hypochlorite (12.5%) for the upcoming fiscal year. The renewed contract will remain in effect through **September 30, 2026**.

Procurement Analysis:
On **October 1, 2021**, the City of Leesburg entered into a Fixed Unit Price Agreement with Odyssey Manufacturing Company for the supply and delivery of Liquid Sodium Hypochlorite (12.5%). This renewal continues the established agreement under the same terms and conditions for an additional term, ensuring uninterrupted supply and cost stability.

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

Fiscal Impact:
Funds for purchases of Liquid Sodium Hypo-chlorite would be reflected in the various operating accounts.
Account No. 043-30xx-572-5280 & 044-40xx-535-5280

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A SERVICE CONTRACT WITH ODYSSEY MANUFACTURING COMPANY; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with ODYSSEY MANUFACTURING COMPANY, whose address is 1484 Massaro Boulevard, Tampa, Florida 33619, for the supply and delivery of Liquid Sodium Hypochlorite (12.5%).

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

ODYSSEY
MANUFACTURING CO.

July 9, 2025

Ms. Maria Hritz
Senior Buyer
City of Leesburg
204 North 5th Street
Leesburg, FL 34748

Re: **CITY OF LEESBURG SODIUM HYPOCHLORITE CONTACT (IFB NO. 210241)**

Dear Ms. Hritz,

As you know, the subject contract expires on September 30, 2025. The contract has two one-year renewals remaining on it. The purpose of this letter is to notify the City of Leesburg that Odyssey is willing to renew this agreement for another year from October 1, 2025, through September 30, 2026, with a change in pricing from $1.45 per gallon to $1.57 per gallon (a change of 8.3%).

Over the past year, our production costs have continued to go up. Our salt contract escalates at 3% per year. Our electricity cost went up over 12% (our electric bill is over $350,000 per month). Our wages have increased 4.5%, which in this tight labor market, is necessary to keep plant operators and tanker drivers. Unfortunately, our insurance premiums for liability insurance increased over $700,000 with the recent renewals. This alone represents the equivalent of just over a $.01 per gallon cost increase. Transportation costs continue to escalate as we have to continue to add drivers each year to deliver the same number of gallons because of the transportation gridlock around Florida. Each driver with its equipment, fuel, salary and benefits adds about $250,000 to our costs each year and last year we had to add three additional drivers to deliver basically the same volume of sodium hypochlorite.

Another barometer to use for justifying the increase is to look at the recent sodium hypochlorite bids in the marketplace. The below table represents all of the bids in the State of Florida for sodium hypochlorite in the past twelve months. As you know, the City of Leesburg's volume is approximately 500,000 gallons. Thus, the proposed pricing is very reasonable in light of these bids especially the recent Villages bid.

Bid Date	Utility	Annual Gallons	Allied	Odyssey
6/25/2024	Town of Jupiter WTP	310,000	$3.25	$1.74
6/25/2024	Town of Jupiter Pump Station	4,000	$3.25	$2.95
7/10/2024	City of Lake Worth Beach–Full Truck	265,000	$1.59	$1.70
7/10/2024	City of Lake Worth Beach–Partial Truck	30,000	$1.69	$1.95

MANUFACTURERS OF ULTRACHLOR THE CLEAR SOLUTION (800) ODYSSEY www.odysseymanufacturing.com
1484 MASSARO BLVD • TAMPA, FL 33619 • (813) 635-0339 • FAX (813) 630-2589

7/11/2024	City of Oviedo WTP/WWTP	527,000	$1.61	$1.70
7/11/2024	City of Oviedo Pools	17,000	$1.74	$2.55
7/11/2024	City of St. Petersburg	2,000,000	$1.70	$1.45
7/17/2024	The Villages	600,000	$2.18(*)	$2.40(*)
7/22/2024	Pasco County – Bulk Deliveries	2,314,800	$1.58	$1.85
8/5/2024	Hernando County – Bulk Deliveries	354,500	$1.89	$1.75
8/7/2024	Seacoast Utilities	250,000	$1.68	No Bid
8/13/2024	City of St. Augustine	260,000	$1.84	$1.60
8/14/2024	Charlotte County	586,000	$1.67	No Bid
8/28/2024	New Smyrna Beach WTP/WWTP	425,000	$1.89	$1.55
10/17/2024	Tampa Bay Water	10,760,868	$1.85	$1.45
11/20/2024	City of Tallahassee	906,000	$1.94	$1.73
2/21/2025	Volusia County	270,000	$1.67	No Bid
3/11/2025	Peace River Manasota	750,000	$1.64	$1.82
4/1/2025	City of Tarpon Springs	150,000	$1.97	$1.63
4/22/2025	City of Cape Coral	1,372,000	$1.96	$1.58
5/15/25	City of Palm Coast	580,000	$1.74	$1.89
6/10/25	Town of Jupiter WTP	310,000	$1.66	$1.78
6/10/25	Town of Jupiter Pump Station	4,000	$2.25	$2.95
6/17/25	The Villages	600,000	$2.08	$1.84

Thanks for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance. Unfortunately, production capacity is very limited in the marketplace right now during the summer months, which is also impacting pricing since the demand is greater than the supply.

Sincerely,

Patrick H. Allman
General Manager

RESOLUTION NO. 12,071

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AMENDMENT NO. 4 TO AN EXISTING CONTRACT WITH ODYSSEY MANUFACTURING COMPANY; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with **ODYSSEY MANUFACTURING COMPANY**, whose address is 1484 Massaro Boulevard, Tampa, Florida 33619, agreeing to provide Liquid Sodium Hypo-chlorite 12.5% (IFB 210241).

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 28th day of July 2025.

Mayor

ATTEST:

City Clerk

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.2.
Meeting Date:	October 13, 2025
From:	Cliff Kelsey, (Public Works Director)
Subject:	Purchase Request for One (1) Standby Generator in the Amount of $176,809.82 from Ring Power, Utilizing Sourcewell Contract #092222-CAT.

Staff Recommendation:
Staff recommends awarding approval for the purchase of one (1) standby generator for the Department of Public Works, in the amount of $176,809.82. This purchase is necessary, it will be replacing emergency generator #4011 for the Electric Department.

Analysis:
The purpose of this purchase is to acquire one (1) standby generator to replace Emergency Generator #4011 for the Electric Department. Generator #4011 has been deemed irreparable by the manufacturer, Cummins, due to its age and the unavailability of replacement parts. Despite sourcing and installing all remaining available components, the generator remains non-operational. Therefore, a new unit is required to ensure continued reliability and emergency power capability.

Procurement Analysis:
The City is utilizing an existing cooperative purchasing agreement (piggyback) through Sourcewell, Contract #092222-CAT, to procure one (1) generator. In accordance with the terms of the Sourcewell contract, staff obtained a quote from Ring Power.

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

Fiscal Impact:

Ring Power CAT

OLYMPIAN™ GENERATORS

CAT Power Systems

Your North and Central Florida Caterpillar Dealer

ST. AUGUSTINE	TALLAHASSEE	OCALA	ORLANDO	TAMPA
500 World Commerce Prkwy	4752 Capital Circle NW	6202 N US 301/441	9901 Ringhaver Dr.	9797 Gibsonton Dr
St. Augustine, FL 32092	Tallahassee, FL 32303	Ocala, FL 34475	Orlando, FL 32824	Riverview, FL 33569
904-737-7730	**850-562-1622**	**352-732-4600**	**407-855-6195**	**813-671-3700**

SALES ***SERVICE*** ***PARTS*** ***LEASING*** ***RENTALS***

QUOTATION / SALES AGREEMENT / SECURITY AGREEMENT

DATE: 9/8/2025

QUOTATION NO: MB25-125

CUSTOMER NAME: Leesburg opts Center
ADDRESS:
CITY/STATE/ZIP: , FL
CONTACT: Jacob
PHONE:

ESTIMATED SHIPPING LEAD TIME: 33-36 weeks or depending on stock
SHIPPING VIA/FOB: Jobsite
ESTIMATED SUBMITTAL LEAD TIME: **6 weeks**
JOBSITE ADDRESS:
CITY/STATE/ZIP: FL
PROJECT NAME: Leesburg

TERMS: *Full payment is due from buyer within 10 days of delivery or pickup of the equipment.*

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
Please ensure quote meets your expectations.		

Please ensure quote meets your expectations. Ring Power is pleased to offer this price per the Source well Contract, formerly known as the National Joint Powers Alliance (NJPA) consortium. CAT Contract # #092222-CAT**. Ring Power is authorized to use Source well for Federal, State & Local Government projects.**

For your reference, your Sourcewell Member ID is 43371

One (1) New Caterpillar Diesel Generator – Model G200 Rated 200 KW standby at 0.8 PF, 208 Volts, 1 Phase, 3 Wire, 60 Hz at 1800 RPM, with following options:

STANDARD GENERATOR PACKAGE CONSIST:

DG200 60HZ STANDBY	List $69,081.00
UL 2200 LISTED PACKAGE GEN SET	List $239.00

Quotation Accepted By: _____ Date: _____ Tax No.: _____

Customer: _____ Salesman's Signature: ***Mark Barbarulo***

Mark Barbarulo, EPG Sales. Central Florida

TERMS

- This offer to sell is made subject to buyer's acceptance within ten (10) days from this date (noted above).
- All quoted prices are subject to change without notice. Those in effect on the date of shipment shall prevail.
- Subject to credit approval.
- Used equipment is subject to prior sale.
- A 25% restocking fee will be assessed for all canceled orders or returned materials.
- No retainage to be withheld. Ring Power Systems is an equipment supplier and is not a sub-contractor. Our terms are Net 10 days.
- No sales tax is included.
- Buyer grants to seller a security interest in all equipment as described in this agreement until such time as payment is made in full in accordance with the terms and conditions of this agreement and in accord with the seller's credit application.
- Ring Power requires a purchase order to secure this sales agreement.

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
M2736L4, 60HZ, SE, ALT MK	List $7,862.00	
GEN RUNNING & FAULT RELAY	List $218.00	
CURRENT TRANSFORMER 800:5	List $114.00	
GEN MTG & DUCT PLATE	List $600.00	
PERMANENT MAGNET EXCITATION	List $655.00	
OUTPUT EXPANSION MODULE	List $328.00	
WIDE SKID BASE INC PIPING	List $2,968.00	
GAS PRESSURE SENSOR	List $37.00	
GAS REGULATOR 2.2 PSI to 15PS	List $1,149.00	
WEATHER PROTECTED WH L3	List $8,873.00	
INPUT EXPANSION MODULE	List $545.00	
WET BATTERY	List $231.00	
BATTERY CHARGER 10 AMP	List $378.00	
JACKET WATER HEATER	List $412.00	
OIL TEMP GAUGE AND SENDER	List $96.00	
LOW COOLANT LEVEL SHUTDOWN	List $215.00	
20A GFCI (CONTROLS SIDE)	List $271.00	
800A LSI 100% RATED BREAKER	List $3,199.00	
AUXILIARY CONTACTS	List $203.00	
NEUTRAL BAR 800A W/ DISCONNECT	List $352.00	
RADIATOR STONE GUARD	List $260.00	
THREE WAY CATALYST	List $2,451.00	
PGS TEST REPORT @ 0.8 PF	List $406.00	

Total LIST Price for Above for CAT Items	**$ 100,843.00**	
Sourcewell DISCOUNT – 26% off from List Price	($26,219.18)	
CAT Genset Price with Sourcewell Discount	**$74,623.82**	

CAT DEALER ADDITIONS:
All receive 5% off List Price per Sourcewell or the typical sale price if no list price is available per the Sourcewell Contract

• Freight -Factory to Ring Power		$3,675.00
• Freight Orlando Ring Power – to site		$2,250.00
• One day training on customer site		$2,895.00
• One day start up at Orlando shop		$7,035.00

Scope of Work
1. General Services & Permitting:
○ Eau Gallie Electric will act as the General Contractor and assign a dedicated Project Manager to oversee all phases—from mobilization through closeout.
○ Eau Gallie Electric will provide engineering services, including preparation of electrical drawings

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION
and delivery of PE-stamped drawings. ○ All work will comply with NEC 2020 (Article 702), NFPA 70, and applicable local codes. 2. Demolition: ○ One (1) 180kW natural gas generator ○ Gas Line ○ Concrete pad ○ Generator feeders 3. New Equipment Installation: ○ Install Owner-Supplied Equipment: ▪ One (1) 200kW 208V 3PH 4W Natural Generator (1) 800A LSI CB ○ Furnish and Install: ▪ New concrete pad for the 200kw generator ▪ New natural gas fuel line ▪ New Generator feeders 4. Temporary Power: ○ Provided by others 5. Testing, Commissioning & Training: ○ Aid with ▪ Load bank testing ▪ Full system start-up and commissioning 6. Final Documentation & Closeout (When applicable): ○ Provide comprehensive closeout documentation including: ▪ Final inspections ▪ Final as-builts ▪ Warranty information 7. Scope Clarifications: ○ Proposal is based on labor performed during standard business hours (Monday–Friday, 7:00 AM to 4:00 PM). ○ All equipment provided to meet applicable UL, IEEE, NFPA, and FPL standards. ○ ATS 800A to remain.		$86,331.00
Total cost # 120617-CAT		**$176,809.82**

Purchase orders must include the current Source well Contract Number 120617-CAT

Ring Power invoices in full for Equipment & Services at the time of delivery. If Installation and/or Start-up Services need to be invoiced for separately, please advise. A schedule of values will be provided prior to the Purchase Order process to avoid payment delays on equipment delivered.

Exceptions & Clarifications:

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION

Exceptions & Clarifications:

NOTE:

********DUE TO THE VOLATILITY OF THE MATERIALS MARKET, ALL PROJECTS WILL BE RE-PRICED AT TIME OF RELEASE TO PRODUCTION. ANY INCREASE OR DECREASE WILL BE ASSESSED AND APPLIED AT THAT TIME.**
BASED ON RECENT MATERIAL COSTING, ESTIMATED PRICING ESCALATION IS 10% INCREASE PER MONTH ON ENCLOSURES,TANKS AND GENERATORS.*******

Notice to Buyer:

The Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from or associated with the COVID-19 pandemic or any future epidemic, and the Buyer shall not be entitled to any damages including but not limited to liquidated, special, consequential, or punitive, resulting thereof. Furthermore, the Seller's product lead times are based upon the information provided to Seller from its suppliers at the time of quotation. The Buyer accepts that lead times for products can change and do so without notice and due to reasons, that are beyond any control of the Seller. As such, the Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from lead times that extend past those originally quoted, and Buyer shall not be entitled to any damages resulting thereof."

NOTE:

1. The above price includes start-up, testing, and customer training.
2. No, fuel is included.
3. No third party testing or NETA testing included and is by others.
4. No sales tax included
5. Training that is to be videotaped, requires Ring Power approval in advance. RPC "Video Recording Agreement" / waiver signed by the customer / end-user in advance. Videographer / Recording Equipment to be provided by others.
6. In some cases the enclosure, tank and exhaust are shipped loose, installation is by others.
7. Work to be done during normal business hours 8am to 4pm.
8. Proposal is based on information supplied by the Customer.
9. Generators that come with an **800 amp breaker** or larger are supplied with buss bar, Lugs are by others.
10. No specifications, drawings, or diagrams were received or reviewed. General exception is taken to any other specifications and drawings not available at time of quotation. Equipment supplied will be limited to that described in this proposal.
11. Ring Power will be supplying equipment as described in the attached documentation.
12. For fuel tanks over 550 Gallons, it is the Contractor or Owners responsibility to notify the appropriate State, and/or local regulatory agencies prior to delivery of the fuel storage tank so that it can be inspected prior to fueling. The FDEP Registration form will be provided in the Ring Power Submittal. Per FDEP Breach of Integrity Testing Guidance, tanks will ship from the factory with a vacuum/gauge installed. On-site testing is not included.
13. **Ring Power will not release equipment for production until we have received the signed sales agreement and signed and approved submittal from our customer. This is done to insure that we are providing quality equipment that fits our customer's needs.** If you need any assistance, please contact your sales representative.
14. Under no circumstances does Ring Power accept any flow down provisions without specific written agreement between Ring Power and Buyer.

Thank you for considering Ring Power Systems for your generator needs

Mark Barbarulo

Mark Barbarulo

Ring Power Systems, Generator Sales Central Florida,
407-472-6231 Office - 407-472-6271 Fax - 407-383-5840 Cell

DESCRIPTION OF MATERIAL	UNIT PRICE	EXTENSION

Mark.barbarulo@ringpower.com

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.B.3.
Meeting Date:	October 13, 2025
From:	Mike Andrews, IT Director
Subject:	Resolution of the City Commission of the City of Leesburg, Florida Authorizing the Mayor and City Clerk to execute an Enterprise Agreement with ESRI, Inc. for the City's GIS Software for a period of three (3) years and a total cost of $126,600; and providing an effective date.

Staff Recommendation:
Staff recommends execution of the Small Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute, Inc. (ESRI) for annual license fees, maintenance and support of the City's Geographical Information Systems (GIS) software for a three-year total amount of $126,600.00 or $42,200.00 each year.

Analysis:
The City uses ESRI software to provide the foundation of our GIS in the form of database, application, online, and administrative software and tools. This provides the infrastructure necessary for all address, mapping, and geographical data analysis used throughout all City departments and divisions.

Each of the City Utilities relies on GIS to provide location and mapping capabilities. This software also allows for detailed analysis and data-driven decision-making in utility, public safety, and administration.

This purchase is for the annual license fees, support, and maintenance provided to the City by ESRI. The ESRI platform is the industry standard and has been in place for nearly two decades. This is a three-year agreement, subject to termination under one of two conditions; 1) City does not appropriate funds, or 2) Material breach of contract by either party.

Procurement Analysis:
This purchase is categorized as Single Source as ESRI is the only source for licensing and maintenance. This agreement does include an increase from the City's previous agreements with ESRI, with the increase being directly related to the increase in residents within City limits (over 25,000).

Options:
1. Approve the Resolution authorizing the execution of the agreement with ESRI, Inc.; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

Payments are broken into three (3) yearly equal payments of $42,200.00; the first year's payment is included in the current Information Technology operating budget.

Account No.	001-1633-513-4633
Requisition	57891
Budget	$42,200.00
Available	$42,200.00

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN ENTERPRISE AGREEMENT WITH ESRI, INC. FOR THE CITY'S GIS SOFTWARE FOR A PERIOD OF THREE (3) YEARS AND A TOTAL COST OF $126,600; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with ESRI, Inc. whose address is 380 New York St, Redlands, CA 92373-8100, for licensing and usage rights of GIS software pursuant to quotation# Q-556875.

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Quotation # Q-556875

Date: September 3, 2025

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 6725 Contract #

City of Leesburg
GIS Div
501 W Meadow St
Leesburg, FL 34748-5153

ATTENTION: Aidan Holmes
PHONE: (352) 728-9786 x4222
EMAIL: aidan.holmes@leesburgflorida.gov

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 9/3/2025 To: 12/2/2025

Material	Qty	Term	Unit Price	Total
193205	1	Year 1	$42,200.00	$42,200.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
193205	1	Year 2	$42,200.00	$42,200.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
193205	1	Year 3	$42,200.00	$42,200.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	$126,600.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$126,600.00

Upon acceptance of the offer, the City of Leesburg agrees to commit to the three-year term. Esri will invoice the City of Leesburg for the annual fee in advance of each renewal year. Invoices are to be paid within thirty (30) days of receipt of the invoice.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Wendy McGuire	wmcguire@esri.com	704-541-9810 x8657

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance or a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

MCGUIREW **This offer is limited to the terms and conditions incorporated and attached herein.**

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-2)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	**ArcGIS Enterprise Additional Capability Servers** ArcGIS Image Server **ArcGIS Online User Types** ArcGIS Online Viewer User Type **ArcGIS Enterprise User Types** ArcGIS Enterprise Viewer User Type

Capped Quantities (annual subscription)

ArcGIS Online User Types		**ArcGIS Enterprise User Types**	
ArcGIS Online Contributor User Type	20	ArcGIS Enterprise Contributor User Type	20
ArcGIS Online Mobile Worker User Type	125	ArcGIS Enterprise Mobile Worker User Type	125
ArcGIS Online Creator User Type	125	ArcGIS Enterprise Creator User Type	125
ArcGIS Online Professional User Type	30	ArcGIS Enterprise Professional User Type	30
ArcGIS Online Professional Plus User Type	30	ArcGIS Enterprise Professional Plus User Type	30
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		**ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type**	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	30 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	30 each
ArcGIS Online Apps and Other		**ArcGIS Enterprise Apps and Other**	
ArcGIS Location Sharing for ArcGIS Online	30	ArcGIS Location Sharing for ArcGIS Enterprise	30
ArcGIS Online Service Credits	75,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	20

Other Benefits

Number of Esri User Conference registrations provided annually	3
Number of Tier 1 Help Desk individuals authorized to call Esri	3
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 **OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 **Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 **Order Requirements.** Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.1.

Meeting Date: October 13, 2025

From: Joseph Mera, (Fire Chief)

Subject: Resolution of the City Commission of the City of Leesburg, authorizing the Leesburg Fire Department to apply for, and if awarded, accept the Assistance to Firefighters Grant (AFG) from FEMA, for the purchase of cardiac monitor/defibrilators; and providing an effective date.

Staff Recommendation:
Staffs recommends applying and acceptance, if awarded, the Assistance to Firefighters Grant from FEMA for the purchase of four (4) cardiac monitor/defibrilators.

Analysis:
The purpose of this grant project is to purchase four (4) cardia monitor/defibrillators under the Assistance for Firefighters Grant through FEMA. This grant is a 90/10 matching grant with the COL portion being 10%. The cost of the grant is not to exceed $230,254.60 with the COL portion not to exceed $23,025.46.

Procurement Analysis:
N/A

Options:
1. Approve the application and acceptance of the AFG Grant from FEMA for the purchase of four (4) cardiac monitor/defibrillators; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The total cost of the four (4) cardiac monitor/defibrillators is not to exceed $230,254.60. The Federal share, if awarded, is $207,229.14 (90%) and the City of Leesburg match is $23,025.46 (10%) which is available in the current budget. If approved, a budget adjustment will be processed to add the Federal funds to the current budget.

Account No. 001-0000-331-2200
Project No. AFG003

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, AUTHORIZING THE LEESBURG FIRE DEPARTMENT TO APPLY FOR, AND IF AWARDED, ACCEPT THE ASSISTANCE TO FIREFIGHTERS GRANT (AFG) FROM FEMA, FOR THE PURCHASE OF CARDIAC MONITOR/DEFIBRILATORS; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the City Commission hereby authorizes the Leesburg Fire Department to apply for and accept, if awarded, the Assistance to Firefighters Grant from FEMA for the purchase of four (4) cardiac monitor/defibrillators.

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.2.

Meeting Date: October 13, 2025

From: Joe Iozzi, (Police Chief)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an agreement to extend the Leesburg Police Departments contract with Motorola Solutions for five (5) years as it relates to the Body Worn Camera (BWC) program; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the resolution of the City of Leesburg, Florida authorizing the Leesburg Police Department to extend its contract with Motorola Solutions for five (5) years as it relates to the Body Worn Camera (BWC) program.

Item	Unit Price	Quantity	Cost
Body Worn Camera video as a service annual subscription fee	$49.00/mo.	70	$2,940.00/yr.
Total Cost			**$205,800.00**

Analysis:
The department currently has Motorola BWC's. The program began in 2023 at the request of the City Commission. The service is subscription based and at the time the cost was $49 per month per device. The current contract ends on 02/26/2028. During our mid-contract refresh (newest BWC's provided) Motorola offered a contract extension. This extension would lock in the $49 per month per device subscription cost instead of the new pricing, $69 per month per device. It would also provide 2 additional BWC refreshes to the newest available devices. This savings equals $16,800.00/ yr. or $84,000.00 over the 5-year contract. The contract can be paid yearly.

Procurement Analysis:
N/A

Options:
1. Approve the resolution authorizing the acceptance of the 5-year Motorola Video as a Service extension for a total of **$205,800.00** payable as **$41,160.00** annually beginning February 2028; or
2. Such alternative action as the Commission may deem appropriate

Fiscal Impact:
The amount of this contract going forward will be added to the Debt Service budget going forward.
Account No. 021-1326-517-7132 & 7232

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT TO EXTEND THE LEESBURG POLICE DEPARTMENTS CONTRACT WITH MOTOROLA SOLUTIONS FOR FIVE (5) YEARS AS IT RELATES TO THE BODY WORN CAMERA (BWC) PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement authorizing the Leesburg Police Department to extend its contract with Motorola Solutions for five (5) years as it relates to the Body Worn Camera (BWC) program.

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

QUOTE-3226651

MOTOROLA SOLUTIONS

LEESBURG POLICE DEPT, CITY OF

5yr vaas extension

07/30/2025

The design, technical, pricing, and other information ("Information") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote ("Motorola") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola.
MOTOROLA, MOTO, MOTOROLA SOLUTIONS, and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved.

QUOTE-3226651

07/30/2025

LEESBURG POLICE DEPT, CITY OF
PO BOX 490630
LEESBURG, FL 34749

RE: Motorola Quote for 5yr vaas extension

Dear ,

Motorola Solutions is pleased to present LEESBURG POLICE DEPT, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide LEESBURG POLICE DEPT, CITY OF with the best products and services available in the communications industry. Please direct any questions to Benjamin Rummel at Logan.Rummel1@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Benjamin Rummel

Billing Address:
LEESBURG POLICE DEPT, CITY OF
PO BOX 490630
LEESBURG, FL 34749
US

Quote Date:07/30/2025
Expiration Date:09/28/2025
Quote Created By:
Benjamin Rummel
Logan.Rummel1@motorolasolutions.com

End Customer:
LEESBURG POLICE DEPT, CITY OF

AGREEMENT: WG AGREEMENT

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price	Refresh Duration
	Video as a Service							
1	AAS-BWC-5YR-001	BODY WORN CAMERA AND VIDEO MANAGER EL CLOUD - 5 YEARS VIDEO-AS-A-SERVICE	70	5 YEAR	$4,140.00	$2,940.00	$205,800.00	
2	WGC02001-VAAS	VIDEOMANAGER EL CLOUD, ANNUAL UNLIMITED STORAGE PER BODY WORN CAMERA VAAS*	70	5 YEAR	Included	Included	Included	
3	WGB-0740A	V700 BODY WORN CAMERA VERIZON READY	70		Included	Included	Included	3 YEAR
4	LSV07S03512A	ESSENTIAL SERVICE W/ACC DMG AND ADV REPLACEMENT	70	5 YEAR	Included	Included	Included	
5	SWV07S03593A	BODY WORN CAMERA SOFTWARE ENHANCEMENTS	70	5 YEAR	Included	Included	Included	
6	WGA00668-KIT	V700 LOCKING MOLLE MNT WITH BWC BOX	70		Included	Included	Included	

Grand Total $205,800.00(USD)

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

Pricing Summary

		Payment Term		Upfront Sale Price
Upfront Costs*				
				$0.00
Upfront Subscription Fee				
	Video as a Service	Annually		$41,160.00
Sub Total:				**$41,160.00**

		Payment Term	Sale Price	Annual Sale Price
Year 2 Subscription Fee				
	Video as a Service	Annually	$41,160.00	$41,160.00
Year 3 Subscription Fee				
	Video as a Service	Annually	$41,160.00	$41,160.00
Year 4 Subscription Fee				
	Video as a Service	Annually	$41,160.00	$41,160.00
Year 5 Subscription Fee				
	Video as a Service	Annually	$41,160.00	$41,160.00
Sub Total:				**$164,640.00**
Grand Total System Price (Inclusive of Upfront and Annual Costs)				**$205,800.00**

**Upfront costs include the cost of Hardware, Accessories and Implementation, where applicable.*

Notes:

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.
- Additional information is required for one or more items on the quote for an order.
- This quote contains items with approved price exceptions applied against them.
- 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.
- Unless otherwise noted in this quote / order, installation of equipment is not included.

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

VIDEO-AS-A-SERVICE OVERVIEW

Video-as-a-Service (VaaS) is a subscription-based solution that provides agencies with Motorola's industry-leading evidence collection and management tools. VaaS includes access to high definition camera systems and the VideoManager EL Cloud evidence management platform.

VideoManager EL Cloud automates data maintenance and facilitates administration of your department's devices in a Government cloud-based storage solution. Agencies can capture, record, store, and efficiently manage all evidentiary data with VideoManager.

In addition, the VaaS solution can be expanded with CommandCentral Evidence to provide a single, streamlined workflow in the industry's only end-to-end digital evidence management ecosystem.

When combined into a single solution, these tools enable officers in the field to easily capture, record, and upload evidence, as well as efficiently manage and share that evidentiary data. Because Video-as-a-Service requires no up-front purchase of equipment or software, it provides a simple way to quickly deploy and begin using a complete camera and evidence management solution for a per device charge, billed quarterly.

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VIDEOMANAGER EL CLOUD SOLUTION DESCRIPTION

VideoManager EL Cloud simplifies evidence management, automates data maintenance, and facilitates management of your department's devices, all in a cloud-based, off-premises storage solution.

It is compatible with V300 and VISTA body-worn cameras, as well as M500 and 4RE in-car video systems, enabling you to upload video evidence quickly and securely. It also allows live-streaming capabilities through the optional SmartControl and SmartConnect applications.

VIDEO EVIDENCE MANAGEMENT

Using VideoManager EL Cloud delivers benefits to all aspects of video evidence management. From streamlining the evidence review process to automatically maintaining your stored data, VideoManager EL Cloud makes evidence management as efficient as possible. With VideoManager EL Cloud, you minimize the amount of time spent manually managing evidence, allowing your team to spend more time in the field.

Simplified Evidence Review

VideoManager EL Cloud makes evidence review easier by allowing users to upload evidence into cloud storage from their in-field devices. When evidence is uploaded, important information is sorted, which groups relevant evidence together. This information includes a recording's date and time, device used to capture, event ID, officer name, and event type. This allows you to view recordings of an incident that were taken from several devices simultaneously, eliminating the task of reviewing irrelevant footage during review.

Its built-in media player includes a visual display of incident data, allowing you to tag moments of interest, such as when lights, sirens, or brakes were activated during the event timeline.

Other relevant files, such as PDFs, spreadsheets, reports, third-party videos, audio recordings, pictures, and drawings, can also be grouped together and stored under a specific case entry, allowing all pertinent information to be stored together in VideoManager EL.

Easy Evidence Sharing

VideoManager EL Cloud allows you to easily share information in the evidence review or judiciary sharing process by exporting evidence data as MP4 files.

You can also find relevant evidence data using audit log filters, including criteria such as import, export, playback, download, share, and modify dates.

Automatic Data Maintenance

VideoManager EL Cloud lets you automatically organize the evidence data you store, allowing you to save time that would be spent manually managing it. It can schedule the automatic movement or purging of events on a daily, weekly, or monthly basis, based on how the user wants to configure the system.

Security groups and permissions are easily set-up in VideoManager EL Cloud, allowing you to grant individuals access to evidence on an as-needed basis.

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Integration with In-Car and Body-Worn Cameras

Officers on the road are able to automatically upload encrypted video from in-car systems and body cameras. This eliminates the need for trips to and from the station solely for uploading data into the system.

Video and audio captured by the M500, V300, 4RE and VISTA camera systems are automatically linked in VideoManager EL Cloud based on time and location. You can then utilize synchronized playback and export of video and audio from multiple devices in the same recording group, where video and audio streams can be matched together.

Optional Live Video Streaming

VideoManager EL Cloud integrates with SmartControl, an optional mobile application for Android or iOS that allows officers to complete evidence review work normally completed at their desk from their smartphone.

SmartControl also allows officers to categorize recordings using event tags, stream live video from, and change camera settings, such as adjusting field of view, brightness, and audio levels.

SmartConnect, an optional smartphone application, provides VISTA body-worn camera users with immediate in-field access to their body cameras. SmartConnect includes the ability to pair with VISTA cameras, adjust officer preferences, categorize recordings with incident IDs and case numbers, and play back recordings.

DEVICE MANAGEMENT

Agencies using VideoManager EL Cloud are able to assign users to devices, track them, and streamline shift changes. You can easily manage, configure, update firmware, and deploy in-car and body-worn cameras. Individual preference settings can be configured based on user profiles, allowing quick device transactions within a pooled device system. VideoManager EL Cloud also tracks devices and enables them to be quickly exchanged between officers during shift changes. This minimizes the amount of devices needed for your fleet.

Device Tracking

You can easily manage, configure, and deploy their in-car and body-worn cameras in VideoManager EL Cloud. Devices can be assigned to personnel within VideoManager EL Cloud and tracked, helping agencies keep track of which users have specific devices.

Faster Shift Changes

VideoManager EL Cloud’s Rapid Checkout Kiosk feature allows agencies to take advantage of a pooled camera system to utilize fewer cameras. Rapid Checkout Kiosk feature allows agencies using a pooled camera system to use fewer cameras. Cameras can be checked out at the start of a shift using an easy-to-use interface. At the end of the shift, the camera can be returned to its dock, where the video is automatically uploaded and the camera is made ready to be checked out and used for the next shift.

Devices can also be configured to remember individual preference settings for each user, including volume level, screen brightness and camera aim. These settings are applied whenever a device is assigned to a specific officer. A variety of settings within VideoManager EL Cloud also enable you to configure devices to operate in alignment with your agency’s policies and procedures.

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1 V700 Body-Worn Camera Solution Description

The V700 body-worn camera captures clear video and audio of every encounter from the user's perspective. Its continuous- operation capabilities allow constant recording, helping the user to capture every detail of each situation and create a reliable library of evidence for case-building and review. The V700 can stream live video and report real time GPS location through a built-in LTE modem, directly to the suite of CommandCentral applications.

The V700 is easy to operate, with four control buttons. Its innate Record-After-the-Fact® (RATF) technology enables the device to capture important video evidence that can be retrieved hours or days after an incident occurs, even if a recording is not triggered by the user or sensor. With RATF, officers can prioritize response to immediate threats versus manually activating their camera.

1.1. Key Features of the V700

- **Detachable Battery** – The V700's detachable battery allows officers to switch to a fully-charged battery if their shift goes longer than expected. Since the battery charges without being attached to the V700, the battery is kept fully charged in the dock ready for use. This feature is especially helpful for agencies that share body-worn cameras with multiple officers.
- **Wireless Uploading** – Recordings made by the V700 are uploaded to the agency's evidence management system via LTE. Upload over WiFi will be available soon. This enables easy transfer of critical recordings to headquarters for immediate review or long-term storage.
- **Real-time Location and Video Streaming** – With built-in LTE connectivity, the V700 paired with CommandCentral Aware will send location updates and stream live video to a dispatch center or Real Time Crime Center (RTCC) giving the agency a complete and accurate view of their officers for better coordination and quicker response times.
- **LTE Service Ready** – The V700 is approved for use on Verizon and FirstNet networks in the U.S. and Bell Mobility in Canada. The V700 will ship with a pre-installed SIM from both carriers, ready for service activation upon arrival with a data plan that best suits the agency's needs. LTE service activation would be on the agency's carrier account. Motorola Solutions does not provide LTE service for the V700 camera.
- **Data Encryption** – The V700 uses FIPS-140-2 compliant encryption at-rest and in-transit. This ensures recordings made by the agency's officers are secure from unauthorized access.
- **Record-After-The-Fact®** – Our patented Record-After-the-Fact® technology captures footage even when the recording function is not engaged. The camera user or admin can request video footage from a specific point in the past to be uploaded to the evidence management system, hours or even days after the event occurred.
- **Natural Field of View** – The V700 eliminates the fisheye effect from wide-angle lenses that warps video footage. Distortion correction ensures a clear and complete evidence review process. The V700's high quality, low light sensor captures an accurate depiction of recorded events, even in challenging lighting conditions.
- **SmartControl Application** – To maximize efficiency in the field, the Motorola Solutions SmartControl app enables V700 users to preview video recordings, add or edit tags, change camera settings and view live video from the camera. The app is available for both iOS and Android phones.
- **In-Field Tagging** – The V700 enables easy in-field event tagging. It allows officers to view event tags and save them to the appropriate category directly from the body-worn camera or via the SmartControl app.
- **Auto Activation** – The V700 body-worn camera(s) paired with an M500 or 4RE in-car video system(s) can form a recording group, which automatically starts recording when one of the devices begins to

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record. Each device can be configured to initiate a group recording using triggers like lights, sirens, doors, gun racks, and other auxiliary inputs. Up to eight V700s can form a recording group and collaborate on recordings, without a corresponding in-car video system, using similar triggers. Group recordings are uploaded and automatically linked to the evidence management system as part of one event.

1.2. V700 and In-Car Video Integration

The V700 integrates seamlessly with the M500 or 4RE in-car video systems, capturing video of an incident from multiple vantage points. This integration includes the following features:

- **Distributed Multi-Peer Recording** – Multiple V700 body-worn cameras and in-car video systems can form a recording group and based on the configuration, automatically start recording when one of the devices begins to record. Group recordings are uploaded and automatically linked to the evidence management system as part of one incident.
- **Automatic Tag Pairing** – Recordings captured by integrated V700 body-worn cameras and in-car video systems can be uploaded to the evidence management system with the same tags. From the in-car video system's display, videos can be saved under the appropriate tag category. The tag is then automatically shared with the V700 video and uploaded as part of one incident along with the officer's name.
- **Evidence Management Software** – When V700 body-worn cameras and in-car video systems record the same incident, the Motorola Solutions evidence management software automatically links those recordings based on officer name, date, and time overlap.
- **Additional Audio Source** – The V700 can serve as an additional audio source when integrated with the in-car video system. The V700 also provides an additional view of the incident and inherits the event properties of the in-car video system's record, such as officer name, event category, and more, based on configuration.

1.3. V700 and APX Radio Integration

Motorola Solutions' APX two-way radios can pair with V700 body-worn cameras to automate video capture through Bluetooth. When the APX's emergency mode button is pressed, or the ManDown feature is activated, the V700 is triggered to start recording immediately. The recording will continue until manually stopped by the officer via the start/stop button on the V700 or group in-car video system.

1.4. Holster Aware™ Integration

The V700 integrates with a Holster Aware™ sensor through Bluetooth. If configured, the sensor automatically prompts the V700 to record the moment the holstered equipment is drawn. The holster sensor information is stored with the V700 user profile and uploaded to the evidence management system. If the user is assigned to a different camera, the hoster sensor information will be applied to the new camera. The holster sensor allows officers to record high-stress events as they unfold, without having to sacrifice situational awareness by manually activating the V700.

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1.5. Docking Stations

The V700 has three docking options:

Transfer Station – The Transfer Station is built for large, multi-location agencies with large numbers of V700 cameras in service at any given time. It can charge up to eight fully assembled body-worn cameras or individual batteries. The eight docking slots include an LED indication of a battery charging and upload status. While the V700 charges, the Transfer Station can automatically offload recordings from the camera to the evidence management system via an integrated 2.5Gb switch. The Transfer Station connects directly to the LAN for fast offload of recorded events to storage, while charging the body-worn camera battery. The Transfer Station supports comprehensive device management capabilities, such as camera configuration, checkout and officer assignment options; rapid checkout, kiosk, and individual camera checkout; automatic firmware and configuration updates.

USB Base – The USB Base charges the battery of a single V700 or standalone battery pack. The USB Base can be mounted in a vehicle or attached to a desktop or Mobile Data Computer with 12V or USB connection for power. The USB Base has LED indications for battery charging status and upload, and an ambient light sensor for optimal LED brightness control from bright sunlight to the dim interior of a patrol car. When connected to a laptop or desktop computer, the USB Base can be used to upload recordings to the evidence management system, as well as, receive firmware and configuration updates.

Wi-Fi Base – The Wi-Fi Base is mounted in a vehicle. It facilitates V700 upload of video evidence to the evidence management system, firmware updates, communication between V700 and in-car video system group devices and charges fully assembled V700s or individual battery packs. It has LED indications of battery charging status and upload, and an ambient light sensor for optimal LED brightness control, from bright sunlight to the dim interior of a patrol car.

1.6. Mounting Solutions

V700 is compatible with the entire line of V300 mounting solutions as depicted below.

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MOBILE VIDEO PRODUCTS NEW SYSTEM STATEMENT OF WORK

OVERVIEW

This Statement of Work (SOW) outlines the responsibilities of Motorola Solutions, Inc. (Motorola) and the Customer for the implementation of body-worn camera(s) and/or in-car video system(s) and your digital evidence management solution. For the purpose of this SOW, the term “Motorola” may refer to our affiliates, subcontractors, or certified third-party partners. A third-party partner(s) (Motorola-certified installer) will work on Motorola’s behalf to install your in-car video system(s) (if applicable).

This SOW addresses the responsibilities of Motorola and the Customer that are relevant to the implementation of the hardware and software components listed in the Solutions Description. Any changes or deviations from this SOW must be mutually agreed upon by Motorola and the Customer and will be addressed in accordance with the change provisions of the Contract. The Customer acknowledges any changes or deviations from this SOW may incur additional cost.

Motorola and the Customer will work to complete their respective responsibilities in accordance with the Project Schedule. Any changes to the Project Schedule must be mutually agreed upon by both parties in accordance with the change provisions of the Contract.

Unless specifically stated, Motorola will perform the work remotely. The Customer will provide Motorola personnel with access to their network and facilities so Motorola is able to fulfill its obligations. All work will be performed during normal business hours based on the Customer’s time zone (Monday through Friday from 8:00 a.m. to 5:00 p.m.).

The number and type of software subscription licenses, products, or services provided by Motorola are specifically listed in the Contract and referenced in the SOW. Services provided under this SOW are governed by the mutually executed Contract between the parties, or Motorola’s Master Customer Agreement and applicable addenda (“Contract”).

AWARD, ADMINISTRATION, AND PROJECT INITIATION

Project Initiation and Planning will begin following the execution of the Contract between Motorola and the Customer. At the conclusion of Project Planning, Motorola’s Project Manager (PM) will begin status meetings and provide status reports on a regular cadence with the Customer’s PM. The status report will provide a summary of activities completed, activities planned, progress against the project schedule, items of concern requiring attention, as well as, potential project risks and agreed upon mitigation actions.

Motorola utilizes Google Meet as its teleconference tool. If the Customer desires to use an alternative teleconferencing tool, any costs incurred from the use of this alternate teleconferencing tool will be the responsibility of the Customer.

FBI-CJIS SECURITY POLICY – CRIMINAL JUSTICE INFORMATION

CJIS Security Policy Compliance

Motorola does not believe our Mobile Video offerings (i.e. in-car/body-worn cameras) require compliance with the FBI-CJIS Security Policy (CJISSECPOL) based on the definition in Section 4 of CJISSECPOL and how the FBI-CJIS defines Criminal Justice Information. However, Motorola does design its products with the CJISSECPOL

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security controls as a guide. Motorola's Mobile Video system design and features support best practice security controls and policy compliance. In the event of a CJIS technical audit request, Motorola will support the Customer throughout this process.

Personnel Security – Background Screening

Motorola will assist the Customer with completing the CJIS Security Policy Section 5.12 Personnel Security related to authorized personnel background screening when requested to do so by the Customer. Based on Section 5.12, a Motorola employee is defined as someone who is required to be on the Customer's property with unescorted access. Motorola employees will also have access to the Customer's network(s) and stored information. Motorola has remote access tools to support virtual escorted access to on-premises customer assets.

Additionally, Motorola performs independent criminal background investigations including name based background checks, credential and educational vetting, credit checks, U.S. citizen and authorized worker identity verification on its employees.

Motorola will support the Customer in the event of a CJIS audit request to validate employees assigned to the project requiring CJIS Section 5.12 Personnel Security screening and determine whether this list is up to date and accurate. Motorola will notify the Customer within 24 hours or next business day of a personnel status change.

Security Awareness Training

Motorola requires all employees who will support the Customer to undergo Level 3 Security Awareness Training provided by Peak Performance and their CJIS online training platform. If the Customer does not have access to these records, Motorola can facilitate proof of completion. If the Customer requires additional and/or separate training, Motorola will work with the Customer to accommodate this request at an additional cost.

CJIS Security Addendum

Motorola requires all employees directly supporting the Customer to sign the CJIS Security Addendum if required to do so by the Customer.

Third Party Installer

The Motorola-certified third party installer will work independently with the Customer to complete the Section 5.12 Personnel Security checks, complete Security Awareness Training and execute the CJIS Security Addendum.

COMPLETION CRITERIA

The project is considered complete once Motorola has completed all responsibilities listed in this SOW. The Customer's task completion will occur based on the Project Schedule to ensure Motorola is able to complete all tasks without delays. Motorola will not be held liable for project delays due to incomplete Customer tasks.

The Customer must provide Motorola with written notification if they do not accept the completion of Motorola responsibilities. Written notification must be provided to Motorola within ten (10) business days of task completion. The project will be deemed accepted if no written notification is received within ten (10) business days.

In the absence of written notification for non-acceptance, beneficial use will occur thirty (30) days after functional demonstration of the system.

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SUBSCRIPTION SERVICE PERIOD

If the contracted system includes a subscription, the subscription service period will begin upon the Customer's receipt of credentials for access. The provision and use of the subscription service is governed by the Contract.

PROJECT ROLES AND RESPONSIBILITIES OVERVIEW

Motorola Project Roles and Responsibilities

The Motorola Project Team will be assigned to the project under the direction of the Motorola PM. Each team member will be engaged in different phases of the project as necessary. Some team members will be multi-disciplinary and may fulfill more than one role.

In order to maximize effectiveness, the Motorola Project Team will provide various services remotely by teleconference, web-conference, or other remote method in order to fulfill our commitments as outlined in this SOW.

Our experience has shown customers who take an active role in the operational and educational process of their system realize user adoption sooner and achieve higher levels of success with system operation. The subsections below provide an overview of each Motorola Project Team Member.

Project Manager (PM)

The PM will be the principal business representative and point of contact for Motorola. The PM's responsibilities may include but are not limited to:

- Manage Motorola responsibilities related to the delivery of the project.
- Maintain the Project Schedule, and manage assigned Motorola personnel, subcontractors, and suppliers as applicable.
- Coordinate schedules of assigned Motorola personnel, subcontractors, and suppliers as applicable.
- Conduct equipment inventory if applicable.
- Maintain project communications with the Customer.
- Identify and manage project risks.
- Coordinate collaboration of Customer resources to minimize project delays.
- Evaluate project status against Project Schedule.
- Conduct status meetings on mutually agreed upon dates to discuss project status.
- Provide timely responses to Customer inquiries and issues related to project progress.
- Conduct daily status calls with the Customer during Go-Live.

Post Sales Engineer

The Post Sales Engineer will work with the Customer's Project Team on:

- Discovery validation.
- System provisioning.
- Covers the IT portion of the Project Kickoff Call with the Customer.
- Contracted data migration between two disparate digital evidence management systems (if applicable).

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System Technologist (ST)

The ST will work with the Customer's Project Team on:

- Configure Customer's digital evidence management system.
- Inspect installation and configure hardware devices.
- Provide instructions to the Customer on how to configure the hardware.
- Review Deployment Checklist with the Customer.
- Develop and submit a Trip Report.
- Update Customer IP Map.

Professional Services Engineer (if applicable)

The Professional Services Engineer is engaged on projects that include integration between Motorola's digital evidence management system and the Customer's third-party software application. Their responsibilities include:

- Delivery of the interface between Motorola's digital evidence management system and the Customer's third-party software (e.g. CAD).
- Work with the Customer to access required systems/data.

Application Specialist (if applicable)

The Application Specialist will work with the Customer Project Team on system provisioning and education. The Application Specialist's responsibilities include but are not limited to:

- Deliver provisioning education and guidance to the Customer for operating and maintaining their system.
- Provide product education as defined by this SOW and described in the Education Plan.
- Provide on-site training based on the products the Customer purchased.

Technical Trainer / Instructor

The Technical Trainer / Instructor provides training on-site or remote depending on the training topic and deployment services purchased.

Motorola-Certified Installer

The Motorola-certified installer is primarily responsible for installing in-car video systems (ICVs) into Customer vehicles. There are specific requirements the 3rd party partner must meet in order to be considered a Motorola-certified installer, and they include the following:

- **Required Training**
  - WTG0501 - M500 Vehicle Installation Certification (Remote) or WTG0503 - M500 Vehicle Installation Certification (Live)
    - Needs to be renewed yearly.
    - Needs to be submitted to the PM by the technician completing the installation no less than thirty (30) days prior to the installation.
  - Review of any previous Motorola Solutions Technical Notifications (MTNs).
- **Optional Training**
  - WGD00186 - M500 Installation Overview and Quick Start (NA)
    - Not required for installation. Available for the installing technician.
  - WGD00177 - M500 In-Car Video System Installation Guide
    - Not required for installation. Available for the installing technician.
  - MN010272A01 - M500 In-Car Video System Basic Service Manual

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- Not required for installation. Available for the installing technician.

Other responsibilities the Motorola-certified installer may be involved in include the installation of cellular routers or Access Points. These activities will only be completed by Motorola if Motorola quotes these services; otherwise, the completion of these services are solely the responsibility of the Customer.

Customer Support Services Team

The Customer Support Services Team will provide on-going support to the Customer following Go-Live and final acceptance of the project.

Customer Project Roles and Responsibilities

Motorola has defined key resources that are critical to this project and must participate in all the activities defined in this SOW. During the Project Planning phase, the Customer will be required to provide names and contact information for the roles listed below. It is critical that these resources are empowered to make decisions based on the Customer's operational and administration needs. The Customer Project Team will be engaged from Project Initiation through Beneficial Use of the system. In the event the Customer is unable to provide the resources identified in this section, Motorola may be able to supplement these resources at an additional cost.

Project Manager

The PM will act as the primary point of contact for the duration of the project. In the event the project involves multiple locations, Motorola will work exclusively with the Customer's primary PM. The PM's responsibilities will include, but are not limited to:

- Communicate and coordinate with other project participants.
- Manage the Customer Project Team including subcontractors and third-party vendors. This includes timely facilitation of tasks and activities.
- Maintain project communications with the Motorola PM.
- Identify tasks required of Customer staff that are outlined in this SOW and the Project Schedule.
- Consolidate all project inquiries from Customer staff to present to Motorola PM.
- Approve a deployment date offered by Motorola.
- Review Project Schedule with the Motorola PM and finalize tasks, dates, and responsibilities.
- Measure and evaluate progress against the Project Schedule.
- Monitor project to ensure resources are available as required.
- Attend status meetings.
- Provide timely responses to issues related to project progress.
- Liaise and coordinate with other agencies, Customer vendors, contractors, and common carriers.
- Review and administer change control procedures, hardware and software certification, and all related project tasks required to meet the deployment date.
- Ensure Customer vendors' readiness ahead of the deployment date.
- Assign one or more personnel to work with Motorola staff as needed for the duration of the project, including one or more representatives from the IT department.
- Identify a resource with authority to formally acknowledge and approve milestone recognition certificates, as well as, approve and release payments in a timely manner.
- Provide Motorola personnel with access to all Customer facilities where system equipment is to be installed. Temporary identification cards are to be issued to Motorola personnel, if required for access.
- Ensure remote network connectivity and access for Motorola resources.

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- Assume responsibility for all fees pertaining to licenses, inspections and any delays associated with inspections due to required permits as applicable to this project.
- Provide reasonable care to prevent equipment exposure from contaminants that may cause damage to the equipment or interruption of service.
- Ensure a safe working environment for Motorola personnel.
- Identify and manage project risks.
- Provide signature(s) of Motorola-provided milestone recognition certificate(s) within ten (10) business days of receipt.

IT Support

IT Support manages the technical efforts and ongoing activities of the Customer's system. IT Support will be responsible for managing Customer provisioning and providing Motorola with the required information for LAN, WAN, server and client infrastructure.

The IT Support Team responsibilities include but are not limited to:

- Participate in delivery and training activities to understand the software and functionality of the system.
- Participate with Customer Subject Matter Experts (SMEs) during the provisioning process and associated training.
- Authorize global provisioning decisions and be the Point of Contact (POC) for reporting and verifying problems.
- Maintain provisioning.
- Implement changes to Customer infrastructure in support of the proposed system.

Video Management Point of Contact (POC)

The Video Manager POC will educate users on digital media policy, participate in Discovery tasks, and complete the Video Management Administration training. The Customer is responsible for its own creation and enforcement of media protection policies and procedures for any digital media created, extracted, or downloaded from the digital evidence management system.

Subject Matter Experts (SMEs)

SMEs are a core group of users involved with the analysis, training and provisioning process, including making decisions on global provisioning. The SMEs should be experienced users in their own respective field (evidence, dispatch, patrol, etc.) and should be empowered by the Customer to make decisions based on provisioning, workflows, and department policies related to the proposed system.

Training POC

The Training POC will act as the course facilitator and is considered the Customer's educational monitor. The Training POC will work with Motorola when policy and procedural questions arise. They will be responsible for developing any agency specific training material(s) and configuring new users on the Motorola Learning eXperience Portal (LXP) system. This role will serve as the first line of support during Go-Live for the Customer's end users.

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General Customer Responsibilities (if applicable)

In addition to the Customer responsibilities listed above, the Customer is responsible for the following:

- All Customer-provided equipment, including third-party hardware and software needed for the proposed system but not listed as a Motorola deliverable. Examples include end user workstations, network equipment, etc.
- Configure, test, and maintain third-party system(s) that will interface with the proposed system.
- Establish an Application Programming Interface (API) for applicable third-party system(s) and provide documentation that describes the integration to the Motorola system.
- Coordinate and facilitate communication between Motorola and Customer third-party vendor(s) as required.
- Motorola-certified installers must be certified through LXP for remote or in person installation training. The Customer is responsible for work performed by non-certified installers.
- Upgrades to Customer's existing system(s) in order to support the proposed system.
- Mitigate the impact of upgrading Customer third-party system(s) that will integrate with the proposed system. Motorola strongly recommends working with the Motorola Project Team to understand the impact of such upgrades prior to taking action.
- Active participation of Customer SMEs during the course of the project.
- Electronic versions of any documentation associated with business processes identified.
- Providing a facility with the required computer and audio-visual equipment for training and work sessions.
- Ability to participate in remote project meetings using Google Meet or a mutually agreed upon Customer-provided remote conferencing tool.

Motorola is not responsible for any delays that arise from Customer's failure to perform the responsibilities outlined in this SOW or delays caused by Customer's third-party vendor(s) or subcontractor(s).

NETWORK AND HARDWARE REQUIREMENTS

The following requirements must be met by the Customer prior to Motorola installing the proposed system:

- Provide network connectivity for the transfer and exchange of data for the proposed system.
- Provide Virtual Private Network (VPN) remote access for Motorola personnel to configure the system and conduct diagnostics.
- Provide Internet access to server(s).
- Provide devices such as workstations, tablets, and smartphones with Internet access for system usage. Chrome is the recommended browser for optimal performance. The workstations must support MS Windows 11 Enterprise.
- Provide and install antivirus software for workstation(s).
- Provide Motorola with administrative rights to Active Directory for the purpose of installation, configuration, and support.
- Provide all environmental conditions such as power, uninterruptible power sources (UPS), HVAC, firewall and network requirements.
- Ensure required traffic is routed through Customer's firewall.

Motorola is not responsible for any costs or delays that arise from Customer's failure to meet network and hardware requirements.

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PROJECT PLANNING

A clear understanding of the needs and expectations of Motorola and the Customer is critical to fostering a collaborative environment of trust and mutual respect. Project Planning requires the gathering of specific information to set clear project expectations and guidelines, as well as lay the foundation for a successful implementation.

PROJECT PLANNING SESSION

A Project Planning Session will be scheduled after the Contract has been executed. The Project Planning Session is an opportunity for the Motorola and Customer PM to meet prior to the Project Kickoff Meeting and review key elements of the project and expectations. Depending on the items purchased, the agenda will typically include:

- A high level review of the following project elements:
  - Contract documents.
  - A summary of contracted applications and hardware as purchased.
  - Customer's involvement in project activities to confirm understanding of scope and required time commitments.
  - A high level Project Schedule with milestones and dates.
- Confirm CJIS background investigations and fingerprint requirements for Motorola employees and/or subcontractors.
- Determine Customer location for Motorola to ship their equipment for installation.

Motorola Responsibilities

- Schedule the remote Project Planning Session.
- Request the assignment of Customer Project Team and any additional Customer resources that are instrumental to the project's success.
- Provide the initial Project Schedule.
- Baseline the Project Schedule.
- Review Motorola's delivery approach and its reliance on Customer-provided remote access.
- Document mutually agreed upon Project Kickoff Meeting Agenda.
- Request user information required to establish the Customer in LXP.

Customer Responsibilities

- Identify Customer Project Team and any additional Customer resources that are instrumental to the project's success.
- Acknowledge the mutually agreed upon Project Kickoff Meeting Agenda.
- Provide approval to proceed with the Project Kickoff Meeting.

Motorola Deliverables

- Project Kickoff Meeting Agenda.

PROJECT KICKOFF

Motorola will work with the Customer to understand the impact of introducing a new solution and the preparedness needed for a successful implementation.

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Note – The IT Questionnaire is completed during the pre-sales process and prior to Contract award. The IT Questionnaire is given to Motorola at the time of offer acceptance. Delay in completing the IT Questionnaire may delay shipment of equipment. Motorola will not be responsible for any delays associated with or related to the completion of the IT Questionnaire.

Motorola Responsibilities

- Review Contract documents including project delivery requirements as described in this SOW.
- Discuss the deployment start date and deliver the Deployment Checklist.
- Discuss vehicle equipment installation activities and responsibilities.
- Discuss the equipment inventory process (if applicable).
- Discuss project team participants and their role(s) in the project with fulfilling the obligations of this SOW.
- Review resource and scheduling requirements.
- Discuss Motorola remote system access requirements (24-hour access to a secured two-way Internet connection through the Customer's firewall for the purpose of deployment and maintenance).
- Discuss and deliver the Business Process Review (BPR) Workbook.
- Complete all necessary documentation (i.e. fingerprints, background checks, card keys, etc.) required for Motorola resources to gain access to Customer facilities.
- Discuss the LXP training approach.
- Provide designated Customer administrator with access to LXP.
- Review and agree on completion criteria and the process for transitioning to support.

Customer Responsibilities

- Provide feedback on project delivery requirements.
- Review the Deployment Checklist.
- Review the roles of project participants to identify decision-making authority.
- Provide VPN access to Motorola personnel to facilitate delivery of services described in this SOW.
- Validate non-disclosure agreements, approvals, and other related items are complete (if applicable).
- Provide all documentation (i.e. fingerprints, background checks, card keys, etc.) required for Motorola resources to gain access to Customer facilities.
- Provide Motorola with names and contact information to the designated LXP Administrator(s).

Motorola Deliverables

- Project Kickoff Meeting Minutes.
- BPR Workbook.
- Deployment Checklist.

DISCOVERY TELECONFERENCE

During the Discovery Teleconference, Motorola will meet with the Customer to define system configuration, as well as, agency recording and retention policies. This information will be documented in the Business Process Review (BPR) Workbook, which is used as a guide for configuration and provisioning decisions.

Motorola Responsibilities

- Facilitate Discovery Teleconference(s).
- Review and complete BPR Workbook with the Customer.

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- Confirm Customer-provided configuration inputs.

Customer Responsibilities

- Gather and review information required to complete the BPR Workbook during the Discovery Teleconference.
- Schedule Customer Project Team and SMEs to attend the Discovery Teleconference. SMEs should be present to weigh-in on hardware, software and network components. Customer attendees should be empowered to convey policies and make modifications to policies as necessary.
- Return completed BPR Workbook no later than five (5) business days after the conclusion of the Discovery Teleconference.

Motorola Deliverables

- Completed BPR Workbook.

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PROJECT EXECUTION

HARDWARE PROCUREMENT AND INSTALLATION

Motorola will procure contracted hardware as part of the ordering process. The hardware will be configured with a basic profile in line with the information provided by the IT Questionnaire or Discovery Teleconference for installation and configuration of the system. The Customer is responsible for providing an installation environment that meets manufacturer's specifications for the hardware, which includes but is not limited to:

- Power
- Heating and Cooling
- Network Connectivity
- Access and Security
- Conduit and Cabling

Motorola Responsibilities

- Procure contracted equipment and ship to the Customer's designated location.
- Inventory equipment after arrival at Customer location (if applicable).
- Install backend server in Customer's designated area (if applicable).
- Conduct a power-on test to validate the installed hardware and software are ready for configuration.
- Verify remote connection to hardware.
- For an on-site deployment, Motorola will be responsible for verifying the body-worn camera Transfer Stations are connected to the Customer's network. The Customer is responsible for ensuring Motorola has the correct IP address(es) for configuring the Transfer Stations, and the Customer's network is operational.
- The installer will be responsible for installing the Access Point(s) (APs) if provided by Motorola (if applicable).
- The ST will verify whether the AP(s) are properly installed and connected to the network (if applicable).
- Create a Trip Report outlining the activities completed during configuration and testing of system hardware.

Customer Responsibilities (if applicable)

- Procure Customer-provided equipment and make it available at the installation location.
- Confirm the server room complies with environmental requirements (i.e. power, uninterruptible power, surge protection, heating/cooling, etc.).
- Verify the server is connected to the Customer's network.
- Provide, install, and maintain antivirus software for server(s) and/or workstation(s).
- Enable outgoing network connection (external firewall) to the CommandCentral cloud by utilizing the Customer's Internet connection (if applicable).
- Install Customer-supplied APs (if applicable).
- Verify APs are properly installed and connected to the network (if applicable).
- For remote deployments, the Customer is responsible for verifying the body-worn camera Transfer Stations are connected to their network.
- Confirm access to installed software on Customer-provided workstation(s).
- For body-worn cameras, the Customer will verify whether the Transfer Station(s) are connected to their network.

Motorola Deliverables

- Contracted Equipment.

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- Equipment Inventory (if applicable).

In-Car Video System Configuration (if applicable)

The Motorola-certified installer will complete the installation of the in-car video (ICV) system(s) within the Customer-provided vehicle(s). The installer may also be responsible for installing cellular routers or WiFi radios inside the vehicle(s) for wireless upload of video to the Customer's digital evidence management system.

The Customer vehicles must be available for the ST to complete the configuration and testing of the contractual number of ICVs. If the Customer does not have all vehicles available during the agreed upon date and time, the Customer may opt to sign-off on the number of ICV configurations completed. If the Customer requires the ST to complete the full contractual number of ICVs at a later date and time, additional cost may be incurred. **Table 1-1** shows the number of ICVs an ST is contractually obligated to configure and test based on the number of ICVs purchased.

Table 1-1: Number of Contractual ICV Configurations

Number of ICV Purchased	Number of ICV to Test
1	1
2	2
3	3
4	4
5 - 25	5
26 - 50	10
51 - 75	15
76 - 100	20
101 - 150	30
151 - 200	40
201+	20%

Note – The Pricing Page will reflect in-car video installation services by Motorola if Motorola is responsible for the vehicle installations.

Motorola Responsibilities

- Setup server for ICV digital video recorder (DVR) configuration.
- Create configuration USB used to complete ICV hardware configuration and validation.
- Travel to the Customer site to conduct configuration and testing of ICVs.
- Complete ICV configuration on a single vehicle, and validate the configuration with the Customer.
- Receive Customer approval to proceed with remaining ICV configurations.
- Complete remaining contracted vehicle configurations.
- Test a subset of completed ICV hardware configurations.

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- For Motorola-certified installer, complete the installation of cellular router and confirm placement of antenna mounting with Customer (if applicable).
- The Motorola-certified installer will install Customer-provided SIM card into cellular router and connect cellular router to ICV (if applicable).
- Activities surrounding ICV (M500) interface to Automatic License Plate Recognition (ALPR) (if applicable).
  - Install Car Detector Mobile MDC Software on Customer-provided mobile data terminal (MDT) within the vehicle.
  - Configure MDC Network Card.

Customer Responsibilities

- Provide Motorola with remote connection and access credentials to complete ICV hardware configuration.
- Notify Motorola of the vehicle installation location.
- Coordinate and schedule date and time for ICV hardware configuration(s).
- Make ICV hardware available to Motorola for configuration and testing in accordance with the Project Schedule.
- Provide cellular SIM Card for Internet connectivity to the installer at time of vehicle installation.

Motorola Deliverables

- Complete Functional Validation Plan as it applies to the proposed solution.

NOTE - The Customer is responsible for having all vehicles and devices available for installation per the Project Schedule. All cellular data fees and Internet connectivity charges are the responsibility of the Customer. If a Motorola-certified installer is not used to install the ICV(s), Motorola is not responsible for any errors in hardware installation, performance or delays in the Project Schedule. In the event the Customer takes on the responsibility of installing the ICV(s) through a Motorola-certified installer, Motorola is also not responsible for any errors in hardware installation, performance or delays in the Project Schedule. For ALPR installations, an MDT is required for all vehicles (if applicable).

Body Worn Camera Configuration (if applicable)

The Transfer Station will be utilized to configure each body-worn camera according to the Business Process Review. In order for this process to be successfully completed, the Transfer Station must be connected to the Customer's digital evidence management system. The table below shows the number of body-worn cameras an ST is contractually obligated to configure and test based on the number of body-worn cameras purchased.

Table 1-2: Number of Contractual Body-Worn Camera Configurations

Number of BWC Purchased	Number of BWC to Test
1	1
2	2
3	3
4	4
5 - 25	5
26 - 50	10

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Number of BWC Purchased	Number of BWC to Test
51 - 75	15
76 - 100	20
101 - 150	30
151 - 200	40
201+	20%

Motorola Responsibilities

- Configure Transfer Station(s) for connectivity to the digital evidence management system.
- Verify the Transfer Station(s) is configured properly and connected to the network.
- Configure body-worn camera(s) within the digital evidence management system.
- Check out body-worn camera(s) and create a test recording.
- Verify completion of upload from body-worn camera(s) after it is docked in a Transfer Station or USB dock.
- Install and provide a demonstration of client software as part of the same on-site engagement as Go-Live, unless otherwise outlined in this SOW.

Customer Responsibilities

- Select physical location(s) for Transfer Station(s).
- Provide and install workstation hardware.
- Complete installation of client software on remaining workstations and mobile devices.
- Validate functionality of components and solution utilizing the Deployment Checklist.
- Provide Motorola remote connection information and necessary credentials.

Automatic License Plate Recognition (ALPR) Commissioning (if applicable)

This section highlights the responsibilities of Motorola and the Customer when an in-car video system interfaces with the Law Enforcement Archival Report Network (LEARN) database.

Motorola Responsibilities

- Create a Customer account in the LEARN system with user emails.
- Verify the Customer has installed and launched the Vigilant Car Detector Mobile Software per the Vigilant LEARN Quickstart Guide.
- Provide Mobile LPR - Officer Safety Basic and Advanced Pre-Installation Checklist.
- Provide Agency Manager with Training Materials and Car Detector Mobile MDC software installation guide.
- Advise Agency Manager of different options available to add new users.
- Confirm Agency Manager is aware of registration required for Hotlists.
- Confirm Agency Manager understands how to set up data-sharing.

Customer Responsibilities

- Identify the Agency Manager.
- Register to receive access to Hotlists.

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SOFTWARE INSTALLATION AND CONFIGURATION

Motorola will install VideoManager Evidence Library (EL) software on a specified number of workstations dictated by the Contract. The Customer will be responsible for installing the software on the remaining workstations. Provisioning of VideoManager EL software will be done in accordance with the information contained in the BPR Workbook.

Installation of VideoManager EL software consists of the following activities:

- Delivery and installation of server hardware (if applicable).
- Network discovery.
- Operating system and software installation.
- Onboarding user / group identity set up.
- Provide access to the application.

VideoManager EL (if applicable)

The VideoManager EL software is an on-premises solution that requires an onsite server and supports both body worn cameras and in-car video systems.

Motorola Responsibilities

- Install software on a specified number of customer workstations and/or mobile devices.
- Use information provided in the BPR Workbook to configure VideoManager EL software.
- Test software using applicable portions of the Functional Validation Plan.
- Provide instruction on client software USB utility.

Customer Responsibilities

- Provide a network environment that conforms to the requirements presented in the Solution Description.
- Procure and install server and storage hardware at desired location in accordance with Solution Description requirements.
- Perform a power on test with Motorola.
- Provide assigned Motorola System Administrator with access to SQL database for installation purposes (Motorola’s access will be revoked upon conclusion of the installation).
- For Active Directory integration, provide domain user (service account), security group (for application administrators including service account), and domain read access (if applicable).
- Provide workstation and/or mobile device hardware in accordance with specifications listed in the Solution Description.
- Complete online training.
- Complete installation of client software on remaining workstations and/or mobile devices.

VideoManager ELC (if applicable)

VideoManager ELC software is a cloud solution that does not require an onsite server and supports both body-worn cameras and in-car video systems.

Motorola Responsibilities

- Use information provided in BPR Workbook to configure VideoManager ELC software.
- Based on Customer feedback, perform the following activities:

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  - Create users, groups, and setup permissions.
  - Create event categories.
  - Set retention policies.
- Test software using applicable portions of the Functional Validation Plan.
- Ensure training POC can access the system.

Customer Responsibilities

- Verify traffic can be routed through Customer's firewall and reaches end user workstations.

CloudConnect Installation and Configuration (applicable for CommandCentral Aware purchase)

Motorola Responsibilities

- Verify remote access capability.
- Remotely configure CloudConnect Virtual Machine within the Cloud Anchor Server.
- Configure network connectivity and test connection to the CloudConnect Virtual Machine.
- Create an IPSEC tunnel.
- Provide Customer with the information for setting up the IPSEC tunnel.

Customer Responsibilities

- Provide Motorola with two static IP addresses, corresponding subnet masks/default gateway, and available NTP and DNS IP for the CloudConnect Virtual Machine and the Cloud Anchor Server.
- Confirm with Motorola the network performance requirements are met.
- Configure firewall to allow traffic from IPSEC tunnel.

Completion Criteria

- CloudConnect Virtual Machine configuration is complete and accessible throughout the network.

CommandCentral Evidence (if applicable)

Motorola will work with the Customer to determine best industry practices, current operations environment, and subsystem integration to ensure optimal configuration of your CommandCentral Evidence solution.

Motorola Responsibilities

- Use the CommandCentral Admin Portal to provision users, groups, and rules based on Customer Active Directory data.
- Guide the Customer in the configuration of CommandCentral Evidence.

Customer Responsibilities

- Supply access and credentials to Customer's Active Directory for the purpose of Motorola conducting CommandCentral Evidence provisioning.
- Respond to Motorola's inquiries regarding users, groups and agency mapping to CommandCentral Evidence.
- Provision policies, procedures, and user permissions.
- Configure evidence as directed by Motorola.

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DATA MIGRATION SERVICES (IF APPLICABLE)

The Customer is responsible for partitioning data to be converted from a legacy or on-premises digital evidence management system to an on-cloud solution as part of this offer. The Customer will have ten (10) business days to provide feedback after Motorola validates the migrated data. If feedback is not received on or before ten (10) business days, Motorola will assume the migration is complete.

Motorola Responsibilities

- Receive access to Customer video data.
- Perform contracted data migration and validation.

Customer Responsibilities

- Provide remote access to partitioned data to be migrated.
- Validate migrated dataset, and provide Motorola with feedback within ten (10) business days.

Completion Criteria

- A migrated dataset as defined in the Contract.

DEMS INTEGRATIONS AND THIRD-PARTY INTERFACES (IF APPLICABLE)

The integration between Motorola's digital evidence management system and the Customer's third-party system may consist of an iterative series of activities depending on the complexity of accessing the third-party system. Interfaces will be installed and configured in accordance with the Project Schedule. The Customer is responsible for engaging third-party vendors as required to facilitate connectivity and testing of the interface(s).

Motorola Responsibilities

- Develop and configure interface(s) to support the functionality described in the Solution Description.
- Establish and validate connectivity between Motorola and third-party systems.
- Perform functional demonstration to confirm the interface(s) can transmit and receive data to the Customer's digital evidence management system.

Customer Responsibilities

- Act as liaison between Motorola and third-party vendor(s) as required to establish connectivity to the digital evidence management system.
- Provide personnel authorized to make changes to the network and third-party systems to support Motorola's integration efforts.
- Provide network connectivity between digital evidence management system and the third-party system(s).
- Provide information on API, SDKs, data scheme, and any documentation necessary to establish interfaces with all local and remote systems. This information should be provided to the Motorola PM within ten (10) business days of the Interface Engagement Meeting.

NOTE - At the time of initial design, unknown circumstances, requirements or anomalies may present difficulties with interfacing Motorola products to a third-party application. These difficulties could result in a poorly performing or a non-functional interface. By providing Motorola with this information early in the deployment process, will put us in the best position to mitigate these potential issues. If the resolution requires additional third-party integration, application upgrades, APIs, and/or additional software licenses, the Customer is responsible for addressing these issues at their cost. Motorola is not responsible for any delays or costs associated with third-party applications or Customer-provided third-party hardware or software.

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SYSTEM TRAINING

The objective of this section is to prepare for and deliver training. Motorola training consists of computer-based (online) and instructor-led (on-site or remote) depending on what is purchased. Our training delivery methods will vary depending on course content. Training will be delivered in accordance with the Education Plan. As part of our training delivery, Motorola will provide user guides and training materials in an electronic format.

ONLINE TRAINING (IF APPLICABLE)

Online training is made available to the Customer through LXP. This subscription service provides customers with unlimited access to our online training content and provides users with the flexibility of learning the content at their own pace. Training content is added and updated on a regular basis to keep information current.

Through LXP, a list of available online training courses, Motorola User Guides, and Training Material are accessible in electronic format.

Motorola Responsibilities

- Designate a LXP Administrator to work with the Customer.
- Establish an accessible instance of LXP for the Customer.
- Configure a Customer-specific portal view.
- Organize content to align with Customer's selected technologies.
- Create initial Customer user accounts and a single Primary Administrator account.
- During onboarding, assist the Customer with LXP usage.
- Provide technical support for user account and access issues, LXP functionality, and Motorola managed content.
- Provide instruction to Customer LXP Administrator on building groups.

Customer Responsibilities

- Provide user information for the initial creation of accounts.
- Complete LXP Administrator training.
- Ensure network and Internet connectivity for Customer access to LXP.
- Customer's primary LXP Administrator is required to complete the following self-paced training: LXP Introduction (LXP0001), LXP Primary Site Administrator Overview (LXP0002), and LXP Group Administrator Overview (LXP0003).
- Advise users on the availability of training through LXP.
- Ensure users complete LXP training in accordance with the Project Schedule.
- Build groups as needed.

INSTRUCTOR-LED TRAINING (ON-SITE AND REMOTE, IF APPLICABLE)

Instructor-led courses are based on products purchased and the Customer's Education Plan.

Motorola Responsibilities

- Deliver User Guides and training materials in an electronic format.
- Perform training in accordance with the Education Plan.

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- Provide the Customer with training attendance rosters and summarize any pertinent information that may impact end user training.

Customer Responsibilities

- Supply classroom(s) based on the requirements listed in the Education Plan.
- Designate training representatives who will work with the Motorola trainer(s) to deliver the training content.
- Facilitate training of all Customer end users in accordance with the Customer's Education Plan.

Motorola Deliverables

- Electronic versions of User Guides and training materials.
- Attendance rosters.

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PROJECT GO-LIVE, CLOSURE, AND HANDOVER TO SUPPORT

Motorola will utilize the Deployment Checklist throughout the deployment process to verify features and functionality are in line with installation and configuration requirements. The Customer will witness the ST demonstrating the Deployment Checklist and provide feedback as features and functionality are demonstrated. The Customer is considered Live on the system after the equipment has been installed, configured, and made available for use, and training has been delivered or made available to the Customer.

Upon the conclusion of Go-Live, the project is prepared for closure. Project closure is defined as the completion of tasks and the Customer's receipt of contracted components. The Deployment Checklist serves as the artifact that memorializes a project closure. A System Acceptance Certificate will be provided to the Customer for signature to formally close out the project. The Customer has ten (10) business days to provide Motorola with a signed System Acceptance Certificate. If the Customer does not sign off on this document or provide Motorola written notification rejecting project closure, the project will be deemed closed. Upon project closure, the Customer will engage with Technical Support for on-going needs in accordance with the Customer's specific terms and conditions of support.

Motorola Responsibilities

- Provide the Customer with Motorola Technical Support engagement process and contact information.
- Provide Technical Support with the contact information of Customer users who are authorized to engage Technical Support.
- Ensure Deployment Checklist is complete.
- Obtain Customer signature on the System Acceptance Certificate.
- Provide Customer survey upon closure of the project.

Customer Responsibilities

- Within ten (10) business days of receiving the System Acceptance Certificate, provide signatory approval signifying project closure.
- Provide Motorola with the contact information of users who are authorized to engage Motorola's Technical Support.
- Engage Technical Support as needed.

Motorola Completion Criteria

Provide Customer with survey upon closure of the project.

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ASSUMPTIONS

This SOW is based on the following list of assumptions (if applicable):

- Videomanager EL Cloud (VMELC) must be connected to the Microsoft Entra ID (formally known as Microsoft Azure Active Directory) for user authentication to the VMELC application. Microsoft Entra ID can be synchronized with the Customer's on-premises Active Directory using Azure AD Connect. If the Customer is using Microsoft Office 365, Motorola will be able to integrate with this Microsoft Entra ID.
- Must be 2003 or later for Microsoft Entra ID integration.
- Upload Speed Requirements for Hardware Devices
  - 5 Mbps + 3 Mbps per additional device.
    - This assumes it will take 8 hours to upload 5 GB of video on a device.
  - 40-50 Mbps per concurrent uploading device.
    - This assumes video is required to upload within 30-40 minutes with approximately 5 GB to upload.
- If the Customer is supplying an upload server to temporarily store video, please verify the server complies with the specifications provided in the Solutions Description.
- By default, M500 ICVs and V300/V700 BWCs do not need an upload server for cloud deployments. An upload server may be required depending on how many devices are uploading concurrently and the need for the Customer to upload video evidence at a given speed.
- Upload appliance required if using 4REs or VISTA body worn cameras connected to VideoManager EL Cloud
- Cellular upload of ICVs and BWCs (if applicable) requires an Ethernet connection to an LTE modem in the vehicle.
- If the Customer is supplying a server for VideoManager EL (On-premises) solution, the Customer must verify the server is not a Domain Controller.
- VideoManager EL for on-premises cannot be installed on a server running Active Directory or Exchange applications on the Customer’s network.
- The ICVs are configured with a hidden SSID and WPA2-AES Security with a 128-bit Pre-shared Key. If another type of security is desired, the Customer will be responsible for configuring these security requirements into the ICVs. This information must be supplied through the IT Questionnaire in order for the factory to configure the correct security requirements.
- If the Customer is supplying their own Access Point, it must be 5 GHz 802.11n compatible.

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Essential Service for V700 Body Worn Camera Device (North America)

This Statement of Work ("SOW") is subject to the terms and conditions of the Motorola Solutions Service Agreement or other applicable agreement in effect between the parties ("Agreement"). The terms of this SOW are an integral part of an Agreement with the Customer to which this SOW is appended and is made a part thereof by this reference. In the event of a conflict between the terms and conditions of an Agreement and the terms and conditions of this SOW, this SOW will control the inconsistency only. This SOW applies to the Device(s) specifically named in the Agreement.

1.1. Description of Services and Obligations

The term "Customer" refers to any end-user who has a purchase agreement with Motorola Solutions.

Essential Service provides either three (3) or five (5) years of coverage, as selected by the Customer, and includes:

- Remote Technical Support
- Software Maintenance
- Software Enhancements
- Hardware Repair for manufacturing defects

Motorola Solutions includes three (3) years of Essential Service with each Body Worn Camera (BWC) device purchase, with optional service upgrades to extend and/or provide additional coverage for the device.

1.2. Essential Service

1.2.1. Remote Technical Support

Remote Technical Support is provided for device issues related to software and/or hardware that require troubleshooting expertise. Motorola Solutions' System Support Center (SSC) and Technical Support Operations (TSO) center are staffed with highly trained technologists who specialize in the diagnosis and resolution of product issues. Motorola Solutions' SSC and TSO are continuously monitored against stringent, industry recognized incident and problem management processes.

Motorola Solutions will respond to calls, e-mails, and web portal submissions during normal support hours, five (5) business days per week, excluding holidays, and weekends. In addition, Customers may contact the Motorola Service Desk and a Motorola Solutions representative will log a technical request on Motorola Solutions' Case Management System.

1.2.1.1 Technical Problem Isolation, Analysis and Resolution.

A Motorola Solutions representative or technologists will:

- Work to isolate the problem/issue
- Analyze and determine the cause of the problem/issue
- Work to achieve problem/issue resolution

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1.2.2. Software Maintenance

Software maintenance is important for ensuring device performance and operation. Essential Service provides the Customer with access to the latest available Body Worn Camera (BWC) device operating system (OS) software, device firmware, and application software. Device software releases maintain the device software performance such that the Device operates in accordance with its specifications and documented functionality, and is aligned with the applicable Motorola Solutions infrastructure platform lifecycle. Each release may include bug fixes, security patches, and/or new feature activation enablements.

Configuration of the Body Worn Camera (BWC) device is made possible through the use of the VideoManager EL On-Premise, or VideoManager EL Cloud, solution.

Access to software updates will remain available until the expiration of the initial term of the Essential Service Package. Upon expiration of the initial Essential Service term, availability of software updates will terminate, unless the Customer renews Essential Service.

1.2.3. Software Enhancements

Software Enhancements are included with all BWC devices that have a valid Essential Service Package. Software Enhancements may include, or introduce, new device features, functionality, or capabilities, that were not available at time of device purchase. Availability of software enhancements depends on the device hardware and software capability to work with the new enhancements. Certain enhancements, not included with Essential Service Packages, may only be available as an additional purchase.

Motorola Solutions, at its discretion, reserves the right to add new software enhancements, or remove existing software enhancements, from any of its Essential Service Package. Please contact your Motorola Solutions Sales associate, or visit the Motorola Solutions' Web portal, for additional information regarding device features and capabilities.

Software Enhancements for the device will be continuously available until the expiration of the initial term of the Essential Service Package. Upon expiration of the initial term of Essential Service, availability of Software Enhancements will terminate, unless the Customer renews Essential Service.

1.2.4. Device Hardware Repair

Essential Service provides the Customer with repair services at a Motorola Solutions owned and operated, supervised, or certified Repair Center that employs the latest test equipment and original or certified replacement components used in the manufacturing of the BWC device. Device Hardware Repair provides the Customer with repair services for internal and external device components that are damaged as a result of manufacturing defects and defects due to normal wear and tear. With this Service, the device is repaired to ensure full compliance with its specifications, as published by Motorola Solutions at the time of delivery of the original device via:

- Repairs, adjustments and restorations, if appropriate, of any device that malfunctions while being used within the operational and environmental parameters specified by Motorola Solutions.
- Device updates, if applicable, as may be released, from time to time, by Motorola Solutions in accordance with an Engineering Change Notice.

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At the discretion of Motorola Solutions, if the device is considered “un-repairable”, for technical or economic reasons, Motorola will replace the device with a new or refurbished device.

1.2.5. Essential Software Service

If for any reason the Customer declines or chooses to exclude the hardware repair option that is included with the three (3) year Essential Service Package, the Customer will automatically default to, and be entitled to, three (3) years of Essential Software Service and one (1) year of hardware repair against manufacturing defects, as covered by the standard product warranty.

Essential Software Service provides three (3) years of coverage and includes:

- Remote Technical Support
- Software Maintenance
- Software Enhancements

1.2.6. Scope of Products or Services included

Essential Service, and optional Service upgrades, are currently available for all V700 Body Worn Camera devices. Check with your Motorola Solutions’ Sales representative if you have a question about the eligibility of your device.

1.3. Motorola Solutions Responsibilities

Software Release Availability. Motorola Solutions will provide access to the latest BWC device software and firmware releases via the VideoManager EL On-Premise, or VideoManager EL Cloud, solution. For customers using the VideoManager EL Cloud, software and firmware upgrades will occur automatically when the Body Worn Camera device connects to the agency’s VideoManager EL Cloud instance. If using the VideoManger EL On-Premise solution, the on-prem server will periodically connect to the VideoManager EL Cloud database to check for new software and firmware versions, download the latest version, and apply the new software and/or firmware automatically to the BWC device when it connects to the server.

Software Release Notes. Motorola Solutions may, from time to time, provide release notes for the BWC Device software release. Information regarding training material will be posted on the Learning Experience Portal (LXP) at https://learning.motorolasolutions.com

Hardware Repair. Motorola Solutions will provide repair or replacement of a device, at its option, with a five (5) business day in-house turnaround time, provided the device is delivered to the repair center by 9:00 a.m. (local repair center time), and replacement parts, components, and/or devices are available. Business days do not include holidays or weekends. Repair may include the replacement of parts, or boards with new parts or complete boards or, at Motorola Solutions’ option, with functionally equivalent, reconditioned parts, boards, or with a new or refurbished replacement device. All replaced parts, boards or devices will become the property of Motorola Solutions. Turnaround time represents the time a product spends in the repair process; it does not include time in transit, including customs clearance.

LTE/4G Service. Motorola Solutions supports the operation of the V700 BWC device on multiple approved LTE/4G Carrier Networks. Based on the Customer’s selection of a Carrier during the initial ordering process,

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Motorola Solutions will install, in the device, the Customer's selected Carrier SIM, before the device is shipped to the Customer. The Customer is responsible for contacting the Carrier and activating the LTE/4G data service.

Shipping. For devices repaired under Essential Service, Motorola Solutions will provide one-way shipping, from an Authorized Motorola Repair Center to the Customer. The Customer is responsible for the shipping method and any shipping costs incurred when returning the faulty device to an Authorized Motorola Solutions repair center. Based on the country of purchase, Motorola Solutions may also cover, or include, two-way shipping for the damaged or defective device. Eligibility for two-way shipping will be confirmed during the repair submission process.

1.4. Customer Responsibilities

Serial Numbers. If device orders are submitted via Motorola Solutions' Partner Hub, OCC, or CPQ ordering systems, the hardware serial number(s) for three (3) year Essential Service and Essential Software, as well as five (5) year Essential Service, and three (3) and five (5) year Essential Service with Accidental Damage and Advanced Replacement, will be automatically captured and included in the Service Agreement.

If five (5) year Essential Service or three (3) and five (5) year Essential Service with Accidental Damage and Advanced Replacement is purchased within 90 days of device shipment, the Customer must provide a complete list, preferably in electronic format, or by completing a Service Order Form (SOF), of all hardware serial numbers to be covered under the Agreement.

Initiating Repair. When initiating a repair, the Customer must contact Motorola Solutions to obtain a Return Material Authorization (RMA) number for each faulty BWC device. The Customer can submit a repair, and request an RMA, via the Partner Hub Portal, or by contacting the Motorola Solutions' Service Desk. If two-way shipping is included, the customer can generate a shipping label via Partner Hub, or by contacting the Motorola Solutions Service Desk. The Return Material Authorization (RMA) must be included with the device when shipped to the Authorized Motorola Repair Center.

- Only the BWC device should be returned for repair. The battery must be removed before shipping the device to a Motorola Solutions Repair Center.
- Device accessories should not be included when returning a device to a Motorola Solutions Repair Center for repair. Accessories include batteries, chargers or charging stations, cables, mounts, and clips.
- The SIM card must remain in the device, and intact, when the device is shipped to a Motorola Solutions Repair Center. If the SIM card is removed, or if any evidence of SIM card tampering is found, including disassembling of the device, the warranty will be null and void.

Motorola Solutions is not responsible for any accessories, or device batteries, that are shipped with the device for repair.

Device software releases. The Customer will be responsible for updating each eligible BWC device with the latest available software and/or firmware, and of advising users of any operational changes that may have been introduced as a result of the new software or firmware.

LTE/4G Service. The Customer is responsible for selecting a Motorola Solutions approved LTE/4G Carrier/Provider during the initial ordering process, and for contacting the Carrier and activating LTE service for the device. The Customer is solely responsible for all financial obligations with the selected LTE Carrier.

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WiFi Connectivity. The Customer is responsible for providing all WiFi connectivity to the device.

Removing Customer Data. The Customer is responsible for removing, from the device, any data, video, or other information that the Customer wishes to retain or destroy, prior to sending the device to a Motorola Solutions Repair Center for repair.

Motorola Solutions may provide a Video Evidence Recovery Service for the BWC device, as an additional charge. Video Evidence Recovery is a best effort service that is dependent on the condition of the device. This service, if applicable, will have a separated Agreement, with Terms and Conditions, outside the scope of this Statement of Work (SOW). Please contact your Motorola Solutions Representative for more information regarding the Video Evidence Recovery Service.

1.5. Essential Service Limitations and Restrictions

Customer will incur additional charges at the prevailing rates for any of the following activities, which are not covered under this Agreement:

- Replacement of consumable parts or accessories, as defined by product, including but not limited to batteries, cables, mounts, or clips.
- Repair of problems caused by natural or manmade disasters, including but not limited to fire, theft and floods that would cause internal or external component damage or destruction.
- Repair of problems caused by third parties' Software, accessories or peripherals not approved in writing by Motorola Solutions for use with the device.
- Repair of problems caused by using the device outside of the product's operational and environmental specifications, including improper handling, carelessness or reckless use, or repaired by a third party.
- Repair of problems caused by unauthorized alterations or attempted repair.
- Non-remedial work, including but not limited to administration and operator procedures, reprogramming, and operator or user training.
- Problem determination and/or work performed to repair or resolve issues with non-covered products; for example, any hardware or software products not specifically listed on the service order form.
- Any file or video backup or restoration.
- Completion and test of incomplete application programming or system integration if not performed by Motorola Solutions and specifically listed as covered.
- Use of Software or Firmware releases, except as provided for under the responsibilities outlined in this document.
- Accidental damage, chemical or liquid damage, or other damage caused outside of normal device operating specifications, unless the Customer has purchased the optional Essential Service with Accidental Damage and Advanced Replacement package.
- Cosmetic imperfections that do not affect the functionality of the device.

Where a Body Worn Camera device is submitted for repair that is outside the scope of Service, such repair may be quoted by Motorola Solutions for additional cost in accordance with Motorola Solutions' standard Time and Materials (T&M) rates and terms and conditions. Motorola Solutions will notify the Customer of any incremental charges related to the aforementioned exclusions prior to completing the repair and said repair will be subject to acceptance of the quotation by the Customer.

Software support for unauthorized modifications, or other misuse of the device software, is not covered under this Agreement.

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Access to the software and firmware releases for updating the device under this SOW is available only for the device named in the Agreement. Software updates to any additional devices are expressly excluded and prohibited. Notwithstanding the foregoing, Motorola Solutions may, at its sole discretion, include coverage for other devices.

Any implementation tools not required to support the device software and firmware updates are excluded from coverage.

1.6. Motorola Solutions is not obligated to provide support for any Device:

- That has been repaired, tampered with, altered or modified (including the unauthorized installation of any software) — except by Motorola Solutions authorized service personnel.
- That has been subjected to unusual physical or electrical stress, abuse, or forces or exposure beyond normal use within the specified operational and environmental parameters set forth in the applicable product specification.
- If Customer fails to comply with the obligations contained in the product purchase agreement and/or the applicable software license agreement and/or Motorola Solutions terms and conditions of service.

1.7. Essential Service with Accidental Damage Repair and Advanced Replacement

1.7.1. Description of Services and Obligations

Accidental Damage coverage is an optional, prepaid service that adds coverage for accidentally damaged BWC devices. Accidental Damage coverage must be purchased together with, or within 90 days of, a qualifying Motorola Solutions device purchase. This three (3) or five (5) year service offer reduces unexpected expenses related to the repair of the device. Accidental Damage and Advanced Replacement coverage includes all services provided under Essential Service, plus additional coverage for Accidental Damage and Advanced Replacement of the damaged device.

Examples of repairs covered under Accidental Damage include:

- Electrical repair for failures caused by accidental water or chemical damage
- Electrical repair for accidental internal damage
- Replacement of accidentally cracked or broken housings.
- Replacement of accidentally cracked or broken camera lens or displays.
- Replacement of accidentally cracked or broken or missing buttons, knobs, or keypads

Repair or Replacement. Motorola Solutions will provide repair or replacement of a BWC device, at its option, with a five (5) business day in-house turnaround time, excluding weekends and holidays, provided the device is delivered to the repair center by 9:00 a.m. (local repair center time), and replacement parts, components, and/or devices are available. Repair may include the replacement of parts, or boards with new parts or complete boards or, at Motorola Solutions option, with functionally equivalent, reconditioned parts, boards, or with a new replacement or refurbished device. All replaced parts, boards or devices will become the property of Motorola Solutions. Turnaround time represents the time a product spends in the repair process; it does not include time in transit, including customs clearance.

Serial Numbers. If the Accidental Damage Service is purchased with the device, in the same order, using Motorola Solutions' Partner Hub Portal, OCc, or CPQ when ordering, the hardware serial number(s) are

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automatically captured and included in the Service Agreement. If Accidental Damage Service is purchased within 90 days of device shipment, the Customer must provide a complete list, preferably in electronic format, or by completing a Service Order Form (SOF), of all hardware serial numbers to be covered under the Agreement.

Initiating Repair. When initiating a repair, the Customer must contact Motorola Solutions to obtain a Return Material Authorization (RMA) number for each faulty BWC device. The Customer can submit a repair, and request an RMA, via the Partner Hub Portal, or by contacting the Motorola Solutions' Service Desk. If two-way shipping is included, the customer can generate a shipping label via Partner Hub, or by contacting the Motorola Solutions Service Desk. The Return Material Authorization (RMA) must be included with the device when shipped to the Authorized Motorola Repair Center.

- Only the BWC device should be returned for repair. The battery must be removed before shipping the device to a Motorola Solutions Repair Center.
- Device accessories should not be included when returning a device to a Motorola Solutions Repair Center for repair. Accessories include batteries, chargers or charging stations, cables, mounts, and clips.
- The SIM card must remain in the device, and intact, when the device is shipped to a Motorola Solutions Repair Center. If the SIM card is removed, or if any evidence of SIM card tampering is found, including disassembling of the device, the warranty will be null and void.

Motorola Solutions is not responsible for any accessories, or device batteries, that are shipped with the device for repair.

Advanced Replacement. Under Accidental Damage and Advanced Replacement Service, Motorola Solutions will provide Advanced Replacement for the damaged device. Motorola Solutions will ship a new or refurbished replacement device to the Customer within two (2) business days of receiving the Customer repair request, subject to availability of replacement devices. Business days do not include weekends or holidays.

The Customer must return the defective or damaged device to a Motorola Solutions Repair Center within 60 days after receiving the replacement device. Failure to return the damaged device to Motorola Solutions will result in an additional Customer charge for the replacement device.

When returning a device for Advanced Replacement, device accessories should not be included. Accessories include batteries, chargers or charging stations, cables, mounts, and clips.

Motorola Solutions is not responsible for any accessories that are shipped with the device.

1.8. Accidental Damage and Advanced Replacement Limitations and Restrictions

Customer will incur additional charges at the prevailing rates for any of the following activities, which are not covered under this Agreement:

- Replacement of consumable parts or accessories, as defined by product, including but not limited to batteries, chargers, charging stations, mounts, and clips.
- Repair of problems caused by natural or manmade disasters, including but not limited to fire, theft and floods that would cause internal or external component damage or destruction.
- Repair of problems caused by third parties' Software, accessories or peripherals not approved in writing by Motorola Solutions for use with the device.
- Repair of problems caused by using the device outside of the product's operational and environmental specifications, including improper handling, carelessness or reckless use, or repair by a third party.

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- Repair of problems caused by unauthorized alterations or attempted repair.
- Non-remedial work, including but not limited to administration and operator procedures, reprogramming, and operator or user training.
- Problem determination and/or work performed to repair or resolve issues with non-covered products; for example, any hardware or software products not specifically listed on the service order form.
- Any file or video backup or restoration.
- Completion and test of incomplete application programming or system integration if not performed by Motorola Solutions and specifically listed as covered.
- Use of Software or Firmware releases except as provided for under the responsibilities outlined in this document.

There is a maximum limit of one (1) Body Worn Camera device repair, per contract year, for Essential Service with Accidental Damage and Advanced Replacement.

Where ongoing “Accidental Damage” repair is deemed by Motorola Solutions to be excessive, systemic, or the result of device mishandling, the Customer may be subject to an additional charge. Should the accidental damage continue unabated, the Customer will incur repair charges at Motorola Solutions’ discretion and prevailing charges for devices deemed by Motorola Solutions to have been damaged through improper handling, carelessness or reckless use.

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PURCHASE ORDER

537671

6/28/2022

INVOICE TO:
CITY OF LEESBURG
ATTN: ACCOUNTS PAYABLE
P O BOX 490630
LEESBURG FL 347490630

SHIP TO:
CITY OF LEESBURG
POLICE DEPARTMENT
115 E. MAGNOLIA ST.
LEESBURG FL 34748

TO: WATCHGUARD INC
415 E. EXCHANGE PKWY
ALLEN TX 75002

VENDOR NO.
3007946

DELIVER BY	SHIP VIA	F.O.B.	TERMS
11/30/2022	BESTWAY	LEESBURG, FL	NET/25

CONFIRM BY	CONFIRM TO	REQUISITIONED BY
AGREEMENT	MIKE THORNTON, PURCH. MGR	CHRIS PARSONS

FREIGHT ALLOWED	CONTRACT NO.	ACCOUNT NO.	PROJECT	REQ. NO.	REQ. DATE
		02113265177132		000005393	10/20/2021

LINE NO.	QUANTITY	UOM	ITEM NO. AND DESCRIPTION	UNIT COST	EXTENDED COST	TAX
			THIS PURCHASE ORDER SERVES AS THE NOTICE TO PROCEED. SUPPLIER MAY PROCEED WITH THE IMPLEMENTATION PROCESS IN COORDINATION WITH CITY OF LEESBURG POLICE DEPARTMENT REPRESENTATIVES			
1	1.00	YR	BODY CAMERAS INTEGRATED CAMERA SYSTEM THAT INCLUDES VIDEO AS A SERVICE (VAAS) YEAR 1 OF A 5 YEAR CONTRACT	112152.0000	112152.00	NO
2	1.00	LOT	CAMERA EQUIPMENT DIRECT PURCHASE ITEMS FOR SYSTEM IMPLEMENTATION	31005.0000	31005.00	NO
				TOTAL	143157.00	

REMARKS:

PAYMENT DUE FOLLOWING PROVISIONING OF SYSTEM AND DELIVER OF A PROPER & ACCURATE INVOICE
.
TERMS AND CONDITIONS IN ACCORDANCE WITH THE MSA EXECUTED BY EACH PARTY

AUTHORIZED BY Mike Thornton
PURCHASING MANAGER

Ordering Documents For:

Leesburg Police Department
Attn: Major Steve Rockefeller

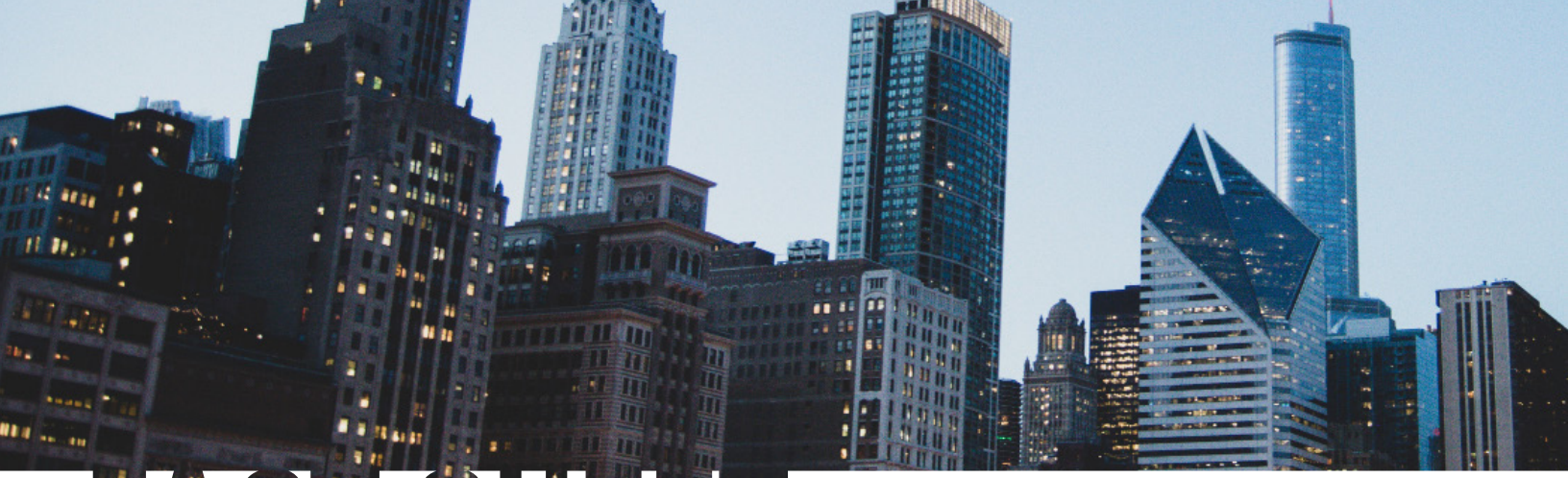
Reference:
M500-26-V300-70-CCE-35-Leesburg PD VaaS Proposal

Quote By:

WatchGuard Video / Motorola Solutions
Michael Costa

Date: 06/01/2022

Serving Law Enforcement with the Most Compelling, Quality Video Products



FACT SHEET

MOTOROLA SOLUTIONS

Motorola Solutions is a global leader in mission-critical communications. Our technology platforms in communications, command center software, video security & analytics, and managed & support services make cities safer and help communities and businesses thrive.

We have a rich history of firsts, including pioneering mobile communications in the 1930s, making equipment that carried the first words from the moon in 1969 and developing the first commercial handheld cellular phone in 1983.

Today, our global employees are committed to designing and delivering the solutions our customers refer to as their lifeline. At Motorola Solutions, we are ushering in a new era in public safety and security.

TECHNOLOGY PLATFORMS

MISSION-CRITICAL COMMUNICATIONS

COMMAND CENTER SOFTWARE

VIDEO SECURITY & ANALYTICS

MANAGED & SUPPORT SERVICES

AWARDS

The Wall Street Journal Management Top 250, No. 92, November 2019

WayUp Top 100 Internship Programs, August 2019

Fortune World's Most Admired Companies, No. 3 in Networks and Other Communications Equipment, January 2019

Forbes World's Best Employers, October 2018

Dow Jones Sustainability North American Index, September 2018

CHAIRMAN & CEO

Greg Brown

HEADQUARTERS

500 W. Monroe
Chicago IL USA

MEDIA CONTACT

Brittany Kelly | 224-246-3914
brittnay.kelly@motorolasolutions.com

BY THE NUMBERS

$7.3 BILLION
in annual sales (2018)

$637 MILLION
in R&D spending (2018)

$3.3 BILLION
in acquisitions spending since 2016

17,000+ EMPLOYEES
in 60 countries

100,000+ CUSTOMERS
in over 100 countries

6,900+ PATENTS
granted and pending

13,000 NETWORKS
across the globe

MOTOROLA SOLUTIONS

Motorola Solutions, Inc. 500 West Monroe Street, Chicago, Il 60661 U.S.A. **motorolasolutions.com**

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MOTOROLA SOLUTIONS	**WatchGuard Video** **415 E. Exchange** **Allen, TX 75002** **(P) 800-605-6734 (F) 212-383-9661**	WATCHGUARD

Issued To:	Leesburg Police Department - Attn: Major Steve Rockefeller	Date:	06/01/2022
Project Name:	M500-26-V300-70-CCE-35-Leesburg PD VaaS Proposal	Quote ID:	WMC-0086-06

M500 & V300 System Bundle w/ Unlimited CC Evidence Storage

Includes: V300 BWC & In-Car Accessories

Qty	Item #	Description

(26)	AAS-M5-BWC-5YR
	PaaS
		M500 In-car video system with Integrated V300 Body-worn camera and Command Central Evidence - 5 Year Video-as-a-Service Package @ $205 per Month
		
		<u>Software, Hardware & Refresh:</u>
		• Video-as-a-Service Bundle includes the cloud-based evidence management system, with unlimited storage and unlimited cloud sharing.
		  o 1 User License per bundle.
		  o CommandCentral Evidence, capture, records, redaction and community engagement capabilities included.
		• V300 Body-worn camera (choice of mount)
		  o Third year technology (Hardware) refresh.
		• M500 In-Car Video System
		  o M500 with 1TB DVR, 5″ touch display, front camera with 4k sensor, infrared cabin camera,
		  o HiFi wireless microphone kit, MikroTik WiFi Kit & Smart Power Switch
		
		<u>Subscription, Support & Warranty:</u>
		• 5-year agreement (billed Quarterly or Annually)
		• No-Fault hardware warranty, Advanced hardware replacement service & 24/7 support

Subtotal Price (Excluding sales tax)		**$319,800.00**

V300 Body Worn Camera

Includes: Spare Battery, Desk Charger, & Transfer Station

Qty	Item #	Description

(44)	AAS-BWC-5YR-001
	PaaS
		Body-worn camera and evidence management software - 5 Year Video-as-a-Service Package @ $49 per Month
		
		<u>Software, Hardware & Refresh:</u>
		• Video-as-a-Service includes CommandCentral Evidence, the cloud-based evidence management system with unlimited device storage and unlimited cloud sharing.
		  o 1 User License per Body Worn Camera.
		  o 50 GB of non-device storage included per device, averaged across all devices in the program
		  o CommandCentral Evidence, Records, Redaction, Sharing, Community Engagement capabilities and capture application included.
		• Body-worn camera (battery + choice of mount included)
		• Third year technology (Hardware) refresh.
		
		<u>Subscription, Support & Warranty:</u>
		• 5-year agreement (billed Quarterly or Annually)
		• Advanced hardware replacement service & 24/7 support
		• No-Fault hardware warranty

Subtotal Price (Excluding sales tax)		**$129,360.00**
Qty	**Item #**	**Description**
(70)	WGP02614	**V300, Battery, Removable and Rechargable, 3.8V, 4180mAh**
Subtotal Price (Excluding sales tax)		**$6,930.00**
Qty	**Item #**	**Description**
(4)	AAS-BWC-XFS-DOC ***PaaS***	**Transfer Station (8 Bay) Video-as-a-Service Package @ $30 per Month** • 8-Bay Ethernet Transfer Station o Ethernet Cable, Rack mount (optional) & Power Cord
Subtotal Price (Excluding sales tax)		**$7,200.00**
Qty	**Item #**	**Description**
(70)	AAS-BWC-USB-DOC ***PaaS***	**USB Docking Station Video-as-a-Service Package @ $4 per Month** • USB Dock for Body-worn camera including USB Cable
Subtotal Price (Excluding sales tax)		**$16,800.00**

Leesburg Current 4RE Fleet V300 BWC Integration

Includes: Wifi Dock and Smart POE Switch for 4RE Fleet Integartion

Caching Upload Server

Qty	Item #	Description	
(35)	IV-ACK-BD-V3---	**V300 WiFi In-car Radio Base Bundle, includes Radio Base and Smart PoE Switch.** • V300 WiFi In-car Radio Base Bundle • WiFi Charging Radio Base • Smart PoE Switch • Cables and Brackets	
Subtotal Price (Excluding sales tax)			**$19,075.00**
Qty	**Item #**	**Description**	
(2)	AAS-UPL-SVR-001 ***PaaS***	**Upload Server - Video-as-a-Service Package @ $100 per Month** • Upload Server o Fast video offload, 8 TB of storage, 5 Year Warranty	
Subtotal Price (Excluding sales tax)			**$12,000.00**

Leesburg Current 4RE Fleet CC Evidence Cloud Migration Licenses

Includes: 5 Years of CC Evidence Cloud Service for In-Car Fleet

Qty	Item #	Description	

(35)	AAS-CCD-USR-5YR
	PaaS
		Additional CommandCentral digital evidence user license - 5 Year License @ $39 per Month
		• Additional license for CommandCentral cloud-based evidence management system.
		  o Unlimited storage and unlimited cloud sharing.
		  o User licenses on a named-user basis.
		  o Select CommandCentral evidence capture, records, and community engagement capabilities included.	

Subtotal Price (Excluding sales tax)			**$75,600.00**

Technical Field Services

Includes: System Configuration and Training

Qty	Item #	Description	
(1)	WGW00122-400	**Managed Software Installation Service; On-Site Assist Install, Training, Configuration, Project Management, Consultation**	
Subtotal Price (Excluding sales tax)			**$5,000.00**
Qty	**Item #**	**Description**	
(1)	SSV00S01450B	**Learner Subscription** • Learning Services	
Subtotal Price (Excluding sales tax)			**$0.00**

Purchase as a Service (PaaS)
Financial Profile

Total Price:	$560,760.00
Contract Term:	5 Years
Monthly Payments:	$9,346.00
Annual Invoice:	***$112,152.00***

Quote Notes:

1. This Quote is valid for 90 days from the Quote Date. Pricing may change thereafter.
2. Any sales transaction resulting from this Quote is based on and subject to the applicable Motorola's Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents.
3. Motorola's Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.
4. Payment Terms: Equipment-Net 30 days upon shipment; Installation-Net 30 days upon completion; Services and Subscription Agreements-Net 30 days from receipt of Order.
5. The pricing in this Quote does not include any applicable taxes (e.g. sales/use tax).
6. UNLESS OTHERWISE NOTED IN THIS QUOTE / ORDER, INSTALLATION OF EQUIPMENT IS NOT INCLUDED

Quoted by: Michael Costa - Regional Sales Manager - 954-605-7872 - michael.n.costa@motorolasolutions.com

Total Price	**$591,765.00**
Deferred	**$560,760.00** (5 Payments of $112,152.00)
Direct Purchase Items	**$31,005.00**
Due Now	**$143,157.00**
Annual Invoice (Excluding sales tax)	**$112,152.00**

Leesburg Police Department 5 Year Payment Schedule

Payment Year Q4 2022	$143,157.00
Payment Year Q4 2023	$112,152.00
Payment Year Q4 2024	$112,152.00
Payment Year Q4 2025	$112,152.00
Payment Year Q4 2026	$112,152.00
Total Amount:	**$591,765.00**

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: October 13, 2025

From: Tracey Dean, (Airport Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a lease agreement with LAMAR Advertising; and providing an effective date.

Staff Recommendation:
Staff recommends approval and execution of the LAMAR Advertising (Billboard) 15-year lease.

Analysis:
By Resolution 6119, dated November 27, 2000, the City entered into a 15-year lease agreement with LAMAR Advertising.
The rental amounts were as follows:
Years 1-5 Land rent $3,000.00 per year
Years 6-10 Land rent $3,500.00 per year
Years 11-15 Land rent $4,000.00 per year

Since 2015, LAMAR has continued to pay $4,000.00 annually. Now, LAMAR is interested in a new long-term agreement. After discussions with staff and the Airport Advisory Board, a 15-year lease, commencing on April 1, 2026, is being presented with the following rental amounts.
Years 1-5 Land rent $4,500.00 per year
Years 6-10 Land rent $5,000.00 per year
Years 11-15 Land rent $5,500.00 per year

Procurement Analysis:
N/A

Options:
1. Approve and execute the lease agreement with LAMAR; or,
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
The 15-year lease will generate $75,000.00 to the Airport fund.
Account No. 048-0000-362-0110

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE AGREEMENT WITH LAMAR ADVERTISING; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with LAMAR Central Outdoor, LLC., whose address is 2065 NW 57th Street, Ocala, Florida 34475.

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

RENEWAL SIGN LOCATION LEASE

THIS RENEWAL SIGN LOCATION LEASE ("Lease"), made this _____ day of _____, 2025, ("Effective Date"), by and between: **THE CITY OF LEESBURG, FLORIDA** ("Lessor") and **LAMAR CENTRAL OUTDOOR, LLC** ("Lessee"). The Lessor and Lessee may at times hereinafter be referred to collectively as "Parties" or individually as "Party."

WHEREAS, Lessor is the owner, easement holder or lessee under written lease of certain real property located in the **CITY OF LEESBURG, LAKE COUNTY, FLORIDA** as more particularly described or depicted on **Exhibit A** attached hereto (the "Leased Premises"); and

WHEREAS, Lessor and Lessee are Parties or successors in interest to that lease of the Leased Premises dated the 27TH of NOVEMBER, 2000 (the "Previous Lease") for the purposes of constructing, maintaining and operating a sign on the Leased Premises and the Parties desire to renew, amend supersede and replace the terms of the Previous Lease to the extent more specifically described herein.

NOW, THEREFORE, in consideration of and reliance upon the mutual benefits and obligations to be conveyed by this Lease and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Lessor hereby leases and grants to Lessee, its successors or assigns, the right to use the Leased Premises, with free access over and across the Leased Premises, for the purposes of constructing, installing, operating, maintaining, servicing, altering, replacing, relocating or removing an outdoor advertising structure ("Sign"), including supporting structures, illumination facilities and connections, display panels, and other appurtenances and ancillary equipment, and the right to post, illuminate and maintain advertisements on the Sign. Lessor also grants to Lessee and/or its agents, contractors, subcontractors, sublessees and assigns (i) the right and easement to and from the Sign over and across the Leased Premises for the vehicular and pedestrian ingress and egress necessary to effect any action allowed herein or required by this Lease or by applicable law, (ii) the right to provide, establish, install and maintain electrical power to the Sign at Lessee's expense, and (iii) the right to place incidental and ancillary equipment onto and add any commercially reasonable use to the Sign, including but not limited to wireless or telecommunication devices, however, no digital faces will be allowed on the Sign The Parties acknowledge that, except as otherwise provided for herein, the Sign shall remain at its present location within the Leased Premises as described in **Exhibit B** attached hereto (the "Sign Location") and any discrepancies or errors in the Sign Location and/or the orientation of the Sign have been waived.

2. This Lease shall be for an initial term of **FIFTEEN (15)** years commencing on **APRIL 1, 2026** ("Rent Commencement Date"). Each one-year period following the Rent Commencement Date shall be referred to herein as a "Lease Year." Upon expiration of the initial term of this Lease, this Lease shall automatically renew and continue from year to year, on the same terms and conditions contained herein, unless either Party provides to the other Party written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term.

3. Lessee shall pay to Lessor the annual rental of **$4,500.00** ("Annual Rent"), payable **ANNUALLY** in advance in equal installments of **$4,500.00** each, subject to any adjustments or additional terms contained in **Exhibit C** attached hereto and incorporated herein ("Additional Rental Terms"), with the first installment due upon the Rent Commencement Date. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by Lessor, whether or not actually received by Lessor. Should Lessee fail to pay rent or perform any other obligation under this Lease within thirty (30) days after such performance is due, Lessee will be in default under the Lease. In the event of such default, before exercising any remedies, Lessor must give Lessee written notice by certified mail and allow Lessee thirty (30) days thereafter to cure any default.

4. Lessor shall not erect or allow to be erected any other off-premise advertising structure(s), other than Lessee's, on property owned or controlled by Lessor within one thousand (1,000) feet of Lessee's Sign or erect or allow to be erected any other structure or allow any vegetation on the Leased Premises that may obstruct the roadway view of Lessee's Sign. Lessor hereby authorizes Lessee, at Lessee's option, to remove any such obstruction of Lessee's Sign.

5. Should Lessee be prevented from constructing or maintaining a Sign at the Leased Premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, Lessee may, at its sole discretion, elect to immediately terminate this Lease without any obligation or liabilities due to Lessor. Additionally, Lessee may terminate this Lease upon providing thirty (30) days' written notice to Lessor in the event the Sign becomes entirely or partially obstructed in any way or, in Lessee's sole opinion, the location becomes economically or otherwise undesirable. Upon termination of this Lease prior to expiration, Lessor shall return to Lessee any unearned prepaid rentals on a pro rata basis.

6. Lessee, at Lessee's sole discretion, shall have the right to make any necessary applications with, or obtain permits or entitlements from, governmental bodies for the construction, operation, maintenance and removal of Lessee's Sign. The Sign and all such permits and entitlements obtained by Lessee, as well as any nonconforming rights pertaining to the Leased Premises, shall remain the property of Lessee. Upon the expiration or earlier termination of this Lease, Lessor shall provide Lessee with continued access to the Leased Premises to remove the Sign and to restore the surface of the Leased Premises to its original condition, less ordinary wear-and-tear.

7. Lessor represents that it is the owner, easement holder, or lessee under written lease of the Leased Premises and has the right to enter into this Lease and to grant Lessee free access to the Leased Premises to perform all acts necessary to exercise its rights pursuant to this Lease. Lessor is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the Leased Premises that prohibit the erection, posting, painting, illumination or maintenance of the Sign. Lessor shall disclose to Lessee the existence of any deeds of trust, mortgages or similar encumbrances on the Leased Premises and shall, if requested by Lessee, deliver a non-disturbance agreement in recordable form reasonably acceptable to Lessee prior to the Rent Commencement Date. Lessor shall be responsible for the payment of all real property ad valorem taxes assessed against the Leased Premises. If Lessor fails to pay the real property taxes for which it is responsible, Lessee shall have the right, but not the obligation, to pay such taxes on behalf of Lessor and be reimbursed therefor upon demand or, at Lessee's sole discretion, deduct the amount of such taxes from future rental payments. The Parties shall follow all local, state, and federal laws with respect to collection, withholding, and payment of any taxes due under this Lease. Lessor acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of Lessee.

8. In the event of any change of ownership of the Leased Premises, Lessor shall notify Lessee in writing of the name, address, and phone number of the new owner, and Lessor shall further give the new owner formal written notice of the existence of this Lease and deliver a copy thereof to such new owner prior to or upon closing. In the event that Lessee assigns this Lease, the assignee shall be fully obligated under this Lease and Lessee shall no longer be bound by the Lease. This Lease shall be binding upon the personal representatives, heirs, executors, successors, and assigns of both Lessee and Lessor.

9. In the event of condemnation or eminent domain activities affecting any portion of the Leased Premises that results in the removal or diminished value of Lessee's Sign or Sign Location, (i) any condemnation award for Lessee's property shall accrue to Lessee, and (ii) Lessee shall have the right and option to relocate the Sign onto a mutually agreeable remaining portion of the Leased Premises, to the extent practical, on the same terms contained herein.

10. Lessee shall indemnify Lessor from all claims of injury and damages to Lessor or third parties as well as repair any damages to the Leased Premises, less ordinary wear-and-tear, or personal property at the Leased Premises caused by the installation, operation, maintenance and removal of Lessee's Sign during the term of this Lease.

11. Lessor and Lessee agree to indemnify the other from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of Lessor or Lessee herein.

11. If required by Lessee, Lessor shall execute and acknowledge a memorandum of lease suitable for recordation.

12. This Lease is **NOT BINDING UNTIL EXECUTED** by all Parties. All written notifications, demands or requests pertaining to this Lease shall be sent via certified mail to the addresses on the following signature page.

[SIGNATURES ON FOLLOWING PAGE]

RENEWAL SIGN LOCATION LEASE SIGNATURE PAGE

LAMAR CENTRAL OUTDOOR LLC, LESSEE:

BY: _____

DOUG NOBLE, VP/GM
PRINTED NAME & TITLE

Date: 9/11/23

Address: 2065 NW 57TH STREET
OCALA, FL 34475

Phone: 352-351-2345

Witnesses (Lessee)

X _____

Printed name: Cheryl Tucker

X _____

Printed name: Bobbie Hanegan

THE CITY OF LEESBURG, FL, LESSOR:

BY: _____
MAYOR COMMISSIONER

_____
PRINTED NAME

ATTEST: _____
CITY CLERK

Date: _____

Address: MISC BILLING
PO BOX 490630
LEESBURG, FL 34749

Phone: (352) 728-9801

Witnesses (Lessor)

X _____

Printed name: _____

X _____

Printed name: _____

This Instrument Prepared by
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

EXHIBIT A
"The Leased Premises"

LEESBURG INTERNATIONAL AIRPORT PARCEL NUMBER: 01-19-25-0500-038-00000, LAKE COUNTY FLORIDA

LEGAL DESCRIPTION OF SIGN AREA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND LYING IN A PORTION OF LOT 5 OF SILVER LAKE ADDITION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 5 AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 500, MORE COMMONLY REFERRED TO AS U.S. HIGHWAY 441, AND THE POINT OF BEGINNING OF THIS DESCRIPTION (P.O.B.); THENCE RUN SOUTH 22°50'05" WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 67°09'55" WEST, PERPENDICULAR TO SAID EASTERLY LINE OF LOT 5, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 22°50'05" EAST, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 73.16 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 500 – U.S. HIGHWAY 441, SAID RIGHT OF WAY BEING A CURVE CONCAVE TO THE NORTH; THENCE RUN SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND ALONG SAID CURVE, HAVING A DELTA ANGLE OF 00°10'55", A RADIUS LENGTH OF 15,746.10 FEET, AN ARC LENGTH OF 50.03 FEET, A TANGENT LENGTH OF 25.02 FEET, A CHORD LENGTH OF 50.03 FEET AND A CHORD BEARING OF SOUTH 69°16'02" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED AT THE LEESBURG REGIONAL AIRPORT IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA AND CONTAINS AN AREA OF 3,703.458 SQUARE FEET OR 0.085 ACRE.

SKETCH OF SIGN AREA'S LEGAL DESCRIPTION

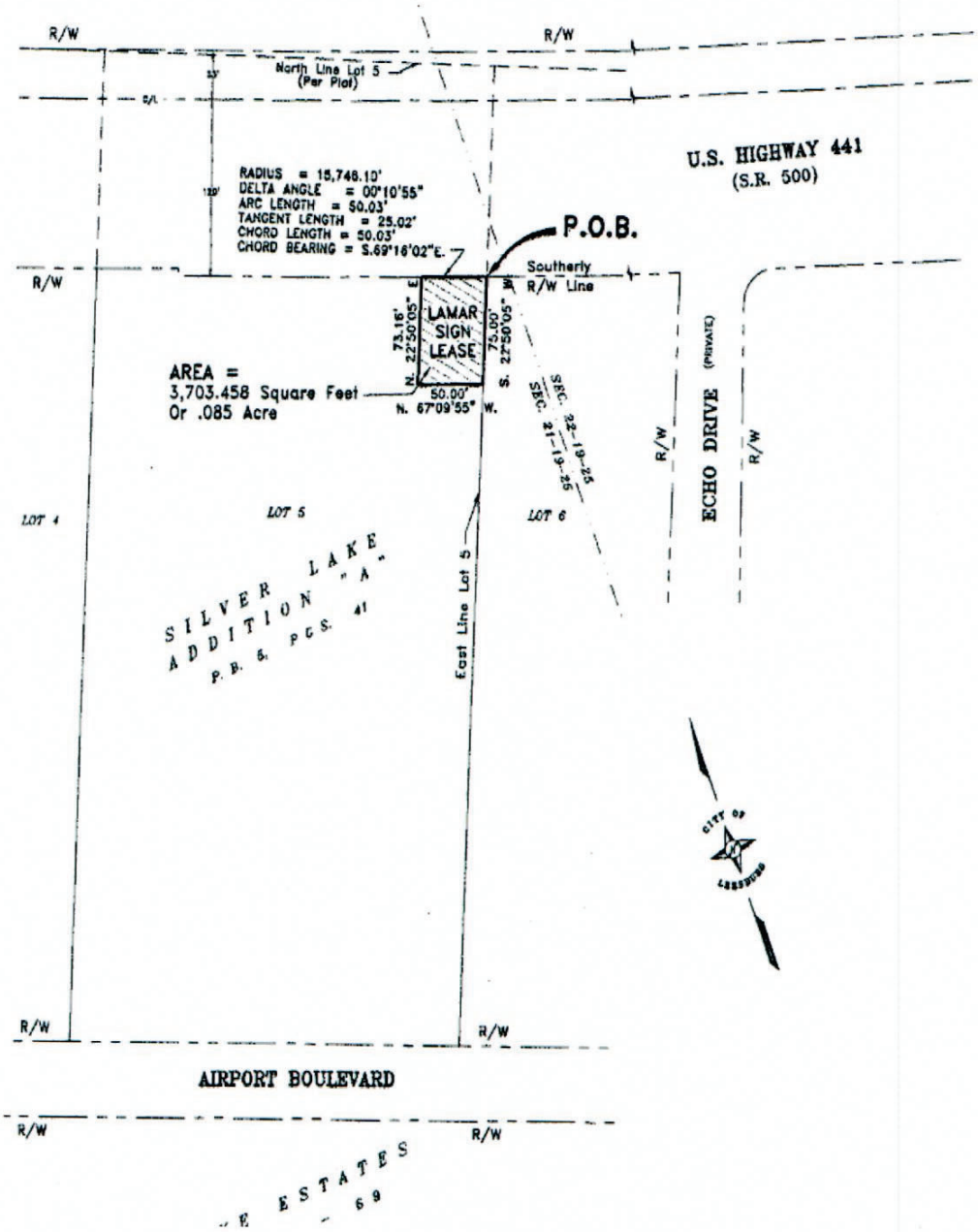


EXHIBIT B
"The Sign Location"

EXHIBIT C
"Additional Rental Terms"

The Annual Rent specified in Paragraph 3 of this Lease shall increase by $500 at the end of the 5th Lease Year, and as of the end of every 5th Lease Year thereafter for the duration of this Lease, based on the Annual Rent of the immediately preceding Lease Year.

Lease Year	Annual Rental Amount
1-5	$4,500
6-10	$5,000
11-15	$5,500
…	…

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.4.
Meeting Date:	October 13, 2025
From:	Corey Goepfert, (Gas Director)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Leesburg Senior Living Partners, LLC., for the purpose of granting the City an easement over the property described therein; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution for a Utility Easement from Leesburg Senior Living Partners, LLC., for the property described therein.

Analysis:
Leesburg Senior Living Partners, LLC., is granting a Utility Easement to the City of Leesburg, Florida for the purpose of construction, installation, repair, maintenance, replacement, and improvement of underground or above-ground utilities, including but not limited to water, sewer, reuse water, natural gas, and electricity.

Procurement Analysis:
N/A

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

Fiscal Impact:
None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING A UTILITY EASEMENT TO THE CITY OF LEESBURG FROM LEESBURG SENIOR LIVING PARTNERS, LLC., FOR THE PURPOSE OF GRANTING THE CITY AN EASEMENT OVER THE PROPERTY DESCRIBED THEREIN; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Utility Easement granted to the City of Leesburg by the Leesburg Senior Living Partners, LLC., for the purpose of granting the City a Utility Easement over, under, upon, across, through and within the real property described in the document, is hereby accepted.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

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

UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT ("**Easement**") is hereby granted this 10th day of September, 2025 by **LEESBURG SENIOR LIVING PARTNERS, LLC,** a Florida limited liability company, whose mailing address is 72 Essex Manor Ln. Saunderstown, RI 02874 ("**GRANTOR**,") to **THE CITY OF LEESBURG, FLORIDA**, whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630, and its successors and assigns ("**GRANTEE**");

WITNESSETH:

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

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

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

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

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

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

WITNESSES:

Signature

Emily Gordon

Printed Name

300 Centerville Rd. Warwick, RI 02886

Address

Signature

Robyn F. Foster

Printed Name

300 Centerville Road, Warwick, RI

Address

GRANTOR:

LEESBURG SENIOR LIVING PARTNERS, LLC, a Florida limited liability company

Charles W. Anderson, Manager

STATE OF Rhode Island
COUNTY OF Kent

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 10th day of September, 2025, by Charles W. Anderson as Manager of Leesburg Senior Living Partners, LLC, a Florida limited liability company, on behalf of the company who is [_] personally known to me or [_] who produced the following identification:

Notary Public Signature

Robyn F. Foster

Notary Public Name

My Commission Number:
My Expiration Date:

(seal)

ROBYN F. FOSTER
My Commission Expires
NOTARY PUBLIC
September 11, 2027
STATE OF RHODE ISLAND

DESCRIPTION

Exhibit "A"

DESCRIPTION (WRITTEN BY SURVEYOR)

A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING IN LAKE COUNTY, FLORIDA AND DESCRIBED IN OFFICIAL RECORDS BOOK 4888, PAGE 723 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 87°59'09" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 16.95 FEET; THENCE SOUTH 01°00'53" WEST ALONG THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33 AS SHOWN ON ROAD PLAT BOOK 1, PAGES 56 THROUGH 80 AND ROAD PLAT BOOK 3, PAGES 174 THROUGH 198, A DISTANCE OF 193.32 FEET; THENCE NORTH 88°59'07" WEST, A DISTANCE OF 11.99 FEET TO THE **POINT OF BEGINNING** AND A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33; THENCE SOUTH 09°50'53" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 80°09'07" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 09°50'53" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 80°09'07" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 90 SQUARE FEET, MORE OR LESS

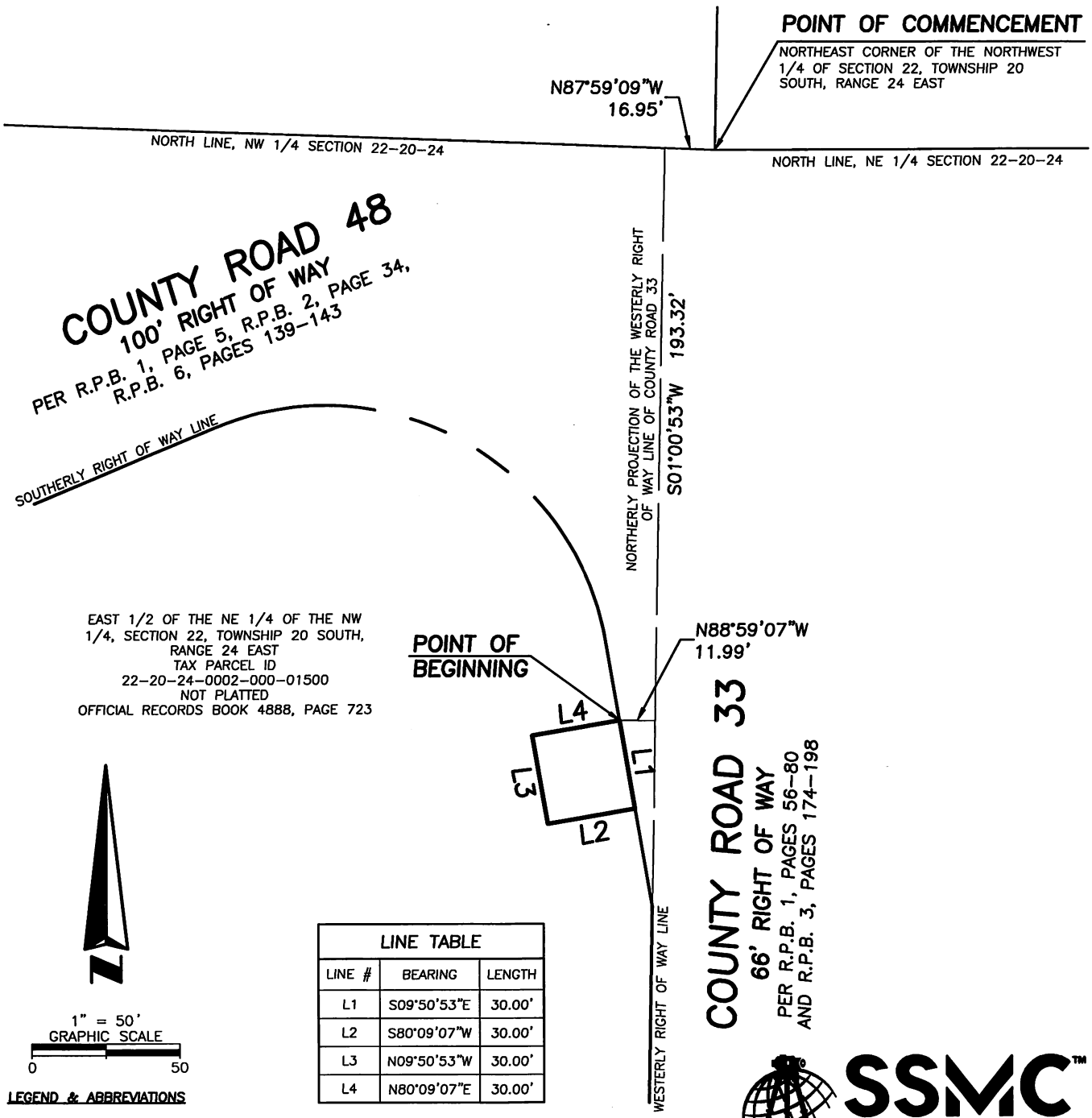
SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, BEING NORTH 87°59'09" WEST. BEARINGS AND DISTANCES SHOWN HEREON ARE ASSUMED 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 & DESCRIPTION	DATE: FEBRUARY 13, 2025 MER	CERTIFICATION NUMBER LB2108 68577001
FOR	JOB NUMBER: 68577 / SCALE: 1" = 50'	SSMC™ SUE • SURVEY • GIS
CITY OF LEESBURG	CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT **THIS IS NOT A SURVEY.**	550 South Highland Street Mt. Dora Florida 32757 (352) 343-4880 e-mail: info@southeasternsurveying.com Certification Number LB2108
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	JAMES M. DUNN II, PSM Registered Land Surveyor Number 4235

SKETCH OF DESCRIPTION



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S09°50'53"E	30.00'
L2	S80°09'07"W	30.00'
L3	N09°50'53"W	30.00'
L4	N80°09'07"E	30.00'

LEGEND & ABBREVIATIONS

R.P.B. = ROAD PLAT BOOK

SSMC™
SUE • SURVEY • GIS
550 South Highland Street
Mt. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

DRAWING NO. 68577001
JOB NO. 68577
DATE: FEBRUARY 13, 2025
SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION

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

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.5.
Meeting Date:	October 13, 2025
From:	Brad Chase, (Electric Director)
Subject:	Resolution of the City Commission of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Hills of Leesburg 118, LLC., regarding electric service to a development known as Oakstone Farms; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the resolution authorizing the Mayor and City Clerk to execute an electric service agreement between the City of Leesburg and Hills of Leesburg 118, LLC.

Analysis:
The City of Leesburg will provide electric service to Hills of Leesburg 118, LLC., for the development known as Oakstone Farms. The development will consist of 119 metered units; there are no developer's costs for make-ready work. The City will receive a bond in the amount of $449,106.00 which will be credited within 4 years from the date of the agreement on a per-unit basis as the homes are built.

Procurement Analysis:
N/A

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

Fiscal Impact:
The City will receive a bond in the amount of $449,106.00 which will be credited within 4 years from the date of the agreement on a per-unit basis as the homes are built.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN ELECTRIC SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND HILLS OF LEESBURG 118, LLC., REGARDING ELECTRIC SERVICE TO A DEVELOPMENT KNOWN AS OAKSTONE FARMS; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement between the City of Leesburg and Hills of Leesburg 118, LLC., regarding providing electric service for the development known as Oakstone Farms.

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

ELECTRIC SERVICE AGREEMENT

THIS ELECTRICAL SERVICE AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2025 by and between the **City of Leesburg, Florida**, a municipal corporation organized under the laws of the State of Florida, located at 501 W. Meadow Street, Leesburg, Florida, 34748, ("City"), and **Hills of Leesburg 118, LLC**, a Delaware limited liability company ("Owner") located at 726 SECOND ST., STE. 2A ANNAPOLIS, MD 21403, sometimes collectively referred to as "Party" or "Parties".

WITNESSETH:

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

See **Exhibit "A"** attached hereto

Parcel Identification Number(s): 1273480, 1273501, 1273510, 2914904, and 2914939

WHEREAS, development of the Property has been authorized in accordance with the master plan on file with the City of Leesburg, Florida, for "**Oakstone Farms**" (the "Development"); and

WHEREAS, the Owner has requested the City of Leesburg, Florida, Electric Department to design the electric distribution facilities for the above-mentioned Development (the "Project"); and

WHEREAS, Section 25-474 Installation of Electric Distribution System, of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner be responsible for charges identified; and

WHEREAS, the City of Leesburg, Florida, will estimate the Project's four (4)-year projected revenue based on when the Owner anticipates home construction to commence and at what monthly completion rate; and

WHEREAS, Section 25-450 Utility Easements, of the Code of Ordinances of the City of Leesburg, Florida, requires utility easements to be dedicated in the final plat of subdivisions, or granted to the City prior to installation of electric utilities; and

WHEREAS, Section 1E of the Charges in Aid to Construction Policies ("CIAC"), of the Leesburg Electric Service Planning Design Manual of the City of Leesburg, Florida, requires that Owner be responsible for line extension charges and "make ready" work (as defined herein) identified; and

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, City and Owner do agree as follows:

1. The City shall, subject to the provisions of this Agreement, supply and install electric distribution lines, which shall include the installation of the primary and secondary facilities, including transformers needed to serve the Development. A map of the Development is attached hereto as **Exhibit "B"** and by reference is made a part hereof.
2. The Development will have **118** residential lots. There will be **1** lift station electric services. There will be a total of **119** electric meters in the Project.

3. Underground Residential Distribution system-The City has created an estimate for an underground distribution design with the Owner's contractors installing the conduit per City requirements. The estimated cost is **$449,106.00**. The Owner will be installing the conduit, secondary boxes, and transformer pads per the City requirements and material provided by the City. The City has created an estimate for overhead electric distribution construction. The estimated overhead (OH) cost is **$532,882.00**. The Owner is obligated to pay the cost difference between the underground electric distribution design and the overhead electric distribution design, if any.
4. Line Extension- This Project does not require a line extension.
5. Estimated Project Revenues- The City has estimated the 4-year projected revenue for this development to be $**458,703.36**. The total cost of the project (estimated underground costs plus the Line Extension costs) is **$449,106.00**. The difference between the estimated revenue and the cost of the project is $**9,597.36**. Since the projected revenue is larger than the cost of the subdivision, the owner will not owe additional funds.
6. "Make Ready Work"- This Project does not require any "Make Ready Work".
7. The Owner has not requested the installation of rental lights and will be installing their own solar lighting to be maintained by the Development ("HOA"). This Project does not require any additional conduit installation for lights.
8. The Owner shall provide the City with a check in the amount of the following:
    a. The cost difference between Overhead and Underground Distribution. **$0.00**
    b. The estimated 4 year revenue shortage (UG Costs Plus Line Extension minus revenue). **$0.00**
    c. The Estimated cost of the Make Ready Work. **$0.00**
    d. The Estimated cost of light conduit installation. **$0.00**
    e. The design fee credit paid at the pre-design meeting. -**$1,000.00**
    f. **Total amount CIAC due.** **$0.00**

Payment shall be received within 14 days of the approval of this Agreement by the City Commission and prior to any installation of electric distribution.

9. The City has estimated the pricing described herein to the best of its ability. If the cost to install the underground distribution, Make Ready Work or line extension exceeds the estimated costs as outlined in Section 3 and Section 8a through 8f of this Agreement, the Owner will be responsible for the difference in the actual cost and the estimated costs. Likewise, if the actual costs are less than estimated costs as outlined in Section 3 and Section 8a through 8f of this Agreement, the City will reimburse the Owner. This adjustment will take place within ninety (90) days of the Project being completed by the City. Notifications will be sent to the Owner.
10. The Owner will provide a bond in the amount of **$449,106.00**, the **reimbursable** cost of the underground distribution design, made out to the City of Leesburg within 14 days of approval of this Agreement by the City Commission. The Owner will be credited at a rate of **$3,774.00** per meter, as each meter is set and accumulates 1,850 kWh energy use within the four (4)-year period described below.
11. The Owner has four (4) years from the date of this signed Agreement in which to complete the build-out of the Development. Build-out is the completion of **118** homes and **1** additional

service for a total of **119** meters. Each meter must reach 1,850 kwh and be in the homeowner, Utility provider, or the HOA's account. Any Owner funds not reimbursed at the end of the four (4)-year term will be forfeited to the City. Upon petition submitted to the City Clerk by the Owner, not later than sixty (60) days prior to the expiration of the four (4)-year deadline to draw on the bond, establishing to the satisfaction of the City Commission, in its discretion, that conditions beyond the control of the Owner, delayed the requirements for reimbursement, the City Commission may extend the deadline for up to, but not more than, two (2) additional years, or such shorter time as the City Commission deems appropriate.

12. The City shall connect, when requested, individual residential services to each home within the Development at an additional cost. The home builder shall install all underground electric services from the meter can to the City designated Point of service. The home builder shall install the service to meet the City's current requirements of service installation. The City shall ensure that such service is provided as the same rates and on the same terms as those provided to other electric customers of the City within a comparable service area. The Parties understand that any and all service connections, meter charges and impact fees shall be paid by the residential customers at the time service is installed to the home.
13. The Owner will be responsible for the installation of non-residential service(s) to the point of service determined by the City of Leesburg, Florida.
14. The Owner shall grant to the City all easements needed to install, operate, maintain, repair and replace the electric distribution infrastructure on the Property, including minimum five-foot (5') side lot easements and ten feet (10') along all roadways, and shall dedicate or otherwise convey those easements to the perpetual use of the City and its successors in interest for the purpose of installing, operating, maintaining, repairing and replacing the electric distribution system.
15. The City of Leesburg's Electric Department requires that all areas to be at or near final grade before installation of any electric utilities. All property corners and lot lines shall be staked prior to installation. Staking shall also include final grade. Additional surveying by the Owner may be required for the installation of the electric distribution. The Owner's contractors will maintain proper clearances from all electric facilities. All road crossings will be installed prior to stabilized base. Any crossings not installed prior to this, will be installed by directional bore and the Owner shall bear the total cost. These and any other additional costs shall be paid before the electric distribution facilities are energized.
16. Owner agrees to pay any and all reasonable cost that City incurs in the collection of any unpaid reimbursement fees from Owner, including reasonable attorney's fees and court costs and any attorney fees and costs for appellate proceedings, efforts to collect any judgement entered in favor of the City of Leesburg, Florida, and in any proceedings in receivership, bankruptcy or insolvency.
17. If the Owner fails to pay the funds required under this Agreement or otherwise defaults under the terms of this Agreement, the City is not obligated to install the electric distribution infrastructure in the Development, may discontinue installation and may terminate this Agreement.
18. The Parties agree that the laws of the State of Florida shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it. The Parties

agree that in the event of any litigation arising out of or otherwise related to this Agreement, venue shall lie only in the state court of competent jurisdiction in Lake County, Florida.

19. The Parties understand and agree that this Agreement sets forth the entire understanding between the Parties and supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written; all of which are deemed to have merged into this Agreement and to have been extinguished thereby, except to the extent they are specifically set forth herein. Each Party warrants, for the benefit and reliance of the other, that it has not entered into this Agreement in reliance on or on the basis of any promise, undertaking, representation or agreement of the other Party, except as specifically set forth within the four corners of this instrument; and the Parties mutually waive and disclaim any and all rights, remedies and causes of action which may otherwise exist, based wholly or partly on any such promise, undertaking, representation or agreement of the other Party, except as specifically set forth with the four corners of this Agreement.
20. This Agreement may be assigned to any successor of the Owner, but only with prior, written consent from the City, which shall not be unreasonably withheld. However, this Agreement may not be partially assigned, or assigned separately from title to all remaining lots not yet transferred to third parties intending to use the lot for personal residential purposes.
21. The Parties understand and agree that this Agreement may not be amended orally, by implication, by course of conduct, or in any manner other than by way of a written instrument approved by the Leesburg City Commission and duly executed by both Parties hereto.
22. This Agreement is binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, and assigns.

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

CITY OF LEESBURG

BY:_____
Alan Reisman, Mayor

ATTEST:

_____

City Clerk

Approved as to form and content:

_____

City Attorney

OWNER: HILLS OF LEESBURG 118, LLC

BY:_____

Printed Name: William Southworth

Title: Manager

Exhibit A

Oakstone Farms Legal Description:

PARCEL 1:

Lots 3 and 4, Block 16, Lots 1, 2, 3 and 4, Block 17 and Lots 11 and 12, Block 18, Revised and Corrected Plat of Re-Subdivision of Subdivision of Silver Lake Estates, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida.

TOGETHER WITH that part of the North 1/2 of vacated Hill Road contiguous to the aforedescribed Lots 3 and 4, Block 17, and Lot 12, Block 18; AND those parts of the West 1/2 of vacated Walker Road lying contiguous to the aforedescribed Lot 4, Block 16; and Lots 2 and 4, Block 17; AND those parts of the East 1/2 of vacated Walker Road lying contiguous to the aforedescribed Lots 11 and 12 of Block 18: AND that part of the vacated Tuller Road lying contiguous to the aforedescribed Lots 3 and 4, Block 16, and Lots 1 and 2, Block 17; and that part of the East 1/2 of vacated Seng Road lying contiguous to Lots 1 and 3 of Block 17, and Lot 3, Block 16, which vacated parts are more particularly described in that certain

Corrected Resolution No. 2006-27 recorded October 17, 2008 in Official Records Book 3691, Page 233, and in Ordinance No. 22-55, recorded October 18, 2022 in Official Records Book 6039, Page 2183, Public Records of Lake County, Florida.

AND LESS AND EXCEPT any portion thereof lying within the lands conveyed to Lake County, Florida, for right of way as described in Statutory Warranty Deed recorded June 13, 2024 in Official Records Book 6349, Page 1638, Public Records of Lake County, Florida.

AND

PARCEL 2:

Lot 6 and that part of Lot 7, Block 18, Revised and Corrected Plat of the Re-Subdivision of Subdivision of Silver Lake Estates, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida, described as follows: Begin at the Northeasterly corner of Lot 7, Block 18, run North 89 degrees 59 minutes 02 seconds West 600.13 feet; thence run South 71 degrees 56 minutes 19

seconds East 545.67 feet to the Westerly line of State Road 44, said point being on a curve concave Easterly and having a radius of 2910.01 feet and a radial bearing of North 66 degrees 08 minutes 38 seconds West; thence run Northeasterly along the arc of said curve through a central angle of 03 degrees 41 minutes 37 seconds, a distance of 187.60 feet to the Point of Beginning.

LESS AND EXCEPT that portion of Lots 6 and 7, Block 18, lying within 50 feet of the centerline of County Road 44, as conveyed to Lake County, Florida, in that certain Statutory Warranty Deed recorded March 27, 1996, in Official Records Book 1425, Page 2224, Public Records of Lake County, Florida.

TOGETHER WITH that part of the North 1/2 of vacated Hill Road contiguous to the aforedescribed Lot 6, Block 18; AND that part of the South 1/2 of vacated Hill Road contiguous to the aforedescribed portion of Lot 7, Block 18, which vacated parts are more particularly described in that certain Corrected Resolution No. 2006-27 recorded October 17, 2008 in Official Records Book 3691, Page 233, Public Records of Lake

County, Florida.

AND LESS AND EXCEPT any portion thereof lying within the lands conveyed to Lake County, Florida, for right of way as described in Statutory Warranty Deed recorded June 13, 2024 in Official Records Book 6349, Page 1638, Public Records of Lake County, Florida.

AND

PARCEL 3:

Lots 4, 5 and 10, Block 18, REVISED AND CORRECTED PLAT OF THE RE-SUBDIVISION OF THE

SUBDIVISION OF SILVER LAKE ESTATES, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida, LESS that part of Lot 4, Block 18, bounded and described as follows: Begin at the Eastern most corner of said Lot 4, Block 18, run thence North 43 degrees 30 minutes West, 300 feet along the Northeast line of said Lot 4; thence South 46 degrees 30 minutes West 290 feet; thence South 43 degrees 30 minutes East, 372 feet to the Northwest right of way line of State Road No. 44; thence Northeasterly 298 feet, more or less, along the said line to the Point of Beginning; AND LESS, from the Northeasterly corner of said Lot 4, run North 43 degrees 30 minutes West, along the Northeasterly line of said Lot 4, a distance of 300 feet to the Point of Beginning; thence continue North 43 degrees 30 minutes West along said Northeasterly line 208.72 feet; thence South 46 degrees 30 minutes West 208.72 feet; thence South 43 degrees 30 minutes East 208.72 feet; thence North 46 degrees 30 minutes East, 208.72 feet to the Point of Beginning.

LESS AND EXCEPT that portion of Lot 5, Block 18, lying within 50 feet of the centerline of County Road 44, as conveyed to Lake County, Florida, in that certain Statutory Warranty Deed recorded March 27, 1996, in Official Records Book 1425, Page 2227, Public Records of Lake County, Florida.

TOGETHER WITH those parts of the East 1/2 of vacated Walker Road lying contiguous to the aforedescribed Lot 10 of Block 18: which vacated parts are more particularly described in that certain Corrected Resolution No. 2006-27 recorded October 17, 2008 in Official Records Book 3691, Page 233, and in Ordinance No. 22-55, recorded October 18, 2022 in Official Records Book 6039, Page 2183, Public Records of Lake County, Florida.

AND LESS AND EXCEPT any portion thereof lying within the lands conveyed to Lake County, Florida, for right of way as described in Statutory Warranty Deed recorded June 13, 2024 in Official Records Book 6349, Page 1638, Public Records of Lake County, Florida.

Division of Corporations
an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
HILLS OF LEESBURG 118, LLC

Filing Information

Document Number	M24000011137
FEI/EIN Number	99-4653187
Date Filed	08/28/2024
State	DE
Status	ACTIVE

Principal Address

726 SECOND ST., STE. 2A
ANNAPOLIS, MD 21403

Mailing Address

726 SECOND ST., STE. 2A
ANNAPOLIS, MD 21403

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

BC OPERATIONS V LLC
726 SECOND ST., STE. 2A
ANNAPOLIS, MD 21403

Title MGR

BUILDER CAPITAL, LLC
726 SECOND ST., STE. 2A
ANNAPOLIS, MD 21403

Annual Reports

Report Year	Filed Date
2025	04/04/2025

UNANIMOUS CONSENT OF THE MEMBER AND MANAGER
OF
HILLS OF LEESBURG 118, LLC
IN LIEU OF A SPECIAL MEETING

The undersigned, being the sole Member and the Manager of **HILLS OF LEESBURG 118, LLC**, a Delaware limited liability company (the "**Company**") do hereby consent to the adoption of the following resolutions and declare them to be in full force and effect as if they were adopted at a special meeting of the Member and Manager of the Company:

RESOLVED, that Builder Capital, LLC, a Delaware limited liability company ("**Builder Capital**"), in its capacity as Manager of the Company, is hereby authorized, empowered and directed, for and on behalf of the Company, to sign any and all documents which may be necessary or required: (i) for the purchase and sale of the real property located in Lake County, Florida (the "**Property**"), as described in that certain Contract for Sale and Purchase (The Hills of Leesburg), dated as of May 25, 2023, as amended (the "**Purchase Agreement**"), by and between DWPM VENTURES LLC, a Florida limited liability company, as Seller, and MARONDA HOMES, LLC OF FLORIDA, a Florida limited liability company ("**Maronda**"), as Buyer, which Purchase Agreement was assigned to the Company, together with any and all documents which may be necessary, required or otherwise contemplated, including, without limitation, any and all conveyances, assignments and other documents required for the Closing (contemplated under the Purchase Agreement); (ii) in connection with that certain Option Agreement (the "**Option Agreement**"), by and between the Company, as Owner, and Maronda, as Builder, granting Maronda the option to purchase the Property; (iii) in connection with that certain Construction Agreement (the "**Construction Agreement**"), by and between the Company, as Owner, and MHMR CONSTRUCTION AT THE COMMONS, LLC, a Florida limited liability company, as Contractor, to construct certain improvements on the Property contemplated in the Construction Agreement; and (iv) in connection with any of (i)-(iii);

FURTHER RESOLVED, that the actions of Builder Capital, or any other officer, manager or representative of the Company, taken or performed prior to the date hereof with respect to the preparation, execution and delivery of the foregoing transaction, be, and hereby are, in all respect ratified, affirmed and approved; and

FURTHER RESOLVED, that the authority of Builder Capital, by these resolutions shall remain in full force and effect until such time as written notice of revocation by further resolution of the Company shall have been delivered to the parties of the foregoing transaction.

DATED as of this 26th day of September, 2024.

MANAGER:

BUILDER CAPITAL, LLC,
a Delaware limited liability company

By: Arizona Crows Nest Ventures, LLC,
an Arizona limited liability company
Its: Manager

By: _____
William Southworth, Sole Member

MEMBER:

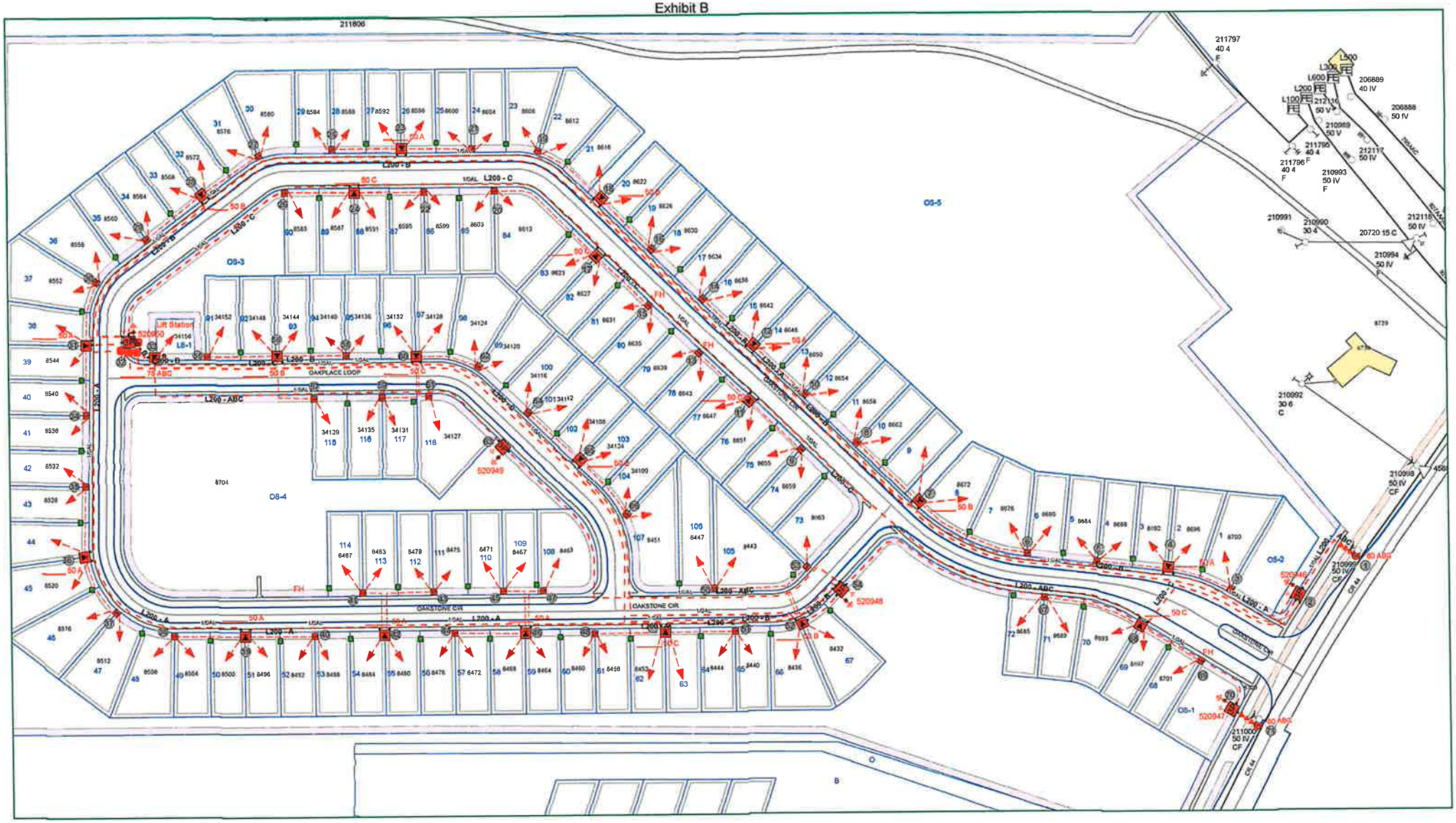
BC OPERATIONS V LLC,
a Delaware limited liability company

By: Builder Capital, LLC,
a Delaware limited liability company
Its: Manager

By: Arizona Crows Nest Ventures, LLC,
an Arizona limited liability company
Its: Manager

By: _____
William Southworth, Sole Member

Exhibit B



WF1612995

Worksite:
Oakstone Farms Subdivision

INSTALL
REMOVE
REPLACE
TRANSFER

Printed Date:
7/22/2025

Customer:
Maronda Homes - Steve Boyette 321-318-0046

Feeder, Substation, and Cross Street:
L200//Airport//Spring Ct

Job Description:
New Residential Subdivision

Comments:
New Subdivision

Soc Positive Response # 800-852-8057
Leesburg Operations # 352-728-9830

DOT PERMIT#: None
COUNTY PERMIT#: None

Sewer Connection
Proposed Underground Service

Soc # _____
Start Date: _____
Update By: _____
Soc # _____
Start Date: _____
Update By: _____

Engineer: tthomas

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.6.
Meeting Date:	October 13, 2025
From:	Brad Chase, (Electric Director)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Marietta MHC, LLC., regarding electric service to a development known as Leesburg Estates; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the resolution authorizing the Mayor and City Clerk to execute an electric service agreement between the City of Leesburg and Marietta MHC, LLC.

Analysis:
The City of Leesburg will provide electric service to Marietta MHC, LLC., for the development known as Leesburg Estates. The development will consist of 72 metered units; there are developer's costs of $14,896.00 pertaining to the increased cost of underground infrastructure, $59,184.00 for the line extension needed to serve the development and $29,586.06 for make-ready work. The City will receive a check in the amount of $103,666.06 in CIAC funds for the line extension and a bond in the amount of $209,376.00 which will be credited within 4 years from the date of this agreement on a per-unit basis as homes are built.

Included in the estimate are dollars for the installation of 22 streetlights and fixtures as part of the City's Rental Light Program. The HOA/CDD will be invoiced $317.24 per month for the capital costs, energy and O&M.

Procurement Analysis:
N/A

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

Fiscal Impact:
The total cost of the project including Street lights is $269,079.00. The City will receive $103,666.00 in Developer Contributed funds, the remaining $165,413.00 will come from available Electric Cash

Reserves. A budget adjustment will be processed to add $269,079.00 to the current Electric Capital Projects budget.

Account No.	041-1099-531-xxxx
Project No.	410002, 410004, 410006, 410010
WF No.	WF1581798

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN ELECTRIC SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND MARIETTA MHC, LLC., REGARDING ELECTRIC SERVICE TO A DEVELOPMENT KNOWN AS LEESBURG ESTATES; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement between the City of Leesburg and Marietta MHC, LLC., regarding electric service for the development known as Leesburg Estates.

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

ELECTRIC SERVICE AGREEMENT

THIS ELECTRICAL SERVICE AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2025 by and between the City of Leesburg, Florida, a municipal corporation organized under the laws of the State of Florida, located at 501 W. Meadow Street, Leesburg, Florida, 34748, ("City"), and Marietta MHC, LLC , a Florida limited liability company ("Owner") located at 315 E. Robinson Street, Suite 600, Orlando, Fl 32801 sometimes collectively referred to as "Party" of "Parties".

WITNESSETH:

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

See **Exhibit "A"** attached hereto

Parcel Identification Number(s):

Alt Key 1699886

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

WHEREAS, the Owner has requested the City of Leesburg, Florida, Electric Department to design the electric distribution facilities for the above-mentioned Development (the "Project"); and

WHEREAS, Section 25-474 Installation of Electric Distribution System, of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner be responsible for charges identified; and

WHEREAS, the City of Leesburg, Florida, will estimate the Project's four (4)-year projected revenue based on when the Owner anticipates home construction to commence and at what monthly completion rate; and

WHEREAS, Section 25-450 Utility Easements, of the Code of Ordinances of the City of Leesburg, Florida, requires utility easements to be dedicated in the final plat of subdivisions, or granted to the City prior to installation of electric utilities; and

WHEREAS, Section 1E of the Charges in Aid to Construction Policies ("CIAC"), of the Leesburg Electric Service Planning Design Manual of the City of Leesburg, Florida, requires that Owner be responsible for line extension charges and "make ready" work (as defined herein) identified; and

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, City and Owner do agree as follows:

1. The City shall, subject to the provisions of this Agreement, supply and install electric distribution lines, which shall include the installation of the primary and secondary facilities, including transformers needed to serve the Development. A map of the Development is attached hereto as **Exhibit "B"** and by reference is made a part hereof.
2. The Development will have 72 residential lots. There will be a total of 72 electric meters in the Project.

3. Underground Residential Distribution system-The City has created an estimate for an underground distribution design with the Owner's contractors installing the conduit per City requirements. The estimated cost is **$209,376.00**. The Owner will be installing the conduit, secondary boxes, and transformer pads per the City requirements and material provided by the City. The City has created an estimate for overhead electric distribution construction. The estimated overhead (OH) cost is **$194,480.00**. The Owner is obligated to pay the cost difference between the underground electric distribution design and the overhead electric distribution design, if any. The difference between the Overhead cost and the underground cost is **$14,896.00**.
4. Line Extension- This Project does not require a line extension.
5. Estimated Project Revenues-The City has estimated the 4 year projected revenue for this development to be $150,192.00. The total cost of the project (estimated Overhead costs plus the Line Extension costs) is $209,376.00. Since the projected revenue is smaller than the cost of the subdivision, the owner will owe additional funds. The shortage of revenue is **$59,184.00**
6. "Make Ready Work"-This Project does require "Make Ready Work". The "Make Ready work" is to remove the existing facilities from the property. This costs is **$29,586.06**
7. The Owner has requested the installation of rental lights, that will be paid for by the Owner on a monthly basis based on the current rental light rates. These rates are subject to change per City Policy. The City has provided a light design based on fixtures available from the City. This Project requires additional conduit installation for lights.
8. The Owner shall provide the City with a check in the amount of the following:
   a. The cost difference between Overhead and Underground Distribution. **$ 14,896.00**
   b. The estimated 4 year revenue shortage (OH Costs Plus Line Extension minus revenue). **$ 59,184.00**
   c. The Estimated cost of the Make Ready Work. **$ 29,586.06**
   d. The Estimated cost of light conduit installation. **$ 0.00**
   e. **Total amount CIAC due.** **$103,666.06**

Payment shall be received within 14 days of the approval of this Agreement by the City Commission and prior to any installation of electric distribution.

9. The City has estimated the pricing described herein to the best of its ability. If the cost to install the underground distribution, Make Ready Work or line extension exceeds the estimated costs as outlined in Section 3 and Section 7a through 7d of this Agreement, the Owner will be responsible for the difference in the actual cost and the estimated costs. Likewise, if the actual costs are less than estimated costs as outlined in Section 3 and Section 7a through 7d of this Agreement, the City will reimburse the Owner. This adjustment will take place within ninety (90) days of the Project being completed by the City. Notifications will be sent to the Owner.
10. The Owner will provide a bond in the amount of **$209,376.00**, the **reimbursable** cost of the overhead distribution design made out to the City of Leesburg within 14 days of approval of this Agreement by the City Commission. The Owner will be credited at a rate of **$2,908** per meter, as each meter is set and accumulates 1,850 kWh energy use within the four (4)-year period described below.

11. The Owner has four (4) years from the date of this signed Agreement in which to complete the build-out of the Development. Build-out is the completion of **72** homes for a total of **72** meters. Each meter must reach 1,850 kwh and be in the homeowner, Utility provider or the HOA's account. Any Owner funds not reimbursed at the end of the four (4)-year term will be forfeited to the City. Upon petition submitted to the City Clerk by the Owner, not later than sixty (60) days prior to the expiration of the four (4)-year deadline to draw on the bond, establishing to the satisfaction of the City Commission, in its discretion, that conditions beyond the control of the Owner, delayed the requirements for reimbursement, the City Commission may extend the deadline for up to, but not more than, two (2) additional years, or such shorter time as the City Commission deems appropriate.
12. The City shall connect, when requested, individual residential services to each home within the Development at an additional cost. The home builder shall install all underground electric services from the meter can to the City designated Point of service. The home builder shall install the service to meet the City's current requirements of service installation. The City shall ensure that such service is provided as the same rates and on the same terms as those provided to other electric customers of the City within a comparable service area. The Parties understand that any and all service connections, meter charges and impact fees shall be paid by the residential customers at the time service is installed to the home.
13. The Owner will be responsible for the installation of non-residential service(s) to the point of service determined by the City of Leesburg, Florida.
14. The Owner shall grant to the City all easements needed to install, operate, maintain, repair and replace the electric distribution infrastructure on the Property, including minimum five-foot (5') side lot easements and ten feet (10') along all roadways, and shall dedicate or otherwise convey those easements to the perpetual use of the City and its successors in interest for the purpose of installing, operating, maintaining, repairing and replacing the electric distribution system.
15. The City of Leesburg's Electric Department requires that all areas to be at or near final grade before installation of any electric utilities. All property corners and lot lines shall be staked prior to installation. Staking shall also include final grade. Additional surveying by the Owner may be required for the installation of the electric distribution. The Owner's contractors will maintain proper clearances from all electric facilities. All road crossings will be installed prior to stabilized base. Any crossings not installed prior to this, will be installed by directional bore and the Owner shall bear the total cost. These and any other additional costs shall be paid before the electric distribution facilities are energized.
16. Owner agrees to pay any and all reasonable cost that City incurs in the collection of any unpaid reimbursement fees from Owner, including reasonable attorney's fees and court costs and any attorney fees and costs for appellate proceedings, efforts to collect any judgement entered in favor of the City of Leesburg, Florida, and in any proceedings in receivership, bankruptcy or insolvency.
17. If the Owner fails to pay the funds required under this Agreement or otherwise defaults under the terms of this Agreement, the City is not obligated to install the electric distribution infrastructure in the Development, may discontinue installation and may terminate this Agreement.

18. The Parties agree that the laws of the State of Florida shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it. The Parties agree that in the event of any litigation arising out of or otherwise related to this Agreement, venue shall lie only in the state court of competent jurisdiction in Lake County, Florida.
19. The Parties understand and agree that this Agreement sets forth the entire understanding between the Parties and supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written; all of which are deemed to have merged into this Agreement and to have been extinguished thereby, except to the extent they are specifically set forth herein. Each Party warrants, for the benefit and reliance of the other, that it has not entered into this Agreement in reliance on or on the basis of any promise, undertaking, representation or agreement of the other Party, except as specifically set forth within the four corners of this instrument; and the Parties mutually waive and disclaim any and all rights, remedies and causes of action which may otherwise exist, based wholly or partly on any such promise, undertaking, representation or agreement of the other Party, except as specifically set forth with the four corners of this Agreement.
20. This Agreement may be assigned to any successor of the Owner, but only with prior, written consent from the City, which shall not be unreasonably withheld. However, this Agreement may not be partially assigned, or assigned separately from title to all remaining lots not yet transferred to third parties intending to use the lot for personal residential purposes.
21. The Parties understand and agree that this Agreement may not be amended orally, by implication, by course of conduct, or in any manner other than by way of a written instrument approved by the Leesburg City Commission and duly executed by both Parties hereto.
22. This Agreement is binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, and assigns.

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

CITY OF LEESBURG

BY:_____
Alan Reisman, Mayor

ATTEST:

_____

City Clerk

Approved as to form and content:

_____

City Attorney

OWNER: Marietta MHC, LLC A Florida Limited Liability company.

BY: Misty Dodds

Printed Name: Misty Dodds

Title: Authorized Signatory.

Exhibit A

Leesburg Estates Legal Description

That part of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 24 East, Lake County, Florida, bounded and described as follows:

Begin 210 feet North of the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 15; run North along the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 15 to the Southwesterly line of the right of way of U.S. Highway 441, as it existed on October 5, 1954; thence Northwesterly along the Southwesterly line of said right of way a distance of 500 feet; thence West to the West line of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 15; thence South to a point that is 210 feet North of the Southwest corner of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 15; thence East to the Point of Beginning. Less and except therefrom the right of way of U.S. Highway 441.

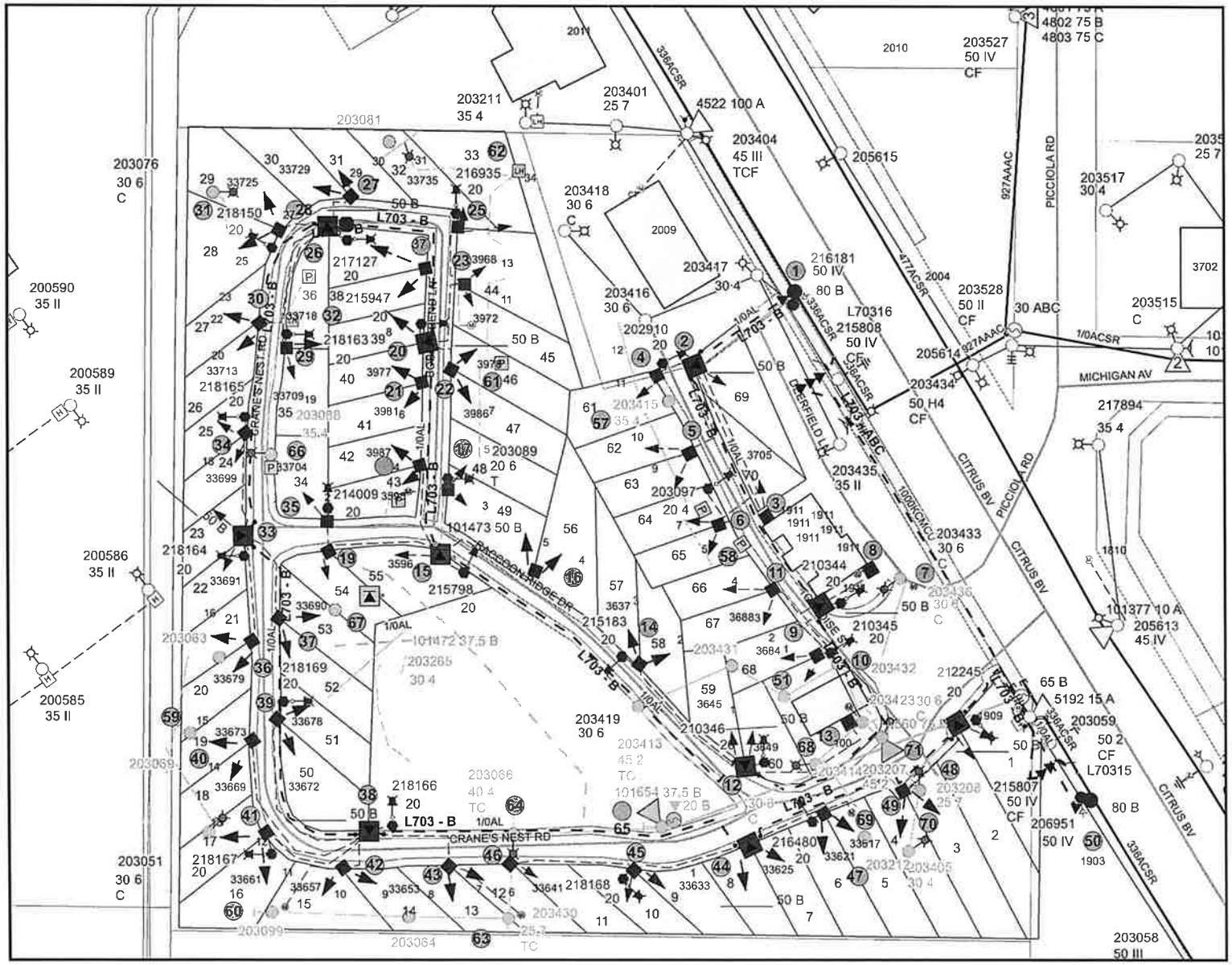
And Except the following lands:

Begin at a point that bears N.00°28'20"E. a distance of 210.01 feet from the S.E. corner of the S.W. 1/4 of the N.E. 1/4 of Section 15, Township 19 South, Range 24 East, Lake County Florida, said point being the Point of Commencement for the Parent Parcel. Thence continue N.00°28'20"E. 155.07 feet to a point on the Southwesterly right of way line of U.S. Highway 441 (Citrus Boulevard); thence N.31°25'16"W. along and with aforementioned right of way 397.51 feet to the Point of Beginning of this description. Thence continue N.31°25'16"W. along said right of way a distance of 141.66 feet; thence N.89°59'57"W., 137.70 feet ; thence S.17°28'32"E., 206.28 feet; thence N.75°36'15"E., 81.61 feet; thence N.51°45'47"E., 89.82 feet to the Point of Beginning.

Together with a Non-Exclusive Easement for Access, Ingress, Egress, and Utilities Installation and Maintenance more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 24 East, Lake County, Florida: thence run N.0°28'20"E, 365.08 feet to a point on the Westerly right of way of US Highway 441, thence N.31°25'16"W, 122.30 feet, to the Point of Beginning; thence continue N.31°25'16"W., 24.0 feet; thence S.58°15'58"W, 5.90 feet; thence N47°17'43"W, 42.01 feet; thence N.37°27'28"W. 26.48 feet; thence N.35°49'13"W., 39.43 feet; thence N.25°15'28"W., 145.08 feet; thence S.51°40'15"W., 24.64 feet; thence S.25°15'28"E., 141.73 feet; thence

S.35°49'13"E., 42.0 feet; thence S.37°27'28"E., 28.89 feet; thence S.47°17'43"E., 62.31 feet; thence N.58°15'58"E., 24.00 feet to the Point of Beginning.



THE LAKEFRONT CITY
LEESBURG
EST. 1857

WF1581798

Printed on: 8/14/2025

Job Description:

Install UG Primary

Comments:

OH to UG conversion;
Install UG primary, TXs, Sec peds, & HH boxes. Refreed lights and services. Remove OH wire, UG wire, Poles. Create a loop feed.

Customer:

Alan 941.962.7185

Work Site:

Marietta MHC

Feeder, Substation, and Cross Street:

L703//Picciola// Michael Lane

— INSTALL
— REMOVE
— REPLACE
— TRANSFER

DOT PERMIT#: None

COUNTY PERMIT#: None

Soc Positive Response # 800-852-8057
Leesburg Operations # 352-728-9830

Soc # _____

Start Date: _____ Update By: _____

Soc # _____

Start Date: _____ Update By: _____

Engineer: taraja

FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 28, 2025

CORPORATE ACCESS, INC.

Re: Document Number: L21000410042

The Statement of Authority for MARIETTA MHC, LLC, a Florida Limited Liability Company was filed on August 28, 2025.

Enclosed is the certification requested.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Filing Section Section.

Summer Chatham
Supervisor
Division of Corporations

Letter Number: 825A00019352

State of Florida

Department of State

I certify the attached is a true and correct copy of the Statement of Authority, filed on August 28, 2025, for MARIETTA MHC, LLC, a Florida Limited Liability Company, as shown by the records of this office.

The document number of this limited liability company is L21000410042.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-eighth day of August, 2025

Cord Byrd
Secretary of State

CR2E022 (01-11)

Docusign Envelope ID: 7A185B96-3DDB-4D0C-A1A0-958BFAF5F61D

STATEMENT OF AUTHORITY

Pursuant to Section 605.0302(1), Florida Statutes, this limited liability company submits the following Statement of Authority:

FIRST: The name of the limited liability company is: MARIETTA MHC, LLC.

SECOND: The Florida Document Number of the limited liability company is L21000410042.

THIRD: The street address of the limited liability company's principal office is:
315 E. Robinson Street, Suite 600
Orlando, Florida 32801

The mailing address of the limited liability company's principal office is:
315 E. Robinson Street, Suite 600
Orlando, Florida 32801

2025 AUG 28 PM 3:08

FOURTH: This Statement of Authority grants or sets limitations of authority on all persons having the status of position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company:
   a. Granted to: N/A
   b. No authority granted to: N/A

2. May enter into other transactions on behalf of, or otherwise act for or bind the company:
   a. Granted to: Misty Dodds, Rosa Cimino, and Peter Wood, as authorized signatory for the company for the purposes of filing permit applications with state and local government agencies; handling other government related applications; applying for or transferring mobile home and recreational vehicle titles; and executing an Electric Service Agreement with the City of Leesburg.
   b. No authority granted to: N/A

GABRIEL MONFRIED

Signature of Authorized Representative

Gabriel Monfried

Typed or printed name of Signor

Filing Fee: **$25.00**
Certified Copy: **$30.00 (optional)**

#14402.7|1859574v1

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.7.

Meeting Date: October 13, 2025

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 Civic Organization Funding Agreement for Fiscal Year 2025-26 with Leesburg Cemeteries, Inc.; and providing an effective date.

Staff Recommendation:
Staff recommends execution of the agreement with Leesburg Cemeteries for $161,760.00 for fiscal year 2025-26 civic grant funding.

Analysis:
Historically, Leesburg Cemeteries, Inc. has been included as part of the City of Leesburg overall civic grant funding approval process. For several years, this funding has been specifically included in its own line in the budget. The funding is used to provide upkeep and maintenance at both Lone Oak and Shady Oak cemeteries.

The fiscal year 2025-26 budget includes funding for Leesburg Cemeteries, Inc. in the amount of $161,760.00. This is the same amount that was awarded last year and includes a $15,000.00 utility credit.

Procurement Analysis:
N/A

Options:
1. Approve the Civic Organization Funding Agreement with Leesburg Cemeteries, Inc.; or
2. Such alternative action as the Commission may deem appropriate

Fiscal Impact:
A total of $161,760 ($146,760 plus utility credit of $15,000) is included in the fiscal year 2025-26 budget for this purpose.
Account No. 001-1295-519-8215

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CIVIC ORGANIZATION FUNDING AGREEMENT FOR FISCAL YEAR 2025-26 WITH LEESBURG CEMETERIES, 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, Leesburg Cemeteries, Inc., is 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 Agreement between the City of Leesburg and the entity listed above for the amount listed in the contract.

THAT this resolution shall take effect immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida at its regular meeting held on the 13th day of October 2025.

_____
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 Leesburg Cemeteries, 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 **$161,760.00** funding contribution in fiscal year 2025/2026. The agency will receive quarterly installments of $36,690.00. City also agrees to provide a maximum of $15,000.00 to Agency as credit to utility bills for Customer ID Number 337195 and the following three (3) location ID Numbers 511490, 593310 and 429590 in the amounts of $2,400.00, $1,800.00 and $10,800.00 respectively.

Section 2. Agency Obligations. Agency shall be responsible for providing the City with the most IRS Form 990 and quarterly financial statements (profit and loss), along with activity reports showing the uses for which the City's contribution was expended. The financial statements 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 activity reports are received.

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 maintenance and upkeep of the Lone Oak and Shady Oak cemeteries.** 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

Org name Leesburg Cemeteries, Inc.

By: Tracy M

Printed Name: Tracy Metcalf

Title: Executive Director

Mailing Address: PO Box 490804
Leesburg, FL 34749-0804

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.8.
Meeting Date:	October 13, 2025
From:	Corey Goepfert, (Gas Director)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Belle Rive Ventures II, LLC., for the purpose of granting the City an easement over the property described therein; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution for a Utility Easement from Belle Rive Ventures II, LLC., for the property described therein.

Analysis:
Belle Rive Ventures II, LLC., is granting a Utility Easement to the City of Leesburg, Florida for the purpose of construction, installation, repair, maintenance, replacement, and improvement of underground or above-ground utilities, including but not limited to water, sewer, reuse water, natural gas, and electricity.

Procurement Analysis:
N/A

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

Fiscal Impact:
None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING A UTILITY EASEMENT TO THE CITY OF LEESBURG FROM BELLE RIVE VENTURES II, LLC., FOR THE PURPOSE OF GRANTING THE CITY AN EASEMENT OVER THE PROPERTY DESCRIBED THEREIN; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Utility Easement granted to the City of Leesburg by Belle Rive Ventures II, LLC., for the purpose of granting the City a Utility Easement over, under, upon, across, through and within the real property described in the document, is hereby accepted.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

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

UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT ("**Easement**") on this 15TH day of SEPTEMBER 2025, is hereby granted by **BELLE RIVE VENTURES II LLC,** a Florida limited liability company, whose mailing address is 7486 Lake Marsha Drive Orlando, FL 32819 ("**GRANTOR,**") to **THE CITY OF LEESBURG, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630, and its successors and assigns ("**GRANTEE**");

WITNESSETH:

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

SEE SKETCH OF DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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

GRANTOR shall not erect, construct, or create any buildings, structures, or obstacles within the Easement Area that interfere with **GRANTEE'S** rights as described herein or install any landscaping with root systems that may damage the Facilities; however, **GRANTOR** may use the surface of the Easement Area in any manner that does not interfere with the rights granted to **GRANTEE** herein, which shall specifically include usage as and for roadways, parking areas, sidewalks, curbs, and sodding. **GRANTEE** will repair and/or replace any roadways, parking areas, sidewalks, curbs, and sodding in the Easement Area that is damaged in connection with any

maintenance or repairs made by **GRANTEE** to the Facilities. **GRANTOR** reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

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

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

WITNESSES:

Signature

Corey Uci

Printed Name

2709 Sweet Acacia, Clermont, FL 34711

Postal Address

Signature

Yamilett Herrera

Printed Name

9200 Summit Center Way Orlando, FL 32810

Postal Address

GRANTOR:

BELLE RIVE VENTURES II LLC, a Florida limited liability company.

By: _____

Eric H. Coe, Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 15 day of SEPTEMBER, 2025, by Eric H. Coe, as Manager of BELLE RIVE VENTURES II LLC, a Florida limited liability company, on behalf of the company, who is [X] personally known to me or [_] who produced the following identification: _____.

M. Sue Klingensmith

Notary Public Signature

[SEAL]

MIRANDA SUE KLINGENSMITH
Notary Public - State of Florida
Commission # HH 344522
My Comm. Expires Dec 27, 2026
Bonded through National Notary Assn.

Sketch of Description

Legal Description: Utility Easement

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5476, PAGE 1693, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THENCE WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 15, NORTH 89°46'30" WEST, 33.00 FEET; THENCE DEPARTING THE EAST-WEST MID-SECTION LINE OF SAID SECTION 15, SOUTH 00°29'00" WEST, 30.00 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TALLY ROAD, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD; THENCE CONTINUE WITH THE WEST RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD, SOUTH 00°29'00" WEST, 575.59 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5476, PAGE 1693, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD, SOUTH 00°29'00" WEST, 4.39 FEET; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD, GO THE FOLLOWING NINETEEN (19) BEARINGS AND DISTANCES: SOUTH 84°18'50" WEST, 278.30 FEET; SOUTH 17°24'06" WEST, 32.65 FEET; SOUTH 89°31'00" EAST, 15.19 FEET; SOUTH 00°29'00" WEST, 254.95 FEET; SOUTH 14°45'25" WEST, 54.48 FEET; SOUTH 30°06'25" WEST, 51.76 FEET; SOUTH 27°20'23" WEST, 89.40 FEET; NORTH 89°40'43" WEST, 9.42 FEET; NORTH 00°19'17" EAST, 10.00 FEET; SOUTH 89°40'43" EAST, 3.29 FEET; NORTH 27°20'23" EAST, 83.52 FEET; NORTH 30°06'25" EAST, 50.66 FEET; NORTH 14°45'25" EAST, 51.88 FEET; NORTH 00°29'00" EAST, 228.26 FEET; NORTH 89°31'00" WEST, 26.21 FEET; NORTH 00°29'00" EAST, 25.44 FEET; SOUTH 89°31'00" EAST, 10.56 FEET; NORTH 17°24'06" EAST, 42.30 FEET; NORTH 84°18'50" EAST, 170.20 FEET, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5476, PAGE 1693; THENCE WITH THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5476, PAGE 1693, NORTH 87°07'01" EAST, 115.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8,051.52 SQUARE FEET OR 0.185 ACRES, MORE OR LESS.

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	△	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-▫-	- Wood Fence		

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 09/22/25	Sketch and Description Certified To:
Drawn By: BMJ	STEVE KNEIPP
Approved By: PKI	
Field: N/A	

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

-Notes-

>Sketch is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

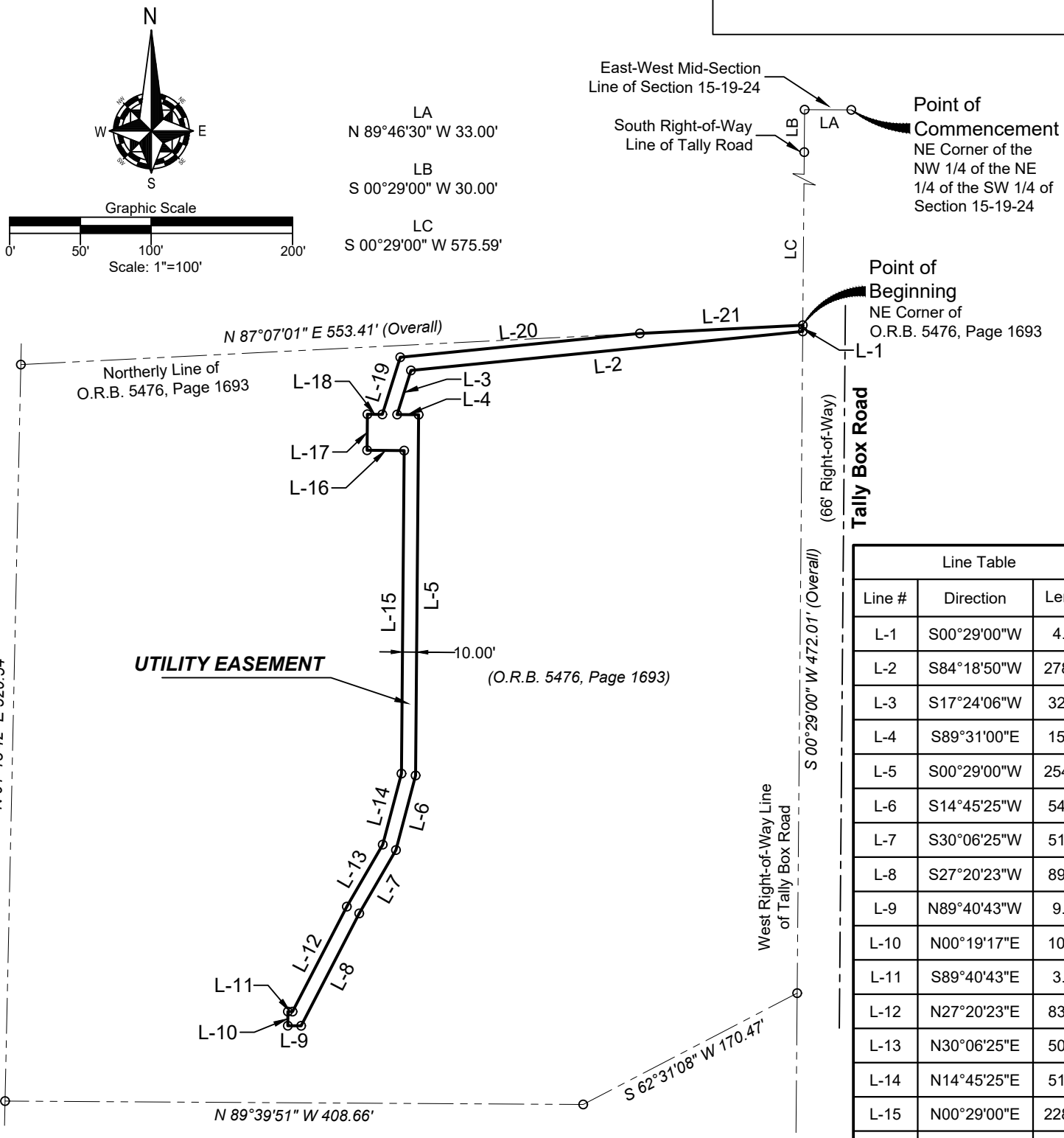
PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Patrick K. Ireland FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623
Date Signed: 09/05/25

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-146224

Sketch of Description



Line Table		
Line #	Direction	Length
L-1	S00°29'00"W	4.39'
L-2	S84°18'50"W	278.30'
L-3	S17°24'06"W	32.65'
L-4	S89°31'00"E	15.19'
L-5	S00°29'00"W	254.95'
L-6	S14°45'25"W	54.48'
L-7	S30°06'25"W	51.76'
L-8	S27°20'23"W	89.40'
L-9	N89°40'43"W	9.42'
L-10	N00°19'17"E	10.00'
L-11	S89°40'43"E	3.29'
L-12	N27°20'23"E	83.52'
L-13	N30°06'25"E	50.66'
L-14	N14°45'25"E	51.88'
L-15	N00°29'00"E	228.26'
L-16	N89°31'00"W	26.21'
L-17	N00°29'00"E	25.44'
L-18	S89°31'00"E	10.56'
L-19	N17°24'06"E	42.30'
L-20	N84°18'50"E	170.20'
L-21	N87°07'01"E	115.32'

Ireland & Associates
Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

File No. IS-146224

This is NOT a Survey.
This is ONLY a Description.
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.9.
Meeting Date:	October 13, 2025
From:	Andi Purvis, (City Clerk)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from CWIII LLC, joined by UNITED SOUTHERN BANK; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution accepting a Utility Easement from CWIII LLC., and Joinder and Consent to Utility Easement from UNITED SOUTHERN BANK.

Analysis:
CWIII LLC., is granting a Utility Easement to the City of Leesburg, Florida on the property described in the document. The property owner's lender has signed a joinder and consent to the utility easement.

Procurement Analysis:
N/A

Options:

1. Adopt the Resolution accepting and approving the Utility Easement as presented, or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
None.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING A UTILITY EASEMENT AFFECTING THE PROPERTY DESCRIBED THEREIN FROM CWIII LLC, JOINED BY UNITED SOUTHERN BANK; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Utility Easement granted to the City of Leesburg by CWIII LLC., joined by UNITED SOUTHERN BANK, is hereby accepted.

THAT this resolution shall take effect upon 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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

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

UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT ("**Easement**") on this 12 day of September 2025, is hereby granted by **CWIII LLC**, a Florida limited liability company, whose mailing address is 7486 Lake Marsha Drive, Orlando, Florida 32819 ("**GRANTOR,**") to **THE CITY OF LEESBURG, FLORIDA**, whose mailing address is P.O. Box 490630, Leesburg, Florida 34749-0630, and its successors and assigns ("**GRANTEE**");

WITNESSETH:

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

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

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

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

grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or conflict with the rights granted to **GRANTEE** herein. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

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

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

WITNESSES:

Signature

Frank Dourado III

Printed Name

7484 Lake Marsha Dr, Orl, Fl 32819

Address

Signature

Lisa Coe

Printed Name

7484 Lake Marsha Dr. 32819

Address

GRANTOR:

CWIII LLC, a Florida limited liability company

Eric Coe, as Manager

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this 12 day of september, 2025, by Eric Coe as Manager of CWIII LLC, a Florida limited liability company who is [_] personally known to me or [✓] who produced the following identification: DL.

Marcy Lynne Hale

Notary Public Signature

Marcy Lynne Hale

Notary Public Name

My Commission Number: HH595016
My Expiration Date: september 26, 2028

(seal)

MARCY LYNNE HALE
Commission # HH 595016
Expires September 26, 2028

MARCY LYNNE HALE
Commission # HH 059016
Expires September 26, 2020

JOINDER AND CONSENT TO UTILITY EASEMENT

UNITED SOUTHERN BANK, whose mailing address is P.O. Drawer 29, Umatilla, Florida 32784 ("Lender"), hereby certifies that it is the owner and holder of a mortgage, lien, or other encumbrance upon the property shown and described in the **Easement** attached hereto, located in Leesburg, Lake County, Florida, and hereby joins and consents to the Utility Easement between **CWIII LLC**, a Florida limited liability company, and the **CITY OF LEESBURG**; and agrees that its interest in the property by virtue of the Mortgage dated April 12, 2022, and recorded on May 24, 2022, in Official Records Book 5962, Page 1896, Public Records of Lake County, Florida, and the Assignments of Rents dated April 12, 2022, and recorded on May 24, 2022, in Official Records Book 5962, Page 1903, Public Records of Lake County, Florida, shall be subordinated to said Utility Easement.

Signed and sealed in the presence of:

WITNESSES

Lori Weed

Printed Name: _____

Address: Lori Weed 750 N. Central Ave. Umatilla, FL 32784

Tammy Richenberg

Printed Name: Tammy Richenberg 750 N. Central Ave. Umatilla, FL 32784

Address: _____

UNITED SOUTHERN BANK

By: Robert P. Adrid

Print Name: Robert P. Adrid

Title: Senior Executive Vice President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 11th day of September, 2025, by Robert P. Adrid, as Senior Executive Vice President of **UNITED SOUTHERN BANK**, who is ✓ personally known or produced _____ as identification.

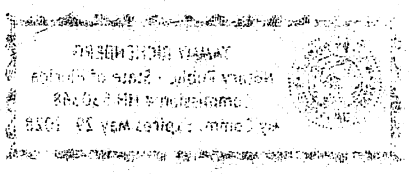
(Seal)

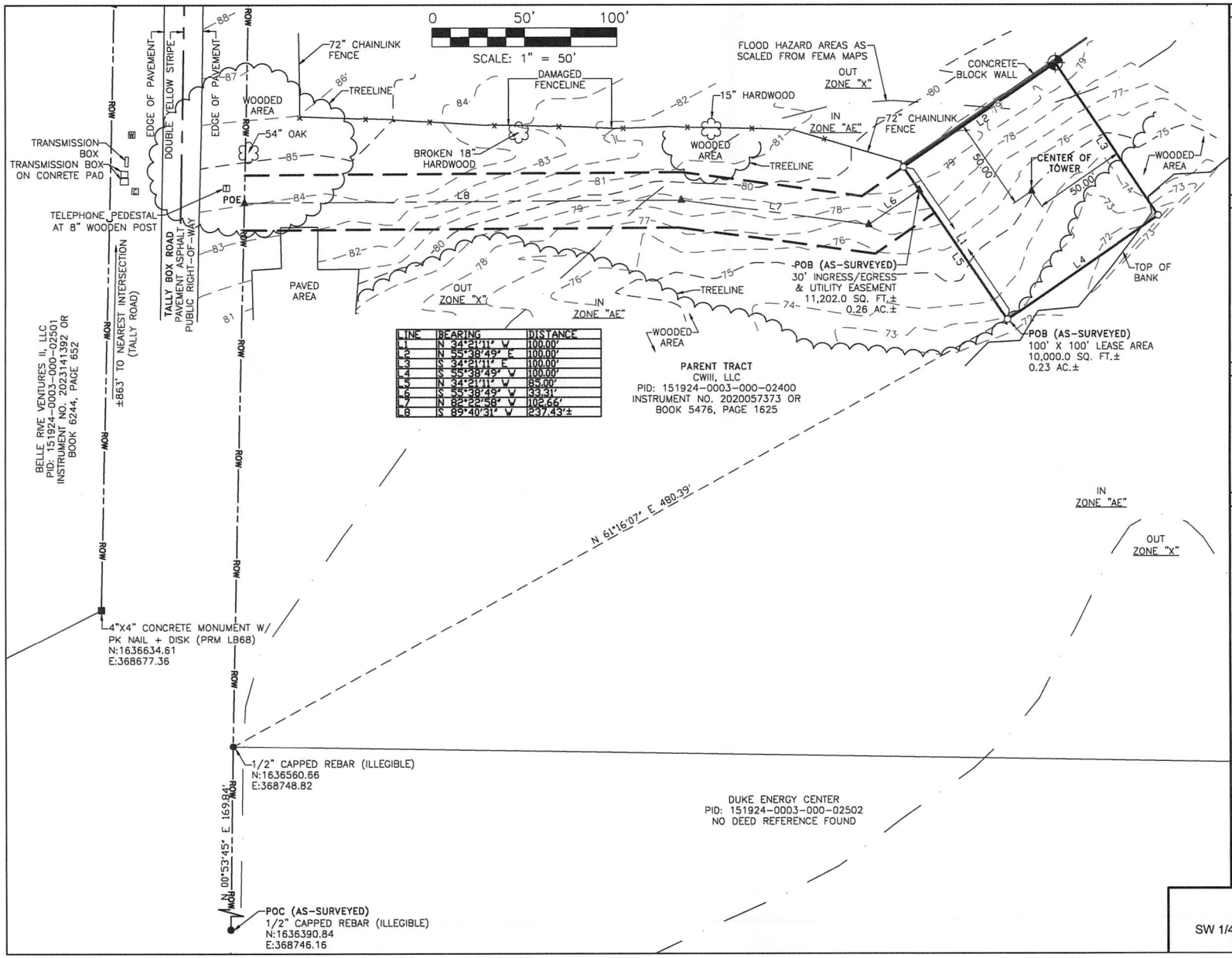
TAMMY RICHENBERG
Notary Public - State of Florida
Commission # HH 530368
My Comm. Expires May 29, 2028

Tammy Richenberg
NOTARY PUBLIC

Lori Wiese 220 N. Central Ave. Umatilla, FL 32784

Tammy Rosenberg 220 N. Central Ave. Umatilla, FL 32784





LINE	BEARING	DISTANCE
L1	N 34°21'11" W	100.00'
L2	N 55°38'49" E	100.00'
L3	S 34°21'11" E	100.00'
L4	S 55°38'49" W	100.00'
L5	N 34°21'11" W	85.00'
L6	S 55°38'49" W	33.31'
L7	N 82°22'58" W	102.66'
L8	S 89°40'31" W	237.43'±

CENTER OF TOWER INFO

CENTER OF TOWER:

LATITUDE: 28°50'00.895" NORTH
LONGITUDE: 81°53'46.753" WEST
(NAD 83)
GROUND ELEVATION: 75'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
TALLY BOX ROAD
LEESBURG, FL 34748

VICINITY MAP

FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
-0°25'56.25610"

TRUE NORTH TO MAGNETIC DECLINATION
6°36' W

COMBINED SCALE FACTOR
1.000035566

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- = POWER POLE
- = COMMUNICATION BOX
- = TELEPHONE PEDESTAL
- = WATER METER
- = TEMPORARY BENCHMARK SET 5/8" REBAR N:1636930.56 E:369196.18 ELEVATION= 80.15'
- ROW = RIGHT-OF-WAY
- OP = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'AE' of the Flood Insurance Rate Map Community Panel No. 12069C0309E, which bears an effective date of December 18, 2012 and IS in a special flood hazard area.
Zone 'AE': Base Flood Elevations determined.

LEESBURG
FL-01075
SW 1/4, SEC. 15, T-19-S, R-24-E
LAKE COUNTY, FLORIDA

NO.	REVISION	DATE	BY

PROJECT NO. 24-2000

DRAWN BY: AMB
CHECKED BY: VES
FIELD WORK BY: VES
APPROVED BY: MKG
DATE: 12/09/24
SCALE: 1" = 50'
SHEET 1 OF 2

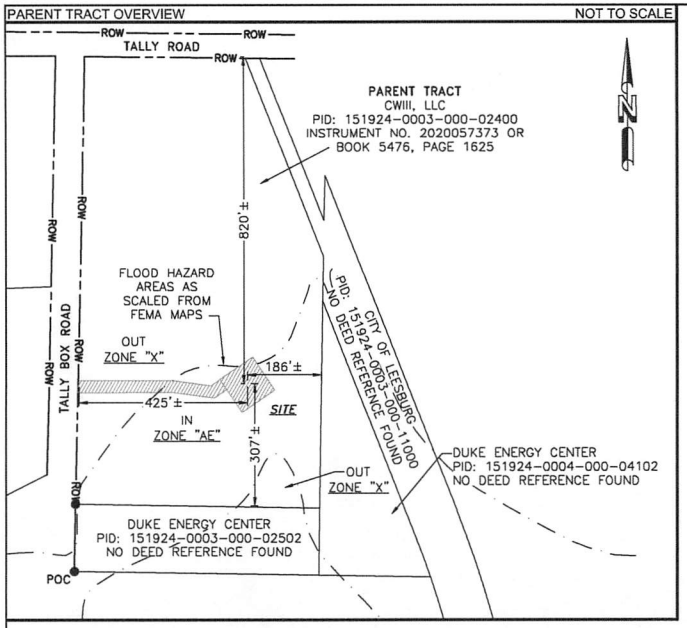
RAWLAND TOWER SURVEY

FOR:

SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

PARENT TRACT OVERVIEW NOT TO SCALE



SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is December 4, 2024.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DG9759. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL
William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT (INSTRUMENT NO. 2020057373 OR BOOK 5476, PG 1625)
That part of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 24 East, in Lake County, Florida lying West of the Westerly right-of-way line of the A.C.L. Railroad. Less the South 170.00 feet thereof for Florida Power right-of-way. Also less the 33 feet thereof for Tally Box Road. Also less the North 30 feet thereof for Tally Road.

100' x 100' LEASE AREA (AS-SURVEYED)
Being a portion of that certain tract of land described in Instrument No. 2020057373 or Book 5476, Page 1625 as recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida, lying and being in the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township-19-South, Range-24-East, Lake County, Florida, and being more particularly described as follows:

Commencing at an illegible 1/2" capped rebar found on the east Right-of-Way line of Tally Box Road, having Florida East State Plane Coordinates of N:1636560.66 and E:368748.82 and marking the southwest corner of a called 2.32 acres tract of land as conveyed unto Duke Energy Center; thence N 00°53'45" E along said east Right-of-Way line for a distance of 169.84 feet to an illegible 1/2" rebar found and marking the northeast corner of said 2.32 acres tract of land and the southwest corner of said certain tract of land; thence leaving said east Right-of-Way line and boundary line, N 61°16'17" E for a distance of 480.39 feet to a 5/8" rebar set and the Point of Beginning; thence N 34°21'11" W for a distance of 100.00 feet to a 5/8" rebar set; thence N 55°38'49" E for a distance of 100.00 feet to a 5/8" rebar set; thence S 34°21'11" E for a distance of 100.00 feet to a 5/8" rebar set; thence S 55°38'49" W for a distance of 100.00 feet to the Point of Beginning. Said Lease Area containing 10,000.0 square feet or 0.23 acre, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)
Being a portion of that certain tract of land described in Instrument No. 2020057373 or Book 5476, Page 1625 as recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida, lying and being in the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township-19-South, Range-24-East, Lake County, Florida, and being more particularly described as follows:

Commencing at an illegible 1/2" capped rebar found on the east Right-of-Way line of Tally Box Road, having Florida East State Plane Coordinates of N:1636560.66 and E:368748.82 and marking the southwest corner of a called 2.32 acres tract of land as conveyed unto Duke Energy Center; thence N 00°53'45" E along said east Right-of-Way line for a distance of 169.84 feet to an illegible 1/2" rebar found and marking the northeast corner of said 2.32 acres tract of land and the southwest corner of said certain tract of land; thence leaving said east Right-of-Way line and boundary line, N 61°16'17" E for a distance of 480.39 feet to a 5/8" rebar set; thence N 34°21'11" W for a distance of 85.00 feet to and the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 55°38'49" W for a distance of 33.31 feet to a point; thence N 82°22'58" W for a distance of 102.66 feet to a point; thence S 89°40'31" W for a distance of 237.43 feet, more or less, to a point on the east Right-of-Way of Tally Box Road and the Point of Ending. Said Easement containing 11,202.0 square feet or 0.26 acre, more or less.

LEESBURG
FL-01075
SW 1/4, SEC. 15, T-19-S, R-24-E
LAKE COUNTY, FLORIDA

NO.	REVISION	DATE	BY

PROJECT NO. 24-2000

DRAWN BY: AMB
CHECKED BY: WS
FIELD SURVEY: WS
APPROVED BY: WHO
DATE: 12/09/24
SCALE: N.T.S.
SHEET 2 OF 2

RAWLAND TOWER SURVEY
FOR: SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.10.
Meeting Date:	October 13, 2025
From:	Andi Purvis, (City Clerk)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the First Amendment to the Gas Service Agreement between the City of Leesburg and Cedar Landings, LP, regarding offsite development for the provision of natural gas service to the development known as Blue Cedar Phase 1; and providing an effective date.

Staff Recommendation:
Staff recommends accepting and approving the Resolution authorizing the Mayor and City Clerk to execute the First Amendment to the Gas Service Agreement between the City of Leesburg and Cedar Landings, LP.

Analysis:
The City of Leesburg is agreeing to provide natural gas service to Cedar Landings, LP, for the development known as Blue Cedar Phase 1, pursuant to the terms of the Gas Service Agreement.

Procurement Analysis:
N/A

Options:

1. Adopt the Resolution accepting and approving the Gas Service Agreement as presented, or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
None.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE FIRST AMENDMENT TO THE GAS SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND CEDAR LANDINGS, LP, REGARDING OFFSITE DEVELOPMENT FOR THE PROVISION OF NATURAL GAS SERVICE TO THE DEVELOPMENT KNOWN AS BLUE CEDAR PHASE 1; 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 First Amendment to the Gas Service Agreement between the City of Leesburg and Cedar Landings, LP, for the provision of natural gas service to the development known as Blue Cedar Phase 1.

THIS RESOLUTION shall take effect 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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO GAS SERVICE AGREEMENT

THIS FIRST AMENDMENT TO GAS SERVICE AGREEMENT ("Amendment"), dated this ___ day of _____, 2025, is between the **CITY OF LEESBURG,** a Florida Municipal corporation ("City"), and **CEDAR LANDINGS, LP,** a Florida limited liability company, ("Developer").

RECITALS:

WHEREAS, on or about February 12, 2024, the City and Developer entered into a written Gas Service Agreement (the "Gas Agreement") relating to gas utility infrastructure affecting the Blue Cedar Phase I development in Leesburg, Florida (the "Development");

WHEREAS, a true and correct copy of the Gas Agreement is attached hereto as Exhibit "A";

WHEREAS, the Gas Agreement contemplates that Developer will construct two hundred seven (207) residential units, however, Developer's plans have since changed and the number of planned residential units has been reduced to one hundred nine (109) residential units; and

WHEREAS, the parties wish to amend the Gas Agreement to account for the reduced number of residential units in the Development.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. **Amendment to Section 2**. Section 2 of the Gas Agreement is hereby deleted and replaced in its entirety with the following provision:

> Developer or Subsequent Developer/Owner shall ensure that not less than eighty percent (80%) of the planned one hundred nine (109) residential units within the Development are equipped with:
>
> A. A natural gas water heater, and a natural gas furnace or Hydro-heat; or
> B. A natural gas water heater, natural gas stove, and natural gas dryer.

3. **Effect**. Except for the amendment to Section 2 of the Gas Agreement, there are no other changes or modifications to the terms and conditions of the Gas Agreement, and all such remaining terms and conditions shall remain in full force and effect.

4. **Counterparts.** To facilitate execution, this instrument may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (i) the

signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature shall be deemed to be an original signature for all purposes. All executed counterparts of this instrument shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

5. **Effective Date**. This Amendment shall be effective immediately upon approval by the City Commission and execution by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Gas Service Agreement as of the date first written above.

CITY:

CITY OF LEESBURG, a Florida Municipal corporation

By:_____
Alan Reisman, Mayor

Attest:

_____
J. Andi Purvis, City Clerk

Approved as to form:

_____
William Grant Watson, City Attorney

DEVELOPER:

CEDAR LANDINGS, LP, a Florida limited partnership

By: JTD Land at Cedar Landings GP, LLC, a Florida limited liability company, its General Partner

By:_____
Craig Harris, Manager

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	5.C.11.
Meeting Date:	October 13, 2025
From:	Al Minner, (City Manager)
Subject:	Resolution of the City Commission of the City of Leesburg, Florida amending Resolution No. 11,372, amending and adopting modifications to the City of Leesburg Surplus Lot Donation Policy; establishing revised policies and procedures; and providing a new effective date.

Staff Recommendation:
Approve a resolution amending the lot donation policy.

Analysis:
At the request of Commissioner Berry, staff has proposed a few modifications to the Surplus Lot Donation policy. You will note the modifications in red on the attached resolution. Essentially, the changes concern the following amendments — (1) a more deliberate process for advertising the surplus lots, prior to them being donated; (2) additional criteria that better regulate the end recipient of housing that is constructed on the donated lot; and, (3) rating criteria and committee that will rank donation requests.

Procurement Analysis:
N/A

Options:

Fiscal Impact:
None fiscal policy.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AMENDING RESOLUTION NO. 11,372, AMENDING AND ADOPTING MODIFICATIONS TO THE CITY OF LEESBURG SURPLUS LOT DONATION POLICY; ESTABLISHING REVISED POLICIES AND PROCEDURES; AND PROVIDING A NEW EFFECTIVE DATE.

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

THAT on August 28, 2023, the City Commission adopted a lot donation policy for disposing of surplus property inventory to not-for-profit agencies; and,

THAT this Resolution amends certain portions of the policy as depicted and attached hereto and marked Exhibit 1; and,

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 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT 1

CITY OF LEESBURG
SURPLUS LOT DONATION
CRITERIA, POLICIES & PROCEDURES

PURPOSE

The City of Leesburg and/or respective CRA Board(s) (where the CRA Board may be the owner of the asset) hereby states that from time to time the City acquires or owns real property. The City recognizes that the real property in its inventory changes from time to time, but is better served by being developed for the purpose of creating affordable housing, pursuant to Florida Statutes 166.0451. This document will outline the policies governing the disposition of surplus vacant lots.

The City of Leesburg and/or the CRA Board will donate specific vacant lots from time to time to further affordable housing needs. Such land donations however, will only be made to bone-fide Not-for-Profit organizations at times determined by the City Commission and/or CRA Board.

On the terms and conditions set forth in this policy, the City and/or CRA Board shall transfer title of the property to the Not-for-Profit for the purpose of redevelopment.

SECTION 1: CLEAR TITLE AND ADVERTISEMENT OF AVAILABILITY

A. The City Commission and/or CRA Board(s) will periodically review its property inventory.

B. Upon the determination of which inventory lots the City Commission and/or CRA Board designates for this program, it will instruct the City Attorney to commence title research. Upon completion of the City Attorney's research and once it is determined that clear title can be securely transferred, the City will formally announce that surplus lots are available for donation to Not-for-Profit Organizations.

C. Surplus lots ready for donation will then be advertised for Public Notice/Awareness by causing notice of such availability by using the following methods of advertisement:

- News Paper of Local Circulation
- City Website
- Public Notice posted in the City Clerk, Housing and Planning and Zoning Offices

D. Advertisement will provide 30 days to solicit interest in being the recipient of donated property.

STEP 2: APPLICATION PROCESS

A. Upon public advertisement for lot donations, applicant shall be required to complete a designated application form as depicted in Exhibit "A". Each application shall be submitted by the posted deadline and then reviewed and scored by a vetting committee, appointed by the City Manager. Applicants must achieve a minimum score (ex: 70) to qualify for a lot donation.

B. If two or more applicants are received for the same parcel, the highest scoring application shall

receive their lot donation request. However, should applicants receive identical scores, then a lottery process will be conducted where a drawing will determine which Not-for-Profit Organization shall be a recipient of a surplus City lot donation.

This process will repeat until the City does not have enough inventory to fulfill requests or if the process contemplates specific lot inventories the City so determines it would like to donate.

C. This process may or may not be considered for all City and/or CRA inventory. The lots considered for donation shall be at the sole discretion of the City Commission or respective CRA Board.

SECTION 3: PROGRAM PERFORMANCE REQUIREMENTS

Upon being gifted a City lot, Non-Profit Partners will be required to agree to certain terms and conditions that the Commission and/or CRA Board may so dictated. These terms are provided herein and will be made part of a donation agreement which is attached hereto and marked as Exhibit "B".

A. Not-for-Profit partners who receive a lot donation will perform the following requirements as a condition of the donation:

1. At its sole cost and expense, will construct a dwelling on the property for purposes of selling/donating such to an eligible client, referred to herein as the "home owner". The partner is responsible for the construction process through the issuance of the Certificate of Occupancy and/or Final Inspection from the City of Leesburg.
2. Construction shall not commence and permits will not be issued by the City until the home owner(s) must is reviewed and approved by the City. The City will approve such home owner, by notifying the Not-for-Profit in writing, that they are eligible to purchase/receive the dwelling unit and property for which it is located. Such approval of qualified home owner(s) will not be unreasonably withheld by the City. Home Owner criteria is more specifically described in Section 5 herein.
3. The contemplated dwelling shall be constructed within three (3) years of the date the City transferred the property. In the event the Not-for-Profit cannot locate an end-user within the three-year timeframe or construction has not commenced, the Not-for-Profit may request an extension from the City. The extension shall be for any one year increment up to a maximum three-year extension.
4. Lot donations will be limited to no more than three (3) lots within a 3-year period, per Not-For-Profit partner. Once a Not-For-Profit Partner has received the maximum of 3 lots, they will not be eligible to received other lots until such time that they have completed all the requirements of home construction and ownership transfer to a pre-qualified end-user.
5. Be responsible for ensuring that all builders/subcontractors utilized are licensed appropriately and capable of performing all necessary work. The partner will further be responsible to ensure that all applicable permits, inspections, and fees are obtained and paid (as required for the respective scope of work) per housing packages.
6. Construct single-family residential homes and such dwellings shall meet the City's R-1 Zoning design standards.
7. Submit homebuyer packages that must contain up to date income verification documents (not older than 30 days) upon submission to the City for review.
8. Identify and seek out available funds to be used for leveraging existing program dollars such as the Lake County Housing SHIP - Housing Trust Fund.
9. If necessary, assist applicants with the builder's construction contract.
10. Maintain the minimum availability of three (3) different home models (varying floor

plans, elevations, sizes, price ranges, etc.) at all times.

11. Provide assistance to applicants/homebuyers in obtaining a residential mortgage (loan packaging) from the lender of choice. The not-for-profit agencies will prepare the completed applicants files (to include request for subsidy assistance) and submit the same to the City of Leesburg Housing Department for evaluation.
12. Refer applicants for (or provide) credit repair and/or counseling in order to qualify for a (primary) mortgage.
13. Serve as agent for the Homebuyer in all communications with the builder.

B. In an effort to assist the Not-for-Profit Partners, the City of Leesburg will assist the Partners by performing the following:

1. Act as the clearinghouse on behalf of all partners, coordinating the approval and advance of assets/subsidies (in accordance with program requirements) for eligible homebuyers; to make available vacant lots annually in the form of a subsidy to reduce a portion of the cost of the home purchase in order to lower the end price to the homebuyer.
2. Undertake overall coordination, monitoring and reporting of all program requirements related to the City administered assets and/or funds under the Program.
3. Maintain the availability of assets/funds to be used as subsidies; the City will maintain its authority to approve/deny all housing deals (on an individual basis) requesting assistance from the City.
4. Refer program applicants and interested persons to the non-profit partner agencies for credit counseling (if needed), application submittal, and mortgage qualification; the City will ensure that all recipients under the Program are channeled through the appropriate non-profit partner for homebuyer education workshops and seminars.
5. Establish an intake and processing system governing the evaluation and approval of individual.
6. Give priority consideration to applicants residing and/or working within the City of Leesburg at time of application; the Housing Department will complement the marketing efforts of the non-profit partner by marketing the program through our established network of Homeowners and Neighborhood Associations.
7. Monitor all recorded Mortgages and Promissory Notes to ensure the recapture of invested assets/funds where necessary; each subsidy will be provided in the form of a second (forgivable) mortgage to the property.
8. Provide lots with clean titles.

SECTION 4: ADMINISTRATION

Overall administration of this program shall be in accordance with the criteria and guidelines outlined above. Implementation of these policies and procedures shall be the responsibility of the City of Leesburg Housing Department.

The following is a summary of homebuyer eligibility criteria and overall procedures for implementation of the various components of the Program (unless revised due to regulatory/program revisions associated with the funding source (s)).

SECTION 5: ELIGIBILITY REQUIREMENTS FOR ULTIMATE HOME OWNERS

A. As the purpose for the lot donation program is to develop an affordable housing inventory for the City of Leesburg, the Not-For-Profit Partners shall provide a qualifying home owner to live and reside in the

home which is built on the City's donated parcel. Such potential home owner will be provided and approved by the City of Leesburg prior to issuance of the Certificate of Occupancy. Potential home owners shall meet the following criteria:

1. Income: Households with incomes not exceeding 10% of AMI for the area are eligible for assistance under this program. Household income will be computed in accordance with the State Housing Initiatives Partnership (SHIP) Program guidelines. Income is considered to be the total for all persons residing within the household; income limits are adjusted for family size. The same will be verified by a signed employer verification form, and/or income tax records (for self-employed).

2. Resident/Employment Status: Applicants (documented) residing and/or working within the corporate limits of the City of Leesburg will be given priority consideration for assistance.

3. Family Status: Parental households with dependent children shall receive primary consideration.

4. Special Needs: Persons/households determined to have "Special Needs", in accordance with the SHIP Rule at 91-37.002 and other cases determined by the City and according to the Lake County LHAP, shall be given priority and special consideration for assistance.

5. Public Housing/Section 8 Tenants: Subsidy assistance provided by Lake County Housing will give preference to eligible families/households residing at the Mispah/Simmons Apartment Complex or receiving Section 8 rental assistance.

6. Local First Time Homebuyers: Is defined as not having owned a home during the past three (3) years, a single parent with children under the age of 18 who has recently been divorced and/or displaced, a displaced victim of domestic abuse or a person displaced as a result of a governmental action, and those who have special needs according to Chapter 67- 37.002 (13).

7. Credit Worthiness: Those households meeting the lenders credit standards will be further processed. Those households that cannot meet underwriting standards/requirements will be referred for credit counseling and other necessary services.

8. Package Requirements: Only those applicant packages submitted to the City for consideration which are complete and comply with all documentation requirements will be given consideration (on a first come, first served basis).

9. Debt Ratio (Affordability): All applicants will be screened based upon the primary lender's income to housing debt ratio requirements. Housing expenses (PITI) shall not exceed 35% of the MFI (for the area) adjusted for family size for the income category into which household falls. Exception to this ratio can be made if a mortgage amount resulting in a monthly payment in excess of 30% is approved by a primary lender.

10. Local Homebuyer Asset Limitation: Homebuyers with household liquid assets in excess of $25,000 will be required to decrease their asset value to under $25,000 through an additional homebuyer contribution. Liquid assets to be analyzed on a case-by-case basis.

Should the Not-For-Profit partner fail to provide a qualified owner for the newly constructed home, then the City of Leesburg shall take ownership of the home.

B. **RECAPTURE PROVISIONS -** Families/households assisted under this Program shall be contractually subject to Recapture Provisions through the recording of a second mortgage and promissory note, as set forth by the City of Leesburg. These provisions require that purchasers must occupy the assisted (subsidized) units as their principal residence for a period of five (5) years. Otherwise, the purchaser (s) will be obligated to repay a prorated portion of the subsidy award. Any moneys recaptured through the sale of a subsidized property within the designated period shall be returned to the applicable subsidy program account and made available to another eligible first-time homebuyer.

The second mortgage and promissory note will be recorded in the Public Records of Lake County.

The City of Leesburg will be notified (as a lien holder) upon sale of the subject property.

C. **MANDATORY HOMEBUYER SEMINARS -** Homebuyers shall be required to attend at least two 4-hour training sessions. One session shall be held prior to closing as a condition of the loan closing. The second session shall be held close to the time of occupancy to educate households about the responsibilities of home ownership and building maintenance. The Leesburg Housing Department shall coordinate each session with assistance from other participants as needed. Proof of completion should be made part of each applicant's/household's file.

These sessions shall at a minimum include the following topics:

- Personal Finance and Planning
- Credit and Borrowing
- Fair Housing Issues
- Maintenance and Upkeep
- Underwriting Criteria
- Property Tax Information
- Other information as required by participants and federal/state regulations

During the period covered by this Agreement, the City will explore additional resources in support of homebuyer education. Both pre- and post-closing educational opportunities will be evaluated for their potential future application under this Program.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day and year first above written.

ATTEST:

By:_____
J. Andi Purvis, City Clerk

CITY OF LEESBURG, FLORIDA

By: _____
Alan Reisman, Mayor

Approved as to Form:

By_____
Grant Watson
City Attorney

EXHIBIT A

CITY OF LEESBURG

APPLICATION FOR DONATED SURPLUS VACANT LOT

This application is for eligible Not-for-Profit organizations seeking a donated surplus vacant lot to further affordable housing in accordance with Florida Statute 166.0451 and the policies established by the City of Leesburg and its respective CRA Boards.

SECTION 1 – APPLICANT INFORMATION

Organization Name: _____

Mailing Address: _____

City/State/ZIP: _____

Primary Contact Name: _____

Title: _____

Email Address: _____

Phone Number: _____

Non-Profit 501(c)(3) Status: ☐ Yes ☐ No (Attach IRS Determination Letter)

Years in Operation: _____

SECTION 2 – ORGANIZATIONAL CAPACITY AND EXPERIENCE

1. Describe your organization's mission and how it aligns with affordable housing goals.

   _____

2. Provide a summary of prior residential development experience.

   _____

3. List all housing projects completed in the past 5 years (attach additional pages as needed).

---

4. Identify and describe your proposed development team (contractors, consultants, etc.).

SECTION 3 – PROPOSED USE OF DONATED LOT

1. Identify the specific lot(s) being requested, if applicable:

---

2. Describe the proposed project (home type, square footage, price range, design). Attach elevations/floor plans.

---

3. Describe financing plan, including leveraging of other funds (e.g., SHIP, Housing Trust).

---

4. Estimated construction start date: _____ Completion date: _____
5. Number of distinct home models your agency maintains: _____

SECTION 4 – COMPLIANCE AND CERTIFICATIONS

☐ I understand and agree to the program performance requirements set forth in the Donation Agreement (Exhibit B).

☐ I certify that my organization will meet construction timeframes, zoning compliance, and mortgage packaging responsibilities as outlined by the City of Leesburg.

☐ I understand that failure to comply may result in forfeiture of the donated lot.

Authorized Signature: _____

Name (print): _____

Title: _____

Date: _____

SUBMISSION INSTRUCTIONS Submit completed application and all required attachments by the posted deadline to:

City of Leesburg Housing Department
Housing@LeesburgFlorida.gov
or deliver to: 1041 CR 468, Leesburg, FL 34748

Late or incomplete applications may not be considered.

For Official Use Only: Date Received: _____ Application #: _____ Scoring Committee Review Date: _____

☐ Eligible ☐ Ineligible
Score: _____ Notes: _____

EXIBIT B

CITY OF LEESBURG DONATION AGREEMENT FOR VACANT LOT(S)

This Donation Agreement ("Agreement") is entered into by and between the **City of Leesburg, Florida** ("City"), a municipal corporation, and _____, a Florida not-for-profit corporation ("Partner"), collectively referred to as the "Parties."

RECITALS

WHEREAS, the City desires to provide vacant lots as a subsidy to support affordable homeownership opportunities; and

WHEREAS, the Partner agrees to utilize such lots to construct affordable housing units for eligible homebuyers in accordance with the City's housing goals; NOW, THEREFORE, in consideration of the mutual covenants and conditions herein, the Parties agree as follows:

A. RESPONSIBILITIES OF THE PARTNER The Partner agrees to:

1. Serve as the housing developer for homeownership packages under the program and refer all Program applicants to the City for pre-qualification.
2. Construct a dwelling on the donated lot at its sole cost within three (3) years of the deed transfer. A one-time extension not exceeding three years may granted following written request by the Partner.
3. Commence construction within twenty-four (24) months of donation and complete the unit within thirty-six (36) months of donation.
4. Receive no more than three (3) donated lots within a three-year period. Reapplication eligibility begins after the issuance of Certificates of Occupancy (CO) for all lots or after three years, whichever is greater.
5. Ensure all builders and subcontractors are properly licensed, and obtain and pay for all required permits and fees.
6. Construct single-family homes in accordance with the City’s R-1 Zoning standards.
7. Submit complete homebuyer packages with income documents no older than 30 days at the time of submission.
8. Identify and secure additional funding (e.g., SHIP or Housing Trust Fund) to leverage program dollars.
9. Assist clients with builder construction contracts, as needed.
10. Maintain a minimum availability of three (3) distinct home models at all times.
11. Assist homebuyers with obtaining primary mortgage financing and prepare complete application files for City review.
12. Refer applicants for, or provide, credit counseling to support mortgage qualification.
13. Serve as the homebuyer’s agent in communications with builders.

B. RESPONSIBILITIES OF THE CITY OF LEESBURG The City agrees to:

1. Coordinate and approve eligible homebuyer subsidies and annually make vacant lots available as subsidies.
2. Monitor and report on all program activities and compliance requirements.
3. Maintain and control the approval of funding assistance for each project.
4. Refer applicants to Partners for application submittal and mortgage preparation, and ensure attendance at homebuyer education.
5. Establish a system for intake, evaluation, and approval of applications.
6. Give priority to applicants who live or work in Leesburg at the time of application and support Partner marketing through the City's outreach networks.
7. Monitor recorded second (forgivable) mortgages and ensure recapture provisions are enforced.
8. Provide donated lots with clean and marketable titles.

C. GENERAL TERMS

1. This Agreement is effective on the date of the last signature below and shall remain in force until all obligations have been satisfied.
2. The Partner shall not assign or transfer any obligations under this Agreement without the written consent of the City.
3. The Partner agrees to return any donated lot that is not developed in accordance with this Agreement.
4. This Agreement constitutes the full understanding of the Parties and supersedes all prior agreements.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below.

CITY OF LEESBURG, FLORIDA By: _____
Name: _____
Title: _____
Date: _____

NOT-FOR-PROFIT PARTNER By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT C

SCORING SHEET – DONATED SURPLUS VACANT LOT APPLICATION City of Leesburg / Community Redevelopment Agency (CRA)

This scoring sheet is to be used by the evaluation committee to assess applications submitted under Exhibit A for the donation of surplus vacant lots. Each criterion is scored on a scale from 0 to 10, with weighting applied as noted.

Applicant Organization: _____

Evaluator Name: _____ **Date:** _____

#	Evaluation Criteria	Weight (%)	Score (0–10)
1	Mission Alignment with Affordable Housing Objectives	10%	_____
2	Experience in Affordable Housing Development	15%	_____
3	Development Team Qualifications (Builder/Contractors/Consultants)	10%	_____
4	Proposed Project Design (models, elevations, price range, square footage)	10%	_____
5	Financial Plan & Use of Leveraged Funds (e.g., SHIP, Housing Trust)	15%	_____
6	Construction Timeline (start/completion dates and realism of proposed schedule)	10%	_____
7	Availability of Multiple Distinct Home Models	5%	_____
8	Mortgage Packaging and Buyer Assistance Strategy	10%	_____
9	Credit Counseling and Homebuyer Support Plan	10%	_____
10	Overall Readiness and Compliance with Program Requirements	5%	_____
	TOTAL	**100%**	_____

Scoring Guidance:

- 9–10 = Excellent (comprehensive and exceeds expectations)
- 7–8 = Very Good (meets expectations with strong support)
- 5–6 = Satisfactory (meets basic requirements)
- 3–4 = Weak (insufficient detail or lacking in key areas)
- 0–2 = Poor (inadequate or non-responsive)

Evaluator Comments:

Recommendation: ☐ Recommend for Lot Assignment
☐ Recommend as Alternate
☐ Not Recommended

Evaluator Signature: _____
Date: _____

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 5.C.12.

Meeting Date: October 13, 2025

From: Al Minner, (City Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, amending Resolution 12,091 pertaining to the 457B Employer Match; Modifying the Employer Match to be placed within the 401A General Employees Retirement Plan and/or the 457B Deferred Compensation Plan; and providing an effective date.

Staff Recommendation:
Staff recommends amending Resolution 12,091 to allow for the three percent (3%) employer match to be placed in the 401a General Employees Retirement Plan and/or the 457(b) Deferred Compensation Plan.

Analysis:
On August 11, 2025, the City Commission approved matching, dollar for dollar, up to three percent (3%) of an employee's contribution to their 457(b) plan and placing the match within the 457(b) plan.

However, for administrative reasons, the City's current retirement plan administrator requires the matching funds to be placed within the 401a General Employees Retirement Plan instead.

Therefore, we recommend amending the previous resolution to accommodate this change. All other information outlined in the previous agenda memo and resolution shall remain in effect, with the exception of placing the matching funds within the 401a General Retirement Plan and/or the 457(b) Deferred Compensation Plan.

Procurement Analysis:
N/A

Options:
1. Approve amending the 401a General Employees Retirement Plan and/or the 457(b) Deferred Compensation Plan agreement to include a three percent (3%) City match to employee 457(b) contributions; 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, AMENDING RESOLUTION 12,091 PERTAINING TO THE 457B EMPLOYER MATCH; MODIFYING THE EMPLOYER MATCH TO BE PLACED WITHIN THE 401A GENERAL EMPLOYEES RETIREMENT PLAN AND/OR THE 457B DEFERRED COMPENSATION PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 11, 2025, the City Commission adopted Resolution No. 12,091 authorizing the City to match, dollar for dollar, up to three percent (3%) of an employee's contribution to their 457(b) Deferred Compensation Plan and placing the match within the 457(b) plan effective October 1, 2025, and;

WHEREAS, the City Commission now wishes to amend the language to allow the three percent (3%) employer match to be placed in the 401a General Employees Retirement Plan and/or the 457(b) Deferred Compensation Plan with all other language stated in Resolution 12,091 remaining the same.

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

THAT the City will match, dollar for dollar, up to Three Percent (3%) of an employee's contribution to their 457(b) Deferred Compensation Plan and place the match within the 401a General Employees Retirement Plan and/or the 457(b) Deferred Compensation Plan; and

THAT the City Commission hereby authorizes the Retirement Plan Committee to sign an amended retirement plan document for the 401a General Employees Retirement Plan and/or the 457(b) Deferred Compensation Plan to include the Three Percent (3%) Match option as outlined in Resolution 12,091 with the City's current plan administrator; and

THAT all other language stated in Resolution 12,091 shall remain in full force and effect.

THAT this resolution shall become effective October 1, 2025.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 13th day of October 2025.

_____
Mayor

ATTEST:

_____
City Clerk

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.1.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 596.29 +/- acres; and being generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, 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. (Oak Ridge ANNX)

Staff Recommendation:
The Planning and Zoning staff recommend approval of the proposed ordinance for annexation of 596.29 +/- acres.

Analysis:
The applicant has submitted a request for annexation of approximately 596.29 +/- acres, generally located east of County Road 48 and south of Ronald Reagan Turnpike, as shown on the attached General Location Map. At this time, the property is undeveloped. The current zoning is Lake A (Agriculture); the proposed zoning is City PUD (Planned Unit Development) The reason for this request is to allow 910 single-family attached and detached units, consisting of 642 detached units and 268 villa units.

The property is surrounded by Lake County A (Agriculture); City PUD (Planned Unit Development), and City ARD (Age Restricted Development). Under the requirements, conditions, and permitted uses of the PUD (Planned Unit Development) Rezoning case which is also on this agenda, no negative impacts are anticipated on adjacent properties.

Also, on this City Commission agenda is a Large-Scale Comprehensive Plan Amendment, which, along with the PUD Rezoning Application, had recommendations for approval from the staff. The Planning Commission at the public hearing held on July 31, 2025, recommended denial with a 5-2 vote, citing concerns of water consumption, nearby wetlands, density, and noted the need for childcare/education options.

Procurement Analysis:
N/A

Options:
1. Approve the requested annexation. This would give the City jurisdiction over the use and future development of the subject site and provide for the application of City standards to this property; or
2. Disapprove the proposed annexation and allow the property to remain in the County.

Fiscal Impact:
A significant positive fiscal impact will result from the annexation of this property due to increased tax revenue added to the General Fund.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 596.29 +/- ACRES; AND BEING GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, LYING IN SECTIONS 28, 29, AND 32, 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. (OAK RIDGE ANNX)

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

Section 1

Based upon the petition of SD 48 Group LLC, Petitioner, "Permittee" for the property hereinafter described, shall be annexed into the city limits of the City of Leesburg, Florida, 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 hereinafter described property is hereby annexed and made a part of the city limits of the City of Leesburg, Florida. The subject property lying and situated in Lake County, Florida, is more particularly described as:

Legal Description

(See Exhibit A);

Section 2.

All of the property, real and personal, within said annexed territory, described in Section 1 above, as provided by this ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the City of Leesburg, Florida, and the said annexed property shall be liable, proportionately, for all of the present outstanding and existing, as well as future, indebtedness of the City of Leesburg, Florida; that all of the ordinances of the City of Leesburg, and all the laws heretofore passed by the Legislature of the State of Florida relating to and which now or hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the City of Leesburg, Florida, at the time of the passage and approval of said laws and ordinances. The property annexed here by is assigned to City Commission District 3;

Section 3.

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

Section 4.

This ordinance shall become effective immediately upon approval at second reading.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____

Mayor

ATTEST:

_____

City Clerk

A PARCEL OF LAND LYING IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 AND THE NORTHWEST CORNER OF LOT 42 OF CLEARWATER RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 89 THROUGH 94 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00° 48' 05" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1325.78 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN NORTH 89° 09' 12" WEST ALONG THE NORTH LINE OF SAID SECTION 33 FOR A DISTANCE OF 1324.20 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00° 38' 58" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 1246.47 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 87° 23' 18" WEST FOR A DISTANCE OF 4456.81 FEET; THENCE RUN NORTH 31° 56' 09" WEST FOR A DISTANCE OF 405.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, ACCORDING TO PROJECT NO. 1092; THENCE RUN NORTH 29° 00' 47" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 3873.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89° 13' 43" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1517.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 13' 32" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1323.29 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 00° 50' 31" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 662.43 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 12' 20" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1323.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 15' 48" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1322.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN SOUTH 00° 48' 08" WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 662.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 89° 18' 04" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1322.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 417.79 ACRES, MORE OR LESS.

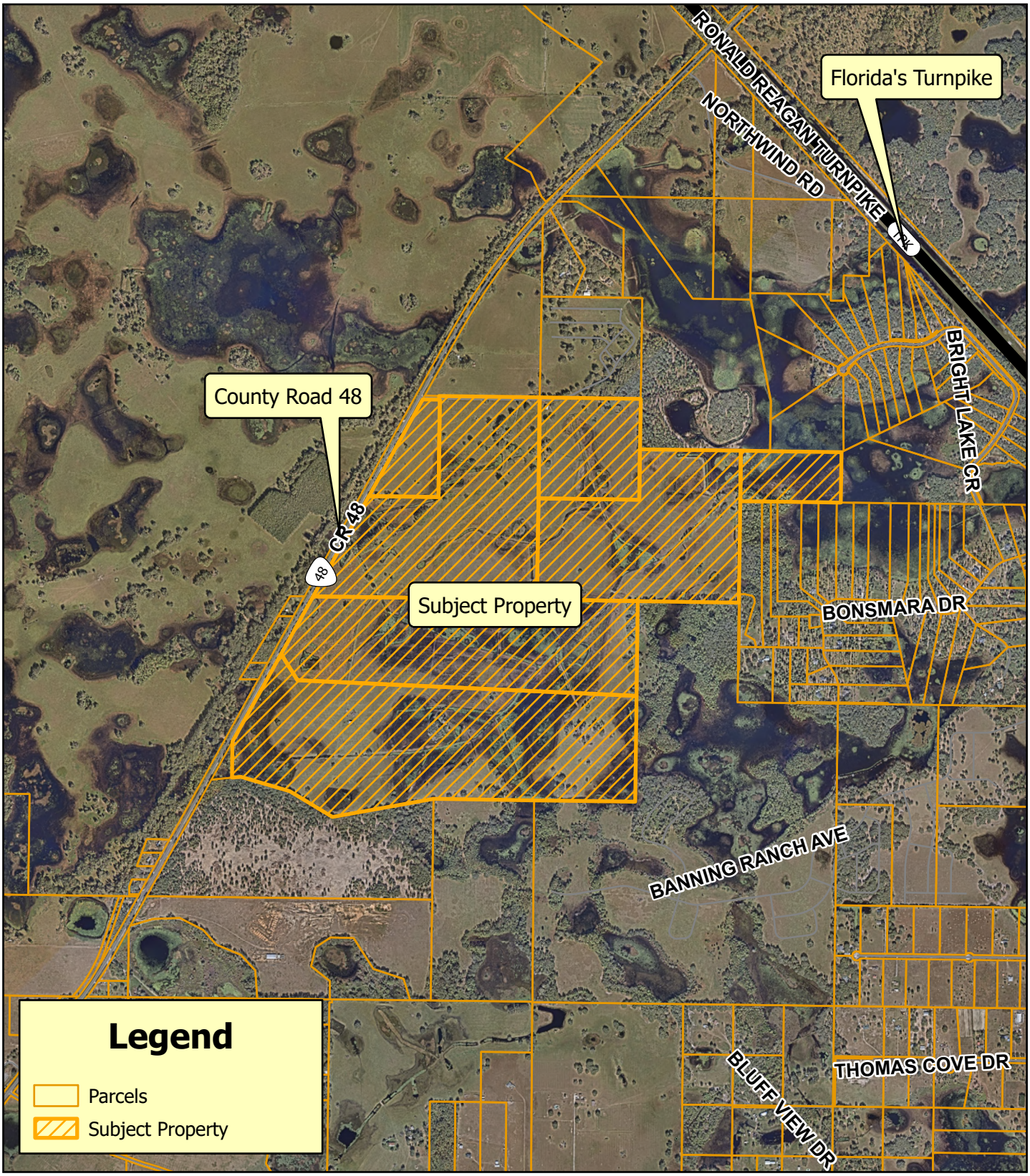
LEGAL DESCRIPTION:

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND A PORTION OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH RANGE 24 EAST LAKE COUNTY FLORIDA; THENCE NORTH 89°41'38" WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 2642.11 FEET TO THE NORTHWEST CORNER OF THE SAID NORTHEAST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°38'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32 A DISTANCE OF 294.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #48; THENCE RUN SOUTH 28"35'10" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 866.54 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 32°23'03" EAST A DISTANCE OF 405.37 FEET; THENCE RUN SOUTH 87°50'12" EAST A DISTANCE OF 4456.51 FEET TO THE EAST LINE OF THE AFORESAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°12'25" WEST A DISTANCE OF 1338.44 FEET TO THE SOUTHEAST CORNER OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE NORTH 89°40'37" WEST ALONG THE SOUTH LINE OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 1327.83 FEET TO THE SOUTHEAST CORNER OF NORTHEAST ONE QUARTER OF THE AFORESAID SECTION 32; THENCE RUN NORTH 89°39'53" WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 1322.37 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 32 TO THE NORTH LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3095 PAGE 1479 PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH 79°17'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1346.90 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 59°22'54" WEST ALONG SAID NORTH LINE A DISTANCE OF 657.17 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 73°59'09" WEST ALONG SAID NORTH LINE A DISTANCE OF 666.10 FEET TO A 4"X4'' CONCRETE MONUMENT; THENCE RUN SOUTH 83°46'24" WEST ALONG SAID NORTH LINE A DISTANCE OF 119.21 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 00°20'39" EAST ALONG SAID WEST LINE A DISTANCE OF 472.82 FEET TO THE SAID EASTERLY THE RIGHT-OF-WAY LINE FOR COUNTY ROAD 48; THENCE RUN NORTH 28°35'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1315.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.50 ACRES, MORE OR LESS.

Extended Locator



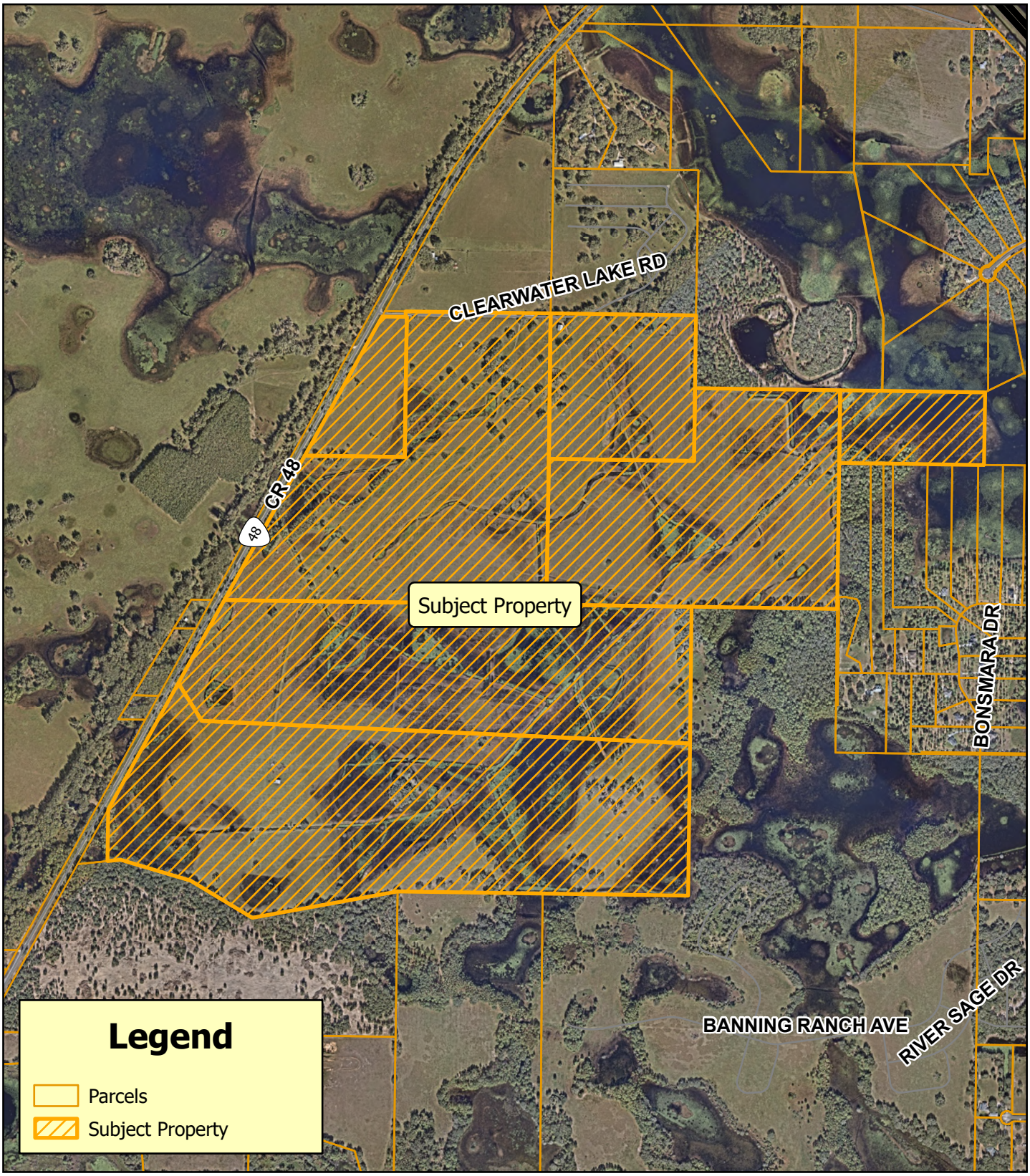
Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Aerial



Planning & Zoning Division

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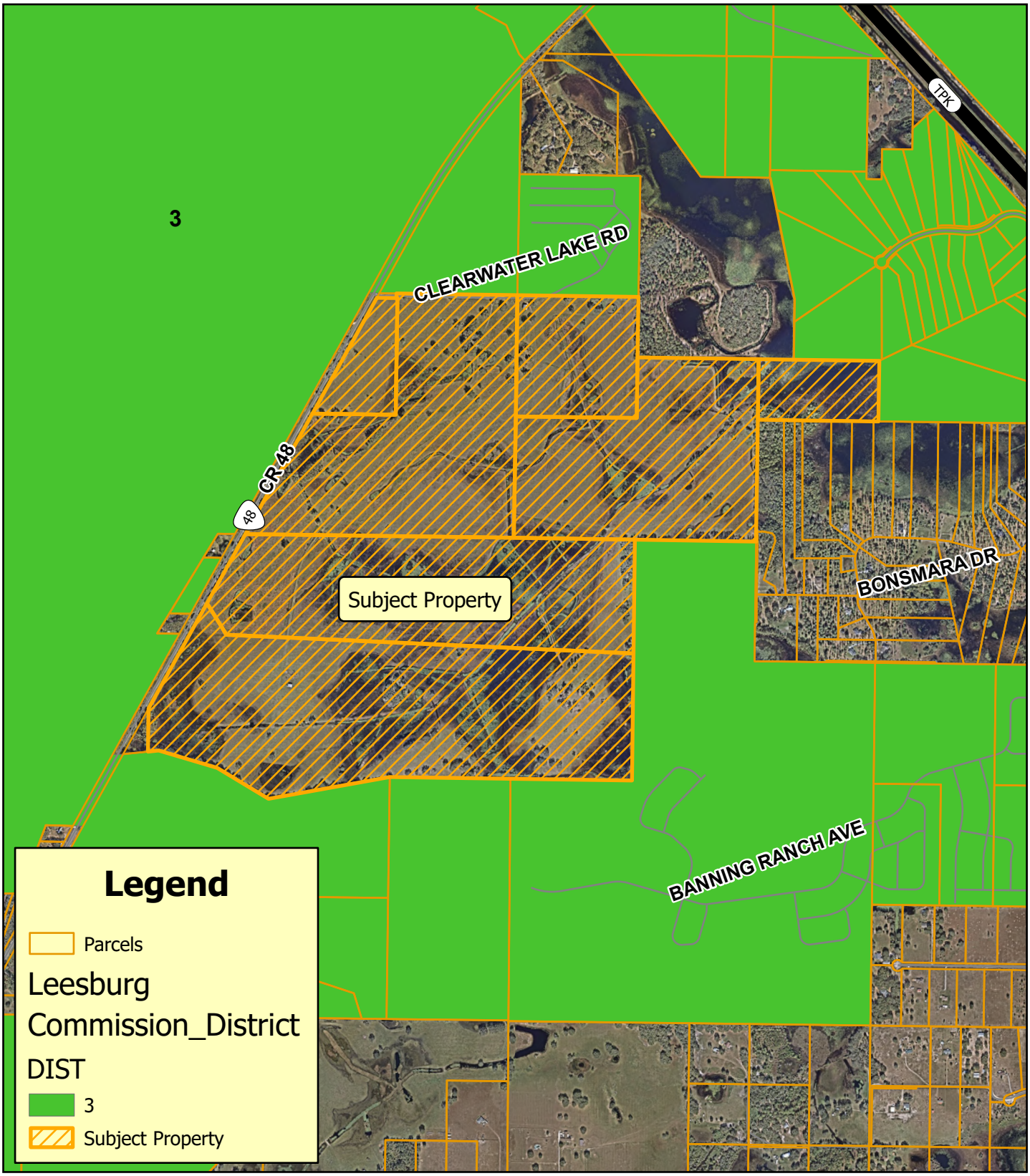
0 475 950 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Commission District



Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
June 25, 2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.2.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
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 596.29 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida**;** and providing an effective date. (Oak Ridge LSCP)

Staff Recommendation:
The Planning & Zoning Staff recommend approval of the proposed Large-Scale Comprehensive Plan Amendment of the City's Future Land Use Map on 596.29 +/- acres from Lake County Rural to City of Leesburg Estate Residential.

Analysis:
The project site is approximately 596.29 +/- acres. The property is generally located east of County Road 48 and south of Ronald Reagan Turnpike. Currently, the property is undeveloped. The proposed use is 910 single-family attached and detached units, consisting of 642 detached units and 268 villa units. The surrounding Future Land Use Map designations of Lake County Rural; City Estate Residential, City Age Restricted Development, and City Neighborhood Mixed Use are compatible with the proposed future land use designation of City Estate Residential. The proposed zoning designation of 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, as it is along the developing County Road 48 Corridor.

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 July 31, 2025, and recommended denial, 5-2, citing concerns of water consumption, nearby wetlands, density, and noted the need for childcare/education options.

Procurement Analysis:

N/A

Options:
1. Approve the requested large-scale comprehensive plan amendment from Lake County Rural to City of Leesburg Estate Residential; or
2. Other such action as the Commission may deem appropriate.

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

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 596.29 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, LYING IN SECTIONS 28, 29, AND 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (OAK RIDGE LSCP)

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 November 25, 2024, 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 596.29 acres of land generally located east of County Road 48 and south of Ronald Reagan Turnpike from Lake County Rural to City of Leesburg Estate Residential, as shown on the revised map of said area, lying in Sections 28, 29, 32, Township 20 South, Range 24 East, Lake County Florida;

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

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

Section 4.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

A PARCEL OF LAND LYING IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 AND THE NORTHWEST CORNER OF LOT 42 OF CLEARWATER RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 89 THROUGH 94 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00° 48' 05" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1325.78 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN NORTH 89° 09' 12" WEST ALONG THE NORTH LINE OF SAID SECTION 33 FOR A DISTANCE OF 1324.20 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00° 38' 58" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 1246.47 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 87° 23' 18" WEST FOR A DISTANCE OF 4456.81 FEET; THENCE RUN NORTH 31° 56' 09" WEST FOR A DISTANCE OF 405.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, ACCORDING TO PROJECT NO. 1092; THENCE RUN NORTH 29° 00' 47" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 3873.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89° 13' 43" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1517.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 13' 32" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1323.29 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 00° 50' 31" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 662.43 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 12' 20" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1323.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 15' 48" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1322.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN SOUTH 00° 48' 08" WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 662.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 89° 18' 04" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1322.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 417.79 ACRES, MORE OR LESS.

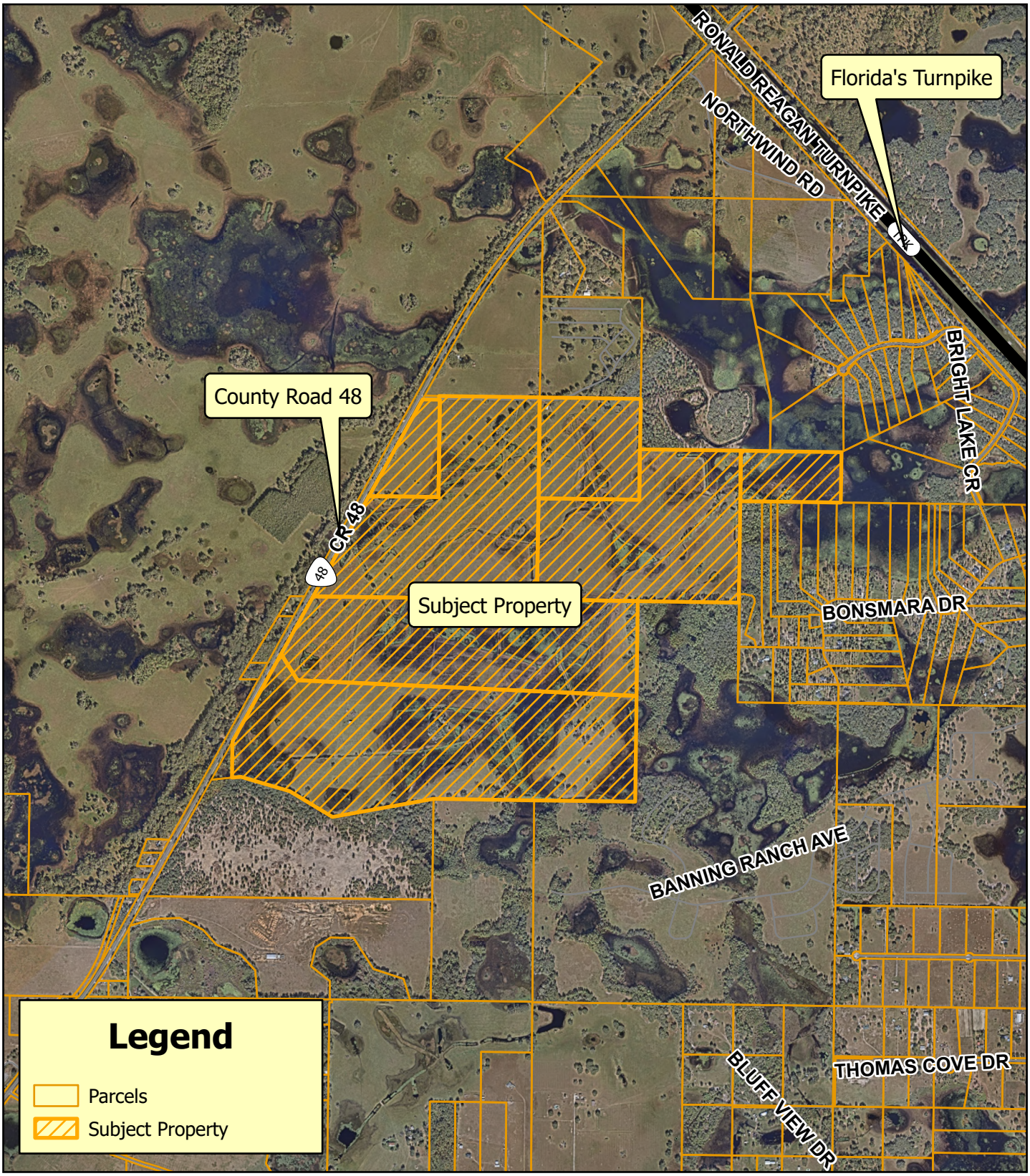
LEGAL DESCRIPTION:

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND A PORTION OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH RANGE 24 EAST LAKE COUNTY FLORIDA; THENCE NORTH 89°41'38" WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 2642.11 FEET TO THE NORTHWEST CORNER OF THE SAID NORTHEAST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°38'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32 A DISTANCE OF 294.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #48; THENCE RUN SOUTH 28"35'10" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 866.54 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 32°23'03" EAST A DISTANCE OF 405.37 FEET; THENCE RUN SOUTH 87°50'12" EAST A DISTANCE OF 4456.51 FEET TO THE EAST LINE OF THE AFORESAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°12'25" WEST A DISTANCE OF 1338.44 FEET TO THE SOUTHEAST CORNER OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE NORTH 89°40'37" WEST ALONG THE SOUTH LINE OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 1327.83 FEET TO THE SOUTHEAST CORNER OF NORTHEAST ONE QUARTER OF THE AFORESAID SECTION 32; THENCE RUN NORTH 89°39'53" WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 1322.37 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 32 TO THE NORTH LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3095 PAGE 1479 PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH 79°17'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1346.90 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 59°22'54" WEST ALONG SAID NORTH LINE A DISTANCE OF 657.17 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 73°59'09" WEST ALONG SAID NORTH LINE A DISTANCE OF 666.10 FEET TO A 4"X4'' CONCRETE MONUMENT; THENCE RUN SOUTH 83°46'24" WEST ALONG SAID NORTH LINE A DISTANCE OF 119.21 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 00°20'39" EAST ALONG SAID WEST LINE A DISTANCE OF 472.82 FEET TO THE SAID EASTERLY THE RIGHT-OF-WAY LINE FOR COUNTY ROAD 48; THENCE RUN NORTH 28°35'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1315.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.50 ACRES, MORE OR LESS.

Extended Locator



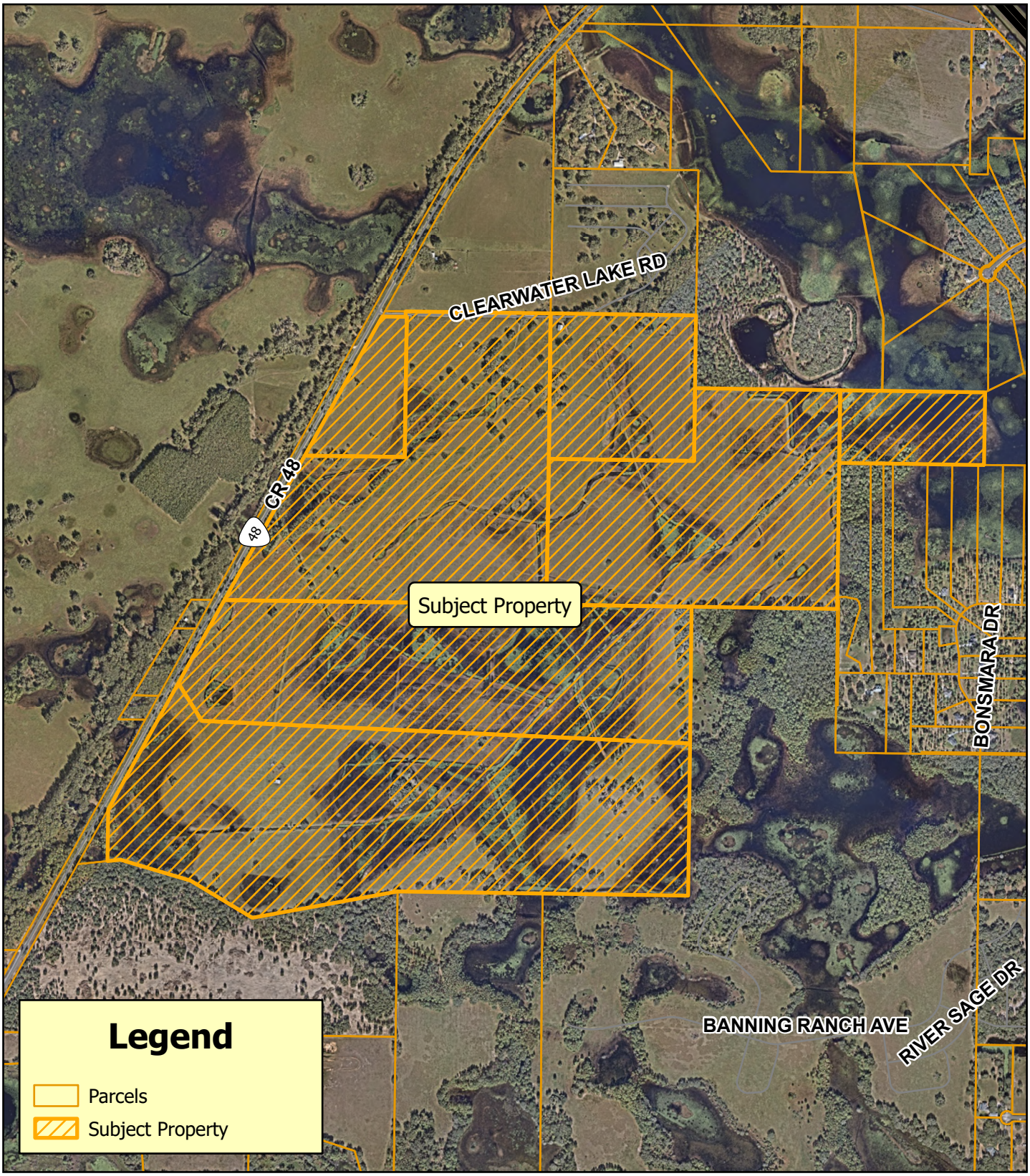
Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Aerial



Planning & Zoning Division

N

0 475 950 Feet

Oak Ridge
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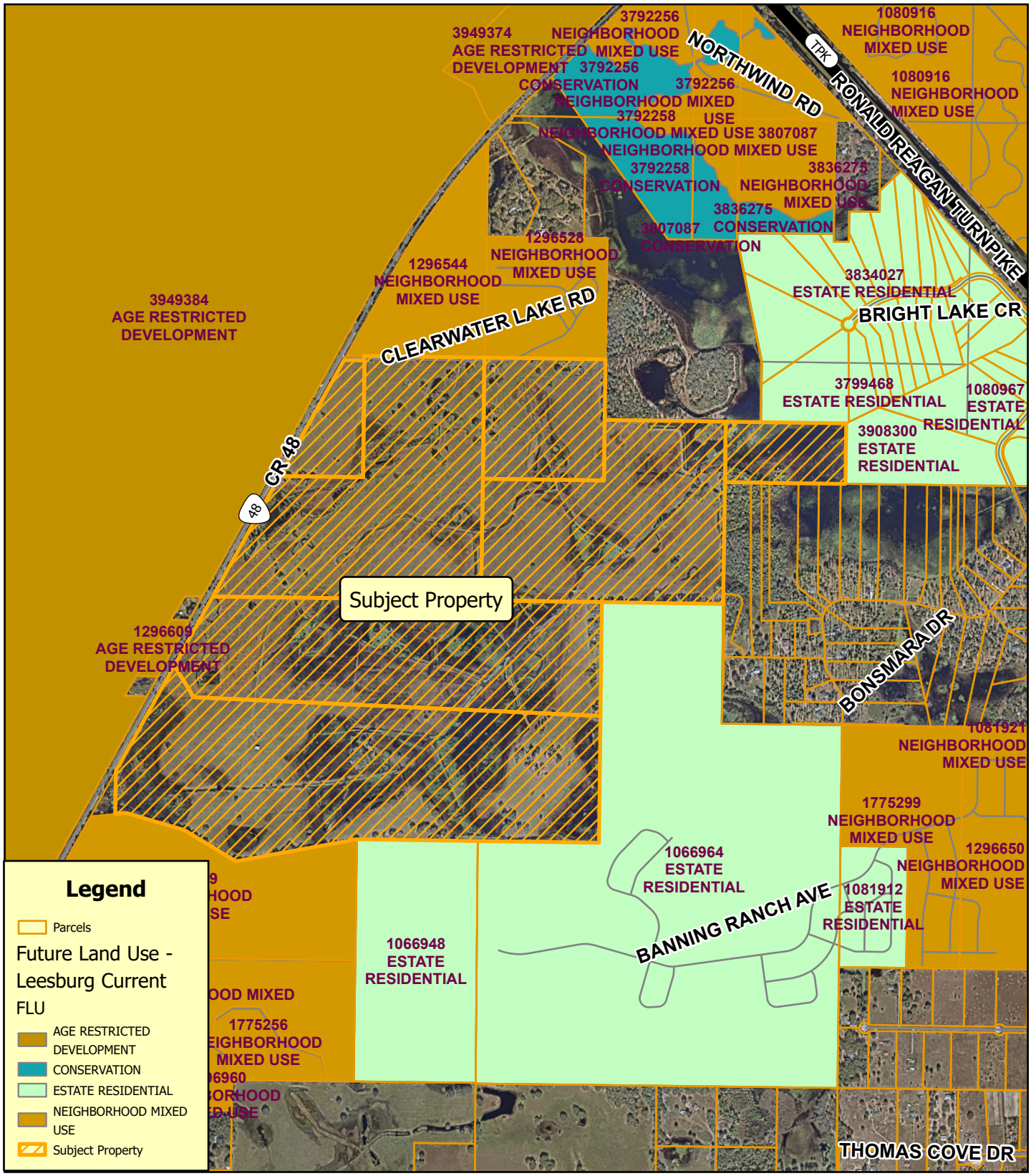
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Future Land Use



Planning & Zoning Division

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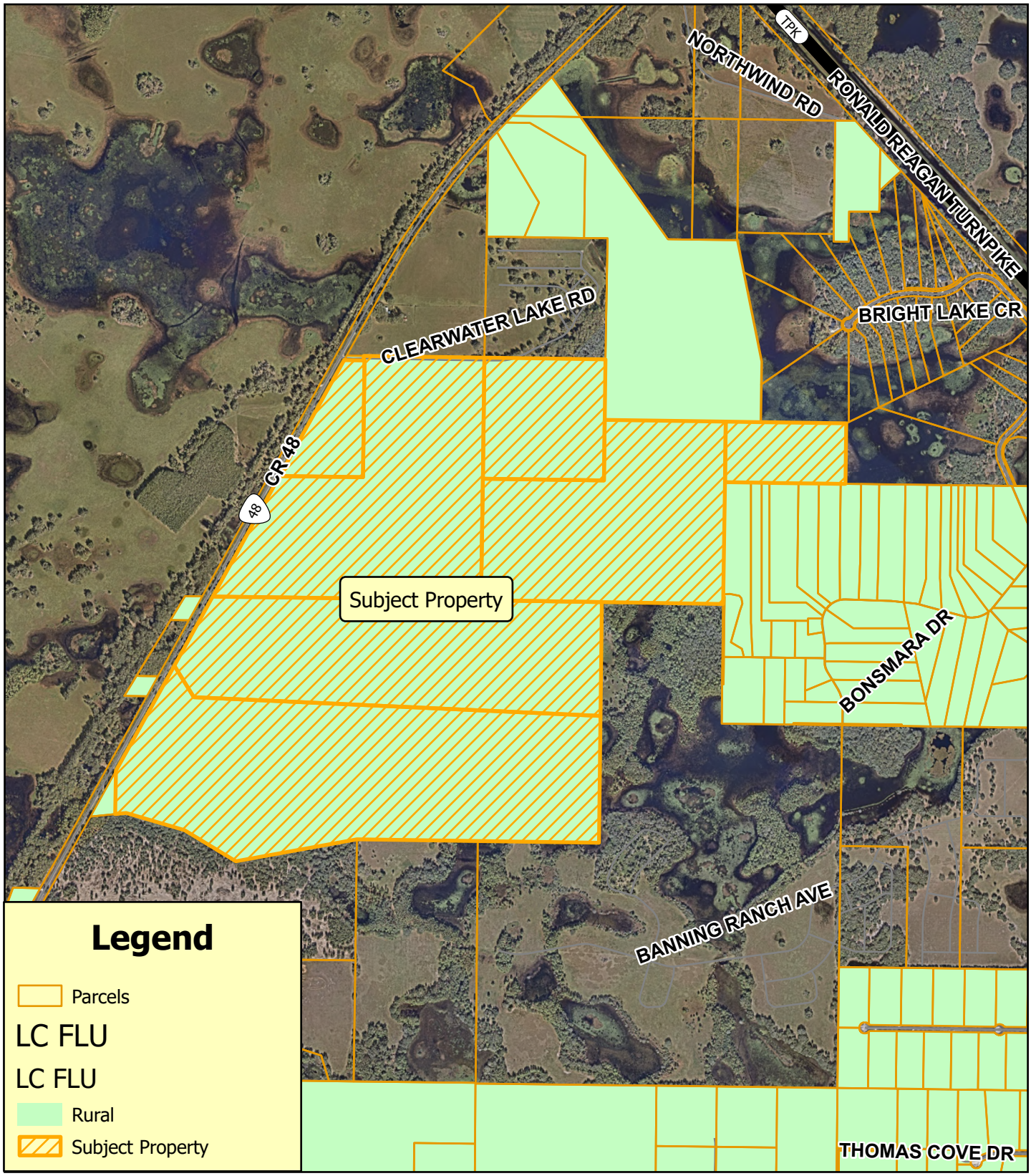
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Lake County Future Land Use



Planning & Zoning Division

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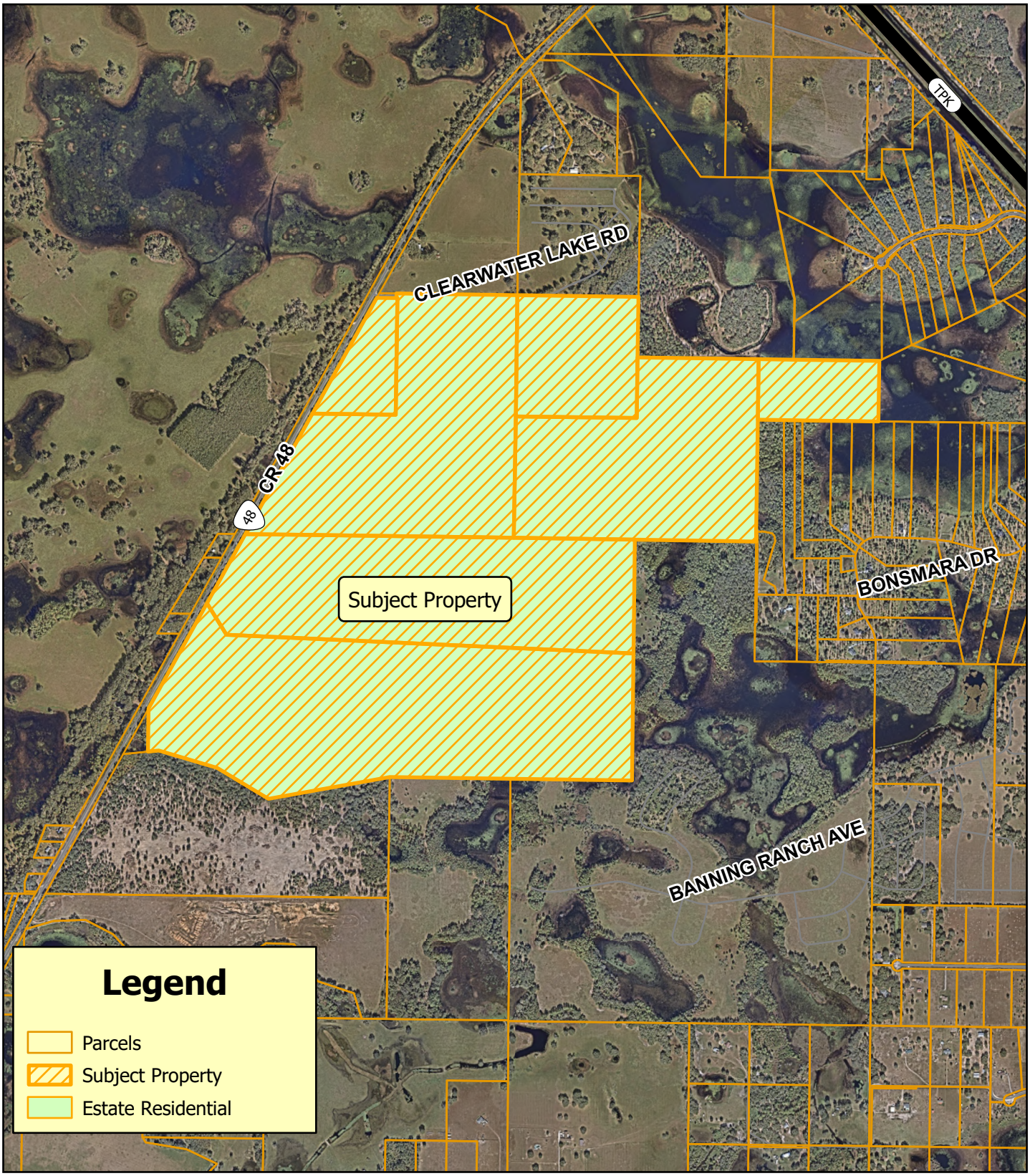
Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Proposed Future Land Use



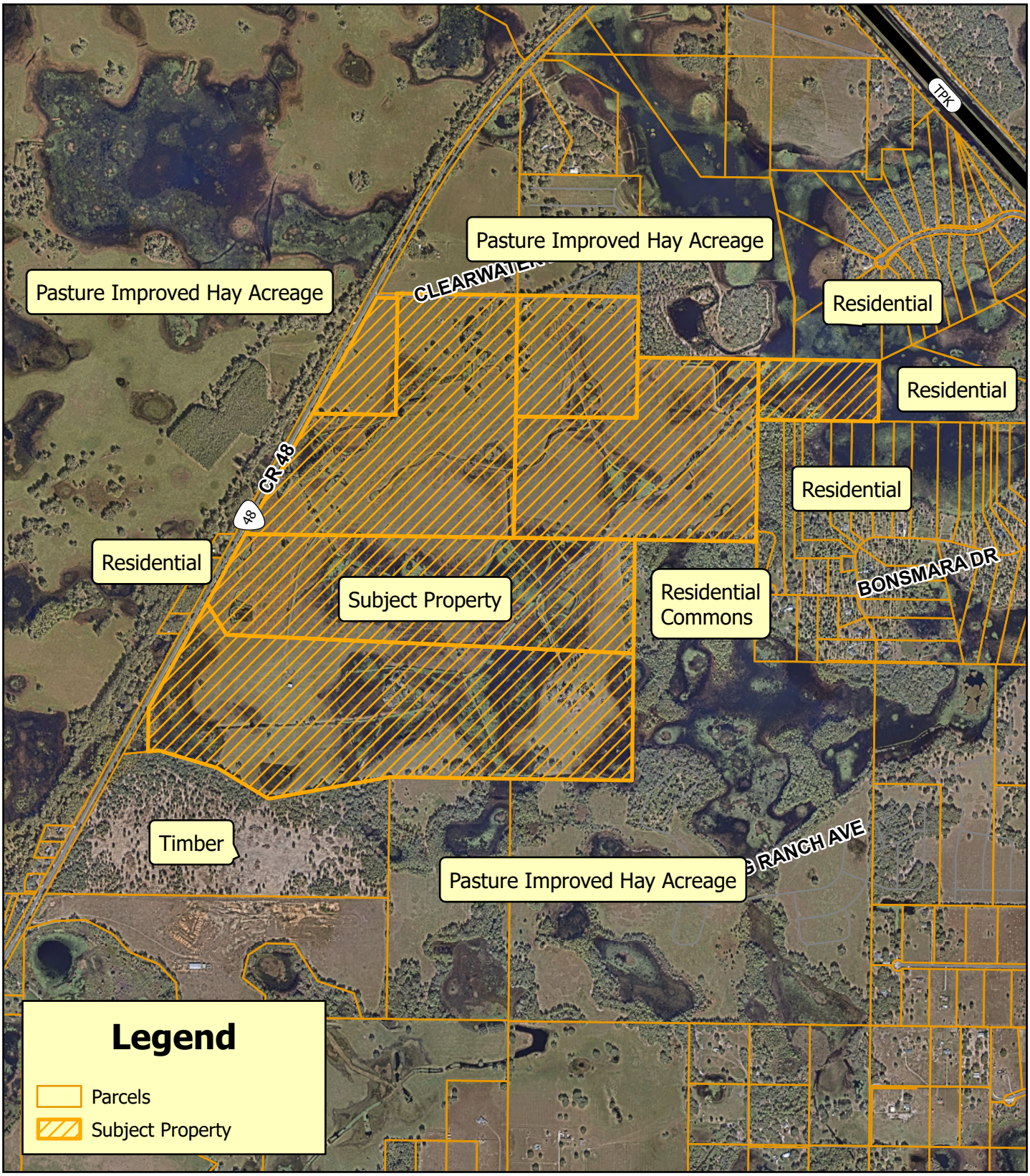
Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
June 25, 2025

Surrounding Land Uses



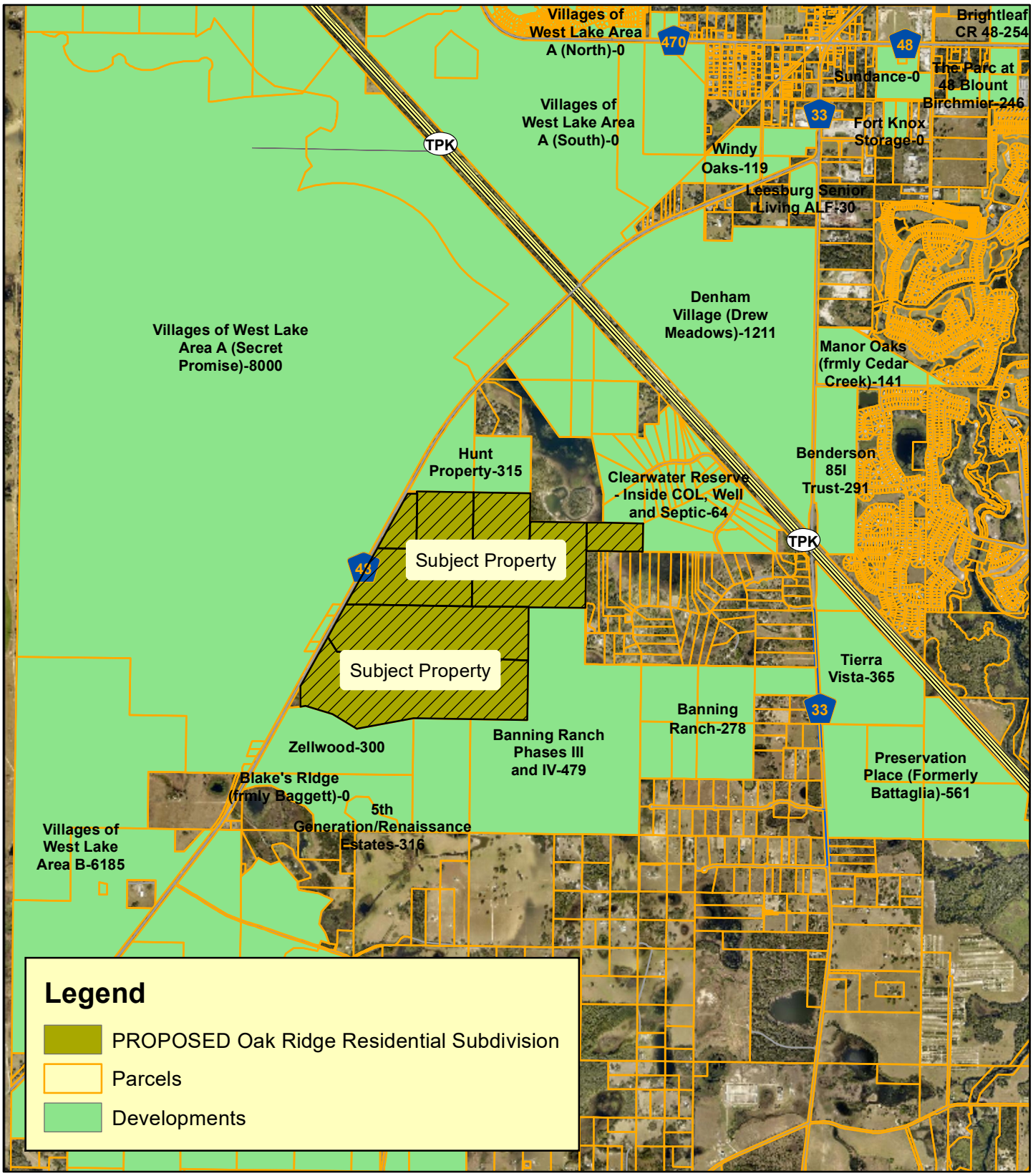
Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
June 25, 2025

Developments



Planning & Zoning Division

N
W E
S

0 690 1,380 2,070 2,760
Feet

Oak Ridge Residential Subdivision
AK#s: 1296536, 1800986, 3876339, 1775205, 2546042, 1775264, 3907170
Sections 28, 29, 32, & 33 , Township 20 South, Range 24 East
April 2, 2025

Parcel #1

Closeup of Sign from County Road 48.

Looking North along County Road 48 from Subject Property.

Looking East into the Subject Property from County Road 48.

Looking South along County Road 48 from Subject Property.

Looking West across County Road 48 from the Subject Property.

Parcel #2

Closeup of Sign from County Road 48.

Looking North along County Road 48 from Subject Property.

Looking East into the Subject Property from County Road 48.

Looking South along County Road 48 from Subject Property.

Looking West across County Road 48 from Subject Property.

SUMMARY MINUTES OF THE REGULAR MEETING

OF THE PLANNING COMMISSION

CITY HALL

THURSDAY, JULY 31ST, 2025 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, July 31st, 2025, at City Hall.

Vice-Chairman Sanders called the meeting to order at 4:30 p.m.

The following Commission members were present:

Nathaniel Sanders
Ted Bowersox
Frazier Marshall
John O'Kelley
Ze'Shieca Carter
Stewart Kaplan
Ken Simeone

The following Commission member was absent:

Tim Sennett - Chairman
Darin Akkerman

City staff that was present included Dan Miller, Planning & Zoning Director, Sabrina Mitchell, Executive Assistant I, Kandi Harper, Deputy Director, Max Van Allen, Senior Planner and Melissa Medders De Los Santos, Planner. Attorney Jennifer Cotch was also present.

The meeting opened with an invocation given by Commissioner Bowersox, followed by the Pledge of Allegiance to the Flag.

Dan Miller informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience that the City Commission meeting dates are tentatively scheduled.

MINUTES OF THE PLANNING COMMISSION MEETING FOR THURSDAY, JUNE 19TH, 2025.

from June 19th, 2025 Planning Commission, there may be some type of scheduling conflict from the applicant; satisfied with conditions, went over facades; consistent, and mixed of uses, commercial zoning; open a store.

Vice-Chairman Sanders stated if the applicant would like to speak on the case.

Vice-Chairman Sanders stated if anyone in the Public wants to speak on the case.

Vice-Chairman Sanders closes discussion from the Public and then discussion took place with the Commission.

Commissioners' and Dan Miller discussed fence location; Dan Miller replied due to the fact that the neighbor did make a request and we thought it was a good idea; the fence will go around the sides and back of the property only.

Vice-Chairman Sanders entertained a motion, and then the voting took place.

Vice-Chairman Sanders called for a vote on the first case.

Commissioner Bowersox made a motion to APPROVE case # PUD-25-586 – VISTA AVENUE PDO – PLANNED DEVELOPMENT OVERLAY Commissioner Kaplan SECONDED the motion.

The roll call vote was:

Commissioner Carter	Yes
Commissioner Kaplan	Yes
Commissioner O'Kelley	Yes
Commissioner Sanders	Yes
Commissioner Simeone	Yes
Commissioner Bowersox	Yes
Commissioner Marshall	Yes

Seven yeas, no nays, the Planning Commission approved case # PUD-25-586 – VISTA AVENUE PDO – PLANNED DEVELOPMENT OVERLAY.

Vice-Chairman Sanders called for the second case under new business be brought forward.

NEW BUSINESS

1) **PUBLIC HEARING CASE # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 596.29 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, AS LEGALLY DESCRIBED IN SECTION 28, 29, 32 TOWNSHIP 20 SOUTH,

RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 25TH, 2025 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 13TH, 2025)** (Oak Ridge LSCP)

Dan Miller stated for the record to discuss both cases together and vote separately.

Dan Miller introduced case number #LSCP-25-547 – Oak Ridge – Large Scale Comprehensive Plan Amendment and case number #PUD-25-548 Planned Unit Development into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, proposal, went over the PUD requirements, went over site plan, design and architectural standards, site access and signage, recreation, utilities; stated all development must be on City water and wastewater; so, there will be no wells or septic systems on the property, and phasing, or expiration clause; which requires that the development move forward with substantial commencement within four years, or the property has an automatic reversion to the RE-1 Zoning standards, which is one acre per unit.

Max Van Allen, Senior Planner utilized a power point presentation to demonstrate the area of the proposed site for the cases.

Department Review Summary: This case was sent out to all the different City departments, Lake County Public Works, and Lake County School Board, from the City Departments; no substantive comments from the City departments; the project is outside the Leesburg Electric service area; Gas Department comments read into the record. Lake County School Board; the project will be subject to school concurrency review. This is a review by the school board staff to see if adequate student stations are present; project will be subject to a mitigation agreement to provide adequate stations within the school system, thus, the developer will have to provide adequate student stations, or adequate stations must exist within the system for the project to move forward, at the time of development, each of those mitigation agreements must be approved by the School Board and the Leesburg City Commission. Lake County Public Works had no comments; however, for the record, we would like to note that staff is continuously communicating with Lake County on various projects, and we anticipate that this proposal should it be approved by City Commission; the standard comments regarding turn lanes, additional right of way for roads and drainage, etc., will apply. Leesburg's PUDs are written to support Lake County Public Works in the matter of these requests. Public responses – no written Public comments were received from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for both cases; Staff recommended approval.

Vice-Chairman Sanders stated if the applicant would like to speak on the case.

Logan Opsahl Lowndes Law Firm 215 North Eola Drive thanks the Commission for their time and service, also thanks Staff for their presentations and gave a brief presentation; went over location map, surrounding density; Huntington Oaks; north, 3.7 units an acre, Blake Ridge; 2.9, Zellwood; 2.9, compatibility perspective; relates to density, being proposed on Oak Ridge; 596 acres, equates to 1½ units an acre, FLU; Lake County map; existing use, commercial, estate residential, Zoning map; yellow PUD, agricultural historical use, sod stripping cattle; property use history, previous site plan; presented at community meeting; similar to final site plan; in PUD, work with Staff on changes on specific comments heard at community meeting; made changes, Dan Miller outlined the SF versus villas; read lot sizes into the record, addition of 50' and 60' lots; cooperation with Staff, heavily amenities; open space; being preserved, wetlands; created, natural vegetation, multi-use trail, natural trail, neighborhood parks, activity center pool, open space elements; in PUD performance standard include; 35% min., our current plan; 70% open space, maximized wetland preservation, unique shape; development; enhancements of preserving/creating new wetlands, native landscape; improved water quality, buffering from the development, natural wetlands, stormwater treatment; fully engineered, working with City Staff and City code, natural trail; east, neighbors comments, view shed; changes made, and went over the final site plan.

Vice-Chairman Sanders stated if anyone in the Public wants to speak on the case.

Commissioners' and Dan Miller discussed water consumption; addressed thoroughly by the City of Leesburg; Dan Miller replied it has been reviewed by the Public Works department, evidence of current capacity, we do not reserve capacity, wastewater; Dan Miller replied wastewater same situation, CR 48 impact; Dan Miller replied there is a traffic study required of every zoning; done, didn't degrade the level of service; gave a brief explanation to the Commission on level of service, Lake County require; widening of turn lanes; if project approved, by City Commission as well, site plan 600 acres; 1½ houses per acre, 1½ acres on the whole 600 acres site; Dan Miller replied that's correct, the City of Leesburg use gross density measurements, gave a brief explanation to the Commission on gross density, 1.5 density; consistent, lot sizes throughout the developments and densities, lot sizes; same, wetlands; marsh, water, over populated, very dense; houses, plans; too congested, open space; wetlands, mosquitos, site plan, back yards; backing up to marsh/wetlands, too clustered, approximate space between houses; 50' or 70' lots; Dan Miller replied and stated it's the standard 5' on each side to give you 10', market, aim to bring families in Lake County think about education, part of amenities; childcare center, prefer community oriented childcare center versus pool; consider in plans, roads inferior; not addressed/solved, on-going problem, CR 48 & 33 continuous issues; not in favor.

Logan Opsahl addressed comments from the Commission and stated it's based on density across the whole site; roads/units are placed; too be cluster; upland area,

avoid wetlands, additional open space, thanks Commission for comments, market; recognizing as amenity.

Brian Skidmore Ardurra Group representing the applicant at 4921 Memorial Highway Tampa, Florida stated to comments for open space amenities and concern about density, upland portions of project considered that on the outline of the design, water management district, standard buffer; 25', providing expanded buffers, plant buffers; current condition, enhancing buffers; native vegetation, creating filter strips; behind the lot, plantings ground cover/trees, expanded wetlands; existing, buffer wetland from development, provide expanded habitat; throughout the development, 20' acres; new wetlands.

Brian Dalrymple representing the applicant at 3140 Orleans Way Apopka, Florida stated some entry level houses, some first time move up; large lots, second time move up; buyer, leaving house, layout; a lot of space; enjoy the nature, open space, and enhance places as well.

Vice-Chairman Sanders stated if the Commission have any questions of Staff or applicant.

Vice-Chairman Sanders closes discussion from the Public and then discussion took place with the Commission.

Vice-Chairman Sanders entertained a motion, and then the voting took place.

Vice-Chairman Sanders called for a vote on the first case.

Commissioner Carter made a motion to APPROVE case # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT SECONDED the motion.

The motion dies for a lack of a second.

Commissioner Marshall made a motion to DISAPPROVE case # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Bowersox SECONDED the motion.

The roll call vote was:

Commissioner Kaplan	Yes
Commissioner O'Kelley	Yes
Commissioner Sanders	No
Commissioner Simeone	Yes
Commissioner Bowersox	Yes
Commissioner Marshall	Yes
Commissioner Carter	No

Five yeas, two nays, the Planning Commission disapproved case # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT.

Vice-Chairman Sanders called for the second case under new business be brought forward.

2) **PUBLIC HEARING CASE # PUD-25-548 – OAK RIDGE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 596.29 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, AS LEGALLY DESCRIBED IN SECTION 28, 29, 32 TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 25TH, 2025 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 13TH, 2025)** (Oak Ridge PUD)

Vice-Chairman Sanders entertained a motion, and then the voting took place.
Commissioner Bowersox made a motion to DISAPPROVE case # PUD-25-548 – OAK RIDGE – PLANNED UNIT DEVELOPMENT Commissioner O'Kelley SECONDED the motion.

The roll call vote was:

Commissioner O'Kelley	Yes
Commissioner Sanders	No
Commissioner Simeone	Yes
Commissioner Bowersox	Yes
Commissioner Marshall	Yes
Commissioner Carter	No
Commissioner Kaplan	Yes

Five yeas, two nays, the Planning Commission disapproved case # PUD-25-548 – OAK RIDGE – PLANNED UNIT DEVELOPMENT.

ANNOUNCEMENTS

Dan Miller stated he would like to thank Staff for the hard work they done during some health challenges he had; also thanks the Commission for all the hard work they do.

ADJOURNMENT

Meeting was adjourned at 5:23 p.m.

_____
Nathaniel Sanders, Vice-Chairman

_____
Sabrina Mitchell, Executive Assistant I

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.3.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 596.29 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow 910 single-family attached and detached units, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida**;** and providing an effective date. (Oak Ridge PUD)

Staff Recommendation:
Planning and Zoning Staff recommend approval of the request to rezone the subject property from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow 910 single-family attached and detached residential units.

Analysis:
The project site is approximately 596.29 acres, and is generally located east of County Road 48 and south of Ronald Reagan Turnpike as shown on the attached maps. At this time, the property is undeveloped. The proposal will allow 910 single-family attached and detached units, consisting of 642 detached units and 268 villa units. The existing land uses surrounding the property are Non-Agricultural Acreage, Vacant Residential, Pasture Improved Hay Acreage, and Timber. City of Leesburg utilities are available along County Road 48 and County Road 33.

The Planning Commission held a public hearing on the application on July 31, 2025, and recommended denial, 5-2, citing concerns of water consumption, nearby wetlands, density, and noted the need for childcare/education options.

Procurement Analysis:
N/A

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

Fiscal Impact:
New development on this site will create a significant 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 596.29 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW 910 SINGLE-FAMILY ATTACHED AND DETACHED UNITS, FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, LYING IN SECTIONS 28, 29, AND 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (OAK RIDGE PUD)

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

Section 1.

Based upon the petition of SD 48 Group LLC, Petitioner, "Permittee," for 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 Lake County A (Agriculture) 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 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

A PARCEL OF LAND LYING IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 AND THE NORTHWEST CORNER OF LOT 42 OF CLEARWATER RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 89 THROUGH 94 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00° 48' 05" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1325.78 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN NORTH 89° 09' 12" WEST ALONG THE NORTH LINE OF SAID SECTION 33 FOR A DISTANCE OF 1324.20 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00° 38' 58" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 1246.47 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 87° 23' 18" WEST FOR A DISTANCE OF 4456.81 FEET; THENCE RUN NORTH 31° 56' 09" WEST FOR A DISTANCE OF 405.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, ACCORDING TO PROJECT NO. 1092; THENCE RUN NORTH 29° 00' 47" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 3873.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89° 13' 43" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1517.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 13' 32" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1323.29 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 00° 50' 31" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 662.43 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 12' 20" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1323.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 15' 48" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1322.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN SOUTH 00° 48' 08" WEST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 662.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 89° 18' 04" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1322.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 417.79 ACRES, MORE OR LESS.

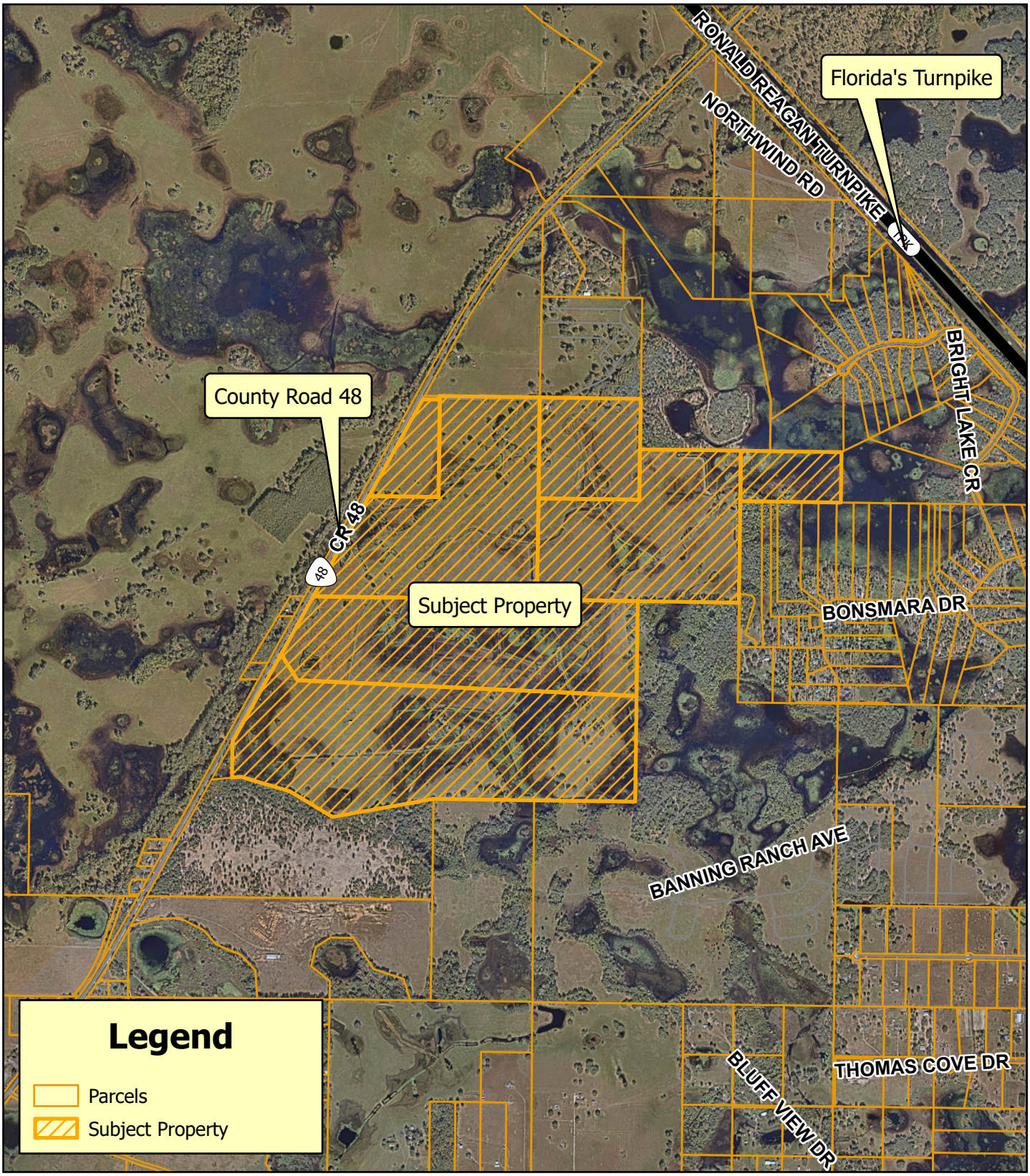
LEGAL DESCRIPTION:

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND A PORTION OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH RANGE 24 EAST LAKE COUNTY FLORIDA; THENCE NORTH 89°41'38" WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 2642.11 FEET TO THE NORTHWEST CORNER OF THE SAID NORTHEAST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°38'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32 A DISTANCE OF 294.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #48; THENCE RUN SOUTH 28"35'10" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 866.54 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 32°23'03" EAST A DISTANCE OF 405.37 FEET; THENCE RUN SOUTH 87°50'12" EAST A DISTANCE OF 4456.51 FEET TO THE EAST LINE OF THE AFORESAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°12'25" WEST A DISTANCE OF 1338.44 FEET TO THE SOUTHEAST CORNER OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE NORTH 89°40'37" WEST ALONG THE SOUTH LINE OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 1327.83 FEET TO THE SOUTHEAST CORNER OF NORTHEAST ONE QUARTER OF THE AFORESAID SECTION 32; THENCE RUN NORTH 89°39'53" WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 1322.37 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 32 TO THE NORTH LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3095 PAGE 1479 PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH 79°17'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1346.90 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 59°22'54" WEST ALONG SAID NORTH LINE A DISTANCE OF 657.17 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 73°59'09" WEST ALONG SAID NORTH LINE A DISTANCE OF 666.10 FEET TO A 4"X4'' CONCRETE MONUMENT; THENCE RUN SOUTH 83°46'24" WEST ALONG SAID NORTH LINE A DISTANCE OF 119.21 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 00°20'39" EAST ALONG SAID WEST LINE A DISTANCE OF 472.82 FEET TO THE SAID EASTERLY THE RIGHT-OF-WAY LINE FOR COUNTY ROAD 48; THENCE RUN NORTH 28°35'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1315.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.50 ACRES, MORE OR LESS.

Extended Locator



Planning & Zoning Division

N

0 500 1,000 Feet

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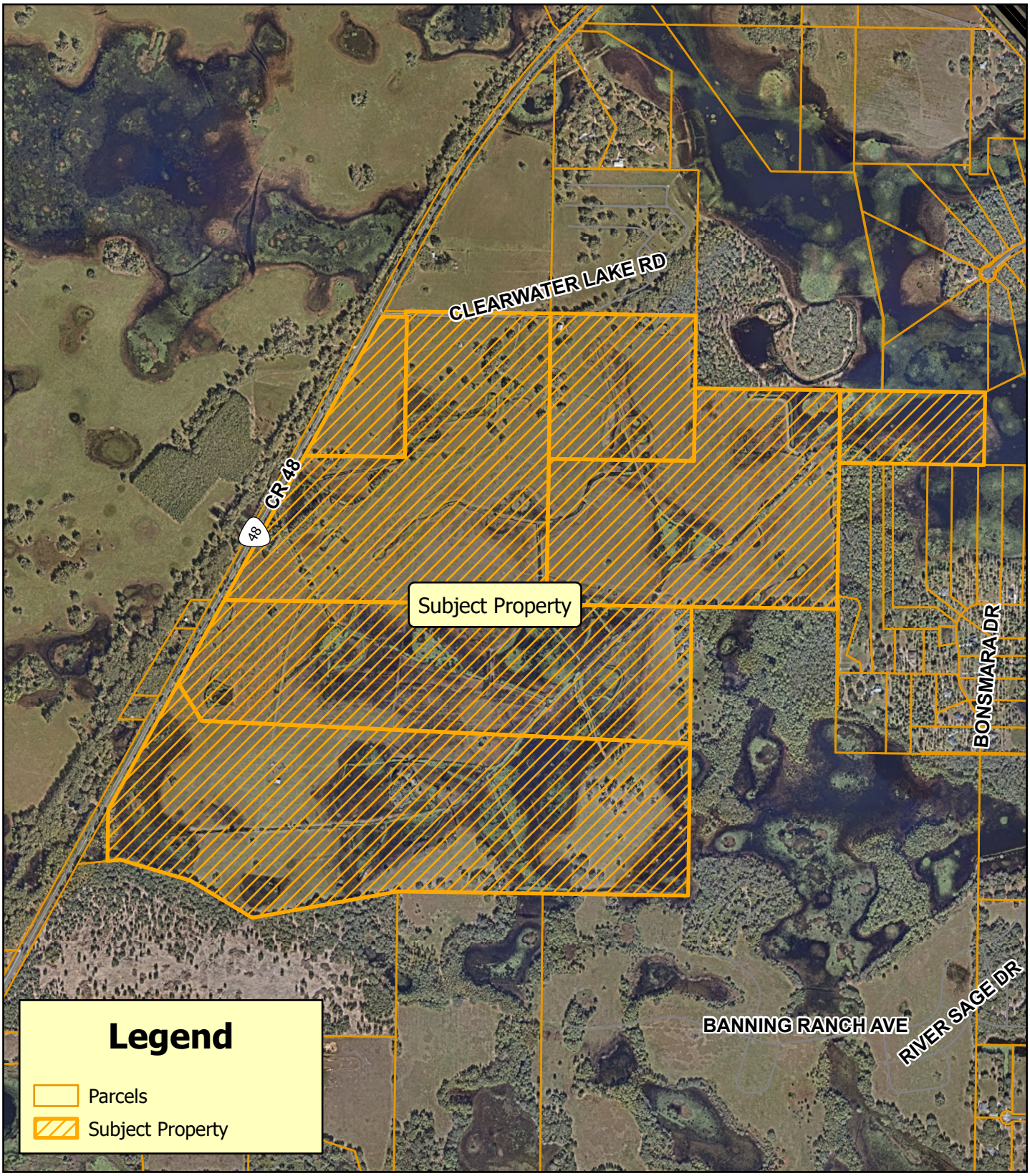
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Aerial



Planning & Zoning Division

N

0 475 950 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Zoning

Planning & Zoning Division

N

0 500 1,000 Feet

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Section 28, 29, 32 Township 20 South, Range 24 East
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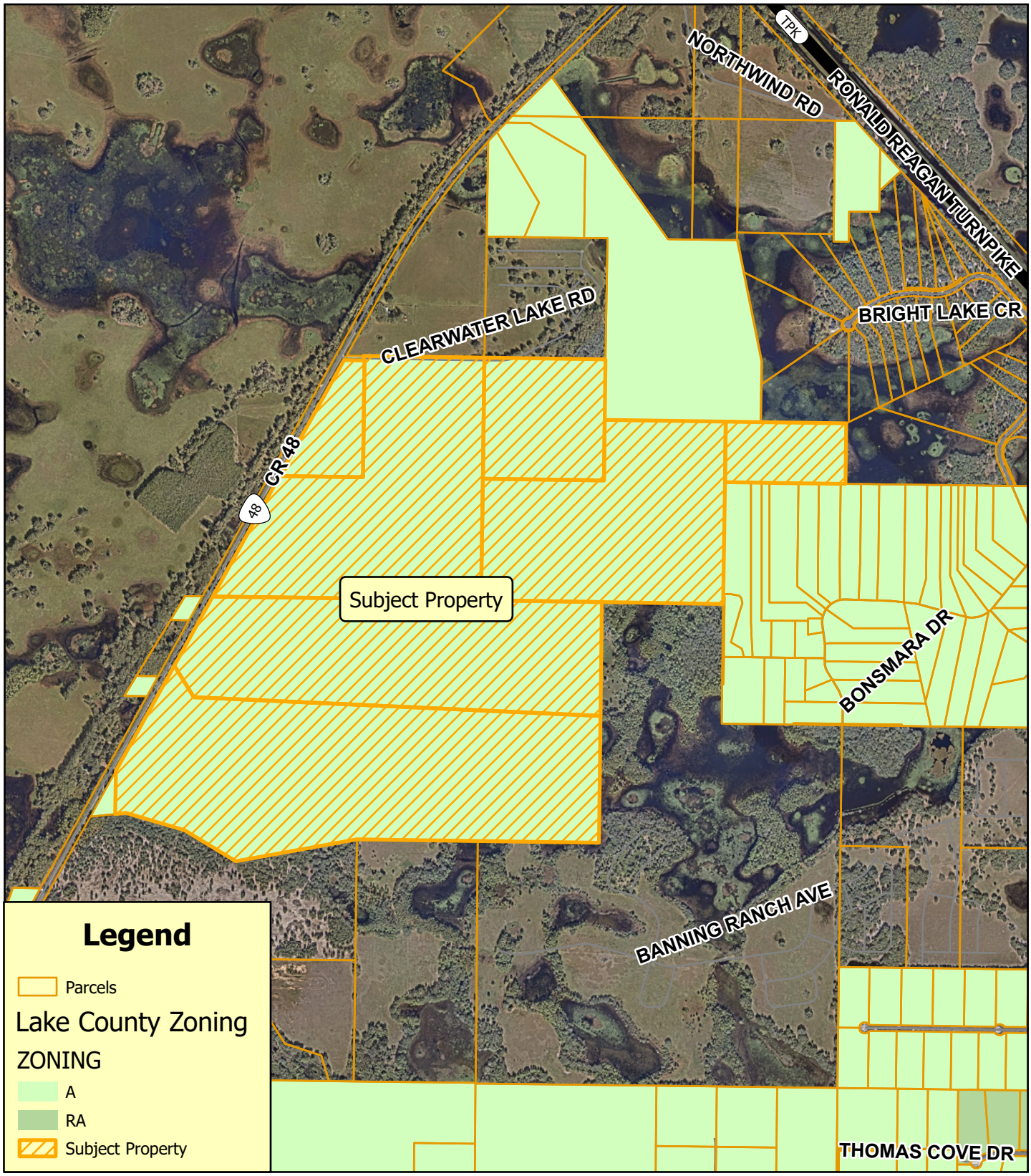
Lake County Zoning



Planning & Zoning Division

N

0 500 1,000 Feet

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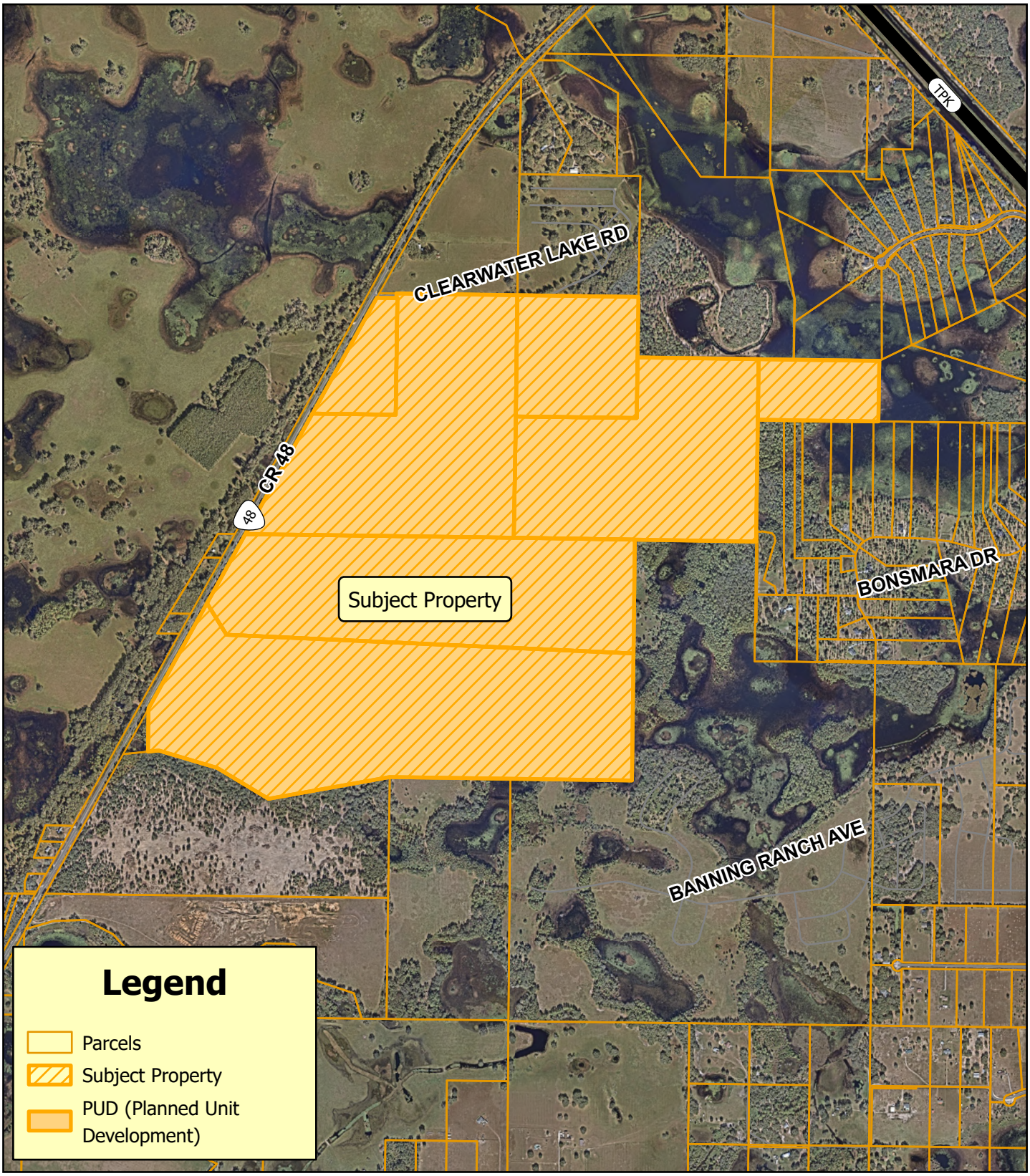
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Proposed Zoning



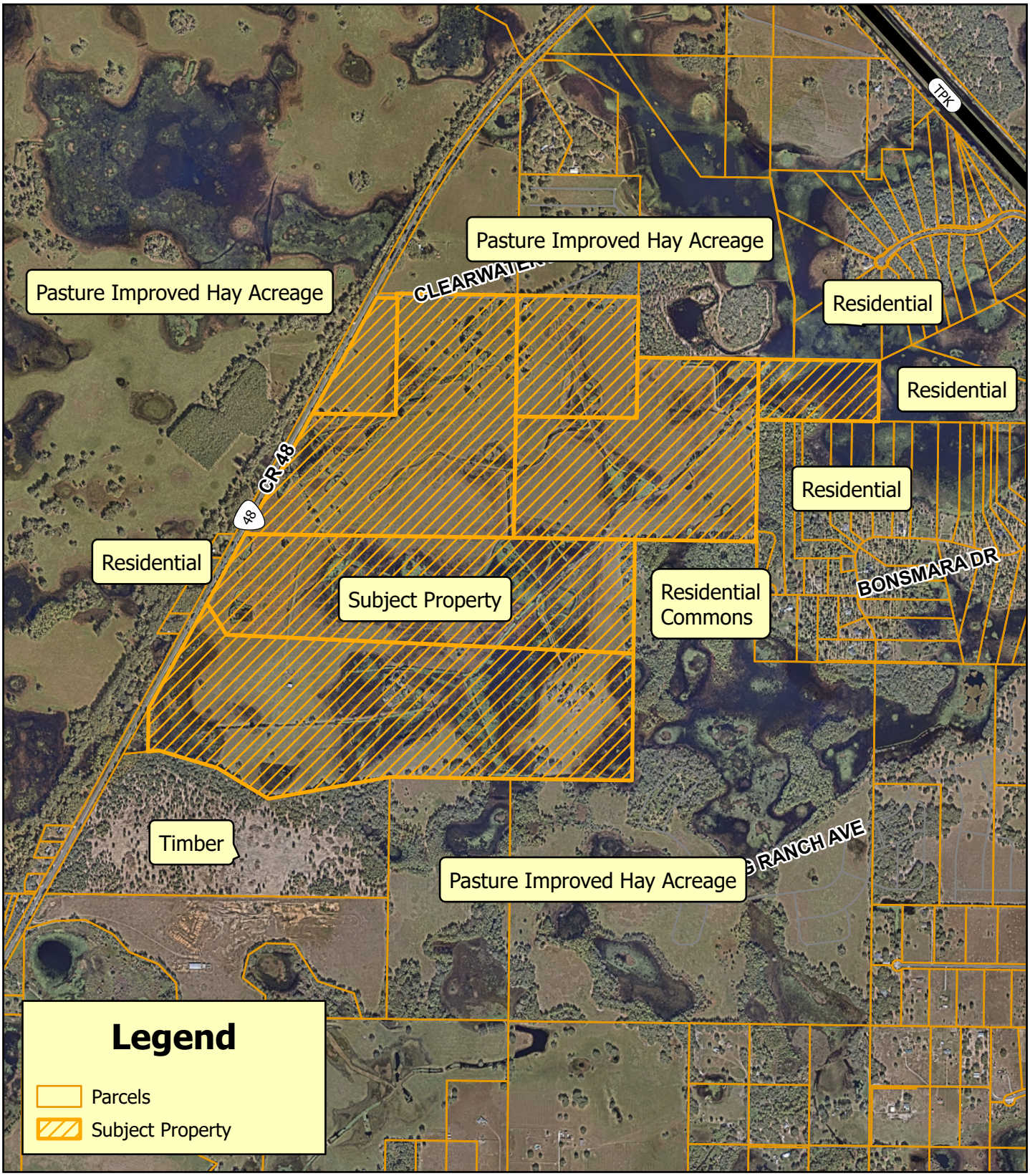
Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
June 25, 2025

Surrounding Land Uses



Planning & Zoning Division

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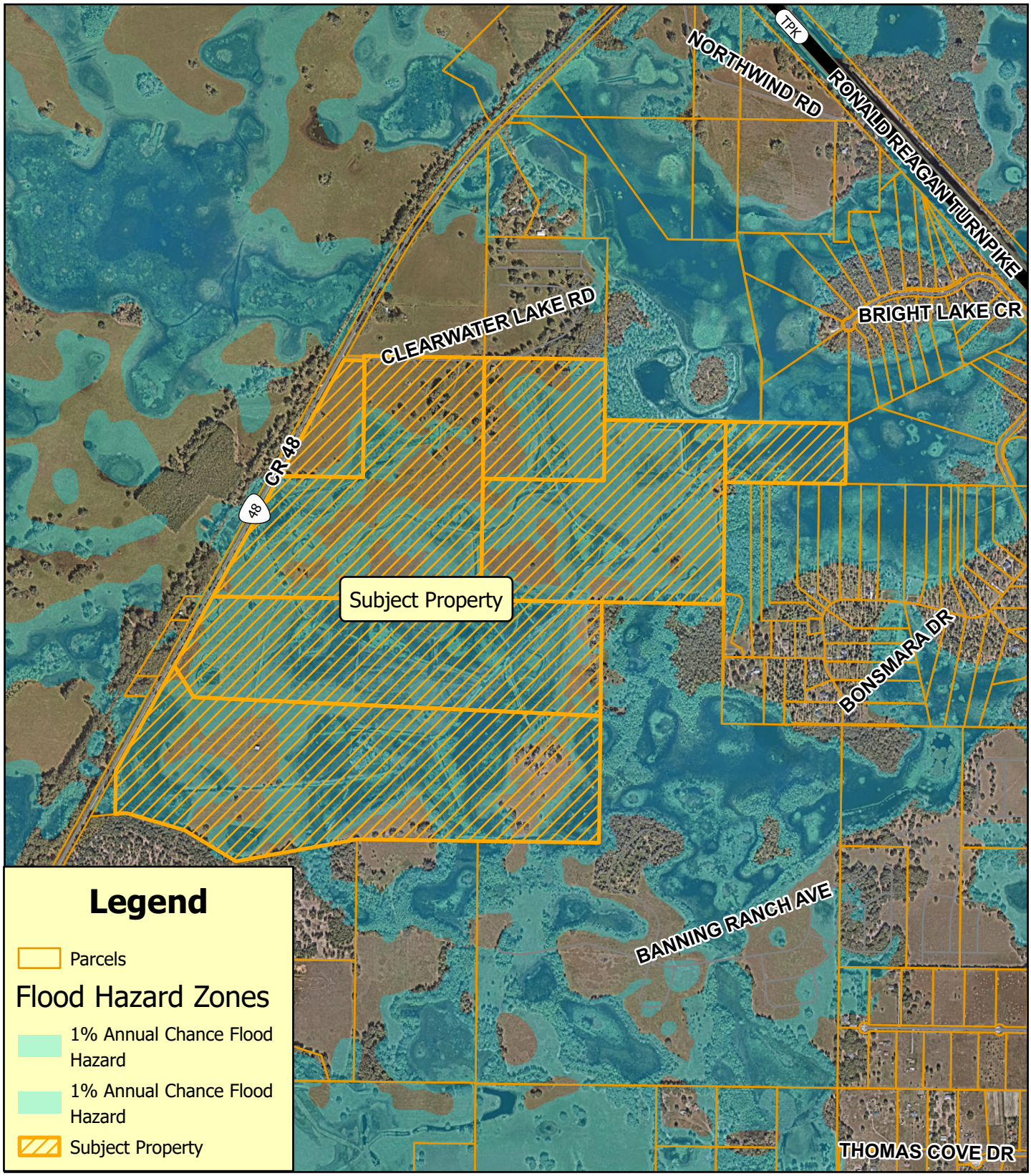
0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
June 25, 2025

Flood Zone



Planning & Zoning Division

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Section 28, 29, 32 Township 20 South, Range 24 East
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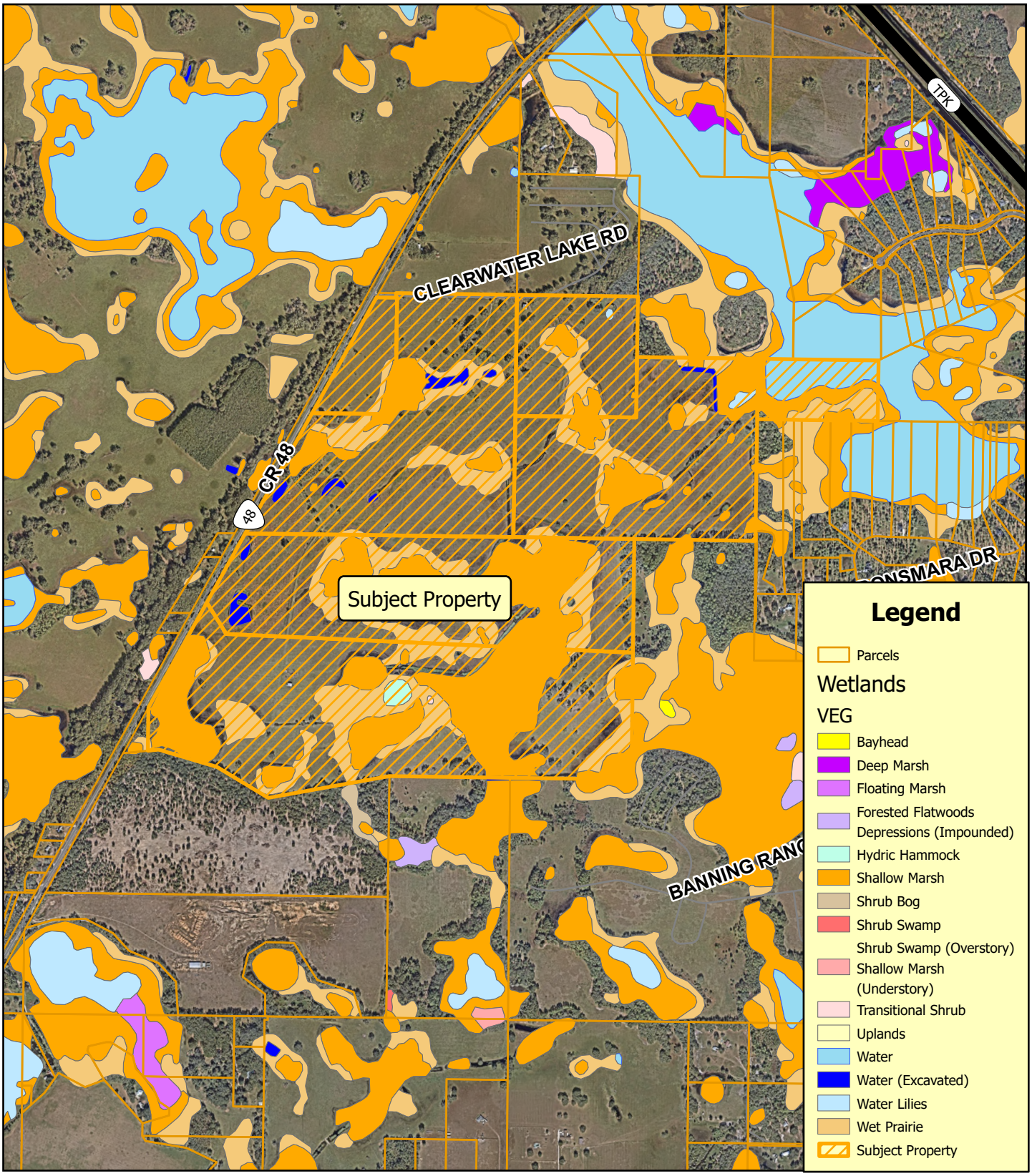
Wetlands



Planning & Zoning Division

N

0 500 1,000 Feet

Oak Ridge
ANNX-25-546; LSCP-25-547; PUD-25-548
Alternate Key(s): 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042
Section 28, 29, 32 Township 20 South, Range 24 East
May 29, 2025

Parcel #1

Closeup of Sign from County Road 48.

Looking North along County Road 48 from Subject Property.

Looking East into the Subject Property from County Road 48.

Looking South along County Road 48 from Subject Property.

Looking West across County Road 48 from the Subject Property.

Parcel #2

Closeup of Sign from County Road 48.

Looking North along County Road 48 from Subject Property.

Looking East into the Subject Property from County Road 48.

Looking South along County Road 48 from Subject Property.

Looking West across County Road 48 from Subject Property.

OAK RIDGE PUD
PLANNED UNIT DEVELOPMENT AGREEMENT
Conditions of Approval
July 31, 2025

This Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district is granted by the City of Leesburg Planning Commission, Lake County, Florida to **SD 48 Group LLC 103 Commerce St Ste #140, Lake Mary, FL 32746, Petitioner, (Nicole Lebron, Ardurra Group, Inc., Agent, and Tara Tedrow, Esq., Lowndes Law, Agent), "Permittee"** for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND
The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow future construction of a proposed residential development consisting of approximately 596.29 +/- acres containing a maximum of 910 detached and attached single-family residential units and associated amenities, generally located east of County Road 48 and South of Ronald Reagan Turnpike, on a site within the City of Leesburg in accordance with their PUD application and supplemental information.

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

CONDITIONS
The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **SD 48 Group LLC 103 Commerce St Ste #140, Lake Mary, FL 32746, Petitioner, (Nicole Lebron, Ardurra Group, Inc., Agent, and Tara Tedrow, Esq., Lowndes Law, Agent), "Permittee"** 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 596.29 +/- acres, shall be used for platted, detached and attached single-family residential development, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Detached single family residential units
2. Attached single family units ('Villas')
3. Accessory structures for residential uses
4. Outdoor recreation intended for the primary use of residents, such as trails, parks, and outdoor fitness equipment.
5. Accessory retail within a recreation center or clubhouse, intended for the primary use of residents, such as a snack bar
6. Temporary modular sales center office (during construction and sales of new units) not to exceed one year, and construction office not to exceed two years from the approval of the final plat of the final phase for the subdivision. Model homes may be used as sales centers during the duration of the project.

B. Prohibited Uses

1. Multi-family units (Apartments)
2. Commercial uses (as a primary use)
3. All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

4. DEVELOPMENT STANDARDS

A. The project shall contain a maximum of 910 single-family residential units, at a gross density not to exceed 1.53 units per acre on the approximately 596.29-acre site, as shown on **Exhibit C, Conceptual Development Plan**.

B. Larger lot sizes meeting the requirements herein with site plan review and approval from the Planning and Zoning Director, or designee may be substituted for fifty- (50) foot lots.

C. Each detached single-family residential unit shall have a minimum two (2) car garage.

D. Each attached single-family residential unit shall have a minimum two (2) car garage, or a one (1) car garage with one (1) off-street parking space provided per unit.

E. Defined closet space for each additional bedroom above the minimum house size may be included in the minimum square footage requirement herein.

F. Gutters shall be installed on the side and rear horizontal fascia for any home that has less than 7.5-foot side setback. For lots with a side yard setback of 7.5 feet or greater, no gutters are required. All lots shall be designed to direct stormwater to the appropriate drainage system(s).

G. Along each street, homes with the same architectural design shall not be immediately adjacent (side by side) or directly across from a lot with the same design. Facades may be varied to meet this requirement.

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

I. Roof overhang shall not exceed forty (40) percent of the distance between the building wall and the property line.

J. Maximum building height: two (2) stories or 35 feet.

K. 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.

L. Attached screened enclosures (no solid roof) must maintain a minimum setback of five (5) feet from the side and rear property line. Attached swimming pool screened enclosure shall also maintain a minimum setback of five (5) feet from the side or rear property lines.

M. Solid roof structures attached to the residence must meet the required rear setback as noted under "Minimum building setbacks."

N. 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.

O. The minimum lot development standards shall be:

1. For detached single-family 50-foot lots:
   a. A maximum of 559 lots shall have a minimum lot width of fifty (50) feet.
   b. Minimum house size: 1,500 square feet living area (under roof).
   c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
   d. Minimum lot size shall be 5,250 square feet.
   e. Minimum lot width 50 feet
   f. Minimum lot depth 105 feet
   g. Minimum building setbacks:
      Front – 25 feet;
      Porch – 20 feet (porch must be a minimum width of 5 feet).
      Rear – 18 feet;
      Side – 5 feet;
      Corner Side – 15 feet.

2. For detached single-family 60-foot lots:
   a. No less than 46 lots shall have a minimum lot width of sixty (60) feet.
   b. Minimum house size: 1,700 square feet (under roof).
   c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
   d. Minimum lot size shall be 6,300 square feet.
   e. Minimum width 60 feet
   f. Minimum depth 105 feet
   g. Minimum building setbacks:
      Front – 25 feet;
      Porch – 20 feet (porch must be a minimum width of 5 feet).
      Rear – 18 feet;

Side – 5 feet;
Corner Side – 15 feet.

3. For detached single-family 70-foot lots:
   a. No less than 37 lots shall have a minimum lot width of sixty (60) feet.
   b. Minimum house size: 1,800 square feet (under roof).
   c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
   d. Minimum lot size shall be 7,350 square feet.
   e. Minimum width 70 feet
   f. Minimum depth 105 feet
   g. Minimum building setbacks:
      Front – 25 feet;
      Porch – 20 feet (porch must be a minimum width of 5 feet).
      Rear – 18 feet;
      Side – 5 feet;
      Corner Side – 15 feet.

4. For attached single-family 35-foot lots ('Villas'):
   a. No less than 268 lots shall have a minimum lot width of thirty-five (35) feet.
   b. Minimum house size: 1,200 square feet (under roof).
   c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
   d. Minimum lot size shall be 4,200 square feet.
   e. Minimum width 35 feet
   f. Minimum depth 120 feet
   g. Minimum building setbacks:
      Front – 25 feet;
      Porch – 20 feet (porch must be a minimum width of 5 feet).
      Rear – 17 feet;
      Side – 5 feet;
      Corner Side – 15 feet.
   h. Minimum 50-foot detached single family lots meeting standards herein may be substituted for Villa lots by the developer, subject to approval by the Planning and Zoning Director, or designee, and provided that there is no increase in the overall approved density of the project.

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 single-family units. 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 shall be permitted subject to the provision of at least five (5) 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.
4. For all designs, architectural facades and features shall be submitted and reviewed by the Planning and Zoning Director or designee for compliance prior at time of site plan review.

C. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Director or designee.

D. The architectural styles and facades shown in **Exhibit D, Representative Façade Samples** herein are considered conceptual.

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 as shown on **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 thirty- (30) foot wide landscape buffer tract shall be provided along the County Road 48 right-of-way. Wherever the thirty- (30) foot buffer is directly adjacent to residential lots along CR 48, a minimum three- (3) foot high berm shall be required.

C. A minimum twenty-five (25)-foot wide buffer tract with plantings as shown in Figure B below, shall be provided along the southeastern portion of the property adjacent to neighboring development.

D. A minimum fifteen- (15) foot wide buffer tract with plantings as shown in Figure B below, shall be provided along the northern portion of the property adjacent to neighboring development.

E. All landscape buffers shall be separate from all other platted lots, shall not be part of individually platted lots, and shall be a common area to be maintained by an entity such as a Property Owners or Homeowners Association.

F. Each platted detached single-family residential lot of record shall contain a minimum of one canopy or understory tree, located within in the front yard, selected from the list of trees within the City of Leesburg Code of Ordinances, *Section 25-328 Table 1, Canopy Trees,* plus at least one other tree, located in the back yard. All other requirements for tree planting based on lot size under the Code of Ordinances shall remain in effect.

G. Each platted attached single-family residential lot ('Villa') of record shall contain a minimum of one canopy or understory tree, located within in the front yard, selected from the list of trees within the City of Leesburg Code of Ordinances, *Section 25-328 Table 1, Canopy Trees,* plus at least one other tree, located in the back yard. All other requirements for tree planting based on lot size under the Code of Ordinances shall remain in effect.

H. A split-rail fence or opaque plank fence, of either wood or vinyl/synthetic construction, shall be installed along the perimeter of the property adjacent to neighboring development and/or roadway(s), wherever there is no berm or wetland present. The fence shall be installed at a minimum height of four (4) feet. Said fence shall be maintained by the Property Owners or Homeowners Association. Acceptable fence samples and placement for the standards herein are shown in **Exhibit F, Conceptual Fence Examples.**

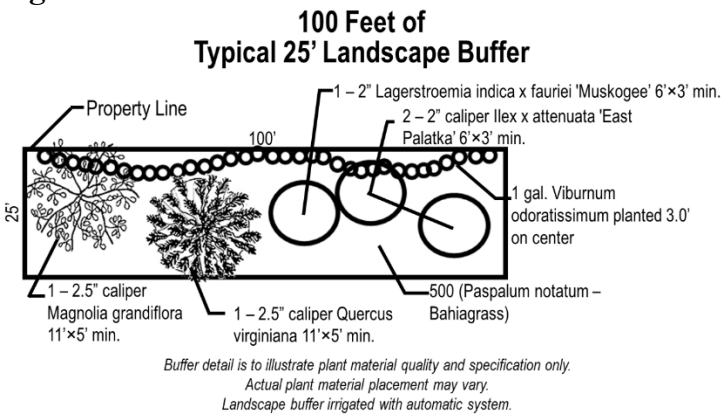
I. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.

J. All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below.

Figure A

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

Figure B



K. Variations to the landscape and buffering requirements of the code may be approved by the Planning and Zoning Director or designee, to the extent that the overall intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.

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

1. All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
2. Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
3. The tree survey shall be completed by a licensed surveyor.

7. SITE ACCESS AND SIGNAGE

A. The main vehicular access to the project site shall consist of a minimum of three (3) boulevard-style primary access points, one (1) cross access to the south, and two (2) cross-accesses to the north, as reviewed by Lake County Public Works, and/or FDOT as applicable, and as shown on the **Conceptual Development Plan - Exhibit C**, as amended. All access points are conceptual and subject to Lake County and City of Leesburg approval. Actual location and design of all roads shall be determined during 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 to site plan application review process.

B. The three (3) main access points shall be constructed as a "boulevard-type" roadways, having a landscaped median area of at least eight (8) feet in width, and designed to allow emergency access vehicles room to maneuver. This will include left and right turn lanes exiting the property if required during site plan review. This entrance shall be reviewed and adjusted by staff as needed at the Site Plan and Construction Plan review.

1. 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.
2. 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.
3. The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.

C. 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.

D. Each required main 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, or may be substituted for one (1) sign within the landscape buffer on one side of the entry way. This may be used for signage per City of Leesburg Code of Ordinances, as amended.

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

F. Roadway interconnectivity shall be provided as shown on the **Conceptual Development Plan – Exhibit C,** and amended as needed in the site plan review process, to allow for connection points between this development and future development of adjacent properties.

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 required sidewalks, recreation paths, etc.

B. A traffic/transportation study shall be submitted for review and determination of any necessary access improvements, and including any off-site improvements legally 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 which are legally 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. All roads within the development shall be constructed to meet the City of Leesburg's standards, ARTICLE VII – TECHNICAL STANDARDS of the Code of Ordinances, as amended.

E. This project has 5,659 +/- linear feet fronting County Road 48, per Lake County Property Appraiser data. Per Ordinance 14-39, the Interlocal Service Boundary Agreement between the City of Leesburg and Lake County, shall assume maintenance responsibility of the associated right(s)-of-way, as noted therein.

F. The Permittee shall be responsible for obtaining all necessary legally required Lake County and FDOT permits, as required, and a copy of all permits shall be provided to the City of Leesburg.

G. The City of Leesburg shall not be responsible for the construction of any roads or transportation improvements.

1. Should the Permittee (or designee) desire to dedicate the proposed project's internal road system to the City of Leesburg; the Permittee shall demonstrate to the satisfaction of the City of Leesburg that the road system is in suitable condition and meets all City road design requirements.
2. Should the Permittee (or designee) choose to retain the roadways, the Permittee shall establish an appropriate legal entity that shall accept responsibility to pay the

cost and perform all services required to maintain the roads and transportation improvements to City of Leesburg codes and standards, as amended. A Homeowners or Property Owners Association, or other such legal entity will be considered acceptable. 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.

H. Sidewalks shall be provided on both sides of the entrance road(s) and all internal roads, and 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 each street. 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, consistent with the typical pioneering agreement approved on new home projects in the city, 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. Developer shall be responsible for the installation of a natural gas appliances in eighty percent (80%) of all single-family homes in the development as required by the City of Leesburg Code of Ordinances as amended.

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

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 or property owners association is an acceptable maintenance entity.

D. The existing 100-year flood plain on the property 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.
   1. 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.
   2. 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.

H. All wet stormwater ponds greater than 0.5 acres in size shall have a minimum of one (1) functioning fountain/aerator for the purpose of aesthetic and public health considerations. Such fountains/aerators shall be owned and maintained by a Homeowner's or Property Owners Association as applicable.

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 homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.

C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary, or as required by the applicable government authority.

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, floodplain mitigation, wetland mitigation, and recreational trails and boardwalks, as permitted by St. Johns River Water Management District.

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

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

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

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

J. 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 25-327, 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, or 4.18 total acres, whichever is greater.

B. Recreational requirements shall include at least one (1) primary active recreation areas to include a swimming pool and cabana with onsite parking, children's playground with equipment, and dog park area. The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of 200 of the approved residential units.

1) A walking/nature trail, including boardwalks, shall be constructed near the wetlands throughout the development, as generally depicted on the attached **Conceptual Site Plan, Exhibit C**, which is subject to modification with approval by the City of Leesburg.

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.

1) Retention parks may be included in the design of the subdivision and may be designed such that park areas, which may consist of dry retention areas, can be used as open fields, playgrounds or trails.

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 or property owner'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 these PUD Conditions of Approval, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.

B. As part of the overall development process, if the project is constructed in phases, then 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 these PUD Conditions of Approval 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. LEVELS OF SERVICE

A. Levels of Service

1. As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid water. 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

i. 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.

C. If the development requires construction of new distribution or collection lines, or other infrastructure needed to develop the subdivision, 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.

D. Commitment of Capacity

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

E. Ability to Provide Services

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

Parcel ID Altkey: 1296536, 3876339, 1800986, 1775264, 1775205, 3907170, 2546042

A PARCEL OF LAND LYING IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 AND THE NORTHWEST CORNER OF LOT 42 OF CLEARWATER RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 89 THROUGH 94 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00° 48' 05" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1325.78 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN NORTH 89° 09' 12" WEST ALONG THE NORTH LINE OF SAID SECTION 33 FOR A DISTANCE OF 1324.20 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 00° 38' 58" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33 FOR A DISTANCE OF 1246.47 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 87° 23' 18" WEST FOR A DISTANCE OF 4456.81 FEET; THENCE RUN NORTH 31° 56' 09" WEST FOR A DISTANCE OF 405.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, ACCORDING TO PROJECT NO. 1092; THENCE RUN NORTH 29° 00' 47" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 3873.04 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN SOUTH 89° 13' 43" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1517.30 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 13' 32" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 1323.29 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 00° 50' 31" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 662.43 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 12' 20" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1323.81 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89° 15' 48" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1322.89 FEET TO THE NORTHEAST CORNER THEREOF; THENCE RUN SOUTH 00° 48' 08" WEST ALONG THE

EAST LINE THEREOF FOR A DISTANCE OF 662.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH 89° 18' 04" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1322.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 417.79 ACRES, MORE OR LESS.

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND A PORTION OF THE WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH RANGE 24 EAST LAKE COUNTY FLORIDA; THENCE NORTH 89°41'38" WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 2642.11 FEET TO THE NORTHWEST CORNER OF THE SAID NORTHEAST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°38'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32 A DISTANCE OF 294.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #48; THENCE RUN SOUTH 28"35'10" WEST ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 866.54 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 32°23'03" EAST A DISTANCE OF 405.37 FEET; THENCE RUN SOUTH 87°50'12" EAST A DISTANCE OF 4456.51 FEET TO THE EAST LINE OF THE AFORESAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE RUN SOUTH 00°12'25" WEST A DISTANCE OF 1338.44 FEET TO THE SOUTHEAST CORNER OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33; THENCE NORTH 89°40'37" WEST ALONG THE SOUTH LINE OF THE SAID WEST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 1327.83 FEET TO THE SOUTHEAST CORNER OF NORTHEAST ONE QUARTER OF THE AFORESAID SECTION 32; THENCE RUN NORTH 89°39'53" WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST ONE QUARTER A DISTANCE OF 1322.37 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 32 TO THE NORTH LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 3095 PAGE 1479 PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH 79°17'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1346.90 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH

59°22'54" WEST ALONG SAID NORTH LINE A DISTANCE OF 657.17 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN NORTH 73°59'09" WEST ALONG SAID NORTH LINE A DISTANCE OF 666.10 FEET TO A 4"X4" CONCRETE MONUMENT; THENCE RUN SOUTH 83°46'24" WEST ALONG SAID NORTH LINE A DISTANCE OF 119.21 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 32; THENCE RUN NORTH 00°20'39" EAST ALONG SAID WEST LINE A DISTANCE OF 472.82 FEET TO THE SAID EASTERLY THE RIGHT-OF-WAY LINE FOR COUNTY ROAD 48; THENCE RUN NORTH 28°35'10" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1315.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 178.50 ACRES, MORE OR LESS.

~ End of Legal Description ~

EXHIBIT C **CONCEPTUAL SITE PLAN**

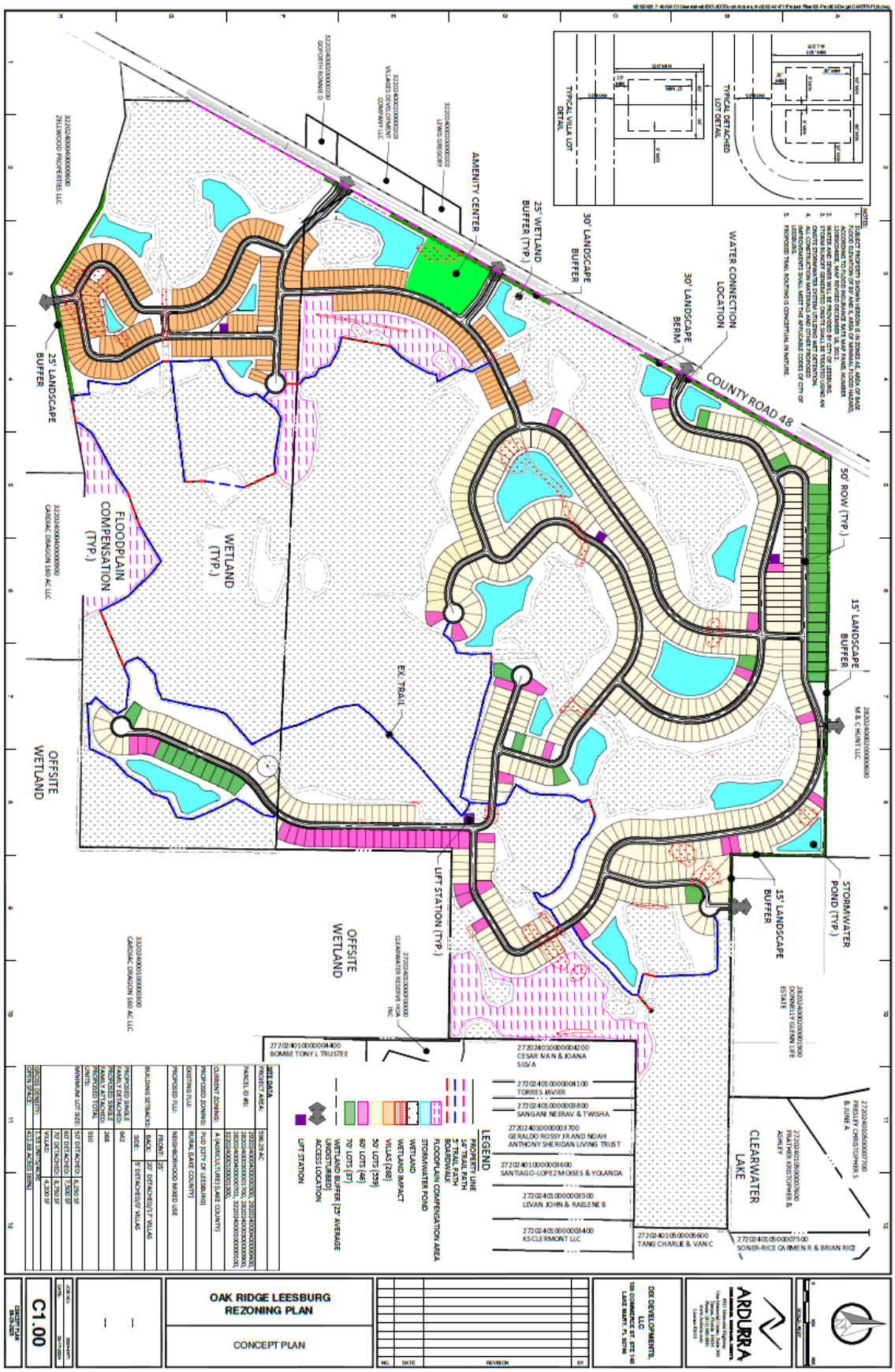


EXHIBIT D **REPRESENTATIVE FAÇADE SAMPLES**

Elevation - "C"

Elevation - "D"

TYPICAL DARK SKY LIGHTING FIXTURES

EXHIBIT F **CONCEPTUAL FENCE EXAMPLES**

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

Figure 2 – Split-rail fence
Example Source Courtesy of Superior Outdoor Products
https://superiorplasticproducts.com/3-rail-vinyl-fence

SUMMARY MINUTES OF THE REGULAR MEETING

OF THE PLANNING COMMISSION

CITY HALL

THURSDAY, JULY 31ST, 2025 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, July 31st, 2025, at City Hall.

Vice-Chairman Sanders called the meeting to order at 4:30 p.m.

The following Commission members were present:

Nathaniel Sanders
Ted Bowersox
Frazier Marshall
John O'Kelley
Ze'Shieca Carter
Stewart Kaplan
Ken Simeone

The following Commission member was absent:

Tim Sennett - Chairman
Darin Akkerman

City staff that was present included Dan Miller, Planning & Zoning Director, Sabrina Mitchell, Executive Assistant I, Kandi Harper, Deputy Director, Max Van Allen, Senior Planner and Melissa Medders De Los Santos, Planner. Attorney Jennifer Cotch was also present.

The meeting opened with an invocation given by Commissioner Bowersox, followed by the Pledge of Allegiance to the Flag.

Dan Miller informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience that the City Commission meeting dates are tentatively scheduled.

MINUTES OF THE PLANNING COMMISSION MEETING FOR THURSDAY, JUNE 19TH, 2025.

from June 19th, 2025 Planning Commission, there may be some type of scheduling conflict from the applicant; satisfied with conditions, went over facades; consistent, and mixed of uses, commercial zoning; open a store.

Vice-Chairman Sanders stated if the applicant would like to speak on the case.

Vice-Chairman Sanders stated if anyone in the Public wants to speak on the case.

Vice-Chairman Sanders closes discussion from the Public and then discussion took place with the Commission.

Commissioners' and Dan Miller discussed fence location; Dan Miller replied due to the fact that the neighbor did make a request and we thought it was a good idea; the fence will go around the sides and back of the property only.

Vice-Chairman Sanders entertained a motion, and then the voting took place.

Vice-Chairman Sanders called for a vote on the first case.

Commissioner Bowersox made a motion to APPROVE case # PUD-25-586 – VISTA AVENUE PDO – PLANNED DEVELOPMENT OVERLAY Commissioner Kaplan SECONDED the motion.

The roll call vote was:

Commissioner Carter	Yes
Commissioner Kaplan	Yes
Commissioner O'Kelley	Yes
Commissioner Sanders	Yes
Commissioner Simeone	Yes
Commissioner Bowersox	Yes
Commissioner Marshall	Yes

Seven yeas, no nays, the Planning Commission approved case # PUD-25-586 – VISTA AVENUE PDO – PLANNED DEVELOPMENT OVERLAY.

Vice-Chairman Sanders called for the second case under new business be brought forward.

NEW BUSINESS

1) **PUBLIC HEARING CASE # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 596.29 +/- ACRES FROM LAKE COUNTY RURAL TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, AS LEGALLY DESCRIBED IN SECTION 28, 29, 32 TOWNSHIP 20 SOUTH,

RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 25TH, 2025 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 13TH, 2025)** (Oak Ridge LSCP)

Dan Miller stated for the record to discuss both cases together and vote separately.

Dan Miller introduced case number #LSCP-25-547 – Oak Ridge – Large Scale Comprehensive Plan Amendment and case number #PUD-25-548 Planned Unit Development into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, and staff recommendations.

Dan Miller gave a background and explanation of the subject property, location, zoning, proposal, went over the PUD requirements, went over site plan, design and architectural standards, site access and signage, recreation, utilities; stated all development must be on City water and wastewater; so, there will be no wells or septic systems on the property, and phasing, or expiration clause; which requires that the development move forward with substantial commencement within four years, or the property has an automatic reversion to the RE-1 Zoning standards, which is one acre per unit.

Max Van Allen, Senior Planner utilized a power point presentation to demonstrate the area of the proposed site for the cases.

Department Review Summary: This case was sent out to all the different City departments, Lake County Public Works, and Lake County School Board, from the City Departments; no substantive comments from the City departments; the project is outside the Leesburg Electric service area; Gas Department comments read into the record. Lake County School Board; the project will be subject to school concurrency review. This is a review by the school board staff to see if adequate student stations are present; project will be subject to a mitigation agreement to provide adequate stations within the school system, thus, the developer will have to provide adequate student stations, or adequate stations must exist within the system for the project to move forward, at the time of development, each of those mitigation agreements must be approved by the School Board and the Leesburg City Commission. Lake County Public Works had no comments; however, for the record, we would like to note that staff is continuously communicating with Lake County on various projects, and we anticipate that this proposal should it be approved by City Commission; the standard comments regarding turn lanes, additional right of way for roads and drainage, etc., will apply. Leesburg's PUDs are written to support Lake County Public Works in the matter of these requests. Public responses – no written Public comments were received from the State of Florida and City of Leesburg notice requirements, posted signs, and newspaper.

Dan Miller read the Staff Recommendations into the record for both cases; Staff recommended approval.

Vice-Chairman Sanders stated if the applicant would like to speak on the case.

Logan Opsahl Lowndes Law Firm 215 North Eola Drive thanks the Commission for their time and service, also thanks Staff for their presentations and gave a brief presentation; went over location map, surrounding density; Huntington Oaks; north, 3.7 units an acre, Blake Ridge; 2.9, Zellwood; 2.9, compatibility perspective; relates to density, being proposed on Oak Ridge; 596 acres, equates to 1½ units an acre, FLU; Lake County map; existing use, commercial, estate residential, Zoning map; yellow PUD, agricultural historical use, sod stripping cattle; property use history, previous site plan; presented at community meeting; similar to final site plan; in PUD, work with Staff on changes on specific comments heard at community meeting; made changes, Dan Miller outlined the SF versus villas; read lot sizes into the record, addition of 50' and 60' lots; cooperation with Staff, heavily amenities; open space; being preserved, wetlands; created, natural vegetation, multi-use trail, natural trail, neighborhood parks, activity center pool, open space elements; in PUD performance standard include; 35% min., our current plan; 70% open space, maximized wetland preservation, unique shape; development; enhancements of preserving/creating new wetlands, native landscape; improved water quality, buffering from the development, natural wetlands, stormwater treatment; fully engineered, working with City Staff and City code, natural trail; east, neighbors comments, view shed; changes made, and went over the final site plan.

Vice-Chairman Sanders stated if anyone in the Public wants to speak on the case.

Commissioners' and Dan Miller discussed water consumption; addressed thoroughly by the City of Leesburg; Dan Miller replied it has been reviewed by the Public Works department, evidence of current capacity, we do not reserve capacity, wastewater; Dan Miller replied wastewater same situation, CR 48 impact; Dan Miller replied there is a traffic study required of every zoning; done, didn't degrade the level of service; gave a brief explanation to the Commission on level of service, Lake County require; widening of turn lanes; if project approved, by City Commission as well, site plan 600 acres; 1½ houses per acre, 1½ acres on the whole 600 acres site; Dan Miller replied that's correct, the City of Leesburg use gross density measurements, gave a brief explanation to the Commission on gross density, 1.5 density; consistent, lot sizes throughout the developments and densities, lot sizes; same, wetlands; marsh, water, over populated, very dense; houses, plans; too congested, open space; wetlands, mosquitos, site plan, back yards; backing up to marsh/wetlands, too clustered, approximate space between houses; 50' or 70' lots; Dan Miller replied and stated it's the standard 5' on each side to give you 10', market, aim to bring families in Lake County think about education, part of amenities; childcare center, prefer community oriented childcare center versus pool; consider in plans, roads inferior; not addressed/solved, on-going problem, CR 48 & 33 continuous issues; not in favor.

Logan Opsahl addressed comments from the Commission and stated it's based on density across the whole site; roads/units are placed; too be cluster; upland area,

avoid wetlands, additional open space, thanks Commission for comments, market; recognizing as amenity.

Brian Skidmore Ardurra Group representing the applicant at 4921 Memorial Highway Tampa, Florida stated to comments for open space amenities and concern about density, upland portions of project considered that on the outline of the design, water management district, standard buffer; 25', providing expanded buffers, plant buffers; current condition, enhancing buffers; native vegetation, creating filter strips; behind the lot, plantings ground cover/trees, expanded wetlands; existing, buffer wetland from development, provide expanded habitat; throughout the development, 20' acres; new wetlands.

Brian Dalrymple representing the applicant at 3140 Orleans Way Apopka, Florida stated some entry level houses, some first time move up; large lots, second time move up; buyer, leaving house, layout; a lot of space; enjoy the nature, open space, and enhance places as well.

Vice-Chairman Sanders stated if the Commission have any questions of Staff or applicant.

Vice-Chairman Sanders closes discussion from the Public and then discussion took place with the Commission.

Vice-Chairman Sanders entertained a motion, and then the voting took place.

Vice-Chairman Sanders called for a vote on the first case.

Commissioner Carter made a motion to APPROVE case # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT SECONDED the motion.

The motion dies for a lack of a second.

Commissioner Marshall made a motion to DISAPPROVE case # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT Commissioner Bowersox SECONDED the motion.

The roll call vote was:

Commissioner Kaplan	Yes
Commissioner O'Kelley	Yes
Commissioner Sanders	No
Commissioner Simeone	Yes
Commissioner Bowersox	Yes
Commissioner Marshall	Yes
Commissioner Carter	No

Five yeas, two nays, the Planning Commission disapproved case # LSCP-25-547 – OAK RIDGE – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT.

Vice-Chairman Sanders called for the second case under new business be brought forward.

2) **PUBLIC HEARING CASE # PUD-25-548 – OAK RIDGE – PLANNED UNIT DEVELOPMENT**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 596.29 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 48 AND SOUTH OF RONALD REAGAN TURNPIKE, AS LEGALLY DESCRIBED IN SECTION 28, 29, 32 TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, AUGUST 25TH, 2025 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 13TH, 2025)** (Oak Ridge PUD)

Vice-Chairman Sanders entertained a motion, and then the voting took place.
Commissioner Bowersox made a motion to DISAPPROVE case # PUD-25-548 – OAK RIDGE – PLANNED UNIT DEVELOPMENT Commissioner O'Kelley SECONDED the motion.

The roll call vote was:

Commissioner O'Kelley	Yes
Commissioner Sanders	No
Commissioner Simeone	Yes
Commissioner Bowersox	Yes
Commissioner Marshall	Yes
Commissioner Carter	No
Commissioner Kaplan	Yes

Five yeas, two nays, the Planning Commission disapproved case # PUD-25-548 – OAK RIDGE – PLANNED UNIT DEVELOPMENT.

ANNOUNCEMENTS

Dan Miller stated he would like to thank Staff for the hard work they done during some health challenges he had; also thanks the Commission for all the hard work they do.

ADJOURNMENT

Meeting was adjourned at 5:23 p.m.

_____
Nathaniel Sanders, Vice-Chairman

_____
Sabrina Mitchell, Executive Assistant I

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.4.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.53 +/- acres; and being generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, Township 21 South, Range 25 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. (ANNX Royal Highland)

Staff Recommendation:
The Planning and Zoning staff recommend approval of the proposed ordinance for annexation of 7.53 +/- acres.

Analysis:
The applicant has submitted a request for annexation of approximately 7.53 +/- acres, generally located west of U.S. Highway 27 and south of Florida Turnpike, as shown on the attached General Location Map. At this time, the property is undeveloped. The current zoning is Lake County PUD (Planned Unit Development); the proposed zoning is City SPUD (Small Planned Unit Development). The project will connect to city utilities. The proposal is for a townhouse community.

The property is surrounded by Lake County PUD (Planned Unit Development), C-1 (Neighborhood Commercial) and City of Leesburg PUD (Planned Unit Development). Under the conditions of the PUD (Planned Unit Development) zoning case, which is also on this agenda, no negative impacts are anticipated to adjacent properties.

Also, on this City Commission agenda is a Small-Scale Comprehensive Plan Amendment, which, along with the Planned Unit Development Application, had a split vote of 3-3 from the Planning Commission at the public hearing held on August 21, 2025.

Procurement Analysis:
N/A

Options:
1. Approve the requested annexation. This would give the City jurisdiction over the use and future development of the subject site and provide for the application of City standards to this property; or
2. Disapprove the proposed annexation and allow the property to remain in the County.

Fiscal Impact:
A positive fiscal impact will result from the annexation of this property due to increased tax revenue added to the General Fund.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.53 +/- ACRES; AND BEING GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND SOUTH OF FLORIDA TURNPIKE, LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 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. (ANNX ROYAL HIGHLAND)

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

Section 1.

Based upon the petition of Bill Maki, Daly Design Group, Petitioner, "Permittee", for the property hereinafter described, shall be annexed into the city limits of the City of Leesburg, Florida, 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 hereinafter described property is hereby annexed and made a part of the city limits of the City of Leesburg, Florida. The subject property lying and situated in Lake County, Florida, is more particularly described as:

Legal Description
(See Exhibit A);

Section 2.

All of the property, real and personal, within said annexed territory, described in Section 1 above, as provided by this ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the City of Leesburg, Florida, and the said annexed property shall be liable, proportionately, for all of the present outstanding and existing, as well as future, indebtedness of the City of Leesburg, Florida; that all of the ordinances of the City of Leesburg, and all the laws heretofore passed by the Legislature of the State of Florida relating to and which now or hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the City of Leesburg, Florida, at the time of the passage and approval of said laws and ordinances. The property annexed hereby is assigned to City Commission District 3;

Section 3.

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

Section 4.

This ordinance shall become effective immediately upon approval at second reading.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____

Mayor

ATTEST:

_____

City Clerk

Beginning at the intersection of the Easterly Right-of-Way of King Henry Avenue, as shown on the record plat of Royal Highlands, Phase 1-C-A, a Subdivision recorded in Plat Book 40, Page 34, in the Public Records of Lake County, Florida, and the South line of Tract "B", as shown on the record plat of Royal Highlands, Phase 2-A, a subdivision recorded in Plat Book 46, Page 59 in the Public Records of Lake County, Florida; run along the Boundary of said Tract "B", N 90°00'00" E, 219.72 feet; thence N 59°30'17" E, 233.05 feet to a point on the Southwesterly Right-of-Way line of U.S. Highway 27, said point being on a curve concave Northeasterly and having a radius of 5797.65 feet, and a radial bearing of S 59°30'17" W; thence Southeasterly, along the arc of said curve and the Southwesterly Right-of-Way of U.S. Highway 27, through a central angle of 08°25'34", an arc length of 852.63 feet, to the South line of Government Lot 2 in Section 18, Township 21 South, Range 25 East, Lake County, Florida; thence S 88°56'57" W, along the said South Boundary of said Government Lot 2, a distance of 435.69 feet; thence S 82°27'45" W, 33.54 feet to the most Easterly corner of Lot 629, of aforesaid Royal Highlands, Phase 1-C-A; thence along the Northeasterly line of Lot 629 and the Boundary of Royal Highlands, Phase 1-C-A, as follows: N 50°41'04" W, 101.81 feet to a point on the Southeasterly Right-of-Way line of King Henry Avenue, said point being on a curve concave Southeasterly, having a radius of 150.00 feet and a radial bearing of N 50°41'04" W; thence Northeasterly, along said curve, through a central angle of 02°32'29", an arc length of 6.65 feet; thence continue along the Right-of-Way of King Henry Avenue, N 41°51'26" E, 4.10 feet to the beginning of a cul-de-sac and a curve to the right, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 48°1 1'23", an arc length of 21.03 feet, to the beginning of a curve to the right, having a radius of 50.00 feet; thence Southeasterly, Easterly, Northeasterly, Northerly, Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 276°22'46", an arc length of 241.19 feet, to the beginning of a curve to the right, having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 48°11'23", an arc length of 21.03 feet; thence S 41°51'26" W, 4.10 feet to the beginning of a curve to the left, having a radius of 200.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°18'24", an arc length of 8.05 feet to the most Easterly corner of Lot 630 of aforesaid Royal Highlands, Phase 1-C-A; thence along the boundary of said Phase 1-C-A, N 50°26'59" W, 108.50 feet; thence S 35°48'44" W, 94.01 feet; thence N 25°39'28" W, 118.66 feet; thence N 40°19'41" W, 68.37 feet; thence N 14°27'11" E, 125.88 feet; thence N 00°00'00" E, 104.00 feet; thence N 90°00'00" W, 91.91 feet; thence N 00°00'00" E, 50.00 feet to a point on a curve concave Northeasterly, said curve having a radius of 25.00 feet and a radial bearing of S 90°00'00" W; thence Westerly and Northerly through a central angle of 90°00'00" an arc length of 39.27 feet; thence N 00°00'00" E, 44.75 feet to the Point of Beginning.

Parcel Identification Number: 18-21-25-0002-000-01000

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE: July 24, 2025
OWNER: AM4530, LLC
PETITIONER: Bill Maki (Daly Design Group)
PROJECT: Royal Highland
REQUEST: Small Scale Comprehensive Plan to Leesburg Low Density Residential and Rezoning to SPUD (Small Planned Unit Development)
CASE NO.: SSCP-25-640, SPUD-25-642

GENERAL LOCATION: West of US Highway 27 and South of Florida Turnpike

FUTURE LAND USE DESIGNATION: Lake County Urban Low Density

SURROUNDING FUTURE LAND USE DESIGNATION:
North – Lake County Urban Low Density, City Neighborhood Mixed Use
South – Lake County Urban Low Density
East – Lake County Regional Office
West – Lake County Urban Low Density

FROM: LAKE COUNTY FLU DESIGNATION	**TO: CITY OF LEESBURG FLU DESIGNATION**	**NUMBER OF ACRES**
Urban Low Density	Low Density Residential	7.53 +/-

PROPOSED FUTURE LAND USE DESIGNATION: City of Leesburg Low Density Residential

EXISTING ZONING DESIGNATION: Lake County PUD (Planned Unit Development)

SURROUNDING ZONING DESIGNATIONS:
North – Lake County PUD (Planned Unit Development), City PUD (Planned Unit Development)
South – Lake County PUD (Planned Unit Development)
East – Lake County C-1 (Neighborhood Commercial)
West – Lake County PUD (Planned Unit Development)

PROPOSED ZONING DESIGNATION: City SPUD (Small Planned Unit Development)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
North – Lake County Urban Low Density, City Neighborhood Mixed Use
South – Lake County Urban Low Density
East – Lake County Regional Office
West – Lake County Urban Low Density

PROPOSED LAND USE: 55+ Age Restricted Townhome Style Community

Extended Aerial

Planning & Zoning Division

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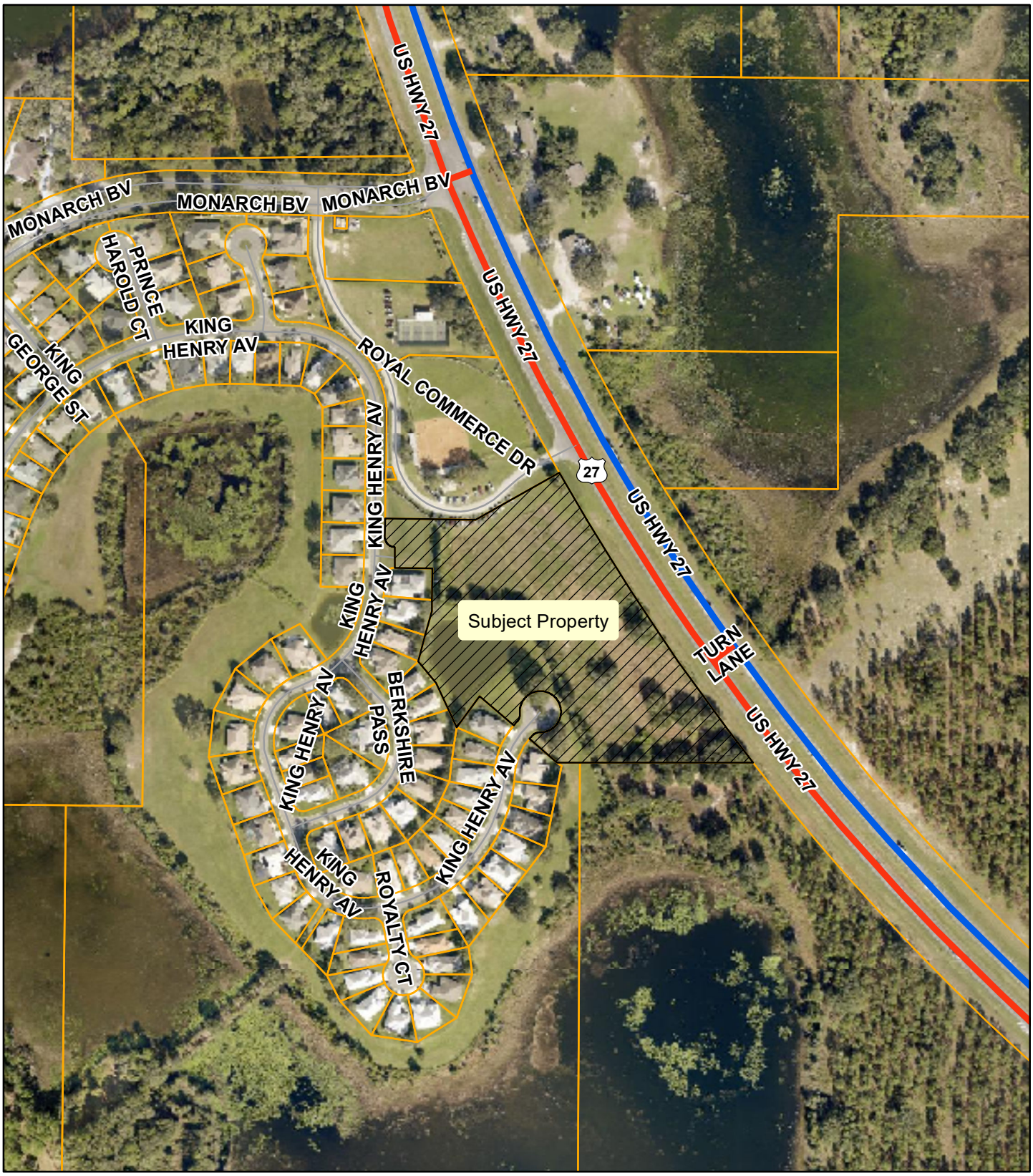
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Aerial



Planning & Zoning Division

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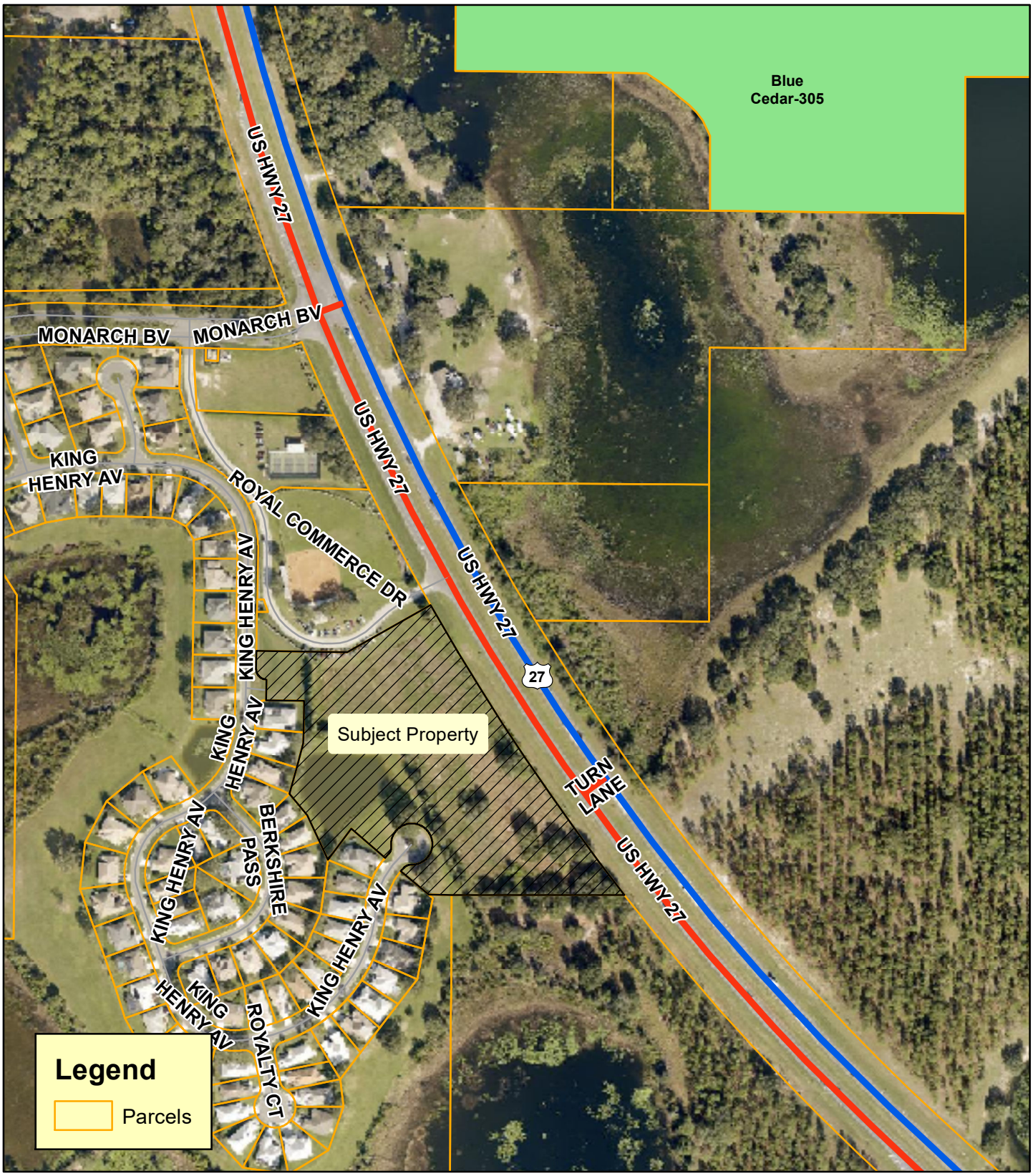
Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Developments



Planning & Zoning Division

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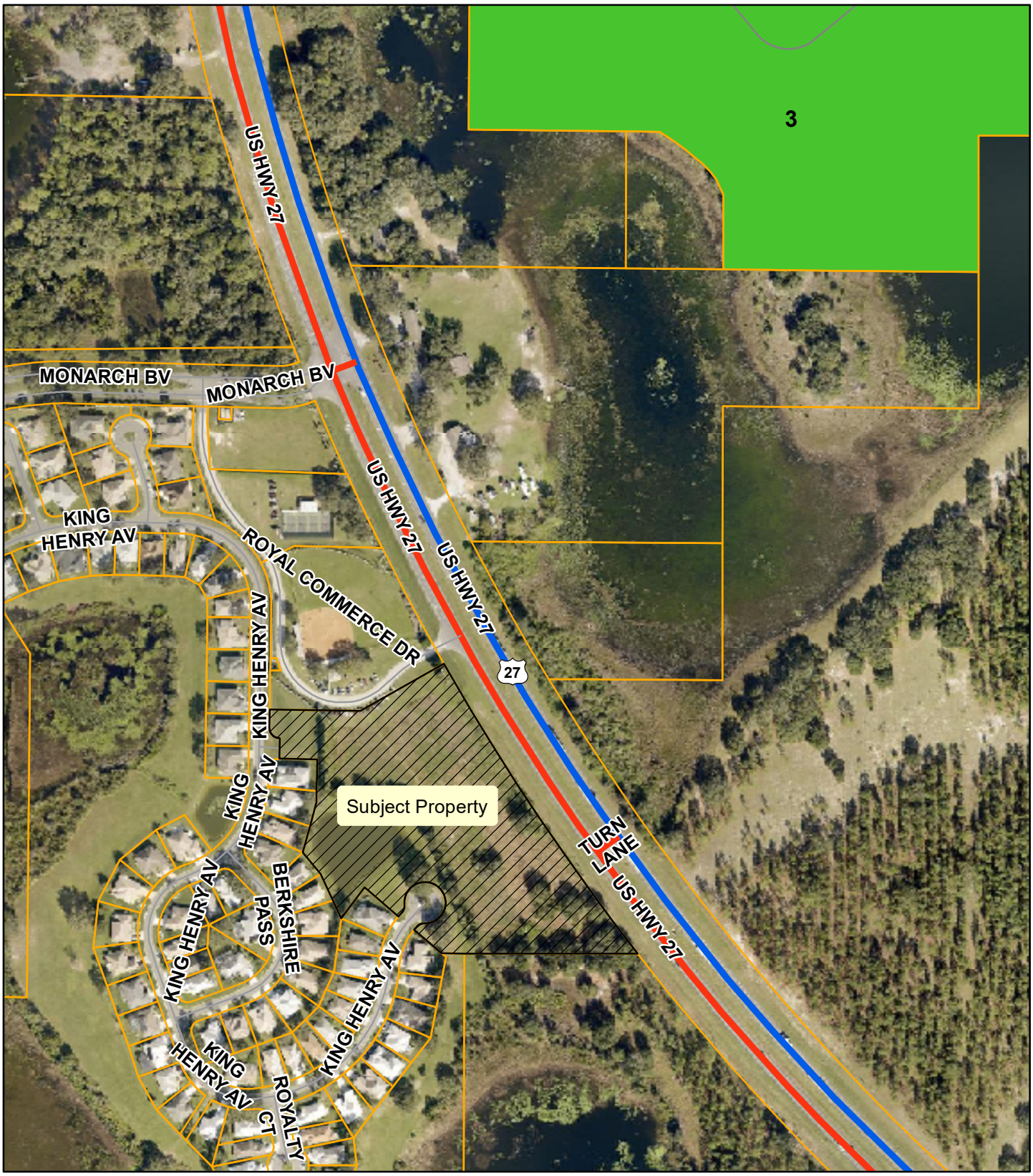
Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Commission District



Planning & Zoning Division

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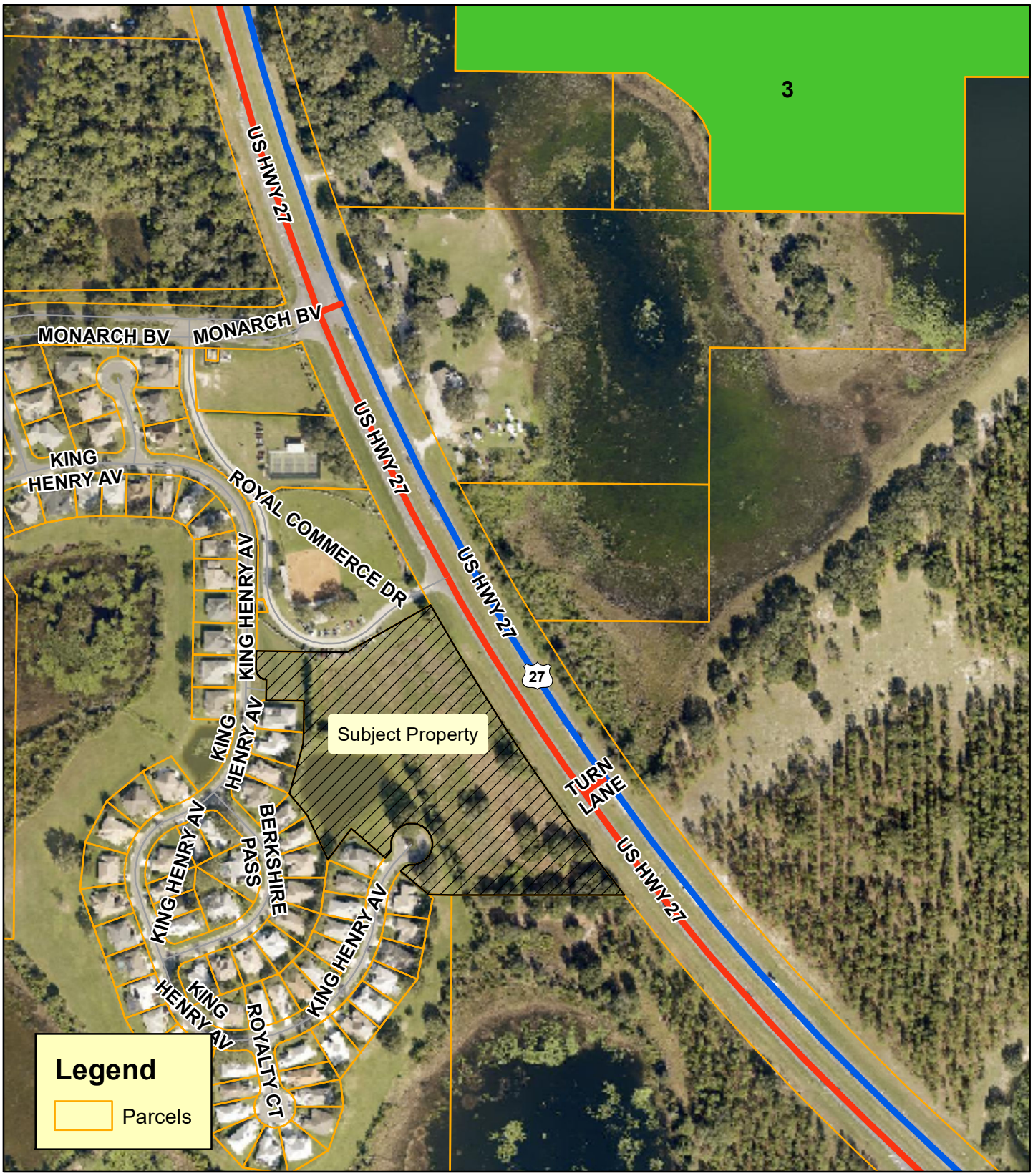
Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Community Redevelopment Area



Planning & Zoning Division

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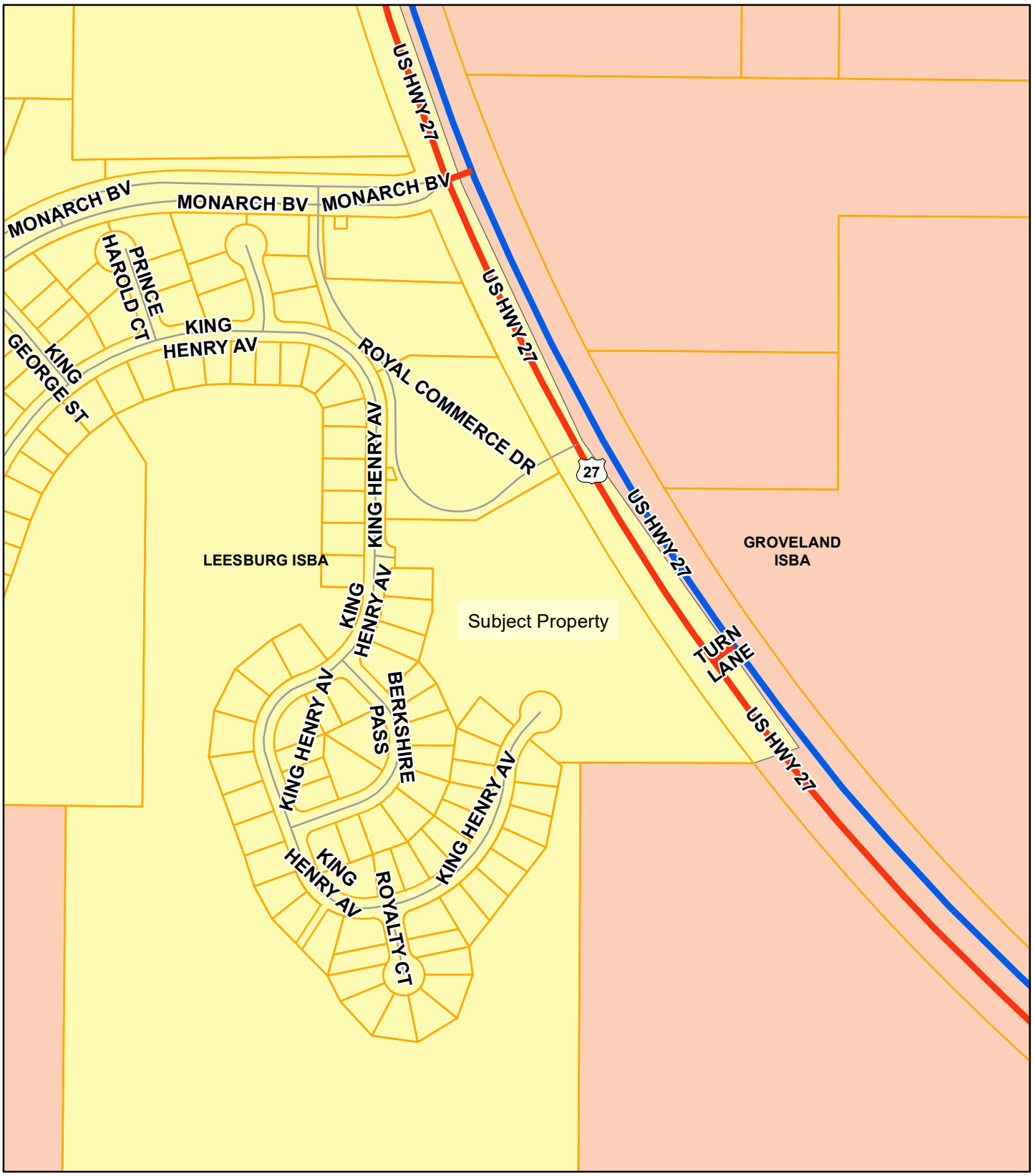
Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

ISBA Boundaries



Planning & Zoning Division

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Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.5.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)
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 7.53 +/- acres from Lake County Urban Low Density to City of Leesburg Low Density Residential, for a property generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SSCP Royal Highland)

Staff Recommendation:
The Planning & Zoning Staff recommend approval of the proposed small-scale comp plan amendment of the City's Future Land Use Map on 7.53 +/- acres from Lake County Urban Low Density to City of Leesburg Low Density Residential.

Analysis:
The project site is approximately 7.53 acres. The property is generally located west of U.S. Highway 27 and south of Florida Turnpike. Currently, the property is vacant undeveloped. The proposed use is for a townhome community. The surrounding Future Land Use Map designations of Lake County Urban Low Density, Regional Office and City of Leesburg Neighborhood Mixed Use are compatible, as conditioned in the SPUD zoning, with the proposed future land use designation of City Low Density Residential. The proposed zoning designation of City SPUD (Small 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 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 August 21, 2025, and had a split vote of 3-3.

Procurement Analysis:
N/A

Options:

1. Approve the requested small-scale comprehensive plan amendment from Lake County Urban Low Density to City of Leesburg Low Density Residential; 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 the anticipated impact from collection of impact fees, ad valorem taxes and utility charges, thereby creating a substantial positive fiscal impact for the City of Leesburg.

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 7.53 +/- ACRES FROM LAKE COUNTY URBAN LOW DENSITY TO CITY OF LEESBURG LOW DENSITY RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND SOUTH OF FLORIDA TURNPIKE, LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SSCP ROYAL HIGHLAND)

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 7.53 acres of land generally located west of US Highway 27 and south of the Florida Turnpike from Lake County Urban Low Density to City of Leesburg Low Density Residential, as shown on the revised map of said area, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida;

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

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

Section 4.
This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

Beginning at the intersection of the Easterly Right-of-Way of King Henry Avenue, as shown on the record plat of Royal Highlands, Phase 1-C-A, a Subdivision recorded in Plat Book 40, Page 34, in the Public Records of Lake County, Florida, and the South line of Tract "B", as shown on the record plat of Royal Highlands, Phase 2-A, a subdivision recorded in Plat Book 46, Page 59 in the Public Records of Lake County, Florida; run along the Boundary of said Tract "B", N 90°00'00" E, 219.72 feet; thence N 59°30'17" E, 233.05 feet to a point on the Southwesterly Right-of-Way line of U.S. Highway 27, said point being on a curve concave Northeasterly and having a radius of 5797.65 feet, and a radial bearing of S 59°30'17" W; thence Southeasterly, along the arc of said curve and the Southwesterly Right-of-Way of U.S. Highway 27, through a central angle of 08°25'34", an arc length of 852.63 feet, to the South line of Government Lot 2 in Section 18, Township 21 South, Range 25 East, Lake County, Florida; thence S 88°56'57" W, along the said South Boundary of said Government Lot 2, a distance of 435.69 feet; thence S 82°27'45" W, 33.54 feet to the most Easterly corner of Lot 629, of aforesaid Royal Highlands, Phase 1-C-A; thence along the Northeasterly line of Lot 629 and the Boundary of Royal Highlands, Phase 1-C-A, as follows: N 50°41'04" W, 101.81 feet to a point on the Southeasterly Right-of-Way line of King Henry Avenue, said point being on a curve concave Southeasterly, having a radius of 150.00 feet and a radial bearing of N 50°41'04" W; thence Northeasterly, along said curve, through a central angle of 02°32'29", an arc length of 6.65 feet; thence continue along the Right-of-Way of King Henry Avenue, N 41°51'26" E, 4.10 feet to the beginning of a cul-de-sac and a curve to the right, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 48°1 1'23", an arc length of 21.03 feet, to the beginning of a curve to the right, having a radius of 50.00 feet; thence Southeasterly, Easterly, Northeasterly, Northerly, Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 276°22'46", an arc length of 241.19 feet, to the beginning of a curve to the right, having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 48°11'23", an arc length of 21.03 feet; thence S 41°51'26" W, 4.10 feet to the beginning of a curve to the left, having a radius of 200.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°18'24", an arc length of 8.05 feet to the most Easterly corner of Lot 630 of aforesaid Royal Highlands, Phase 1-C-A; thence along the boundary of said Phase 1-C-A, N 50°26'59" W, 108.50 feet; thence S 35°48'44" W, 94.01 feet; thence N 25°39'28" W, 118.66 feet; thence N 40°19'41" W, 68.37 feet; thence N 14°27'11" E, 125.88 feet; thence N 00°00'00" E, 104.00 feet; thence N 90°00'00" W, 91.91 feet; thence N 00°00'00" E, 50.00 feet to a point on a curve concave Northeasterly, said curve having a radius of 25.00 feet and a radial bearing of S 90°00'00" W; thence Westerly and Northerly through a central angle of 90°00'00" an arc length of 39.27 feet; thence N 00°00'00" E, 44.75 feet to the Point of Beginning.

Parcel Identification Number: 18-21-25-0002-000-01000

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
RECOMMENDATIONS

DATE:	August 21, 2025
OWNER:	AM4530, LLC
PETITIONER:	Bill Maki (Daly Design Group)
PROJECT:	Royal Highland
REQUEST:	Small Scale Comprehensive Plan Amendment from Lake County Urban Low Density to City of Leesburg Low Density Residential
CASE NO.:	SSCP-25-640

THE PLANNING & ZONING DEPARTMENT 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 request for a Small-Scale Comprehensive Plan amendment to Low Density Residential is compatible with the adjacent future land use designations of Lake County Urban Low Density, Regional Office and City of Leesburg Neighborhood Mixed Use.

3. The proposed request for a SPUD (Small Planned Unit Development) zoning is compatible with the current surrounding zoning districts of Lake County PUD (Planned Unit Development), C-1 (Neighborhood Commercial) and City of Leesburg PUD (Planned Unit Development).

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 Lake County Urban Low Density to City of Leesburg Low Density Residential and forward this recommendation to the City Commission for consideration.

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
DEPARTMENTAL REVIEW SUMMARY

DATE: August 21, 2025
OWNER: AM4530, LLC
PETITIONER: Bill Maki (Daly Design Group)
PROJECT: Royal Highland
REQUEST: Small Scale Comprehensive Plan to Leesburg Low Density Residential and Rezoning to SPUD (Small Planned Unit Development)
CASE NO.: SSCP-25-640, SPUD-25-642

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 08/15/2025

FIRE

No comments received as of 08/15/2025

ELECTRIC

"Leesburg Electric has no objections. This is outside of our Electric Service Territory." Steve Davis 7/28/25

GAS

"Leesburg Gas Department- No Comment." Wayne Williams 7/24/25

GIS

No comments received as of 08/15/2025

BUILDING

No comments received as of 08/15/2025

PUBLIC WORKS

"Public Works has no issues with this item, but would recommend the developer reach our to our Land Development Manager and conduct a utilities feasibility/intake meeting to ensure they are familiar with the utilities requirements associated with this project." Cliff Kelsey 8/8/2025

ADDRESSING

No comments received as of 08/15/2025

ECONOMIC DEVELOPMENT

No comments received as of 08/15/2025

LAKE COUNTY PUBLIC WORKS

"I have no comment. The existing road is not a county maintained road." Seth Lynch 8/13/2025

LAKE COUNTY SCHOOLS

"This 48-DU PUD for a 55+ age restricted townhome style community must submit recorded deed restrictions regarding the age restriction in order to be exempt from school concurrency review and school impact fees." Heather Croney 7/24/25

"Just to follow up on Heather's comment.
To be exempt from school concurrency and school impact fees the 55+ age restricted community is required to be approved by Lake County and a deed restriction recorded.
However, if these lots are included in the previously approved 55 + community then the applicant would just need to submit the documentation to the school district. "
Helen LaValley 7/24/25

PUBLIC RESPONSES

Approval

No comments received as of 08/15/2025

Disapproval

To: Lake County Planning and Zoning Board Members:

As a homeowner in Royal Highlands for the past 29-1/2 years, I'm very concerned regarding the zoning referenced above for 48 townhomes, for the following reasons:

1) Traffic on US27 North & Southbound is currently overcrowded. Now that a traffic light has been installed at US27 & the Northbound Turnpike entrance, Semi-Tractor-trailers and cars have been backed up from the that light, past Royal Highlands to Villa City Rd -County Rd 565 - at least 3 miles from the traffic light!! As you are aware, there are already several housing developments approved North & South of the North Florida Turnpike entrance at US27 which will add to the congestion on US27.

2) The new truck terminals that are not rented yet, two miles South of Royal Highlands, plus the current trucking entities, will lead to greater traffic congestion.

3) Most of the property being sold along US27 is zoned commercial so the land is not over developed and the environment does not suffer; especially the habitat for wildlife. It would seem that this property would be more suitable for commercial rather than residential.

4) The above zoning reference contains **48 2-story townhomes on only 7 acres of land**. Each unit will probably have 1+ car(s) to add to the congestion on US27.

5) Where will the Ingress/Egress road for these 48 townhomes be? All Royal Highlands roads are private.

6) Royal Highlands is a 55+ residential community with lots of green space. Please consider where the run-off water from 48 townhomes would go & which may cause Royal Highlands residents to purchase flood insurance.

PLEASE, Do not approve the above zoning application for 48 townhomes.

Thank you for your consideration. If you have any questions, please let me know.

Sincerely,

Katherine Beebe
21514 King Henry Ave
Leesburg, FL 34748
khbeebe@yahoo.com
352-321-8848

****

We are writing to you as deeply concerned residents of Lake County, specifically from Royal Highlands subdivision on Hwy 27 and the proposed zoning change for the above referenced Case no.

We have attended all the growth meetings for Lake County and the surrounding cities and heard about the lack of funding for roads, infrastructure, water problems, etc. The fact the cities in surrounding areas are looking into have water facilities that use waste water for drinking water and the fact ocean water is already intruding into wells in South Florida and Jacksonville just goes to show you the desperate situation water shortage is in Florida, it is no longer a deniable problem. We can't even wash clothes on Saturday as that is the day my precinct waters their lawns because I have no water pressure.

Allowing an additional 48 town homes on only seven acres of land to an all ready overcrowded area of 27 is just unimaginable. We already have a traffic problem at 27 and Monarch Blvd due to the fact there is no cloverleaf at the turnpike which is only 3 miles away from Royal Highlands. On any given day traffic can be backed up both ways making it impossible to go get groceries, office visits, etc. not to mention the deadly traffic accidents. The fact you have approved to build additional apartments near the turnpike, Margaritaville and Kalos HQ on 27 will only makes traveling a daily gamble with our safety. Eventually 27 will have to be widen to 8 lanes which will put the 48 town homes in the way to do so.

Lake County is losing it's charm one needless project at a time. Our wildlife is being threatened and are facing habitat loss.

Cities and counties all over Florida should be studying areas and other states that are facing drought problems. States that will no longer be able to grow cattle or so any farming at all, so in the near future food shortages will be a reality and with farm land disappearing one subdivision at a time Florida is losing it's ability to produce cattle or food.

Excessive building is not the answer to the current problems facing Lake County and will not put food on the table, so we urge you to vote No on this zoning request.

Sincerely,

Jim and Debbie Duane
20720 Prince Ranier Place
Leesburg, FL 34748
407-314-0095

****

Lake County Planning and Zoning Board Members:

We are very concerned about the approval for the proposed zoning change referenced above.

Allowing an additional 48 housing units in an area that is already overcrowded would be unconscionable. The traffic on US27, both north and southbound is already horrendous. With the widening of US27 planned for the near future, it is inconceivable that the above development would remain as currently planned. The developments already approved for both north and south of Florida's Turnpike at US27, the truck parking development just north of the Florida's Turnpike south entrance, along with all the commercial developments along US27 from Clermont to Leesburg will add hundreds of vehicles to the already outdated roads and will lead to predictability even greater traffic congestion and more traffic fatalities, not to mention decreasing natural resources. Habitat for wildlife continues to be grossly depleted by all the developments in this area.

The above development plan contains 48 two story townhouses on the 7+ acres, along with parking for each unit, a dog park, a pavilion, pickleball court, mailbox kiosk, along with environmental green space. There is no mention of the residency requirement, although it would be difficult to image age 55+ residents buying/renting/leasing a two-story townhouse. Climbing stairs are not suitable to senior citizens.

The run-off water from the 48 townhouses may cause Royal Highlands residents to purchase expensive flood insurance and will adversely affect the quality of life Royal Highlands residents have enjoyed for decades. The developer failed to include an ingress and egress road for their project. Since Royal Highlands owns the only road into and out of the proposed project, our community would be responsible and liable for the cost to maintain that road.

The news media is constantly reporting that other cities and counties that approve overbuilding, that causes the lack of greenspace and flooding issues are experiencing massive lawsuits against those governmental entities.

With the huge developments already approved, does Leesburg really need 50/100 more vehicles on the roads and additional depletion of our natural resources? Common sense dictates that the reason planning for most of the property along US27 is zoned commercial is so the land is not overdeveloped and the environment does not suffer.

We urge you to vote for common sense by denying the above zoning application.

Please do not hesitate to contact us if additional information is needed.

Sincerely,

Ed and Mary Javor
6325 Royalty Court
Leesburg, Florida 34748
352.728.8810

****

To Whom It May Concern,

We are residents at 21739 King Henry Ave in Royal HIghlands. It has come to our attention that the property adjacent to ours is being reviewed for any comments about its impact on us. Of course we love our beautiful neighborhood and for many years Royal HIghlands has maintained the vacant lot two lots away from us that belongs to this developer, as well as the retention pond and cul de sac behind us. All this natural beauty is what attracted us to purchase our home. I am sure that people who will be future tenants in this new 55+ property would want the same beauty that is there now. It is our hope that the development will encompass these two areas as part of their landscape so that everyone can continue to enjoy the beauty of it. However, there are issues that are of much greater impact than the loss of the natural beauty.

Apparently the city and/or county has determined that the volume of people and traffic that will be increased due to this and other developments nearby is not a factor to the residents fighting to go places when ingressing and egressing Royal HIghlands. Despite that there are wonderful stop lights at our entry, we still incur a fair share of collisions due to the high density of traffic on Route 27. This new community will enter from Royal Highlands entrance and increase that density far more. Please note this is data on Rte 27 - US 27 has been identified as one of the most dangerous highways in Florida, with 529 fatal crashes and 614 fatalities over recent years across its full length".

The allowance for water use is already rationed in the Royal Highlands meaning that more residential and commercial sites will be taxing the already overburdened water supply. This will be cause for future increases on water, electricity and other necessities, when the bills from City of Leesburg already have sky high sewerage fees which are the highest part of the bill. Looking up the stats, we found out the following: "Leesburg's sewerage fee structure is middle- to high-range compared to other cities in Lake County—lower than Mount Dora's flat rate but higher than Clermont and Tavares for the base fee. However, actual cost depends on monthly water usage and applicable surcharges". A majority of the people in Royal Highlands are no longer working. The increasing costs of utilities will make it harder and harder to maintain our homes and our essential needs going forward.

Here is a summary of what is already happening on the 27 corridor which will be a horrendous impact on the area, let alone this addition.

There are several new residential communities that have been approved and are actively building or are soon to break ground along Route 27 between Leesburg and Clermont:

- Groves at Whitemarsh (Leesburg): New homes are under construction by Stanley Martin Homes in this community located off Route 27 near Leesburg. This project is fully active with homes being marketed and built as of 2025.
- Leesburg PUD near US 27 and Turnpike: The City of Leesburg has on its May 2025 agenda a Planned Unit Development (PUD) west of US 27 and north of the Ronald Reagan Turnpike, indicating recent approval for another significant community in this corridor.
- Minneola Hills Project (near Clermont): The area just north of Clermont is the site of the "Hills of Minneola," a large-scale development already under way, which is slated to bring thousands of new residential units to the US 27 corridor.
- Clermont General Area: There are 291 new construction homes listed in the Clermont area on Route 27, reflecting multiple active and forthcoming residential developments, though not all are right on 27 and some may be infill within city limits.

In addition to those under construction, there are also multiple parcels of land currently for sale or recently approved for mixed-use or residential development directly off US 27 in both Leesburg and the stretch toward Clermont.

In summary, at least three large new communities are approved and building or preparing to build on Route 27 between Leesburg and Clermont—with other parcels actively marketed for future development. The growth in this corridor is robust and ongoing, particularly north of Clermont and around the Leesburg city limits.

Please consider what you are enabling to happen here. This will be the worst place to live in Florida very soon.
Sincerely,
Karen and Neal Nelson

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Case No: SSCP-25-640, SPUD-25-642

To Whom It May Concern:

We are addressing our comments on the impact of the Property adjacent to our community of Royal Highlands. Royal Highlands contains 1500 single family homes with an extensive network of rules and regulations governing our 55+ community.

We reside at 21751 King Henry Avenue and the property in question is within 200 ft of our home. Our opposition to the request for the rezoning of this property from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development) and Amend the development plan on the 7.53 acres from Lake County Urban Low Density to City Low Density Residential is obvious. We are Urban not City and our opposition is based on many concerns.

The developer appears to have neglected to thoroughly plan the effect of 7+ acres on the environment. His plan states 48 townhomes designated for age 55+ occupancy. People 55+ do not purchase or rent two story residences. If the re-zoning is approved, the Royal Highlands Board of Directors will need to ensure (at an additional expense to its Members) Declarations of Restrictions age 55+ status is protected. Don't allow this development to proceed. .

The impact on the use of our utilities and amenities would be detrimental to the daily needs of our residents. What is Leesburg's plan to ensure that we have sufficient potable water? We are already experiencing a drop in water supply. We are overtaxing the aquafers with irresponsible development.

The thousands of homes being built along both sides of Hwy 27 has caused a death trap on Hwy 27. We have only one entrance/exit for our residents in and out of our community. The noise level from Hwy 27 is deafening and a detriment to the 48 townhomes on 7+ acres (average 7 homes per acre with roads and driveways). The expansion of lanes on Hwy 27 are already in progress and the widening plans will decrease the 7.5 acres with the right of imminent domain.

We have a contracted management company which maintains the efficacy of our 55+ Rules and Regulations. They will not accept the added responsibility of 48 townhome residents and all the added needs and problems.

There are many more concerns but this meeting will hopefully stop the current crisis. We urge you to keep the current zoning on the proposed property. Please help us maintain the safety and quality of life we have worked so hard to maintain. Thank you.

Please do not hesitate to contact us if you need additional comments/information.

James & Judith Richards

21751 King Henry Avenue

Leesburg, FL 34748

Phone: 352 801-7489

Cell: 312 215-5296

Email: lucyfyre4@yahoo.com

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08/05/2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This change will negatively impact our community and surrounding communities.

Our concerns are:

Established Comprehensive Plan:

This change request contradicts the established "Comprehensive Plan".

It doesn't serve the general public's interest nor does it align with the goals for orderly and logical development patterns as outlined in the "Comprehensive Plan".

1. Impact on Property Values:

This change would undoubtedly have a negative impact on property values. Allowing a "City" classification, instead of the current "Urban" classification will bring all those negative impacts inherent to cities to this area. This is a major reason why we moved to Royal Highlands, as it is NOT a city environment. Please, let's leave the city atmosphere to cities like Orlando, not Leesburg.

2. Increased Traffic, Noise and Traffic Accident Rates:

The proposed rezoning will lead to increased traffic, noise, and higher traffic accident rates, not only disrupting the enjoyment of existing single family home living in this area, but increasing costs and congestive traffic dangers. Route 27 has become more overcrowded and dangerous just in the short five years we've been here, and this change would only hasten more of the same.

3. Compatibility with Existing Land Use:

The proposed use is not compatible with the existing residential character of the neighborhood. It is imperative to preserve the "Urban Low-Low density" character of the area by maintaining "Urban low-density" residential development.

Approving an amendment to the Comprehensive Plan and rezoning would set a precedent for similar actions of incompatible development in the future, further eroding the established character of this and nearby communities.

The cumulative impact on existing communities and the overall effect on adjacent communities must be considered as this rezoning would have a negative result. This also reflects back on #1.

4. Environmental Issues:

More homes, apartments, or condos will add further strain to the environment, especially when those properties' lots are small and therefore more densely populated. The resultant negative environmental impacts include, but are not limited to: water supply demands, waste treatment demands, stormwater runoff, habitat disruption, and air quality deterioration.

5. Infrastructure Strain:

Current infrastructure (roads, schools, utilities) will not be able to support the increased density or activity level that the new zoning would create. This also relates to the increased water supply and waste treatment demands mentioned under Environmental issues.

We urge the City of Leesburg & Zoning Department to carefully consider these concerns and **reject** the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectfully, notification of any future public meetings concerning this matter is requested.

Appreciatively,

Gerard & Maria Tonno
5407 Queen Victoria Drive
Leesburg, FL 34748
845.380.7152 - Gerard, 845.380.7156 - Maria
ProfessorGT40@outlook.com – Gerard, MariaATonno@gmail.com - Maria

****

Name = Joan M Wilson
Phone = 3525526235
Street-Address = 21615 King Richards Way
Email = joan_wilson_2000@yahoo.com
Issues = Objection to Proposed Amending the Comprehensive Plan and Rezoning of Property Located on US Highway 27, Leesburg, Florida 34748

City of Leesburg Planning & Zoning Department

In reference to above subject, I am objecting to Proposed Amending of the Comprehensive Plan and Rezoning of Property located on US Highway 27, Leesburg, Florida 34748.

This e-mail is to notify you of the objection in the proposed change of the plans for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from the Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUS (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

I have lived in Royal Highlands 55 adult community since 2000. I do not feel that this small development in front of our community is desirable to the area.

The plan shows using our roads to get to this property. We have a stop light on the main road into our facility and the one they should use would only make sense to use this stop light and go by our sports field for softball. The home owners of RH pays for these roads. They should have their own roads into and out of this plan. Also, the name of Royal Highlands Townhouses should not be part of their name as it is listed on the plan. RH is single family homes only. We do not have any school buses from the school system that comes into our development and therefore is another concern.

Other concerns for this area of Leesburg is traffic, more building then infrastructure can handle, noise and reduce the property value of homes.

48 units may not sound like many, but when you add the many new developments that Lake County already has on their books to build with no concern for the above, this is not a good idea. Drivers are having a hard time getting thru both entrances of the Florida Turnpike now due to overload of already over build areas in this 20 mile radius of US Highway 27.

Please give this your immediate attention as the area is seriously in need of your attention.

Joan M Wilson
21615 King Richards Way
Leesburg, Florida 34748
352-552-6235
joan wilson 2000@yahoo.com

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To whom this concerns,
I am opposed of the rezoning of this area in the Royal Highlands to be used for condo's. I feel this is a bad idea as it would cause extra traffic, which Rt 27 can't handle already. They are also asking to use our ammenities. These were set up to accomadate the residents of Royal Highland, if you add all these extra people, our ammenities will become overcrowed and we may not be able to use our own pools etc. This is one of the reasons we bought in Royal Highland, the ammenities! I also feel this will upset the eco system we have. Adding new buildings will take away places for the animals to be. We are a 55 and over community and I'm not sure this is going to be a 55r and over condo, therefore, again upsetting our community. If these are rental condo, they are not going to care if they mess up our stuff because they are just renting.
I feel you need to re consider this proposal, as many residents of Royal Highlands are very upset with what is going on. Please keep our community as it is! WE DON'T NEED OR WANT ANY CHANGES.

Debbie Balcerak

****

This letter is to notify you of our objection to the proposed change to the comprehensive plan for the7.5 acre property that was submitted by Bill Maki of the Daly design group. The negative

impacts on the environment, infrastructure,congestion,surrounding community,and other issues too numerous to mention are obvious. We strongly urge you to reject this amendment. Thank you. James and Francia Wendelborn. 4701 Glen Coe Street Leesburg Fl. 34748

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Attention: City of Leesburg Planning and Zoning Department

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County PUD (Planned Unit Development) to city SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Impact on Property Values:

This change could negatively affect our current property values. The proposed rezoning could also lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in my area.

Infrastructure Strain:

Our current infrastructure (roads, schools, utilities) may not be able to support the increased traffic or activity level that the new zoning would create.

The City of Leesburg and Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectfully,

Paulette Drake
21601 Queen Elizabeth Court
Leesburg, Florida 34748
(269)325-4991

****

My name is Todd Price. My address is 21720 king Henry ave Leesburg Florida 34748. I purchased my lot in spring of 2002. I finished building my home in February 2003. When I purchased my lot from Pringle in 2002 I was assured that nothing would ever be built on the lot across the street from me. This was a good selling point for me. I am not in favor of building the townhouses across the street from me for the reason of safety to me and my wife. Will this

townhouse community be a gated community? Or can anyone enter the royal highlands community by passing through the townhouse community and basically be at my door? Thank you. Todd Price.

****

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:
1. It contradicts the established Comprehensive Plan.
2. It will lead to increased traffic and noise. With all the housing already approved to be built this will make driving on Rt 27 impossible. We already have bumper to bumper traffic at times, and we will now have possibly more accidents.
3. Many people moved here because we wanted to live in an urban area.
4. This will impact the safety of the communities around.
5. Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
6. Also have concerns about stormwater runoff, habitat disruption, air quality, and water.

Please notify me of any future meetings concerning this matter.

Respectively,
Patricia Reynolds
4925 St Andrews Arc
Leesburg, Florida 34748
352-504-4245
psr1127@comcast.net

****

Parcel Number 182125000200001000
Case Number SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Dalt Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:
1. Many people moved here because we wanted an urban area.

2. It contradicts the established Comprehensive Plan 3. It will lead to increase traffic and noise. With all the new housing already approved this will make driving on Rt 27 impossible. Already we have bumper and bumper traffic and now we could have more accidents.
4. This will impact the safety of the communities around.
5. Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
6. Also concerns about stormwater runoff, habitat disruption, air quality, and water.

The City of Leesburg * Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning application.

Please notify me of any future meetings concerning this matter.

George A Reynolds
4925 St. Andrews Arc
Leesburg, Florida 34748
908-347-0878
higar312@gmail.com

****

8/4/2025

Mary Hitchcock
6320 Berkshire Pass
Leesburg Fl 34748

City of Leesburg Planning & Zoning Dept. **RE: CASE NO.: SSCP-25=640, SPUD-25-642**

As owner of property located within 200 feet of the referenced request, **I urge you to deny this rezoning request** for the following reasons.

P & Z's mandate is to assign all property to its HIGHEST AND BEST USE. This parcel was originally planned as commercial to serve the Royal Highlands development. This indicated by the street named Royal Commerce Dr. The lot at Monarch and Royal Commerce Dr. was bank owned. Zoning promised neighbors the parcel would be light business to benefit residents and established the HIGHEST AND BEST USE of this parcel would bring the government top tax revenue.

NO NEW WATER RETENTION is included on the plan. Don't be misled. A large berm separates the pond on the property from the area on which six buildings, a street and forty-eight driveways are to be constructed. An average of three hurricanes pass here each year bringing torrential rains which fill this pond to the rim. On several occasions water has reached the patios of two of the homes on Berkshire Pass. Rain collected on the street, drives, and roofs of these new buildings will cause flooding issues. One or more buildings must be eliminated to provide for storm water retention.

55+ age restricted townhomes must be single floor. The buildings shown on GKP's website appear to be two story with Bedrooms on the second floor. Stairs are hazardous for 55+ residents. First Responders call regularly at 55+ homes. maneuvering gurneys down the narrow stairwells is hazardous for patients and First Responders.

There is no provision for insuring are 55+.

Forty-eight units is **too high a density** for this small area.

Townhomes here will burden Royal Highlands with the inconvenience and extra expense of a key card or other system to prohibit unauthorized use of the facilities our fees provide. These facilities can not support an additional 96 users.

Respectfully,

Mary Hitchcock

Mary_hitchcock@hotmail.com

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Aug 6, 2026

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

I am a resident of The Royal Highlands development that this parcel butts up against.
As you know, Highway 27 is already seeing an incredible increase in traffic and accidents. This will put added pressure on an already dangerous intersection.
This plot of land and the planned development does not allow for their own amenities. This will tempt renters of this community to trespass onto Royal Highlands to use theirs. Again, a dangerous situation. This can lead to stress for the residents that are 55+, confrontations and possible dangerous circumstances.

Here are some more comprehensive examples as to why I disagree with this reasoning proposal.

It contradicts the established Comprehensive Plan.
It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

This change could negatively affect property values. Royal Highlands is a highly sought after Pringle development that has been part of the landscape since 1997. This development of townhomes will crowd the entrance, ruin current homeowners' views and change the dynamic of RH's 55+ community, decreasing property values.

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the

existing single family homes in the area. Also, it would put added pressure on an already deadly intersection.

The proposed use may not be compatible with the existing residential character of the neighborhood.

Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.
Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities. The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Specify any concerns about potential environmental impact, such as stormwater runoff, habitat disruption, or air quality deterioration. The wildlife need to be taken into account also. Alligators, Sandhills cranes, coyotes, birds of all varieties, etc., this will negatively impact their habitats.

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department , please consider these concerns. This small townhome development will have a huge negative impact on many in Lake County. I truly believe this could be life threatening between traffic concerns and confrontations. I urge you carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

Traci Vinson
5424 Queen Victoria Drive
Leesburg, Fl 34748
901-493-9886

****

August 8, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Building residential units on this property would dangerously increase the traffic at the intersection of Monarch boulevard. There have been numerous accidents at the intersection light on route 27. By adding the high density residential units the dangerous intersection will be made even more dangerous.

Changing the existing comprehensive plan to a more dense residential plan is not consistent with the Royal Highlands existing low density development and does not align with the goals of orderly and logical development. This change could also negatively affect property values of existing Royal highland homes.

Approving this amendment would set a precedent for similar, incompatible development in the future eroding the established character of nearby communities.

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public Meetings concerning this matter are requested.

Respectively,

al
Anthony Hicks
20927 Queen Alexandra Drive
Leesburg, FL 34748

352 459-0540

alhicks44@comcast.net

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Lake County Planning and Zoning board Members

I would like to ask you to disapprove the zoning change in the above case.

The approval would increase amount of traffic, especially at the intersection of Monarch Blvd and US 27.
It also would increase the number of accidents at this intersection.
When US 27 is widened it would increase the costs to US, Florida and Lake county taxpayers.

the increased density will cost the RHPOA more for increased security and protections I believe the increased density would decrease the value of my property.

Thank You for your considerations and assistance

Dale C. Cornelius
211800 King Henry Avenue
Leesburg , Florida 34748

****

Lake County Planning and Zoning Board Members

I own property directly across from the above captioned case.
I cannot think of one positive action to our Royal Highlands Community, Lake County, or the State of Florida as a result of the zoning change. This community was originally formed to allow for single family residences for people over the age of 55.
Allowing 48 homes on an actual footprint of about 4 acres was never in the original plan. Rumor is that they are to be rentals for 55+ only. Rentals are by nature transient. What happens if they cannot rent all units for this age. People over 55 do not generally want 2 stories. Our quality of life is in jeopardy if this zoning change is allowed.
48 units allows for a possible additional 96 cars. Traffic exiting or entering Monarch is at times almost impossible with the daily occurrence of accidents on the turnpike. In addition there have been horrendous accidents involving multiple vehicles at that stop light.
We also have almost daily the need for ambulances & fire trucks to enter & exit this community. Frequently the traffic is solidly backed up both ways past Monarch.
There are many residential developments already in progress along the 27 corridor. Another one is not needed & may also add to the deterioration of our beautiful area.
Please, please, please vote no on this zoning change.

Hopefully

Barbara Kelly
21726 King Henry Ave
Leesburg, Florida, 34748
570-350-7043
Sent from my iPad

****

August 11, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

REGARDING:
Objection to Amending of the Comprehensive Plan and Rezoning of Property
Located On US Highway 27
Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This correspondence is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This change has a negative impact on the existing community and surrounding area.

It does NOT comply with the established City Comprehensive Plan for the area.

The proposal omits the orderly development initiatives of the Comprehensive Plan.

The variance proposal does NOT serve the general public.

Local property values will diminish especially with multi-story buildings towering over existing taxpaying single story 55+ senior homes.

It creates convoluted and dangerous traffic patterns with potentially another 100 vehicles daily accessing off highway roads that were never designed for such use.

Site limitations as shown are less than minimalistic for occupant vehicles and associated service and delivery traffic.

The proposed use is NOT compatible with permanent residents living in this area.

Neither urban low density residential construction, nor low profile building structure, is maintained..

Rezoning would set a bad precedent for encouragement of additional incompatible future developments on the west side of US Highway 27 eroding the established character of current development.

Waste Water infrastructure is a primary concern as this location is at an extreme distance from City of Leesburg processing equipment.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns **and reject the proposed amendment to the Comprehensive Plan and rezoning applications.**

Notification of any public discussion and meetings concerning this matter is requested.

Respectively,
John & Suzanne Kelly
(Royal Highlands)
5440 Queen Victoria Drive
Leesburg, FL 34748-7945

e-mail: sznkelly@gmail.com
text: 1-352-409-0219

****

August 8, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small

Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

We purchased our home to live in a quiet rural 55+ community, not to live next to non-age restricted rental units. Because our homes in Royal Highlands are owned, and managed through an HOA, our properties are kept to high maintenance standards. The proposed development will not have an on-site property manager leaving standards questionable. This may affect property values in our community.

Another concern is traffic flow. Currently there is only on road with a traffic light, Monarch Boulevard. This road allows both left and right access to Highway 27. Commerce Drive only allows traffic to turn right onto Highway 27. This will impact entry and exit traffic from our community as the only access gate to Royal Highland is on Monarch Boulevard.

Currently we are zoned as low density urban residential. Re-zoning this parcel of land to city residential will set a precedent for future land development in this area:

If Highway 27 needs to be expanded to three lanes per direction, this may prove to be an issue also:

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

Debra and Alan Orenchuk
4738 Glen Coe Street
Leesburg, FL 34748
713-884-0753
dorenchuk@comcast.net

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August 9, 2025
City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748
Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642
Attention: City of Leesburg Planning & Zoning Department,
This letter is to notify you of our objections to the proposed change of the Comprehensive Plan

for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact our community and the surrounding area. We have been residents of the Leesburg area for over 20 years and moved here to from a City Low Density Residential area in Orlando to escape the traffic, crime, congestion, and general confinement of that area.
My wife and I have the following concerns and introducing this amendment to the plan will:

- Dramatically increase traffic and highway safety on Highway 27 and surrounding roads in an environment which has already experienced an increase in traffic and traffic-related incidents.
- Further degrade the already under funded and ill prepared power and road infrastructure.
- Further increase the potential for criminal activity by increasing personal value in the area and the potential for landowner disputes between gated and non-gated community residents.
- Degrade the rural environment that attracted most residents to the Leesburg area.
- Negatively impact resource utilization and maintenance, and ultimately lead to necessary and regretable.conservation requirements.
- Potentially increase noise pollution and property infringement leading to greater requirements for law enforcement, high resident turn-over, and lower area market value.
- Create the need for more and larger classrooms and transportation to local education centers. Increase the need and cost of additional teachers.
- Create a shortage of emergency and medical support.
- Negatively impact property values and, therefore, tax revenue from larger, single-family homes.
- Require more retail establishments to serve the needs of a greater number of residents.
- Create an imbalance in the area infrastructure that will affect every aspect of our resident's life.

Respectfully,
Gary and MaryAnn Janz
21333 Royal Troon Drive
Leesburg, Florida 34738
352-314-0701
gjanz@hotmail.com

****

City of Leesburg

Planning & Zoning Division

204 N. 5th Street

Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: **182125000200001000**

Case Numbers: **SSCP-25-640, SPUD-25-642**

Attention: City of Leesburg Planning & Zoning Department

Notifing you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Impact on our Royal Highlands 55+ Community. Those of us backing up to this proposed Townhome development will be impacted. Useage of our roads will create more problems. Why is Lake County allowing all this building up and down HWY 27? I**mpacting wild life, increased traffic and noise,adds more heat by taking away open areas. Storm water run off.**

Could negatively **impact property values.**

Contradicts the established Comprehensive Plan: or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Respectfully,

Christy Jarzemski

4949 Kelso St.

Leesburg, FL 34748

352-874-4203

christyj63@comcast.net

****

August 9, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group. Changing Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development) will negatively impact the community and surrounding area.

My concerns are:

1. This change could cause a major traffic issue. We already have heavy traffic due to Route 27 and due to back-ups or reroutes from the Florida Turnpike. This change means all residents that want to use Rt. 27 North will have to compete with us for access to the lights on Rt. 27

2. This is a very small piece of land, adding 6 large residential structures would negatively impact the area.

3. What is the point of having an established Comprehensive Plan if Developers can petition a change to it that will negatively impact those of us (single family homeowners) already living here?

4. This change to the Plan doesn't benefit the public or existing residences near by – it only serves to make a developer richer.

I hope you will carefully consider these concerns and REJECT the proposed amendment to the Comprehensive Plan and Rezoning Application.

Notice of any future meetings concerning this matter is requested.

Respectively,

Jane

Jane R. Marston
4635 Glen Coe St.
Leesburg FL 34748

860-823-0571 Janemarston49@yahoo.com

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August 7, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Attention: City of Leesburg Planning & Zoning Department

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000, consisting of 7.53 acres
Case Numbers: SSCP-25-640, SPUD-25-642
First hearing date: August 21, 2025

I am a resident of the Royal Highlands 55 Plus Residential Community, located immediately adjacent to the subject property listed above.

This letter is to notify you of my strong objection to the proposed change submitted by Bill Maki, Daly Design Group, to the Lake County Comprehensive Plan for the above listed property comprised of 7.53 acres and currently zoned as Lake County Urban Low Density, to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This requested change will negatively impact my community of Royal Highlands and the surrounding area as it contradicts the established Comprehensive Plan and does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

The proposed change is not compatible with the existing residential character of the area.

The proposed change will negatively affect the property values of the single-family residential homes located along King Henry Avenue and throughout in our community.

The proposed Amendment to the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, thus eroding the established character of the area and nearby communities.

The proposed change further negatively impacts the area's natural resources.

The areas current infrastructure may not be able to support the increased density and negative impact on both the highway system and utilities.

The subject property has a man-made directional berm that conducts seasonal and heavy rain waters into the adjacent wetlands providing protection to the Royal Highlands Community properties directly behind the subject property. These properties lie at a slightly lower elevation than the subject property. Disruption of any kind to the exiting berm will result in damage and / or flooding of the properties located along King Henry Avenue in our community.

The subject property has a dry retention pond that also provides protection from flooding to the residential homes located along King Henry Avenue in our community.

The subject property consists of recognized wetlands. This area of the subject property, approximately 2-acres in size, holds both pileated woodpeckers and gopher turtles.

This change will negatively impact the Royal Highlands' Royal Commerce Drive (a private road). The impact of heavy earth moving equipment and construction vehicles will essentially deteriorate and destroy this road which is not designed to withstand heavy vehicle traffic.

This change will negatively impact our community's use of our ball field, which is located directly across from the property.

This change will result in an excessive amount of vehicle traffic attempting to enter our community Monarch Boulevard (a private road) from the light on Hwy. 27.

Hwy 27 is already backing up daily with heavy construction and semi traffic from the over-development along this corridor. Any additional high-density housing will only add to this.

This change will result in excessive backup of vehicle traffic exiting the Royal Highlands Community via Monarch Boulevard (a private road). This will also result in deterioration to Monarch Boulevard.

I fail to understand how said developer believes that this property would be desirable per their design proposal.

There is no left turn from Royal Commerce Drive onto Hwy 27.

The property butts right up to Hwy 27 and would require a sound barrier along that frontage. Hwy 27 is already scheduled to be three-lanes in the future. The proposed dwellings would be crammed in like mushrooms.

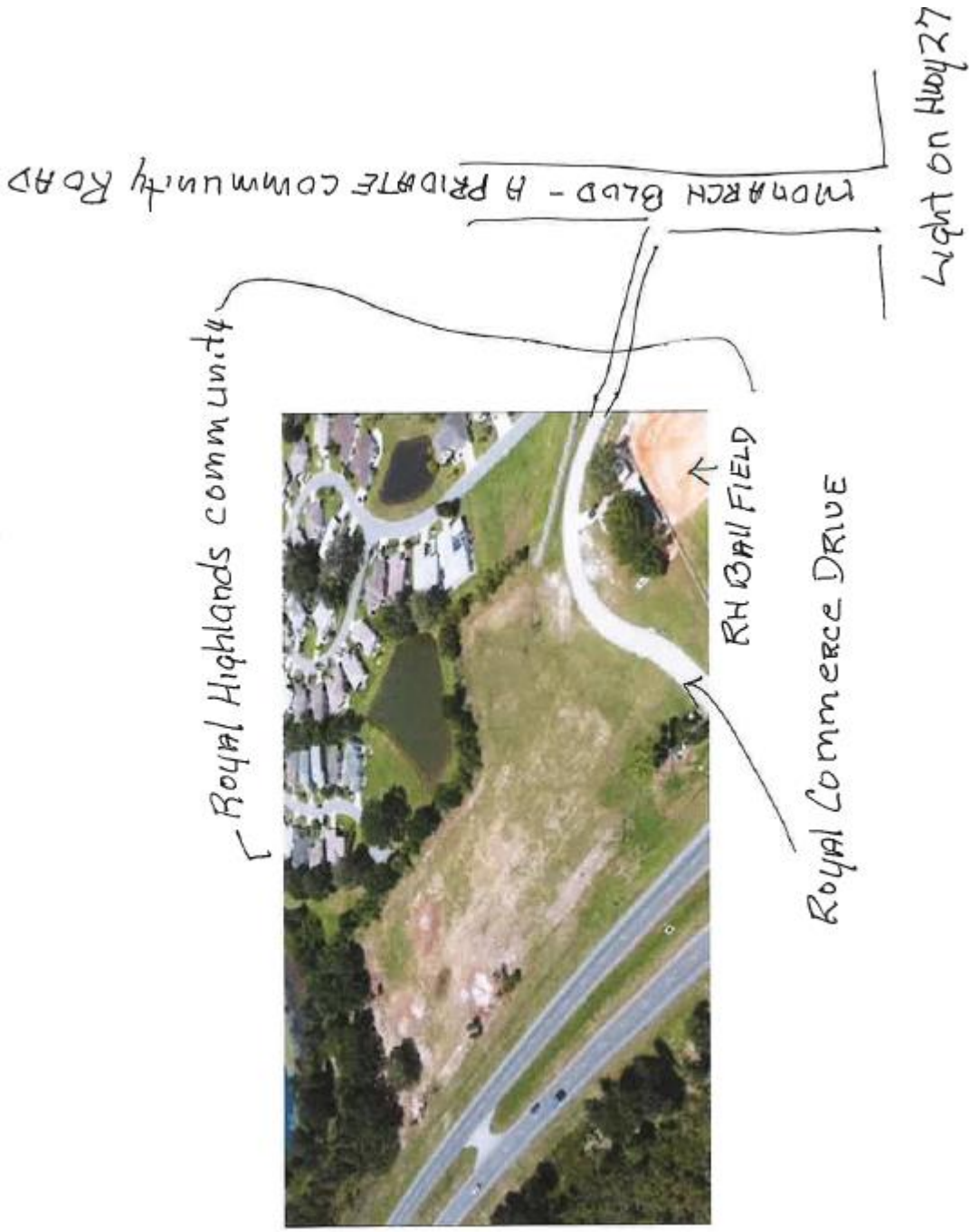
The high price of the proposed dwellings, be they rental or individual sale, would certainly not prove favorable compared to the desirable, single family residential homes in our adjacent community with all of its many amenities, as well as the many other single-family communities in the area. This is not downtown Orlando.

As a former Director and Chair of our community Board, and a former City Commissioner in Indian Rocks Beach, Florida, I more than understand the responsibilities of the City of Leesburg Planning and Zoning Department, and I urge you to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications. Please preserve the Urban Low-Density character of the area and maintain the Urban Low-Density residential development. Please do not open a Pandora Box to allow further unchecked, irresponsible high-density development simply because some large development company has the resources to fight the fight. Do not give into their demands. Respect our County and its residents.

Respectfully,

Jeannie Coughlan

Jeannie Coughlan
5643 King James,
Lot 463, Royal Highlands
Leesburg FL 34748
Telephone: 904-403-8085
Email: genies64@gmail.com


Royal Highlands community
MONARCH BLVD - A PRIVATE COMMUNITY ROAD
Light on Hwy 27
RH BALL FIELD
Royal Commerce Drive

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August 6, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acres property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

- Once again, too many homes causing traffic and noise with not having the proper roads to accommodate more people.
- Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.
- Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.
- Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.
- This would definitely be a negative effect on the property values of Royal Highlands.

- This will cause more strain on our water and sewer systems. Our system may not be able to support the increased density of activity level that the new zoning would create.
- This will cause a major problem with it not being a 55 plus development.
- School buses will be a major problem throughout the school year. Traffic jams, we have enough already.
- This will be a huge environmental impact on the Royal Highland's community itself.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Meetings concerning this matter is requested.

Respectively,

Ann Carter
4917 St. Andrews Arc Lot 972
Leesburg, FL 34748
352+-408-6737
Akcarter554@gmail.com

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August 6, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, FL 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US Highway 27.

Parcel Number: 182125000200001000

Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

This rezoning contradicts the established Comprehensive Plan. It also does not serve the interest of the general public and align with orderly and logical development outlined in the Comprehensive Plan. This also will definitely negatively affect our property values in the Royal Highlands community. Traffic and noise will increase dramatically. The existing residential character of Royal Highlands will also be affected negatively. Royal Highlands is developed as an urban low density community and should remain as such. This is why my husband and I moved into this community.

Approving the amendment of the Comprehensive Plan and rezoning sets a terrible precedent on surrounding communities. This will erode the established character of these communities if amendments are approved for these communities in the future. Royal Highlands is a proud community that has allocated 30 percent of land for sanctuary use for our beautiful wildlife. This amendment would jeopardize our environment. Utilities and roads may not be able to support the increased traffic this would create. With the population growth in our county, US 27 is already overwhelmed with increased traffic.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectfully,

Donald Bischoff + Madeleine Bischoff

Donald & Madeleine Bischoff
4548 Glen Coe Street
Leesburg, FL 34748
352-552-0866
conchme.sb@gmail.com

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August 6, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

I understand that our Royal Highlands community is in Lake County and not in the boundaries of the incorporated City of Leesburg. Since this adjoining property is directly attached to our community, shouldn't this be a county issue?

Either way this will impact the performance of the lift station that supports Royal Highlands and will the sewage capacity be taxed if the proposed development is attached..

This change contradicts with the Lake County Comprehensive Plan. This will not serve the interest of the general public or align with the goals for orderly and ***logical*** *development patterns as defined in the published plan.*

This change will most definitely affect our property values.

The proposed rezoning will lead to increased traffic and noise, disrupting the quality of life and enjoyment of the existing single family homes in the area.

The proposed development will not be compatible with the existing residential character of the neighborhood.

I firmly believe we need to preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The future impact on our community and the overall affect needs to be seriously considered since this proposed change will contribute negatively.

Water runoff and storm water concerns must be considered since we already have concerns within our community.

The proposed master plan using Monarch Blvd as the main entrance to access Royal Commercial Drive will impact the main an only entrance to The Royal Highlands community of 1,500 homes; this is a serious safety concern that must be taken into Account.

If this proposed development is considered for approval, a new entrance at the southern portion of the proposed development to and from Rte. 27 should be included in the developers' master plan and Developer should be responsible for all road improvement costs of such a project. Therefor the entrance from Monarch to Royal Commercial Drive would be eliminated and separation of these two communities would remain intact and many issues eliminated.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter are requested.

Respectively,

Anthony & Carolyn Cianciotta
5443 Queen Victoria Drive
Leesburg, FL 34748
352 460-4676 Acncotta@gmail.com

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Tim Chase
4840 Saint Andrew's Arc
Leesburg, Florida 34748
nepeye1@charter.net
678-614-3949

August 6th 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Established Comprehensive Plan:
Contradict's the established Comprehensive Plan.
It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Impact on Property Values:
This change could negatively affect property values in our community of Royal Highlands.

Increased Traffic and Noise:
The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:
The proposed use may not be compatible with the existing residential character of the neighborhood.

Please consider preserving the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall effect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Environmental Concerns:
I have concerns about potential environmental impact, such as stormwater runoff, habitat disruption.

Infrastructure Strain:
Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider Please...these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectively and Sincerely,

Tim Chase

****

Amber Sillery
21119 Lionheart Drive
Leesburg, FL 34748
352-409-6044
Sillery.Amber@Gmail.com

August 11, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg FL 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property located on Highway 27.

Parcel Number 18212500200001000
Case Numbers SSCP-25-640, SPUD-25-642

This letter is to notify the Leesburg Planning and Zoning Division of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County Planned Unit Development (PUD) to City Small Planned Unit Development (SPUD) This change will negatively impact the community and surrounding area.

My concerns are.

1. This parcel is not located within the city limits of Leesburg. This devlopment will want City of Leesburg water and wastewater treatment services. I don't know how that qualifies this parcel to be "City" zoned. I do not know what the water capacity is for the well that the City of Leesburg maintains, but this community as planned will negatively impact that capacity.

2. There are too many units planned for this parcel. With the garages on the first floor, and the living quarters on the second floor, it is apparent that this parcel is planned for families and possibly minor school aged children. The plan says they are figuring 1.5 parking places per unit. Half of the residents will be filling up their garage with "stuff" and not using the garage for a vehicle. I would imagine 80% of the residents will have at least 2 vehicles. What about their boats, motorcycles, RVs, and pull behind utility trailers? There will be cars parked all along their street. When that fills up, I can see cars parked all over Royal Highlands property. Even if this parcel were to be limited to 30 units and an allowance made for 60 parking spaces, I I can still imagine vehicles of every kind parked all over the place. I don't know how many units are allowed under the current zoning, but whatever it is is more than enough.

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3. When the developer of Royal Highlands gave the owner of the property at that time permission to use Royal Commerce Drive, it was not for the amount of traffic that will be coming in and out if this plan is approved. During the construction, the trucks and equipment to build will

negatively impact Royal Commerce Drive. "Promises" made by any developer are just that – promises. We have all seen what happens when a developer just says "oops". The developer goes down the road with no enforcement or retribution. The residents that are left behind are stuck holding the bag and paying for any messes that have to be remedied.

4. Royal Highlands is a community with private roads that are maintained by Royal Highlands. The golf course and and its holdings are open to the public. The golf course pays a fee for the use of our roads. That does not mean that the public is allowed to use our ball fields, swimming pools, tennis courts, or any of our recreation center equipment. When a group of people in that development decide to get together and play on our softball field or pickleball court, who is going to remove them and keep that from continuing?

I could continue for many more reasons why this request for change of zoning should not be approved. The days of someone using their property for whatever they want and doing whatever they want is over. The roads in Lake County, particularly on Highway 27 are turning into a parking lot. Please do not approve this request.

Sincerely,

Amber Sillery
21119 Lionheart Drive
352-409-6044

****

August 12, 2025
City of Leesburg
Planning and Zoning Division
204 N. 5th Street
Leesburg, Florida, 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of property on US Highway 27

Parcel #1821250002000010000
Case number SSCP-25-640, SPUD-24-642

Attention: City of Leesburg Planning & Zoning Department,
This letter is to inform you of my objection to the proposed change of Comprehensive Plan for the 7.53 acre property submitted by Bill Maki, Daly Design Group, from Lake C Urban Low Density to City Low Density Residential , rezoning from Lake County PUD (Planned Unit Development). This change will inherently impact in a negative manner to our community and the surrounding area.

I have several concerns to this proposal:

The amount of traffic, as well as wear and tear on our access roads will be significantly

impaired and costly to maintain.
The existing community is a 55+ community that has existed for over 25 years. As such, the proposal is in direct conflict which is currently in place and will adversely affect the existing plan under which it was developed.

Property values due to increased occupancy and location can and will affect the current property values and put an necessary strain already existing resources.

Increased traffic exiting from the proposed community will not only cause delays to and from our community but will result in a dangerous departures from the proposed development onto highway 27. This includes access by the county education bussing system. The county has not provided any access support, other than a turn off lane into our community, from from highway 27. The community has provided and maintained access to our community and our outside facilities, we shall not be responsible to provide unfettered access to highway 27 using our roads.

The security of our community will be compromised. Due to the proximity of the proposed development, facilities and amenities which our community is responsible for, will be highly at risk. Trespassing and unwarranted illegal use of nearby facilities will be an ongoing and controversial problem. Noise from proposed property will increase to the extent that near by housing and residents will be affected. We should not be required to accommodate, in any way, the proposed development to our detriment and financial impediment.

Noise, loss of habitat, removal of existing greenery and access to the wet lands is a situation we cannot afford. We have a responsibility to our community and local wildlife to protect and provide an environment which is as safe and secure as we are able to. We have significantly encroached on local environmental havens to the detriment of our wildlife. An increase of housing in the proposed location is not justifiable or responsible.

I urge the City and Rezoning Department to thoughtfully consider and reject the proposed amendment which has been requested.

Respectfully

Gene Gunderson
21125 Lionheart Drive
Leesburg, Florida, 34748
352-460-4335
Gunderson3004@comcast.net

****

Good Afternoon,
I am a resident of Royal Highlands and am hearing rumors that someone wants to build multi-unit residential buildings on parcel # 182125000200001000. Case number SSCP-25-640, SPUD-25-642 I strongly object to this zoning change. We are a 55 plus community and object to having multi-unit residential buildings connected to our property. We do not need nor want young families added to our already overused access to Hwy. 27. We do not need another access to Hwy 27 in such close proximity to our Monarch Blvd. traffic Light. Traffic already backs up at certain times of the day to access the on ramp to the Turnpike that is

just north of our traffic light. We purchased our home in Royal Highlands to escape multi-unit residential buildings. We purchased because there isn't any zoning on that property that would allow such buildings. If there is any building on that site, it should be based on the current zoning..

We are depending on you to protect our property.

Please e-mail receipt of this letter. Thank you and have a great day.

Best Regards,
Ed Hendershot
352-449-9845
21109 Edinborough Place
Leesburg Fl. 34748

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8/10/25

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Impact on Property Values:

This change to allow higher density dwellings could negatively affect our property values since we are zoned urban.

Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:

We are an age restricted 55+ community; this new mixed age development right on RT27 which will abut directly with our existing homes will change the atmosphere surrounding our existing community

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Infrastructure Strain:

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

John Hughes
21345 Royal Troon Drive
Leesburg, FL. 34748
352-315-9802
Email - jghughes3@comcast.net

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August 7, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning fromLake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are that the proposed rezoning will lead to increased traffic and 27 is already backed up often to a standstill and its impossible to know how long it will take to go to an appointment, going to Leesburg or Clermont. This will soon have a negative impact on property values.

The area around Royal Highlands is all single family homes and this will change the density and character of the area. The community is a 55 and over, without children needing school buses or play areas. Having apartments with children will cause noise and disruption to the homeowners living near them. This does not fit in with existing land use.

I am asking the City of Leesburg & Zoning Department to please consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectively,

Janice Streeter

Janice Streeter
5510 Queen Victoria Dr.
Leesburg, FL 34748
352 326-8894
janice.streeter@yahoo.com

Gerald and Judith Robie
21133 Royal St Georges Ln
Leesburg, FL 34748
jerryrobie@comcast.net
352-315-9934
August 10, 2025

City of Leesburg Planning & Zoning Division
204 N. 5th Street
Leesburg, FL 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US, Highway 27. Parcel Number 182125000200001000 Case Numbers: SSCP-25-640, SPUD-25-642

Dear Sirs,

We live in Royal Highlands. We just learned that there is a proposal submitted by Bill Maki, Daly Design Group, to change the Comprehensive Plan for the property just outside of our Royal Highlands community to permit the construction of higher density housing. We are concerned that this will negatively affect our community and the surrounding areas.

Certainly, our property value and those of other residents in Royal Highlands will be negatively impacted. The increased traffic will increase the safety and security risks for us and the other elderly residents in our area. In general, the residential nature of our lovely community would be negatively affected.

The infrastructure of our area was not created with higher density housing considered. We're concerned that roads, storm water control, schools, fire and police protection, are insufficient to provide for this higher density housing.

Also, allowing these changes would set a dangerous precedent.

We urge you to carefully consider these (and other concerns that we have not thought of while writing this letter) and reject the proposed amendment to the comprehensive plan and rezoning applications.

Respectfully,

G. R
Judith Rohee

August 8, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Attention: City of Leesburg Planning & Zoning Department

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000, consisting of 7.53 acres
Case Numbers: SSCP-25-640, SPUD-25-642
First hearing date: August 21, 2025

I am a resident of the Royal Highlands 55 Plus Residential Community, located immediately adjacent to the subject property listed above.

This letter is to notify you of my strong objection to the proposed change submitted by Bill Maki, Daly Design Group, to the Lake County Comprehensive Plan for the above listed property comprised of 7.53 acres and currently zoned as Lake County Urban Low Density, to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This requested change will negatively impact my community of Royal Highlands and the surrounding area as it contradicts the established Comprehensive Plan and does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

The proposed change is not compatible with the existing residential character of the area.

The proposed change will negatively affect the property values of the single-family residential homes located along King Henry Avenue and throughout our community.

The proposed Amendment to the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, thus eroding the established character of the area and nearby communities.

There is no left turn from Royal Commerce Drive onto Hwy 27.

The property butts right up to Hwy 27 and would require a sound barrier along that frontage. Hwy 27 is already scheduled to be three-lanes in the future. The proposed dwellings would be crammed in like mushrooms.

The high price of the proposed dwellings, be they rental or individual sale, would certainly not prove favorable compared to the desirable, single family residential homes in our adjacent community with all of its many amenities, as well as the many other single-family communities in the area. This is not downtown Orlando.

I urge you to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications. Please preserve the Urban Low-Density character of the area and maintain the Urban Low-Density residential development. Please do not open a Pandora Box to allow further unchecked, irresponsible high-density development simply because some large development company has the resources to fight the fight. Do not give into their demands. Respect our County and its residents.

Respectfully,

Laureene Windau
Royal Highland Resident
5904 Princess Caroline Place
Leesburg, FL 34748
Telephone: 772-217-0227

William Delorey: 5643 King James Ave. Leesburg, FL 34748 508-360-1175
Royal Highlands Resident --- *wpd44@hotmail.com*

City of Leesburg, Planning and Zoning Division. 204 N. 5th St. Leesburg, FL 3 4748
Regarding new TH: Parcel 182125000200001000 Case #SSCP-25-640-SPUD-25-642
August 10, 2025

I hold a very strong objection to the proposed TH density application cited above.
TH build-out will engage site demolition and debris transport = heavy trucks and equipment on Commerce Road and Monarch Road for probably a year or more. Delivery of equipment and building materials, laborers, and subcontractors, inspectors, real estate agents and buyers/renters will continuously degrade two roads originally built for rural residential and casual recreational traffic. Many Royal Highlanders drive golf carts for recreational traffic and local transportation and on Monarch and Commerce Roads except when entering or exiting RH community.

Monarch and Commerce Road were built for residential traffic and occasional repair services and delivery, and has one entrance and exit signal. Traffic through that signal already backs up frequently, and has had numerous accidents due to heavy traffic on State Route #27.

Adding city residential and service vehicles at city density in a rural setting will create greater degrading of both the infrastructure and the rural nature of Lake County in this area, specifically, in RH on Monarch, Commerce, and the State Route #27 signal that feeds Royal Highlands.

Royal Highlands currently maintains Monarch and Commerce Roads. How will the density of city dwelling zoning affect these roads? Who will pay for the additional degradation once the new townhome project is complete? It adds 48 homes, averages 72+ new residents, Kroger, Amazon, FedEx, UPS, Mail delivery, Landscapers, repair plumbers and other subcontractors that constantly service residents after this project gains its Final Inspection/Occupancy Certificate.

With all due respect, I hereby request you reject the added density permit and, in addition, request permanent mitigation for road and property damage that will occur if this project is built under any zoning, and adjacent to our rural RH community.

Respectfully submitted,
William Delorey, Royal Highlands Resident for over ten years.
Retired USN Systems Engineer
Retired General Contractor

Data

Royal Highlands consists of 1092 acres total. 382 acres designated as Conservation Land includes wetlands, lakes, ponds, dedicated green space, and walking trials.

RH = 1500 SF homes at .75 acre of land per home. Averages 2500 residents = Each Resident occupies .43 acre of total land space including a home. Many RH residents own a Golf Cart for travel around our community, including Monarch and Commerce Road where our some of our entertainment is located, including baseball park, pickleball courts, and vacant land.

New Proposed TH Community consists of 48 new TH, approximately 7.3 acres, and will average .15 acres per TH total land, and will average 1.8 residents per TH = Each resident occupying .08 acres total land on this parcel, including green space, wetlands, and a rainwater diversion Berm.

City of Leesburg
Planning and Zoning Commission
204 N 5th Street
Leesburg FL. 34748

August 9, 2025

Subject: Objection to Proposed Amendment of the Comprehensive Plan and Rezoning of Property located on US Highway 27.

Parcel Number. 182125000200001000
Case numbers: SSCP-25-640, SPUD -25-642

Attention: City of Leesburg Planning & Zoning Department

Please be notified herewith of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development)
This change will negatively impact the community and surrounding area.

My concerns are:

The cumulative impact on existing communities, AND the overall effect on the adjacent community, need to be considered. This rezoning would contribute negatively. ie,

- Increased traffic in an already overloaded corridor of Highway 27. Accidents have occurred in this area due to speed, failure to stop for traffic lights too many times, with fatal or horrific results. Increased vehicles equal increased exposure to danger.

- Dependence on existing senior neighborhood for inroads - a grave imposition. Any development needs to have space for their own entrances/exits. Further, they need to budget these services within their own community.

- Infiltration of amenities in closest senior community, Royal Highlands, paid by residents at ever-increasing fees.

- Added risk and liability when non-residents using Royal Highlands services such as pool accidents, lightning strikes, death.

The City Of Leesburg and Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and Rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectfully,

Joyce Hartsell W. Ray Hartsell
4937 Kelso St. Leesburg FL 34748
Phone 352-435-7721
281-755-7905
281-755-6109
o2bajoy@icloud.com n2147y@yahoo.com

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August 12, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

Our concerns are:

Impact on Property Values:

This change could negatively affect property values.

Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:

The proposed use may not be compatible with the existing residential character of the neighborhood.

Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Infrastructure Strain:

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectively,

Carmen & Paul Derwin
21342 Royal St Georges Ln
Leesburg, FL 34748
203-578-5467

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August 14, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning fromLake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are :
This change will negatively affect our property values and does not serve with majority of our community residents.

We greatly feel this will increase the already traffic and noise that exists! Our community was built and established in the

urban country area of Leesburg for a peaceful and tranquil enjoyment of retirement living in our 55+ single family homes. The proposed rezoning will take away our current lifestyle. Had this been part of this development back in 1996-1997 timeframe- this production of homes would had already existed-however it was not ever the plans in our lovely 55+ senior retirement community. The residents here are proof of such living style or we would be living in a regular neighborhoods in town.

Highway 27 is presently congested, we feel it serves no service to anyone! Traveling north or south within 5-8 miles, traffic is slowed down to a crawl or stopped.
Just south of our community entrance/exit- is Villa City Road that cars sit for a long time waiting to turn left on 27 to head north just pull out in front of your car -having close encounter to a bad accident! This also happens a lot with semi trucks wanting to make that turn heading north! It's horrible!!!!

Our community is fortunate to have a traffic light to our entrance/exit being 1 -1.5 miles south of the northbound turnpike. The traffic that travels off from turnpike is growing and becoming more dangerous! Travelers do not realize once exiting off turnpike there will be a traffic light! Many travelers speed so fast exiting off turnpike, they either run through the traffic light because they can not slow done enough to avoid an accident. Many times those travelers do cause a t-bone accident with our residents!!

Our concern to add another community of townhomes that will be close to that area is absurd!!! Adding another entrance /exit just for that new townhome community will make matters increasingly worse! We feel having that townhome community use our current roadways is absolutely unacceptable!!!

We chose to purchase and live in our 55+ urban country area was due to the beautiful, peaceful, and comfortable senior retirement community!!! As mentioned before , we could moved to family growing neighborhood or in town living , but chose urban country area.

It bad enough traffic will increase immensely once the project that is being constructed a mile north from our community on highway 27 next to Orlando Lake Health ER South Lake facility will be a mess!

Would be nice to leave the proposed area to be developed of townhomes just south of our community-nature damage!!!! Wildlife has no where to go and live a peaceful life.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,
Jeffrey and Barbara Snow
5506 Queen Victoria Dr
Leesburg, FL 34748

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Parcel Number: 182125000200001000
Case Numbers:SSCP-25-640, SPUD-25-642

To whom it may concern:

We are informing you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD(Planned Unit Development) to City SPUD(Small Planned Unit Development). This change will negatively impact The Royal Highlands Community and surrounding areas.

We feel that it would highly impact the infrastructures that are a part of our private community. We do not want this proposed development connecting/attaching its utilities to those designated for Royal Highlands Community. (Ex. This would include tying into sewer systems, water,etc.)

We also feel that a traffic pattern from proposed development would negatively impact The Royal Highlands Community. This would include the use of Commerce Drive(to and from)as well as Monarch Boulevard to access US Highway 27 at the signal light. The additional traffic flow, (entering and exiting)would have a negative impact on our community, creating a possible back up of traffic on all roads mentioned above. Not to mention the responsibility of road maintenance (we are not clear on this.)

This change in zoning could negatively impact The Royal Highlands Community. Preserve the Urban Low-Low-Density character of the area! Maintain the low-density residential development! The suggested proposal is not compatible with our community.

We urge the Planning and Zoning Department of the City of Leesburg to consider our concerns and that of other Royal Highlands residents.

Please notify us of future meetings regarding this matter.

Thank you for your consideration. It means a great deal to us and others in our community!

Robert H. and Sheila G. Peterson
21518 Queen Anne Court
Leesburg, Florida 34748
(585)749-2746
jbsmfg@yahoo.com

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August 14, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

I grew up in Miami and actually worked in downtown Miami, but I wanted a more urban secluded quieter area to raise my daughter. I moved to Altamonte Springs in 1987 looking for a less crowed and a quieter way of life, it was awesome. I lived in an area that people could drive by and never know that there were houses behind the one story doctors' offices. It remains that way to this day. In 2004 I began to look for an even more urban area for the look, safety and security, since I am single and live alone. I purchased and moved into my home in Royal Highlands in October of 2005, after carefully checking out the areas. What the developer wants to do is build two story multifamily homes that will stick out like a sore thumb in the very front of our community, because our homes are one story, single family homes.

The amendment of the Comprehensive Plan and rezoning ordinances contradicts the established Comprehensive Plan for Lake County 2030 and the established zoning ordinances. Why are we developing Comprehensive Plans and zoning ordinances if we allow developers to circumvent them. Why do you want to expand the City into a rural area.

It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan or zoning ordinances.

I am concerned it will negatively impact the property values of my home as well as others and since many of the residents are getting older they can’t afford to lose money on the investment they made in their homes.

Even with all the new developments the City of Leesburg is raising water and gas rates in existing homes. Why? Should we be adding new developments when we still need to raise rates for existing homes? Doesn't this suggest that a problem already exists in providing these services? Yet, the City prefers to add to it by allowing more development. We are already limiting the water homes can use to water the grass and yet we still haven’t factored in the many new communities and their needs.

The traffic on Highway 27 which is the only way in and out of our neighborhood is already awful and dangerous with many large trucks and cars and yet recent developments haven’t even been completed and you are talking about adding additional cars to the roads that are already overcrowded. How are all the cars and trucks going to impact out environment?

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectively,

Betty Felton
21116 Lady Marion Way
Leesburg, Florida, 34748
Phone: 352-728-364
Return receipt requested

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Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Dear Sir or Madam,

This letter is to notify you of our objection and concerns regarding the proposed change to the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County

PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

Our concerns include:

The rezoning will negatively impact environmental issues, such as increased storm water runoff; even more habitat disruption, increased noise, and declining air quality.

There is also concern for safety with the increased traffic patterns resulting in more road fatalities on US Highway 27.

The re-zoning change could negatively affect property values of single family homes due to overcrowding and densely populated areas.

The rezoning contradicts the established Comprehensive Plan; and does not coordinate with the smooth and reasonable development patterns as outlined in the Comprehensive Plan.

We ask the City of Leesburg & Zoning Department to please carefully consider these concerns regarding the proposed amendment to the Comprehensive Plan and rezoning applications.

Please notify us of any future public meetings concerning this matter is requested.
Thank you for your consideration of our concerns.

Respectively

James and Diane DeZalia
21754 King John Street
Leesburg, FL 34748
Mobile #: 518-779-6120
Email: dianed@nycap.rr.com

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August 13, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

Our concerns are:

State the reason for your objection in this part of the letter. Try to use your own wording when stating your concerns.

Public Safety is at risk with the proposed entrance on Commerce Way. A semiprivate road used specifically for recreation and sports activities by Senior Citizens.

Should one of us be injured by such a dangerous traffic patter you can rest assured legal action may follow against all concerned parties and any elected official that votes in favor of another builder attempting to minimize development costs and increase profits at the cost of impacting our quality of life and safety.

The developer should propose a plan to place the entrance for any development to include Federal Traffic studies involving the FDOT and Federal DOT at the south most side of that property where a U-turn opening already exist that could be and should be modified according to Federal Safety Guidelines Turning lanes, signals and road marking are necessary just like those included in the recent development of the 7-11 Gas Station on US 27 South at the intersection of RT 33.

Furthermore, Established Comprehensive Plan:

Contradict's the established Comprehensive Plan.

It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Impact on Property Values:

This change could negatively affect property values as well due to the following -

Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:

The proposed use may not be compatible with the existing residential character of the neighborhood.

Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Environmental Concerns:

Specify any concerns about potential environmental impact, such as stormwater runoff, habitat disruption, or air quality deterioration.

Infrastructure Strain:

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

Mr.& Mrs. Patrick J. Chanod. Sr. (Registered Voters-Royal Highlands)
4842 Glen Coe Street
Leesburg, FL 34748
(347)526-1137
Pat.chanod@gmail.com

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August 15, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

I have an objection to the Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

I have listed some big concerns below to assist you in further determining your positions .

First, it Contradict's the established Comprehensive Plan made for our area.

Second, there is much concern because It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Third, All of our Property Values will be in decline because of the over building and increased youngers people with more cars and overflow in our local business.
And This change could negatively affect property values.

Amended to this concern is the increased lake of safety to elder citizens which impacts, police, ambulances etc which we would have to seriously increase at city expense.

Fourth, the Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area. Our HWY 27 is already suffering due to the increased traffic and a number of serious accidents have occurred.

Fifth, we should Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development. If we don't we will look like the villages or Orlando. Not healthy.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby

And Sixth, how about the Environmental Concerns:

We are already stressed for water, electricity. This would impact, stormwater runoff, habitat disruption. We are already seeing a significant change in animal visitors who are losing their homes. And what about air quality deterioration.

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

So To The City of Leesburg & Zoning Department. Think of these concerns as if you family lived on HWY 27. You are urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectively,

Marguerite McLean

Royal Highlands, 21809 Royal St. George's Lane.
My Telephone Number-(916) 716-0716
My Email Address - mcleanmarg@gmail.com

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TO: City of Leesburg

FROM: Mary Hitchcock
6320 Berkshire Pass
Leesburg FL 34748
August 28, 2025

RE: **Planning and Zoning Case No. SSCP-25-640, SPUD-25-642**

AS owner of a property located within 200 feet of the referenced request**, I urge you to deny the rezoning request for the following reasons.**

The City of Leesburg and Groveland have long agreed on areas outside their borders for future expansion based on their ability to provide services to those areas. However, everyone is choosing to ignore that fact that **the site in question is in an area of Royal Highlands future expansion.** Any changes in land use should come before the Community of Royal Highlands for approval before seeking Leesburg annexation or zoning changes.

The water and sever utilities which would serve the proposed project were built and paid for by Royal Highlands. These utilities were gifted to the City of Leesburg in exchange for maintenance after Royal Highlands was completed. Some Royal Highlands residents have water pressure issues. Orange staining is present in the water. A Commercial development would use less water daily and would be less of a strain on our water plant than residents of 48 homes taking 96 or more showers every morning.

Commerce Dr. is owned by Royal Highlands. Built and paid for by Royal Highlands Twentynine years ago. Access was granted to this lot in anticipation of future **commercial development** anticipating that future development would upgrade the road to meet their needs. It is not ready for residential or business traffic. Heavy construction vehicles will destroy it.

In 1997 the first lot on the corner of Monarch and Commercial Dr (Tax Key 3777467) was owned by United Southern Bank. For 29 years residents have waited for commercial services to be built much like the business area in front of Plantation Subdivision.

In 2017 Royal Highlands bought that lot and the adjoining lot where a pickleball court was constructed. The pickleball court and ball field south of it are accessed mainly by golf carts. Traffic from any **new development will require road improvements including a Golf Cart lane for safety** to and from the Pickleball and Softball field. Is the City willing to rebuild the road and make it safe for cars and golf carts to share? This builder is not.

This developer seeks to build a maximum number of units on the buildable area outside our gates, use the utility plant and roadway that Royal Highlands owners built and require Royal Highlands to use our POA fees to upgrade the road for safety and continue to mow and water

the area of this site that is inside our gates, which Royal Highlands has cared for 29 years. This developer believes the current pond is sufficient water retention for this project. How will the water come through the tall berm separating the site from the pond?

There is no urgency to build out this small parcel. A review of the attached copies of rezonings and construction underway nearby will show there are plenty of well-designed owner occupied, rental and commercial units coming within a mile of this site. Buildable land is a valuable, scarce resource especially in Lake County where we have many acres of water. Leesburg uses zoning to establish the highest and best use of every parcel and derive top tax revenues to pay for service required. **Please respect Royal Highlands future development area and deny this rezoning and annexation request until such time as a project is designed that meets the needs of Royal Highlands residents as well as the property owner.**

Respectfully

Mary Hilakevich

****

Name = Alan and Debra Orenchuk
Phone = 713-884-0753
Street-Address = 4738 Glen Coe Street Leesburg Florida
Email = debbie13926@gmail.com
Issues =
text-1736869876033 = City Commission 501 W. Meadow Drive Leesburg, FL 34748 Alan Reisman, Mayor Allyson Berry, Commissioner Jay Connell, Mayor Pro-Tem Mike Pederson, Commissioner Jimmy Burry, Commissioner All Other Members Subject: Objection to Proposed Amending of the Comprehensive Plan, Rezoning of Property Located On US Highway 27 and Proposed Townhomes Parcel Number: 182125000200001000 Case Numbers: SSCP-25-640, SPUD-25-642 We are residents of Royal Highlands in Leesburg Florida. Currently the property adjacent to our community is being considered for rezoning. There are a few problems with this. The first one is increased traffic. This property is on Hwy 27 and has many commercial vehicles that travel along this hwy en route to and from the turnpike. With increased development in the area, the roads are already congested and an additional 48 homes with limited access will not help this existing problem. There are other concerns as well, but our biggest concern is the unfettered access the new community will have to Royal Highlands. According to the document filed at the Clerk of Court, June 3 2009,

between Pringle and Royal Highlands, this document stated that Royal Highlands and its successors agreed to abide by certain maintenance stipulations. According to florida statute 712.6 this agreement remains binding even after the property is sold. In this document it mentions maintenance of a berm between Royal Highlands and that this berm must remain. Because of this berm, building anything in this property, which infringes on Royal Highlands is difficult as the developer would have to cross Royal Highlands property to build anything. However, the builder could turn those lots into green space or open space and that is the problem. Those two lots can be accessed on foot at the side of the berm giving the new residents walkable access to Royal Highlands, and if the builder wishes according to the zoning laws of Leesburg, he can place any non permanent structure on that land. So he could turn that space into a gathering place, with a park like setting for his new community to use with park benches or children's swings for example. The problem with that is that the two lots in question are substantially part of Royal Highlands. A wall cannot be built to keep them out as the property goes right to the road, (King Henry). If you agree to rezone this property, you are giving access from one property to another. We respectfully ask that you keep this property zoned as is in order to maintain the safety and privacy currently enjoyed by the residents of Royal Highlands. Sincerely Alan and Debra Orenchuk, 4738 Glen Coe Street, Leesburg, Florida, 34748 713-884-0753

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City of Leesburg
Planning and Zoning Division
205 N 5th Street
Leesburg, FL

Re: Hearing Date – August 21, 2025 Case Nos. SSCP-25-640, SPUD-25-642

I am writing to state my opposition to the request to amend the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). The property is located south and adjacent to the community of Royal Highlands on US Highway 27.

I purchased my home in Royal Highlands because of the rural area the community was located in. There are several senior communities, The Plantations, Arlington Ridge, Highland Lakes, The Spanish Village along this stretch of US Highway 27. People who purchased their retirement home in these communities did so as they wanted a single family home in a rural area. All of the homes in these communities are set back from the roadway and are not visible from US Highway 27. Currently, as one travels down the highway they can still enjoy the beauty of the trees, lakes, ponds and fields, the natural landscaping, that make Leesburg and Lake County a desirable and attractive area.

The proposed townhomes will permanently change the aesthetics of this area. No other community has homes built directly adjacent to the highway altering the way the existing communities contributed to the preservation of the beauty and natural landscaping of the area. The townhomes will not have a similarity with the existing communities along the highway. Homes such as the proposed townhomes, directly in view of roadways, are built in high density area like cities. Urban low-density zoning helps maintain the character of established neighborhoods, protects open spaces and reduces the impact on infrastructure and traffic.

Any proposed construction on the subject parcel should ensure neighborhood compatibility, cohesiveness and stability of the established character. Approving the amendment of the Comprehensive Plan and rezoning could set a precedent for similar, incompatible development in the future, eroding the established character of the neighborhood, the City of Leesburg and Lake County. Zoning ordinances specifically aim to ensure that different land uses are compatible and don't negatively impact each other.

The Planning and Zoning Commission is respectively requested to uphold the principles of the Comprehensive Plan and zoning ordinances and deny this request.

Please acknowledge your receipt.

Respectively submitted,

Carol Ornoski
4729 St Andrews Arc
Leesburg, FL 34748
518-368-1348

caornoalby@gmail.com

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Commissioners:

No doubt you have driven on US27 between Fruitland Park and Clermont and are aware of the horrendous traffic congestion. Approval of the rezoning cases identified above will only serve to magnify those traffic conditions in and through Leesburg.

That property is adjacent to the Royal Highlands community and we are requesting that you deny any and all request to rezone that property.

The current owner wants to construct 48 townhouses on the7.5 acres of land of which only 5+ acres can be used for construction – the property is just outside the entrance to Royal Highlands.

If and when US 27 is widened, the traffic congestion will be worse than it currently is and the townhouse development will be much closer to the highway. Short and long-term safety factors must be considered in your decision.

Our residents strongly object to the construction of the 48 townhouses for many and varied reason, the most important of which is the added vehicles that will be traversing on US27 and all the other road and highway arteries in the area and of course, the safety of our resident with the additional vehicles and families renting those townhouses for short terms.

It's past time to put a moratorium on building, both residential and commercial. Let's stop the so-called growth so that residents can get back to enjoying their quality of life in Leesburg.

Sincerely,

Ed and Mary Javor
6325 Royalty Court
Leesburg, Florida 34748
352.728.8810

****

Name = Glen and Lynn Wilder
Phone = 6033877983
Street-Address = 21306 Royal Saint Georges Lane
Email = lwilderblue2@gmail.com
Issues = Public meeting tonight - Commercial property owned by GPK on Rt . 27 in Leesburg, is requesting the City of Leesburg to rezone seven acres, currently zoned as commercial, to residential zoning in order to build 48 rental properties in the form of Townhouses. This would have a negative impact on the abutting Royal Highlands community as this development would utilize Royal Highland's Monarch Boulevard and Royal Commerce Way roads on already dangerous Rt 27 and would lessen the safety of this community. It is our understanding that GPK is prohibited from building direct access to Rt. 27 and must utilize our existing roads. GPK is proposing the building of 48 townhouses as rental properties only, not ownership, and we feel these 48 rental units would have a negative impact on our ability to safely access our community/homes and decrease the value of our properties. As we know development is inevitable, we would hope that the thoughtful building of desirable commercial business would be the best use for this abutting property and not generate the additional traffic and other concerns that 48 rental units would generate day and night, year-round. We are asking for the City of Leesburg to deny GPK's request to rezone this area as residential. Thank you, Glen and Lynn Wilder
text-1736869876033 = Rt 27 and Monarch Boulevard and Rt. 27 and Royal Commerce Way, Leesburg, abutting the Royal Highlands Senior Living community.

****

We are writing to you as deeply concerned residents of Lake County, specifically from Royal Highlands subdivision on Hwy 27 and the proposed zoning change for the above referenced Case no.

We have heard about the lack of funding for roads, infrastructure, water problems, etc. The fact the cities in surrounding areas are looking into water facilities that use waste water for drinking water and the fact ocean water is already intruding into wells in South Florida and Jacksonville just goes to show you the desperate situation water shortage is in Florida, it is no longer a deniable problem. We can't even wash clothes on Saturday as that is the day my precinct waters their lawns because I have no water pressure.

Allowing an additional 48 town homes on only seven acres of land to an all ready overcrowded area of 27 is just unimaginable. We already have a traffic problem at 27 and Monarch Blvd due to the fact there is no cloverleaf at the turnpike which is only 3 miles away from Royal Highlands. On any given day traffic can be backed up both ways making it impossible to go get groceries, office visits, etc. not to mention the deadly traffic accidents. The fact you have approved to build additional apartments near the turnpike, Margaritaville and Kalos HQ on 27 will only makes traveling a daily gamble with our safety. Eventually 27 will have to be widen to 8 lanes which will put the 48 town homes in the way to do so.

Lake County is losing it's charm one needless project at a time. Our wildlife is being threatened and are facing habitat loss. THERE SEEMS TO BE A GREAT LACK OF INTEREST IN MAINTAINING A BEAUTIFUL FLORIDA. BUT WHAT RATHER ONE OF PROSPERITY AND DESECRATION THROUGH BUILDING AND DEVELOPMENT WITH A TOTAL DISREGARD FOR INFRASTRUCTURE PEOPLE AND ANIMALS.

Cities and counties all over Florida should be studying areas and other states that are facing drought problems. States that will no longer be able to grow cattle or so any farming at all, so in the near future food shortages will be a reality and with farm land disappearing one subdivision at a time Florida is losing it's ability to produce cattle or food.

Excessive building is not the answer to the current problems facing Lake County and will not put food on the table, so we urge you to vote No on this zoning request. there is more to lake county than just building buildings to build them. There is an entire complex down on 27 that has been there for over a year.That is left unattended.No new stores have come in. It is a vacant wasteland of a building. We've got motels that are falling apart at the freeway.Figure ways to use what is already there rather than continue to build and destroy green property

William and Jennifer Ward
20712 Prince Ranier pl
Leesburg Florida 34748

****

I'm addressing the commissioners as a follow up to Thursday's meeting. First of all, I'd like to address (I'm sorry, I don't know her name) the commissioner who spoke of her childhood experiences moving from place to place as an "Army brat" and living the renter's lifestyle. I apologize for the misunderstanding of our communication as to the said property being used as rental properties. I speak for the residents of Royal Highlands when I say we are not stereotyping renters as a means of our objections. What we are concerned about is the lack of supervision by the management company not being onsite for the proposed townhomes. When renters have nothing invested in their property, it is very difficult to enforce rules to ensure the property is kept looking nice and uncluttered. Without our current HOA, we might, in some cases, have those same issues. The fact that they want to call this project "Royal Highland Townhomes" connects them with our community by default. When you drive along Hwy 27 and see Townhomes in front and turn in to see Royal Highlands, the connection is automatic. Our concerns are that the properties without guidelines will have a great impact on our community.
I realize that you have no control over the traffic situation along hwy 27 but with the new 800 home community being built across from us along Blue Cedar, this poses an added problem with heavy traffic outside our gate. KALOS will be building their company business and apartment just to the north of us and south along the Turnpike on hwy 27. I understand also the city has granted another 300+ homes just north of the Turnpike also adjacent to hwy 27. There will be no end to our existing traffic issues with the approved living complexes without widening the highway to accommodate such high traffic flow. FDOT installed a light for turnpike traffic coming onto hwy 27 that has become a nightmare going north into Leesburg. I've experienced sitting at that light without traffic exiting onto hwy 27 long enough to back up traffic south on hwy 27 for miles. We haven't even entered "snowbirds season". We have been fortunate at our community for my 25+ years in that we haven't had to deal with additional traffic issues coming and going into our community but with added residential living space, we

will undoubtedly have concerns with possible school traffic, work traffic, and the fear of unauthorized people coming and going into our gated community.
Mr. Daly's proposal to your commissioners on Thursday evening was far different than the proposal given to us at our town hall meeting just two nights prior. I do not think he anticipated the turnout by our residents. He gave false statements about the units, the occupants, and the purchase agreements to either your commissioners or our community. I believe it was the latter.
We do have issues with water restrictions, water pressures, and water contamination at the present. Given another 48 townhomes using the same waterlines, we will definitely have problems the way things are at present. Royal Highlands has maintained the green space and retention area beyond the said berm as long as I've lived here. We do that because of its location within the perimeter of our community and it keeps our community looking beautiful. Mr. Daly proposes that we continue with this despite the fact that it doesn't belong to Royal Highlands. The retention pond as is in its current state will not be able to handle the additional capacity of the proposed 48 townhomes yet he wants us to endure the costs of any future problems that may arise.
In conclusion, please when you are considering this request to change the zoning from commercial to residential properties, kindly consider the seniors who live in Royal Highlands and for some, will live out their last days here. We have no sidewalks to exercise so we walk on the less traveled roads. We have beautiful amenities to keep us going and worry about overflow of strangers at our expense. We are a self supporting community and all expenses to operate come from fixed budgets for the majority.
Thank you for your consideration and mostly thank you all for giving the residents of Royal Highlands the opportunity to address our concerns.
Respectfully yours,
Nancy Van Winkle

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Case No: SSCP-25-640, SPUD-25-642

To Whom It May Concern City of Leesburg:

Once again we are asking you to deny the rezoning request for the property adjacent to our Royal Highlands community.

The developer intends to build 48 units directly outside our gate, use the utility plant and roadway that Royal Highland residents built.and use our monthly POA funds to maintain and upgrade the roads for their development. Commerce Drive is owned by Royal Highlands. It is currently used primarily by golf carts to access our pickleball courts and softball field. It is little more than a dirt road which is not ready for residential or business use. Construction or heavy vehicles will destroy Commerce Drive. Will the City rebuild the road; the builder will not.

The water and sewer utilities were originally bought and paid for by the Royal Highlands community, then given to Leesburg for maintenance. Some residents of Royal Highlands have water pressure problems.

I live within 200 ft of the proposed development. I worry what will become of the development upon completion. They will all be rentals with no on-site management. Who will maintain these properties. I can't think of even one benefit to the residents of Royal Highlands but many problems that will fall onto our limited income residents. Please respect and help us maintain our quality of life.

James & Judith Richards

21751 King Henry Avenue

Leesburg, FL 34748

Phone: 352 801-7489

Cell: 312 215-5296

Email: lucyfyre4@yahoo.com

****

August 13, 2025

City of Leesburg
Planning and Zoning Division
204 N 5th Street
Leesburg, FL 34748

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning and Zoning Department

I am writing to let you know of my opposition to the proposed change of the Comprehensive Plan For the above-mentioned property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD to City SPUD. It is my opinion that the change will negatively impact the Royal Highlands community and the surrounding area.

My concerns are:
The 48 proposed units could bring 96 +- additional vehicles using the light at Monarch Blvd to Hwy 27

This traffic will add to the already increasing traffic from the warehouses and other construction nearby

Will there be restrictions on short term rentals, or will these units become a haven for Air B&B, VRBO, etc.? If short term rentals are allowed the transient population will impact the security of our community.

The high concentration of vehicles and people will certainly impact the noise level heard by the homes nearby.

All the above will most likely decrease the value and desirability of our homes in Royal Highlands.

I am asking that you all consider the concerns of myself and the others objecting to the proposed amendment.

Respectively,

Karen Kozlowski

Karen Kozlowski
21241 Braveheart Drive
Leesburg, FL 34748
352-365-0439 (land line)

****

Corley Island Mobile Home Park

September 4, 2025

City of Leesburg Planning and Zoning Department
204 N. 5th Street
PO Box 490630
Leesburg, FL 34749

Re: Case No SSCP-25-1269
PUC-25-1270 – Dominium Apartments

Dear Members of Leesburg Planning and Zoning:

I am writing this letter to express strong opposition to the proposed apartment complex on CR25A. I represent the owners of Corley Island Mobile Home Park, a 55+ community just west of the proposed development.

The area adjacent to the proposed development is currently a quiet, age-restricted mobile home park. The introduction of a higher-density, multi-family residential complex would significantly alter the character of the neighborhood. Not only can we expect significant increases in traffic as this might add 400+ automobiles to the area, but we can also expect increased noise and light pollution that would be associated with a multi-family community. Our residents deserve a quiet and restful quality of life

The residents of Corley Island currently enjoy a safe and quiet environment. It is likely that a development of this size will also see an increase in crime in the area. Our elderly population is vulnerable and deserves to feel safe in their neighborhood.

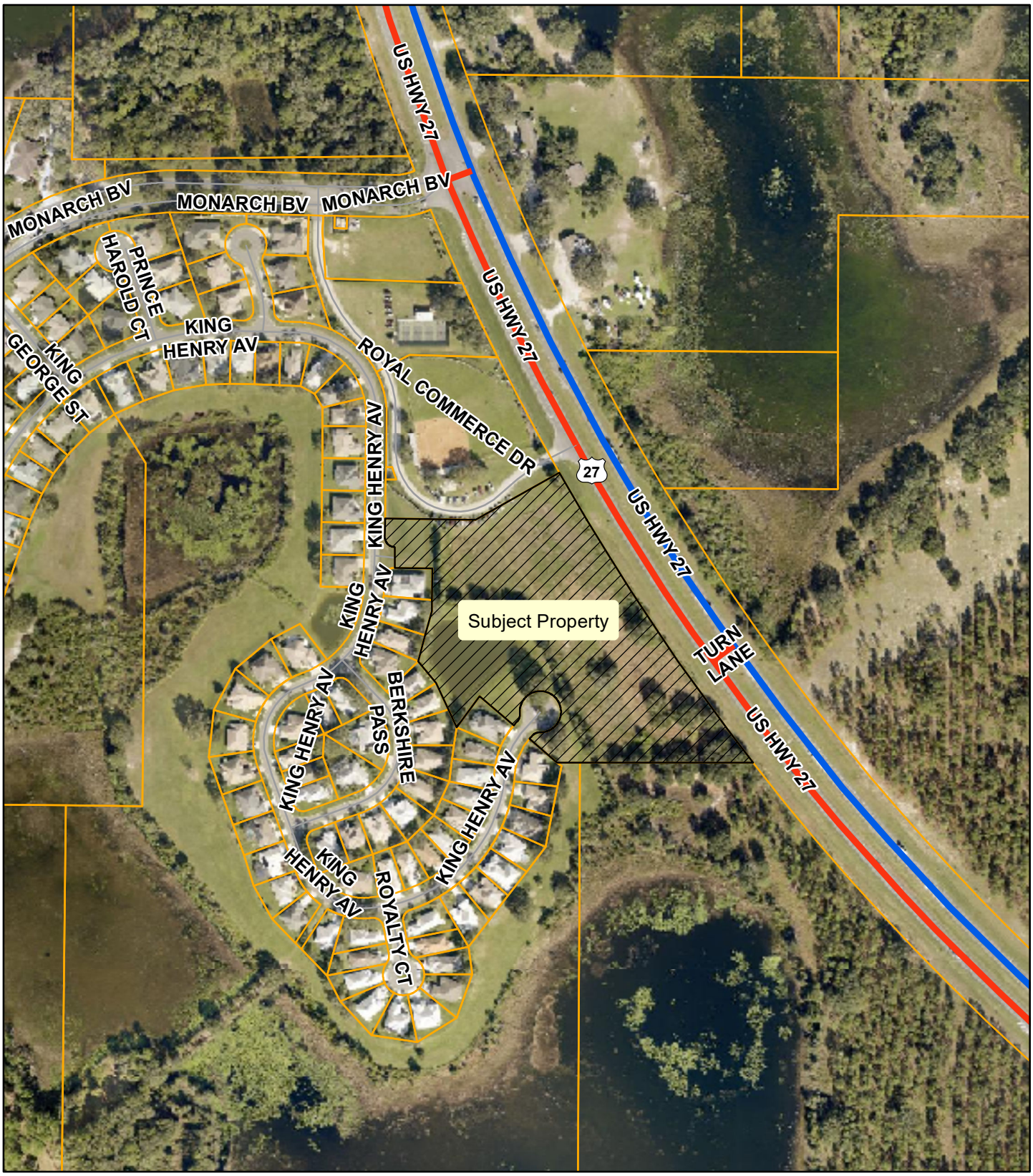
When Lake Denham Estates was developed, there were significant consequences for some of our residents. Many homes were damaged by the drainage and runoff created by the development. I'm sure that this development will also generate difficulties for our elderly residents that they should not need to address at this point in their lives.

I urge you to preserve the integrity and intent of our community and reject this proposed land use change. Thank you for your attention to our concerns.

Sincerely,

Carol W. Kropp, Managing Member
Corley Island LLC
1621 Chase Landing Way
Winter Park, FL 32789
carolkropp@aol.com

Aerial



Planning & Zoning Division

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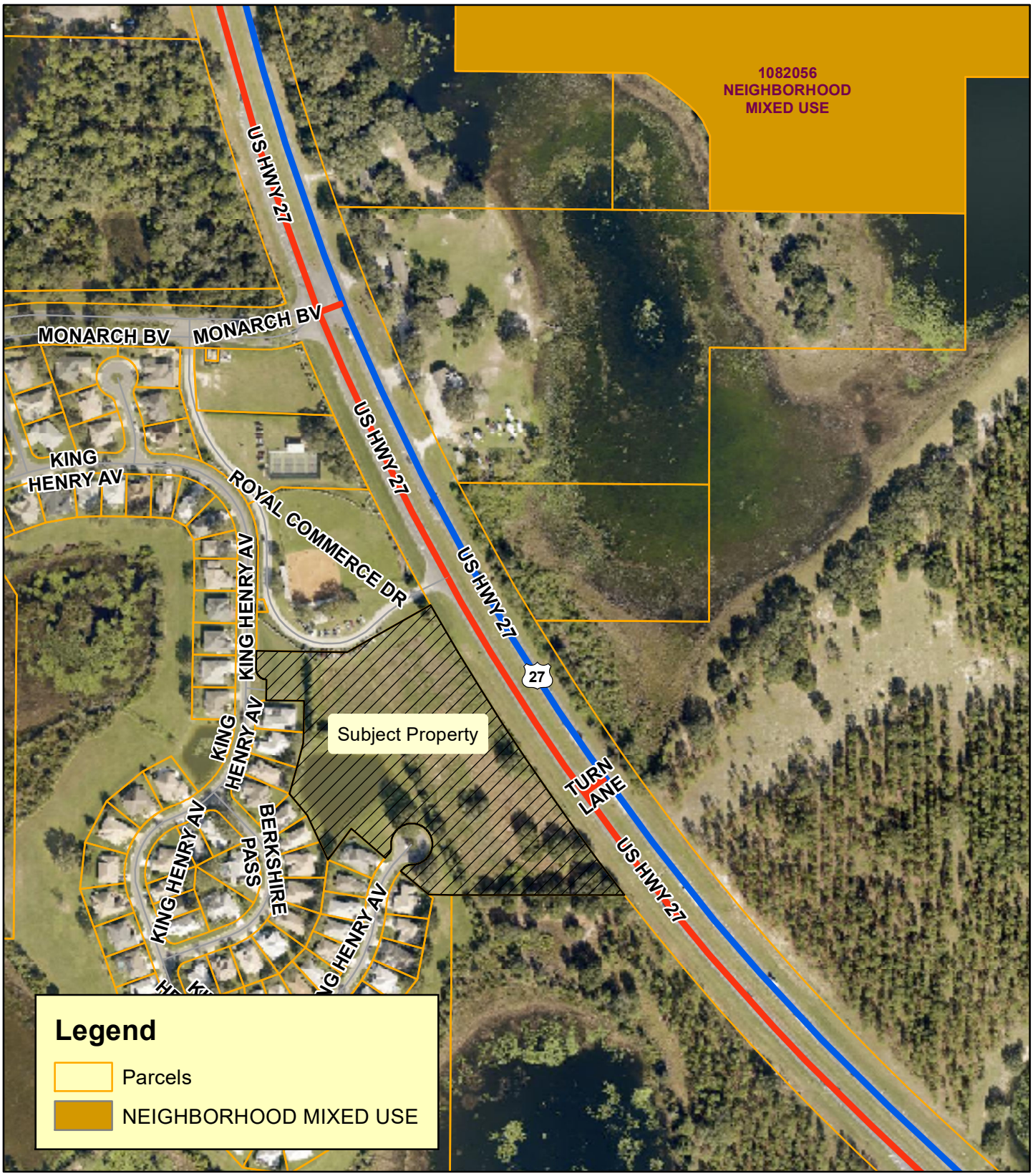
Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Future Land Use



Planning & Zoning Division

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Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Lake County Future Land Use

Planning & Zoning Division

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Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Proposed Future Land Use

Planning & Zoning Division

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Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.6.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.53 +/- acres from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a townhome community for a property generally located west of U.S. Highway 27 and south of the Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SPUD Royal Highland)

Staff Recommendation:
Planning and Zoning Staff recommend approval of the request to rezone the subject property from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a townhome community.

Analysis:
The project site is approximately 7.53 +/- acres, and is generally located west of U.S. Highway 27 and south of the Florida Turnpike as shown on the attached maps. At this time, the property is vacant undeveloped. The proposal will allow for a townhome community. The existing land uses surrounding the property are a single-family development, wetland, hotel/motel, and timber. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on August 21, 2025, and had a split vote of 3-3.

Procurement Analysis:
N/A

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

Fiscal Impact:

Existing development on 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 7.53 +/- ACRES FROM LAKE COUNTY PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A TOWNHOME COMMUNITY FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND SOUTH OF THE FLORIDA TURNPIKE, LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SPUD ROYAL HIGHLAND)

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

Section 1.

Based upon the petition of Bill Maki, Daly Design Group, Petitioner, of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg, Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small 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 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

ROYAL HIGHLAND
PLANNED UNIT DEVELOPMENT AGREEMENT
AUGUST 21, 2025

These Planned Unit Development Conditions for a SPUD (Small Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **AM4530, LLC, 8615 Commodity Cir, Ste 17, Orlando, FL 32819,** (Bill Maki, Daly Design Group, Petitioner), "Permittee" for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Small Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is desirous of obtaining a Small Planned Unit Development (SPUD) zoning district to allow future construction of a proposed residential development consisting of a maximum of 48 attached single-family residential units which may be a 55+ age restricted community on approximately 7.53 acres, generally located west of US Highway 27 and south of Florida Turnpike, on a site within the City of Leesburg in accordance with their PUD application and supplemental information.

PURPOSE

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

CONDITIONS

The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION is hereby granted to AM4530, LLC, 8615 Commodity Cir, Ste 17, Orlando, FL 32819, (Bill Maki, Daly Design Group, Petitioner), to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the** requirements set forth herein. The property is more particularly described below.

2. **LEGAL DESCRIPTION**

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

3. **LAND USE**

The above-described property, containing approximately 7.53 acres, shall be used for 48 attached single-family residential units which may be a 55+ age restricted community, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1) Attached single family residential units (townhomes).

2) Detached single family residential units.

3) Outdoor recreation intended for the primary use of residents, such as trails, dog park, and pickleball court.

4) Temporary modular sales center office (during construction and sales of new units) not to exceed one year, and construction office not to exceed two years from the approval of the final plat of the final phase for the subdivision. Model homes may be used as sales centers during the duration of the project.

B. Prohibited Uses

1) Duplex/Triplex uses.

2) Multi-family units (apartments, except that the townhome units may be offered for-rent).

3) Commercial uses (as a primary use).

4) All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

4. DEVELOPMENT STANDARDS

A. The project shall contain a maximum of 48 attached single-family residential units, at a gross density not to exceed 6.4 units per acre on the approximately 7.53-acre site, as shown on **Exhibit C, Master Development Plan**.

B. Unit sizes shall include 20-foot front loaded units.

C. The maximum impervious surface for the project shall be 65%.

D. The minimum unit development standards shall be:

1) For all structures:

a. Each dwelling unit shall have a minimum two off-street parking spaces per unit.

b. As part of the site plan approval process, city staff shall review final site design standards in accordance with the approved SPUD (Small Planned Unit Development) zoning conditions set forth herein.

c. Minimum living area (under roof): 1,100 square feet.

d. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.

e. Maximum building height: 2 stories, or 35-feet

f. Minimum width:
Unit – 20 feet;

g. Minimum unit depth 50 feet

h. Minimum building setbacks:
Front (street) – 25 feet;
Side (between buildings) – 20 feet;
Side (street) – 25 feet;
Highway 27 – 25 feet.

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 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 northern, eastern, and southern boundary of the property, unless otherwise provided for within these standards.

C. The existing berm and trees along the center and western side of the property shall remain undisturbed and shall be maintained as an existing vegetated buffer between the existing homes within the Royal Highlands community. No additional buffering shall be required.

D. One (1) canopy tree per townhome 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.

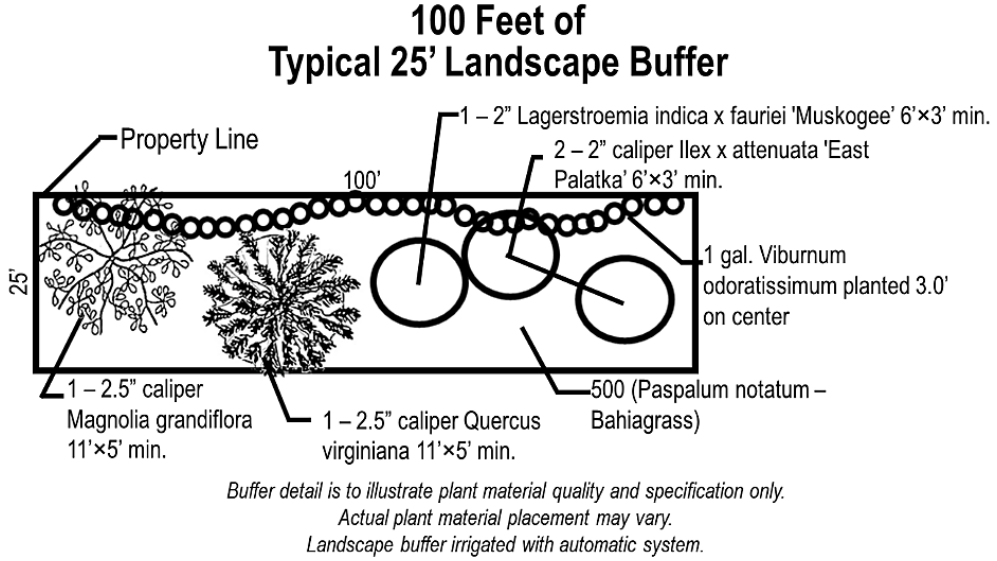
E. A six (6) foot high fence may be provided adjacent to the residential parcels to the west. This fence may be constructed of PVC, aluminum, wrought iron, or other such synthetic material that allows for a physical barrier. Final determination on fencing type and location shall be provided with site plan review.

F. All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below:

Figure A

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

Figure B



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

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

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

2) Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.

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

7) SITE ACCESS AND SIGNAGE

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) 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.

2) 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.

3) The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.

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

C. The access points may 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, or within the landscape buffer. 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 roads and 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 to 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 units.

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 homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.

C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary or as permitted by the appropriate permitting agency.

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

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

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

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

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

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

J. 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 USAGE

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

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

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 (18,000 square feet), or 0.41 total acres, whichever is greater.

B. Recreational requirements shall include at least one primary active recreation area, to include a pavilion and dog park with onsite parking.

1) The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of the first 16 residential units.

C. 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 or property management 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, each phase shall be shown on the approved site plan and 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. LEVELS OF SERVICE

A. Levels of Service

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

B. Utilities

1) Projected Capacities

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

b. If the development requires construction of new distribution or collection lines, the developer 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**

Beginning at the intersection of the Easterly Right-of-Way of King Henry Avenue, as shown on the record plat of Royal Highlands, Phase 1-C-A, a Subdivision recorded in Plat Book 40, Page 34, in the Public Records of Lake County, Florida, and the South line of Tract "B", as shown on the record plat of Royal Highlands, Phase 2-A, a subdivision recorded in Plat Book 46, Page 59 in the Public Records of Lake County, Florida; run along the Boundary of said Tract "B", N 90°00'00" E, 219.72 feet; thence N 59°30'17" E, 233.05 feet to a point on the Southwesterly Right-of-Way line of U.S. Highway 27, said point being on a curve concave Northeasterly and having a radius of 5797.65 feet, and a radial bearing of S 59°30'17" W; thence Southeasterly, along the arc of said curve and the Southwesterly Right-of-Way of U.S. Highway 27, through a central angle of 08°25'34", an arc length of 852.63 feet, to the South line of Government Lot 2 in Section 18, Township 21 South, Range 25 East, Lake County, Florida; thence S 88°56'57" W, along the said South Boundary of said Government Lot 2, a distance of 435.69 feet; thence S 82°27'45" W, 33.54 feet to the most Easterly corner of Lot 629, of aforesaid Royal Highlands, Phase 1-C-A; thence along the Northeasterly line of Lot 629 and the Boundary of Royal Highlands, Phase 1-C-A, as follows: N 50°41'04" W, 101.81 feet to a point on the Southeasterly Right-of-Way line of King Henry Avenue, said point being on a curve concave Southeasterly, having a radius of 150.00 feet and a radial bearing of N 50°41'04" W; thence Northeasterly, along said curve, through a central angle of 02°32'29", an arc length of 6.65 feet; thence continue along the Right-of-Way of King Henry Avenue, N 41°51'26" E, 4.10 feet to the beginning of a cul-de-sac and a curve to the right, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 48°1 1'23", an arc length of 21.03 feet, to the beginning of a curve to the right, having a radius of 50.00 feet; thence Southeasterly, Easterly, Northeasterly, Northerly, Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 276°22'46", an arc length of 241.19 feet, to the beginning of a curve to the right, having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 48°11'23", an arc length of 21.03 feet; thence S 41°51'26" W, 4.10 feet to the beginning of a curve to the left, having a radius of 200.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°18'24", an arc length of 8.05 feet to the most Easterly corner of Lot 630 of aforesaid Royal Highlands, Phase 1-C-A; thence along the boundary of said Phase 1-C-A, N 50°26'59" W, 108.50 feet; thence S 35°48'44" W, 94.01 feet; thence N 25°39'28" W, 118.66 feet; thence N 40°19'41" W, 68.37 feet; thence N 14°27'11" E, 125.88 feet; thence N 00°00'00" E, 104.00 feet; thence N 90°00'00" W, 91.91 feet; thence N 00°00'00" E, 50.00 feet to a point on a curve concave Northeasterly, said curve having a radius of 25.00 feet and a radial bearing of S 90°00'00" W; thence Westerly and Northerly through a central angle of 90°00'00" an arc length of 39.27 feet; thence N 00°00'00" E, 44.75 feet to the Point of Beginning.
Parcel Identification Number: 18-21-25-0002-000-01000

EXHIBIT C **CONCEPTUAL SITE PLAN**

EXHIBIT D **CONCEPTUAL ELEVATIONS**

FRONT ELEVATION

SLOCUM PLATTS ARCHITECTS

CONCEPTUAL ELEVATION
ROYAL HIGHLAND TOWNHOMES
25-011
05.30.25

Examples of Acceptable / Unacceptable Lighting Fixtures

EXHIBIT F **ACCEPTABLE FENCE SAMPLES**

Figure A - Aluminum Rail Fence with Brick-Style Monuments
Example Source Courtesy of Byron Fence
https://www.byronfence.com/commercial-fence

Figure B - Aluminum Rail Fence with Stone-Style Monuments
Example Source Courtesy of Decoratedlife.com
https://decoratedlife.com/stunning-aluminum-fence-ideas/

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

Beginning at the intersection of the Easterly Right-of-Way of King Henry Avenue, as shown on the record plat of Royal Highlands, Phase 1-C-A, a Subdivision recorded in Plat Book 40, Page 34, in the Public Records of Lake County, Florida, and the South line of Tract "B", as shown on the record plat of Royal Highlands, Phase 2-A, a subdivision recorded in Plat Book 46, Page 59 in the Public Records of Lake County, Florida; run along the Boundary of said Tract "B", N 90°00'00" E, 219.72 feet; thence N 59°30'17" E, 233.05 feet to a point on the Southwesterly Right-of-Way line of U.S. Highway 27, said point being on a curve concave Northeasterly and having a radius of 5797.65 feet, and a radial bearing of S 59°30'17" W; thence Southeasterly, along the arc of said curve and the Southwesterly Right-of-Way of U.S. Highway 27, through a central angle of 08°25'34", an arc length of 852.63 feet, to the South line of Government Lot 2 in Section 18, Township 21 South, Range 25 East, Lake County, Florida; thence S 88°56'57" W, along the said South Boundary of said Government Lot 2, a distance of 435.69 feet; thence S 82°27'45" W, 33.54 feet to the most Easterly corner of Lot 629, of aforesaid Royal Highlands, Phase 1-C-A; thence along the Northeasterly line of Lot 629 and the Boundary of Royal Highlands, Phase 1-C-A, as follows: N 50°41'04" W, 101.81 feet to a point on the Southeasterly Right-of-Way line of King Henry Avenue, said point being on a curve concave Southeasterly, having a radius of 150.00 feet and a radial bearing of N 50°41'04" W; thence Northeasterly, along said curve, through a central angle of 02°32'29", an arc length of 6.65 feet; thence continue along the Right-of-Way of King Henry Avenue, N 41°51'26" E, 4.10 feet to the beginning of a cul-de-sac and a curve to the right, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 48°1 1'23", an arc length of 21.03 feet, to the beginning of a curve to the right, having a radius of 50.00 feet; thence Southeasterly, Easterly, Northeasterly, Northerly, Northwesterly, Westerly and Southwesterly, along the arc of said curve, through a central angle of 276°22'46", an arc length of 241.19 feet, to the beginning of a curve to the right, having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 48°11'23", an arc length of 21.03 feet; thence S 41°51'26" W, 4.10 feet to the beginning of a curve to the left, having a radius of 200.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°18'24", an arc length of 8.05 feet to the most Easterly corner of Lot 630 of aforesaid Royal Highlands, Phase 1-C-A; thence along the boundary of said Phase 1-C-A, N 50°26'59" W, 108.50 feet; thence S 35°48'44" W, 94.01 feet; thence N 25°39'28" W, 118.66 feet; thence N 40°19'41" W, 68.37 feet; thence N 14°27'11" E, 125.88 feet; thence N 00°00'00" E, 104.00 feet; thence N 90°00'00" W, 91.91 feet; thence N 00°00'00" E, 50.00 feet to a point on a curve concave Northeasterly, said curve having a radius of 25.00 feet and a radial bearing of S 90°00'00" W; thence Westerly and Northerly through a central angle of 90°00'00" an arc length of 39.27 feet; thence N 00°00'00" E, 44.75 feet to the Point of Beginning.

Parcel Identification Number: 18-21-25-0002-000-01000

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT RECOMMENDATIONS

DATE:	August 21, 2025
OWNER:	AM4530, LLC
PETITIONER:	Bill Maki (Daly Design Group)
PROJECT:	Royal Highland
REQUEST:	Zoning from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development)
CASE NO.:	SPUD-25-642

THE PLANNING & ZONING DEPARTMENT RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed request for a SPUD (Small Planned Unit Development) zoning is compatible with the current surrounding zoning districts of Lake County PUD (Planned Unit Development), C-1 (Neighborhood Commercial) and City of Leesburg PUD (Planned Unit Development).

2. The proposed Future Land Use designation of City of Leesburg Low Density Residential is compatible with adjacent properties having Future Land Use designations of Lake County Urban Low Density, Regional Office and City of Leesburg Neighborhood Mixed Use.

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

Action Requested:

1. Vote to **approve** the proposed rezoning from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development) and forward this recommendation to the City Commission for consideration.

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
DEPARTMENTAL REVIEW SUMMARY

DATE: August 21, 2025
OWNER: AM4530, LLC
PETITIONER: Bill Maki (Daly Design Group)
PROJECT: Royal Highland
REQUEST: Small Scale Comprehensive Plan to Leesburg Low Density Residential and Rezoning to SPUD (Small Planned Unit Development)
CASE NO.: SSCP-25-640, SPUD-25-642

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 08/15/2025

FIRE

No comments received as of 08/15/2025

ELECTRIC

"Leesburg Electric has no objections. This is outside of our Electric Service Territory." Steve Davis 7/28/25

GAS

"Leesburg Gas Department- No Comment." Wayne Williams 7/24/25

GIS

No comments received as of 08/15/2025

BUILDING

No comments received as of 08/15/2025

PUBLIC WORKS

"Public Works has no issues with this item, but would recommend the developer reach our to our Land Development Manager and conduct a utilities feasibility/intake meeting to ensure they are familiar with the utilities requirements associated with this project." Cliff Kelsey 8/8/2025

ADDRESSING

No comments received as of 08/15/2025

ECONOMIC DEVELOPMENT

No comments received as of 08/15/2025

LAKE COUNTY PUBLIC WORKS

"I have no comment. The existing road is not a county maintained road." Seth Lynch 8/13/2025

LAKE COUNTY SCHOOLS

"This 48-DU PUD for a 55+ age restricted townhome style community must submit recorded deed restrictions regarding the age restriction in order to be exempt from school concurrency review and school impact fees." Heather Croney 7/24/25

"Just to follow up on Heather's comment.
To be exempt from school concurrency and school impact fees the 55+ age restricted community is required to be approved by Lake County and a deed restriction recorded.
However, if these lots are included in the previously approved 55 + community then the applicant would just need to submit the documentation to the school district. "
Helen LaValley 7/24/25

PUBLIC RESPONSES

Approval

No comments received as of 08/15/2025

Disapproval

To: Lake County Planning and Zoning Board Members:

As a homeowner in Royal Highlands for the past 29-1/2 years, I'm very concerned regarding the zoning referenced above for 48 townhomes, for the following reasons:

1) Traffic on US27 North & Southbound is currently overcrowded. Now that a traffic light has been installed at US27 & the Northbound Turnpike entrance, Semi-Tractor-trailers and cars have been backed up from the that light, past Royal Highlands to Villa City Rd -County Rd 565 - at least 3 miles from the traffic light!! As you are aware, there are already several housing developments approved North & South of the North Florida Turnpike entrance at US27 which will add to the congestion on US27.

2) The new truck terminals that are not rented yet, two miles South of Royal Highlands, plus the current trucking entities, will lead to greater traffic congestion.

3) Most of the property being sold along US27 is zoned commercial so the land is not over developed and the environment does not suffer; especially the habitat for wildlife. It would seem that this property would be more suitable for commercial rather than residential.

4) The above zoning reference contains **48 2-story townhomes on only 7 acres of land**. Each unit will probably have 1+ car(s) to add to the congestion on US27.

5) Where will the Ingress/Egress road for these 48 townhomes be? All Royal Highlands roads are private.

6) Royal Highlands is a 55+ residential community with lots of green space. Please consider where the run-off water from 48 townhomes would go & which may cause Royal Highlands residents to purchase flood insurance.

PLEASE, Do not approve the above zoning application for 48 townhomes.

Thank you for your consideration. If you have any questions, please let me know.

Sincerely,

Katherine Beebe
21514 King Henry Ave
Leesburg, FL 34748
khbeebe@yahoo.com
352-321-8848

****

We are writing to you as deeply concerned residents of Lake County, specifically from Royal Highlands subdivision on Hwy 27 and the proposed zoning change for the above referenced Case no.

We have attended all the growth meetings for Lake County and the surrounding cities and heard about the lack of funding for roads, infrastructure, water problems, etc. The fact the cities in surrounding areas are looking into have water facilities that use waste water for drinking water and the fact ocean water is already intruding into wells in South Florida and Jacksonville just goes to show you the desperate situation water shortage is in Florida, it is no longer a deniable problem. We can't even wash clothes on Saturday as that is the day my precinct waters their lawns because I have no water pressure.

Allowing an additional 48 town homes on only seven acres of land to an all ready overcrowded area of 27 is just unimaginable. We already have a traffic problem at 27 and Monarch Blvd due to the fact there is no cloverleaf at the turnpike which is only 3 miles away from Royal Highlands. On any given day traffic can be backed up both ways making it impossible to go get groceries, office visits, etc. not to mention the deadly traffic accidents. The fact you have approved to build additional apartments near the turnpike, Margaritaville and Kalos HQ on 27 will only makes traveling a daily gamble with our safety. Eventually 27 will have to be widen to 8 lanes which will put the 48 town homes in the way to do so.

Lake County is losing it's charm one needless project at a time. Our wildlife is being threatened and are facing habitat loss.

Cities and counties all over Florida should be studying areas and other states that are facing drought problems. States that will no longer be able to grow cattle or so any farming at all, so in the near future food shortages will be a reality and with farm land disappearing one subdivision at a time Florida is losing it's ability to produce cattle or food.

Excessive building is not the answer to the current problems facing Lake County and will not put food on the table, so we urge you to vote No on this zoning request.

Sincerely,

Jim and Debbie Duane
20720 Prince Ranier Place
Leesburg, FL 34748
407-314-0095

****

Lake County Planning and Zoning Board Members:

We are very concerned about the approval for the proposed zoning change referenced above.

Allowing an additional 48 housing units in an area that is already overcrowded would be unconscionable. The traffic on US27, both north and southbound is already horrendous. With the widening of US27 planned for the near future, it is inconceivable that the above development would remain as currently planned. The developments already approved for both north and south of Florida's Turnpike at US27, the truck parking development just north of the Florida's Turnpike south entrance, along with all the commercial developments along US27 from Clermont to Leesburg will add hundreds of vehicles to the already outdated roads and will lead to predictability even greater traffic congestion and more traffic fatalities, not to mention decreasing natural resources. Habitat for wildlife continues to be grossly depleted by all the developments in this area.

The above development plan contains 48 two story townhouses on the 7+ acres, along with parking for each unit, a dog park, a pavilion, pickleball court, mailbox kiosk, along with environmental green space. There is no mention of the residency requirement, although it would be difficult to image age 55+ residents buying/renting/leasing a two-story townhouse. Climbing stairs are not suitable to senior citizens.

The run-off water from the 48 townhouses may cause Royal Highlands residents to purchase expensive flood insurance and will adversely affect the quality of life Royal Highlands residents have enjoyed for decades. The developer failed to include an ingress and egress road for their project. Since Royal Highlands owns the only road into and out of the proposed project, our community would be responsible and liable for the cost to maintain that road.

The news media is constantly reporting that other cities and counties that approve overbuilding, that causes the lack of greenspace and flooding issues are experiencing massive lawsuits against those governmental entities.

With the huge developments already approved, does Leesburg really need 50/100 more vehicles on the roads and additional depletion of our natural resources? Common sense dictates that the reason planning for most of the property along US27 is zoned commercial is so the land is not overdeveloped and the environment does not suffer.

We urge you to vote for common sense by denying the above zoning application.

Please do not hesitate to contact us if additional information is needed.

Sincerely,

Ed and Mary Javor
6325 Royalty Court
Leesburg, Florida 34748
352.728.8810

****

To Whom It May Concern,

We are residents at 21739 King Henry Ave in Royal HIghlands. It has come to our attention that the property adjacent to ours is being reviewed for any comments about its impact on us. Of course we love our beautiful neighborhood and for many years Royal HIghlands has maintained the vacant lot two lots away from us that belongs to this developer, as well as the retention pond and cul de sac behind us. All this natural beauty is what attracted us to purchase our home. I am sure that people who will be future tenants in this new 55+ property would want the same beauty that is there now. It is our hope that the development will encompass these two areas as part of their landscape so that everyone can continue to enjoy the beauty of it. However, there are issues that are of much greater impact than the loss of the natural beauty.

Apparently the city and/or county has determined that the volume of people and traffic that will be increased due to this and other developments nearby is not a factor to the residents fighting to go places when ingressing and egressing Royal HIghlands. Despite that there are wonderful stop lights at our entry, we still incur a fair share of collisions due to the high density of traffic on Route 27. This new community will enter from Royal Highlands entrance and increase that density far more. Please note this is data on Rte 27 - US 27 has been identified as one of the most dangerous highways in Florida, with 529 fatal crashes and 614 fatalities over recent years across its full length".

The allowance for water use is already rationed in the Royal Highlands meaning that more residential and commercial sites will be taxing the already overburdened water supply. This will be cause for future increases on water, electricity and other necessities, when the bills from City of Leesburg already have sky high sewerage fees which are the highest part of the bill. Looking up the stats, we found out the following: "Leesburg's sewerage fee structure is middle- to high-range compared to other cities in Lake County—lower than Mount Dora's flat rate but higher than Clermont and Tavares for the base fee. However, actual cost depends on monthly water usage and applicable surcharges". A majority of the people in Royal Highlands are no longer working. The increasing costs of utilities will make it harder and harder to maintain our homes and our essential needs going forward.

Here is a summary of what is already happening on the 27 corridor which will be a horrendous impact on the area, let alone this addition.

There are several new residential communities that have been approved and are actively building or are soon to break ground along Route 27 between Leesburg and Clermont:

- Groves at Whitemarsh (Leesburg): New homes are under construction by Stanley Martin Homes in this community located off Route 27 near Leesburg. This project is fully active with homes being marketed and built as of 2025.
- Leesburg PUD near US 27 and Turnpike: The City of Leesburg has on its May 2025 agenda a Planned Unit Development (PUD) west of US 27 and north of the Ronald Reagan Turnpike, indicating recent approval for another significant community in this corridor.
- Minneola Hills Project (near Clermont): The area just north of Clermont is the site of the "Hills of Minneola," a large-scale development already under way, which is slated to bring thousands of new residential units to the US 27 corridor.
- Clermont General Area: There are 291 new construction homes listed in the Clermont area on Route 27, reflecting multiple active and forthcoming residential developments, though not all are right on 27 and some may be infill within city limits.

In addition to those under construction, there are also multiple parcels of land currently for sale or recently approved for mixed-use or residential development directly off US 27 in both Leesburg and the stretch toward Clermont.

In summary, at least three large new communities are approved and building or preparing to build on Route 27 between Leesburg and Clermont—with other parcels actively marketed for future development. The growth in this corridor is robust and ongoing, particularly north of Clermont and around the Leesburg city limits.

Please consider what you are enabling to happen here. This will be the worst place to live in Florida very soon.
Sincerely,
Karen and Neal Nelson

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Case No: SSCP-25-640, SPUD-25-642

To Whom It May Concern:

We are addressing our comments on the impact of the Property adjacent to our community of Royal Highlands. Royal Highlands contains 1500 single family homes with an extensive network of rules and regulations governing our 55+ community.

We reside at 21751 King Henry Avenue and the property in question is within 200 ft of our home. Our opposition to the request for the rezoning of this property from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development) and Amend the development plan on the 7.53 acres from Lake County Urban Low Density to City Low Density Residential is obvious. We are Urban not City and our opposition is based on many concerns.

The developer appears to have neglected to thoroughly plan the effect of 7+ acres on the environment. His plan states 48 townhomes designated for age 55+ occupancy. People 55+ do not purchase or rent two story residences. If the re-zoning is approved, the Royal Highlands Board of Directors will need to ensure (at an additional expense to its Members) Declarations of Restrictions age 55+ status is protected. Don't allow this development to proceed. .

The impact on the use of our utilities and amenities would be detrimental to the daily needs of our residents. What is Leesburg's plan to ensure that we have sufficient potable water? We are already experiencing a drop in water supply. We are overtaxing the aquafers with irresponsible development.

The thousands of homes being built along both sides of Hwy 27 has caused a death trap on Hwy 27. We have only one entrance/exit for our residents in and out of our community. The noise level from Hwy 27 is deafening and a detriment to the 48 townhomes on 7+ acres (average 7 homes per acre with roads and driveways). The expansion of lanes on Hwy 27 are already in progress and the widening plans will decrease the 7.5 acres with the right of imminent domain.

We have a contracted management company which maintains the efficacy of our 55+ Rules and Regulations. They will not accept the added responsibility of 48 townhome residents and all the added needs and problems.

There are many more concerns but this meeting will hopefully stop the current crisis. We urge you to keep the current zoning on the proposed property. Please help us maintain the safety and quality of life we have worked so hard to maintain. Thank you.

Please do not hesitate to contact us if you need additional comments/information.

James & Judith Richards

21751 King Henry Avenue

Leesburg, FL 34748

Phone: 352 801-7489

Cell: 312 215-5296

Email: lucyfyre4@yahoo.com

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08/05/2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This change will negatively impact our community and surrounding communities.

Our concerns are:

Established Comprehensive Plan:

This change request contradicts the established "Comprehensive Plan".

It doesn't serve the general public's interest nor does it align with the goals for orderly and logical development patterns as outlined in the "Comprehensive Plan".

1. Impact on Property Values:

This change would undoubtedly have a negative impact on property values. Allowing a "City" classification, instead of the current "Urban" classification will bring all those negative impacts inherent to cities to this area. This is a major reason why we moved to Royal Highlands, as it is NOT a city environment. Please, let's leave the city atmosphere to cities like Orlando, not Leesburg.

2. Increased Traffic, Noise and Traffic Accident Rates:

The proposed rezoning will lead to increased traffic, noise, and higher traffic accident rates, not only disrupting the enjoyment of existing single family home living in this area, but increasing costs and congestive traffic dangers. Route 27 has become more overcrowded and dangerous just in the short five years we've been here, and this change would only hasten more of the same.

3. Compatibility with Existing Land Use:

The proposed use is not compatible with the existing residential character of the neighborhood. It is imperative to preserve the "Urban Low-Low density" character of the area by maintaining "Urban low-density" residential development.

Approving an amendment to the Comprehensive Plan and rezoning would set a precedent for similar actions of incompatible development in the future, further eroding the established character of this and nearby communities.

The cumulative impact on existing communities and the overall effect on adjacent communities must be considered as this rezoning would have a negative result. This also reflects back on #1.

4. Environmental Issues:

More homes, apartments, or condos will add further strain to the environment, especially when those properties' lots are small and therefore more densely populated. The resultant negative environmental impacts include, but are not limited to: water supply demands, waste treatment demands, stormwater runoff, habitat disruption, and air quality deterioration.

5. Infrastructure Strain:

Current infrastructure (roads, schools, utilities) will not be able to support the increased density or activity level that the new zoning would create. This also relates to the increased water supply and waste treatment demands mentioned under Environmental issues.

We urge the City of Leesburg & Zoning Department to carefully consider these concerns and **reject** the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectfully, notification of any future public meetings concerning this matter is requested.

Appreciatively,

Gerard & Maria Tonno
5407 Queen Victoria Drive
Leesburg, FL 34748
845.380.7152 - Gerard, 845.380.7156 - Maria
ProfessorGT40@outlook.com – Gerard, MariaATonno@gmail.com - Maria

****

Name = Joan M Wilson
Phone = 3525526235
Street-Address = 21615 King Richards Way
Email = joan_wilson_2000@yahoo.com
Issues = Objection to Proposed Amending the Comprehensive Plan and Rezoning of Property Located on US Highway 27, Leesburg, Florida 34748

City of Leesburg Planning & Zoning Department

In reference to above subject, I am objecting to Proposed Amending of the Comprehensive Plan and Rezoning of Property located on US Highway 27, Leesburg, Florida 34748.

This e-mail is to notify you of the objection in the proposed change of the plans for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from the Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUS (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

I have lived in Royal Highlands 55 adult community since 2000. I do not feel that this small development in front of our community is desirable to the area.

The plan shows using our roads to get to this property. We have a stop light on the main road into our facility and the one they should use would only make sense to use this stop light and go by our sports field for softball. The home owners of RH pays for these roads. They should have their own roads into and out of this plan. Also, the name of Royal Highlands Townhouses should not be part of their name as it is listed on the plan. RH is single family homes only. We do not have any school buses from the school system that comes into our development and therefore is another concern.

Other concerns for this area of Leesburg is traffic, more building then infrastructure can handle, noise and reduce the property value of homes.

48 units may not sound like many, but when you add the many new developments that Lake County already has on their books to build with no concern for the above, this is not a good idea. Drivers are having a hard time getting thru both entrances of the Florida Turnpike now due to overload of already over build areas in this 20 mile radius of US Highway 27.

Please give this your immediate attention as the area is seriously in need of your attention.

Joan M Wilson
21615 King Richards Way
Leesburg, Florida 34748
352-552-6235
joan wilson 2000@yahoo.com

****

To whom this concerns,
I am opposed of the rezoning of this area in the Royal Highlands to be used for condo's. I feel this is a bad idea as it would cause extra traffic, which Rt 27 can't handle already. They are also asking to use our ammenities. These were set up to accomadate the residents of Royal Highland, if you add all these extra people, our ammenities will become overcrowed and we may not be able to use our own pools etc. This is one of the reasons we bought in Royal Highland, the ammenities! I also feel this will upset the eco system we have. Adding new buildings will take away places for the animals to be. We are a 55 and over community and I'm not sure this is going to be a 55r and over condo, therefore, again upsetting our community. If these are rental condo, they are not going to care if they mess up our stuff because they are just renting.
I feel you need to re consider this proposal, as many residents of Royal Highlands are very upset with what is going on. Please keep our community as it is! WE DON'T NEED OR WANT ANY CHANGES.

Debbie Balcerak

****

This letter is to notify you of our objection to the proposed change to the comprehensive plan for the7.5 acre property that was submitted by Bill Maki of the Daly design group. The negative

impacts on the environment, infrastructure,congestion,surrounding community,and other issues too numerous to mention are obvious. We strongly urge you to reject this amendment. Thank you. James and Francia Wendelborn. 4701 Glen Coe Street Leesburg Fl. 34748

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Attention: City of Leesburg Planning and Zoning Department

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County PUD (Planned Unit Development) to city SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Impact on Property Values:

This change could negatively affect our current property values. The proposed rezoning could also lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in my area.

Infrastructure Strain:

Our current infrastructure (roads, schools, utilities) may not be able to support the increased traffic or activity level that the new zoning would create.

The City of Leesburg and Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectfully,

Paulette Drake
21601 Queen Elizabeth Court
Leesburg, Florida 34748
(269)325-4991

****

My name is Todd Price. My address is 21720 king Henry ave Leesburg Florida 34748. I purchased my lot in spring of 2002. I finished building my home in February 2003. When I purchased my lot from Pringle in 2002 I was assured that nothing would ever be built on the lot across the street from me. This was a good selling point for me. I am not in favor of building the townhouses across the street from me for the reason of safety to me and my wife. Will this

townhouse community be a gated community? Or can anyone enter the royal highlands community by passing through the townhouse community and basically be at my door? Thank you. Todd Price.

****

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:
1. It contradicts the established Comprehensive Plan.
2. It will lead to increased traffic and noise. With all the housing already approved to be built this will make driving on Rt 27 impossible. We already have bumper to bumper traffic at times, and we will now have possibly more accidents.
3. Many people moved here because we wanted to live in an urban area.
4. This will impact the safety of the communities around.
5. Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
6. Also have concerns about stormwater runoff, habitat disruption, air quality, and water.

Please notify me of any future meetings concerning this matter.

Respectively,
Patricia Reynolds
4925 St Andrews Arc
Leesburg, Florida 34748
352-504-4245
psr1127@comcast.net

****

Parcel Number 182125000200001000
Case Number SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Dalt Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:
1. Many people moved here because we wanted an urban area.

2. It contradicts the established Comprehensive Plan 3. It will lead to increase traffic and noise. With all the new housing already approved this will make driving on Rt 27 impossible. Already we have bumper and bumper traffic and now we could have more accidents.
4. This will impact the safety of the communities around.
5. Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
6. Also concerns about stormwater runoff, habitat disruption, air quality, and water.

The City of Leesburg * Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning application.

Please notify me of any future meetings concerning this matter.

George A Reynolds
4925 St. Andrews Arc
Leesburg, Florida 34748
908-347-0878
higar312@gmail.com

****

8/4/2025

Mary Hitchcock
6320 Berkshire Pass
Leesburg Fl 34748

City of Leesburg Planning & Zoning Dept. **RE: CASE NO.: SSCP-25=640, SPUD-25-642**

As owner of property located within 200 feet of the referenced request, **I urge you to deny this rezoning request** for the following reasons.

P & Z's mandate is to assign all property to its HIGHEST AND BEST USE. This parcel was originally planned as commercial to serve the Royal Highlands development. This indicated by the street named Royal Commerce Dr. The lot at Monarch and Royal Commerce Dr. was bank owned. Zoning promised neighbors the parcel would be light business to benefit residents and established the HIGHEST AND BEST USE of this parcel would bring the government top tax revenue.

NO NEW WATER RETENTION is included on the plan. Don't be misled. A large berm separates the pond on the property from the area on which six buildings, a street and forty-eight driveways are to be constructed. An average of three hurricanes pass here each year bringing torrential rains which fill this pond to the rim. On several occasions water has reached the patios of two of the homes on Berkshire Pass. Rain collected on the street, drives, and roofs of these new buildings will cause flooding issues. One or more buildings must be eliminated to provide for storm water retention.

55+ age restricted townhomes must be single floor. The buildings shown on GKP's website appear to be two story with Bedrooms on the second floor. Stairs are hazardous for 55+ residents. First Responders call regularly at 55+ homes. maneuvering gurneys down the narrow stairwells is hazardous for patients and First Responders.

There is no provision for insuring are 55+.

Forty-eight units is **too high a density** for this small area.

Townhomes here will burden Royal Highlands with the inconvenience and extra expense of a key card or other system to prohibit unauthorized use of the facilities our fees provide. These facilities can not support an additional 96 users.

Respectfully,

Mary Hitchcock

Mary_hitchcock@hotmail.com

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Aug 6, 2026

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

I am a resident of The Royal Highlands development that this parcel butts up against.
As you know, Highway 27 is already seeing an incredible increase in traffic and accidents. This will put added pressure on an already dangerous intersection.
This plot of land and the planned development does not allow for their own amenities. This will tempt renters of this community to trespass onto Royal Highlands to use theirs. Again, a dangerous situation. This can lead to stress for the residents that are 55+, confrontations and possible dangerous circumstances.

Here are some more comprehensive examples as to why I disagree with this reasoning proposal.

It contradicts the established Comprehensive Plan.
It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

This change could negatively affect property values. Royal Highlands is a highly sought after Pringle development that has been part of the landscape since 1997. This development of townhomes will crowd the entrance, ruin current homeowners' views and change the dynamic of RH's 55+ community, decreasing property values.

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the

existing single family homes in the area. Also, it would put added pressure on an already deadly intersection.

The proposed use may not be compatible with the existing residential character of the neighborhood.

Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.
Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities. The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Specify any concerns about potential environmental impact, such as stormwater runoff, habitat disruption, or air quality deterioration. The wildlife need to be taken into account also. Alligators, Sandhills cranes, coyotes, birds of all varieties, etc., this will negatively impact their habitats.

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department , please consider these concerns. This small townhome development will have a huge negative impact on many in Lake County. I truly believe this could be life threatening between traffic concerns and confrontations. I urge you carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

Traci Vinson
5424 Queen Victoria Drive
Leesburg, Fl 34748
901-493-9886

****

August 8, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Building residential units on this property would dangerously increase the traffic at the intersection of Monarch boulevard. There have been numerous accidents at the intersection light on route 27. By adding the high density residential units the dangerous intersection will be made even more dangerous.

Changing the existing comprehensive plan to a more dense residential plan is not consistent with the Royal Highlands existing low density development and does not align with the goals of orderly and logical development. This change could also negatively affect property values of existing Royal highland homes.

Approving this amendment would set a precedent for similar, incompatible development in the future eroding the established character of nearby communities.

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public Meetings concerning this matter are requested.

Respectively,

al
Anthony Hicks
20927 Queen Alexandra Drive
Leesburg, FL 34748

352 459-0540

alhicks44@comcast.net

****

Lake County Planning and Zoning board Members

I would like to ask you to disapprove the zoning change in the above case.

The approval would increase amount of traffic, especially at the intersection of Monarch Blvd and US 27.
It also would increase the number of accidents at this intersection.
When US 27 is widened it would increase the costs to US, Florida and Lake county taxpayers.

the increased density will cost the RHPOA more for increased security and protections I believe the increased density would decrease the value of my property.

Thank You for your considerations and assistance

Dale C. Cornelius
211800 King Henry Avenue
Leesburg , Florida 34748

****

Lake County Planning and Zoning Board Members

I own property directly across from the above captioned case.
I cannot think of one positive action to our Royal Highlands Community, Lake County, or the State of Florida as a result of the zoning change. This community was originally formed to allow for single family residences for people over the age of 55.
Allowing 48 homes on an actual footprint of about 4 acres was never in the original plan. Rumor is that they are to be rentals for 55+ only. Rentals are by nature transient. What happens if they cannot rent all units for this age. People over 55 do not generally want 2 stories. Our quality of life is in jeopardy if this zoning change is allowed.
48 units allows for a possible additional 96 cars. Traffic exiting or entering Monarch is at times almost impossible with the daily occurrence of accidents on the turnpike. In addition there have been horrendous accidents involving multiple vehicles at that stop light.
We also have almost daily the need for ambulances & fire trucks to enter & exit this community. Frequently the traffic is solidly backed up both ways past Monarch.
There are many residential developments already in progress along the 27 corridor. Another one is not needed & may also add to the deterioration of our beautiful area.
Please, please, please vote no on this zoning change.

Hopefully

Barbara Kelly
21726 King Henry Ave
Leesburg, Florida, 34748
570-350-7043
Sent from my iPad

****

August 11, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

REGARDING:
Objection to Amending of the Comprehensive Plan and Rezoning of Property
Located On US Highway 27
Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This correspondence is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This change has a negative impact on the existing community and surrounding area.

It does NOT comply with the established City Comprehensive Plan for the area.

The proposal omits the orderly development initiatives of the Comprehensive Plan.

The variance proposal does NOT serve the general public.

Local property values will diminish especially with multi-story buildings towering over existing taxpaying single story 55+ senior homes.

It creates convoluted and dangerous traffic patterns with potentially another 100 vehicles daily accessing off highway roads that were never designed for such use.

Site limitations as shown are less than minimalistic for occupant vehicles and associated service and delivery traffic.

The proposed use is NOT compatible with permanent residents living in this area.

Neither urban low density residential construction, nor low profile building structure, is maintained..

Rezoning would set a bad precedent for encouragement of additional incompatible future developments on the west side of US Highway 27 eroding the established character of current development.

Waste Water infrastructure is a primary concern as this location is at an extreme distance from City of Leesburg processing equipment.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns **and reject the proposed amendment to the Comprehensive Plan and rezoning applications.**

Notification of any public discussion and meetings concerning this matter is requested.

Respectively,
John & Suzanne Kelly
(Royal Highlands)
5440 Queen Victoria Drive
Leesburg, FL 34748-7945

e-mail: sznkelly@gmail.com
text: 1-352-409-0219

****

August 8, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small

Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

We purchased our home to live in a quiet rural 55+ community, not to live next to non-age restricted rental units. Because our homes in Royal Highlands are owned, and managed through an HOA, our properties are kept to high maintenance standards. The proposed development will not have an on-site property manager leaving standards questionable. This may affect property values in our community.

Another concern is traffic flow. Currently there is only on road with a traffic light, Monarch Boulevard. This road allows both left and right access to Highway 27. Commerce Drive only allows traffic to turn right onto Highway 27. This will impact entry and exit traffic from our community as the only access gate to Royal Highland is on Monarch Boulevard.

Currently we are zoned as low density urban residential. Re-zoning this parcel of land to city residential will set a precedent for future land development in this area:

If Highway 27 needs to be expanded to three lanes per direction, this may prove to be an issue also:

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

Debra and Alan Orenchuk
4738 Glen Coe Street
Leesburg, FL 34748
713-884-0753
dorenchuk@comcast.net

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August 9, 2025
City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748
Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642
Attention: City of Leesburg Planning & Zoning Department,
This letter is to notify you of our objections to the proposed change of the Comprehensive Plan

for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact our community and the surrounding area. We have been residents of the Leesburg area for over 20 years and moved here to from a City Low Density Residential area in Orlando to escape the traffic, crime, congestion, and general confinement of that area.
My wife and I have the following concerns and introducing this amendment to the plan will:

- Dramatically increase traffic and highway safety on Highway 27 and surrounding roads in an environment which has already experienced an increase in traffic and traffic-related incidents.
- Further degrade the already under funded and ill prepared power and road infrastructure.
- Further increase the potential for criminal activity by increasing personal value in the area and the potential for landowner disputes between gated and non-gated community residents.
- Degrade the rural environment that attracted most residents to the Leesburg area.
- Negatively impact resource utilization and maintenance, and ultimately lead to necessary and regretable.conservation requirements.
- Potentially increase noise pollution and property infringement leading to greater requirements for law enforcement, high resident turn-over, and lower area market value.
- Create the need for more and larger classrooms and transportation to local education centers. Increase the need and cost of additional teachers.
- Create a shortage of emergency and medical support.
- Negatively impact property values and, therefore, tax revenue from larger, single-family homes.
- Require more retail establishments to serve the needs of a greater number of residents.
- Create an imbalance in the area infrastructure that will affect every aspect of our resident's life.

Respectfully,
Gary and MaryAnn Janz
21333 Royal Troon Drive
Leesburg, Florida 34738
352-314-0701
gjanz@hotmail.com

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City of Leesburg

Planning & Zoning Division

204 N. 5th Street

Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: **182125000200001000**

Case Numbers: **SSCP-25-640, SPUD-25-642**

Attention: City of Leesburg Planning & Zoning Department

Notifing you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Impact on our Royal Highlands 55+ Community. Those of us backing up to this proposed Townhome development will be impacted. Useage of our roads will create more problems. Why is Lake County allowing all this building up and down HWY 27? I**mpacting wild life, increased traffic and noise,adds more heat by taking away open areas. Storm water run off.**

Could negatively **impact property values.**

Contradicts the established Comprehensive Plan: or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Respectfully,

Christy Jarzemski

4949 Kelso St.

Leesburg, FL 34748

352-874-4203

christyj63@comcast.net

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August 9, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group. Changing Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development) will negatively impact the community and surrounding area.

My concerns are:

1. This change could cause a major traffic issue. We already have heavy traffic due to Route 27 and due to back-ups or reroutes from the Florida Turnpike. This change means all residents that want to use Rt. 27 North will have to compete with us for access to the lights on Rt. 27

2. This is a very small piece of land, adding 6 large residential structures would negatively impact the area.

3. What is the point of having an established Comprehensive Plan if Developers can petition a change to it that will negatively impact those of us (single family homeowners) already living here?

4. This change to the Plan doesn't benefit the public or existing residences near by – it only serves to make a developer richer.

I hope you will carefully consider these concerns and REJECT the proposed amendment to the Comprehensive Plan and Rezoning Application.

Notice of any future meetings concerning this matter is requested.

Respectively,

Jane

Jane R. Marston
4635 Glen Coe St.
Leesburg FL 34748

860-823-0571 Janemarston49@yahoo.com

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August 7, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Attention: City of Leesburg Planning & Zoning Department

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000, consisting of 7.53 acres
Case Numbers: SSCP-25-640, SPUD-25-642
First hearing date: August 21, 2025

I am a resident of the Royal Highlands 55 Plus Residential Community, located immediately adjacent to the subject property listed above.

This letter is to notify you of my strong objection to the proposed change submitted by Bill Maki, Daly Design Group, to the Lake County Comprehensive Plan for the above listed property comprised of 7.53 acres and currently zoned as Lake County Urban Low Density, to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This requested change will negatively impact my community of Royal Highlands and the surrounding area as it contradicts the established Comprehensive Plan and does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

The proposed change is not compatible with the existing residential character of the area.

The proposed change will negatively affect the property values of the single-family residential homes located along King Henry Avenue and throughout in our community.

The proposed Amendment to the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, thus eroding the established character of the area and nearby communities.

The proposed change further negatively impacts the area's natural resources.

The areas current infrastructure may not be able to support the increased density and negative impact on both the highway system and utilities.

The subject property has a man-made directional berm that conducts seasonal and heavy rain waters into the adjacent wetlands providing protection to the Royal Highlands Community properties directly behind the subject property. These properties lie at a slightly lower elevation than the subject property. Disruption of any kind to the exiting berm will result in damage and / or flooding of the properties located along King Henry Avenue in our community.

The subject property has a dry retention pond that also provides protection from flooding to the residential homes located along King Henry Avenue in our community.

The subject property consists of recognized wetlands. This area of the subject property, approximately 2-acres in size, holds both pileated woodpeckers and gopher turtles.

This change will negatively impact the Royal Highlands' Royal Commerce Drive (a private road). The impact of heavy earth moving equipment and construction vehicles will essentially deteriorate and destroy this road which is not designed to withstand heavy vehicle traffic.

This change will negatively impact our community's use of our ball field, which is located directly across from the property.

This change will result in an excessive amount of vehicle traffic attempting to enter our community Monarch Boulevard (a private road) from the light on Hwy. 27.

Hwy 27 is already backing up daily with heavy construction and semi traffic from the over-development along this corridor. Any additional high-density housing will only add to this.

This change will result in excessive backup of vehicle traffic exiting the Royal Highlands Community via Monarch Boulevard (a private road). This will also result in deterioration to Monarch Boulevard.

I fail to understand how said developer believes that this property would be desirable per their design proposal.

There is no left turn from Royal Commerce Drive onto Hwy 27.

The property butts right up to Hwy 27 and would require a sound barrier along that frontage. Hwy 27 is already scheduled to be three-lanes in the future. The proposed dwellings would be crammed in like mushrooms.

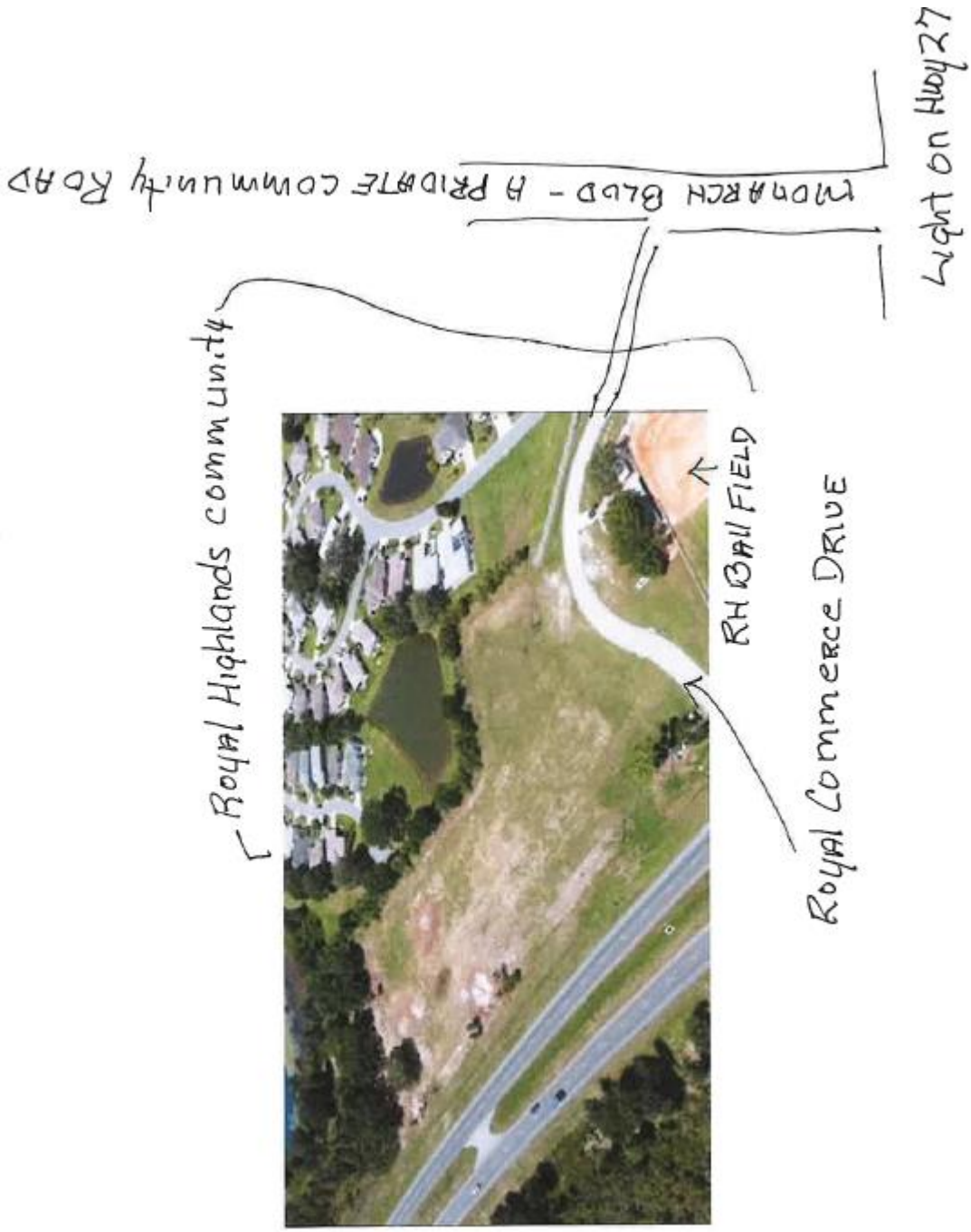
The high price of the proposed dwellings, be they rental or individual sale, would certainly not prove favorable compared to the desirable, single family residential homes in our adjacent community with all of its many amenities, as well as the many other single-family communities in the area. This is not downtown Orlando.

As a former Director and Chair of our community Board, and a former City Commissioner in Indian Rocks Beach, Florida, I more than understand the responsibilities of the City of Leesburg Planning and Zoning Department, and I urge you to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications. Please preserve the Urban Low-Density character of the area and maintain the Urban Low-Density residential development. Please do not open a Pandora Box to allow further unchecked, irresponsible high-density development simply because some large development company has the resources to fight the fight. Do not give into their demands. Respect our County and its residents.

Respectfully,

Jeannie Coughlan

Jeannie Coughlan
5643 King James,
Lot 463, Royal Highlands
Leesburg FL 34748
Telephone: 904-403-8085
Email: genies64@gmail.com


Royal Highlands community
MONARCH BLVD - A PRIVATE COMMUNITY ROAD
Light on Hwy 27
RH BALL FIELD
Royal Commerce Drive

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August 6, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acres property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

- Once again, too many homes causing traffic and noise with not having the proper roads to accommodate more people.
- Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.
- Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.
- Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.
- This would definitely be a negative effect on the property values of Royal Highlands.

- This will cause more strain on our water and sewer systems. Our system may not be able to support the increased density of activity level that the new zoning would create.
- This will cause a major problem with it not being a 55 plus development.
- School buses will be a major problem throughout the school year. Traffic jams, we have enough already.
- This will be a huge environmental impact on the Royal Highland's community itself.
- The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Meetings concerning this matter is requested.

Respectively,

Ann Carter
4917 St. Andrews Arc Lot 972
Leesburg, FL 34748
352+-408-6737
Akcarter554@gmail.com

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August 6, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, FL 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US Highway 27.

Parcel Number: 182125000200001000

Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

This rezoning contradicts the established Comprehensive Plan. It also does not serve the interest of the general public and align with orderly and logical development outlined in the Comprehensive Plan. This also will definitely negatively affect our property values in the Royal Highlands community. Traffic and noise will increase dramatically. The existing residential character of Royal Highlands will also be affected negatively. Royal Highlands is developed as an urban low density community and should remain as such. This is why my husband and I moved into this community.

Approving the amendment of the Comprehensive Plan and rezoning sets a terrible precedent on surrounding communities. This will erode the established character of these communities if amendments are approved for these communities in the future. Royal Highlands is a proud community that has allocated 30 percent of land for sanctuary use for our beautiful wildlife. This amendment would jeopardize our environment. Utilities and roads may not be able to support the increased traffic this would create. With the population growth in our county, US 27 is already overwhelmed with increased traffic.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectfully,

Donald Bischoff + Madeleine Bischoff

Donald & Madeleine Bischoff
4548 Glen Coe Street
Leesburg, FL 34748
352-552-0866
conchme.sb@gmail.com

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August 6, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

I understand that our Royal Highlands community is in Lake County and not in the boundaries of the incorporated City of Leesburg. Since this adjoining property is directly attached to our community, shouldn't this be a county issue?

Either way this will impact the performance of the lift station that supports Royal Highlands and will the sewage capacity be taxed if the proposed development is attached..

This change contradicts with the Lake County Comprehensive Plan. This will not serve the interest of the general public or align with the goals for orderly and ***logical*** *development patterns as defined in the published plan.*

This change will most definitely affect our property values.

The proposed rezoning will lead to increased traffic and noise, disrupting the quality of life and enjoyment of the existing single family homes in the area.

The proposed development will not be compatible with the existing residential character of the neighborhood.

I firmly believe we need to preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The future impact on our community and the overall affect needs to be seriously considered since this proposed change will contribute negatively.

Water runoff and storm water concerns must be considered since we already have concerns within our community.

The proposed master plan using Monarch Blvd as the main entrance to access Royal Commercial Drive will impact the main an only entrance to The Royal Highlands community of 1,500 homes; this is a serious safety concern that must be taken into Account.

If this proposed development is considered for approval, a new entrance at the southern portion of the proposed development to and from Rte. 27 should be included in the developers' master plan and Developer should be responsible for all road improvement costs of such a project. Therefor the entrance from Monarch to Royal Commercial Drive would be eliminated and separation of these two communities would remain intact and many issues eliminated.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter are requested.

Respectively,

Anthony & Carolyn Cianciotta
5443 Queen Victoria Drive
Leesburg, FL 34748
352 460-4676 Acncotta@gmail.com

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Tim Chase
4840 Saint Andrew's Arc
Leesburg, Florida 34748
nepeye1@charter.net
678-614-3949

August 6th 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Established Comprehensive Plan:
Contradict's the established Comprehensive Plan.
It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Impact on Property Values:
This change could negatively affect property values in our community of Royal Highlands.

Increased Traffic and Noise:
The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:
The proposed use may not be compatible with the existing residential character of the neighborhood.

Please consider preserving the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall effect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Environmental Concerns:
I have concerns about potential environmental impact, such as stormwater runoff, habitat disruption.

Infrastructure Strain:
Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider Please...these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectively and Sincerely,

Tim Chase

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Amber Sillery
21119 Lionheart Drive
Leesburg, FL 34748
352-409-6044
Sillery.Amber@Gmail.com

August 11, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg FL 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property located on Highway 27.

Parcel Number 18212500200001000
Case Numbers SSCP-25-640, SPUD-25-642

This letter is to notify the Leesburg Planning and Zoning Division of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County Planned Unit Development (PUD) to City Small Planned Unit Development (SPUD) This change will negatively impact the community and surrounding area.

My concerns are.

1. This parcel is not located within the city limits of Leesburg. This devlopment will want City of Leesburg water and wastewater treatment services. I don't know how that qualifies this parcel to be "City" zoned. I do not know what the water capacity is for the well that the City of Leesburg maintains, but this community as planned will negatively impact that capacity.

2. There are too many units planned for this parcel. With the garages on the first floor, and the living quarters on the second floor, it is apparent that this parcel is planned for families and possibly minor school aged children. The plan says they are figuring 1.5 parking places per unit. Half of the residents will be filling up their garage with "stuff" and not using the garage for a vehicle. I would imagine 80% of the residents will have at least 2 vehicles. What about their boats, motorcycles, RVs, and pull behind utility trailers? There will be cars parked all along their street. When that fills up, I can see cars parked all over Royal Highlands property. Even if this parcel were to be limited to 30 units and an allowance made for 60 parking spaces, I I can still imagine vehicles of every kind parked all over the place. I don't know how many units are allowed under the current zoning, but whatever it is is more than enough.

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3. When the developer of Royal Highlands gave the owner of the property at that time permission to use Royal Commerce Drive, it was not for the amount of traffic that will be coming in and out if this plan is approved. During the construction, the trucks and equipment to build will

negatively impact Royal Commerce Drive. "Promises" made by any developer are just that – promises. We have all seen what happens when a developer just says "oops". The developer goes down the road with no enforcement or retribution. The residents that are left behind are stuck holding the bag and paying for any messes that have to be remedied.

4. Royal Highlands is a community with private roads that are maintained by Royal Highlands. The golf course and and its holdings are open to the public. The golf course pays a fee for the use of our roads. That does not mean that the public is allowed to use our ball fields, swimming pools, tennis courts, or any of our recreation center equipment. When a group of people in that development decide to get together and play on our softball field or pickleball court, who is going to remove them and keep that from continuing?

I could continue for many more reasons why this request for change of zoning should not be approved. The days of someone using their property for whatever they want and doing whatever they want is over. The roads in Lake County, particularly on Highway 27 are turning into a parking lot. Please do not approve this request.

Sincerely,

Amber Sillery
21119 Lionheart Drive
352-409-6044

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August 12, 2025
City of Leesburg
Planning and Zoning Division
204 N. 5th Street
Leesburg, Florida, 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of property on US Highway 27

Parcel #1821250002000010000
Case number SSCP-25-640, SPUD-24-642

Attention: City of Leesburg Planning & Zoning Department,
This letter is to inform you of my objection to the proposed change of Comprehensive Plan for the 7.53 acre property submitted by Bill Maki, Daly Design Group, from Lake C Urban Low Density to City Low Density Residential , rezoning from Lake County PUD (Planned Unit Development). This change will inherently impact in a negative manner to our community and the surrounding area.

I have several concerns to this proposal:

The amount of traffic, as well as wear and tear on our access roads will be significantly

impaired and costly to maintain.
The existing community is a 55+ community that has existed for over 25 years. As such, the proposal is in direct conflict which is currently in place and will adversely affect the existing plan under which it was developed.

Property values due to increased occupancy and location can and will affect the current property values and put an necessary strain already existing resources.

Increased traffic exiting from the proposed community will not only cause delays to and from our community but will result in a dangerous departures from the proposed development onto highway 27. This includes access by the county education bussing system. The county has not provided any access support, other than a turn off lane into our community, from from highway 27. The community has provided and maintained access to our community and our outside facilities, we shall not be responsible to provide unfettered access to highway 27 using our roads.

The security of our community will be compromised. Due to the proximity of the proposed development, facilities and amenities which our community is responsible for, will be highly at risk. Trespassing and unwarranted illegal use of nearby facilities will be an ongoing and controversial problem. Noise from proposed property will increase to the extent that near by housing and residents will be affected. We should not be required to accommodate, in any way, the proposed development to our detriment and financial impediment.

Noise, loss of habitat, removal of existing greenery and access to the wet lands is a situation we cannot afford. We have a responsibility to our community and local wildlife to protect and provide an environment which is as safe and secure as we are able to. We have significantly encroached on local environmental havens to the detriment of our wildlife. An increase of housing in the proposed location is not justifiable or responsible.

I urge the City and Rezoning Department to thoughtfully consider and reject the proposed amendment which has been requested.

Respectfully

Gene Gunderson
21125 Lionheart Drive
Leesburg, Florida, 34748
352-460-4335
Gunderson3004@comcast.net

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Good Afternoon,
I am a resident of Royal Highlands and am hearing rumors that someone wants to build multi-unit residential buildings on parcel # 182125000200001000. Case number SSCP-25-640, SPUD-25-642 I strongly object to this zoning change. We are a 55 plus community and object to having multi-unit residential buildings connected to our property. We do not need nor want young families added to our already overused access to Hwy. 27. We do not need another access to Hwy 27 in such close proximity to our Monarch Blvd. traffic Light. Traffic already backs up at certain times of the day to access the on ramp to the Turnpike that is

just north of our traffic light. We purchased our home in Royal Highlands to escape multi-unit residential buildings. We purchased because there isn't any zoning on that property that would allow such buildings. If there is any building on that site, it should be based on the current zoning..

We are depending on you to protect our property.

Please e-mail receipt of this letter. Thank you and have a great day.

Best Regards,
Ed Hendershot
352-449-9845
21109 Edinborough Place
Leesburg Fl. 34748

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8/10/25

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

Impact on Property Values:

This change to allow higher density dwellings could negatively affect our property values since we are zoned urban.

Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:

We are an age restricted 55+ community; this new mixed age development right on RT27 which will abut directly with our existing homes will change the atmosphere surrounding our existing community

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Infrastructure Strain:

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

John Hughes
21345 Royal Troon Drive
Leesburg, FL. 34748
352-315-9802
Email - jghughes3@comcast.net

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August 7, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning fromLake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are that the proposed rezoning will lead to increased traffic and 27 is already backed up often to a standstill and its impossible to know how long it will take to go to an appointment, going to Leesburg or Clermont. This will soon have a negative impact on property values.

The area around Royal Highlands is all single family homes and this will change the density and character of the area. The community is a 55 and over, without children needing school buses or play areas. Having apartments with children will cause noise and disruption to the homeowners living near them. This does not fit in with existing land use.

I am asking the City of Leesburg & Zoning Department to please consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectively,

Janice Streeter

Janice Streeter
5510 Queen Victoria Dr.
Leesburg, FL 34748
352 326-8894
janice.streeter@yahoo.com

Gerald and Judith Robie
21133 Royal St Georges Ln
Leesburg, FL 34748
jerryrobie@comcast.net
352-315-9934
August 10, 2025

City of Leesburg Planning & Zoning Division
204 N. 5th Street
Leesburg, FL 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US, Highway 27. Parcel Number 182125000200001000 Case Numbers: SSCP-25-640, SPUD-25-642

Dear Sirs,

We live in Royal Highlands. We just learned that there is a proposal submitted by Bill Maki, Daly Design Group, to change the Comprehensive Plan for the property just outside of our Royal Highlands community to permit the construction of higher density housing. We are concerned that this will negatively affect our community and the surrounding areas.

Certainly, our property value and those of other residents in Royal Highlands will be negatively impacted. The increased traffic will increase the safety and security risks for us and the other elderly residents in our area. In general, the residential nature of our lovely community would be negatively affected.

The infrastructure of our area was not created with higher density housing considered. We're concerned that roads, storm water control, schools, fire and police protection, are insufficient to provide for this higher density housing.

Also, allowing these changes would set a dangerous precedent.

We urge you to carefully consider these (and other concerns that we have not thought of while writing this letter) and reject the proposed amendment to the comprehensive plan and rezoning applications.

Respectfully,

G. R
Judith Rohee

August 8, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Attention: City of Leesburg Planning & Zoning Department

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.
Parcel Number: 182125000200001000, consisting of 7.53 acres
Case Numbers: SSCP-25-640, SPUD-25-642
First hearing date: August 21, 2025

I am a resident of the Royal Highlands 55 Plus Residential Community, located immediately adjacent to the subject property listed above.

This letter is to notify you of my strong objection to the proposed change submitted by Bill Maki, Daly Design Group, to the Lake County Comprehensive Plan for the above listed property comprised of 7.53 acres and currently zoned as Lake County Urban Low Density, to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development).

This requested change will negatively impact my community of Royal Highlands and the surrounding area as it contradicts the established Comprehensive Plan and does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

The proposed change is not compatible with the existing residential character of the area.

The proposed change will negatively affect the property values of the single-family residential homes located along King Henry Avenue and throughout our community.

The proposed Amendment to the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, thus eroding the established character of the area and nearby communities.

There is no left turn from Royal Commerce Drive onto Hwy 27.

The property butts right up to Hwy 27 and would require a sound barrier along that frontage. Hwy 27 is already scheduled to be three-lanes in the future. The proposed dwellings would be crammed in like mushrooms.

The high price of the proposed dwellings, be they rental or individual sale, would certainly not prove favorable compared to the desirable, single family residential homes in our adjacent community with all of its many amenities, as well as the many other single-family communities in the area. This is not downtown Orlando.

I urge you to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications. Please preserve the Urban Low-Density character of the area and maintain the Urban Low-Density residential development. Please do not open a Pandora Box to allow further unchecked, irresponsible high-density development simply because some large development company has the resources to fight the fight. Do not give into their demands. Respect our County and its residents.

Respectfully,

Laureene Windau
Royal Highland Resident
5904 Princess Caroline Place
Leesburg, FL 34748
Telephone: 772-217-0227

William Delorey: 5643 King James Ave. Leesburg, FL 34748 508-360-1175
Royal Highlands Resident --- *wpd44@hotmail.com*

City of Leesburg, Planning and Zoning Division. 204 N. 5th St. Leesburg, FL 3 4748
Regarding new TH: Parcel 182125000200001000 Case #SSCP-25-640-SPUD-25-642
August 10, 2025

I hold a very strong objection to the proposed TH density application cited above.
TH build-out will engage site demolition and debris transport = heavy trucks and equipment on Commerce Road and Monarch Road for probably a year or more. Delivery of equipment and building materials, laborers, and subcontractors, inspectors, real estate agents and buyers/renters will continuously degrade two roads originally built for rural residential and casual recreational traffic. Many Royal Highlanders drive golf carts for recreational traffic and local transportation and on Monarch and Commerce Roads except when entering or exiting RH community.

Monarch and Commerce Road were built for residential traffic and occasional repair services and delivery, and has one entrance and exit signal. Traffic through that signal already backs up frequently, and has had numerous accidents due to heavy traffic on State Route #27.

Adding city residential and service vehicles at city density in a rural setting will create greater degrading of both the infrastructure and the rural nature of Lake County in this area, specifically, in RH on Monarch, Commerce, and the State Route #27 signal that feeds Royal Highlands.

Royal Highlands currently maintains Monarch and Commerce Roads. How will the density of city dwelling zoning affect these roads? Who will pay for the additional degradation once the new townhome project is complete? It adds 48 homes, averages 72+ new residents, Kroger, Amazon, FedEx, UPS, Mail delivery, Landscapers, repair plumbers and other subcontractors that constantly service residents after this project gains its Final Inspection/Occupancy Certificate.

With all due respect, I hereby request you reject the added density permit and, in addition, request permanent mitigation for road and property damage that will occur if this project is built under any zoning, and adjacent to our rural RH community.

Respectfully submitted,
William Delorey, Royal Highlands Resident for over ten years.
Retired USN Systems Engineer
Retired General Contractor

Data

Royal Highlands consists of 1092 acres total. 382 acres designated as Conservation Land includes wetlands, lakes, ponds, dedicated green space, and walking trials.

RH = 1500 SF homes at .75 acre of land per home. Averages 2500 residents = Each Resident occupies .43 acre of total land space including a home. Many RH residents own a Golf Cart for travel around our community, including Monarch and Commerce Road where our some of our entertainment is located, including baseball park, pickleball courts, and vacant land.

New Proposed TH Community consists of 48 new TH, approximately 7.3 acres, and will average .15 acres per TH total land, and will average 1.8 residents per TH = Each resident occupying .08 acres total land on this parcel, including green space, wetlands, and a rainwater diversion Berm.

City of Leesburg
Planning and Zoning Commission
204 N 5th Street
Leesburg FL. 34748

August 9, 2025

Subject: Objection to Proposed Amendment of the Comprehensive Plan and Rezoning of Property located on US Highway 27.

Parcel Number. 182125000200001000
Case numbers: SSCP-25-640, SPUD -25-642

Attention: City of Leesburg Planning & Zoning Department

Please be notified herewith of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development)
This change will negatively impact the community and surrounding area.

My concerns are:

The cumulative impact on existing communities, AND the overall effect on the adjacent community, need to be considered. This rezoning would contribute negatively. ie,

- Increased traffic in an already overloaded corridor of Highway 27. Accidents have occurred in this area due to speed, failure to stop for traffic lights too many times, with fatal or horrific results. Increased vehicles equal increased exposure to danger.

- Dependence on existing senior neighborhood for inroads - a grave imposition. Any development needs to have space for their own entrances/exits. Further, they need to budget these services within their own community.

- Infiltration of amenities in closest senior community, Royal Highlands, paid by residents at ever-increasing fees.

- Added risk and liability when non-residents using Royal Highlands services such as pool accidents, lightning strikes, death.

The City Of Leesburg and Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and Rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectfully,

Joyce Hartsell W. Ray Hartsell
4937 Kelso St. Leesburg FL 34748
Phone 352-435-7721
281-755-7905
281-755-6109
o2bajoy@icloud.com n2147y@yahoo.com

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August 12, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

Our concerns are:

Impact on Property Values:

This change could negatively affect property values.

Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:

The proposed use may not be compatible with the existing residential character of the neighborhood.

Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Infrastructure Strain:

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectively,

Carmen & Paul Derwin
21342 Royal St Georges Ln
Leesburg, FL 34748
203-578-5467

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August 14, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning fromLake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are :
This change will negatively affect our property values and does not serve with majority of our community residents.

We greatly feel this will increase the already traffic and noise that exists! Our community was built and established in the

urban country area of Leesburg for a peaceful and tranquil enjoyment of retirement living in our 55+ single family homes. The proposed rezoning will take away our current lifestyle. Had this been part of this development back in 1996-1997 timeframe- this production of homes would had already existed-however it was not ever the plans in our lovely 55+ senior retirement community. The residents here are proof of such living style or we would be living in a regular neighborhoods in town.

Highway 27 is presently congested, we feel it serves no service to anyone! Traveling north or south within 5-8 miles, traffic is slowed down to a crawl or stopped.
Just south of our community entrance/exit- is Villa City Road that cars sit for a long time waiting to turn left on 27 to head north just pull out in front of your car -having close encounter to a bad accident! This also happens a lot with semi trucks wanting to make that turn heading north! It's horrible!!!!

Our community is fortunate to have a traffic light to our entrance/exit being 1 -1.5 miles south of the northbound turnpike. The traffic that travels off from turnpike is growing and becoming more dangerous! Travelers do not realize once exiting off turnpike there will be a traffic light! Many travelers speed so fast exiting off turnpike, they either run through the traffic light because they can not slow done enough to avoid an accident. Many times those travelers do cause a t-bone accident with our residents!!

Our concern to add another community of townhomes that will be close to that area is absurd!!! Adding another entrance /exit just for that new townhome community will make matters increasingly worse! We feel having that townhome community use our current roadways is absolutely unacceptable!!!

We chose to purchase and live in our 55+ urban country area was due to the beautiful, peaceful, and comfortable senior retirement community!!! As mentioned before , we could moved to family growing neighborhood or in town living , but chose urban country area.

It bad enough traffic will increase immensely once the project that is being constructed a mile north from our community on highway 27 next to Orlando Lake Health ER South Lake facility will be a mess!

Would be nice to leave the proposed area to be developed of townhomes just south of our community-nature damage!!!! Wildlife has no where to go and live a peaceful life.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,
Jeffrey and Barbara Snow
5506 Queen Victoria Dr
Leesburg, FL 34748

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Parcel Number: 182125000200001000
Case Numbers:SSCP-25-640, SPUD-25-642

To whom it may concern:

We are informing you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD(Planned Unit Development) to City SPUD(Small Planned Unit Development). This change will negatively impact The Royal Highlands Community and surrounding areas.

We feel that it would highly impact the infrastructures that are a part of our private community. We do not want this proposed development connecting/attaching its utilities to those designated for Royal Highlands Community. (Ex. This would include tying into sewer systems, water,etc.)

We also feel that a traffic pattern from proposed development would negatively impact The Royal Highlands Community. This would include the use of Commerce Drive(to and from)as well as Monarch Boulevard to access US Highway 27 at the signal light. The additional traffic flow, (entering and exiting)would have a negative impact on our community, creating a possible back up of traffic on all roads mentioned above. Not to mention the responsibility of road maintenance (we are not clear on this.)

This change in zoning could negatively impact The Royal Highlands Community. Preserve the Urban Low-Low-Density character of the area! Maintain the low-density residential development! The suggested proposal is not compatible with our community.

We urge the Planning and Zoning Department of the City of Leesburg to consider our concerns and that of other Royal Highlands residents.

Please notify us of future meetings regarding this matter.

Thank you for your consideration. It means a great deal to us and others in our community!

Robert H. and Sheila G. Peterson
21518 Queen Anne Court
Leesburg, Florida 34748
(585)749-2746
jbsmfg@yahoo.com

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August 14, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

I grew up in Miami and actually worked in downtown Miami, but I wanted a more urban secluded quieter area to raise my daughter. I moved to Altamonte Springs in 1987 looking for a less crowed and a quieter way of life, it was awesome. I lived in an area that people could drive by and never know that there were houses behind the one story doctors' offices. It remains that way to this day. In 2004 I began to look for an even more urban area for the look, safety and security, since I am single and live alone. I purchased and moved into my home in Royal Highlands in October of 2005, after carefully checking out the areas. What the developer wants to do is build two story multifamily homes that will stick out like a sore thumb in the very front of our community, because our homes are one story, single family homes.

The amendment of the Comprehensive Plan and rezoning ordinances contradicts the established Comprehensive Plan for Lake County 2030 and the established zoning ordinances. Why are we developing Comprehensive Plans and zoning ordinances if we allow developers to circumvent them. Why do you want to expand the City into a rural area.

It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan or zoning ordinances.

I am concerned it will negatively impact the property values of my home as well as others and since many of the residents are getting older they can’t afford to lose money on the investment they made in their homes.

Even with all the new developments the City of Leesburg is raising water and gas rates in existing homes. Why? Should we be adding new developments when we still need to raise rates for existing homes? Doesn't this suggest that a problem already exists in providing these services? Yet, the City prefers to add to it by allowing more development. We are already limiting the water homes can use to water the grass and yet we still haven’t factored in the many new communities and their needs.

The traffic on Highway 27 which is the only way in and out of our neighborhood is already awful and dangerous with many large trucks and cars and yet recent developments haven’t even been completed and you are talking about adding additional cars to the roads that are already overcrowded. How are all the cars and trucks going to impact out environment?

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public meetings concerning this matter is requested.

Respectively,

Betty Felton
21116 Lady Marion Way
Leesburg, Florida, 34748
Phone: 352-728-364
Return receipt requested

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Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located on US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Dear Sir or Madam,

This letter is to notify you of our objection and concerns regarding the proposed change to the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County

PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

Our concerns include:

The rezoning will negatively impact environmental issues, such as increased storm water runoff; even more habitat disruption, increased noise, and declining air quality.

There is also concern for safety with the increased traffic patterns resulting in more road fatalities on US Highway 27.

The re-zoning change could negatively affect property values of single family homes due to overcrowding and densely populated areas.

The rezoning contradicts the established Comprehensive Plan; and does not coordinate with the smooth and reasonable development patterns as outlined in the Comprehensive Plan.

We ask the City of Leesburg & Zoning Department to please carefully consider these concerns regarding the proposed amendment to the Comprehensive Plan and rezoning applications.

Please notify us of any future public meetings concerning this matter is requested.
Thank you for your consideration of our concerns.

Respectively

James and Diane DeZalia
21754 King John Street
Leesburg, FL 34748
Mobile #: 518-779-6120
Email: dianed@nycap.rr.com

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August 13, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

Subject: Objection to Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of our objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

Our concerns are:

State the reason for your objection in this part of the letter. Try to use your own wording when stating your concerns.

Public Safety is at risk with the proposed entrance on Commerce Way. A semiprivate road used specifically for recreation and sports activities by Senior Citizens.

Should one of us be injured by such a dangerous traffic patter you can rest assured legal action may follow against all concerned parties and any elected official that votes in favor of another builder attempting to minimize development costs and increase profits at the cost of impacting our quality of life and safety.

The developer should propose a plan to place the entrance for any development to include Federal Traffic studies involving the FDOT and Federal DOT at the south most side of that property where a U-turn opening already exist that could be and should be modified according to Federal Safety Guidelines Turning lanes, signals and road marking are necessary just like those included in the recent development of the 7-11 Gas Station on US 27 South at the intersection of RT 33.

Furthermore, Established Comprehensive Plan:

Contradict's the established Comprehensive Plan.

It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Impact on Property Values:

This change could negatively affect property values as well due to the following -

Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area.

Compatibility with Existing Land Use:

The proposed use may not be compatible with the existing residential character of the neighborhood.

Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby communities.

The cumulative impact on existing communities and the overall affect on the adjacent community needs to be considered, and this rezoning would contribute negatively.

Environmental Concerns:

Specify any concerns about potential environmental impact, such as stormwater runoff, habitat disruption, or air quality deterioration.

Infrastructure Strain:

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

The City of Leesburg & Zoning Department is urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Notification of any future public
Meetings concerning this matter is requested.

Respectively,

Mr.& Mrs. Patrick J. Chanod. Sr. (Registered Voters-Royal Highlands)
4842 Glen Coe Street
Leesburg, FL 34748
(347)526-1137
Pat.chanod@gmail.com

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August 15, 2025

City of Leesburg
Planning & Zoning Division
204 N. 5th Street
Leesburg, Florida 34748

I have an objection to the Proposed Amending of the Comprehensive Plan and Rezoning of Property Located On US Highway 27.

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning & Zoning Department,

This letter is to notify you of my objection to the proposed change of the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). This change will negatively impact the community and surrounding area.

My concerns are:

I have listed some big concerns below to assist you in further determining your positions .

First, it Contradict's the established Comprehensive Plan made for our area.

Second, there is much concern because It does not serve the general public interest or align with the goals for orderly and logical development patterns as outlined in the Comprehensive Plan.

Third, All of our Property Values will be in decline because of the over building and increased youngers people with more cars and overflow in our local business.
And This change could negatively affect property values.

Amended to this concern is the increased lake of safety to elder citizens which impacts, police, ambulances etc which we would have to seriously increase at city expense.

Fourth, the Increased Traffic and Noise:

The proposed rezoning could lead to increased traffic and noise, disrupting the enjoyment of the existing single family homes in the area. Our HWY 27 is already suffering due to the increased traffic and a number of serious accidents have occurred.

Fifth, we should Preserve the Urban Low-Low density character of the area and maintain urban low-density residential development. If we don't we will look like the villages or Orlando. Not healthy.

Approving the amendment of the Comprehensive Plan and rezoning would set a precedent for similar, incompatible development in the future, eroding the established character of the nearby

And Sixth, how about the Environmental Concerns:

We are already stressed for water, electricity. This would impact, stormwater runoff, habitat disruption. We are already seeing a significant change in animal visitors who are losing their homes. And what about air quality deterioration.

Current infrastructure (roads, schools, utilities) may not be able to support the increased density or activity level that the new zoning would create.

So To The City of Leesburg & Zoning Department. Think of these concerns as if you family lived on HWY 27. You are urged to carefully consider these concerns and reject the proposed amendment to the Comprehensive Plan and rezoning applications.

Respectively,

Marguerite McLean

Royal Highlands, 21809 Royal St. George's Lane.
My Telephone Number-(916) 716-0716
My Email Address - mcleanmarg@gmail.com

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TO: City of Leesburg

FROM: Mary Hitchcock
6320 Berkshire Pass
Leesburg FL 34748
August 28, 2025

RE: **Planning and Zoning Case No. SSCP-25-640, SPUD-25-642**

AS owner of a property located within 200 feet of the referenced request**, I urge you to deny the rezoning request for the following reasons.**

The City of Leesburg and Groveland have long agreed on areas outside their borders for future expansion based on their ability to provide services to those areas. However, everyone is choosing to ignore that fact that **the site in question is in an area of Royal Highlands future expansion.** Any changes in land use should come before the Community of Royal Highlands for approval before seeking Leesburg annexation or zoning changes.

The water and sever utilities which would serve the proposed project were built and paid for by Royal Highlands. These utilities were gifted to the City of Leesburg in exchange for maintenance after Royal Highlands was completed. Some Royal Highlands residents have water pressure issues. Orange staining is present in the water. A Commercial development would use less water daily and would be less of a strain on our water plant than residents of 48 homes taking 96 or more showers every morning.

Commerce Dr. is owned by Royal Highlands. Built and paid for by Royal Highlands Twentynine years ago. Access was granted to this lot in anticipation of future **commercial development** anticipating that future development would upgrade the road to meet their needs. It is not ready for residential or business traffic. Heavy construction vehicles will destroy it.

In 1997 the first lot on the corner of Monarch and Commercial Dr (Tax Key 3777467) was owned by United Southern Bank. For 29 years residents have waited for commercial services to be built much like the business area in front of Plantation Subdivision.

In 2017 Royal Highlands bought that lot and the adjoining lot where a pickleball court was constructed. The pickleball court and ball field south of it are accessed mainly by golf carts. Traffic from any **new development will require road improvements including a Golf Cart lane for safety** to and from the Pickleball and Softball field. Is the City willing to rebuild the road and make it safe for cars and golf carts to share? This builder is not.

This developer seeks to build a maximum number of units on the buildable area outside our gates, use the utility plant and roadway that Royal Highlands owners built and require Royal Highlands to use our POA fees to upgrade the road for safety and continue to mow and water

the area of this site that is inside our gates, which Royal Highlands has cared for 29 years. This developer believes the current pond is sufficient water retention for this project. How will the water come through the tall berm separating the site from the pond?

There is no urgency to build out this small parcel. A review of the attached copies of rezonings and construction underway nearby will show there are plenty of well-designed owner occupied, rental and commercial units coming within a mile of this site. Buildable land is a valuable, scarce resource especially in Lake County where we have many acres of water. Leesburg uses zoning to establish the highest and best use of every parcel and derive top tax revenues to pay for service required. **Please respect Royal Highlands future development area and deny this rezoning and annexation request until such time as a project is designed that meets the needs of Royal Highlands residents as well as the property owner.**

Respectfully

Mary Hilakevich

****

Name = Alan and Debra Orenchuk
Phone = 713-884-0753
Street-Address = 4738 Glen Coe Street Leesburg Florida
Email = debbie13926@gmail.com
Issues =
text-1736869876033 = City Commission 501 W. Meadow Drive Leesburg, FL 34748 Alan Reisman, Mayor Allyson Berry, Commissioner Jay Connell, Mayor Pro-Tem Mike Pederson, Commissioner Jimmy Burry, Commissioner All Other Members Subject: Objection to Proposed Amending of the Comprehensive Plan, Rezoning of Property Located On US Highway 27 and Proposed Townhomes Parcel Number: 182125000200001000 Case Numbers: SSCP-25-640, SPUD-25-642 We are residents of Royal Highlands in Leesburg Florida. Currently the property adjacent to our community is being considered for rezoning. There are a few problems with this. The first one is increased traffic. This property is on Hwy 27 and has many commercial vehicles that travel along this hwy en route to and from the turnpike. With increased development in the area, the roads are already congested and an additional 48 homes with limited access will not help this existing problem. There are other concerns as well, but our biggest concern is the unfettered access the new community will have to Royal Highlands. According to the document filed at the Clerk of Court, June 3 2009,

between Pringle and Royal Highlands, this document stated that Royal Highlands and its successors agreed to abide by certain maintenance stipulations. According to florida statute 712.6 this agreement remains binding even after the property is sold. In this document it mentions maintenance of a berm between Royal Highlands and that this berm must remain. Because of this berm, building anything in this property, which infringes on Royal Highlands is difficult as the developer would have to cross Royal Highlands property to build anything. However, the builder could turn those lots into green space or open space and that is the problem. Those two lots can be accessed on foot at the side of the berm giving the new residents walkable access to Royal Highlands, and if the builder wishes according to the zoning laws of Leesburg, he can place any non permanent structure on that land. So he could turn that space into a gathering place, with a park like setting for his new community to use with park benches or children's swings for example. The problem with that is that the two lots in question are substantially part of Royal Highlands. A wall cannot be built to keep them out as the property goes right to the road, (King Henry). If you agree to rezone this property, you are giving access from one property to another. We respectfully ask that you keep this property zoned as is in order to maintain the safety and privacy currently enjoyed by the residents of Royal Highlands. Sincerely Alan and Debra Orenchuk, 4738 Glen Coe Street, Leesburg, Florida, 34748 713-884-0753

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City of Leesburg
Planning and Zoning Division
205 N 5th Street
Leesburg, FL

Re: Hearing Date – August 21, 2025 Case Nos. SSCP-25-640, SPUD-25-642

I am writing to state my opposition to the request to amend the Comprehensive Plan for the 7.53 acre property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD (Planned Unit Development) to City SPUD (Small Planned Unit Development). The property is located south and adjacent to the community of Royal Highlands on US Highway 27.

I purchased my home in Royal Highlands because of the rural area the community was located in. There are several senior communities, The Plantations, Arlington Ridge, Highland Lakes, The Spanish Village along this stretch of US Highway 27. People who purchased their retirement home in these communities did so as they wanted a single family home in a rural area. All of the homes in these communities are set back from the roadway and are not visible from US Highway 27. Currently, as one travels down the highway they can still enjoy the beauty of the trees, lakes, ponds and fields, the natural landscaping, that make Leesburg and Lake County a desirable and attractive area.

The proposed townhomes will permanently change the aesthetics of this area. No other community has homes built directly adjacent to the highway altering the way the existing communities contributed to the preservation of the beauty and natural landscaping of the area. The townhomes will not have a similarity with the existing communities along the highway. Homes such as the proposed townhomes, directly in view of roadways, are built in high density area like cities. Urban low-density zoning helps maintain the character of established neighborhoods, protects open spaces and reduces the impact on infrastructure and traffic.

Any proposed construction on the subject parcel should ensure neighborhood compatibility, cohesiveness and stability of the established character. Approving the amendment of the Comprehensive Plan and rezoning could set a precedent for similar, incompatible development in the future, eroding the established character of the neighborhood, the City of Leesburg and Lake County. Zoning ordinances specifically aim to ensure that different land uses are compatible and don't negatively impact each other.

The Planning and Zoning Commission is respectively requested to uphold the principles of the Comprehensive Plan and zoning ordinances and deny this request.

Please acknowledge your receipt.

Respectively submitted,

Carol Ornoski
4729 St Andrews Arc
Leesburg, FL 34748
518-368-1348

caornoalby@gmail.com

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Commissioners:

No doubt you have driven on US27 between Fruitland Park and Clermont and are aware of the horrendous traffic congestion. Approval of the rezoning cases identified above will only serve to magnify those traffic conditions in and through Leesburg.

That property is adjacent to the Royal Highlands community and we are requesting that you deny any and all request to rezone that property.

The current owner wants to construct 48 townhouses on the7.5 acres of land of which only 5+ acres can be used for construction – the property is just outside the entrance to Royal Highlands.

If and when US 27 is widened, the traffic congestion will be worse than it currently is and the townhouse development will be much closer to the highway. Short and long-term safety factors must be considered in your decision.

Our residents strongly object to the construction of the 48 townhouses for many and varied reason, the most important of which is the added vehicles that will be traversing on US27 and all the other road and highway arteries in the area and of course, the safety of our resident with the additional vehicles and families renting those townhouses for short terms.

It's past time to put a moratorium on building, both residential and commercial. Let's stop the so-called growth so that residents can get back to enjoying their quality of life in Leesburg.

Sincerely,

Ed and Mary Javor
6325 Royalty Court
Leesburg, Florida 34748
352.728.8810

****

Name = Glen and Lynn Wilder
Phone = 6033877983
Street-Address = 21306 Royal Saint Georges Lane
Email = lwilderblue2@gmail.com
Issues = Public meeting tonight - Commercial property owned by GPK on Rt . 27 in Leesburg, is requesting the City of Leesburg to rezone seven acres, currently zoned as commercial, to residential zoning in order to build 48 rental properties in the form of Townhouses. This would have a negative impact on the abutting Royal Highlands community as this development would utilize Royal Highland's Monarch Boulevard and Royal Commerce Way roads on already dangerous Rt 27 and would lessen the safety of this community. It is our understanding that GPK is prohibited from building direct access to Rt. 27 and must utilize our existing roads. GPK is proposing the building of 48 townhouses as rental properties only, not ownership, and we feel these 48 rental units would have a negative impact on our ability to safely access our community/homes and decrease the value of our properties. As we know development is inevitable, we would hope that the thoughtful building of desirable commercial business would be the best use for this abutting property and not generate the additional traffic and other concerns that 48 rental units would generate day and night, year-round. We are asking for the City of Leesburg to deny GPK's request to rezone this area as residential. Thank you, Glen and Lynn Wilder
text-1736869876033 = Rt 27 and Monarch Boulevard and Rt. 27 and Royal Commerce Way, Leesburg, abutting the Royal Highlands Senior Living community.

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We are writing to you as deeply concerned residents of Lake County, specifically from Royal Highlands subdivision on Hwy 27 and the proposed zoning change for the above referenced Case no.

We have heard about the lack of funding for roads, infrastructure, water problems, etc. The fact the cities in surrounding areas are looking into water facilities that use waste water for drinking water and the fact ocean water is already intruding into wells in South Florida and Jacksonville just goes to show you the desperate situation water shortage is in Florida, it is no longer a deniable problem. We can't even wash clothes on Saturday as that is the day my precinct waters their lawns because I have no water pressure.

Allowing an additional 48 town homes on only seven acres of land to an all ready overcrowded area of 27 is just unimaginable. We already have a traffic problem at 27 and Monarch Blvd due to the fact there is no cloverleaf at the turnpike which is only 3 miles away from Royal Highlands. On any given day traffic can be backed up both ways making it impossible to go get groceries, office visits, etc. not to mention the deadly traffic accidents. The fact you have approved to build additional apartments near the turnpike, Margaritaville and Kalos HQ on 27 will only makes traveling a daily gamble with our safety. Eventually 27 will have to be widen to 8 lanes which will put the 48 town homes in the way to do so.

Lake County is losing it's charm one needless project at a time. Our wildlife is being threatened and are facing habitat loss. THERE SEEMS TO BE A GREAT LACK OF INTEREST IN MAINTAINING A BEAUTIFUL FLORIDA. BUT WHAT RATHER ONE OF PROSPERITY AND DESECRATION THROUGH BUILDING AND DEVELOPMENT WITH A TOTAL DISREGARD FOR INFRASTRUCTURE PEOPLE AND ANIMALS.

Cities and counties all over Florida should be studying areas and other states that are facing drought problems. States that will no longer be able to grow cattle or so any farming at all, so in the near future food shortages will be a reality and with farm land disappearing one subdivision at a time Florida is losing it's ability to produce cattle or food.

Excessive building is not the answer to the current problems facing Lake County and will not put food on the table, so we urge you to vote No on this zoning request. there is more to lake county than just building buildings to build them. There is an entire complex down on 27 that has been there for over a year.That is left unattended.No new stores have come in. It is a vacant wasteland of a building. We've got motels that are falling apart at the freeway.Figure ways to use what is already there rather than continue to build and destroy green property

William and Jennifer Ward
20712 Prince Ranier pl
Leesburg Florida 34748

****

I'm addressing the commissioners as a follow up to Thursday's meeting. First of all, I'd like to address (I'm sorry, I don't know her name) the commissioner who spoke of her childhood experiences moving from place to place as an "Army brat" and living the renter's lifestyle. I apologize for the misunderstanding of our communication as to the said property being used as rental properties. I speak for the residents of Royal Highlands when I say we are not stereotyping renters as a means of our objections. What we are concerned about is the lack of supervision by the management company not being onsite for the proposed townhomes. When renters have nothing invested in their property, it is very difficult to enforce rules to ensure the property is kept looking nice and uncluttered. Without our current HOA, we might, in some cases, have those same issues. The fact that they want to call this project "Royal Highland Townhomes" connects them with our community by default. When you drive along Hwy 27 and see Townhomes in front and turn in to see Royal Highlands, the connection is automatic. Our concerns are that the properties without guidelines will have a great impact on our community.
I realize that you have no control over the traffic situation along hwy 27 but with the new 800 home community being built across from us along Blue Cedar, this poses an added problem with heavy traffic outside our gate. KALOS will be building their company business and apartment just to the north of us and south along the Turnpike on hwy 27. I understand also the city has granted another 300+ homes just north of the Turnpike also adjacent to hwy 27. There will be no end to our existing traffic issues with the approved living complexes without widening the highway to accommodate such high traffic flow. FDOT installed a light for turnpike traffic coming onto hwy 27 that has become a nightmare going north into Leesburg. I've experienced sitting at that light without traffic exiting onto hwy 27 long enough to back up traffic south on hwy 27 for miles. We haven't even entered "snowbirds season". We have been fortunate at our community for my 25+ years in that we haven't had to deal with additional traffic issues coming and going into our community but with added residential living space, we

will undoubtedly have concerns with possible school traffic, work traffic, and the fear of unauthorized people coming and going into our gated community.
Mr. Daly's proposal to your commissioners on Thursday evening was far different than the proposal given to us at our town hall meeting just two nights prior. I do not think he anticipated the turnout by our residents. He gave false statements about the units, the occupants, and the purchase agreements to either your commissioners or our community. I believe it was the latter.
We do have issues with water restrictions, water pressures, and water contamination at the present. Given another 48 townhomes using the same waterlines, we will definitely have problems the way things are at present. Royal Highlands has maintained the green space and retention area beyond the said berm as long as I've lived here. We do that because of its location within the perimeter of our community and it keeps our community looking beautiful. Mr. Daly proposes that we continue with this despite the fact that it doesn't belong to Royal Highlands. The retention pond as is in its current state will not be able to handle the additional capacity of the proposed 48 townhomes yet he wants us to endure the costs of any future problems that may arise.
In conclusion, please when you are considering this request to change the zoning from commercial to residential properties, kindly consider the seniors who live in Royal Highlands and for some, will live out their last days here. We have no sidewalks to exercise so we walk on the less traveled roads. We have beautiful amenities to keep us going and worry about overflow of strangers at our expense. We are a self supporting community and all expenses to operate come from fixed budgets for the majority.
Thank you for your consideration and mostly thank you all for giving the residents of Royal Highlands the opportunity to address our concerns.
Respectfully yours,
Nancy Van Winkle

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Case No: SSCP-25-640, SPUD-25-642

To Whom It May Concern City of Leesburg:

Once again we are asking you to deny the rezoning request for the property adjacent to our Royal Highlands community.

The developer intends to build 48 units directly outside our gate, use the utility plant and roadway that Royal Highland residents built.and use our monthly POA funds to maintain and upgrade the roads for their development. Commerce Drive is owned by Royal Highlands. It is currently used primarily by golf carts to access our pickleball courts and softball field. It is little more than a dirt road which is not ready for residential or business use. Construction or heavy vehicles will destroy Commerce Drive. Will the City rebuild the road; the builder will not.

The water and sewer utilities were originally bought and paid for by the Royal Highlands community, then given to Leesburg for maintenance. Some residents of Royal Highlands have water pressure problems.

I live within 200 ft of the proposed development. I worry what will become of the development upon completion. They will all be rentals with no on-site management. Who will maintain these properties. I can't think of even one benefit to the residents of Royal Highlands but many problems that will fall onto our limited income residents. Please respect and help us maintain our quality of life.

James & Judith Richards

21751 King Henry Avenue

Leesburg, FL 34748

Phone: 352 801-7489

Cell: 312 215-5296

Email: lucyfyre4@yahoo.com

****

August 13, 2025

City of Leesburg
Planning and Zoning Division
204 N 5th Street
Leesburg, FL 34748

Parcel Number: 182125000200001000
Case Numbers: SSCP-25-640, SPUD-25-642

Attention: City of Leesburg Planning and Zoning Department

I am writing to let you know of my opposition to the proposed change of the Comprehensive Plan For the above-mentioned property that was submitted by Bill Maki, Daly Design Group, from Lake County Urban Low Density to City Low Density Residential and rezoning from Lake County PUD to City SPUD. It is my opinion that the change will negatively impact the Royal Highlands community and the surrounding area.

My concerns are:
The 48 proposed units could bring 96 +- additional vehicles using the light at Monarch Blvd to Hwy 27

This traffic will add to the already increasing traffic from the warehouses and other construction nearby

Will there be restrictions on short term rentals, or will these units become a haven for Air B&B, VRBO, etc.? If short term rentals are allowed the transient population will impact the security of our community.

The high concentration of vehicles and people will certainly impact the noise level heard by the homes nearby.

All the above will most likely decrease the value and desirability of our homes in Royal Highlands.

I am asking that you all consider the concerns of myself and the others objecting to the proposed amendment.

Respectively,

Karen Kozlowski

Karen Kozlowski
21241 Braveheart Drive
Leesburg, FL 34748
352-365-0439 (land line)

****

Corley Island Mobile Home Park

September 4, 2025

City of Leesburg Planning and Zoning Department
204 N. 5th Street
PO Box 490630
Leesburg, FL 34749

Re: Case No SSCP-25-1269
PUC-25-1270 – Dominium Apartments

Dear Members of Leesburg Planning and Zoning:

I am writing this letter to express strong opposition to the proposed apartment complex on CR25A. I represent the owners of Corley Island Mobile Home Park, a 55+ community just west of the proposed development.

The area adjacent to the proposed development is currently a quiet, age-restricted mobile home park. The introduction of a higher-density, multi-family residential complex would significantly alter the character of the neighborhood. Not only can we expect significant increases in traffic as this might add 400+ automobiles to the area, but we can also expect increased noise and light pollution that would be associated with a multi-family community. Our residents deserve a quiet and restful quality of life

The residents of Corley Island currently enjoy a safe and quiet environment. It is likely that a development of this size will also see an increase in crime in the area. Our elderly population is vulnerable and deserves to feel safe in their neighborhood.

When Lake Denham Estates was developed, there were significant consequences for some of our residents. Many homes were damaged by the drainage and runoff created by the development. I'm sure that this development will also generate difficulties for our elderly residents that they should not need to address at this point in their lives.

I urge you to preserve the integrity and intent of our community and reject this proposed land use change. Thank you for your attention to our concerns.

Sincerely,

Carol W. Kropp, Managing Member
Corley Island LLC
1621 Chase Landing Way
Winter Park, FL 32789
carolkropp@aol.com

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE: July 24, 2025
OWNER: AM4530, LLC
PETITIONER: Bill Maki (Daly Design Group)
PROJECT: Royal Highland
REQUEST: Small Scale Comprehensive Plan to Leesburg Low Density Residential and Rezoning to SPUD (Small Planned Unit Development)
CASE NO.: SSCP-25-640, SPUD-25-642

GENERAL LOCATION: West of US Highway 27 and South of Florida Turnpike

FUTURE LAND USE DESIGNATION: Lake County Urban Low Density

SURROUNDING FUTURE LAND USE DESIGNATION:
North – Lake County Urban Low Density, City Neighborhood Mixed Use
South – Lake County Urban Low Density
East – Lake County Regional Office
West – Lake County Urban Low Density

FROM: LAKE COUNTY FLU DESIGNATION	**TO: CITY OF LEESBURG FLU DESIGNATION**	**NUMBER OF ACRES**
Urban Low Density	Low Density Residential	7.53 +/-

PROPOSED FUTURE LAND USE DESIGNATION: City of Leesburg Low Density Residential

EXISTING ZONING DESIGNATION: Lake County PUD (Planned Unit Development)

SURROUNDING ZONING DESIGNATIONS:
North – Lake County PUD (Planned Unit Development), City PUD (Planned Unit Development)
South – Lake County PUD (Planned Unit Development)
East – Lake County C-1 (Neighborhood Commercial)
West – Lake County PUD (Planned Unit Development)

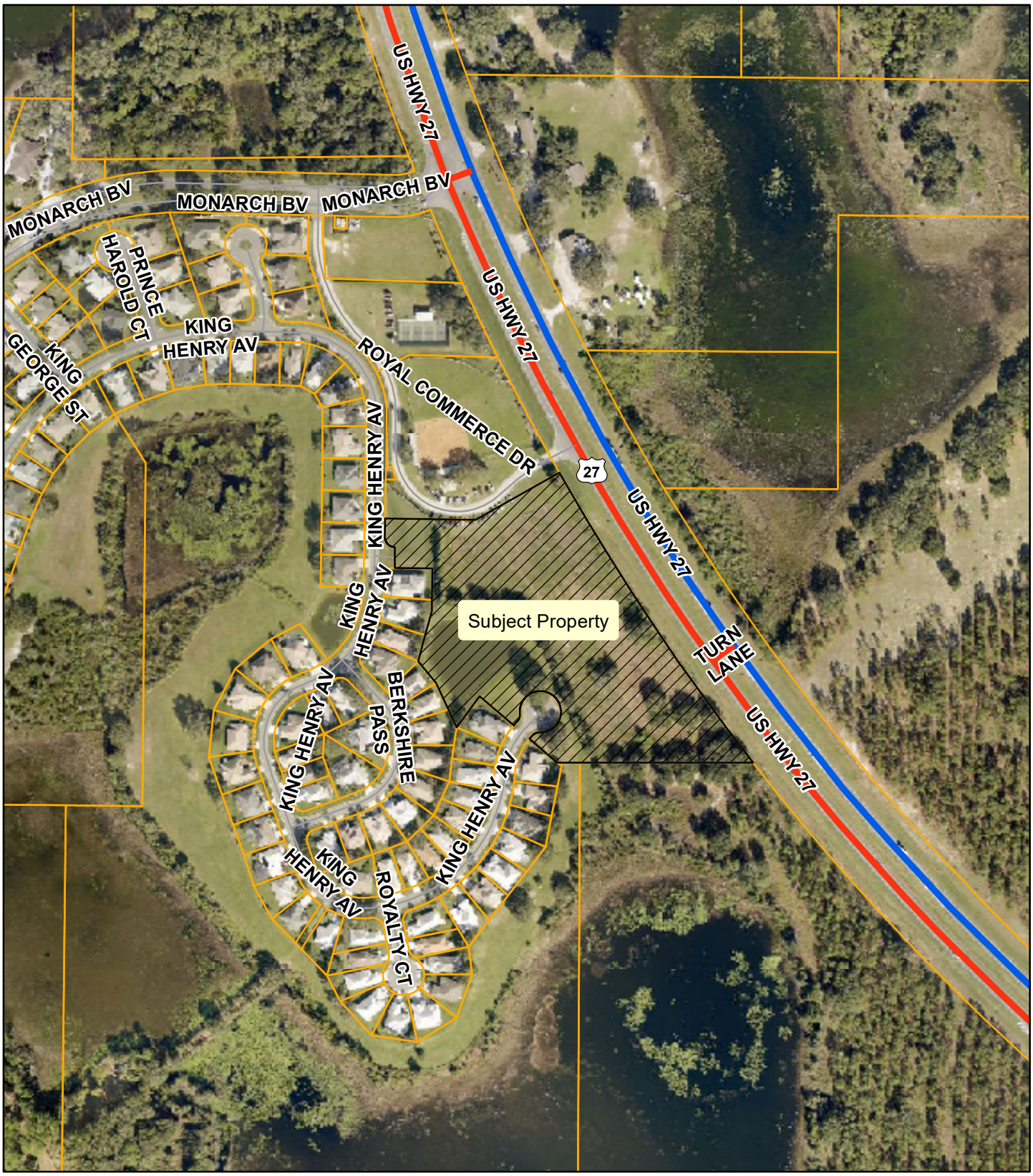
PROPOSED ZONING DESIGNATION: City SPUD (Small Planned Unit Development)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
North – Lake County Urban Low Density, City Neighborhood Mixed Use
South – Lake County Urban Low Density
East – Lake County Regional Office
West – Lake County Urban Low Density

PROPOSED LAND USE: 55+ Age Restricted Townhome Style Community

Aerial



Planning & Zoning Division

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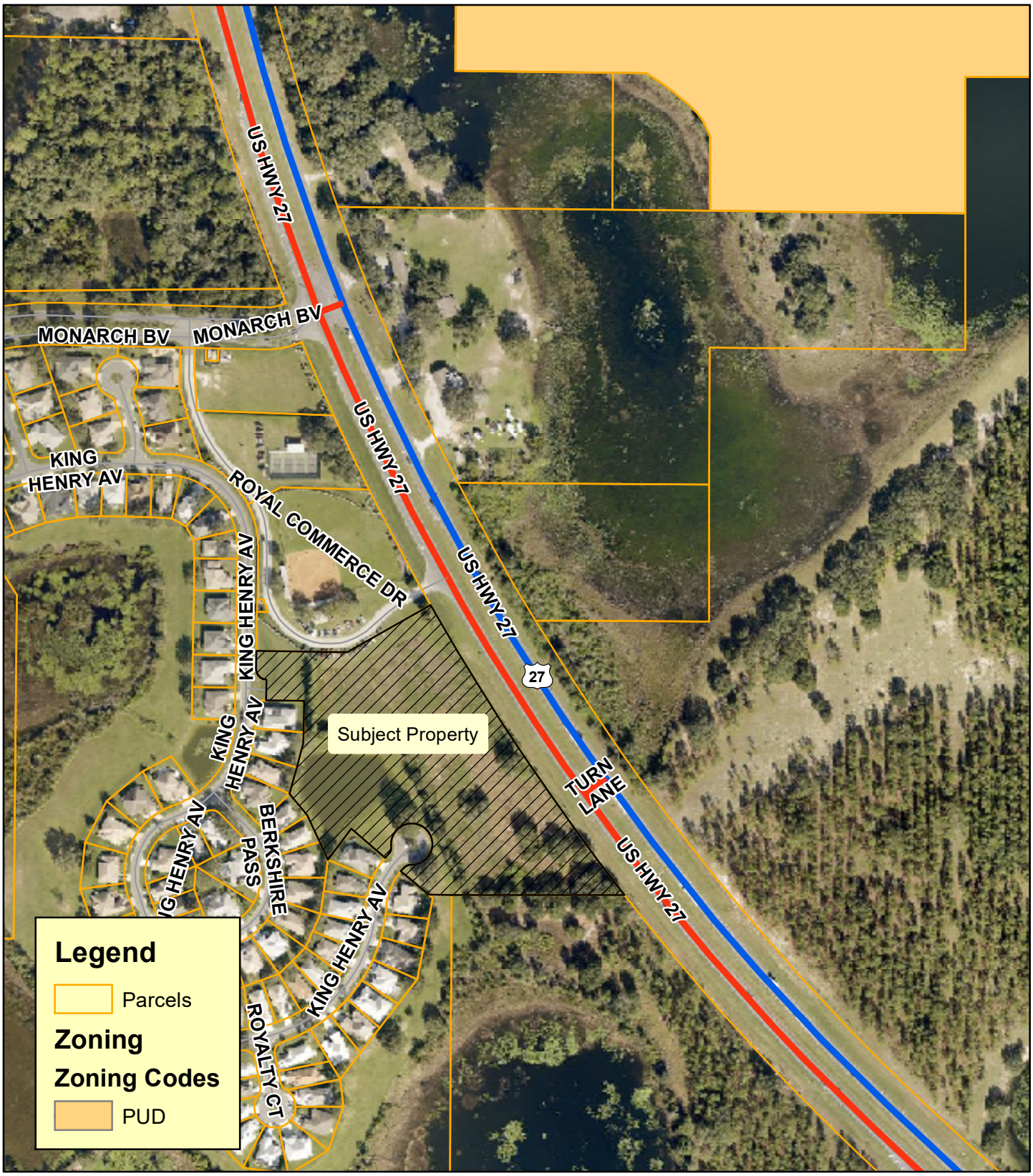
0 70 140 210 280
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Zoning



Planning & Zoning Division

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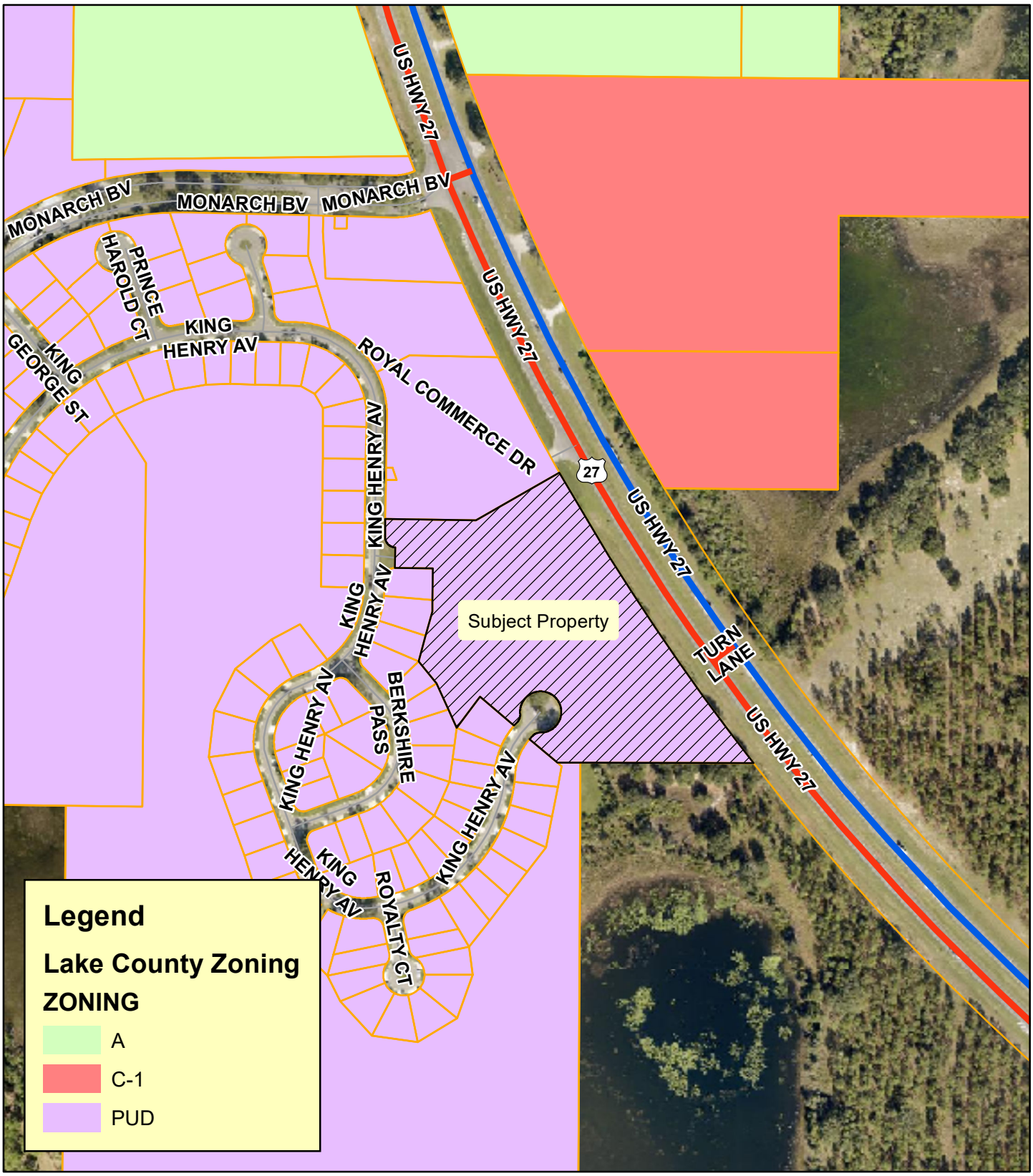
Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Lake County Zoning



Planning & Zoning Division

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Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Proposed Zoning

Planning & Zoning Division

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0 50 100 150 200
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Surrounding Land Use

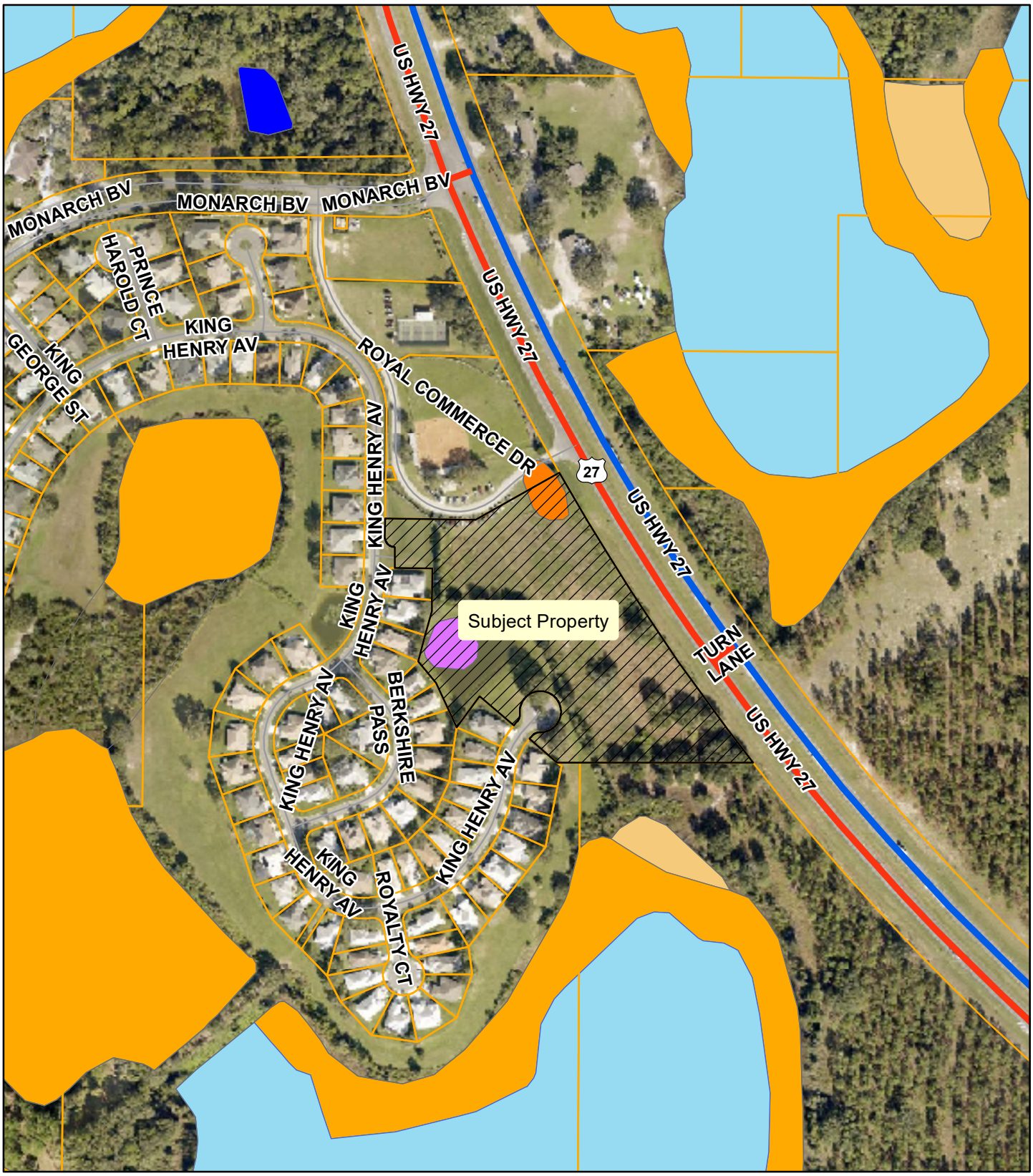
Planning & Zoning Division

N W E S

0 70 140 210 280
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Wetlands



Planning & Zoning Division

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Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Flood Zone

Planning & Zoning Division

N
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0 70 140 210 280
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Royal Commerce Drive

Planning & Zoning Division

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0 40 80 120 160
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

Royal Commerce Drive Close-Up

Planning & Zoning Division

N
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0 20 40 60 80
Feet

Royal Highland
ANNX-25-639, SSCP-25-640, SPUD-25-642
AK # 1024528
Section 18, Township 21 South, Range 25 East
July 3, 2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.7.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.40 +/- acres from City R-2 (Medium Density Residential) to C-3 (Highway Commercial) to correct a 'spot zoning', for a property generally located east of Cloud Street and south of E Main Street, lying in Section 26, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (937 E Main Mellone RZ)

Staff Recommendation:
Planning and Zoning Staff and the Planning Commission recommend approval of the request to rezone the subject property from City R-2 (Medium Density Residential) to C-3 (Highway Commercial) to correct a 'spot zoning.'

Analysis:
The project site is approximately 0.40 acres, and is generally located east of Cloud Street and south of E Main Street as shown on the attached maps. At this time, the property is developed with one (1) single-family residence. The proposal will correct a 'spot zoning.' The existing land uses surrounding the property are Government, Vacant Residential, Vacant Commercial, Residential and Commercial.

The Planning Commission held a public hearing on the application on August 21, 2025, and recommended approval.

Procurement Analysis:
N/A

Options:
1. Approve the proposed rezoning from City R-2 (Medium Density Residential) to C-3 (Highway Commercial) or,
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:
Continuation of the existing development on this site will create a positive fiscal impact on the City of Leesburg, in the form of utility fees.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 0.40 +/- ACRES FROM CITY R-2 (MEDIUM DENSITY RESIDENTIAL) TO C-3 (HIGHWAY COMMERCIAL) TO CORRECT A 'SPOT ZONING', FOR A PROPERTY GENERALLY LOCATED EAST OF CLOUD STREET AND SOUTH OF E MAIN STREET, LYING IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (937 E MAIN MELLONE RZ)

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

Section 1.

Based upon the petition of Alfonso and Peggy Mellone, Petitioners, "Permittee," for 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 R-2 (Medium Density Residential) to C-3 (Highway Commercial), 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 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

Legal Description

The West 99.75 feet of the East 269.75 feet of the North 195.55 feet of Lot 2, Block 63, according to the official plat of the City of Leesburg, as recorded in Plat Book 2, Page 19, of the public records of Lake County, Florida, less the East 9.75 feet of the North 109.5 feet thereof, also less any part thereof lying within road right-of-way.

Extended Locator

Planning & Zoning Division

N

0 80 160 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Aerial

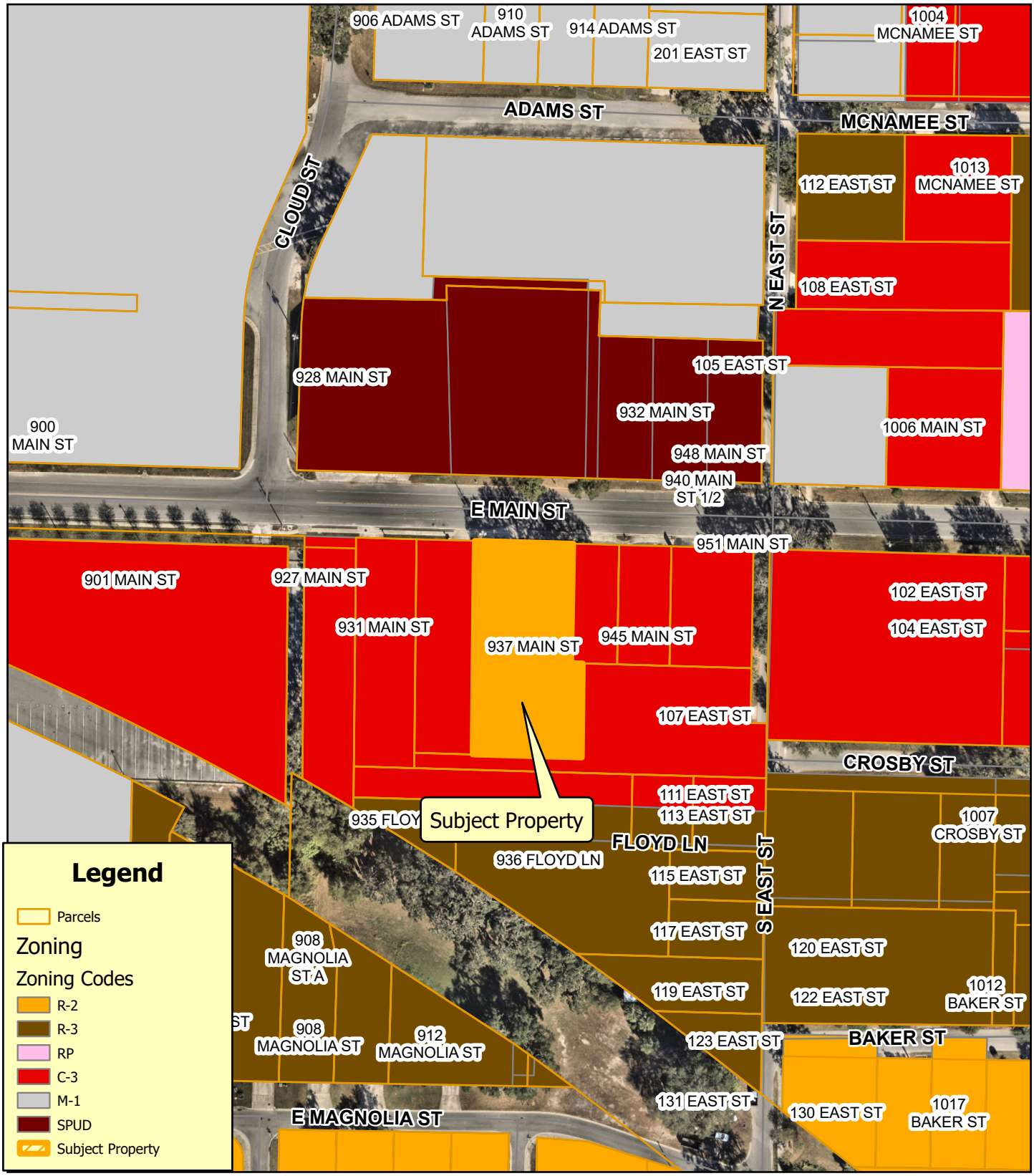
Planning & Zoning Division

N

0 30 60 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Zoning



Planning & Zoning Division

N

0 45 90 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Proposed Zoning

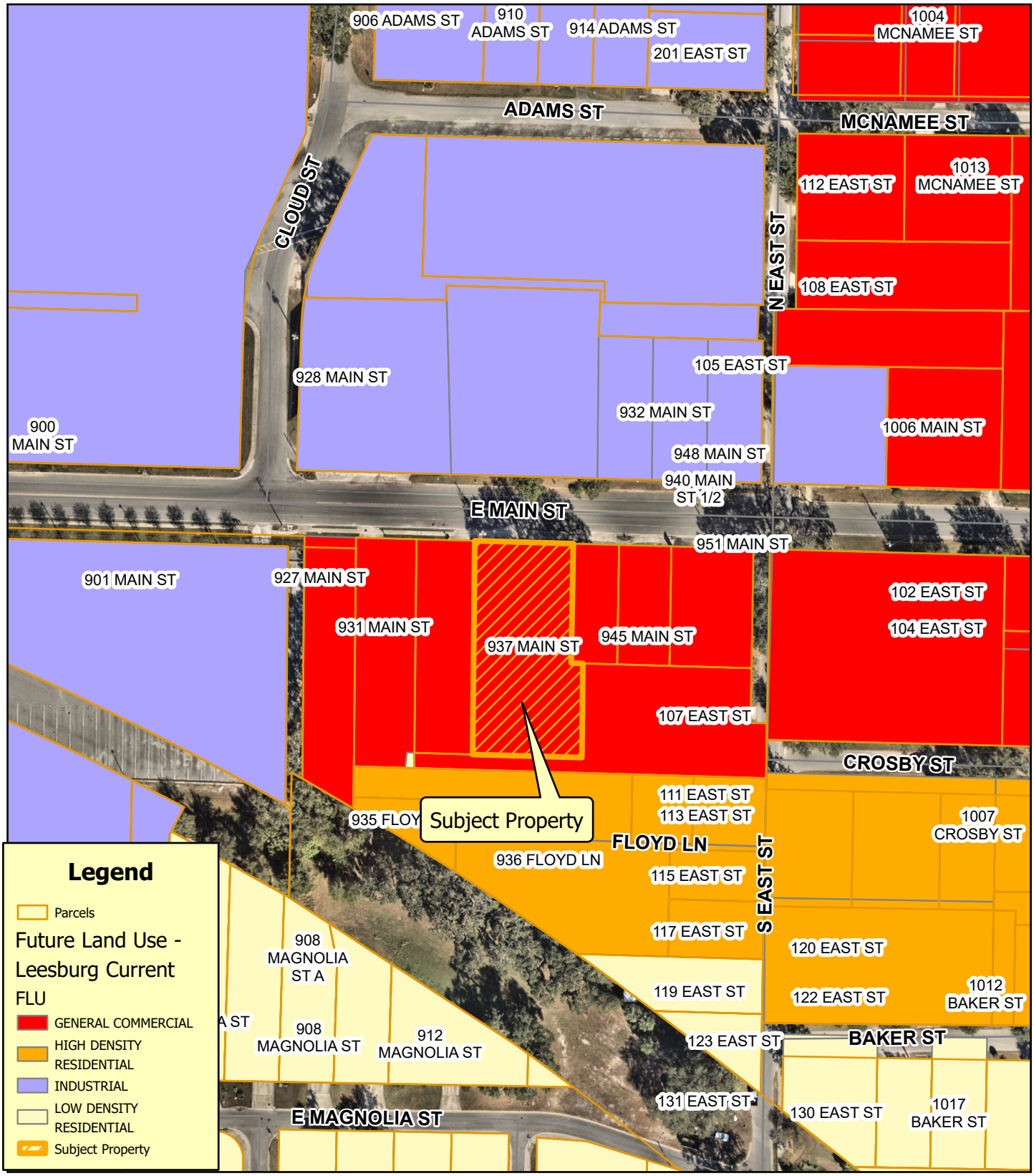
Planning & Zoning Division

N

0 45 90 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Future Land Use



Planning & Zoning Division

N

0 45 90 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Flood Zone and Wetlands

Planning & Zoning Division

N

0 45 90 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Surrounding Land Uses

Planning & Zoning Division

N

0 65 130 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Community Redevelopment Area

Planning & Zoning Division

N

0 45 90 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Developments

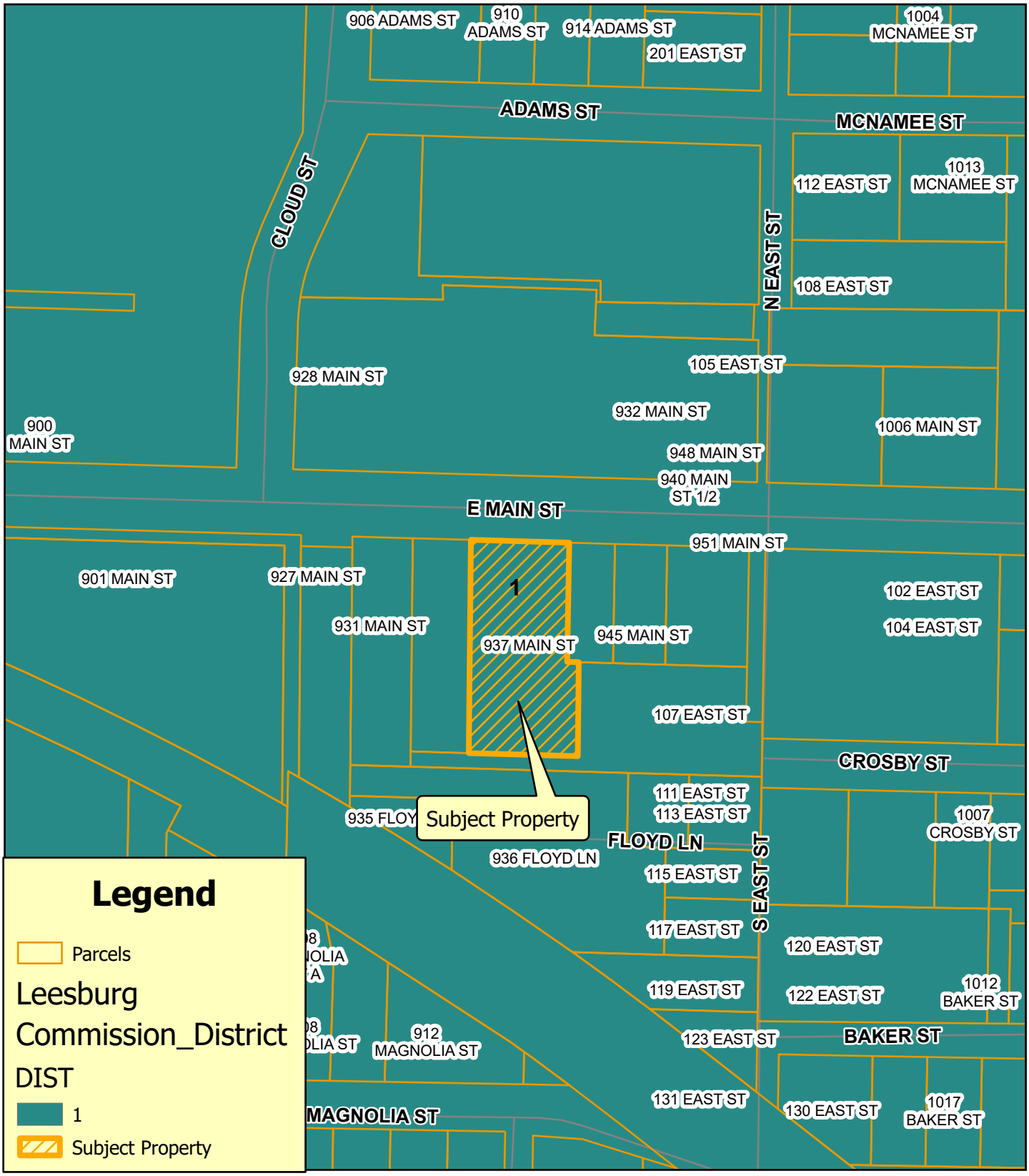
Planning & Zoning Division

N

0 170 340 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

Commission District



Planning & Zoning Division

N

0 45 90 Feet

937 E Main St Mellone
RZ-25-638
Section 26 Township 19 South, Range 24 East
July 31, 2025

CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY

DATE: August 21, 2025
OWNER: Alfonso and Peggy Mellone
PETITIONER: Alfonso and Peggy Mellone
PROJECT: 937 E Main Mellone Rezoning
REQUEST: Rezoning to C-3 (Highway Commercial) to correct a 'spot zoning'
CASE NO.: RZ-25-638

GENERAL LOCATION: East of Cloud Street and South of E Main Street.

FUTURE LAND USE DESIGNATION: City General Commercial

SURROUNDING FUTURE LAND USE DESIGNATION:
North – City Industrial
South – City General Commercial; High Density Residential
East – City General Commercial
West – City General Commercial

PROPOSED FUTURE LAND USE DESIGNATION: No change requested.

EXISTING ZONING DESIGNATION: City R-2 (Medium Density Residential)

SURROUNDING ZONING DESIGNATIONS:
North – City SPUD (Small Planned Unit Development)
South – City C-3 (Highway Commercial); R-3 (High Density Residential)
East – City C-3 (Highway Commercial)
West – City C-3 (Highway Commercial)

PROPOSED ZONING DESIGNATION: C-3 (Highway Commercial)

EXISTING LAND USE: Single-family residence and accessory structure (shed)

SURROUNDING LAND USE:
North – Government; Vacant Commercial
South – Vacant Residential; Residential
East – Commercial
West – Vacant Commercial; Residential

PROPOSED LAND USE: Existing single-family residence to continue, the rezoning is to correct a 'spot zoning' discovered.

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
DEPARTMENTAL REVIEW SUMMARY

DATE: August 21, 2025
OWNER: Alfonso and Peggy Mellone
PETITIONER: Alfonso and Peggy Mellone
PROJECT: 937 E Main Mellone Rezoning
REQUEST: Rezoning to C-3 (Highway Commercial) to correct a 'spot zoning'
CASE NO.: RZ-25-638

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 08/15/2025.

FIRE

No comments received as of 08/15/2025.

ELECTRIC

Electric has no objections. – Steve Davis, 7/31/2025

GAS

No Comment. – Wayne Williams, 07/31/2025

GIS/ADDRESSING:

GIS has no comments. – Nicholas Tota, 07/31/2025

BUILDING

No comments received as of 08/15/2025.

PUBLIC WORKS

No comments received as of 08/15/2025.

HOUSING & REDEVELOPMENT

No comments received as of 08/15/2025.

LAKE COUNTY PUBLIC WORKS

I have no comment. – Seth Lynch, 08/01/2025

LAKE COUNTY SCHOOLS

The school district does not have any comments for the spot (re)zoning. – Helen LaValley, 7/31/2025

PUBLIC RESPONSES

Approval

No comments received as of 08/15/2025.

Disapproval

No comments received as of 08/15/2025.

No comment

No comments received as of 08/15/2025.

Notice of Appearance filed:

No comments received as of 08/15/2025.

PUBLIC COMMENTS (APPROVAL)

No comments received as of 08/15/2025.

PUBLIC COMMENTS (APPROVAL WITH REQUESTED CONDITIONS)

No comments received as of 08/15/2025.

PUBLIC COMMENTS (DISAPPROVAL)

No comments received as of 08/15/2025.

DRAFT SUMMARY MINUTES OF THE REGULAR MEETING

OF THE PLANNING COMMISSION

CITY COMMISSION CHAMBERS, CITY HALL

THURSDAY, AUGUST 21, 2025, 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, August 21, 2025, in the Commission Chambers at City Hall. Chairman Tim Sennett called the meeting to order at 4:30 p.m.

The following Commission members were present:

Tim Sennett
Nathaniel Sanders
Ted Bowersox
Stewart Kaplan
Ze'Shieca Carter
Ken Simeone

The following Commission members were absent:

Frazier J. Marshall
John O'Kelley
Darin Akkerman

City staff that was present included Dan Miller, Planning & Zoning Director, Kandi Harper, Deputy Director of Planning, Dianne Yekel, Senior Planner, and Melissa Medders De Los Santos, Planner. City Attorney Jennifer Cotch was also present.

The meeting opened with an invocation given by Commissioner Ted Bowersox and the Pledge of Allegiance to the Flag.

City Attorney Jennifer Cotch swore in staff as well as anyone wishing to speak.

Dan Miller, Planning & Zoning Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR JULY 31, 2025.

Commissioner Carter moved to APPROVE the minutes from the July 31, 2025 meeting. Commissioner Kaplan SECONDED the motion, which was PASSED by a vote of 6 to 0.

3) **PUBLIC HEARING CASE # RZ-25-638 – 937 E MAIN MELLONE – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING OF APPROXIMATELY 0.40 +/- ACRES FROM CITY OF LEESBURG R-2 (MEDIUM DENSITY RESIDENTIAL) TO CITY OF LEESBURG C-3 (HIGHWAY COMMERCIAL) FOR A PROPERTY GENERALLY LOCATED EAST OF CLOUD STREET AND SOUTH OF E MAIN STREET, AS LEGALLY DESCRIBED IN SECTION 26 TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, SEPTEMBER 22ND, 2025 AND SECOND READING IS TENTATIVELY SCHEDULED FOR MONDAY, OCTOBER 13TH, 2025)** (937 E Main Mellone RZ)

Dan Miller introduced case number # *RZ-25-638 – 937 E. MAIN MELLONE – REZONING* into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller said this request is solely for a rezoning on a site consisting of 0.4 +/- developed acres. The property is generally located on the south side of East Main Street, and west of East Cloud Street A. The request is to clean up the zoning to be consistent with the zoning in the area. The zoning application for the project is requesting a change from R-2 (Medium Density Residential) to C-3 (Highway Commercial).

Deputy Director Kandi Harper presented the maps and photo exhibits demonstrating the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different departments for review, no substantive comments or objections received from the departments. When no comments are provided, this indicates that the department has the capacity to serve the proposed development. Lake County School Board commented that the project will not be subject to school concurrency review. There were no comments from Lake County Public Works. For Public responses, per Florida Statute and City of Leesburg Code of Ordinance notice requirements, the project was legally advertised, posted and letters sent out to the surrounding property owners. There were no public responses received.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed request for a City of Leesburg C-3 (Highway Commercial) zoning is compatible with the current surrounding zoning districts of City of Leesburg SPUD (Small Planned Unit Development), C-3 (Highway Commercial) and R-3 (High Density Residential).

2. The current Future Land Use designation of City of Leesburg General Commercial is compatible with existing surrounding future land use designations of Leesburg Industrial, General Commercial, and High Density Residential.

3. The proposed request will allow for a spot zoning correction for the property that is consistent with the ongoing development patterns within the City of Leesburg.

4. The proposed request does not appear to create a detriment to surrounding properties, based

on the proximity to Main Street.

Action Requested:

1. Vote to approve the proposed rezoning from City of Leesburg R-2 (Medium Density Residential to City of Leesburg C-3 (Highway Commercial) to allow for the correction of a "spot zoning" and forward this recommendation to the City Commission for consideration.

Chairman Sennett asked about the Comp Plan. Mr. Miller answered that the Future Land Use is currently General Commercial, which does allow single-family residences.

Commissioner Bowersox made a motion to APPROVE case # RZ-25-638 – 937 E MAIN MELLONE – REZONING. Commissioner Carter SECONDED the motion which, PASSED by a voice vote of 6 to 0.

The roll call vote was:

Commissioner Simeone	Yes
Chairman Sennett	Yes
Commissioner Sanders	Yes
Commissioner Carter	Yes
Commissioner Bowersox	Yes
Commissioner Kaplan	Yes

DISCUSSION ITEM

Mr. Miller stated that terms for Commissioner Kaplan, Commissioner Bowersox, and Commissioner O'Kelley will be expiring in September and to turn in applications if they want to remain on the Commission.

ANNOUNCEMENTS

The next scheduled meeting date is September 18, 2025.

The meeting adjourned at 6:29pm

_____

Tim Sennett, Chairman

_____

Dianne Yekel, Senior Planner

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.8.
Meeting Date:	October 13, 2025
From:	Joseph Mera, (Fire Chief)
Subject:	An Ordinance of the City of Leesburg, Florida consenting to the inclusion of the City of Leesburg, Florida, within the Countywide Municipal Service Taxing Unit for the provision of Ambulance and Emergency Medical Services, as adopted by the Board of County Commissioners of Lake County, Florida; providing for the city to be included within said M.S.T.U. for a specific term of years; providing for conflicts; and providing an effective date.

Staff Recommendation:
Staff recommends approval of the ordinance extending participation in the countywide MSTU for ambulance and emergency medical services.

Analysis:
The Lake County Board of County Commissioners enacted an ordinance creating a municipal service taxing unit (the "MSTU") to fund the provision of ambulance and emergency medical services within the MSTU. On July 25, 2000, the City passed Ordinance No. 00-29 which included the City within the MSTU. The current term expires on September 30, 2025, and it is appropriate to extend the City's participation in the MSTU for an additional year.

Procurement Analysis:
N/A

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

Fiscal Impact:
The MSTU provides the funding source for the provision of ambulance service in Leesburg and Lake County.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA CONSENTING TO THE INCLUSION OF THE CITY OF LEESBURG, FLORIDA, WITHIN THE COUNTYWIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID M.S.T.U. FOR A SPECIFIC TERM OF YEARS; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners for Lake County determined that the best mechanism to secure the necessary funding to provide ambulance service was to create a countywide municipal service taxing unit authorizing the County to levy ad valorem taxes therein for the provision of ambulance and emergency medical services, and has enacted an ordinance creating that municipal service taxing unit; and

WHEREAS, Section 125.01(1)(q), Florida Statutes, provides that boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipality consents, by ordinance, to be included therein; and

WHEREAS, the City Commission of the City of Leesburg, Florida has determined that it is in the best interest of and serves the health, safety, and general welfare of the residents of Leesburg to include the City of Leesburg within the Lake County municipal service taxing unit for ambulance and emergency medical services; and

WHEREAS, Lake County's ordinance expressed its intent to include the City of Leesburg within the boundaries of the Lake County Municipal Taxing Unity for Ambulance and Emergency Medical Services (the "MSTU"), subject to the adoption of an approving ordinance by the City Commission of the City of Leesburg; and

WHEREAS, the City Commission of the City of Leesburg, Florida, previously agreed by Ordinance No. 00 - 29, and subsequent ordinances extending the approval, to be included in the MSTU, which has been mutually beneficial; and

WHEREAS, the City once again wishes to extend its inclusion within the MSTU for an additional one (1) year term upon expiration of the current term on September 30, 2025.

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

SECTION I. The City Commission of the City of Leesburg hereby consents to the inclusion of the City of Leesburg within the boundaries of the "Lake County Municipal Service Taxing Unity for Ambulance and Emergency Medical Services."

SECTION II. The date on which Ordinance No. 00-29 expires is hereby amended to September 30, 2026.

SECTION III. All ordinances or parts of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION IV. If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed here from and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION V. 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 13th day of October 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

Business Impact Estimate

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CONSENTING TO THE INCLUSION OF THE CITY OF LEESBURG, FLORIDA, WITHIN THE COUNTYWIDE MUNICIPAL SERVICE TAXING UNIT FOR THE PROVISION OF AMBULANCE AND EMERGENCY MEDICAL SERVICES, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID M.S.T.U. FOR A SPECIFIC TERM OF YEARS; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The City Commission of the City of Leesburg, Florida has determined that it is in the best interest of and serves the health, safety, and general welfare of the residents of Leesburg to include the City of Leesburg within the Lake County municipal service taxing unit for ambulance and emergency medical services. The purpose of the ordinance is formally consent to the inclusion of the City of Leesburg within the boundaries of the "Lake County Municipal Service Taxing Unity for Ambulance and Emergency Medical Services."

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any: **Property owners will be assessed at 0.4629 Mills**

(a) An estimate of direct compliance costs that businesses may reasonably incur; **Varies per property.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and **Existing assessment being extended.**

(c) An estimate of the City's costs, including estimated revenues from any new charges or fees to cover such costs. **No new charges or fees proposed.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **All businesses in the city limits.**

4. Additional information the governing body deems useful (if any): **N/A**

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 6.A.9.

Meeting Date: October 13, 2025

From: Al Minner, (City Manager)

Subject: An Ordinance of the City of Leesburg, Florida, amending Section 7-170 of the City of Leesburg Code of Ordinances, amending the existing Facade, Sign and Landscape Grant Program, expressing purpose, eligible locations; creating an application process and criteria; setting forth requirements and conditions; implementing procedures; repealing conflicting ordinances; providing a savings clause; and providing for an effective date.

Staff Recommendation:
Approve first reading and set second final reading of ordinance.

Analysis:
At the request of Mayor Reisman, the attached ordinance modifies the existing Facade, Signage and Landscape (FSL Grant) Grant program. The modification increases maximum funding from an 80/20 max funding of $20,000 to a 90/10 max funding of $50,000 grant program. The purpose if the modification is to increase participation in the program. At this time, there is an assumption that signage costs have increased beyond the amount that makes the City's program attractive. In addition, with a significant number of non-conforming signs on major City corridors, the aim is to increase funding to get non-conforming signs replaced with newer, monument-style signage.

Procurement Analysis:
N/A

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

Fiscal Impact:
The FSL program is funded at the discretion of the City Commission. The FY 26 Budget contemplates a $500,000 FSL allocation in the 441/27 CRA and funds are available in the Carver Heights, Downtown and General Fund, should the Commission chose to make such allocations.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING SECTION 7-170 OF THE CITY OF LEESBURG CODE OF ORDINANCES, AMENDING THE EXISTING FAÇADE, SIGN AND LANDSCAPE GRANT PROGRAM, EXPRESSING PURPOSE, ELIGIBLE LOCATIONS; CREATING AN APPLICATION PROCESS AND CRITERIA; SETTING FORTH REQUIREMENTS AND CONDITIONS; IMPLEMENTING PROCEDURES; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1.

Section 7-170 of the Code of Ordinances of the City of Leesburg, Florida, is hereby modified and readopted as set forth below:

A. PURPOSE, COMPLIANCE AND DISCRETION

1. The City of Leesburg's Façade, Signage and Landscaping Improvement Grant Program (FSL Grant) is a program designed to encourage private investment in visible exterior property, building and sign improvements that enhance the value of commercial/residential property; while meeting the intent and mission of the City to improve the aesthetics and ambiance of specific major corridors. The program may provide as much as **$50,000**. Funds appropriated annually by the City Commission andfunding shall be available on a first come first serve basis. However, the program may be subject to the availability of funds, as determined by the City Commission.

2. FSL Grants must support the goals of the City Commission and be in compliance with corresponding building signage, architectural standards and other City regulations.

3. Applicants are reminded that grant awards made are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an application meet all grant criteria, a grant may or may not be awarded at the City Commission's discretion due to a number of circumstances such as funding limitations, competing applications,and/or competing priorities.

B. ELIGIBILITY REQUIREMENTS

1. The FSL Grant Program is available to businesses and/or building owners that are located with the target districts, as specified in Exhibit "A". These districts include areas within the City's CRA boundaries that have frontage on roadways to include U.S.27, U.S. 441, Main

Street, plus all properties fronting Dixie Avenue and South Street. Businesses applying for the FSL Grant must beproperly licensed and applicants must be a permitted/conforming use within the district.

2. Applications will not be accepted from property owners (and tenants of the property owners) who are delinquent on their property taxes. Applicants must not have any outstanding code liens or code violations that cannot be remedied with this grant assistance.

C. ELIGIBLE IMPROVEMENTS

1. The FSL Grant Program shall provide matching funds for exterior (street side) improvements that are consistent with and further the implementation of the Land Development Code, respective CRA Redevelopment Plans and the City Comprehensive Plan. Funds may be used for the following improvements:

   a. Replacement of windows and doors;

   b. Exterior painting or siding as part of an overall façade renovation program. For example, painting is an eligible expense when done in conjunction with other major exterior improvements such as roofline changes, dormers, gable.

   c. New signs as part of an overall improvement program for an existing improved property andremoval of existing non-conforming and blighted signs;

   d. Landscaping when associated with a Façade Renovation Program, replacement of a non-conformingsign, or an overall improvement program for an existing improved property;

   e. Exterior architectural amenities (e.g., addition or improvement of balconies, porches or arcades);

   f. Awnings and shutters, other exterior (street-side) façade improvements (considered by the Commission on a case-by-casebasis);

   g. Architectural, engineering or landscape architectural services to design improvements may be fundedthrough this program (maximum of 10% of total grant award).

NOTE: This list is illustrative.
All architectural designs, materials and colors must be consistent with the historic and architectural heritage of the City of Leesburg Code of Ordinances adopted under Ordinance 16-35Architectural Design Standards and Ordinance 03-112 Historic District Ordinance and Guidelines.

D. NON-ELIGIBLE IMPROVEMENTS

1. The FSL Grant Program cannot be used to fund **miscellaneous maintenance items not provided in Section C**, interior renovations or roof repair. **The FSL grant can be used to fully replace, non-conforming signs.**

Any improvements constructed or installed prior to City Council approval are not eligible.

E. AVAILABLE FUNDING AND MATCHING REQUIREMENT

1. The City shall fund this program from various sources to include, the Downtown Leesburg CRA; 441/27 CRA; Carver Heights CRA; and the General Fund. It is anticipated that 3-5

projects per year will receive funding; however, if additional funding is available, more funding cycles may be considered.

2. All façade, signage and landscaping grants shall be funded **90% by the City and 10% by the applicant. The City'sportion shall not exceed $50,000.**

F. APPLICATION PROCESS AND DEADLINE

1. Applications will be accepted on a first come, first served basis.
2. **It is the intent of the City Commission to conduct one** ~~As long as the~~ FSL Grant Program annually, ~~is funded, there will be an annual grant cycle~~ commencing on October 1 each year. All applications for funding shall be due on November 15 or the next immediate workday if the day is a holiday or weekend.
3. Application deadlines may change if funding levels permit additional grant cycles. In that case**, and there will be no deadline for application, provided that the application is processed pursuant to section F.4 of this policy.** ~~theCity will announce an additional cycle with an opening and closing application deadline.~~
4. The following application process shall be used for all grant applications submitted under this section:
    a. The applicant receives an FSL Grant Program Application. Application forms are available in the following locations:
        i. City Hall – 501 West Meadow Street;
        ii. Planning and Zoning Department - 204 South Fifth Street;
        iii. The Leesburg Area Chamber of Commerce- 1195 W Magnolia St.; and
        iv. The City of Leesburg website: www.leesburgflorida.gov.
    b. The applicant completes the application and submits it to the City for review and consistency with the CRA Redevelopment Plan, the Land Development Code, the **City Comprehensive Plan** and any other applicable plans. The application package includes the following:
        i. Completed application;
        ii. Proof of ownership of the property;
        iii. Proof of paid property taxes (current and prior years);
        iv. Copy of an estimate for the work to be completed;
        v. Photos of area to be improved**;**
        vi. Other information as needed to ensure all proposed work will be performed to meetthe guidelines herein.
    c. The applicant is responsible for all building and other permits and fees associated with the proposed project.
    d. Applicants are advised to submit a complete application and all supporting materials pursuant to the instructions in the packet. Incomplete applications may not be reviewed.

e. The FSL Committee shall review the applications according to the program selection criteria and shall score the grant application based upon the FSL grant criteria established herein. The FSL Committee shall forward a recommendation to the City Commission for final grant consideration. The Commission shall approve, approve with modifications, or deny the funding application.

f. The FSL Committee shall consist of three (3) individuals, to include the City Manager or Deputy City Manager, the Planning and Zoning Director and the Housing Director.

g. FSL grant applications will not be considered if the single building/property under the same ownership has received maximum grant funds **($50,000)** ~~($15,000)~~ within two previous fiscal years. Additionally, points will be awarded to first time applicants and/or applicants that have not previously received a grant in the past two years.

h. The following FSL Grant selection criteria may be used to review and rate applications for final funding. Criteria is derived from the goals and objectives of the City's adopted Redevelopment Plan(s), as well as the City's adopted Comprehensive Plan. Criteria are weighted with a maximum score of 100 points, as follows:

   i. Streetscape Aesthetics and Functionality and Quality of Design (Up to 30 Points) – Degree towhich the proposed project enhances the streetscapes of Leesburg, including the addition or enhancement of display windows, awnings, landscaping, handicapped accessibility and architectural amenities such as arcades, balconies and porches. Point are awarded for achieving the goals of the Redevelopment District, the Comprehensive Plan and remedying non-conformities.

   ii. Conformity to City Regulations and Redevelopment Goals (Up to 25 Points) – Degree to whichthe proposed project promotes the character of Leesburg and promotes redevelopment goals through the use of urban design principles, site design, architecture, materials, color, landscaping andother visual elements.

   iii. Removal of Slum and Blight and Positive Impact to Neighborhood (Up to 25 Points) – Degree to which the proposed project upgrades or eliminates substandard structures, code violations and/or eliminates non-conforming uses, as well as achieving the redevelopment goals of the City of Leesburg.

   iv. Historic Preservation and Materials (Up to 15 Points) – Degree to which the proposed project promotes the historic character of Leesburg, through historic preservation, adaptive re-use of historic structures, site design, architecture, materials, landscaping and other visual and physical amenities.

   v. Previous Grant Assistance (Up to 5 Points) – Applicants who have not been awarded the grant inthe previous two years are eligible for five (5) points.

G. GRANT AWARD BY THE CITY COMMISSION OR CRA COMMISSION

1. The FSL Committee will review the applications according to the program selection criteria and shall score the grant application based upon the FSL grant criteria established herein. The FSL Committee shall forward a recommendation to the City Commission of respective Community Redevelopment Agency (CRA) Board for final grant consideration. The Commission or CRA Board shall approve, approve with modifications or deny the funding

application at a regular meeting of the City Commission or respective CRA meeting.

2. The FSL Committee consists of three (3) individuals, including the City Manager or Deputy City Manager, the Planning and Zoning Manager, and the Housing Director.
3. The City Commission or CRA Board shall have sole authority to award FSL grants. If a grant application is denied, the applicant may reapply during the next funding cycle. The Commission's or CRA Board's decision shall be final.

H. FSL GRANT FINAL FUNDING TO APPROVED GRANT RECIPIENTS

1. For approved grant projects, prior to construction of improvements, the applicant must submit and receive applicable building and other regulatory permits.
2. Approved Applicants will receive grant funds after the project is completed and all associated costs have been paid. Upon completion of approved work, in order to receive grant payment, the applicant must submit documentation of work completed and proof of payment. It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the improvement project. Release of funds is subject to submission, review and approval of this documentation. All improvements must be completed essentially as presented to the City Commission or CRA Board in order to receive payment.
3. If the project is not completed**, has not commenced**, is not approved at its final inspection, or does not receive its final inspection within one (1) year of award, the grant award shall expire and the applicant shall not receive pledged funds. The applicant may request a six-month extension. Only the Commission or CRA Board, may grant extensions.
4. Upon completion of the improvements and approval by the City and final inspection, the applicant must submit a "reimbursement package" to the City which shall include the following:
   a. Completed reimbursement form (provided by the City);
   b. Copies of applicable invoices or receipts;
   c. Proof of payment for improvements; and,
   d. Before/After photos of the improvements.

I. MISCELLANEOUS INFORMATION

1. The City of Leesburg is required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the City. This information is confidential and will only be used for informational return reporting purposes. Grant recipients must sign and return a W9 form to the City before funds cab be distributed.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held _____ day of _____ 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Alan Reisman, Mayor

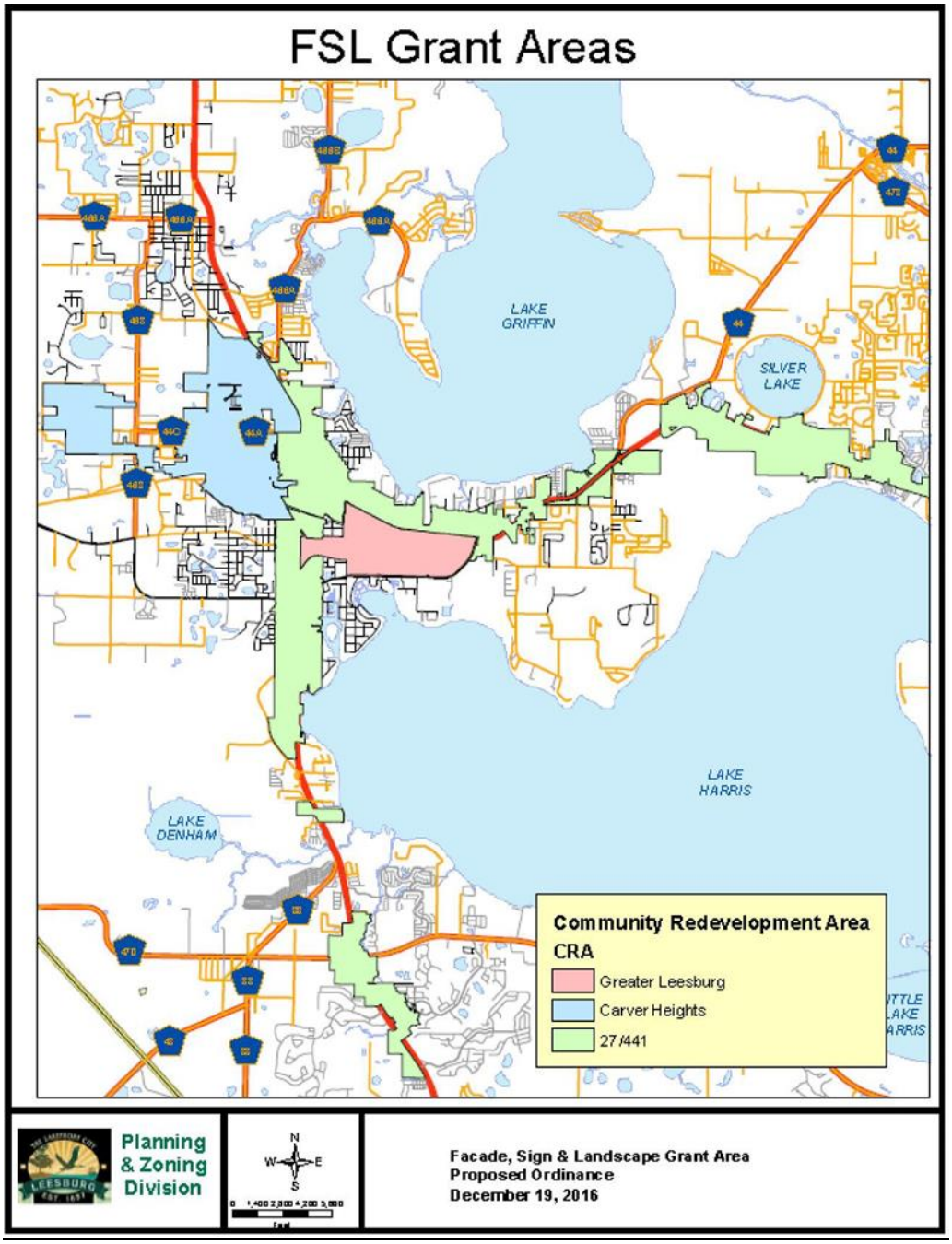
ATTEST:

_____
City Clerk

DISCLAIMER NOTE:

Neither the City of Leesburg, nor its affiliates, shall be responsible for planning, design, or construction of improvements to property owned by the applicant. No warranties or guarantees expressed or implied by the description of, application for, or participation in the Façade, Signage and Landscaping Improvement Grant Program. The applicant is advised to consult withlicensed architects, engineers, or building contractors before proceeding with final plans for construction.

MAP OF CRA BOUNDARY



FSL GRANT APPLICATION

FAÇADE IMPROVEMENT GRANT PROGRAM

1. Project Location:
Address of Property to be improved:

_____

_____

_____

_____

Assessor Parcel Number(s): _____

Name of Business(es) in Project_____

Building Frontage Measurement of Project: _____

2. *Applicant Information:*

Name: _____

Mailing Address:_____

City: _____ State:_____ Zip: _____

Phone:_____

Email: _____

Do you Own, Rent or Lease the subject property? _____

If you are not the owner, the owner will need to co-sign this application.

3. Businesses or Services Offered on Site:

_____

_____

_____

4. Description of Proposed Improvements:

_____

_____

_____

5. Please identify ways in which this project supports the Overlay District Concepts

_____

_____

_____

6. Submittals - Applications **must** include the following materials, if applicable, for consideration by the City:

- Photos of the Project
- Business Description
- Sign and/or Awning Renderings
- Color Samples
- Architectural Concepts – If Applicable

7. **Estimated Costs and Timing: Please provide copies of three vendor bids/estimates or other documentation of cost estimates for all project work.**

a. Window or Door Replacement:_____
b. Exterior paint or siding:_____
c. Signage:_____
d. Exterior Lighting:_____
e. Façade/Exterior Architectural Improvements:_____
f. Architectural/Design Fees:_____
g. Landscape/Hardscape Improvements:_____
h. Awnings or Shutters:_____
i. Building Permit/Planning Fees:_____
j. Other Proposed Improvements (specify):_____
k. _____
l. _____
m. _____

TOTAL ESTIMATED COST: _____

ESTIMATED COMPLETION DATE:_____

SIGNATURES

Signed:_____ Date:_____
Applicant and/or Property Owner

Printed Name:_____

Property Owner – If Required:_____ Date:_____

Printed Name:_____

This Section for City Use

Amount Recommended: $_____ Date Reviewed:
Recommendation to Commission/CRA:_____ Action:

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.A.10.
Meeting Date:	October 13, 2025
From:	Cliff Kelsey, (Public Works Director)
Subject:	An Ordinance of the City of Leesburg, Florida, regulating City of Leesburg Water and Wastewater Capacity Impact Fees; providing for legislative findings and intent; adopting a Water and Wastewater System Impact Fee Study dated September 4, 2025, as amended; Amending Chapter 22 - 'Utilities' of the Code of Ordinances relating to Water and Wastewater Utility Impact Fees; providing for codification and scrivener's errors; providing for conflicts; providing for a savings clause; providing for severability; and providing an effective date.

Staff Recommendation:
Staff recommends amending Chapter 22 - 'Utilities' of the Code of Ordinances relating to Water and Wastewater Utility Impact Fees in order to adopt the findings and recommendations of the Water and Wastewater System Impact Fee Study dated September 4, 2025.

Analysis:
In order to keep pace with rapidly escalating construction costs, population growth, and increasing demands on the City’s utility systems, an increase in the City's Water and Wastewater Capacity Impact Fees are necessary and justifiable.

Procurement Analysis:
N/A

Options:
1. Approve the resolution to Amend Chapter 22 - 'Utilities' of the Code of Ordinances relating to Water and Wastewater Utility Impact Fees; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:
N/A

ORDINANCE 2025-

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA REGULATING CITY OF LEESBURG WATER AND WASTEWATER CAPACITY IMPACT FEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; ADOPTING A WATER AND WASTEWATER SYSTEM IMPACT FEE STUDY DATED SEPTEMBER 4, 2025, AS AMENDED; AMENDING CHAPTER 22 – 'UTILITIES' OF THE CODE OF ORDINANCES RELATING TO WATER AND WASTEWATER UTILITY IMPACT FEES; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, impact fees are a funding mechanism that a local government may utilize to pay for public improvements that are necessary to serve new growth; and

WHEREAS, impact fees must satisfy a dual rational nexus test to be constitutional, which requires the City to demonstrate both (a) a reasonable connection between the need for additional capital facilities and the new development that pays the fee, and (b) that a special benefit is conferred upon the fee payers; and

WHEREAS, Article VII, *Water System and Wastewater System Capacity Impact Fees*, of the City of Leesburg's Code of Ordinances, and Section 191.009, Florida Statutes, authorize the City to assess impact fees for capital improvements on new construction within its boundaries; and

WHEREAS, the City Commission originally adopted Ordinance No. 009 in 1989 establishing a rate for water system capacity impact fees of $820.00 per ERU and wastewater system capacity impact fees of $1,940.00 per ERU; and

WHEREAS, Section 163.31801, Florida Statutes (the "Florida Impact Fee Act"), codifies case law and Attorney General Opinions regarding the adoption, collection, and administration of impact fees, and imposes additional statutory requirements governing their levy; and

WHEREAS, the City Commission contracted with Raftelis Financial Consultants, Inc. ("Raftelis"), through Jones Edmunds & Associates, Inc., to complete a Water System and Wastewater System Impact Fee Study ("Study"), initiated on January 15, 2025, with a kickoff meeting on January 20, 2025; and

WHEREAS, the Study, attached as Exhibit A, is based on the most recent and localized data available, prepared within four years of this impact fee update, and is being adopted within 12 months of initiation as required by law; and

WHEREAS, the Study concludes that the maximum legally defensible water impact fee is $2,039 per Equivalent Residential Unit (ERU) and the maximum legally defensible wastewater impact fee is $4,567 per ERU; and

WHEREAS, in July 2025 the City Commission directed Raftelis to conduct a demonstrated-need analysis to determine whether extraordinary circumstances exist under Section 163.31801(6)(g), Florida Statutes, to justify exceeding the statutory phase-in limitations; and

WHEREAS, based on the demonstrated-need analysis, the City Commission finds that extraordinary circumstances exist, including rapidly escalating construction costs, population growth, and increasing demands on the City's utility systems, which necessitate the City's adoption of the full impact fee rates without phase-in; and

WHEREAS, the City Commission held two publicly noticed workshops dedicated to the extraordinary circumstances issue on August 11 and August 25, 2025; and

WHEREAS, the City Commission finds that the impact fees satisfy all statutory requirements, including but not limited to:

- being based on the most recent and localized data (§163.31801(4)(a));
- maintaining separate trust funds and accounting for revenues/expenditures (§163.31801(4)(b));
- limiting administrative costs to actual collection expenses (§163.31801(4)(c));
- providing not less than ninety (90) days' notice before the increased impact fees take effect (§163.31801(4)(d));
- demonstrating proportionality and rational nexus between the need for facilities and the new development generating the impact (§163.31801(4)(f)-(g));
- restricting expenditures to acquiring, constructing, or improving capital facilities to benefit new users (§163.31801(4)(h)); and
- prohibiting the use of impact fees for existing debt or previously approved projects except as permitted under §163.31801(4)(i); and

WHEREAS, the City Commission has determined that adoption of the updated impact fee ordinance and implementation of water and wastewater impact fees consistent with the Study is in the best interest of the citizens of the City of Leesburg.

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

Section 1. Recitals. The recitals set forth above are hereby adopted as the City Commission's legislative findings and incorporated herein by reference.

Section 2. Amendment. Chapter 22—'Utilities,' Article VII – 'Water System and Wastewater System Capacity Impact Fees,' of the City of Leesburg Code of Ordinances is hereby amended as follows:

Note: Underlined words of this constitute the new text of the City of Leesburg Code of Ordinances, asterisks (***) indicate an omission from the original text of the Code of Ordinances, City of Leesburg, which is intended to remain unchanged, and ~~strikethrough~~ constitutes deletions from the original Code of Ordinances.

***

Sec. 22-324. - Adoption of water system capacity impact fee.

(a) The city commission does hereby adopt and establish, pursuant to general law, a water system capacity impact fee of ~~eight hundred twenty dollars ($820.00)~~two thousand thirty-nine dollars ($2,039.00) per ERU within the city's water service area. The chart below, which is incorporated herein, sets forth the schedule of adopted water system capacity impact fees, which schedule shall be used to determine the water system capacity impact fee to be levied upon new structures connecting to the water system or new demand on the system created through expansion, renovation or an increase in the ERU factor.

(b) For an establishment having a nature not accurately described in the column entitled "Type of Establishment" in the chart, a provisional water system capacity impact fee shall be computed and levied. The amount of the provisional water system capacity impact fee shall be determined by dividing the estimated annual average daily water demand of the establishment, expressed in terms of gallons per day, by a value of three hundred (300) gallons per day and multiplying the resulting ratio by a value of ~~eight hundred twenty dollars ($820.00~~ two thousand thirty-nine dollars ($2,039.00). After the establishment has been connected to the city's water system for one (1) year, the city shall have the right to compute the actual annual average daily demand for that first year and to compute another water system capacity impact fee in the same manner as was performed using the estimate of demand provided by the establishment. If the resulting fee exceeds the provisional impact fee based upon the estimate of demand provided by the establishment, the establishment shall pay to the city the difference between the higher impact fee and the original impact fee. After the establishment has been connected to the city's water system for a period of two (2) years, the city shall have the right to compute the actual annual average daily demand for that second year and to compute another water system capacity impact fee in the same manner as was performed using the estimate of demand provided by the establishment. The highest of the three (3) water system capacity impact fees computed shall constitute the final water system capacity impact fee, and the establishment shall pay to the city the difference between the amount of the final impact fee and the amount of provisional impact fees previously paid. In no event shall the amount of the final water system capacity impact fee be less than the provisional water system capacity impact fee calculated initially.

(c) If the nature of an establishment changes, whether by change of use by the existing owner or by sale to a new owner, or at any time there is an increase in the ERU factor for an establishment, the city shall have the right to compute the water system capacity impact fee at the then prevailing rate based upon the new use or increase and to recover the difference

between the amount of any greater water system capacity impact fee so calculated and cumulative amount(s) of any water system capacity impact fees previously paid or which would have been paid had the establishment not been exempt. In no event shall the city be required to reimburse impact fees for a change of use resulting in a lesser demand upon the capacity of the water system.

Schedule of Water System Capacity Impact Fees

Type of Establishment	Basis of Factor	ERU Factor	Impact Fee
Residential:			
Single Family Home	Per Unit	1.000	$~~820.00~~2,039.00
Duplex (1 or 2 bedroom)	Per Unit	0.833	~~683.00~~ 1,698.00
Duplex (3 or more bedrooms)	Per Unit	1.000	~~820.00~~ 2,039.00
Multi-Family (1 or 2 bedrooms)	Per Unit	0.833	~~683.00~~ 1,698.00
Multi-Family (3 or more bedrooms)	Per Unit	1.000	~~820.00~~2,039.00
Mobile Home (1 or 2 bedrooms)	Per Unit	0.667	~~547.00~~1,360.00
Mobile Home (3 or more bedrooms)	Per Unit	0.833	~~683.00~~ 1,698.00
Commercial and Institutional:			
Auditorium	Per Seat	0.017	$ ~~14.00~~ 34.00
Barber/Beauty Shop	Per Operator Station	0.800	~~656.00~~ 1631.00
Bowling Alley	Per Lane	0.333	~~273.00~~ 679.00
Restaurant/Cafeteria	Per Seat	0.100	~~82.00~~ 204.00
Restaurant (24 hours)	Per Seat	0.167	~~137.00~~ 340.00
Restaurant ("Fast Food")	Per Seat	0.100	~~82.00~~ 204.00
Bar/Cocktail Lounge	Per Seat	0.100	~~82.00~~ 204.00
Hotel/Motel (no food service)	Per Room	0.500	~~410.00~~ 1,019.00
Industrial Building:			
Without Showers	Per Employee	0.067	~~55.00~~ 136.00
With Showers	Per Employee	0.117	~~96.00~~ 238.00
Laundry (Self-Service)	Per Machine	1.333	~~1,091.00~~ 2,718.00
Office Building	Per Employee	0.067	~~55.00~~ 136.00
Retail Establishment	Per Employee	0.067	~~55.00~~ 136.00
Service Station	Per Bay	1.000	~~820.00~~ 2,039.00
Additional for Wash Bays	Per Wash Bay	1.000	~~820.00~~ 2,039.00
Additional for Toilet Rooms	Per Toilet Room	1.000	~~820.00~~ 2,039.00
Theater	Per Seat	0.017	~~14.00~~ 34.00
Trailer Park (overnight)	Per Space	0.500	~~410.00~~ 1,019.00
Dentist Office	Per Wet Chair	0.667	~~547.00~~ 1,360.00
Doctor Office	Per Doctor	0.833	~~683.00~~ 1,698.00
Church	Per Seat	0.017	~~14.00~~ 34.00
Hospital	Per Bed	0.833	~~683.00~~ 1,698.00
Nursing Home	Per Bed	0.417	~~342.00~~ 850.00
Schools:			
Commuter School	Per Student	0.083	~~68.00~~ 169.00

Board School	Per Student	0.250	~~205.00~~ 509.00

Sec. 22-325. - Adoption of wastewater system capacity impact fee.

(a) The city commission does hereby adopt and establish, pursuant to general law, a wastewater system capacity impact fee of four thousand five hundred sixty-seven dollars ($4,567.00)~~one thousand nine hundred and forty dollars ($1,940.00)~~ per ERU within the city's wastewater service area. The table below, which is incorporated herein, sets forth the schedule of adopted wastewater system capacity impact fees which schedule shall be used to determine the wastewater system capacity impact fee to be levied upon new structures connecting to the wastewater system or new demand on the system created through expansion, renovation or an increase in the ERU factor.

(b) For an establishment having a nature not accurately described in the column entitled "Type of Establishment" in the table below, the following procedure shall be used to determine the amount of the wastewater system capacity impact fee. If the wastewater has essentially the characteristics of domestic strength wastewater, the wastewater system capacity impact fee shall be determined by dividing the estimated annual average daily wastewater flow of the establishment, expressed in terms of gallons per day, by a value of two hundred fifty (250) gallons per day and multiplying the resulting ratio by a value of four thousand five hundred sixty-nine dollars ($4,569.00) ~~one thousand nine hundred and forty dollars ($1,940.00)~~. If the wastewater has characteristics of an industrial strength waste, the establishment shall provide the city with an engineering report, the cost of said report to be borne by the establishment, characterizing the waste stream in terms of average and peak flow rates, and in terms of concentrations of various waste components indicated as relevant by the city. The city shall use the waste stream characterization of said study to compute the pro rata share of cost of the establishment for wastewater system capacity, which cost shall be included in the contract customarily executed between the city and the new industrial establishment.

(c) If the nature of an establishment changes, whether by change of use by the existing owner or by sale to a new owner, or at any time there is an increase in the ERU factor for an establishment, the city shall have the right to compute the wastewater system capacity impact fee at the then prevailing rate based upon the new use and to recover the difference between the amount of any greater wastewater system capacity impact fee so calculated and cumulative amount(s) of any wastewater system capacity impact fees previously paid, or which would have been paid had the establishment not been exempt. In no event shall the city be required to reimburse impact fees for a change of use resulting in a lesser demand upon the capacity of the wastewater system.

Schedule of Wastewater System Capacity Impact Fees

Single family residences are exempt from wastewater fees if utility bill shows they are paying pollution abatement.

Type of Establishment	Basis of Factor	ERU Factor	Impact Fee
Residential:			
Single Family Home	Per Unit	1.000	~~$1,940.00~~ $4,567.00
Duplex (1 or 2 bedrooms)	Per Unit	0.833	~~1,616.00~~ 3,804.00
Duplex (3 or more bedrooms)	Per Unit	1.000	~~1,940.00~~ 4,567.00
Multi-Family (1 or 2 bedrooms)	Per Unit	0.833	~~1,616.00~~ 3,046.00
Multi-Family (3 or more bedrooms)	Per Unit	1.000	~~1,940.00~~ 3,804.00
Mobile Home (1 or 2 bedrooms)	Per Unit	0.667	~~1,294.00~~ 3,046.00
Mobile Home (3 or more bedrooms)	Per Unit	0.833	~~1,616.00~~ 3,804.00
Commercial and Institutional:			
Auditorium	Per Seat	0.017	$ ~~33.00~~ 77.00
Barber/Beauty Shop	Per Operator Station	0.800	~~1,552.00~~ 3,653.00
Bowling Alley	Per Lane	0.333	~~646.00~~ 1,520.00
Restaurant/Cafeteria	Per Seat	0.100	~~194.00~~ 456.00
Restaurant (24 hours)	Per Seat	0.167	~~324.00~~ 762.00
Restaurant ("Fast Food")	Per Seat	0.100	~~194.00~~ 456.00
Bar/Cocktail Lounge	Per Seat	0.100	~~194.00~~ 456.00
Hotel/Motel (no food service)	Per Room	0.500	~~970.00~~ 2,283.00
Industrial Building:			
Without Showers	Per Employee	0.067	~~130.00~~ 306.00
With Showers	Per Employee	0.117	~~227.00~~ 534.00
Laundry (Self-Service)	Per Machine	1.333	~~2,580.00~~ 6,087.00
Office Building	Per Employee	0.067	~~130.00~~ 306.00
Retail Establishment	Per Employee	0.067	~~130.00~~ 306.00
Service Station	Per Bay	1.000	~~1,940.00~~ 4,567.00
Additional for Wash Bays	Per Wash Bay	1.000	~~1,940.00~~ 4,567.00
Additional for Toilet Rooms	Per Toilet Room	1.000	~~1,940.00~~ 4,567.00
Theater	Per Seat	0.017	~~33.00~~ 77.00
Trailer Park (overnight)	Per Space	0.500	~~970.00~~ 2,283.00
Dentist Office	Per Wet Chair	0.667	~~1,294.00~~ 3,046.00
Doctor Office	Per Doctor	0.833	~~1,616.00~~ 3,804.00
Church	Per Seat	0.017	~~33.00~~ 77.00
Hospital	Per Bed	0.833	~~1,616.00~~ 3,804.00
Nursing Home	Per Bed	0.417	~~809.00~~ 1,904.00
Schools:			
Commuter School	Per Student	0.083	~~161.00~~ 379.00
Board School	Per Student	0.250	~~485.00~~ 1,141.00

~~**Sec. 22-327. - Adjustments to water system capacity impact fee and wastewater system capacity impact fees.**~~

~~On June 1 of each year after the adoption of this article, beginning on June 1, 1990, the impact fees provided for herein shall be adjusted upward, if appropriate, by the same percentage that the construction price index-20 cities average, as published in the magazine "Engineering News Record," has increased between May 1 of the year in which the adjustment is being made and May 1 of the prior year. At no time shall the impact fees be adjusted downward.~~

***

Sec. 22-332. - Effective date.

This article shall take effect at 12:01 a.m. on January 11, 2026 ~~June 1, 1989~~. All those customers: (1) who are connecting facilities within the city limits and who have not yet, as of the effective date of this article, obtained building permits or having allowed existing building permits to expire for a structure or structures to be served by the city's water system and/or wastewater system; or, (2) who are connecting facilities outside the city limits, were not connected to such utility on January 11, 2026 ~~June 1, 1989~~ at 12:01 a.m. and do not have prior agreements for water capacity or wastewater capacity which specify a water or wastewater connection fee; shall be required to pay the water system capacity impact fee and/or the wastewater system capacity impact fee provided herein.

***

Section 4. **Codification and Scrivener's Errors.** The revisions to Chapter 22, City of Leesburg Code of Ordinances, as set forth in Sections 2 and 3 of this Ordinance shall be codified in the City of Leesburg Code of Ordinances. The sections, divisions and provisions of this Ordinance may be renumbered or re- lettered as deemed appropriate by the codifier of the City of Leesburg Code of Ordinances. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 5. Savings Clause. All prior actions of the City pertaining to the City of Leesburg Code of Ordinances, Chapter 22 – Utilities,' as well as any and all other applicable matters set forth herein, are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 6. Severability. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 7. Conflicts. All ordinances or part of ordinances in conflict with this

Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

Section 8. Effective Date. This Ordinance shall become effective on January 11, 2026, which is ninety (90) days from the date of adoption of this Ordinance, pursuant to §163.31801, Florida Statutes.

PASSED AND ORDAINED this ____ day of _____ 2025, approved by at least a two-thirds vote of the City Commission of the City of Leesburg, Florida.

THE CITY OF LEESBURG, FLORIDA

_____
Alan Reisman, Mayor

ATTEST:

_____
Andi Purvis, City Clerk

Approved as to form:

_____
William Grant Watson, City Attorney

CITY OF

LEESBURG, FL

Water and Wastewater System Impact Fee Study

September 4, 2025

RAFTELIS

September 4, 2025

Mr. Clifford Kelsey
Public Works Director
City of Leesburg
501 West Meadow Street
Leesburg, FL 34748

Subject: **Water and Wastewater Impact Fee Study**

Dear Mr. Kelsey:

We have completed our study of the water and wastewater impact fees for the City of Leesburg (the "City") and have summarized the results of our analysis, assumptions, and conclusions in this report, which is submitted for your consideration. This report summarizes the basis for the proposed water and wastewater utility system impact fees that provide funds to help meet the City's capital expenditure requirements.

During the course of the study, it was determined that the proposed impact fees should meet a number of goals and objectives. These goals and objectives dealt primarily with charge sufficiency and criteria necessary to implement a valid charge. Specifically, the major objectives considered in this study included:

- The impact fees should be sufficient to fund the projected capital requirements associated with providing service to new growth and development.
- The impact fees should not be used to fund any capital deficiencies associated with providing services to existing customers.
- The Impact fees should be based upon reasonable level of service standards that meet the needs of the City, do not create an unfair burden relative to capital needs, and are similar to industry standards.

The proposed impact fees presented in this report are designed to meet the above objectives. As such, based on information provided by the City and the assumptions and considerations reflected in this report, Raftelis Financial Consultants, Inc. ("Raftelis") considers the proposed charges to be cost-based, reasonable, and representative of the capital funding requirements of the City.

(Remainder of page intentionally left blank)

341 N. Maitland Avenue, Suite 300
Maitland, FL 32751
www.raftelis.com

We appreciate the cooperation and assistance given to us by the City and its staff in the completion of the study.

Very truly yours,

Raftelis Financial Consultants, Inc.

Henry L. Thomas
Senior Vice President

Shawn Ocasio
Senior Manager

Michael Noga
Consultant

HLT/dlc
Attachments

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EXECUTIVE SUMMARY AND RECOMMENDATIONS

Executive Summary

The purpose of a system capacity impact fee, or impact fee, is to assign, to the extent practical, growth-related capital costs to those new customers responsible for such costs. Similar to most municipalities in Florida, the City of Leesburg (the "City") has recognized this capital funding strategy as being an appropriate method of funding the growth-related capital requirements of both the Water and Wastewater Utility Systems (hereinafter referred to individually as the "Water System" or "Wastewater System" and collectively, as the "System").

This report addresses the impact fees associated with water and wastewater utility service. The City has retained Raftelis Financial Consultants, Inc. ("Raftelis") to review its existing impact fees and recommend changes as necessary.

The following is a summary of the major assumptions, considerations, and conclusions developed during the preparation of the study:

1. For purposes of this report the term "Fiscal Year" is defined as the period beginning October 1st of a specific calendar year and ending September 30th of the subsequent calendar year (e.g., October 1, 2024, to September 30, 2025 is Fiscal Year 2025).

2. The method of charge application recommended to the City for its water and wastewater utility system impact fees are based on the ERU (equivalent residential units) factor per City code Sec. 22-324. This is consistent with the City's existing methodology for fee application. The utilization of ERUs as the determining factor for the application of such charges, based on a consistent level of service per ERU, considers customer capacity/demand and is commonly used by many public utilities across the state.

3. As of September 30, 2024, the City currently has approximately $170.1 million invested in water and wastewater system infrastructure and supporting equipment. The City also has $127.3 million in capacity expansions, line extensions, renewal and replacements, upgrades, and other capital projects planned over the next seven (7) years (Fiscal Years 2025 through 2031).

4. The City currently operates several water treatment plants and uses several wells throughout the City's service territory. Collectively those plants are permitted to treat and supply 28.845 million gallons per day ("MGD") of flow on a maximum daily flow ("MDF") basis. Three (3) of the plants have no remaining capacity available for new growth while the remaining three (3) plants have a total capacity of 20.105 GPD MDF. Using the peaking factor (peak day flow divided by average day flow) of 1.55 times calculated using the City's monthly operating reports ("MORs"), the adjusted capacity available for growth is 12.971 MGD on an average daily flow ("ADF") basis. Of the remaining capacity of 12.971 MGD ADF, approximately 42% is utilized, leaving 58% available for new growth.

5. The City owns and operates two wastewater treatment plants and a supporting transmission and collection/conveyance system. The wastewater plants are designed to treat a total of 8.0 MGD ADF. Based on information provided by the City, the wastewater treatment facilities are approximately 58% utilized, leaving 42% available for new growth.

6. Based on the expansion-related capital costs provided by the City, and a review of the water and wastewater capacity available to serve new growth, a water and wastewater impact fee per equivalent residential unit ("ERU") was developed. An ERU is defined as the service providing 300 gallons per day for potable water service and 250 gallons per day for wastewater service. The proposed impact fees per ERU are shown below:

System Impact Fees (per ERU)			
Description	**Existing**	**Proposed**	**Increase/ (Decrease)**
Water Utility Services [*]	$1,175.00	$2,039.00	$864.00
Wastewater Utility Services	2,778.00	4,567.00	1,789.00
Total	$3,953.00	$6,606.00	$2,653.00

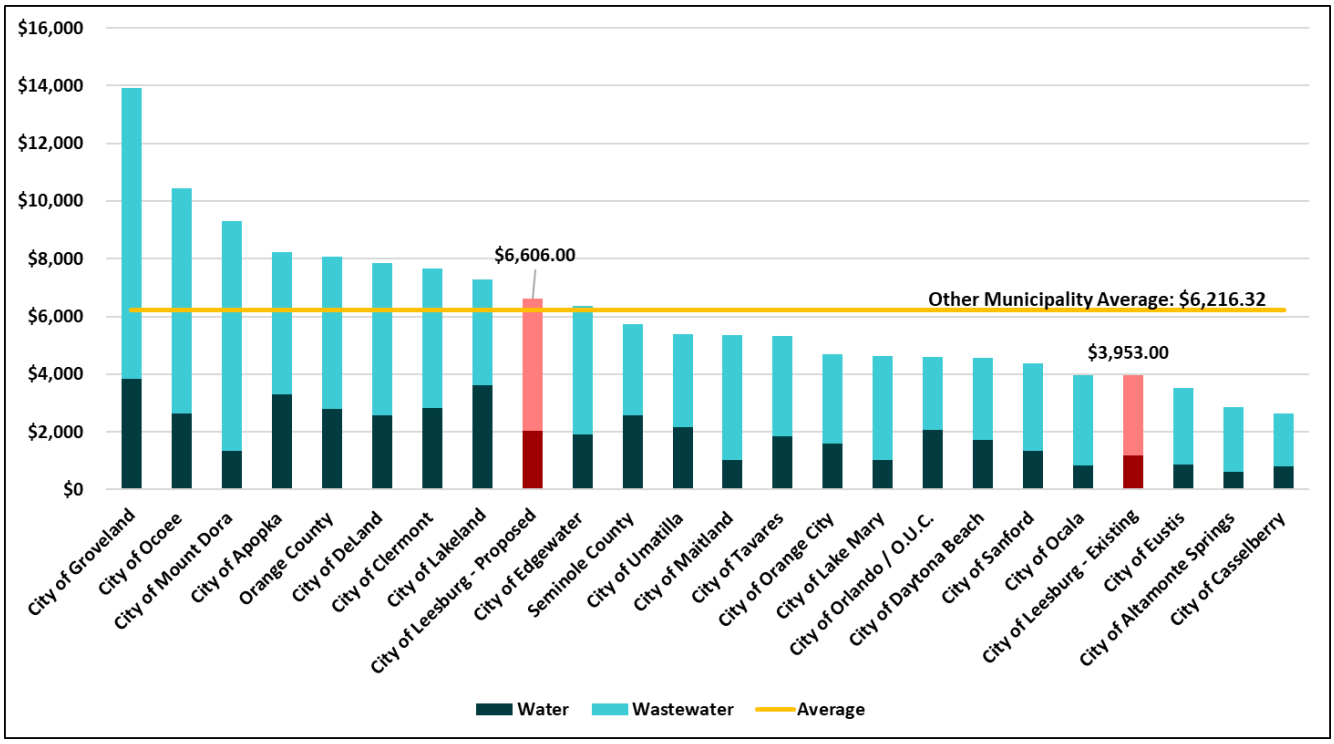
7. This City has, both historically and presently, been experiencing very significant population growth that is necessitating the significant capital improvements included in the fee analysis to continue to provide reliable service to the community. Due to this growth and the recent significant increase in capital costs (for both asset acquisition and construction) the City has elected to pursue implementation of these fees via the Extraordinary Circumstance provisions of the Florida Impact Fee Act. Further discussion on the City's extraordinary circumstances can be found below.

Extraordinary Circumstances

In light of the 2021 updates to the Florida Impact Fee Act (F.S. 163.31801 Section 6) that provides for limitations on increasing impact fees, except under extraordinary circumstances, the above tables demonstrate the fee levels that are recommended for adoption by the City. As these proposed fee levels exceed the standard statutory maximum of 50%, the City has elected to proceed with the proposed fee implementation via the extraordinary circumstance provisions. The extraordinary circumstances impacting the City include rapid population growth historically going from 27,000 persons to approximately 37,000 persons (averaging 6.5% per year over the past five (5) years) which equates to an increase in population of almost 10,000 persons since 2020. Significant continued projected growth is anticipated as the City has 39,823 units of expansion approved since 2020 (of which the Villages Entitlement Units account for 14,185 of those units). This growth places pressure on the utility system to expand in order to maintain levels of service. Additionally, recent large inflationary impacts to capital project construction costs have impacted the projected costs to build facilities to accommodate new growth. For example, the Construction Materials Index has increased approximately 40%+ since 2019, which is greater than the total change over the prior 14 years. This index tracks the price changes of construction-related materials nationwide and demonstrates the extraordinary cost inflation being experienced by the City for materials only for projects (not including the labor cost changes for project construction). The costs of capital asset acquisition and construction have increased in an extraordinary manner in the past five (5) to six (6) years as well as compared to the system's embedded costs. For example, the City's embedded cost of wastewater treatment capacity (on a per gallon basis) is $8.25 while the planned expansion costs are approximately $26.13 per gallon of new capacity. The City has approved an updated Capital Improvement Plan ("CIP") that identifies major investments in new facilities that will be required to serve growth that will place significantly more demand on the City's utility system facilities. Additionally, the potential impact on the community should the City not implement the fees at the fully calculated level should be considered as this would directly impact the existing rate payers. This significant growth and substantial capital needs along with the impact to ratepayers justify the implementation of the fully calculated fees for water and wastewater utility services.

Impact Fee Comparison

Below is a comparison of the water and wastewater impact fees (on a per ERU basis) of other Florida municipalities that were surveyed as a part of the study. As can be seen on the chart below, the existing fees are well below the average and the proposed fees would place the City at just over the average of the surveyed municipalities.



Conclusions and Recommendations

Based on our assumptions, considerations, and analyses as summarized herein, Raftelis offers the following findings and conclusions for consideration by the City Commission:

- The City should consider adopting the proposed water and wastewater utility impact fees as shown above and later in this report.
- The City should review the water and wastewater utility impact fees every four years (no longer than five) to account for recent development trends, changes in capital needs, and cost allocations.
- The City should maintain separate accounting for the collection and usage of impact fees by charge type.
- The impact fees cannot be collected before the issuance of a building permit by the City.
- The City should set an effective date for collection of the new impact fees ninety (90) days from the date of adoption. This is to allow for a "grace period" for possible in-progress development.

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SECTION 1 – INTRODUCTION

General

The City of Leesburg ("City") is located in Lake County to the northwest of Orlando. The City comprises approximately 42 square miles and provides water, wastewater, and reclaimed water utility services to its residents. The permanent population for the City in 2025 is estimated to be approximately 37,000 based on projects published by the University of Florida, Bureau of Economic and Business Research ("BEBR").

In order to ensure proper funding of the anticipated capital needs, the City authorized Raftelis to review the water and wastewater system (hereinafter referred to individually as the "Water System" or "Wastewater System" and collectively, as the "System") impact fees in order to meet the objectives of the City to ensure that such charges reflect the cost of serving new development.

Authorization

The City last updated its impact fees over 11 years ago, however, due to current economic conditions including recent significant increases in capital project construction costs Raftelis was authorized by the City (as subconsultants to Jones Edmunds) to review and recommend revisions to the water and wastewater system impact fees as appropriate pursuant to an agreement between the City and Jones Edmunds. The scope of work for this project, as defined in the letter of agreement, was to:

1. Analyze the revised capital requirements of the City, which are needed to meet the Level of Service ("LOS") standards of the City. This analysis included a review of: i) the existing and future facility and equipment needs and costs as set forth in the multi-year capital improvement plan ("CIP") for each utility function; and ii) the currently utilized and remaining capacities of the existing water and wastewater system facilities.

2. Develop and recommend appropriate charge levels to be charged to new development in order to fully recover the capital costs associated with providing utility service to new development. This analysis includes the apportionment of costs and the calculation of the capacity impact fee per equivalent billing unit.

3. Develop a comparison of the impact fees and associated billing attributes of similar charges imposed by other jurisdictions.

4. Prepare a report that documents our analyses, assumptions, and conclusions for consideration by the City.

Impact Fee Background

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to those new customers that benefit from the facilities funded by such expenditures. To the extent new population growth and associated development imposes identifiable capital costs to utility services, equity and modern capital funding practices suggest the assignment of such costs to those new residents or system users responsible for such costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way."

Historically, impact fees in Florida were implemented as a result of home rule powers based on the requirements associated with the development, administration, accounting, and expenditure as governed by case law. However, Section 163.31801 of the Florida Statutes, known as the "Florida Impact Fee Act," was created on June 14, 2006,

which placed specific requirements and limitations on that home rule authority. This statute has been amended several times since its initial adoption, including significant additional provisions in 2021 such as limiting the percentage increase for a change in impact fees. Additional amendments have been made with the most recent changes being made in 2025 (SB 1080) to be effective January 1, 2026. Appendix A at the end of the report includes the full Florida impact fee statute. Appendix B at the end of the report includes the full text of SB 1080.

The statute provides specific impact fee criteria and certain precedents originally established by case law that constitute the legal requirements associated with the implementation of valid impact fees. The major criteria for a valid impact fee includes the following:

1. The impact fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a reasonable relationship or nexus to the demand for services;

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users of utility services;

3. The impact fee should, to the extent practical, only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements for major facilities or equipment, which are required due to growth. Therefore, expenses due to normal renewal and replacement of a facility or major equipment should be borne by all users of the System. Similarly, increased expenses due to operation and maintenance of that facility should be borne by all users of the System; and

4. The local government must adopt a revenue-producing ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the impact fee generates. Therefore, the funds collected from the impact fees should be retained in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria provided above, the impact fees herein will: i) include specific costs of improvements associated with the capacities needed to serve new growth; ii) not reflect costs of improvements associated with the renewal and replacement (R&R) of existing capital assets (save for any incremental increased basis adjustments) or deficiencies in level of service attributed to existing development; and iii) not include any costs of operation and maintenance of the capital improvements and major equipment.

This section provides only a general background regarding impact fees. Certain circumstances and issues regarding the interpretation of specific statutes or case law should be addressed by qualified legal counsel.

Acknowledgments

This report was prepared with the valuable cooperation and assistance of the staff of the City of Leesburg.

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SECTION 2 – WATER AND WASTEWATER SYSTEM IMPACT FEES

General

This section provides a discussion of the development and design of the system impact fees for water and wastewater services, (the "Impact Fees"). Included in this section is a discussion of the level of service requirements, updated capital costs, included as the basis for the updated Water and Wastewater System Impact Fees to be applied to new growth within the City.

Water System Overview

The City's water system ("Water System") includes wells, finished water storage, transmission mains and finished water distribution facilities. The City currently gets all of its potable water from six (6) plants throughout the city that have a combined capacity of 28.845 million gallons per day ("MGD") on a maximum daily flow ("MDF") basis. Three (3) of the water plants are completely utilized and have no additional capacity to serve future growth. The remaining three (3) plants have a total capacity of 20.105 MGD MDF. Using a peaking factor of 1.55x, calculated using the prior six fiscal years of flow data, the adjusted capacity is 12.971 MGD average daily flow ("ADF"). Of the remaining capacity of 12.971 MGD ADF, approximately 42% is utilized leaving 58% or 7.521 MGD ADF available for new growth. The system's transmission and distribution system include approximately 1,856,132 feet of lines and supporting infrastructure based on information provided by the City.

Wastewater System Overview

The City's wastewater system ("Wastewater System") includes two wastewater treatment plants, and transmission and collection facilities. These treatment facilities are capable of treating 8.0 million gallons per day ("MGD") average daily flow ("ADF"). Based on information provided by the City, the wastewater treatment facilities are approximately 58% utilized, leaving 42% or 3.386 MGD ADF for new growth. The transmission and collection system is comprised of gravity and force mains along with lift stations and other supporting infrastructure. As a part of the capital plan the City is planning significant investment in the transmission system and an expansion to its Turnpike Treatment Plant in order to serve new growth and planned new developments. The system's transmission and collection system include approximately 1,493,635 feet of lines and supporting infrastructure based on information provided by the City.

Level of Service Requirements

In the evaluation of the capital facility needs for providing water and wastewater utility services, it is critical that Level of Service ("LOS") standards are established. Pursuant to Section 163.3164 of the Florida Statutes, the 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. Essentially, the level of service standards is established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to F.S. Section 163.3202(2)(g). As further stated in the statutes, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits.

For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an Equivalent Residential Connection (or "ERC") expressed as the estimated amount of usage (gallons) on an average daily basis. The level of service generally represents the amount of capacity allocable to an ERC, whether or not such capacity is actually used (commonly referred to as the "readiness-to-serve"). As previously discussed, an ERC is representative of the average capacity required to service a typical individually-metered single-family residential connection. This class of users represents the largest number of customers served by the Water and Wastewater Systems and generally the lowest level of usage requirements for a specifically metered account.
The following table summarizes the Water and Wastewater System's existing LOS levels:

Proposed Levels of Service for Residential Customers
Existing Service Levels:
1 Water ERC = 300 gpd (ADF)
1 Wastewater ERC = 250 gpd (ADF)

gpd = gallons per day
ADF = Average Daily Flow

These LOS standards are consistent with the capacity planning and Florida Department of Environmental Protection ("FDEP") permitting requirements for the City and are also generally comparable with those utilized by other utilities throughout the state of Florida.

Existing Plant-in-Service

In the determination of the utility impact fees associated with the servicing of future customers, any excess capacity of the existing utility system available to serve such growth and its associated cost was considered. Since this capacity is available to serve the near-term incremental growth of the System, it would be appropriate to evaluate the capacity availability of such facilities. In order to evaluate the availability of the existing utility plant-in-service to meet future capacity needs, it was necessary to functionalize the plant by specific plant requirement. The functionalization of the existing plant is necessary to: i) identify those assets that should be included in the determination of the utility impact fees; and ii) match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the service that such assets serve. The following is a general summary of the functional cost categories for the utility plant-in-service identified in this report.

Functional Plant Categories		
Water Service [*]	**Wastewater Service [*]**	**Other Plant**
Supply / Treatment	Treatment / Disposal / Reclaimed Treatment	General Plant
Potable and Reclaimed Water Transmission / Storage	Transmission / Master Lift Stations	Indirect
Distribution / Hydrants / Meters	Collection / Local Lift Stations	Other

[*] Amounts shown would not include any assets that were contributed by a developer (primarily water distribution and wastewater collection lines) or grant funded.

It is necessary to functionalize the utility plant into cost categories so that a proper charge can be developed. Generally, the costs of on-site facilities that serve a specific development or customer such as water distribution and wastewater collection lines, meters and services, and fire hydrants are usually: i) donated by a developer (a

contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties that receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a "front-foot" charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the meter).

The City provided Raftelis with a fixed asset register report identifying the fixed assets in service by function as of September 30, 2024 for the System. The summary of the functionalization of the existing utility plant is included in Table 1 at the end of this section. This functionalization of the existing utility plant-in-service represents the original cost of such assets (gross book value) and was based on the reported in-service values as of September 30, 2024 (the most recent fixed asset records available at the time of the study). The following is a summary of the functionalization of the System's existing utility plant-in-service as shown in Table 1:

Water System and Wastewater System Fixed Assets				
	Water System [1]		Wastewater System [1]	
Function	Amount	Percent	Amount	Percent
Supply / Treatment Plant	$16,558,447	24.8%	$64,525,795	62.5%
Reclaimed Treatment	0	0.0%	1,470,035	1.4%
Transmission Lines	12,351,190	18.5%	22,445,404	21.7%
Reclaimed Transmission Lines	9,463,014	14.2%	0	0.0%
Total Assets Included in Fees	$38,372,652	57.4%	$88,441,234	85.7%
Hydrants / Meter Services	5,899,926	8.8%	0	0.0%
Equipment	623,678	0.9%	1,081,015	1.0%
Distribution / Collection Lines	14,664,881	21.9%	13,714,600	13.3%
Reclaimed Distribution	3,600,212	5.4%	0	0.0%
Royal Highlands and Highland Lakes Adjustment	3,714,438	5.6%	0	0.0%
Total Assets Excluded from Fee	28,503,135	42.6%	$14,795,615	14.3%
Grand Totals	$66,875,786	100.00%	$103,236,849	100.00%

[1] Amounts as provided by City staff and found on Table 1.

Additional Capital Investment

The City's Water and Wastewater System Capital Improvement Program ("CIP") for the Fiscal Years 2025 through 2031, as prepared and estimated by the utility staff outlines the best estimate of future capital improvements for the System. These capital projects include: i) upgrades of existing assets to accommodate new and existing customers; ii) replacements of existing assets or projects that generally only benefit current users of the System (e.g., existing plant renewal and replacement, reliability projects); and iii) expansions of system treatment capacity to serve new growth.

As shown on Tables 2 and 3 at the end of this section, the CIP has recognized approximately $56.3 million in capital projects to be completed over the 5-year period for the Water System and $71.0 million in capital projects for the Wastewater System totaling $127.3 million for the combined System. It should be noted that this capital plan includes

significant costs associated with a wastewater treatment plant expansion (approximately $39.2 million) and reclaimed water mains (approximately $34.0 million). The reclaimed water mains were included as a part of the water system's additional capital investment as the City maintains that reclaimed water is an alternative water resource that preserves/extends the useful life of the existing potable water supply. The treatment plant expansion project is anticipated to add 1.5 MGD of capacity, therefore, such expansion related costs were included in the analysis.

For the purposes of the charge determination, only production / treatment and major backbone transmission costs were recognized in the water and wastewater system impact fee calculations. General transmission and distribution / collection project costs were not recognized because they: i) generally are not System-wide costs (i.e., distribution / collection project costs tend to benefit specific customers); ii) in many instances, are funded by a specific charge applied to a customer (e.g., water meter installation fee); and iii) are often contributed as part of the development process (e.g., it would not be fair for a developer who has contributed the distribution / collection assets to pay an impact fee that includes recovery of distribution / collection projects).

A summary of all the adjustments recognized in order to arrive at the treatment and major transmission costs recognized for system impact fee determination purposes are shown as follows:

Derivation of Treatment and Major Transmission Capital Costs Recognized in Impact Fee Study [1]

	Water System	Wastewater System
Projects in Utility's Five-Year CIP	$56,261,627	$71,008,264
Adjustment to Remove Grant/Developer Funded Projects	(0)	(0)
Adjustment to Remove Distribution / Collection-Related Projects / Permits	(150,000)	(3,520,000)
Adjustment for Asset Retirements	(6,295,173)	(7,592,428)
Total Treatment and Major Transmission Capital Costs Recognized in System Impact Fees	$49,816,454	$59,895,836

[1] Amounts shown derived from Tables 2 and 3.

Design of Water System Impact Fee

As shown on Table 5 at the end of this report, the total calculated impact fee for the Water System is $2,039.00 per ERC. This represents an increase in the charge of $864 or 73.5% above the current charge of $1,175.00 per ERC. The reason for this increase is that now the system has a higher cost per unit of system capacity than the charge currently in place due to changing capital needs and structure.

In the development of the proposed Water System Impact Fee, several assumptions were utilized or incorporated. The major assumptions utilized in the design of the calculated fee are:

1. The Water System capital improvement program as prepared by staff for the Fiscal Years 2025 through 2031 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Water System Impact Fee. Those facilities that were considered to be entirely allocable to growth were included in the charge determination at full cost (i.e., 100% of the total cost). For capital expenditures that were solely for the replacement of existing assets, which would directly

benefit existing customers, or were considered as an on-site cost (provide service to a local area such as a development, which would normally be constructed and subsequently contributed to the Water System by a developer), such amounts associated with an estimated increase in incremental basis (after asset retirements) were reflected as an appropriate cost to be recovered from the application of the Water System Impact Fee. The CIP capital costs recognized in the Water System Impact Fee analysis are shown on Table 2 at the end of this report.

2. For the capital improvements identified as major transmission system upgrades, which would benefit both existing and future users, the total cost of such improvements have been recognized in the analysis. These costs were allocated to existing and future customers based on the nature and purpose of the project as described to us by the City.

3. No capital facility expansion costs associated with existing distribution facilities, including meters, hydrants, on-site distribution facilities, and services, have been included in the calculation of the Water System Impact Fee since developers typically contribute such facilities or the City has adopted a separate fee (e.g., water meter installation fee) to recover the cost of such capital additions.

4. Of the Water System's existing six (6) treatment plant, three (3) are fully utilized and have no remaining capacity available for future growth. These three plants are Highland Lakes, Royal Highlands, and Plantation at Leesburg System. Since these plants do not have capacity available for future development, the capital costs associated with the plants have been excluded from the Water System Impact Fee analysis. However, if a project was determined to provide a benefit to one of the facilities with available capacity (due to the system's interconnectivity), then those capital costs were included in the analysis.

5. Because: i) the Water System is operated as an enterprise fund; ii) all financial resources received by the utility stay within the fund for the benefit of such system; iii) the costs reflected in the charge are at original cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the impact fee associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the Water System from new development for the capital costs / utility plant reflected in the impact fee (e.g., ad valorem taxes on the property), no credit for the future payment of debt service allocable to the properties has been recognized. All impact fee funds remain in the system and the long-term capital financing costs for infrastructure construed and available to serve new growth are mitigated by using the impact fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

As shown on Table 5 at the end of this section, the Water System Impact Fee was calculated utilizing: i) estimated capital costs for the utility treatment/supply functions and transmission system assets; and ii) other appropriate current fixed asset and capacity data available to Raftelis regarding the Water System. By designing the Water System Impact Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to meet the future needs of the Water System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Tables 2 and 5, the Water System Impact Fee may need to be adjusted accordingly.

As shown on Table 5 at the end of this section, the calculated Water System Impact Fee is $2,039 per ERC, which is $864 or 73.5% higher than the existing Water System Impact Fee of $1,175 per ERC. This charge would be the per ERC amount that an account would be charged in accordance with the City's charge application methodology. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate is as follows:

Calculation of Water System Impact Fee	
Charge Component	**Cost**
Water Treatment Component	$393.93
Water Major Transmission Component	1,645.73
Total Proposed Water System Impact Fee	$2,039.66
Total Proposed Water System Impact Fee (Rounded)	$2,039.00

Design of Wastewater System Impact Fee

As shown on Table 6 at the end of this section, the total calculated system impact fee for the Wastewater System is $4,567.00 per ERC. This represents an increase in the charge of $1,789.00 or 64.4% when compared with the current charge of $2,778.00 per ERC. The reason for this increase is that the system has a higher cost per unit of capacity than what was calculated previously due to the expansion of a treatment plant and major transmission system expansion projects to serve new growth.

In the development of the proposed Wastewater System Impact Fee, several assumptions were utilized or incorporated in the analysis. The major assumptions utilized in the design of the proposed Wastewater System Impact Fee are:

1. The Wastewater System capital improvement program as prepared by staff for the Fiscal Years 2025 through 2031 was reviewed and the capital costs were apportioned: i) by functional category; and ii) to existing and future users in the determination of the Wastewater System Impact Fee. Those facilities that were considered to be entirely allocable to growth were included in the charge determination at full cost (i.e., 100% of the total cost). For capital expenditures, which were solely for the replacement of existing assets, that would directly benefit existing customers or were considered as an on-site cost (provide service to a local area such as a development, which would normally be constructed and subsequently contributed to the System by a developer), such amounts associated with an estimated increase in incremental basis (after asset retirements) were reflected as an appropriate cost to be recovered from the application of the wastewater impact fee. The CIP capital costs recognized in the Wastewater System Impact Fee analysis are shown on Table 3 at the end of this report.

2. For the capital improvements identified as transmission system upgrades, which would benefit both existing and future users, the total cost of such improvements has been recognized in the analysis. These costs were allocated to existing and future customers based on capacity relationships developed using recent historical flow data and the project descriptions as provided by the City.

3. No capital facility costs associated with the existing collection facilities, including local lift stations, manholes, laterals, and on-site collection facilities have been included in the calculation of the Wastewater System Impact Fee since the developer generally contributes such facilities, or the City has adopted a separate fee (e.g., wastewater tap-on fee) to recover such capital additions. All capital improvements to such respective facilities in the CIP were also not recognized in the Wastewater System Impact Fee analysis.

4. Because: i) the utility system is operated as an enterprise fund; ii) all financial resources received by the System stay within the fund for the benefit of such system; iii) the costs reflected in the charge are at original

cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the charge associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the City from new development for the capital costs / utility plant reflected in the tap-on (e.g., ad valorem taxes on the property), no credit for the future payment of debt service allocable to the properties has been recognized. All impact fee funds remain in the system and the long-term capital financing costs for infrastructure constructed and available to serve new growth are mitigated by using the impact fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

As shown on Table 6 at the end of this section, the Wastewater System Impact Fee was calculated utilizing: i) the estimated transmission-related capital costs of the Wastewater System and ii) the treatment / disposal-related capital costs for the Wastewater System. By designing the Wastewater System Impact Fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis in order to meet the future needs of the Wastewater System. It should be noted that in the event the construction costs, capacity requirements, or utility service area materially change from what is reflected on Tables 3 and 6, the Wastewater System Impact Fee might need to be adjusted accordingly.

As shown on Table 6 at the end of this section, the calculated Wastewater System Impact Fee is $4,567 per ERC, which is $1,789 or 64.4% higher than the existing Wastewater System Impact Fee of $2,778 per ERC. This charge would be the per ERC amount that an account would be charged in accordance with the City's impact fee application methodology. Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the rate is as follows:

Calculation of Wastewater System Impact Fee	
Charge Component	**Cost**
Wastewater Treatment Component	$3,449.92
Wastewater Major Transmission Component	1,117.11
Total Proposed Wastewater System Impact Fee	$4,567.03
Total Proposed Wastewater System Impact Fee (Rounded)	$4,567.00

Impact Fee Comparisons

In order to provide additional information to City regarding the existing and proposed Impact Fees, a comparison of the existing and calculated charges for the City with similar related capital charges imposed by other Florida jurisdictions was prepared. Table 7 at the end of this section, provides a comparison of the City's existing and proposed Impact Fees for single-family residential connections (i.e., one ERC of 300 gpd for the Water System and 250 gpd for the Wastewater System) with the fees or comparable charges currently imposed by other municipal / governmental water system and the wastewater systems located across Florida. It is important to note that utilities may be different from a facility standpoint, and the methods used in the development of the water and wastewater system impact fee imposed may vary. Moreover, no analysis has been performed to determine whether 100% of the cost of new facilities is recovered from impact fees or some percentage less than 100% with the balance recovered through the user charges. Additionally, the types of capital facilities currently in service or planned for the utility may have a material impact on the fee charged by a local government. For example, the costs of wastewater effluent disposal utilizing a deep injection well system generally has a higher capital cost per unit of capacity than use of a surface water discharge such as an outfall to a bay or river. The capital costs associated with constructing reverse

osmosis water treatment facilities, which treat brackish water, are higher than those of lime softening facilities, which treat freshwater.

Some reasons why charges differ among utilities:

- Source of Supply
- Proximity to source of supply
- Type of treatment
- Effluent disposal method
- Density of service area
- Availability of grant funding to finance CIP
- Age of system
- Utility life cycle (e.g., growth-oriented vs. mature)
- Level of service standards
- Administrative policies

As shown on Table 7, the average Water and Wastewater Impact Fees per ERC for the twenty-two (22) governmental entities selected for this comparison are $6,216.32 per ERC. Of the surveyed utilities, the City of Ocoee has the highest combined water and wastewater charges at $10,444 per ERC. City of Casselberry with a combined fee of $2,633 had the lowest of the surveyed utilities. The proposed water and wastewater charges, while higher than the average, are still generally comparable with similar fees charged by the surveyed utilities. Below is a comparison of the existing and proposed charges compared to the surveyed utilities.

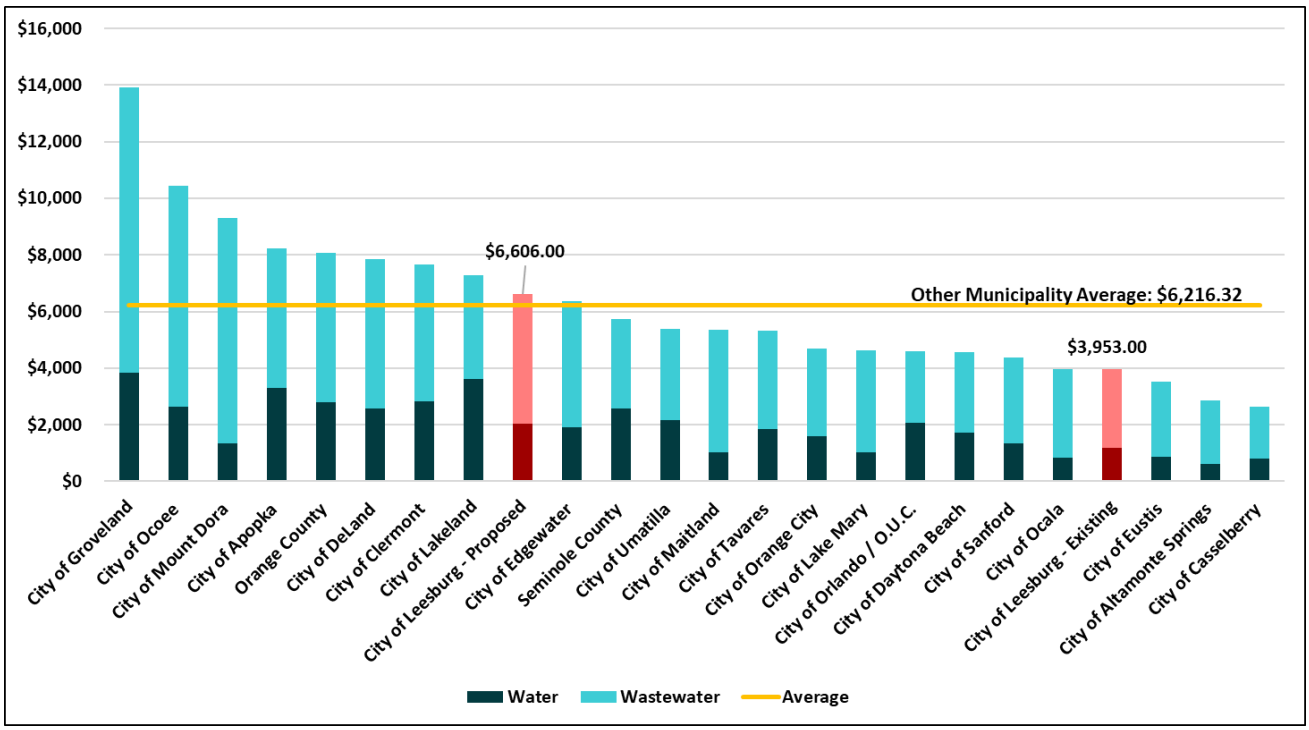

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Table 1
City of Leesburg, Florida
Impact Fee Study

Summary of Water and Wastewater Fixed Assets

Line No.	Function	Fixed Assets at Original Cost [1] Water	Wastewater	Total	Percentage of Total Water	Wastewater
	Existing Assets Included in Impact Fees					
1	Supply and Treatment	$16,558,447	$64,525,795	$81,084,242	24.8%	62.5%
2	Reclaimed Treatment	0	1,470,035	1,470,035	0.0%	1.4%
3	Transmission	12,351,190	22,445,404	34,796,594	18.5%	21.7%
4	Reclaimed Transmission	9,463,014	0	9,463,014	14.2%	0.0%
5	Total Assets Included in Impact Fees	$38,372,652	$88,441,234	$126,813,886	57.4%	85.7%
	Existing Assets Excluded from Impact Fees					
6	Hydrants/Meter Services	$5,899,926	$0	$5,899,926	8.8%	0.0%
7	Equipment	623,678	1,081,015	1,704,693	0.9%	1.0%
8	Distribution / Collection Lines	14,664,881	13,714,600	28,379,481	21.9%	13.3%
9	Reclaimed Distribution	3,600,212	0	3,600,212	5.4%	0.0%
10	Royal Highlands and Highland Lakes Adjustment	3,714,438	0	3,714,438	5.6%	0.0%
11	Total Assets Excluded from Impact Fees	$28,503,135	$14,795,615	$43,298,750	42.6%	14.3%
12	**Total Existing Fixed Assets**	$66,875,786	$103,236,849	$170,112,636	100.0%	100.0%

Footnotes:

[1] Reported by the City as of September 30, 2024.

Table 2
City of Leesburg, Florida
Impact Fee Study

Summary of Water Capital Improvement Program By Plant Function Through Fiscal Year 2031

Line No.	Project Description	Type	Purpose: Expansion	Purpose: Existing New	Purpose: Existing Replace	2025-2031 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]: Supply and Treatment Existing	Supply and Treatment Expansion	Storage, Pumping & Transmission Existing	Storage, Pumping & Transmission Expansion	Distribution/ Other	Total	Retirement Adjustment: Supply and Treatment	Retirement Adjustment: Storage, Pumping & Transmission
	Water Capital Projects															
	Water System CIP															
	Capital Projects & Purchases															
	Mains															
1	Highway 441-Perkins to Newell Hill	Trans	0.00%	0.00%	100.00%	$4,000,000	$0	$4,000,000	$0	$0	$4,000,000	$0	$0	$4,000,000	$0	$2,349,578
2	Hwy 27 Main Upgrade (Middlesex to CR 48)	Trans	64.00%	0.00%	36.00%	2,000,000	0	2,000,000	0	0	720,000	1,280,000	0	2,000,000	0	422,924
3	Turnpike Widening line relocation	Trans	0.00%	0.00%	100.00%	2,500,000	0	2,500,000	0	0	2,500,000	0	0	2,500,000	0	1,468,487
4	Hwy 27 Main Upgrade (48 to Highland Lakes)	Trans	64.00%	0.00%	36.00%	2,500,000	0	2,500,000	0	0	900,000	1,600,000	0	2,500,000	0	528,655
5	Bentley Rd 12" Main replacment (Goss to Lake)	Trans	0.00%	0.00%	100.00%	550,000	0	550,000	0	0	550,000	0	0	550,000	0	323,067
	Fire Protection Improvements															
6	Fire Protection Improvements (General)	Trans	0.00%	100.00%	0.00%	4,000,000	0	4,000,000	0	0	4,000,000	0	0	4,000,000	0	0
7	Walmart Loop (Thomas to 441)	Trans	0.00%	100.00%	0.00%	500,000	0	500,000	0	0	500,000	0	0	500,000	0	0
8	Michigan Ave	Trans	55.56%	0.00%	44.44%	250,000	0	250,000	0	0	111,111	138,889	0	250,000	0	65,266
9	Sunnyside	Trans	0.00%	100.00%	0.00%	350,000	0	350,000	0	0	350,000	0	0	350,000	0	0
10	Stock Subdivision	Trans	0.00%	100.00%	0.00%	1,100,000	0	1,100,000	0	0	1,100,000	0	0	1,100,000	0	0
11	Reuse Mains	Trans	0.00%	100.00%	0.00%	34,000,000	0	34,000,000	0	0	34,000,000	0	0	34,000,000	0	0
	Capital Maintenance Projects															
12	Well Rehabilitation	Supply	0.00%	0.00%	100.00%	500,000	0	500,000	500,000	0	0	0	0	500,000	302,508	0
13	Elevated Tank Inspection & Rehab	Storage	0.00%	0.00%	100.00%	450,000	0	450,000	0	0	450,000	0	0	450,000	0	264,328
14	Water Treatment Facility Maintenance	Treatment	0.00%	0.00%	100.00%	700,000	0	700,000	700,000	0	0	0	0	700,000	423,512	0
15	Highland Lake Ground Storage Tank	Storage	0.00%	100.00%	0.00%	2,461,627	0	2,461,627	0	0	2,461,627	0	0	2,461,627	0	0
16	Fire Protection Hydrant Replacements	Dist	0.00%	0.00%	100.00%	150,000	0	150,000	0	0	0	0	150,000	150,000	0	0
17	Elevated Tower Mall & Newell Hill Repainting	Storage	0.00%	0.00%	100.00%	250,000	0	250,000	0	0	250,000	0	0	250,000	0	146,849
18	Subtotal Water System CIP					$56,261,627	$0	$56,261,627	$1,200,000	$0	$51,892,738	$3,018,889	$150,000	$56,261,627	$726,020	$5,569,154
25	**Water System Capital Projects**					$56,261,627	$0	$56,261,627	$1,200,000	$0	$51,892,738	$3,018,889	$150,000	$56,261,627	$726,020	$5,569,154
26	**PERCENT OF TOTAL**							100.00%	2.13%	0.00%	92.23%	5.37%	0.27%	100.00%	1.29%	9.90%

Footnotes:

[1] Amounts shown reflect the Multi-Year Capital Program as provided by the City.

[2] Downward adjustments reflect projects: i) anticipated to be funded by grants as identified by the City; ii) recognized in the existing assets summary to be consistent with existing capacity assumptions; or iii) not considered applicable to the fee determination process.

[3] Assets are categorized based on information provided by the City.

Table 3
City of Leesburg, Florida
Impact Fee Study

Summary of Wastewater Capital Improvement Program By Plant Function Through Fiscal Year 2031

Line No.	Project Description	Type	Purpose: Expansion	Purpose: Existing New	Purpose: Existing Replace	2025-2031 Estimated Capital Cost [1]	Adjustments [2]	Net Amount For Future Expenditures	Functional Category [3]: Wastewater Treatment Existing	Wastewater Treatment Expansion	Transmission Existing	Transmission Expansion	Collection/ Other	Total	Retirement Adjustment: Treatment	Retirement Adjustment: Transmission
	Wastewater Capital Projects															
	Wastewater System															
	Capital Projects & Purchases															
2	Southern Corridor Forcemain Bypass (Design)	Trans	0.00%	100.00%	0.00%	$1,000,000	$0	$1,000,000	$0	$0	$1,000,000	$0	$0	$1,000,000	$0	$0
3	Southern Corridor Forcemain Bypass (Construction)	Trans	0.00%	100.00%	0.00%	12,000,000	0	12,000,000	0	0	12,000,000	0	0	12,000,000	0	0
4	Perkins to SR46 line relocation	Trans	0.00%	0.00%	100.00%	4,000,000	0	4,000,000	0	0	4,000,000	0	0	4,000,000	0	2,214,703
5	FDOT TP/27 Bridge line relocation	Trans	0.00%	0.00%	100.00%	770,000	0	770,000	0	0	770,000	0	0	770,000	0	426,330
6	Venetian Isles System Upgrade	Trans	100.00%	0.00%	0.00%	1,450,000	0	1,450,000	0	0	0	1,450,000	0	1,450,000	0	0
7	Downtown Gravity Extension and Relocation	Collection	0.00%	100.00%	0.00%	925,000	0	925,000	0	0	0	0	925,000	925,000	0	0
8	Love's Point Gravity Main Extension	Collection	0.00%	100.00%	0.00%	500,000	0	500,000	0	0	0	0	500,000	500,000	0	0
9	Line under Building	Collection	0.00%	100.00%	0.00%	550,000	0	550,000	0	0	0	0	550,000	550,000	0	0
10	Misc Tools & Equipment	Other	0.00%	100.00%	0.00%	300,000	0	300,000	0	0	0	0	300,000	300,000	0	0
	Treatment plants:															
	Turnpike Plant															
11	Turnpike Plant (General)	Treatment	0.00%	0.00%	100.00%	550,000	0	550,000	550,000	0	0	0	0	550,000	295,652	0
12	IPP Program Sampler	Treatment	0.00%	0.00%	100.00%	18,400	0	18,400	18,400	0	0	0	0	18,400	9,891	0
13	Permit - CAR	Treatment	0.00%	0.00%	100.00%	45,000	(45,000)	0	0	0	0	0	0	0	0	0
14	Turnpike Biosolids Trailer	Treatment	0.00%	0.00%	100.00%	36,075	0	36,075	36,075	0	0	0	0	36,075	19,392	0
	Canal St Plant															
15	Canal St Plant (General)	Treatment	0.00%	0.00%	100.00%	650,000	0	650,000	650,000	0	0	0	0	650,000	349,407	0
16	Permit - CAR/LL	Treatment	0.00%	0.00%	100.00%	125,000	(125,000)	0	0	0	0	0	0	0	0	0
17	Canal St Biosolids Trailer	Treatment	0.00%	0.00%	100.00%	50,000	0	50,000	50,000	0	0	0	0	50,000	26,877	0
18	Generator Grant Project (75% REIMB)	Treatment	0.00%	100.00%	0.00%	87,500	0	87,500	87,500	0	0	0	0	87,500	0	0
19	Turnpike Plant Expansion Phase 2	Treatment	100.00%	0.00%	0.00%	39,200,000	0	39,200,000	0	39,200,000	0	0	0	39,200,000	0	0
20	Generator Liftstation 12	Other	0.00%	100.00%	0.00%	100,000	0	100,000	0	0	0	0	100,000	100,000	0	0
	Capital Maintenance Projects															
21	Lift station rehab	Trans	0.00%	0.00%	100.00%	3,500,000	0	3,500,000	0	0	3,500,000	0	0	3,500,000	0	1,937,865
22	Lift station #72 Additional funds	Trans	0.00%	0.00%	100.00%	3,076,289	0	3,076,289	0	0	3,076,289	0	0	3,076,289	0	1,703,267
23	Pump Packages	Other	0.00%	0.00%	100.00%	300,000	0	300,000	0	0	0	0	300,000	300,000	0	0
24	Discharge pipe replacement/line wet wells	Trans	0.00%	0.00%	100.00%	300,000	0	300,000	0	0	300,000	0	0	300,000	0	166,103
25	Vitrified Clay Pipe	Trans	0.00%	0.00%	100.00%	400,000	0	400,000	0	0	400,000	0	0	400,000	0	221,470
26	Liftstation Generator rehab	Trans	0.00%	0.00%	100.00%	400,000	0	400,000	0	0	400,000	0	0	400,000	0	221,470
27	Manhole/Vault/ARV rehab	Collection	0.00%	0.00%	100.00%	675,000	0	675,000	0	0	0	0	675,000	675,000	0	0
28	Subtotal Wastewater System					$71,008,264	($170,000)	$70,838,264	$1,391,975	$39,200,000	$25,446,289	$1,450,000	$3,350,000	$70,838,264	$701,220	$6,891,208
29	Other Miscellaneous Adjustments	Other	0.00%	0.00%	100.00%	0	0	0	0	0	0	0	0	0	0	0
30	**Subtotal Water and Wastewater System**					**$71,008,264**	**($170,000)**	**$70,838,264**	**$1,391,975**	**$39,200,000**	**$25,446,289**	**$1,450,000**	**$3,350,000**	**$70,838,264**	**$701,220**	**$6,891,208**
	Capital Outlay Projects															
31	**Subtotal Capital Outlay Projects**					$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fleet Replacement															
32	**Subtotal Fleet Replacement**					$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
33	**TOTAL WASTEWATER PROJECTS**					$71,008,264	($170,000)	$70,838,264	$1,391,975	$39,200,000	$25,446,289	$1,450,000	$3,350,000	$70,838,264	$701,220	$6,891,208
34	**PERCENT OF TOTAL**							100.00%	1.97%	55.34%	35.92%	2.05%	4.73%	100.00%	0.99%	9.73%

Footnotes:

[1] Amounts shown reflect the Multi-Year Capital Program as provided by the City.

[2] Downward adjustments reflect projects: i) anticipated to be funded by grants as identified by the City; ii) recognized in the existing assets summary to be consistent with existing capacity assumptions; or iii) renewal and replacement projects not considered applicable to the fee determination process.

[3] Assets are categorized based on information provided by the City.

Table 4
City of Leesburg, Florida
Impact Fee Study

Summary of Existing and Available Water and Wastewater Treatment Capacity

Line No.	Description	Amounts (MDF)	Capacity Left for Growth
	Water System:		
	Plant Design Capacity		
1	Leesburg Main System	17.424	Yes
2	Leesburg East - Lake Square Mall	1.607	Yes
3	Leesburg East - Airport	1.074	Yes
4	Highland Lakes - South	3.380	No
5	Royal Highlands - South	2.160	No
6	Leesburg System	25.645	
7	Plantation at Leesburg System	3.200	No
8	Total Capacity (MGD) (MDF)	28.845	
9	Total Capacity Left for Growth (MGD) (MDF)	20.105	
	Consumptive Use Permit Capacity		
10	Leesburg System	9.130	
11	Plantation at Leesburg System	1.120	
12	Total Permitted Capacity (MGD) (ADF)	10.250	
	Plant Flows		
13	Total Permited Capacity (MGD) (MDF)	20.105	
14	Maximum Historical Peaking Factor [2]	1.55	
15	Adjusted Capacity Average Daily Flow (MGD) (ADF)	12.971	
	Available Plant Capacity for New Growth		
16	Adjusted Capacity Average Daily Flow (MGD) (ADF)	12.971	
17	Existing Average Daily Flow (MGD) (ADF)	(5.450)	
18	Capacity Available for New Growth (MGD) (ADF)	7.521	
19	Percentage of Plant Capacity	57.98%	
	Wastewater System:		
	Plant Capacity		
20	Canal Street (MGD) (ADF)	3.500	
21	Turnpike (MGD) (ADF)	4.500	
22	Total Capacity (MDG) (ADF)	8.000	
	Plant Flows		
23	Existing Average Daily Flow (MGD) (ADF) [1]	4.614	
	Available Plant Capacity for New Growth		
24	Total Capacity (MDG) (ADF)	8.000	
25	Existing Average Daily Flow (MGD) (ADF)	(4.614)	
26	Capacity Available for New Growth (MGD) (ADF)	3.386	
27	Percentage of Plant Capacity	42.32%	

Footnotes:

[1] Amounts shown based on historical treatment data as provided by the City.

[2] Amount based on historical peak flow data as it compares to the System historical average flow data for FY 2019 - 2024.

Table 5
City of Leesburg, Florida
Impact Fee Study

Development of Water System Impact Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:	
1	Installed Cost - Existing Facilities [1]	$16,558,447
2	Additional Costs Capitalized - CIP [2]	1,200,000
3	Less Anticipated Retirements [3]	(726,020)
4	Less Receipt of Grant Funds [4]	0
5	Subtotal Water Production and Treatment Facilities	$17,032,427
6	Existing Permitted Capacity of Plant Facilities (MGD) (ADF) [5]	12.971
7	Existing Average Daily Flow (MGD) (ADF) [6]	5.255
8	Dwelling Unit Factor - (GPD) (ADF) [7]	300.0
9	Estimated Dwelling Units Permitted to be Served by Existing Facilities	43,237
10	Percent Remaining Capacity of Existing Facilities	59.48%
11	Allocation of Existing Facilities to Incremental Growth	$10,131,666
12	Rate per Dwelling Unit Associated with Existing Facilities	$393.94
	Primary Transmission System:	
13	Existing Facilities [8]	$21,814,205
14	Additional Costs Capitalized - CIP [9]	54,911,627
15	Less Anticipated Retirements [3]	(5,569,154)
16	Less Receipt of Grant Funds [4]	0
17	Total Primary Transmission Facility Costs	$71,156,678
18	Estimated Dwelling Units Served by Existing Facilities [10]	43,237
19	Estimated Future Dwelling Units served by Transmission Facilities [10]	0
20	Total Estimated Dwelling Units served by Transmission Facilities [10]	43,237
21	Net Rate per Dwelling Unit of Primary Transmission Facilities	$1,645.73
22	**Total Combined Rate per Dwelling Unit After Rate Adjustment**	**$2,039.66**
23	**Rounded Rate per Dwelling Unit**	**$2,039.00**
24	Cost Per Gallon	$6.80
25	Existing Rate per Gallon	$3.92
26	Existing Rate per Dwelling Unit	$1,175.00
27	Proposed Increase / (Decrease)	$864.00

ADF = Average Daily Flow
GPD = Gallons per Day

Footnotes continued on the following page.

Table 5
City of Leesburg, Florida
Impact Fee Study

Development of Water System Impact Fee

Footnotes:

[1] Amount based on Table 1 and reflects water production and treatment assets currently in service.

[2] Amount derived from Table 2 and reflects the planned upgrades to the existing water production and treatment facilities.

[3] Amounts derived from City of Leesburg, Florida fixed asset data and reflect estimated fixed asset retirements due to the imposition of the capital improvement plan of the City which recognizes the replacement of such assets classified in the total treatment and/or transmission function.

[4] Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the City.

[5] Amount reflects the maximum design capacity of the existing facilities and is shown in detail as follows:

Description	Plant Capacity
Plants with Available Capacity (MDG) (MDF)	20.105
Capacity to Be Added During Forecast Period: 2025 - 2031 (MGD-MDF)	0.000
Total Capacity (MDG) (MDF)	20.105
Total Capacity (MDG) (MDF)	20.105
Maximum Historical Peaking Factor [*]	1.550
Adjusted Capacity Average Daily Flow (MGD) (ADF)	12.971

[*] Amount based on historical peak flow data as it compares to the System historical average flow data for FY 2019 - 2024.

[6] Amount reflects the average daily flow for provided historical flow data for Fiscal Years 2019 through 2024.

[7] Amount reflects the City's level of service provided for a residential dwelling unit.

[8] Amount based on Table 1 and reflects water transmission assets currently in service.

[9] Amount derived from Table 2 and reflects the planned upgrades to the existing water transmission system.

[10] Amount assumes transmission capacity is consistent with the existing and estimated future water treatment capacity.

Table 6
City of Leesburg, Florida
Impact Fee Study

Development of Wastewater Impact Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Wastewater Treatment and Disposal Facilities:	
1	Installed Cost - Existing Facilities [1]	$65,995,830
2	Additional Costs Capitalized - CIP [2]	1,391,975
3	Less Anticipated Retirements [3]	(701,220)
4	Less Receipt of Grant Funds [4]	0
5	Subtotal Wastewater Treatment and Disposal Facilities	$66,686,586
6	Existing Permitted Capacity of Plant Facilities (MGD) (ADF) [5]	8.000
7	Existing Average Daily Flow (MGD) (ADF) [6]	4.614
8	Dwelling Unit Factor - (GPD) (ADF) [7]	250.0
9	Estimated Dwelling Units Permitted to be Served by Existing Facilities	32,000
10	Percent Remaining Capacity of Existing Facilities	42.32%
11	Allocation of Existing Facilities to Incremental Growth	$28,224,883
12	Rate per Dwelling Unit Associated with Existing Facilities	$2,083.96
	Total Estimated Cost of Additional Wastewater Treatment and Treatment Facilities:	
13	Additional Costs Capitalized - CIP [8]	$39,200,000
14	Less Receipt of Grant Funds [4]	0
15	Cost of Additional Wastewater Treatment/Disposal Facilities	$39,200,000
16	Additional Plant Capacity (MGD) (ADF) [5]	1.500
17	Estimated Dwelling Units to be Served by Additional Facilities	6,000
18	Rate per Dwelling Units Associated with Additional Facilities	$6,533.33
19	Rate per Dwelling Units Allocable to Wastewater Treatment/Disposal Facilities	$3,449.92
	Primary Transmission System:	
20	Existing Facilities [9]	$22,445,404
21	Additional Costs Capitalized - CIP [10]	26,896,289
22	Less Anticipated Retirements [3]	(6,891,208)
23	Less Receipt of Grant Funds [4]	0
24	Total Primary Transmission Facility Costs	$42,450,485
25	Estimated Dwelling Units Served by Existing Facilities [11]	32,000
26	Estimated Future Dwelling Units served by Transmission Facilities [11]	6,000
27	Total Estimated Dwelling Units served by Transmission Facilities [11]	38,000
28	Net Rate per Dwelling Unit of Primary Transmission Facilities	$1,117.11
29	**Total Combined Rate per Dwelling Unit After Rate Adjustment**	**$4,567.03**
30	**Rounded Rate per Dwelling Unit**	**$4,567.00**
31	Cost Per Gallon	$18.27
32	Existing Rate per Gallon	$11.11
33	Existing Rate per Dwelling Unit	$2,778.00
34	Proposed Increase / (Decrease)	$1,789.00

ADF = Average Daily Flow
GPD = Gallons per Day

Footnotes continued on the following page.

Table 6
City of Leesburg, Florida
Impact Fee Study

Development of Wastewater Impact Fee

Footnotes:

[1] Amount based on Table 1 and reflects wastewater treatment and disposal assets currently in service.

[2] Amount derived from Table 3 and reflects the planned upgrades to the existing wastewater treatment and disposal facilities.

[3] Amounts derived from City of Leesburg, Florida fixed asset data and reflect estimated fixed asset retirements due to the imposition of the capital improvement plan of the City which recognizes the replacement of such assets classified in the total treatment and/or transmission function.

[4] Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the City.

[5] Amount reflects the maximum design capacity of the existing facilities and is shown in detail as follows:

Description	Plant Capacity
Existing Plant Capacity (MDG) (ADF)	8.000
Capacity to Be Added During Forecast Period: (MGD-ADF)	1.500
Total Capacity (MDG) (ADF)	9.500

[6] Amount reflects the average daily flow for provided historical flow data for Fiscal Years 2019 through 2024.

[7] Amount reflects the City's proposed level of service provided for a residential dwelling unit.

[8] Amount derived from and reflects the planned expansions to the existing wastewater treatment and disposal facilities.

[9] Amount based on Table 1 and reflects wastewater transmission assets currently in service.

[10] Amount derived from Table 3 and reflects the planned upgrades to the existing wastewater transmission system.

[11] Amount assumes transmission capacity is consistent with the existing and estimated future wastewater treatment capacity.

Table 7
City of Leesburg, Florida
Impact Fee Study

Comparison of Impact Fees Per
Equivalent Resdential Unit (ERU) for Water and Sewer Service [1]

Line No.	Description	Residential 5/8" x 3/4" Meter		
		Water	Wastewater	Combined
	City of Leesburg			
1	Existing Impact Fees	$1,175.00	$2,778.00	$3,953.00
2	Proposed Impact Fees	$2,039.00	$4,567.00	$6,606.00
	Neighboring Florida Utilities:			
3	City of Altamonte Springs	$600.00	$2,255.00	$2,855.00
4	City of Apopka	3,305.00	4,924.00	8,229.00
5	City of Casselberry	810.00	1,823.00	2,633.00
6	City of Clermont	2,836.00	4,830.00	7,666.00
7	City of Daytona Beach	1,736.00	2,814.00	4,550.00
8	City of DeLand	2,580.00	5,257.00	7,837.00
9	City of Edgewater	1,920.00	4,460.00	6,380.00
10	City of Eustis	854.00	2,668.00	3,522.00
11	City of Lake Mary	1,010.00	3,610.00	4,620.00
12	City of Maitland	1,035.00	4,320.00	5,355.00
13	City of Mount Dora	1,340.00	7,975.00	9,315.00
14	City of Ocala	823.00	3,148.00	3,971.00
15	City of Ocoee	2,633.00	7,811.00	10,444.00
16	City of Orange City	1,600.00	3,100.00	4,700.00
17	City of Orlando / O.U.C.	2,070.00	2,537.50	4,607.50
18	City of Sanford	1,343.00	3,025.00	4,368.00
19	City of Tavares	1,849.00	3,475.00	5,324.00
20	City of Umatilla	2,174.51	3,204.04	5,378.55
21	Orange County	2,790.00	5,270.00	8,060.00
22	Seminole County	2,574.00	3,175.00	5,749.00
23	Neighboring Florida Utilities' Average	$1,794.13	$3,984.08	$5,778.20
24	Minimum	$600.00	$1,823.00	$2,633.00
25	Maximum	$3,305.00	$7,975.00	$10,444.00

[1] Unless otherwise noted, amounts shown reflect capital Impact Fees as of May 2025. This comparison is intended to show comparable charges for similar service for comparison purposes only.

APPENDIX A

The 2024 Florida Statutes (including 2025 Special Session C)

Title XI

COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163

INTERGOVERNMENTAL PROGRAMS

View Entire Chapter

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(1) This section may be cited as the "Florida Impact Fee Act."

(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.

(3) For purposes of this section, the term:

(a) "Infrastructure" means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).

(b) "Public facilities" has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

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(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.

(c) Limit administrative charges for the collection of impact fees to actual costs.

(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.

(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.

(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.

(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.

(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.

(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

APPENDIX A

(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.

(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.

(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.

(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.

(e) An impact fee may not be increased more than once every 4 years.

(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.

(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.

(h) This subsection operates retroactively to January 1, 2021.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the

increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.

(9) In any action challenging an impact fee or the government's failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.

(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.

(11) A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.

(12) This section does not apply to water and sewer connection fees.

(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the following information on all impact fees charged:

(a) The specific purpose of the impact fee, including the specific infrastructure needs to be met, including, but not limited to, transportation, parks, water, sewer, and schools.

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(b) The impact fee schedule policy describing the method of calculating impact fees, such as flat fees, tiered scales based on number of bedrooms, or tiered scales based on square footage.

(c) The amount assessed for each purpose and for each type of dwelling.

(d) The total amount of impact fees charged by type of dwelling.

(e) Each exception and waiver provided for construction or development of housing that is affordable.

History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266.

1
2 An act relating to local government land regulation;
3 amending s. 125.022, F.S.; requiring counties to
4 specify minimum information necessary for certain
5 applications; revising timeframes for processing
6 applications for approval of development permits or
7 development orders; defining the term “substantive
8 change”; providing refund parameters in situations
9 where the county fails to meet certain timeframes;
10 providing exceptions; amending s. 163.3180, F.S.;
11 prohibiting a school district from collecting,
12 charging, or imposing certain fees unless they meet
13 certain requirements; providing a standard of review
14 for actions challenging such fees; amending s. 553.80,
15 F.S.; specifying certain purposes for which local
16 governments may use certain fees to carry out
17 activities relating to obtaining or finalizing a
18 building permit; amending s. 163.31801, F.S.; revising
19 the voting threshold required for approval of certain
20 impact fee increase ordinances by local governments,
21 school districts, and special districts; requiring
22 that certain impact fee increases be implemented in
23 specified increments; prohibiting a local government
24 from increasing an impact fee rate beyond certain
25 phase-in limitations under certain circumstances;
26 deleting retroactive applicability; amending s.
27 163.3184, F.S.; providing that if comprehensive plan
28 amendments are not adopted at a specified hearing,
29 such amendments must be formally adopted within a

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30 certain time period or they are deemed withdrawn;
31 increasing the time period within which comprehensive
32 plan amendments must be transmitted; amending s.
33 166.033, F.S.; requiring municipalities to specify
34 minimum information necessary for certain
35 applications; revising timeframes for processing
36 applications for approval of development permits or
37 development orders; defining the term "substantive
38 change"; providing refund parameters in situations
39 where the municipality fails to meet certain
40 timeframes; providing exceptions; providing effective
41 dates.
42
43 Be It Enacted by the Legislature of the State of Florida:
44
45 Section 1. Section 125.022, Florida Statutes, is amended to
46 read:
47 125.022 Development permits and orders.—
48 (1) A county shall specify in writing the minimum
49 information that must be submitted in an application for a
50 zoning approval, rezoning approval, subdivision approval,
51 certification, special exception, or variance. A county shall
52 make the minimum information available for inspection and
53 copying at the location where the county receives applications
54 for development permits and orders, provide the information to
55 the applicant at a preapplication meeting, or post the
56 information on the county's website.
57 (2) Within 5 business days after receiving an application
58 for approval of a development permit or development order, a

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59 county shall confirm receipt of the application using contact
60 information provided by the applicant. Within 30 days after
61 receiving an application for approval of a development permit or
62 development order, a county must review the application for
63 completeness and issue a written notification to the applicant
64 ~~letter~~ indicating that all required information is submitted or
65 specify in writing ~~specifying~~ with particularity any areas that
66 are deficient. If the application is deficient, the applicant
67 has 30 days to address the deficiencies by submitting the
68 required additional information. For applications that do not
69 require final action through a quasi-judicial hearing or a
70 public hearing, the county must approve, approve with
71 conditions, or deny the application for a development permit or
72 development order within 120 days after the county has deemed
73 the application complete.~~, or 180 days~~ For applications that
74 require final action through a quasi-judicial hearing or a
75 public hearing, the county must approve, approve with
76 conditions, or deny the application for a development permit or
77 development order within 180 days after the county has deemed
78 the application complete. Both parties may agree in writing or
79 in a public meeting or hearing to ~~a reasonable request for~~ an
80 extension of time, particularly in the event of a force majeure
81 or other extraordinary circumstance. An approval, approval with
82 conditions, or denial of the application for a development
83 permit or development order must include written findings
84 supporting the county's decision. The timeframes contained in
85 this subsection do not apply in an area of critical state
86 concern, as designated in s. 380.0552. The timeframes contained
87 in this subsection restart if an applicant makes a substantive

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88 change to the application. As used in this subsection, the term
89 "substantive change" means an applicant-initiated change of 15
90 percent or more in the proposed density, intensity, or square
91 footage of a parcel.
92 (3)(a) ~~(2)(a)~~ When reviewing an application for a
93 development permit or development order that is certified by a
94 professional listed in s. 403.0877, a county may not request
95 additional information from the applicant more than three times,
96 unless the applicant waives the limitation in writing.
97 (b) If a county makes a request for additional information
98 and the applicant submits the required additional information
99 within 30 days after receiving the request, the county must
100 review the application for completeness and issue a letter
101 indicating that all required information has been submitted or
102 specify with particularity any areas that are deficient within
103 30 days after receiving the additional information.
104 (c) If a county makes a second request for additional
105 information and the applicant submits the required additional
106 information within 30 days after receiving the request, the
107 county must review the application for completeness and issue a
108 letter indicating that all required information has been
109 submitted or specify with particularity any areas that are
110 deficient within 10 days after receiving the additional
111 information.
112 (d) Before a third request for additional information, the
113 applicant must be offered a meeting to attempt to resolve
114 outstanding issues. If a county makes a third request for
115 additional information and the applicant submits the required
116 additional information within 30 days after receiving the

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117 request, the county must deem the application complete within 10
118 days after receiving the additional information or proceed to
119 process the application for approval or denial unless the
120 applicant waived the county's limitation in writing as described
121 in paragraph (a).
122 (e) Except as provided in subsection (7) ~~(5)~~, if the
123 applicant believes the request for additional information is not
124 authorized by ordinance, rule, statute, or other legal
125 authority, the county, at the applicant's request, shall proceed
126 to process the application for approval or denial.
127 (4) A county must issue a refund to an applicant equal to:
128 (a) Ten percent of the application fee if the county fails
129 to issue written notification of completeness or written
130 specification of areas of deficiency within 30 days after
131 receiving the application.
132 (b) Ten percent of the application fee if the county fails
133 to issue a written notification of completeness or written
134 specification of areas of deficiency within 30 days after
135 receiving the additional information pursuant to paragraph
136 (3)(b).
137 (c) Twenty percent of the application fee if the county
138 fails to issue a written notification of completeness or written
139 specification of areas of deficiency within 10 days after
140 receiving the additional information pursuant to paragraph
141 (3)(c).
142 (d) Fifty percent of the application fee if the county
143 fails to approve, approves with conditions, or denies the
144 application within 30 days after conclusion of the 120-day or
145 180-day timeframe specified in subsection (2).

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146 (e) One hundred percent of the application fee if the
147 county fails to approve, approves with conditions, or denies an
148 application 31 days or more after conclusion of the 120-day or
149 180-day timeframe specified in subsection (2).
150
151 A county is not required to issue a refund if the applicant and
152 the county agree to an extension of time, the delay is caused by
153 the applicant, or the delay is attributable to a force majeure
154 or other extraordinary circumstance.
155 (5) ~~(3)~~ When a county denies an application for a
156 development permit or development order, the county shall give
157 written notice to the applicant. The notice must include a
158 citation to the applicable portions of an ordinance, rule,
159 statute, or other legal authority for the denial of the permit
160 or order.
161 (6) ~~(4)~~ As used in this section, the terms “development
162 permit” and “development order” have the same meaning as in s.
163 163.3164, but do not include building permits.
164 (7) ~~(5)~~ For any development permit application filed with
165 the county after July 1, 2012, a county may not require as a
166 condition of processing or issuing a development permit or
167 development order that an applicant obtain a permit or approval
168 from any state or federal agency unless the agency has issued a
169 final agency action that denies the federal or state permit
170 before the county action on the local development permit.
171 (8) ~~(6)~~ Issuance of a development permit or development
172 order by a county does not in any way create any rights on the
173 part of the applicant to obtain a permit from a state or federal
174 agency and does not create any liability on the part of the

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175 county for issuance of the permit if the applicant fails to
176 obtain requisite approvals or fulfill the obligations imposed by
177 a state or federal agency or undertakes actions that result in a
178 violation of state or federal law. A county shall attach such a
179 disclaimer to the issuance of a development permit and shall
180 include a permit condition that all other applicable state or
181 federal permits be obtained before commencement of the
182 development.
183 (9) ~~(7)~~ This section does not prohibit a county from
184 providing information to an applicant regarding what other state
185 or federal permits may apply.
186 Section 2. Present paragraph (j) of subsection (6) of
187 section 163.3180, Florida Statutes, is redesignated as paragraph
188 (k), and a new paragraph (j) is added to that subsection, to
189 read:
190 163.3180 Concurrency.—
191 (6)
192 (j) A school district may not collect, charge, or impose
193 any alternative fee in lieu of an impact fee to mitigate the
194 impact of development on educational facilities unless such fee
195 meets the requirements of s. 163.31801(4)(f) and (g). In any
196 action challenging a fee under this paragraph, the school
197 district has the burden of proving by a preponderance of the
198 evidence that the imposition and amount of the fee meet the
199 requirements of state legal precedent.
200 Section 3. Paragraph (a) of subsection (7) of section
201 553.80, Florida Statutes, is amended to read:
202 553.80 Enforcement.—
203 (7)(a) The governing bodies of local governments may

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204 provide a schedule of reasonable fees, as authorized by s.
205 125.56(2) or s. 166.222 and this section, for enforcing this
206 part. These fees, and any fines or investment earnings related
207 to the fees, may only be used for carrying out the local
208 government's responsibilities in enforcing the Florida Building
209 Code, including, but not limited to, any process or enforcement
210 related to obtaining or finalizing a building permit. When
211 providing a schedule of reasonable fees, the total estimated
212 annual revenue derived from fees, and the fines and investment
213 earnings related to the fees, may not exceed the total estimated
214 annual costs of allowable activities. Any unexpended balances
215 must be carried forward to future years for allowable activities
216 or must be refunded at the discretion of the local government. A
217 local government may not carry forward an amount exceeding the
218 average of its operating budget for enforcing the Florida
219 Building Code for the previous 4 fiscal years. For purposes of
220 this subsection, the term "operating budget" does not include
221 reserve amounts. Any amount exceeding this limit must be used as
222 authorized in subparagraph 2. However, a local government that
223 established, as of January 1, 2019, a Building Inspections Fund
224 Advisory Board consisting of five members from the construction
225 stakeholder community and carries an unexpended balance in
226 excess of the average of its operating budget for the previous 4
227 fiscal years may continue to carry such excess funds forward
228 upon the recommendation of the advisory board. The basis for a
229 fee structure for allowable activities must relate to the level
230 of service provided by the local government and must include
231 consideration for refunding fees due to reduced services based
232 on services provided as prescribed by s. 553.791, but not

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233 provided by the local government. Fees charged must be
234 consistently applied.
235 1. As used in this subsection, the phrase “enforcing the
236 Florida Building Code” includes the direct costs and reasonable
237 indirect costs associated with review of building plans,
238 building inspections, reinspections, and building permit
239 processing; building code enforcement; and fire inspections
240 associated with new construction. The phrase may also include
241 training costs associated with the enforcement of the Florida
242 Building Code and enforcement action pertaining to unlicensed
243 contractor activity to the extent not funded by other user fees.
244 2. A local government must use any excess funds that it is
245 prohibited from carrying forward to rebate and reduce fees, to
246 upgrade technology hardware and software systems to enhance
247 service delivery, to pay for the construction of a building or
248 structure that houses a local government’s building code
249 enforcement agency, or for training programs for building
250 officials, inspectors, or plans examiners associated with the
251 enforcement of the Florida Building Code. Excess funds used to
252 construct such a building or structure must be designated for
253 such purpose by the local government and may not be carried
254 forward for more than 4 consecutive years. An owner or builder
255 who has a valid building permit issued by a local government for
256 a fee, or an association of owners or builders located in the
257 state that has members with valid building permits issued by a
258 local government for a fee, may bring a civil action against the
259 local government that issued the permit for a fee to enforce
260 this subparagraph.
261 3. The following activities may not be funded with fees

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262 adopted for enforcing the Florida Building Code:
263 a. Planning and zoning or other general government
264 activities not related to obtaining a building permit.
265 b. Inspections of public buildings for a reduced fee or no
266 fee.
267 c. Public information requests, community functions,
268 boards, and any program not directly related to enforcement of
269 the Florida Building Code.
270 d. Enforcement and implementation of any other local
271 ordinance, excluding validly adopted local amendments to the
272 Florida Building Code and excluding any local ordinance directly
273 related to enforcing the Florida Building Code as defined in
274 subparagraph 1.
275 4. A local government must use recognized management,
276 accounting, and oversight practices to ensure that fees, fines,
277 and investment earnings generated under this subsection are
278 maintained and allocated or used solely for the purposes
279 described in subparagraph 1.
280 5. The local enforcement agency, independent district, or
281 special district may not require at any time, including at the
282 time of application for a permit, the payment of any additional
283 fees, charges, or expenses associated with:
284 a. Providing proof of licensure under chapter 489;
285 b. Recording or filing a license issued under this chapter;
286 c. Providing, recording, or filing evidence of workers'
287 compensation insurance coverage as required by chapter 440; or
288 d. Charging surcharges or other similar fees not directly
289 related to enforcing the Florida Building Code.
290 Section 4. Effective January 1, 2026, paragraphs (g) and

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291 (h) of subsection (6) of section 163.31801, Florida Statutes,
292 are amended to read:
293 163.31801 Impact fees; short title; intent; minimum
294 requirements; audits; challenges.—
295 (6) A local government, school district, or special
296 district may increase an impact fee only as provided in this
297 subsection.
298 (g)1. A local government, school district, or special
299 district may increase an impact fee rate beyond the phase-in
300 limitations established under paragraph (b), paragraph (c),
301 paragraph (d), or paragraph (e) by establishing the need for
302 such increase in full compliance with the requirements of
303 subsection (4), provided the following criteria are met:
304 a.~~1.~~ A demonstrated-need study justifying any increase in
305 excess of those authorized in paragraph (b), paragraph (c),
306 paragraph (d), or paragraph (e) has been completed within the 12
307 months before the adoption of the impact fee increase and
308 expressly demonstrates the extraordinary circumstances
309 necessitating the need to exceed the phase-in limitations.
310 b.~~2.~~ The local government jurisdiction has held at least
311 ~~not less than~~ two publicly noticed workshops dedicated to the
312 extraordinary circumstances necessitating the need to exceed the
313 phase-in limitations set forth in paragraph (b), paragraph (c),
314 paragraph (d), or paragraph (e).
315 c.~~3.~~ The impact fee increase ordinance is approved by ~~at~~
316 ~~least~~ a unanimous ~~two-thirds~~ vote of the governing body.
317 2. An impact fee increase approved under this paragraph
318 must be implemented in at least two but not more than four equal
319 annual increments beginning with the date on which the impact

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320 fee increase ordinance is adopted.
321 3. A local government may not increase an impact fee rate
322 beyond the phase-in limitations under this paragraph if the
323 local government has not increased the impact fee within the
324 past 5 years. Any year in which the local government is
325 prohibited from increasing an impact fee because the
326 jurisdiction is in a hurricane disaster area is not included in
327 the 5-year period.
328 ~~(h) This subsection operates retroactively to January 1,~~
329 ~~2021.~~
330 Section 5. Paragraphs (b) and (c) of subsection (3) of
331 section 163.3184, Florida Statutes, are amended to read:
332 163.3184 Process for adoption of comprehensive plan or plan
333 amendment.—
334 (3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF
335 COMPREHENSIVE PLAN AMENDMENTS.—
336 (b)1. If a plan amendment or amendments are adopted, the
337 local government, after the initial public hearing held pursuant
338 to subsection (11), shall transmit, within 10 working days after
339 the date of adoption, the amendment or amendments and
340 appropriate supporting data and analyses to the reviewing
341 agencies. The local governing body shall also transmit a copy of
342 the amendments and supporting data and analyses to any other
343 local government or governmental agency that has filed a written
344 request with the governing body.
345 2. The reviewing agencies and any other local government or
346 governmental agency specified in subparagraph 1. may provide
347 comments regarding the amendment or amendments to the local
348 government. State agencies shall only comment on important state

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349 resources and facilities that will be adversely impacted by the
350 amendment if adopted. Comments provided by state agencies shall
351 state with specificity how the plan amendment will adversely
352 impact an important state resource or facility and shall
353 identify measures the local government may take to eliminate,
354 reduce, or mitigate the adverse impacts. Such comments, if not
355 resolved, may result in a challenge by the state land planning
356 agency to the plan amendment. Agencies and local governments
357 must transmit their comments to the affected local government
358 such that they are received by the local government not later
359 than 30 days after the date on which the agency or government
360 received the amendment or amendments. Reviewing agencies shall
361 also send a copy of their comments to the state land planning
362 agency.
363 3. Comments to the local government from a regional
364 planning council, county, or municipality shall be limited as
365 follows:
366 a. The regional planning council review and comments shall
367 be limited to adverse effects on regional resources or
368 facilities identified in the strategic regional policy plan and
369 extrajurisdictional impacts that would be inconsistent with the
370 comprehensive plan of any affected local government within the
371 region. A regional planning council may not review and comment
372 on a proposed comprehensive plan amendment prepared by such
373 council unless the plan amendment has been changed by the local
374 government subsequent to the preparation of the plan amendment
375 by the regional planning council.
376 b. County comments shall be in the context of the
377 relationship and effect of the proposed plan amendments on the

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378 county plan.
379 c. Municipal comments shall be in the context of the
380 relationship and effect of the proposed plan amendments on the
381 municipal plan.
382 d. Military installation comments shall be provided in
383 accordance with s. 163.3175.
384 4. Comments to the local government from state agencies
385 shall be limited to the following subjects as they relate to
386 important state resources and facilities that will be adversely
387 impacted by the amendment if adopted:
388 a. The Department of Environmental Protection shall limit
389 its comments to the subjects of air and water pollution;
390 wetlands and other surface waters of the state; federal and
391 state-owned lands and interest in lands, including state parks,
392 greenways and trails, and conservation easements; solid waste;
393 water and wastewater treatment; and the Everglades ecosystem
394 restoration.
395 b. The Department of State shall limit its comments to the
396 subjects of historic and archaeological resources.
397 c. The Department of Transportation shall limit its
398 comments to issues within the agency’s jurisdiction as it
399 relates to transportation resources and facilities of state
400 importance.
401 d. The Fish and Wildlife Conservation Commission shall
402 limit its comments to subjects relating to fish and wildlife
403 habitat and listed species and their habitat.
404 e. The Department of Agriculture and Consumer Services
405 shall limit its comments to the subjects of agriculture,
406 forestry, and aquaculture issues.

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f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). 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 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. <u>If the amendments are not adopted at the second public hearing, the amendments shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendments are deemed withdrawn</u> ~~The 180-day limitation does not apply to amendments processed pursuant to s. 380.06~~.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within <u>30</u> ~~10~~ working days after the final

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436 adoption hearing to the state land planning agency and any other
437 agency or local government that provided timely comments under
438 subparagraph (b)2. If the local government fails to transmit the
439 comprehensive plan amendments within 30 ~~10~~ working days after
440 the final adoption hearing, the amendments are deemed withdrawn.
441 3. The state land planning agency shall notify the local
442 government of any deficiencies within 5 working days after
443 receipt of an amendment package. For purposes of completeness,
444 an amendment shall be deemed complete if it contains a full,
445 executed copy of:
446 a. The adoption ordinance or ordinances;
447 b. In the case of a text amendment, the amended language in
448 legislative format with new words inserted in the text
449 underlined, and words deleted stricken with hyphens;
450 c. In the case of a future land use map amendment, the
451 future land use map clearly depicting the parcel, its existing
452 future land use designation, and its adopted designation; and
453 d. Any data and analyses the local government deems
454 appropriate.
455 4. An amendment adopted under this paragraph does not
456 become effective until 31 days after the state land planning
457 agency notifies the local government that the plan amendment
458 package is complete. If timely challenged, an amendment does not
459 become effective until the state land planning agency or the
460 Administration Commission enters a final order determining the
461 adopted amendment to be in compliance.
462 Section 6. Section 166.033, Florida Statutes, is amended to
463 read:
464 166.033 Development permits and orders.—

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465 (1) A municipality shall specify in writing the minimum
466 information that must be submitted for an application for a
467 zoning approval, rezoning approval, subdivision approval,
468 certification, special exception, or variance. A municipality
469 shall make the minimum information available for inspection and
470 copying at the location where the municipality receives
471 applications for development permits and orders, provide the
472 information to the applicant at a preapplication meeting, or
473 post the information on the municipality's website.
474 (2) Within 5 business days after receiving an application
475 for approval of a development permit or development order, a
476 municipality shall confirm receipt of the application using
477 contact information provided by the applicant. Within 30 days
478 after receiving an application for approval of a development
479 permit or development order, a municipality must review the
480 application for completeness and issue a written notification to
481 the applicant ~~letter~~ indicating that all required information is
482 submitted or specify in writing ~~specifying~~ with particularity
483 any areas that are deficient. If the application is deficient,
484 the applicant has 30 days to address the deficiencies by
485 submitting the required additional information. For applications
486 that do not require final action through a quasi-judicial
487 hearing or a public hearing, the municipality must approve,
488 approve with conditions, or deny the application for a
489 development permit or development order within 120 days after
490 the municipality has deemed the application complete.~~, or 180~~
491 ~~days~~ For applications that require final action through a quasi-
492 judicial hearing or a public hearing, the municipality must
493 approve, approve with conditions, or deny the application for a

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494 development permit or development order within 180 days after
495 the municipality has deemed the application complete. Both
496 parties may agree in writing or in a public meeting or hearing
497 to ~~a reasonable request for~~ an extension of time, particularly
498 in the event of a force majeure or other extraordinary
499 circumstance. An approval, approval with conditions, or denial
500 of the application for a development permit or development order
501 must include written findings supporting the municipality's
502 decision. The timeframes contained in this subsection do not
503 apply in an area of critical state concern, as designated in s.
504 380.0552 or chapter 28-36, Florida Administrative Code. The
505 timeframes contained in this subsection restart if an applicant
506 makes a substantive change to the application. As used in this
507 subsection, the term "substantive change" means an applicant-
508 initiated change of 15 percent or more in the proposed density,
509 intensity, or square footage of a parcel.
510 (3)(a) ~~(2)(a)~~ When reviewing an application for a
511 development permit or development order that is certified by a
512 professional listed in s. 403.0877, a municipality may not
513 request additional information from the applicant more than
514 three times, unless the applicant waives the limitation in
515 writing.
516 (b) If a municipality makes a request for additional
517 information and the applicant submits the required additional
518 information within 30 days after receiving the request, the
519 municipality must review the application for completeness and
520 issue a letter indicating that all required information has been
521 submitted or specify with particularity any areas that are
522 deficient within 30 days after receiving the additional

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523 information.
524 (c) If a municipality makes a second request for additional
525 information and the applicant submits the required additional
526 information within 30 days after receiving the request, the
527 municipality must review the application for completeness and
528 issue a letter indicating that all required information has been
529 submitted or specify with particularity any areas that are
530 deficient within 10 days after receiving the additional
531 information.
532 (d) Before a third request for additional information, the
533 applicant must be offered a meeting to attempt to resolve
534 outstanding issues. If a municipality makes a third request for
535 additional information and the applicant submits the required
536 additional information within 30 days after receiving the
537 request, the municipality must deem the application complete
538 within 10 days after receiving the additional information or
539 proceed to process the application for approval or denial unless
540 the applicant waived the municipality's limitation in writing as
541 described in paragraph (a).
542 (e) Except as provided in subsection (7) ~~(5)~~, if the
543 applicant believes the request for additional information is not
544 authorized by ordinance, rule, statute, or other legal
545 authority, the municipality, at the applicant's request, shall
546 proceed to process the application for approval or denial.
547 (4) A municipality must issue a refund to an applicant
548 equal to:
549 (a) Ten percent of the application fee if the municipality
550 fails to issue written notification of completeness or written
551 specification of areas of deficiency within 30 days after

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552 receiving the application.
553 (b) Ten percent of the application fee if the municipality
554 fails to issue written notification of completeness or written
555 specification of areas of deficiency within 30 days after
556 receiving the additional information pursuant to paragraph
557 (3)(b).
558 (c) Twenty percent of the application fee if the
559 municipality fails to issue written notification of completeness
560 or written specification of areas of deficiency within 10 days
561 after receiving the additional information pursuant to paragraph
562 (3)(c).
563 (d) Fifty percent of the application fee if the
564 municipality fails to approve, approves with conditions, or
565 denies the application within 30 days after conclusion of the
566 120-day or 180-day timeframe specified in subsection (2).
567 (e) One hundred percent of the application fee if the
568 municipality fails to approve, approves with conditions, or
569 denies an application 31 days or more after conclusion of the
570 120-day or 180-day timeframe specified in subsection (2).
571
572 A municipality is not required to issue a refund if the
573 applicant and the municipality agree to an extension of time,
574 the delay is caused by the applicant, or the delay is
575 attributable to a force majeure or other extraordinary
576 circumstance.
577 (5) ~~(3)~~ When a municipality denies an application for a
578 development permit or development order, the municipality shall
579 give written notice to the applicant. The notice must include a
580 citation to the applicable portions of an ordinance, rule,

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581 statute, or other legal authority for the denial of the permit
582 or order.
583 (6) ~~(4)~~ As used in this section, the terms "development
584 permit" and "development order" have the same meaning as in s.
585 163.3164, but do not include building permits.
586 (7) ~~(5)~~ For any development permit application filed with
587 the municipality after July 1, 2012, a municipality may not
588 require as a condition of processing or issuing a development
589 permit or development order that an applicant obtain a permit or
590 approval from any state or federal agency unless the agency has
591 issued a final agency action that denies the federal or state
592 permit before the municipal action on the local development
593 permit.
594 (8) ~~(6)~~ Issuance of a development permit or development
595 order by a municipality does not create any right on the part of
596 an applicant to obtain a permit from a state or federal agency
597 and does not create any liability on the part of the
598 municipality for issuance of the permit if the applicant fails
599 to obtain requisite approvals or fulfill the obligations imposed
600 by a state or federal agency or undertakes actions that result
601 in a violation of state or federal law. A municipality shall
602 attach such a disclaimer to the issuance of development permits
603 and shall include a permit condition that all other applicable
604 state or federal permits be obtained before commencement of the
605 development.
606 (9) ~~(7)~~ This section does not prohibit a municipality from
607 providing information to an applicant regarding what other state
608 or federal permits may apply.
609 Section 7. Except as otherwise expressly provided in this

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610 act, this act shall take effect October 1, 2025.

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Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Description	Reference ID	Asset Info: Type	Status	Group	Sub Account	Group-Sub	Asset Control Description	Asset Control ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Water: Supply	Treatment	Transmission	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Wastewater: Treatment	Effl./Recl. Treatment	Transmission	Collection	Other Plant: General
	UTILITY SYSTEM FIXED ASSETS																										
1	Lake Pointe Area Booster Stati	1	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	9/30/1997	$500	$0	$500	W-Lines-Weight	$0	$0	$200	$0	$300	$0	$0	$0	$0	$0	$0	$0	$0
2	Pringle Well Site North	2	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	9/30/1997	15,000	0	15,000	W-Supply	15,000	0	0	0	0	0	0	0	0	0	0	0	0
3	Pringle Well Site South	3	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	9/30/1997	15,000	0	15,000	W-Supply	15,000	0	0	0	0	0	0	0	0	0	0	0	0
4	Land	4	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	9/30/1997	35,926	0	35,926	W-Treat.	0	35,926	0	0	0	0	0	0	0	0	0	0	0
5	Sec 26-19-24	5	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	10/1/2002	22,041	0	22,041	W-Lines-Weight	0	0	8,821	0	13,219	0	0	0	0	0	0	0	0
6	Sec 26-19-24	6	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	10/1/2002	33,477	0	33,477	W-Lines-Weight	0	0	13,399	0	20,079	0	0	0	0	0	0	0	0
7	Plantation	7	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	7/31/2006	146,678	0	146,678	W-Treat.	0	146,678	0	0	0	0	0	0	0	0	0	0	0
8	True Temp land	8	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	9/30/2007	67,532	0	67,532	General	0	0	0	0	0	0	0	0	0	0	0	0	67,532
9	True Temp Bldg Demolition	9	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	12/31/2010	10,225	0	10,225	General	0	0	0	0	0	0	0	0	0	0	0	0	10,225
10	Plantation Land Transfer	10	Individual	Active	W	303	W -303	LAND & LAND RIGHTS	Land	9/30/2015	17,091	0	17,091	W-Treat.	0	17,091	0	0	0	0	0	0	0	0	0	0	0
11	Warehouse	11	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1958	22,618	0	22,618	W-Treat.	0	22,618	0	0	0	0	0	0	0	0	0	0	0
12	General buildings	12	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1944	12,032	0	12,032	W-Treat.	0	12,032	0	0	0	0	0	0	0	0	0	0	0
13	Vehicle Storage	13	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1983	24,784	0	24,784	W-Treat.	0	24,784	0	0	0	0	0	0	0	0	0	0	0
14	Vehicle Storage Roof Addition	14	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1987	4,701	0	4,701	W-Treat.	0	4,701	0	0	0	0	0	0	0	0	0	0	0
15	Office &Conference room expans	15	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1992	83,372	0	83,372	W-Treat.	0	83,372	0	0	0	0	0	0	0	0	0	0	0
16	Storage area roof	16	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1994	13,275	0	13,275	W-Treat.	0	13,275	0	0	0	0	0	0	0	0	0	0	0
17	Warehouse allocation	17	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1977	22,618	0	22,618	W-Treat.	0	22,618	0	0	0	0	0	0	0	0	0	0	0
18	Warehouse roof repairs 8815	18	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1988	7,494	0	7,494	W-Treat.	0	7,494	0	0	0	0	0	0	0	0	0	0	0
19	Storage bldg Material	19	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1993	58,683	0	58,683	W-Treat.	0	58,683	0	0	0	0	0	0	0	0	0	0	0
20	Warehouse Addition- Wtr Shed	20	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1977	41,165	0	41,165	W-Treat.	0	41,165	0	0	0	0	0	0	0	0	0	0	0
21	Storage Shed covered	21	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1989	10,500	0	10,500	W-Treat.	0	10,500	0	0	0	0	0	0	0	0	0	0	0
22	Water Plant Roof Coating/Repai	22	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	8/27/2002	7,800	0	7,800	W-Treat.	0	7,800	0	0	0	0	0	0	0	0	0	0	0
23	ESI Building	23	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2002	94,126	0	94,126	W-Treat.	0	94,126	0	0	0	0	0	0	0	0	0	0	0
24	Aluminum Pump House Airport	24	Individual	Fully Depreciated	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	12/29/2003	9,590	0	9,590	W-Treat.	0	9,590	0	0	0	0	0	0	0	0	0	0	0
25	WWTF Ops Building	25	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2007	949,879	0	949,879	S-Treat.	0	0	0	0	0	0	0	0	949,879	0	0	0	0
26	Rehab College St	26	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	12/29/2003	115,901	0	115,901	W-Supply	115,901	0	0	0	0	0	0	0	0	0	0	0	0
27	Rehab College St	27	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	12/29/2003	12,159	0	12,159	W-Supply	12,159	0	0	0	0	0	0	0	0	0	0	0	0
28	Hydropneumatic Tank Replacemnt	28	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	4/10/2009	58,525	0	58,525	W-Treat.	0	58,525	0	0	0	0	0	0	0	0	0	0	0
29	Rehab Lk Square Mall WTP	29	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	3/17/2009	128,089	0	128,089	W-Treat.	0	128,089	0	0	0	0	0	0	0	0	0	0	0
30	Turnpike Facility	30	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2010	2,364,926	0	2,364,926	RW-Lines-Weight	0	0	0	1,713,155	0	651,771	0	0	0	0	0	0	0
31	Royal Highlands WTP	31	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2010	1,199,053	(1,199,053)	0	W-Treat.	0	0	0	0	0	0	0	0	0	0	0	0	0
32	Roof Proj-5th St Env Svcs Bldg	32	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	2/25/2011	15,671	0	15,671	W-Treat.	0	15,671	0	0	0	0	0	0	0	0	0	0	0
33	Plantation WTP Improvements	33	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	7/20/2007	786,738	0	786,738	W-Treat.	0	786,738	0	0	0	0	0	0	0	0	0	0	0
34	Plantation WTP Expansion	34	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	12/14/2016	3,834,107	0	3,834,107	W-Treat.	0	3,834,107	0	0	0	0	0	0	0	0	0	0	0
35	Capital Loss FY16 & Prior Yrs	35	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	4/1/2017	6,852	0	6,852	General	0	0	0	0	0	0	0	0	0	0	0	0	6,852
36	Mall Watertower Roof Replaceme	36	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	5/25/2018	9,842	0	9,842	W-Treat.	0	9,842	0	0	0	0	0	0	0	0	0	0	0
37	Roof Replace@223 S 5TH Street	37	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	8/3/2018	48,760	0	48,760	W-Treat.	0	48,760	0	0	0	0	0	0	0	0	0	0	0
38	Metro Steel Bldg 932 E Main	38	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	5/31/2022	735,616	0	735,616	W-Treat.	0	735,616	0	0	0	0	0	0	0	0	0	0	0
39	Elevated Tower Washout-Airport	39	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	1/18/2022	6,113	0	6,113	W-Supply	6,113	0	0	0	0	0	0	0	0	0	0	0	0
40	Elevated Tower Washout-Mall	40	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	1/18/2022	6,113	0	6,113	W-Supply	6,113	0	0	0	0	0	0	0	0	0	0	0	0
41	Elevated Tower Washout-Newhill	41	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	1/18/2022	6,113	0	6,113	W-Supply	6,113	0	0	0	0	0	0	0	0	0	0	0	0
42	Elevated Tower Washout-College	42	Individual	Active	W	304	W -304	STRUCTURES & IMPROVEMENTS	Buildings	1/18/2022	6,113	0	6,113	W-Supply	6,113	0	0	0	0	0	0	0	0	0	0	0	0
43	Electric Gate (Gas/Water)	43	Individual	Fully Depreciated	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	11/22/1999	8,917	0	8,917	W-Treat.	0	8,917	0	0	0	0	0	0	0	0	0	0	0
44	Parking Lot Gas/Water Dept	44	Individual	Fully Depreciated	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/29/2000	11,235	0	11,235	W-Treat.	0	11,235	0	0	0	0	0	0	0	0	0	0	0
45	ReRoof Gas/Water Plant	45	Individual	Fully Depreciated	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2000	39,202	0	39,202	W-Treat.	0	39,202	0	0	0	0	0	0	0	0	0	0	0
46	Automatic Rolling Gates (G&W)	46	Individual	Fully Depreciated	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/28/2001	8,886	0	8,886	W-Treat.	0	8,886	0	0	0	0	0	0	0	0	0	0	0
47	Retile Pump Room floor	47	Individual	Fully Depreciated	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	3/4/2003	8,800	0	8,800	W-Treat.	0	8,800	0	0	0	0	0	0	0	0	0	0	0
48	Highland Lake Sodium Hypo Tank	48	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	1/14/2011	7,800	(7,800)	0	W-Treat.	0	0	0	0	0	0	0	0	0	0	0	0	0
49	Concrete Driveway to HSP	49	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	12/21/2012	6,986	0	6,986	W-Treat.	0	6,986	0	0	0	0	0	0	0	0	0	0	0
50	HL Walkway around 600KW Genrtr	50	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/31/2013	97,604	0	97,604	W-Treat.	0	97,604	0	0	0	0	0	0	0	0	0	0	0
51	HL Vinyl Fence w/Barb & 2Gates	51	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/31/2013	38,988	0	38,988	W-Treat.	0	38,988	0	0	0	0	0	0	0	0	0	0	0
52	Turnpike Reuse Sodium Hypo Tan	52	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	6/19/2015	15,423	0	15,423	S-Treat.	0	0	0	0	0	0	0	0	15,423	0	0	0	0
53	Perkins to Griffin Sewer Rehab	53	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2015	178,224	0	178,224	W-Treat.	0	178,224	0	0	0	0	0	0	0	0	0	0	0
54	RH Bleach Tank Replacement	54	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	2/3/2020	13,800	0	13,800	W-Treat.	0	13,800	0	0	0	0	0	0	0	0	0	0	0
55	Hydro Pump Skid Rebuild	55	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	1/28/2020	5,712	0	5,712	W-Treat.	0	5,712	0	0	0	0	0	0	0	0	0	0	0
56	Hydro Pump Skid Rebuild	56	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	1/28/2020	5,712	0	5,712	W-Treat.	0	5,712	0	0	0	0	0	0	0	0	0	0	0
57	Sodium Hypochlorite Tank	57	Individual	Active	W	3041	W -3041	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	3/27/2023	42,858	0	42,858	W-Treat.	0	42,858	0	0	0	0	0	0	0	0	0	0	0
58	wells 1975	58	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1975	74,438	0	74,438	W-Supply	74,438	0	0	0	0	0	0	0	0	0	0	0	0
59	Wells 1977	59	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1977	81,188	0	81,188	W-Supply	81,188	0	0	0	0	0	0	0	0	0	0	0	0
60	Wells 1979	60	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1979	66,645	0	66,645	W-Supply	66,645	0	0	0	0	0	0	0	0	0	0	0	0
61	Wells 1980	61	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1980	42,525	0	42,525	W-Supply	42,525	0	0	0	0	0	0	0	0	0	0	0	0
62	Wells 1981	62	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1981	31,917	0	31,917	W-Supply	31,917	0	0	0	0	0	0	0	0	0	0	0	0
63	Wells 1982	63	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1982	13,598	0	13,598	W-Supply	13,598	0	0	0	0	0	0	0	0	0	0	0	0
64	Dixie Ave new well 8210	64	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1984	165,161	0	165,161	W-Supply	165,161	0	0	0	0	0	0	0	0	0	0	0	0
65	Newell Hill Rd new well 8211	65	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1984	153,129	0	153,129	W-Supply	153,129	0	0	0	0	0	0	0	0	0	0	0	0
66	Airport 12"well 8314	66	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1984	30,810	0	30,810	W-Supply	30,810	0	0	0	0	0	0	0	0	0	0	0	0
67	Wells & pumps 1976	67	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1976	7,861	0	7,861	W-Supply	7,861	0	0	0	0	0	0	0	0	0	0	0	0
68	Wells & pumps 1978	68	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1978	20,183	0	20,183	W-Supply	20,183	0	0	0	0	0	0	0	0	0	0	0	0
69	Well Grooting 8106	69	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1983	6,196	0	6,196	W-Supply	6,196	0	0	0	0	0	0	0	0	0	0	0	0
70	Lake Square Mall system 8506	70	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1986	8,482	0	8,482	W-Supply	8,482	0	0	0	0	0	0	0	0	0	0	0	0
71	Lake Square Mall system 8709	71	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1987	184,281	0	184,281	W-Supply	184,281	0	0	0	0	0	0	0	0	0	0	0	0
72	Deep well turbine recon well#7	72	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1990	10,270	0	10,270	W-Supply	10,270	0	0	0	0	0	0	0	0	0	0	0	0
73	Highland Lakes well, pump	73	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1991	305,077	(305,077)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
74	Repl Check valve well#6,#9,#14	74	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1991	2,269	0	2,269	W-Supply	2,269	0	0	0	0	0	0	0	0	0	0	0	0
75	Royal Highlands pump,well,plnt	75	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/1996	730,387	(730,387)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
76	Pump&Motor Assembly w/Caps,Cab	76	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	6/26/1998	17,527	0	17,527	W-Supply	17,527	0	0	0	0	0	0	0	0	0	0	0	0
77	Well #2 at Highland Lakes	77	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	1/31/2001	90,376	(90,376)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
78	Refurbish Airport Pump Station	78	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	4/2/2003	12,488	0	12,488	W-Supply	12,488	0	0	0	0	0	0	0	0	0	0	0	0
79	Well #3 Highland Lakes	79	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	10/1/2005	234,817	(234,817)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
80	Well #3 Royal Highlands	80	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	10/1/2005	391,880	(391,880)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
81	Plantation 10" Well	81	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	7/31/2006	50,000	0	50,000	W-Supply	50,000	0	0	0	0	0	0	0	0	0	0	0	0
82	Plantation 12" Wells	82	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	7/31/2006	65,000	0	65,000	W-Supply	65,000	0	0	0	0	0	0	0	0	0	0	0	0
83	Plantation 12" Wells	83	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	11/28/2007	65,000	0	65,000	W-Supply	65,000	0	0	0	0	0	0	0	0	0	0	0	0
84	Rehab Rogers Ind Fire Wel	84	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	9/30/2006	11,283	0	11,283	W-Supply	11,283	0	0	0	0	0	0	0	0	0	0	0	0
85	RH Well #3 Rehab	85	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	2/4/2014	17,465	0	17,465	W-Supply	17,465	0	0	0	0	0	0	0	0	0	0	0	0
86	Well #16 Upgrade	86	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	6/12/2015	33,099	0	33,099	W-Supply	33,099	0	0	0	0	0	0	0	0	0	0	0	0
87	Well #15 Rehab	87	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	6/3/2016	31,410	0	31,410	W-Supply	31,410	0	0	0	0	0	0	0	0	0	0	0	0
88	Well #7 Rehab	88	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	7/28/2017	20,855	0	20,855	W-Supply	20,855	0	0	0	0	0	0	0	0	0	0	0	0
89	Well #11 Rehab	89	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	7/18/2018	36,333	0	36,333	W-Supply	36,333	0	0	0	0	0	0	0	0	0	0	0	0
90	Well #2 Rehab	90	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	1/31/2019	24,230	0	24,230	W-Supply	24,230	0	0	0	0	0	0	0	0	0	0	0	0
91	Well 10 Abandonment	91	Individual	Active	W	307	W -307	WELLS & SPRINGS	Improvements Other T	4/7/2020	7,900	0	7,900	W-Supply	7,900	0	0	0	0	0	0	0	0	0	0	0	0
92	Consumptive Use Permit #94	92	Individual	Active	W	309	W -309	INTANGIBLES	Intangible Assets	11/30/2010	748,274	0	748,274	W-Supply	748,274	0	0	0	0	0	0	0	0	0	0	0	0
93	Pumping plant	93	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/1986	56,644	0	56,644	W-Treat.	0	56,644	0	0	0	0	0	0	0	0	0	0	0
94	Terminal piping - water plant	94	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/1983	198,273	0	198,273	W-Treat.	0	198,273	0	0	0	0	0	0	0	0	0	0	0
95	Pump/tanks Airport pump statio	95	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/1984	50,838	0	50,838	W-Treat.	0	50,838	0	0	0	0	0	0	0	0	0	0	0
96	Pump recondition @water plant	96	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/1990	11,675	0	11,675	W-Treat.	0	11,675	0	0	0	0	0	0	0	0	0	0	0
97	Airport pump recondition	97	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/1993	6,478	0	6,478	W-Treat.	0	6,478	0	0	0	0	0	0	0	0	0	0	0
98	VFD for HS Pump #4	98	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	12/30/2000	59,635	0	59,635	W-Treat.	0	59,635	0	0	0	0	0	0	0	0	0	0	0
99	VAL-MATIC 10" Check Valve	99	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	12/12/2000	2,515	0	2,515	General	0	0	0	0	0	0	0	0	0	0	0	0	2,515
100	VFD transfer switch	100	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	10/11/2000	6,134	0	6,134	General	0	0	0	0	0	0	0	0	0	0	0	0	6,134
101	VFD for Lake Pointe Booster St	101	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	10/11/2000	46,789	0	46,789	W-Lines-Weight	0	0	18,726	0	28,062	0	0	0	0	0	0	0	0
102	8" Vertical Turbine Pump	102	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	7/11/2001	8,622	0	8,622	W-Treat.	0	8,622	0	0	0	0	0	0	0	0	0	0	0
103	75 HP Pump	103	Individual	Fully Depreciated	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	10/15/2000	41,217	0	41,217	W-Treat.	0	41,217	0	0	0	0	0	0	0	0	0	0	0
104	Valmatic check valve HSP #1	104	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/25/2001	2,999	0	2,999	General	0	0	0	0	0	0	0	0	0	0	0	0	2,999
105	Well #3 Pump Highland Lakes	105	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	10/1/2005	161,500	(161,500)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
106	Well #3 Pump Royal Highlands	106	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	10/1/2005	141,200	(141,200)	0	W-Supply	0	0	0	0	0	0	0	0	0	0	0	0	0
107	Plantation 100 HP Pump	107	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	11/28/2007	66,667	0	66,667	W-Supply	66,667	0	0	0	0	0	0	0	0	0	0	0	0
108	Plantation 50 HP Pump	108	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	7/31/2007	33,333	0	33,333	W-Supply	33,333	0	0	0	0	0	0	0	0	0	0	0	0
109	Plantation 50 HP Pump	109	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	11/28/2007	33,333	0	33,333	W-Supply	33,333	0	0	0	0	0	0	0	0	0	0	0	0
110	Meter&Pipe Work Main Plnt	110	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/2007	263,781	0	263,781	W-Supply	263,781	0	0	0	0	0	0	0	0	0	0	0	0
111	Mall Well Motor 100 HP	111	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	11/16/2007	7,601	0	7,601	W-Supply	7,601	0	0	0	0	0	0	0	0	0	0	0	0
112	Check Valve HSP #5	112	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/2005	9,912	0	9,912	W-Treat.	0	9,912	0	0	0	0	0	0	0	0	0	0	0
113	Rotating Units	113	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	2/16/2007	5,561	0	5,561	General	0	0	0	0	0	0	0	0	0	0	0	0	5,561
114	Royal Highlands	114	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	7/24/2009	8,131	(8,131)	0	W-Treat.	0	0	0	0	0	0	0	0	0	0	0	0	0
115	HSP Replacement	115	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	7/10/2009	10,776	0	10,776	W-Treat.	0	10,776	0	0	0	0	0	0	0	0	0	0	0
116	Refurbish Well #7 Pump	116	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/2007	32,764	0	32,764	W-Supply	32,764	0	0	0	0	0	0	0	0	0	0	0	0
117	High Service Pump #2 MWTP	117	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	11/13/2009	32,062	0	32,062	W-Treat.	0	32,062	0	0	0	0	0	0	0	0	0	0	0
118	Booster Pump- East	118	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/30/2009	335,995	0	335,995	W-Treat./Trans.	0	0	335,995	0	0	0	0	0	0	0	0	0	0
119	VFD for HSP #3	119	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/3/2010	25,371	0	25,371	W-Treat.	0	25,371	0	0	0	0	0	0	0	0	0	0	0
120	Pump HSP #1 MWTP	120	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/3/2010	17,628	0	17,628	W-Treat.	0	17,628	0	0	0	0	0	0	0	0	0	0	0
121	Plantation 100hp Centrifugal P	121	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	6/17/2011	15,464	0	15,464	W-Treat.	0	15,464	0	0	0	0	0	0	0	0	0	0	0
122	VFD 150hp for HSP #1 @ MWTP	122	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	5/27/2011	40,000	0	40,000	W-Treat.	0	40,000	0	0	0	0	0	0	0	0	0	0	0
123	VFD 250hp for HSP #2 @ MWTP	123	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	5/27/2011	30,952	0	30,952	W-Treat.	0	30,952	0	0	0	0	0	0	0	0	0	0	0
124	Turnpike Reuse Pumping	124	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/7/2009	250,000	0	250,000	RW-Lines-Weight	0	0	0	181,100	0	68,900	0	0	0	0	0	0	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

			Asset Info					Asset Control	Asset Control						Water								Wastewater				Other Plant
Line No.	Description	Reference ID	Type	Status	Group	Sub Account	Group-Sub	Description	ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Supply	Treatment	Transmission	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Transmission	Collection	General
125	120'10" Pump ColmnAssmb@Well#1	125	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	7/12/2013	16,874	0	16,874	W-Supply	16,874	0	0	0	0	0	0	0	0	0	0	0	0
126	HSP #1 & 40 HP VFD #1	126	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/15/2013	13,405	0	13,405	W-Treat.	0	13,405	0	0	0	0	0	0	0	0	0	0	0
127	VFD for Reuse Pump#85 - 150 HP	127	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	9/6/2013	12,717	0	12,717	RW-Lines-Weight	0	0	0	9,212	0	3,505	0	0	0	0	0	0	0
128	HL Vertical Turbine Pump@Well1	128	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	15,290	0	15,290	W-Supply	15,290	0	0	0	0	0	0	0	0	0	0	0	0
129	HL Vertical Turbine Pump@Well2	129	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	11,761	0	11,761	W-Supply	11,761	0	0	0	0	0	0	0	0	0	0	0	0
130	HL 100hp Centrifugal HSP	130	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	58,806	0	58,806	W-Treat.	0	58,806	0	0	0	0	0	0	0	0	0	0	0
131	HL 100hp Centrifugal HSP	131	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	58,806	0	58,806	W-Treat.	0	58,806	0	0	0	0	0	0	0	0	0	0	0
132	HL 100hp Centrifugal HSP	132	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	58,806	0	58,806	W-Treat.	0	58,806	0	0	0	0	0	0	0	0	0	0	0
133	HL 100hp Centrifugal HSP	133	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	58,806	0	58,806	W-Treat.	0	58,806	0	0	0	0	0	0	0	0	0	0	0
134	HL HSP @ Pump Room	134	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	19,602	0	19,602	W-Treat.	0	19,602	0	0	0	0	0	0	0	0	0	0	0
135	HL VFD for US Motor @Pump Room	135	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	52,925	0	52,925	W-Treat.	0	52,925	0	0	0	0	0	0	0	0	0	0	0
136	HL VFD for US Motor @Pump Room	136	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	52,925	0	52,925	W-Treat.	0	52,925	0	0	0	0	0	0	0	0	0	0	0
137	HL VFD for US Motor @Pump Room	137	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	52,925	0	52,925	W-Treat.	0	52,925	0	0	0	0	0	0	0	0	0	0	0
138	HL VFD for US Motor @Pump Room	138	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	52,925	0	52,925	W-Treat.	0	52,925	0	0	0	0	0	0	0	0	0	0	0
139	HL VFD for US Motor @Pump Room	139	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	8/31/2013	52,925	0	52,925	W-Treat.	0	52,925	0	0	0	0	0	0	0	0	0	0	0
140	High Service Pump w/40HP VFD	140	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	3/13/2014	13,405	0	13,405	W-Treat.	0	13,405	0	0	0	0	0	0	0	0	0	0	0
141	Reuse HSP#1 Pump @ Turnpike	141	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	7/31/2014	6,575	0	6,575	RW-Lines-Weight	0	0	0	4,763	0	1,812	0	0	0	0	0	0	0
142	Turnpike Reuse High Service Pu	142	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	1/30/2015	6,575	0	6,575	RW-Lines-Weight	0	0	0	4,763	0	1,812	0	0	0	0	0	0	0
143	Royal Highlands Pump #3 Impell	143	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	3/3/2016	6,593	(6,593)	0	W-Treat.	0	0	0	0	0	0	0	0	0	0	0	0	0
144	Capital Loss FY16 & Prior Yrs	144	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	4/1/2017	29,801	0	29,801	General	0	0	0	0	0	0	0	0	0	0	0	0	29,801
145	Rotating Assembly Pumps #1&2	145	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	5/3/2019	9,145	0	9,145	General	0	0	0	0	0	0	0	0	0	0	0	0	9,145
146	HSP #5 Impeller Rebuild	146	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	3/10/2020	18,850	0	18,850	W-Treat.	0	18,850	0	0	0	0	0	0	0	0	0	0	0
147	Main HSP #5 Pump Rehab	147	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	3/27/2020	21,236	0	21,236	W-Treat.	0	21,236	0	0	0	0	0	0	0	0	0	0	0
148	High Service Pump Replace #3	148	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	2/25/2020	81,195	0	81,195	W-Treat.	0	81,195	0	0	0	0	0	0	0	0	0	0	0
149	High Service Pump #4	149	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	12/31/2020	74,749	0	74,749	W-Treat.	0	74,749	0	0	0	0	0	0	0	0	0	0	0
150	VFD and Controller Replacement	150	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	3/29/2021	16,449	0	16,449	W-Treat.	0	16,449	0	0	0	0	0	0	0	0	0	0	0
151	Controller Replacement	151	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	12/1/2021	51,991	0	51,991	W-Treat.	0	51,991	0	0	0	0	0	0	0	0	0	0	0
152	Sleepy Hollow Well Rehab	152	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	6/20/2022	25,395	0	25,395	W-Supply	25,395	0	0	0	0	0	0	0	0	0	0	0	0
153	Controller Replacement	153	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	12/30/2021	18,500	0	18,500	W-Treat.	0	18,500	0	0	0	0	0	0	0	0	0	0	0
154	Rotating Assembly HSP	154	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	6/7/2022	12,350	0	12,350	W-Treat.	0	12,350	0	0	0	0	0	0	0	0	0	0	0
155	Well 11 Motor Replacement	155	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	6/20/2023	9,527	0	9,527	W-Supply	9,527	0	0	0	0	0	0	0	0	0	0	0	0
156	HSP #3 REWIND PUMP	156	Individual	Active	W	311	W -311	PUMPING EQUIPMENT	Machinery and Equip	4/3/2024	10,800	0	10,800	W-Treat.	0	10,800	0	0	0	0	0	0	0	0	0	0	0
157	Chlorinator (Raw) 500#/day	157	Individual	Fully Depreciated	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	5/24/1999	3,075	0	3,075	General	0	0	0	0	0	0	0	0	0	0	0	0	3,075
158	Electronic Actuator & PCU	158	Individual	Fully Depreciated	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	9/13/2000	5,790	0	5,790	W-Treat.	0	5,790	0	0	0	0	0	0	0	0	0	0	0
159	Digital Dual cylinder scale	159	Individual	Fully Depreciated	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	1/29/2001	1,425	0	1,425	General	0	0	0	0	0	0	0	0	0	0	0	0	1,425
160	Dual Cylinder Scale - Chlorine	160	Individual	Fully Depreciated	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	8/15/2000	1,241	0	1,241	General	0	0	0	0	0	0	0	0	0	0	0	0	1,241
161	Plantation Disinfection System	161	Individual	Active	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	7/31/2006	20,000	0	20,000	W-Treat.	0	20,000	0	0	0	0	0	0	0	0	0	0	0
162	Canal St Sodium Hypo Conversio	162	Individual	Active	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	9/25/2015	330,987	0	330,987	W-Treat.	0	330,987	0	0	0	0	0	0	0	0	0	0	0
163	Control Panal for Highland Lak	163	Individual	Active	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	3/12/2019	34,019	(34,019)	0	W-Treat.	0	0	0	0	0	0	0	0	0	0	0	0	0
164	Sodium Hypochlorite Bleach Con	164	Individual	Active	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	10/31/2020	326,176	0	326,176	W-Treat.	0	326,176	0	0	0	0	0	0	0	0	0	0	0
165	CL2 Analyzer	165	Individual	Active	W	320	W -320	WATER TREATMENT EQUIPMENT	Machinery and Equip	6/30/2023	12,930	0	12,930	General	0	0	0	0	0	0	0	0	0	0	0	0	12,930
166	Water Tank GS #1	166	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/30/1972	1,402,459	0	1,402,459	W-Treat.	0	1,402,459	0	0	0	0	0	0	0	0	0	0	0
167	Water Tank Airport	167	Individual	Fully Depreciated	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/30/1976	51,097	0	51,097	W-Treat.	0	51,097	0	0	0	0	0	0	0	0	0	0	0
168	Clean/Paint storage tanks	168	Individual	Fully Depreciated	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/30/1989	9,780	0	9,780	General	0	0	0	0	0	0	0	0	0	0	0	0	9,780
169	Relocate tank - East side 8810	169	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/30/1994	398,871	0	398,871	W-Treat.	0	398,871	0	0	0	0	0	0	0	0	0	0	0
170	Paint tank Highland Lakes 9405	170	Individual	Fully Depreciated	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/30/1994	46,043	(46,043)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
171	Paint tank Mall 9503	171	Individual	Fully Depreciated	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/30/1995	55,456	0	55,456	General	0	0	0	0	0	0	0	0	0	0	0	0	55,456
172	Hydropneumatic Tank 10,000 gal	172	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	7/31/2006	25,000	0	25,000	W-Treat.	0	25,000	0	0	0	0	0	0	0	0	0	0	0
173	Ground Storage Tank 54,000 gal	173	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	7/31/2006	50,000	0	50,000	W-Supply	50,000	0	0	0	0	0	0	0	0	0	0	0	0
174	Water Plant Pump & Strg	174	Individual	Fully Depreciated	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	5/15/2003	21,559	0	21,559	W-Treat.	0	21,559	0	0	0	0	0	0	0	0	0	0	0
175	Casing Repair	175	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	8/22/2005	5,220	0	5,220	General	0	0	0	0	0	0	0	0	0	0	0	0	5,220
176	Newell Hill Elevatd TowerRehab	176	Individual	Fully Depreciated	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	9/6/2013	71,088	0	71,088	W-Supply	71,088	0	0	0	0	0	0	0	0	0	0	0	0
177	HL 800,000gal Ground Storg Tnk	177	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	8/31/2013	778,198	0	778,198	W-Supply	778,198	0	0	0	0	0	0	0	0	0	0	0	0
178	Elevated Tower New Logo & Pain	178	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	8/25/2021	215,000	0	215,000	General	0	0	0	0	0	0	0	0	0	0	0	0	215,000
179	South GST Wash/Paint	179	Individual	Active	W	330	W -330	RESERVOIRS AND STANDPIPES	Improvements Other T	6/20/2023	40,500	0	40,500	General	0	0	0	0	0	0	0	0	0	0	0	0	40,500
180	Palatlakaha Riv Utility Bridge	180	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	3/22/2000	42,755	0	42,755	W-Lines-Weight	0	0	17,112	0	25,643	0	0	0	0	0	0	0	0
181	Westside Dr	181	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2005	1,561	0	1,561	W-Lines-Weight	0	0	625	0	936	0	0	0	0	0	0	0	0
182	4" HIGH DENSITY POLYETHYL	182	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2009	39,030	0	39,030	W-Lines-Weight	0	0	15,621	0	23,409	0	0	0	0	0	0	0	0
183	Spanish Village	183	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2009	1,885	0	1,885	W-Lines-Weight	0	0	754	0	1,130	0	0	0	0	0	0	0	0
184	Larry Phillips Hangar	184	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2009	7,908	0	7,908	W-Lines-Weight	0	0	3,165	0	4,743	0	0	0	0	0	0	0	0
185	Canal St Effluent Line Rehab	185	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/21/2010	890,665	0	890,665	W-Lines-Weight	0	0	356,472	0	534,193	0	0	0	0	0	0	0	0
186	Houston PL Main (Coachwoo	186	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/26/2014	87,866	0	87,866	W-Lines-Weight	0	0	35,167	0	52,700	0	0	0	0	0	0	0	0
187	Oak Drive Main	187	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	3/27/2015	389,369	0	389,369	W-Lines-Weight	0	0	155,838	0	233,532	0	0	0	0	0	0	0	0
188	Hood St Loop Closure Main	188	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	4/23/2015	44,043	0	44,043	W-Lines-Weight	0	0	17,627	0	26,416	0	0	0	0	0	0	0	0
189	Main St. Streetscape-Water Inf	189	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	6/4/2015	494,398	0	494,398	W-Lines-Weight	0	0	197,873	0	296,524	0	0	0	0	0	0	0	0
190	Thomas Ave Loop Closure Main	190	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	1/15/2016	139,544	0	139,544	W-Lines-Weight	0	0	55,850	0	83,694	0	0	0	0	0	0	0	0
191	Woodland Park Main Upgrade	191	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	12/30/2015	165,141	0	165,141	W-Lines-Weight	0	0	66,094	0	99,046	0	0	0	0	0	0	0	0
192	Lilly St Water Main Upgrade	192	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	1/20/2017	90,078	0	90,078	W-Lines-Weight	0	0	36,052	0	54,026	0	0	0	0	0	0	0	0
193	Hope St Main Upgrade	193	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/5/2017	145,173	0	145,173	W-Lines-Weight	0	0	58,103	0	87,070	0	0	0	0	0	0	0	0
194	CR468 & Cabin St Loop Repair	194	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	6/16/2017	26,670	0	26,670	W-Lines-Weight	0	0	10,674	0	15,996	0	0	0	0	0	0	0	0
195	Capital Loss FY16 & Prior Yrs	195	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	4/1/2017	110,640	0	110,640	W-Lines-Weight	0	0	44,282	0	66,359	0	0	0	0	0	0	0	0
196	Arlington Ridge 8" PVC	196	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/28/2019	138,788	0	138,788	W-Lines-Weight	0	0	55,547	0	83,241	0	0	0	0	0	0	0	0
197	Portable Water Mains, Hydrants	197	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/1/2019	161,148	0	161,148	W-Lines-Weight	0	0	64,497	0	96,652	0	0	0	0	0	0	0	0
198	Reclaim Wtr Mains, Valves, Ser	198	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/1/2019	100,832	0	100,832	W-Lines-Weight	0	0	40,356	0	60,476	0	0	0	0	0	0	0	0
199	Spring Creek Reuse Extension	199	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	6/21/2021	122,000	0	122,000	W-Lines-Weight	0	0	48,828	0	73,172	0	0	0	0	0	0	0	0
200	Liberty Preserve Main Exten	200	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/20/2022	28,481	0	28,481	W-Lines-Weight	0	0	11,399	0	17,082	0	0	0	0	0	0	0	0
201	Liberty Preserve Main Exten	201	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/20/2022	28,481	0	28,481	W-Lines-Weight	0	0	11,399	0	17,082	0	0	0	0	0	0	0	0
202	Cottonwood St Fire Protection	202	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	12/31/2021	599,459	0	599,459	W-Lines-Weight	0	0	239,922	0	359,537	0	0	0	0	0	0	0	0
203	3rd St Water Main Extension	203	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	3/1/2023	24,500	0	24,500	W-Lines-Weight	0	0	9,806	0	14,694	0	0	0	0	0	0	0	0
204	12" Main Ext Vine/Westside	204	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	4/11/2023	777,882	0	777,882	W-Lines-Weight	0	0	311,332	0	466,550	0	0	0	0	0	0	0	0
205	Treadway School Main Extension	205	Individual	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	2/19/2024	998,364	0	998,364	W-Lines-Weight	0	0	399,576	0	598,788	0	0	0	0	0	0	0	0
206	10" WATER MAIN, DUCTILE IRON	206	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	663,190	0	663,190	W-Lines-Weight	0	0	265,429	0	397,761	0	0	0	0	0	0	0	0
207	4" WATER MAIN, DUCTILE IRON	207	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	188,008	0	188,008	W-Lines-Weight	0	0	75,247	0	112,761	0	0	0	0	0	0	0	0
208	8" MAIN - PVC, C900	208	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/9/2000	5,603	0	5,603	W-Lines-Weight	0	0	2,242	0	3,360	0	0	0	0	0	0	0	0
209	8" WATER MAIN, DUCTILE IRON	209	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	1,132,108	0	1,132,108	W-Lines-Weight	0	0	453,105	0	679,003	0	0	0	0	0	0	0	0
210	12" MAIN - PVC, C900	210	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	12/18/1998	63,339	0	63,339	W-Lines-Weight	0	0	25,350	0	37,989	0	0	0	0	0	0	0	0
211	6" WATER MAIN, DUCTILE IRON	211	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	1,631,966	0	1,631,966	W-Lines-Weight	0	0	653,163	0	978,803	0	0	0	0	0	0	0	0
212	6" MAIN - PVC,C900	212	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/22/2000	25,052	0	25,052	W-Lines-Weight	0	0	10,027	0	15,026	0	0	0	0	0	0	0	0
213	24" WATER MAIN, DUCTILE IRON	213	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	77,201	0	77,201	W-Lines-Weight	0	0	30,898	0	46,303	0	0	0	0	0	0	0	0
214	10" MAIN - PVC, C900	214	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/9/2000	15,558	0	15,558	W-Lines-Weight	0	0	6,227	0	9,331	0	0	0	0	0	0	0	0
215	2" & 3" WATER MAIN, PVC,C900	215	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	128,200	0	128,200	W-Lines-Weight	0	0	51,310	0	76,891	0	0	0	0	0	0	0	0
216	16" WATER MAIN, DUCTILE IRON	216	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	269,427	0	269,427	W-Lines-Weight	0	0	107,833	0	161,594	0	0	0	0	0	0	0	0
217	12" WATER MAIN, DUCTILE IRON	217	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2000	1,153,467	0	1,153,467	W-Lines-Weight	0	0	461,653	0	691,814	0	0	0	0	0	0	0	0
218	10" MAIN - PVC, C900	218	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	6/30/2001	178,905	0	178,905	W-Lines-Weight	0	0	71,603	0	107,302	0	0	0	0	0	0	0	0
219	6" MAIN - PVC,C900	219	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/9/2000	18,173	0	18,173	W-Lines-Weight	0	0	7,273	0	10,900	0	0	0	0	0	0	0	0
220	8" MAIN - PVC, C900	220	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/5/2000	181,368	0	181,368	W-Lines-Weight	0	0	72,589	0	108,779	0	0	0	0	0	0	0	0
221	2" MAIN - PVC, C900	221	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	5/9/2000	2,122	0	2,122	W-Lines-Weight	0	0	849	0	1,273	0	0	0	0	0	0	0	0
222	12" MAIN - PVC, C900	222	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/5/2000	302,860	0	302,860	W-Lines-Weight	0	0	121,214	0	181,646	0	0	0	0	0	0	0	0
223	6" MAIN - PVC,C900	223	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	2/12/2002	69,368	0	69,368	W-Lines-Weight	0	0	27,763	0	41,604	0	0	0	0	0	0	0	0
224	10" MAIN - PVC, C900	224	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	10/2/2001	8,055	0	8,055	W-Lines-Weight	0	0	3,224	0	4,831	0	0	0	0	0	0	0	0
225	2" MAIN - PVC, C900	225	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	6/4/2002	426	0	426	W-Lines-Weight	0	0	170	0	255	0	0	0	0	0	0	0	0
226	12" MAIN - PVC, C900	226	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	2/12/2002	32,346	0	32,346	W-Lines-Weight	0	0	12,946	0	19,400	0	0	0	0	0	0	0	0
227	6" MAIN - DUCTILE IRON	227	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	7/26/2002	11,830	0	11,830	W-Lines-Weight	0	0	4,735	0	7,096	0	0	0	0	0	0	0	0
228	8" MAIN - PVC, C900	228	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	4/2/2002	17,630	0	17,630	W-Lines-Weight	0	0	7,056	0	10,574	0	0	0	0	0	0	0	0
229	2" MAIN - PVC, C900	229	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/12/2003	1,116	0	1,116	W-Lines-Weight	0	0	447	0	669	0	0	0	0	0	0	0	0
230	2" MAIN - PVC, C900	230	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	6/25/2004	729	0	729	W-Lines-Weight	0	0	292	0	437	0	0	0	0	0	0	0	0
231	Main Line Tap 2"x4" CI	231	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	12/15/2003	1,445	0	1,445	W-Lines-Weight	0	0	578	0	866	0	0	0	0	0	0	0	0
232	2" MAIN - PVC, C900	232	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	12/15/2003	20,281	0	20,281	W-Lines-Weight	0	0	8,117	0	12,164	0	0	0	0	0	0	0	0
233	12" WATER MAIN, PVC-C900	233	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	1/1/2007	252,000	0	252,000	W-Lines-Weight	0	0	100,858	0	151,142	0	0	0	0	0	0	0	0
234	12" MAIN - PVC, C900	234	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2001	155,832	0	155,832	W-Lines-Weight	0	0	62,369	0	93,463	0	0	0	0	0	0	0	0
235	6" MAIN - PVC,C900	235	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	10/23/2002	85,052	0	85,052	W-Lines-Weight	0	0	34,041	0	51,012	0	0	0	0	0	0	0	0
236	10" MAIN - PVC, C900	236	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	1/17/2002	99,895	0	99,895	W-Lines-Weight	0	0	39,981	0	59,914	0	0	0	0	0	0	0	0
237	2" MAIN - PVC, C900	237	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	7/7/2005	39,382	0	39,382	W-Lines-Weight	0	0	15,762	0	23,620	0	0	0	0	0	0	0	0
238	10" WATER MAIN, PVC-C900	238	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	1/1/2007	1,516,882	0	1,516,882	W-Lines-Weight	0	0	607,103	0	909,779	0	0	0	0	0	0	0	0
239	16" MAIN - DUCTILE IRON	239	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2005	25,058	0	25,058	W-Lines-Weight	0	0	10,029	0	15,029	0	0	0	0	0	0	0	0
240	12" MAIN, DUCTILE IRON	240	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/1/2005	26,062	0	26,062	W-Lines-Weight	0	0	10,431	0	15,631	0	0	0	0	0	0	0	0
241	4" WATER MAIN, PVC-C900	241	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	1/1/2007	79,680	0	79,680	W-Lines-Weight	0	0	31,890	0	47,790	0	0	0	0	0	0	0	0
242	8" MAIN - PVC, C900	242	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2005	1,046,481	0	1,046,481	W-Lines-Weight	0	0	418,834	0	627,647	0	0	0	0	0	0	0	0
243	6" MAIN - DUCTILE IRON	243	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/12/2007	3,177	0	3,177	W-Lines-Weight	0	0	1,271	0	1,905	0	0	0	0	0	0	0	0
244	12" MAIN - PVC, C900	244	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/11/2007	1,508,203	0	1,508,203	W-Lines-Weight	0	0	603,629	0	904,573	0	0	0	0	0	0	0	0
245	8" MAIN - DUCTILE IRON	245	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2004	19,282	0	19,282	W-Lines-Weight	0	0	7,717	0	11,565	0	0	0	0	0	0	0	0
246	12" MAIN - PVC, C900	246	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2003	88,144	0	88,144	W-Lines-Weight	0	0	35,278	0	52,866	0	0	0	0	0	0	0	0
247	10" MAIN - PVC, C900	247	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2009	59,885	0	59,885	W-Lines-Weight	0	0	23,968	0	35,917	0	0	0	0	0	0	0	0
248	6" MAIN - PVC,C900	248	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2003	43,654	0	43,654	W-Lines-Weight	0	0	17,472	0	26,182	0	0	0	0	0	0	0	0
249	10" MAIN - PVC, C900	249	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2009	545	0	545	W-Lines-Weight	0	0	218	0	327	0	0	0	0	0	0	0	0
250	12" MAIN, DUCTILE IRON	250	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2003	12,056	0	12,056	W-Lines-Weight	0	0	4,825	0	7,231	0	0	0	0	0	0	0	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Description	Reference ID	Asset Info: Type	Status	Group	Sub Account	Group-Sub	Asset Control Description	Asset Control ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Water: Supply	Treatment	Transmission	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Wastewater: Treatment	Effl./Recl. Treatment	Transmission	Collection	Other Plant: General
251	8" HIGH DENSITY POLYETHYL	251	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/2/2005	3,383	0	3,383	W-Lines-Weight	0	0	1,354	0	2,029	0	0	0	0	0	0	0	0
252	8" MAIN - PVC, C900	252	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/11/2007	1,081,971	0	1,081,971	W-Lines-Weight	0	0	433,038	0	648,932	0	0	0	0	0	0	0	0
253	Main Line Tap 12"x12" PVC	253	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2008	43,937	0	43,937	W-Lines-Weight	0	0	17,585	0	26,352	0	0	0	0	0	0	0	0
254	2" MAIN - PVC, C900	254	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/30/2008	16,403	0	16,403	W-Lines-Weight	0	0	6,565	0	9,838	0	0	0	0	0	0	0	0
255	24" MAIN - DUCTILE IRON	255	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/3/2010	164,389	0	164,389	W-Lines-Weight	0	0	65,793	0	98,595	0	0	0	0	0	0	0	0
256	12" MAIN - PVC, C900	256	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/17/2010	330,992	0	330,992	W-Lines-Weight	0	0	132,473	0	198,519	0	0	0	0	0	0	0	0
257	10" MAIN - PVC, C900	257	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/3/2010	659,148	0	659,148	W-Lines-Weight	0	0	263,811	0	395,337	0	0	0	0	0	0	0	0
258	12" MAIN, DUCTILE IRON	258	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/15/2010	168,211	0	168,211	W-Lines-Weight	0	0	67,323	0	100,888	0	0	0	0	0	0	0	0
259	8" MAIN - PVC, C900	259	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/3/2010	20,346	0	20,346	W-Lines-Weight	0	0	8,143	0	12,203	0	0	0	0	0	0	0	0
260	10" MAIN - PVC, C900	260	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	9/14/2011	22,480	0	22,480	W-Lines-Weight	0	0	8,997	0	13,483	0	0	0	0	0	0	0	0
261	10" MAIN, DUCTILE IRON	261	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	150,247	0	150,247	W-Lines-Weight	0	0	60,134	0	90,114	0	0	0	0	0	0	0	0
262	2" MAIN - PVC, C900	262	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	8,429	0	8,429	W-Lines-Weight	0	0	3,374	0	5,056	0	0	0	0	0	0	0	0
263	24" MAIN - DUCTILE IRON	263	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	450,712	0	450,712	W-Lines-Weight	0	0	180,389	0	270,323	0	0	0	0	0	0	0	0
264	6" MAIN - PVC,C900	264	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	25,288	0	25,288	W-Lines-Weight	0	0	10,121	0	15,167	0	0	0	0	0	0	0	0
265	16" MAIN - DUCTILE IRON	265	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	107,941	0	107,941	W-Lines-Weight	0	0	43,201	0	64,740	0	0	0	0	0	0	0	0
266	8" MAIN - PVC, C900	266	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	235,222	0	235,222	W-Lines-Weight	0	0	94,143	0	141,079	0	0	0	0	0	0	0	0
267	8" MAIN - DUCTILE IRON	267	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	235,222	0	235,222	W-Lines-Weight	0	0	94,143	0	141,079	0	0	0	0	0	0	0	0
268	8" MAIN - DUCTILE IRON	268	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	8,429	0	8,429	W-Lines-Weight	0	0	3,374	0	5,056	0	0	0	0	0	0	0	0
269	6" MAIN - DUCTILE IRON	269	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	235,222	0	235,222	W-Lines-Weight	0	0	94,143	0	141,079	0	0	0	0	0	0	0	0
270	12" MAIN, DUCTILE IRON	270	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	2,058,193	0	2,058,193	W-Lines-Weight	0	0	823,752	0	1,234,440	0	0	0	0	0	0	0	0
271	12" MAIN, DUCTILE IRON	271	Mass	Active	W	331	W -331	TRANSMISSION & DIST MAINS	Improvements Other T	8/31/2013	21,074	0	21,074	W-Lines-Weight	0	0	8,434	0	12,639	0	0	0	0	0	0	0	0
272	Plantation Services	272	Individual	Active	W	333	W -333	SERVICES	Improvements Other T	7/31/2006	590,400	0	590,400	W-Treat.	0	590,400	0	0	0	0	0	0	0	0	0	0	0
273	Water Service 12"x8"	273	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	12/18/1998	2,855	0	2,855	W-Lines-Weight	0	0	1,142	0	1,712	0	0	0	0	0	0	0	0
274	Water Service 12"x6"	274	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	12/18/1998	4,245	0	4,245	W-Lines-Weight	0	0	1,699	0	2,546	0	0	0	0	0	0	0	0
275	1" X 2" - 12" Service	275	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	9/30/2000	732,470	0	732,470	W-Lines-Weight	0	0	293,157	0	439,313	0	0	0	0	0	0	0	0
276	Water Service 8"x8"	276	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	12/18/1998	8,931	0	8,931	W-Lines-Weight	0	0	3,575	0	5,357	0	0	0	0	0	0	0	0
277	Water Service 8"x4"	277	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	9/30/2000	38,486	0	38,486	W-Lines-Weight	0	0	15,403	0	23,082	0	0	0	0	0	0	0	0
278	2" x 4" - 12" Service	278	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	9/30/2000	65,207	0	65,207	W-Lines-Weight	0	0	26,098	0	39,109	0	0	0	0	0	0	0	0
279	Water Service 8"x6"	279	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	9/30/2000	47,542	0	47,542	W-Lines-Weight	0	0	19,028	0	28,515	0	0	0	0	0	0	0	0
280	2" Service for 6" C900	280	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	5/9/2000	2,704	0	2,704	W-Lines-Weight	0	0	1,082	0	1,622	0	0	0	0	0	0	0	0
281	Water Service 10"x8"	281	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	1/19/2001	2,597	0	2,597	W-Lines-Weight	0	0	1,040	0	1,558	0	0	0	0	0	0	0	0
282	Water Service 12"x4"	282	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	12/29/2000	732	0	732	W-Lines-Weight	0	0	293	0	439	0	0	0	0	0	0	0	0
283	1" Service for 6" C900	283	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	5/9/2000	12,089	0	12,089	W-Lines-Weight	0	0	4,839	0	7,251	0	0	0	0	0	0	0	0
284	Water Service 6"x6"	284	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	12/27/2000	649	0	649	W-Lines-Weight	0	0	260	0	389	0	0	0	0	0	0	0	0
285	Water Service 12"x6"	285	Mass	Fully Depreciated	W	333	W -333	SERVICES	Improvements Other T	12/29/2000	804	0	804	W-Lines-Weight	0	0	322	0	482	0	0	0	0	0	0	0	0
286	2" Service for 8" PVC	286	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	1/14/2002	6,848	0	6,848	W-Lines-Weight	0	0	2,741	0	4,107	0	0	0	0	0	0	0	0
287	1" Service for 6" C900	287	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	2/6/2002	17,747	0	17,747	W-Lines-Weight	0	0	7,103	0	10,644	0	0	0	0	0	0	0	0
288	Water Service 6"x4" CI	288	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	5/1/2002	974	0	974	W-Lines-Weight	0	0	390	0	584	0	0	0	0	0	0	0	0
289	Comp Meter Service 6"x6"	289	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	7/26/2002	5,765	0	5,765	W-Lines-Weight	0	0	2,307	0	3,458	0	0	0	0	0	0	0	0
290	Comp Meter Service 12"x8"	290	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	4/2/2002	4,505	0	4,505	W-Lines-Weight	0	0	1,803	0	2,702	0	0	0	0	0	0	0	0
291	Fire Service 6"x6" PVC	291	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/18/2001	2,295	0	2,295	W-Lines-Weight	0	0	919	0	1,377	0	0	0	0	0	0	0	0
292	Water Service 6"x6"	292	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/18/2001	7,608	0	7,608	W-Lines-Weight	0	0	3,045	0	4,563	0	0	0	0	0	0	0	0
293	Water Service 10"x8"	293	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/18/2001	893	0	893	W-Lines-Weight	0	0	358	0	536	0	0	0	0	0	0	0	0
294	Water Service 2"x6" PVC	294	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	6/25/2004	277	0	277	W-Lines-Weight	0	0	111	0	166	0	0	0	0	0	0	0	0
295	Fire Service 6"x6" PVC	295	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	8/19/2005	1,256	0	1,256	W-Lines-Weight	0	0	503	0	753	0	0	0	0	0	0	0	0
296	Water Service 1"x 2" PVC	296	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/31/2003	3,552	0	3,552	W-Lines-Weight	0	0	1,422	0	2,130	0	0	0	0	0	0	0	0
297	Fire Service 10"x6" CI	297	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	12/16/2002	1,053	0	1,053	W-Lines-Weight	0	0	422	0	632	0	0	0	0	0	0	0	0
298	Water Service 2"x6" C900	298	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/31/2003	719	0	719	W-Lines-Weight	0	0	288	0	431	0	0	0	0	0	0	0	0
299	Comp Meter Service 10"x8"	299	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	4/23/2003	988	0	988	W-Lines-Weight	0	0	396	0	593	0	0	0	0	0	0	0	0
300	Water Service 2"x8" PVC	300	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/29/2006	368	0	368	W-Lines-Weight	0	0	147	0	221	0	0	0	0	0	0	0	0
301	Water Service 10"x6" PVC	301	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/4/2006	1,862	0	1,862	W-Lines-Weight	0	0	745	0	1,117	0	0	0	0	0	0	0	0
302	Comp Meter Service 8"x8"	302	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/2/2005	1,595	0	1,595	W-Lines-Weight	0	0	638	0	957	0	0	0	0	0	0	0	0
303	Water Service 1"x 10" C90	303	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	2/18/2002	37,148	0	37,148	W-Lines-Weight	0	0	14,868	0	22,280	0	0	0	0	0	0	0	0
304	Comp Meter Service 6"x6"	304	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/23/2002	6,446	0	6,446	W-Lines-Weight	0	0	2,580	0	3,866	0	0	0	0	0	0	0	0
305	Water Service 8"x6" CI	305	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	8/14/2002	980	0	980	W-Lines-Weight	0	0	392	0	588	0	0	0	0	0	0	0	0
306	Water Service 2"x6" C900	306	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	7/13/2005	7,593	0	7,593	W-Lines-Weight	0	0	3,039	0	4,554	0	0	0	0	0	0	0	0
307	Fire Service 6"x6" CI	307	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	4/15/2006	11,351	0	11,351	W-Lines-Weight	0	0	4,543	0	6,808	0	0	0	0	0	0	0	0
308	Fire Service 6"x4" CI	308	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/23/2002	14,576	0	14,576	W-Lines-Weight	0	0	5,834	0	8,742	0	0	0	0	0	0	0	0
309	Fire Service 12"x4"PVC	309	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	4/30/2004	1,435	0	1,435	W-Lines-Weight	0	0	574	0	861	0	0	0	0	0	0	0	0
310	Water Service 2"x12" C900	310	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/11/2007	109,814	0	109,814	W-Lines-Weight	0	0	43,951	0	65,863	0	0	0	0	0	0	0	0
311	Water Service 12"x8" CI	311	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	8/26/2009	27,218	0	27,218	W-Lines-Weight	0	0	10,894	0	16,325	0	0	0	0	0	0	0	0
312	Water Service 2"x16" C900	312	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	7/6/2005	542	0	542	W-Lines-Weight	0	0	217	0	325	0	0	0	0	0	0	0	0
313	Comp Meter Service 12"x8"	313	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/30/2001	1,107	0	1,107	W-Lines-Weight	0	0	443	0	664	0	0	0	0	0	0	0	0
314	Water Service 12"x4" PVC	314	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	8/28/2009	1,968	0	1,968	W-Lines-Weight	0	0	788	0	1,180	0	0	0	0	0	0	0	0
315	Water Service 6"x6" CI	315	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/2/2005	8,833	0	8,833	W-Lines-Weight	0	0	3,535	0	5,298	0	0	0	0	0	0	0	0
316	Comp Meter Service 10"x6"	316	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/30/2001	910	0	910	W-Lines-Weight	0	0	364	0	546	0	0	0	0	0	0	0	0
317	Water Service 1"x 2" PVC	317	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/30/2008	73,393	0	73,393	W-Lines-Weight	0	0	29,374	0	44,019	0	0	0	0	0	0	0	0
318	Water Service 8"x8" PVC	318	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/2/2005	25,445	0	25,445	W-Lines-Weight	0	0	10,184	0	15,261	0	0	0	0	0	0	0	0
319	Water Service 12"x6" PVC	319	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	8/26/2009	9,644	0	9,644	W-Lines-Weight	0	0	3,860	0	5,784	0	0	0	0	0	0	0	0
320	Fire Service 8"x4" PVC	320	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/11/2007	2,935	0	2,935	W-Lines-Weight	0	0	1,175	0	1,761	0	0	0	0	0	0	0	0
321	Comp Meter Service 8"x4"	321	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/30/2001	755	0	755	W-Lines-Weight	0	0	302	0	453	0	0	0	0	0	0	0	0
322	Water Service 1"x6" C900	322	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/28/2009	23,017	0	23,017	W-Lines-Weight	0	0	9,212	0	13,805	0	0	0	0	0	0	0	0
323	Water Service 2"x8" C900	323	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	8/3/2010	3,252	0	3,252	W-Lines-Weight	0	0	1,302	0	1,951	0	0	0	0	0	0	0	0
324	Water Service 12"x8" CI	324	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	10/28/2009	11,088	0	11,088	W-Lines-Weight	0	0	4,438	0	6,650	0	0	0	0	0	0	0	0
325	Water Service 1"x 2" Galv	325	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/14/2011	4,719	0	4,719	W-Lines-Weight	0	0	1,889	0	2,831	0	0	0	0	0	0	0	0
326	Water Service 8"x4" PVC	326	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/14/2011	6,708	0	6,708	W-Lines-Weight	0	0	2,685	0	4,023	0	0	0	0	0	0	0	0
327	Water Service 2"x6" C900	327	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/14/2011	3,480	0	3,480	W-Lines-Weight	0	0	1,393	0	2,087	0	0	0	0	0	0	0	0
328	Water Service 6"x6" CI	328	Mass	Active	W	333	W -333	SERVICES	Improvements Other T	9/14/2011	11,149	0	11,149	W-Lines-Weight	0	0	4,462	0	6,687	0	0	0	0	0	0	0	0
329	AMI Equipment	329	Individual	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2003	33,990	0	33,990	Meters	0	0	0	0	0	0	0	33,990	0	0	0	0	0
330	Reuse Meter Heads	330	Individual	Active	W	334	W -334	METERS	Improvements Other T	9/11/2007	24,727	0	24,727	Meters	0	0	0	0	0	0	0	24,727	0	0	0	0	0
331	AMR Equipment	331	Individual	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	10/1/2004	15,544	0	15,544	Meters	0	0	0	0	0	0	0	15,544	0	0	0	0	0
332	2" Water Meter	332	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	50,896	0	50,896	Meters	0	0	0	0	0	0	0	50,896	0	0	0	0	0
333	3" Water Meter	333	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	5,732	0	5,732	Meters	0	0	0	0	0	0	0	5,732	0	0	0	0	0
334	3/4" Water Meter	334	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	179,003	0	179,003	Meters	0	0	0	0	0	0	0	179,003	0	0	0	0	0
335	6" Water Meter	335	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	4,439	0	4,439	Meters	0	0	0	0	0	0	0	4,439	0	0	0	0	0
336	8" Water Meter	336	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	2,516	0	2,516	Meters	0	0	0	0	0	0	0	2,516	0	0	0	0	0
337	1 1/2" Water Meter	337	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	32,589	0	32,589	Meters	0	0	0	0	0	0	0	32,589	0	0	0	0	0
338	1" Water Meter	338	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	12,464	0	12,464	Meters	0	0	0	0	0	0	0	12,464	0	0	0	0	0
339	4" Water Meter	339	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	9/30/2000	7,454	0	7,454	Meters	0	0	0	0	0	0	0	7,454	0	0	0	0	0
340	1 1/2" Water Meter	340	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	2/14/2001	1,104	0	1,104	Meters	0	0	0	0	0	0	0	1,104	0	0	0	0	0
341	2" Water Meter	341	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	2/14/2001	11,579	0	11,579	Meters	0	0	0	0	0	0	0	11,579	0	0	0	0	0
342	3/4" Water Meter	342	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	2/14/2001	1,575	0	1,575	Meters	0	0	0	0	0	0	0	1,575	0	0	0	0	0
343	6" Water Meter	343	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	8/13/2001	6,217	0	6,217	Meters	0	0	0	0	0	0	0	6,217	0	0	0	0	0
344	1" Water Meter	344	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	2/14/2001	2,096	0	2,096	Meters	0	0	0	0	0	0	0	2,096	0	0	0	0	0
345	8" Water Meter	345	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	6/1/2001	10,260	0	10,260	Meters	0	0	0	0	0	0	0	10,260	0	0	0	0	0
346	6" Fire Service Meter	346	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	1/12/2002	6,504	0	6,504	Meters	0	0	0	0	0	0	0	6,504	0	0	0	0	0
347	3" Water Meter	347	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	1/26/2002	2,775	0	2,775	Meters	0	0	0	0	0	0	0	2,775	0	0	0	0	0
348	2" PD Water Meter	348	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	7/24/2002	463	0	463	Meters	0	0	0	0	0	0	0	463	0	0	0	0	0
349	3/4" Water Meter	349	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	7/10/2002	7,571	0	7,571	Meters	0	0	0	0	0	0	0	7,571	0	0	0	0	0
350	1" Water Meter	350	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	7/10/2002	5,511	0	5,511	Meters	0	0	0	0	0	0	0	5,511	0	0	0	0	0
351	1 1/2" Water Meter	351	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	7/12/2002	3,706	0	3,706	Meters	0	0	0	0	0	0	0	3,706	0	0	0	0	0
352	4" AMR Wtr Compnd Meter	352	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	10/1/2004	18,608	0	18,608	Meters	0	0	0	0	0	0	0	18,608	0	0	0	0	0
353	1" Water Meter	353	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	1/30/2003	3,158	0	3,158	Meters	0	0	0	0	0	0	0	3,158	0	0	0	0	0
354	3/4" Water Meter	354	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	11/4/2002	150,396	0	150,396	Meters	0	0	0	0	0	0	0	150,396	0	0	0	0	0
355	2" PD Water Meter	355	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	11/6/2002	34,032	0	34,032	Meters	0	0	0	0	0	0	0	34,032	0	0	0	0	0
356	1.5" Water Meter	356	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	6/20/2003	7,136	0	7,136	Meters	0	0	0	0	0	0	0	7,136	0	0	0	0	0
357	2"T AMR Water Meter	357	Mass	Active	W	334	W -334	METERS	Improvements Other T	1/28/2005	18,903	0	18,903	Meters	0	0	0	0	0	0	0	18,903	0	0	0	0	0
358	4" AMR Wtr Compnd Meter	358	Mass	Active	W	334	W -334	METERS	Improvements Other T	9/11/2007	3,223	0	3,223	Meters	0	0	0	0	0	0	0	3,223	0	0	0	0	0
359	3/4" X 5/8" Water Meter	359	Mass	Active	W	334	W -334	METERS	Improvements Other T	1/1/2007	584,400	0	584,400	Meters	0	0	0	0	0	0	0	584,400	0	0	0	0	0
360	1" Water Meter	360	Mass	Active	W	334	W -334	METERS	Improvements Other T	1/1/2007	2,700	0	2,700	Meters	0	0	0	0	0	0	0	2,700	0	0	0	0	0
361	2"AMR Compound Water Mete	361	Mass	Active	W	334	W -334	METERS	Improvements Other T	9/11/2007	11,198	0	11,198	Meters	0	0	0	0	0	0	0	11,198	0	0	0	0	0
362	6" Water Meter/Compound M	362	Mass	Active	W	334	W -334	METERS	Improvements Other T	9/11/2007	3,235	0	3,235	Meters	0	0	0	0	0	0	0	3,235	0	0	0	0	0
363	3/4" AMR Water Meter	363	Mass	Active	W	334	W -334	METERS	Improvements Other T	1/24/2005	135,858	0	135,858	Meters	0	0	0	0	0	0	0	135,858	0	0	0	0	0
364	1.5" AMR Water Meter	364	Mass	Active	W	334	W -334	METERS	Improvements Other T	1/24/2005	4,814	0	4,814	Meters	0	0	0	0	0	0	0	4,814	0	0	0	0	0
365	3" Amr Compound Wtr Meter	365	Mass	Active	W	334	W -334	METERS	Improvements Other T	9/11/2007	9,729	0	9,729	Meters	0	0	0	0	0	0	0	9,729	0	0	0	0	0
366	1.5" Water Meter	366	Mass	Active	W	334	W -334	METERS	Improvements Other T	12/27/2005	2,009	0	2,009	Meters	0	0	0	0	0	0	0	2,009	0	0	0	0	0
367	2"AMR Compound Water Mete	367	Mass	Active	W	334	W -334	METERS	Improvements Other T	9/2/2005	1,184	0	1,184	Meters	0	0	0	0	0	0	0	1,184	0	0	0	0	0
368	1" Water Meter	368	Mass	Active	W	334	W -334	METERS	Improvements Other T	3/31/2006	5,327	0	5,327	Meters	0	0	0	0	0	0	0	5,327	0	0	0	0	0
369	3" Amr Compound Wtr Meter	369	Mass	Active	W	334	W -334	METERS	Improvements Other T	3/9/2005	8,673	0	8,673	Meters	0	0	0	0	0	0	0	8,673	0	0	0	0	0
370	3/4" AMR Water Meter	370	Mass	Active	W	334	W -334	METERS	Improvements Other T	6/22/2005	243,418	0	243,418	Meters	0	0	0	0	0	0	0	243,418	0	0	0	0	0
371	8" Water Meter/Compound M	371	Mass	Fully Depreciated	W	334	W -334	METERS	Improvements Other T	10/1/2004	19,640	0	19,640	Meters	0	0	0	0	0	0	0	19,640	0	0	0	0	0
372	Chesterbrook Compound Meter	372	Mass	Active	W	334	W -334	METERS	Improvements Other T	12/2/2013	7,253	0	7,253	Meters	0	0	0	0	0	0	0	7,253	0	0	0	0	0
373	Fire hydrant Assembly	373	Individual	Active	W	335	W -335	HYDRANTS	Improvements Other T	4/27/2020	324,277	0	324,277	Hydrant	0	0	0	0	0	0	324,277	0	0	0	0	0	0
374	FIRE HYDRANT 4 1/2' BURY	374	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/30/2000	12,669	0	12,669	Hydrant	0	0	0	0	0	0	12,669	0	0	0	0	0	0
375	FIRE HYDRANT 3 1/2' BURY	375	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/30/2000	153,961	0	153,961	Hydrant	0	0	0	0	0	0	153,961	0	0	0	0	0	0
376	FIRE HYDRANT 3 1/2' BURY	376	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/5/2000	90,309	0	90,309	Hydrant	0	0	0	0	0	0	90,309	0	0	0	0	0	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Description	Reference ID	Asset Info Type	Status	Group	Sub Account	Group-Sub	Asset Control Description	Asset Control ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Water Supply	Water Treatment	Water Transmission	Water Effl./Recl. Transmission	Water Distribution	Water Effl./Recl. Distribution	Water Fire Hydrants	Water Meters	Wastewater Treatment	Wastewater Effl./Recl. Treatment	Wastewater Transmission	Wastewater Collection	Other Plant General
377	FIRE HYDRANT 4 1/2' BURY	377	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/5/2000	9,982	0	9,982	Hydrant	0	0	0	0	0	0	9,982	0	0	0	0	0	0
378	FIRE HYDRANT 4 1/2' BURY	378	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/10/2001	8,769	0	8,769	Hydrant	0	0	0	0	0	0	8,769	0	0	0	0	0	0
379	FIRE HYDRANT 4' BURY	379	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	10/18/2001	2,069	0	2,069	Hydrant	0	0	0	0	0	0	2,069	0	0	0	0	0	0
380	FIRE HYDRANT 3 1/2' BURY	380	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/30/2001	44,889	0	44,889	Hydrant	0	0	0	0	0	0	44,889	0	0	0	0	0	0
381	FIRE HYDRANT 2 1/2' BURY	381	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	11/8/2001	10,802	0	10,802	Hydrant	0	0	0	0	0	0	10,802	0	0	0	0	0	0
382	FIRE HYDRANT 3 1/2' BURY	382	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	10/8/2002	1,878	0	1,878	Hydrant	0	0	0	0	0	0	1,878	0	0	0	0	0	0
383	Fire Service 8"x6" CI	383	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/26/2002	663	0	663	Hydrant	0	0	0	0	0	0	663	0	0	0	0	0	0
384	FIRE HYDRANT 4' BURY	384	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	4/29/2004	1,007	0	1,007	Hydrant	0	0	0	0	0	0	1,007	0	0	0	0	0	0
385	FIRE HYDRANT 3 1/2' BURY	385	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/10/2002	6,556	0	6,556	Hydrant	0	0	0	0	0	0	6,556	0	0	0	0	0	0
386	FIRE HYDRANT 4 1/2' BURY	386	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	11/6/2003	1,176	0	1,176	Hydrant	0	0	0	0	0	0	1,176	0	0	0	0	0	0
387	FIRE HYDRANT 2 1/2' BURY	387	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	11/13/2003	1,768	0	1,768	Hydrant	0	0	0	0	0	0	1,768	0	0	0	0	0	0
388	FIRE HYDRANT 3'	388	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	10/14/2003	1,785	0	1,785	Hydrant	0	0	0	0	0	0	1,785	0	0	0	0	0	0
389	FIRE HYDRANT 3'	389	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/18/2005	1,415	0	1,415	Hydrant	0	0	0	0	0	0	1,415	0	0	0	0	0	0
390	FIRE HYDRANT 4 1/2' BURY	390	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/18/2005	4,765	0	4,765	Hydrant	0	0	0	0	0	0	4,765	0	0	0	0	0	0
391	FIRE HYDRANT 3 1/2' BURY	391	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/18/2005	6,260	0	6,260	Hydrant	0	0	0	0	0	0	6,260	0	0	0	0	0	0
392	Fire Service 8"x6" CI	392	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	3/12/2004	2,637	0	2,637	Hydrant	0	0	0	0	0	0	2,637	0	0	0	0	0	0
393	FIRE HYDRANT 2 1/2' BURY	393	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	11/16/2004	5,114	0	5,114	Hydrant	0	0	0	0	0	0	5,114	0	0	0	0	0	0
394	FIRE HYDRANT 4' BURY	394	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	5/21/2003	2,612	0	2,612	Hydrant	0	0	0	0	0	0	2,612	0	0	0	0	0	0
395	FIRE HYDRANT 4 1/2' BURY	395	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/2/2005	505,007	0	505,007	Hydrant	0	0	0	0	0	0	505,007	0	0	0	0	0	0
396	FIRE HYDRANT 3 1/2' BURY	396	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/15/2002	54,279	0	54,279	Hydrant	0	0	0	0	0	0	54,279	0	0	0	0	0	0
397	FIRE HYDRANT 5 1/2'	397	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/30/2004	7,328	0	7,328	Hydrant	0	0	0	0	0	0	7,328	0	0	0	0	0	0
398	HYDRANT TAP 6"X6" CI	398	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/30/2008	6,600	0	6,600	Hydrant	0	0	0	0	0	0	6,600	0	0	0	0	0	0
399	FIRE HYDRANT 3 1/2' BURY	399	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	9/11/2007	510,411	0	510,411	Hydrant	0	0	0	0	0	0	510,411	0	0	0	0	0	0
400	FIRE HYDRANT 3'	400	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/17/2005	12,256	0	12,256	Hydrant	0	0	0	0	0	0	12,256	0	0	0	0	0	0
401	FIRE HYDRANT 2 1/2' BURY	401	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/20/2001	6,651	0	6,651	Hydrant	0	0	0	0	0	0	6,651	0	0	0	0	0	0
402	FIRE HYDRANT 3 1/2' BURY	402	Mass	Active	W	335	W -335	HYDRANTS	Improvements Other T	8/3/2010	8,252	0	8,252	Hydrant	0	0	0	0	0	0	8,252	0	0	0	0	0	0
403	Systems equipment 1972	403	Individual	Active	W	339	W -339	OTHER PLANT & MISC EQUIP	Machinery and Equip	9/30/1972	17,397	0	17,397	General	0	0	0	0	0	0	0	0	0	0	0	0	17,397
404	Altitude valve Retrofit	404	Individual	Active	W	339	W -339	OTHER PLANT & MISC EQUIP	Machinery and Equip	6/15/2007	44,895	0	44,895	General	0	0	0	0	0	0	0	0	0	0	0	0	44,895
405	Altitude valve Retrofit	405	Individual	Active	W	339	W -339	OTHER PLANT & MISC EQUIP	Machinery and Equip	6/15/2007	38,740	0	38,740	General	0	0	0	0	0	0	0	0	0	0	0	0	38,740
406	Reuse Plant Rehab-Filters	406	Individual	Active	W	339	W -339	OTHER PLANT & MISC EQUIP	Machinery and Equip	3/11/2016	13,545	0	13,545	General	0	0	0	0	0	0	0	0	0	0	0	0	13,545
407	SCADA System	407	Individual	Fully Depreciated	W	340	W -340	OFFICE FURNITURE & EQUIP	Machinery and Equip	8/25/2003	540,817	0	540,817	W&S Trans.	0	0	270,408	0	0	0	0	0	0	0	270,408	0	0
408	Mueller Drilling Machine (air)	408	Individual	Fully Depreciated	W	343	W -343	TOOLS, SHOP & GARAGE EQUIP	Machinery and Equip	7/10/2002	17,263	0	17,263	General	0	0	0	0	0	0	0	0	0	0	0	0	17,263
409	Trench shield lite	409	Individual	Fully Depreciated	W	345	W -345	POWER OPERATED EQUIPMENT	Machinery and Equip	9/30/1993	6,395	0	6,395	General	0	0	0	0	0	0	0	0	0	0	0	0	6,395
410	Auger Earth DitchWitch&Powerpa	410	Individual	Fully Depreciated	W	345	W -345	POWER OPERATED EQUIPMENT	Machinery and Equip	9/30/1996	20,254	0	20,254	General	0	0	0	0	0	0	0	0	0	0	0	0	20,254
411	3" Mud Hog	411	Individual	Fully Depreciated	W	345	W -345	POWER OPERATED EQUIPMENT	Machinery and Equip	12/7/1999	1,801	0	1,801	General	0	0	0	0	0	0	0	0	0	0	0	0	1,801
412	Generator 800 AMP, 250 KVA	412	Individual	Active	W	345	W -345	POWER OPERATED EQUIPMENT	Machinery and Equip	7/31/2006	150,000	0	150,000	W-Treat.	0	150,000	0	0	0	0	0	0	0	0	0	0	0
413	HL 2011 CAT 600KW Generator	413	Individual	Active	W	345	W -345	POWER OPERATED EQUIPMENT	Machinery and Equip	8/31/2013	362,636	0	362,636	W-Treat.	0	362,636	0	0	0	0	0	0	0	0	0	0	0
414	CAT Generator 500 KW	414	Individual	Active	W	345	W -345	POWER OPERATED EQUIPMENT	Machinery and Equip	9/30/2019	350,000	0	350,000	W-Treat.	0	350,000	0	0	0	0	0	0	0	0	0	0	0
415	Well #7	415	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	9/30/2006	10,337	0	10,337	W-Supply	10,337	0	0	0	0	0	0	0	0	0	0	0	0
416	Well #9	416	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	9/30/2006	10,337	0	10,337	W-Supply	10,337	0	0	0	0	0	0	0	0	0	0	0	0
417	Lake Square Mall	417	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	9/30/2004	31,725	0	31,725	General	0	0	0	0	0	0	0	0	0	0	0	0	31,725
418	Control Panel	418	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	5/27/2004	11,790	0	11,790	General	0	0	0	0	0	0	0	0	0	0	0	0	11,790
419	Control Panel	419	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	9/8/2006	13,152	0	13,152	General	0	0	0	0	0	0	0	0	0	0	0	0	13,152
420	Control Panel	420	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	7/13/2006	20,696	0	20,696	General	0	0	0	0	0	0	0	0	0	0	0	0	20,696
421	Royal Highlands Radio Tel	421	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	9/2/2009	50,902	(50,902)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
422	SCADA Equip Upgrade	422	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	9/30/2006	940	0	940	General	0	0	0	0	0	0	0	0	0	0	0	0	940
423	SCADA Radio Upgrade	423	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	4/22/2010	35,594	0	35,594	General	0	0	0	0	0	0	0	0	0	0	0	0	35,594
424	SCADA HMI & Server Upgrade	424	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	3/9/2012	43,855	0	43,855	General	0	0	0	0	0	0	0	0	0	0	0	0	43,855
425	HL SCADA Controller	425	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	8/31/2013	417,522	0	417,522	W&S Trans.	0	0	208,761	0	0	0	0	0	0	0	208,761	0	0
426	Controller Upgrade - AirprtWel	426	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
427	Controller Upgrade - Mall Well	427	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
428	Controller Upgrade - Well #9	428	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
429	Controller Upgrade - Well #11	429	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
430	Controller Upgrade - Well #14	430	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
431	Controller Upgrade - Well #15	431	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
432	Controller Upgrade - Well #16	432	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
433	Controller Upgrade - HL Well 2	433	Individual	Fully Depreciated	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	1/23/2014	13,887	0	13,887	General	0	0	0	0	0	0	0	0	0	0	0	0	13,887
434	SCADA Upgrade	434	Individual	Active	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	6/29/2016	22,009	0	22,009	General	0	0	0	0	0	0	0	0	0	0	0	0	22,009
435	Royal Highland Communica Tower	435	Individual	Active	W	346	W -346	COMMUNICATION EQUIPMENT	Machinery and Equip	6/1/2020	17,326	(17,326)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
436	Portable Meter GE	436	Individual	Fully Depreciated	W	347	W -347	MISC EQUIPMENT	Machinery and Equip	2/22/2007	7,742	0	7,742	General	0	0	0	0	0	0	0	0	0	0	0	0	7,742
437	Meter Extension Mall	437	Individual	Fully Depreciated	W	347	W -347	MISC EQUIPMENT	Machinery and Equip	2/28/2002	554	0	554	General	0	0	0	0	0	0	0	0	0	0	0	0	554
438	Chlorine Safety Equip	438	Individual	Fully Depreciated	W	347	W -347	MISC EQUIPMENT	Machinery and Equip	9/2/2009	16,812	0	16,812	General	0	0	0	0	0	0	0	0	0	0	0	0	16,812
439	WW 3/4" Reuse Meter	439	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	2/5/2001	1,832	0	1,832	Meters	0	0	0	0	0	0	0	1,832	0	0	0	0	0
440	Reuse 2" Reuse Meter	440	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	6/26/2002	3,949	0	3,949	Meters	0	0	0	0	0	0	0	3,949	0	0	0	0	0
441	Reuse 3/4" Reuse Meter	441	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	1/14/2002	1,965	0	1,965	Meters	0	0	0	0	0	0	0	1,965	0	0	0	0	0
442	Reuse 3/4" Reuse Meter	442	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	2/18/2003	1,472	0	1,472	Meters	0	0	0	0	0	0	0	1,472	0	0	0	0	0
443	Reuse 3/4" Reuse Meter	443	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	4/1/2003	777	0	777	Meters	0	0	0	0	0	0	0	777	0	0	0	0	0
444	ReUse 1" AMR ReUSE Meter	444	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	2/2/2004	9,243	0	9,243	Meters	0	0	0	0	0	0	0	9,243	0	0	0	0	0
445	ReUse 8" AMR Meter GALLON	445	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	10/18/2004	4,941	0	4,941	Meters	0	0	0	0	0	0	0	4,941	0	0	0	0	0
446	ReUse 3/4" AMR ReUSE Mete	446	Mass	Fully Depreciated	W	365	W -365	REUSE METERS	Improvements Other T	2/2/2004	123,341	0	123,341	Meters	0	0	0	0	0	0	0	123,341	0	0	0	0	0
447	Turnpike Reuse Transmssn Mains	447	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	8/14/2009	190,829	0	190,829	RW-Lines-Weight	0	0	0	138,237	0	52,592	0	0	0	0	0	0	0
448	Plantation Reuse Transmis	448	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	9/2/2010	689,156	0	689,156	RW-Lines-Weight	0	0	0	499,225	0	189,931	0	0	0	0	0	0	0
449	Arlington Ridge Reuse Mains	449	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	8/14/2009	1,643,147	0	1,643,147	RW-Lines-Weight	0	0	0	1,190,297	0	452,850	0	0	0	0	0	0	0
450	Arlington Ridge Reuse Mains 6"	450	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	5/28/2019	120,216	0	120,216	RW-Lines-Weight	0	0	0	87,085	0	33,131	0	0	0	0	0	0	0
451	20" Reclaim Wtr Main S Pond to	451	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	9/30/2019	508,052	0	508,052	RW-Lines-Weight	0	0	0	368,034	0	140,019	0	0	0	0	0	0	0
452	20" Reclaim Wtr Main S to N	452	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	9/30/2019	1,822,291	0	1,822,291	RW-Lines-Weight	0	0	0	1,320,070	0	502,222	0	0	0	0	0	0	0
453	Reuse 4" & 6" Mains	453	Individual	Active	W	375	W -375	REUSE MAINS	Improvements Other T	4/27/2020	254,381	0	254,381	RW-Lines-Weight	0	0	0	184,274	0	70,107	0	0	0	0	0	0	0
454	Reuse 8" Main - C900	454	Mass	Active	W	375	W -375	REUSE MAINS	Improvements Other T	9/30/2005	222,337	0	222,337	Meters	0	0	0	0	0	0	0	222,337	0	0	0	0	0
455	WIC4e 16" Main - C900 Pip	455	Mass	Active	W	375	W -375	REUSE MAINS	Improvements Other T	6/15/2006	123,232	0	123,232	Meters	0	0	0	0	0	0	0	123,232	0	0	0	0	0
456	Reuse 12" Main - C900	456	Mass	Active	W	375	W -375	REUSE MAINS	Improvements Other T	9/30/2005	1,802,368	0	1,802,368	Meters	0	0	0	0	0	0	0	1,802,368	0	0	0	0	0
457	Reuse 24" Main	457	Mass	Active	W	375	W -375	REUSE MAINS	Improvements Other T	9/30/2000	94,711	0	94,711	Meters	0	0	0	0	0	0	0	94,711	0	0	0	0	0
458	Reuse Service 1"x 8"	458	Mass	Active	W	376	W -376	REUSE SERVICES	Improvements Other T	9/30/2002	152	0	152	RW-Lines-Weight	0	0	0	110	0	42	0	0	0	0	0	0	0
459	Reuse Service 2"x 8"	459	Mass	Active	W	376	W -376	REUSE SERVICES	Improvements Other T	9/5/2006	189	0	189	RW-Lines-Weight	0	0	0	137	0	52	0	0	0	0	0	0	0
460	Reuse Service 2" x 12"	460	Mass	Active	W	376	W -376	REUSE SERVICES	Improvements Other T	12/29/2003	540	0	540	RW-Lines-Weight	0	0	0	391	0	149	0	0	0	0	0	0	0
461	Reuse Service 1"x 12"	461	Mass	Active	W	376	W -376	REUSE SERVICES	Improvements Other T	9/1/2005	159	0	159	RW-Lines-Weight	0	0	0	115	0	44	0	0	0	0	0	0	0
462	Reuse Service 1"x 6"	462	Mass	Active	W	376	W -376	REUSE SERVICES	Improvements Other T	6/16/2004	169	0	169	RW-Lines-Weight	0	0	0	123	0	47	0	0	0	0	0	0	0
463	Reuse Service 8"x4"	463	Mass	Fully Depreciated	W	376	W -376	REUSE SERVICES	Improvements Other T	9/30/2010	4,484	0	4,484	RW-Lines-Weight	0	0	0	3,248	0	1,236	0	0	0	0	0	0	0
464	Lees Main Reuse Plant-Canal St	464	Individual	Active	W	377	W -377	REUSE PLANT	Improvements Other T	7/15/2008	7,727,994	0	7,727,994	S-Trans./Treat.	0	0	0	0	0	0	0	0	5,733,564	0	1,994,430	0	0
465	Turnpike Reuse Pump Station	465	Individual	Active	W	378	W -378	REUSE PUMP STATION	Machinery and Equip	9/30/2019	3,604,092	0	3,604,092	RW-Lines-Weight	0	0	0	2,610,808	0	993,284	0	0	0	0	0	0	0
466	Turnpike Permit #FLA105147	466	Individual	Fully Depreciated	WW	309	WW-309	INTANGIBLES	Intangible Assets	2/4/2014	38,150	0	38,150	S-Treat.	0	0	0	0	0	0	0	0	38,150	0	0	0	0
467	Land	467	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1997	4,573	0	4,573	S-Treat.	0	0	0	0	0	0	0	0	4,573	0	0	0	0
468	RR 12th & Euclid St 1984	468	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	3/31/1984	34,810	0	34,810	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	19,463	15,347	0
469	RR right of way 1985	469	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1985	4,015	0	4,015	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,245	1,770	0
470	RR ROW Sunnyside/master sewer	470	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1993	4,203	0	4,203	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,350	1,853	0
471	Blueberry Hill LS 25x25 1995	471	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1995	18,000	0	18,000	S-Lift	0	0	0	0	0	0	0	0	0	0	10,064	7,936	0
472	Hwy 441 treatment plant	472	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1997	45,258	0	45,258	S-Treat.	0	0	0	0	0	0	0	0	45,258	0	0	0	0
473	201 Farm Okahumpka	473	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1997	934,227	0	934,227	S-Treat.	0	0	0	0	0	0	0	0	934,227	0	0	0	0
474	CR470 section8 Davis,Platt,Tho	474	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1991	793,809	0	793,809	S-Treat.	0	0	0	0	0	0	0	0	793,809	0	0	0	0
475	Vista Ave Carney Eng 1992	475	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1992	2,100	0	2,100	General	0	0	0	0	0	0	0	0	0	0	0	0	2,100
476	Old Tavares Rd/Deems	476	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1992	1,400	0	1,400	General	0	0	0	0	0	0	0	0	0	0	0	0	1,400
477	SR 470 Thompson Effluent Syste	477	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1993	1,794,718	0	1,794,718	S-Trans.	0	0	0	0	0	0	0	0	0	0	1,794,718	0	0
478	Thompsn-Barr112acres-see Commt	478	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/1997	240,545	0	240,545	S-Treat.	0	0	0	0	0	0	0	0	240,545	0	0	0	0
479	Sect 11-20-24 (9.84 acres)	479	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	4/1/2001	73,501	0	73,501	W&S Trans.	0	0	36,750	0	0	0	0	0	0	0	36,750	0	0
480	Sect 3-20-24 (.4 acres)	480	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	4/1/2001	2,988	0	2,988	W&S Trans.	0	0	1,494	0	0	0	0	0	0	0	1,494	0	0
481	Sect 2-20-24 (3.32 acres)	481	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	4/1/2001	24,799	0	24,799	W&S Trans.	0	0	12,399	0	0	0	0	0	0	0	12,399	0	0
482	Sec 16-20-24 CR 470 150.90 acr	482	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	2/11/2002	622,092	0	622,092	W&S Trans.	0	0	311,046	0	0	0	0	0	0	0	311,046	0	0
483	Sec 9-20-24 CR 470 68.16 acres	483	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	2/11/2002	114,172	0	114,172	W&S Trans.	0	0	57,086	0	0	0	0	0	0	0	57,086	0	0
484	Sec 9-20-24 CR 470 76.76 acres	484	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	2/11/2002	210,828	0	210,828	W&S Trans.	0	0	105,414	0	0	0	0	0	0	0	105,414	0	0
485	Sec 9-20-24 CR 470 60.58 acres	485	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	2/11/2002	161,672	0	161,672	W&S Trans.	0	0	80,836	0	0	0	0	0	0	0	80,836	0	0
486	Sec 9-20-24 CR 470 206.7 acres	486	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	2/11/2002	467,539	0	467,539	W&S Trans.	0	0	233,769	0	0	0	0	0	0	0	233,769	0	0
487	Sec 9-20-24 CR 470 8.953 acres	487	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	2/11/2002	29,509	0	29,509	W&S Trans.	0	0	14,755	0	0	0	0	0	0	0	14,755	0	0
488	Plantation	488	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	7/31/2006	124,255	0	124,255	S-Treat.	0	0	0	0	0	0	0	0	124,255	0	0	0	0
489	Platt Property	489	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	4/12/2002	0	0	0	S-Treat.	0	0	0	0	0	0	0	0	0	0	0	0	0
490	Canal St Wet land-Herlong	490	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	9/30/2003	69,767	0	69,767	S-Treat.	0	0	0	0	0	0	0	0	69,767	0	0	0	0
491	Carney Property Easement	491	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	11/6/1998	11,750	0	11,750	S-Treat.	0	0	0	0	0	0	0	0	11,750	0	0	0	0
492	ALT KEY 3732804 CR 48	492	Individual	Active	WW	353	WW-353	LAND & LAND RIGHTS	Land	10/1/2022	49,030	0	49,030	S-Treat.	0	0	0	0	0	0	0	0	49,030	0	0	0	0
493	Truck shed 1977	493	Individual	Fully Depreciated	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1977	5,259	0	5,259	S-Treat.	0	0	0	0	0	0	0	0	5,259	0	0	0	0
494	Treatment plant HWY 441	494	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1976	7,625	0	7,625	S-Treat.	0	0	0	0	0	0	0	0	7,625	0	0	0	0
495	Vehicle storage shed HWY441	495	Individual	Fully Depreciated	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	35,649	0	35,649	S-Treat.	0	0	0	0	0	0	0	0	35,649	0	0	0	0
496	Pre-treatment unit HWY441	496	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	237,659	0	237,659	S-Treat.	0	0	0	0	0	0	0	0	237,659	0	0	0	0
497	Grit & Blower building HWY441	497	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	237,659	0	237,659	S-Treat.	0	0	0	0	0	0	0	0	237,659	0	0	0	0
498	Chlorine building HWY441	498	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	178,244	0	178,244	S-Treat.	0	0	0	0	0	0	0	0	178,244	0	0	0	0
499	Treatment plant modification	499	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1982	24,678	0	24,678	S-Treat.	0	0	0	0	0	0	0	0	24,678	0	0	0	0
500	Trtplt expansion design 8416	500	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1985	32,386	0	32,386	S-Treat.	0	0	0	0	0	0	0	0	32,386	0	0	0	0
501	Equipment shed addition	501	Individual	Fully Depreciated	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1988	15,851	0	15,851	S-Treat.	0	0	0	0	0	0	0	0	15,851	0	0	0	0
502	Metal building/Canal St site	502	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1992	12,769	0	12,769	S-Treat.	0	0	0	0	0	0	0	0	12,769	0	0	0	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Description	Reference ID	Asset Info: Type	Status	Group	Sub Account	Group-Sub	Asset Control Description	Asset Control ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Water: Supply	Water: Treatment	Water: Transmission	Water: Effl./Recl. Transmission	Water: Distribution	Water: Effl./Recl. Distribution	Water: Fire Hydrants	Water: Meters	Wastewater: Treatment	Wastewater: Effl./Recl. Treatment	Wastewater: Transmission	Wastewater: Collection	Other Plant: General
503	Lab & Control building HWY 441	503	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	297,073	0	297,073	S-Treat.	0	0	0	0	0	0	0	0	297,073	0	0	0	0
504	Effluent pump station	504	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	207,996	0	207,996	S-Treat.	0	0	0	0	0	0	0	0	207,996	0	0	0	0
505	Lift station #5 bldg modify	505	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1986	2,162	0	2,162	S-Lift	0	0	0	0	0	0	0	0	0	0	1,209	953	0
506	Chlorine building Hwy 441	506	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	41,595	0	41,595	S-Treat.	0	0	0	0	0	0	0	0	41,595	0	0	0	0
507	Septic tank bldg Hwy 441	507	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/1981	23,766	0	23,766	S-Treat.	0	0	0	0	0	0	0	0	23,766	0	0	0	0
508	Operations Building	508	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	530,635	0	530,635	S-Treat.	0	0	0	0	0	0	0	0	530,635	0	0	0	0
509	Chemical & Chlorine Storage Bl	509	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	205,735	0	205,735	S-Treat.	0	0	0	0	0	0	0	0	205,735	0	0	0	0
510	SBR-Sequencing Batch Reactor	510	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	3,152,572	0	3,152,572	S-Treat.	0	0	0	0	0	0	0	0	3,152,572	0	0	0	0
511	Influent Headworks	511	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	353,330	0	353,330	S-Treat.	0	0	0	0	0	0	0	0	353,330	0	0	0	0
512	Chlorine Contact Chamber	512	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	391,779	0	391,779	S-Treat.	0	0	0	0	0	0	0	0	391,779	0	0	0	0
513	Effluent Filter	513	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	349,537	0	349,537	S-Treat.	0	0	0	0	0	0	0	0	349,537	0	0	0	0
514	Aerobic Digestor	514	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2000	755,262	0	755,262	S-Treat.	0	0	0	0	0	0	0	0	755,262	0	0	0	0
515	House 1982 (Platt)	515	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/11/2002	228,412	0	228,412	S-Treat.	0	0	0	0	0	0	0	0	228,412	0	0	0	0
516	1.5 Ton Air/Heat Unit (Platt)	516	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	6/21/2002	1,498	0	1,498	General	0	0	0	0	0	0	0	0	0	0	0	0	1,498
517	2.5 Ton Heat/Air Unit (Platt)	517	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	6/21/2002	1,545	0	1,545	General	0	0	0	0	0	0	0	0	0	0	0	0	1,545
518	Lees Main WWT Plant-Canal St	518	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	7/15/2008	14,063,232	0	14,063,232	S-Treat.	0	0	0	0	0	0	0	0	14,063,232	0	0	0	0
519	Turnpike WWTF Permit	519	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2008	228,731	0	228,731	S-Treat.	0	0	0	0	0	0	0	0	228,731	0	0	0	0
520	Lift Station 6 B Rehab	520	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/2/2004	15,507	0	15,507	S-Lift	0	0	0	0	0	0	0	0	0	0	8,671	6,837	0
521	Lift Station #7 Rehab	521	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2004	28,503	0	28,503	S-Lift	0	0	0	0	0	0	0	0	0	0	15,937	12,566	0
522	Lift Station #28 Rehab	522	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2004	24,256	0	24,256	S-Lift	0	0	0	0	0	0	0	0	0	0	13,562	10,694	0
523	Lift Station 2 Rehab	523	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	8/5/2009	21,352	0	21,352	S-Lift	0	0	0	0	0	0	0	0	0	0	11,939	9,413	0
524	Lift Station #32 Rehab	524	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/2/2004	62,919	0	62,919	S-Lift	0	0	0	0	0	0	0	0	0	0	35,180	27,739	0
525	Lift Station #11 Rehab	525	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/21/2005	89,464	0	89,464	S-Lift	0	0	0	0	0	0	0	0	0	0	50,022	39,442	0
526	Lift Station #10 Rehab	526	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2007	379,991	0	379,991	S-Lift	0	0	0	0	0	0	0	0	0	0	212,465	167,525	0
527	Lift Station #27 Rehab	527	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2006	294,059	0	294,059	S-Lift	0	0	0	0	0	0	0	0	0	0	164,418	129,641	0
528	Lift Station #54 Rehab	528	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2004	9,631	0	9,631	S-Lift	0	0	0	0	0	0	0	0	0	0	5,385	4,246	0
529	Lift Station #16 Rehab	529	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	12/12/2008	101,488	0	101,488	S-Lift	0	0	0	0	0	0	0	0	0	0	56,745	44,743	0
530	Lift Station #16A Rehab	530	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	12/5/2008	157,655	0	157,655	S-Lift	0	0	0	0	0	0	0	0	0	0	88,150	69,505	0
531	Rehab Lift Station #16	531	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	8/26/2003	647	0	647	S-Lift	0	0	0	0	0	0	0	0	0	0	361	285	0
532	Equipment Storage Bldg	532	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	6/11/2004	7,442	0	7,442	General	0	0	0	0	0	0	0	0	0	0	0	0	7,442
533	Turnpike Lab Tile Floor	533	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	11/19/2010	6,000	0	6,000	General	0	0	0	0	0	0	0	0	0	0	0	0	6,000
534	Improve Turnpike Facility	534	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	12/4/2009	168,034	0	168,034	S-Treat.	0	0	0	0	0	0	0	0	168,034	0	0	0	0
535	Misc WWT Plant	535	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2001	578,497	0	578,497	S-Treat.	0	0	0	0	0	0	0	0	578,497	0	0	0	0
536	Rehab Lift Station #6A	536	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/29/2013	39,760	0	39,760	S-Lift	0	0	0	0	0	0	0	0	0	0	22,231	17,529	0
537	Lift Station #21 Rehab	537	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	11/1/2013	49,514	0	49,514	S-Lift	0	0	0	0	0	0	0	0	0	0	27,685	21,829	0
538	SBR Repair at Turnpike Plant	538	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/22/2015	63,010	0	63,010	S-Treat.	0	0	0	0	0	0	0	0	63,010	0	0	0	0
539	Lift Station 22 Rehab Pump 1	539	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	3/20/2015	30,918	0	30,918	S-Lift	0	0	0	0	0	0	0	0	0	0	17,287	13,631	0
540	Lift Station 22 Rehab Pump 2	540	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	3/20/2015	30,918	0	30,918	S-Lift	0	0	0	0	0	0	0	0	0	0	17,287	13,631	0
541	Lift Station 16B	541	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	12/18/2015	105,887	0	105,887	S-Lift	0	0	0	0	0	0	0	0	0	0	59,205	46,682	0
542	Lift Station #2A Rehab	542	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/19/2017	85,905	0	85,905	S-Lift	0	0	0	0	0	0	0	0	0	0	48,032	37,873	0
543	REHAB LIFT STATION 55	543	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/18/2018	9,343	0	9,343	S-Lift	0	0	0	0	0	0	0	0	0	0	5,224	4,119	0
544	Rehab Lift Station	544	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/18/2018	14,685	0	14,685	S-Lift	0	0	0	0	0	0	0	0	0	0	8,211	6,474	0
545	Influent LS Roof Replacement	545	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	8/3/2018	15,933	0	15,933	S-Treat.	0	0	0	0	0	0	0	0	15,933	0	0	0	0
546	Lake Denham Lift Station Upgra	546	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	3/19/2019	18,000	0	18,000	S-Lift	0	0	0	0	0	0	0	0	0	0	10,064	7,936	0
547	Lift Station Rehab LS 50	547	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/30/2019	24,910	0	24,910	S-Lift	0	0	0	0	0	0	0	0	0	0	13,928	10,982	0
548	Lift Station Rehab LS 36	548	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	1/17/2020	24,982	0	24,982	S-Lift	0	0	0	0	0	0	0	0	0	0	13,968	11,014	0
549	Discharge Pipes at LS6	549	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/15/2018	36,965	0	36,965	S-Lift	0	0	0	0	0	0	0	0	0	0	20,668	16,297	0
550	LS 55 Discharge Pipe Replaceme	550	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/10/2018	9,343	0	9,343	S-Lift	0	0	0	0	0	0	0	0	0	0	5,224	4,119	0
551	Hydraulic Model of WW System	551	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	6/15/2017	98,972	0	98,972	S-Treat.	0	0	0	0	0	0	0	0	98,972	0	0	0	0
552	Lift Station Rehab LS 50D	552	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/6/2020	18,529	0	18,529	S-Lift	0	0	0	0	0	0	0	0	0	0	10,360	8,169	0
553	Lift Station Rehab 50A	553	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/6/2020	24,988	0	24,988	S-Lift	0	0	0	0	0	0	0	0	0	0	13,972	11,016	0
554	Lift Station Rehab 43	554	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/6/2020	18,529	0	18,529	S-Lift	0	0	0	0	0	0	0	0	0	0	10,360	8,169	0
555	Lift Station Rehab 50C	555	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/6/2020	18,529	0	18,529	S-Lift	0	0	0	0	0	0	0	0	0	0	10,360	8,169	0
556	Lift Station Rehab 33	556	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	4/14/2020	17,493	0	17,493	S-Lift	0	0	0	0	0	0	0	0	0	0	9,781	7,712	0
557	Lift Station Rehab 33	557	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	4/14/2020	17,493	0	17,493	S-Lift	0	0	0	0	0	0	0	0	0	0	9,781	7,712	0
558	Lift Station Rehab 41	558	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/12/2020	45,765	0	45,765	S-Lift	0	0	0	0	0	0	0	0	0	0	25,589	20,176	0
559	Lift Station Rehab #84	559	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2020	6,272	0	6,272	S-Lift	0	0	0	0	0	0	0	0	0	0	3,507	2,765	0
560	Lift Station Rehab #6C	560	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	9/30/2020	5,663	0	5,663	S-Lift	0	0	0	0	0	0	0	0	0	0	3,166	2,497	0
561	LS #106S Discharge Pipe	561	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	12/17/2020	26,800	0	26,800	S-Lift	0	0	0	0	0	0	0	0	0	0	14,985	11,815	0
562	LS 30A Discharge Pipe	562	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	1/15/2021	4,160	0	4,160	S-Lift	0	0	0	0	0	0	0	0	0	0	2,326	1,834	0
563	Discharge Pipe Replace LS# 70	563	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	6/28/2021	26,500	0	26,500	S-Lift	0	0	0	0	0	0	0	0	0	0	14,817	11,683	0
564	LS#70 Rehab	564	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	8/13/2022	7,785	0	7,785	S-Lift	0	0	0	0	0	0	0	0	0	0	4,353	3,432	0
565	Metro Steel Bldg 932 E Main	565	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	5/31/2022	578,000	0	578,000	S-Treat.	0	0	0	0	0	0	0	0	578,000	0	0	0	0
566	Control Room A/C Canal St	566	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	10/1/2022	5,700	0	5,700	S-Treat.	0	0	0	0	0	0	0	0	5,700	0	0	0	0
567	LS 38 Discharge Pipe Replace	567	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	2/9/2024	25,060	0	25,060	S-Lift	0	0	0	0	0	0	0	0	0	0	14,012	11,048	0
568	Turnpike WWTP Expansion PH 1	568	Individual	Active	WW	354	WW-354	STRUCTURES & IMPROVEMENTS	Buildings	1/25/2024	23,894,879	0	23,894,879	S-Treat.	0	0	0	0	0	0	0	0	23,894,879	0	0	0	0
569	Effluent disposal study 1987	569	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/1987	19,992	0	19,992	S-Treat.	0	0	0	0	0	0	0	0	19,992	0	0	0	0
570	Reclamation engineering&design	570	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/1991	163,528	0	163,528	RW-Treat	0	0	0	0	0	0	0	0	0	163,528	0	0	0
571	Yellow Water Rd eng svc purchs	571	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/1990	119,469	0	119,469	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0
572	Water re-use study 1994	572	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/1994	50,000	0	50,000	RW-Treat	0	0	0	0	0	0	0	0	0	50,000	0	0	0
573	Engineering svc Plant 1997	573	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/1997	67,227	0	67,227	S-Treat.	0	0	0	0	0	0	0	0	67,227	0	0	0	0
574	Engineering services 1997	574	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/1997	314,910	0	314,910	S-Treat.	0	0	0	0	0	0	0	0	314,910	0	0	0	0
575	Predesign & permit for Plt #2	575	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	12/19/1997	126,975	0	126,975	S-Treat.	0	0	0	0	0	0	0	0	126,975	0	0	0	0
576	Wet Well Boyleston St LS	576	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/16/2000	50,053	0	50,053	S-Treat.	0	0	0	0	0	0	0	0	50,053	0	0	0	0
577	Resurfacing Boyleston St	577	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/16/2000	11,900	0	11,900	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,654	5,246	0
578	Handrail System for Ponds @470	578	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	10/26/2000	13,167	0	13,167	General	0	0	0	0	0	0	0	0	0	0	0	0	13,167
579	Roadway at 470 Ponds 3900'	579	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	10/26/2000	223,482	0	223,482	RW-Treat	0	0	0	0	0	0	0	0	0	223,482	0	0	0
580	Chain link Fence 3600' w/gates	580	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	10/26/2000	21,529	0	21,529	General	0	0	0	0	0	0	0	0	0	0	0	0	21,529
581	Stormwater Pond	581	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	10/1/2000	143,155	0	143,155	Storm	0	0	0	0	0	0	0	0	0	0	0	0	0
582	Fence, Vinyl, Canal St., North	582	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	3/14/2003	19,742	0	19,742	General	0	0	0	0	0	0	0	0	0	0	0	0	19,742
583	Repair 300HP Motor	583	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/24/2007	7,786	0	7,786	General	0	0	0	0	0	0	0	0	0	0	0	0	7,786
584	Fencing Lift Stations	584	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2005	8,104	0	8,104	S-Lift	0	0	0	0	0	0	0	0	0	0	4,531	3,573	0
585	Landscaping Lift Stations	585	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2005	8,104	0	8,104	S-Lift	0	0	0	0	0	0	0	0	0	0	4,531	3,573	0
586	Automatic Fence Turnpike plant	586	Individual	Fully Depreciated	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2006	22,575	0	22,575	S-Treat.	0	0	0	0	0	0	0	0	22,575	0	0	0	0
587	Canal St Fence	587	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	4/30/2010	14,300	0	14,300	S-Treat.	0	0	0	0	0	0	0	0	14,300	0	0	0	0
588	Canal St Pond Liner Replace	588	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2013	35,149	0	35,149	S-Treat.	0	0	0	0	0	0	0	0	35,149	0	0	0	0
589	North Pond Liner Rehab @ TPK	589	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	1/29/2014	255,474	0	255,474	RW-Treat	0	0	0	0	0	0	0	0	0	255,474	0	0	0
590	Sludge Station Driveway	590	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/29/2014	24,780	0	24,780	S-Treat.	0	0	0	0	0	0	0	0	24,780	0	0	0	0
591	Canal St Permit Renewal	591	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	11/21/2015	44,686	0	44,686	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	24,985	19,701	0
592	Perkins to Griffin Sewer Rehab	592	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2015	23,234	0	23,234	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	12,991	10,243	0
593	Fountain Lake Sewer Rehab	593	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	5/20/2016	86,989	0	86,989	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	48,638	38,351	0
594	Canal Street Road Repair	594	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/15/2017	19,607	0	19,607	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	10,963	8,644	0
595	Edgewood Ave Sewage Rehab	595	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	6/27/2020	98,068	0	98,068	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	54,833	43,235	0
596	Monument Sign Public Works	596	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	12/10/2020	11,950	0	11,950	S-Treat.	0	0	0	0	0	0	0	0	11,950	0	0	0	0
597	8" Clay Line Hollywood Dr	597	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/7/2022	77,829	0	77,829	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	43,517	34,312	0
598	FS 64 Sewer Connection	598	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	1/4/2023	15,500	0	15,500	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,667	6,833	0
599	LS 72 Upgrade-Engineering	599	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	9/30/2023	46,046	0	46,046	S-Lift	0	0	0	0	0	0	0	0	0	0	25,746	20,300	0
600	Hall Circle Vault Box Eng	600	Individual	Active	WW	3544	WW-3544	IMPROVEMENTS OTHER THAN BUILDINGS	Improvements Other T	8/22/2024	16,450	0	16,450	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	9,198	7,252	0
601	Lakes@ Leesburg 1990	601	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1990	366,208	0	366,208	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	204,759	161,449	0
602	Line/Lift station oversizing	602	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1996	5,000	0	5,000	S-Lift	0	0	0	0	0	0	0	0	0	0	2,796	2,204	0
603	Sleepy Hollow LS #76	603	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1992	100,693	0	100,693	S-Lift	0	0	0	0	0	0	0	0	0	0	56,301	44,392	0
604	Line/LS ovrszg Spanish Vllg 92	604	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1992	11,836	0	11,836	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,618	5,218	0
605	Blueberry Hill LS 1995	605	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1995	4,250	0	4,250	S-Lift	0	0	0	0	0	0	0	0	0	0	2,376	1,874	0
606	Line/LS Oversizing 1996	606	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1996	3,300	0	3,300	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,845	1,455	0
607	Lift station #15 1997	607	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1997	34,207	0	34,207	S-Lift	0	0	0	0	0	0	0	0	0	0	19,126	15,081	0
608	LS#6 replacement	608	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1997	214,476	0	214,476	S-Lift	0	0	0	0	0	0	0	0	0	0	119,921	94,555	0
609	Blueberry hill Lift Station	609	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1995	24,000	0	24,000	S-Lift	0	0	0	0	0	0	0	0	0	0	13,419	10,581	0
610	Lift station #6	610	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1986	65,568	0	65,568	S-Lift	0	0	0	0	0	0	0	0	0	0	36,661	28,907	0
611	Lift Station Nusrsery Road	611	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1986	20,861	0	20,861	S-Lift	0	0	0	0	0	0	0	0	0	0	11,664	9,197	0
612	LS#6C upsize force main	612	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1990	171,526	0	171,526	S-Lift	0	0	0	0	0	0	0	0	0	0	95,906	75,620	0
613	LS#6C upsize force main 1991	613	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1991	2,252	0	2,252	S-Lift	0	0	0	0	0	0	0	0	0	0	1,259	993	0
614	Reroute FM from Lft Sta#27	614	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1993	26,081	0	26,081	S-Lift	0	0	0	0	0	0	0	0	0	0	14,583	11,498	0
615	Reroute Hawthorn FM from Helen	615	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1993	31,530	0	31,530	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	17,630	13,901	0
616	Lift Station #6C upgrade	616	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1996	51,676	0	51,676	S-Lift	0	0	0	0	0	0	0	0	0	0	28,893	22,782	0
617	Pipeline SR44 relocate	617	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1997	125,356	0	125,356	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	70,091	55,265	0
618	Relocate FM from CR468	618	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1997	19,837	0	19,837	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	11,091	8,745	0
619	RH install FM & LS to Span Vlg	619	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1997	404,395	0	404,395	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	226,111	178,285	0
620	Lift Station #27	620	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/1983	10,641	0	10,641	S-Lift	0	0	0	0	0	0	0	0	0	0	5,950	4,691	0
621	Lift Station -Rogers Park	621	Individual	Fully Depreciated	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/30/1998	16,719	0	16,719	S-Lift	0	0	0	0	0	0	0	0	0	0	9,348	7,371	0
622	Control Panel Lift Station #30	622	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/29/1999	1,469	0	1,469	S-Lift	0	0	0	0	0	0	0	0	0	0	821	648	0
623	Lift Station #8	623	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/29/1999	23,914	0	23,914	S-Lift	0	0	0	0	0	0	0	0	0	0	13,371	10,543	0
624	Easement Radio Road/Force Main	624	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/1/1999	10,500	0	10,500	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,871	4,629	0
625	Airport Force Main	625	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/30/1999	176,734	0	176,734	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	98,818	77,916	0
626	Publix (48 & 27) Force Main	626	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	2/22/2000	30,636	0	30,636	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	17,130	13,506	0
627	Palatlakaha Riv Utility Bridge	627	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	8/11/2000	41,896	0	41,896	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	23,425	18,470	0
628	Lowe's sewer (see comments)	628	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	2/1/2001	30,555	0	30,555	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	17,084	13,471	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line		Reference	Asset Info					Asset Control	Asset Control	Date	Asset		Adjusted		Water								Wastewater				Other Plant
No.	Description	ID	Type	Status	Group	Sub Account	Group-Sub	Description	ACFR Group	Acquired	Installed Cost	Adjustments	Cost	Alloc. Code	Supply	Treatment	Transmission	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Transmission	Collection	General
629	Blount Honda sewer(see comment	629	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/8/2001	11,612	0	11,612	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,493	5,119	0
630	20" Force Main	630	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/1/2001	789,974	0	789,974	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	441,700	348,273	0
631	24" Force Main	631	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/1/2001	808,282	0	808,282	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	451,937	356,345	0
632	Rehab Lift Station #29	632	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	10/1/2002	22,257	0	22,257	S-Lift	0	0	0	0	0	0	0	0	0	0	12,444	9,812	0
633	Rehab Lift Station #19	633	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	10/1/2002	28,877	0	28,877	S-Lift	0	0	0	0	0	0	0	0	0	0	16,146	12,731	0
634	Rehab Lift Station #5	634	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	10/1/2002	23,625	0	23,625	S-Lift	0	0	0	0	0	0	0	0	0	0	13,209	10,415	0
635	Rehab Lift Station #9	635	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	5/14/2003	83,789	0	83,789	S-Lift	0	0	0	0	0	0	0	0	0	0	46,849	36,940	0
636	CR470/TURNPIKE FORCE MAIN	636	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2004	107,199	0	107,199	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	59,938	47,260	0
637	Plantation Lift Station 106A	637	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	7/31/2006	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
638	Plantation Lift Station 106B	638	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
639	Plantation Lift Station 106C	639	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
640	Plantation Lift Station 106D	640	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
641	Plantation Lift Station 106E	641	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
642	Plantation Lift Station 106F	642	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
643	Plantation Lift Station 106G	643	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
644	Plantation Lift Station 106H	644	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
645	Plantation Lift Station 106I	645	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
646	Plantation Lift Station 106J	646	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
647	Plantation Lift Station 106K	647	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
648	Plantation Lift Station 106L	648	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
649	Plantation Lift Station 106M	649	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
650	Plantation Lift Station 106N	650	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
651	Plantation Lift Station 106O	651	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
652	Plantation Lift Station 106P	652	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
653	Plantation Lift Station 106Q	653	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
654	Plantation Lift Station 106R	654	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
655	Plantation Lift Station 106S	655	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/28/2007	70,000	0	70,000	S-Lift	0	0	0	0	0	0	0	0	0	0	39,139	30,861	0
656	US 441 Phase I Relocation	656	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2004	250,250	0	250,250	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	139,923	110,327	0
657	Heritage Estates	657	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2007	477,594	0	477,594	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	267,039	210,555	0
658	Old Tavares Rd Sewer Ext	658	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/21/2005	348,603	0	348,603	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	194,916	153,688	0
659	1ST NAT BK MT DOR LS 62	659	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2008	78,703	0	78,703	S-Lift	0	0	0	0	0	0	0	0	0	0	44,005	34,697	0
660	Canal Street Improvements	660	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2007	1,186,564	0	1,186,564	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	663,447	523,117	0
661	Mills-Nichols Gravity Swr line	661	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2006	47,508	0	47,508	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	26,563	20,945	0
662	Exec Blvd SR 44 Moose Lodge	662	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2006	20,870	0	20,870	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	11,669	9,201	0
663	Midway Baptist Church	663	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	7/13/2004	14,638	0	14,638	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,184	6,453	0
664	3rd St Repair	664	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	8/20/2004	6,300	0	6,300	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	3,523	2,777	0
665	Phillips Toyota Gravity Swr Ex	665	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/21/2005	86,780	0	86,780	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	48,522	38,258	0
666	Treadway School Sewer Lin	666	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/21/2005	36,000	0	36,000	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	20,129	15,871	0
667	Conway Plaza Sewer Ext	667	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2006	90,235	0	90,235	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	50,453	39,782	0
668	Repair Force Mains	668	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2007	35,306	0	35,306	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	19,741	15,565	0
669	Spanish Village Force Main	669	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2004	131,301	0	131,301	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	73,414	57,886	0
670	Effluent FM Relocation	670	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2004	3,231	0	3,231	RW-Lines-Weight	0	0	0	2,341	0	891	0	0	0	0	0	0	0
671	Herlong Park FM	671	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2010	325,794	0	325,794	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	182,162	143,632	0
672	Relocate US441 College to US44	672	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	7/22/2005	57,895	0	57,895	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	32,371	25,524	0
673	Headworks Master LS #1	673	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	7/30/2010	2,239,194	0	2,239,194	S-Lift	0	0	0	0	0	0	0	0	0	0	1,252,007	987,187	0
674	Plantation Master LS #106	674	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/30/2010	1,935,117	0	1,935,117	S-Lift	0	0	0	0	0	0	0	0	0	0	1,081,988	853,129	0
675	Plantation LS Force Main	675	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	8/14/2009	293,701	0	293,701	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	164,218	129,483	0
676	Reroute South 20" Force Main	676	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/9/2000	194,650	0	194,650	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	108,835	85,815	0
677	Hydromatic Pump #1 LS #106K	677	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	3/27/2015	5,850	0	5,850	S-Lift	0	0	0	0	0	0	0	0	0	0	3,271	2,579	0
678	LS #4 Rehab	678	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/19/2015	75,688	0	75,688	S-Lift	0	0	0	0	0	0	0	0	0	0	42,320	33,368	0
679	Hydromatic Pump #2 LS #106K	679	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	3/27/2015	5,850	0	5,850	S-Lift	0	0	0	0	0	0	0	0	0	0	3,271	2,579	0
680	Hydromatic Pump #1 LS #106R	680	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	8/6/2015	7,771	0	7,771	S-Lift	0	0	0	0	0	0	0	0	0	0	4,345	3,426	0
681	Hydromatic Pump #2 LS #106R	681	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	8/6/2015	7,771	0	7,771	S-Lift	0	0	0	0	0	0	0	0	0	0	4,345	3,426	0
682	Main St Streetscape-Wastewater	682	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	8/18/2015	500,336	0	500,336	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	279,754	220,582	0
683	Rehab Lift Station #3	683	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/12/2014	19,886	0	19,886	S-Lift	0	0	0	0	0	0	0	0	0	0	11,119	8,767	0
684	Rehab Lift Station #6B	684	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	11/10/2017	92,350	0	92,350	S-Lift	0	0	0	0	0	0	0	0	0	0	51,636	40,714	0
685	LS #23 Rehab	685	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	3/16/2018	121,750	0	121,750	S-Lift	0	0	0	0	0	0	0	0	0	0	68,074	53,676	0
686	LS #5 Control Panel Relocation	686	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	2/20/2020	7,420	0	7,420	S-Lift	0	0	0	0	0	0	0	0	0	0	4,149	3,271	0
687	20" Force Main N Pond to S Pon	687	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2019	1,462,587	0	1,462,587	RW-Lines-Weight	0	0	0	1,059,500	0	403,088	0	0	0	0	0	0	0
688	36"Force Main VLS Influent Lin	688	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/30/2019	535,125	0	535,125	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	299,206	235,919	0
689	Lift Station Rehab 70	689	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/25/2021	51,537	0	51,537	S-Lift	0	0	0	0	0	0	0	0	0	0	28,816	22,721	0
690	Rehab Lift Station #17	690	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	9/17/2021	53,943	0	53,943	S-Lift	0	0	0	0	0	0	0	0	0	0	30,161	23,782	0
691	LS#35 Rehab	691	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	10/30/2021	782,118	0	782,118	S-Lift	0	0	0	0	0	0	0	0	0	0	437,308	344,810	0
692	LS#45 Control Panel Relocation	692	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	10/28/2021	33,895	0	33,895	S-Lift	0	0	0	0	0	0	0	0	0	0	18,952	14,943	0
693	16" Forcemain Pipe Replacement	693	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	10/29/2021	104,392	0	104,392	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	58,369	46,023	0
694	LS# 37 Rehab Control Panel	694	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	6/20/2023	3,500	0	3,500	S-Lift	0	0	0	0	0	0	0	0	0	0	1,957	1,543	0
695	70" Gravity Line Woodland Blvd	695	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	5/29/2024	13,144	0	13,144	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	7,349	5,795	0
696	LS 26 Control Panel	696	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/26/2024	21,702	0	21,702	S-Lift	0	0	0	0	0	0	0	0	0	0	12,135	9,568	0
697	LS 44 Control Panel	697	Individual	Active	WW	360	WW-360	COLLECTION SEWERS-FORCE	Improvements Other T	4/26/2024	21,866	0	21,866	S-Lift	0	0	0	0	0	0	0	0	0	0	12,226	9,640	0
698	Sewer lines & manholes 1962	698	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1962	1,007,334	0	1,007,334	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	563,234	444,100	0
699	Sewer lines & manholes 1963	699	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1963	27,107	0	27,107	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	15,156	11,951	0
700	Sewer lines & manholes 1964	700	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1964	31,976	0	31,976	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	17,879	14,097	0
701	Sewer lines & manholes 1965	701	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1965	14,971	0	14,971	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,371	6,600	0
702	Sewer lines & manholes 1966	702	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1966	35,660	0	35,660	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	19,939	15,721	0
703	Sewer lines & manholes 1967	703	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1967	40,857	0	40,857	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	22,844	18,013	0
704	Sewer lines & manholes 1968	704	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1968	20,895	0	20,895	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	11,683	9,212	0
705	Sewer lines & manholes 1969	705	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1969	61,249	0	61,249	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	34,246	27,003	0
706	Sewer lines & manholes 1970	706	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1970	27,549	0	27,549	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	15,404	12,145	0
707	Sewer lines & manholes 1971	707	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1971	26,834	0	26,834	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	15,004	11,830	0
708	Sewer lines & manholes 1972	708	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1972	61,720	0	61,720	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	34,510	27,210	0
709	Sewer lines & manholes 1973	709	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1973	12,366	0	12,366	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,914	5,452	0
710	Sewer lines & manholes 1974	710	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1974	20,501	0	20,501	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	11,463	9,038	0
711	Sewer lines & manholes 1976	711	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1976	22,995	0	22,995	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	12,857	10,138	0
712	Sewer lines & manholes 1977	712	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1977	29,852	0	29,852	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	16,691	13,161	0
713	Sewer lines & manholes 1978	713	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1978	26,566	0	26,566	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	14,854	11,712	0
714	Sewer lines & manholes 1979	714	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1979	12,758	0	12,758	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	7,133	5,624	0
715	Sewer lines & manholes 1980	715	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1980	36,972	0	36,972	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	20,672	16,300	0
716	Sewer lines & manholes 1981	716	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1981	14,966	0	14,966	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,368	6,598	0
717	Lenhart electric 1982	717	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1982	9,860	0	9,860	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,513	4,347	0
718	Sewer lines & manholes 1982	718	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1982	2,874	0	2,874	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,607	1,267	0
719	PVC Oak Terrace / 3rd 1982	719	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1982	982	0	982	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	549	433	0
720	255' of 8" PVC 1982	720	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1982	798	0	798	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	446	352	0
721	PVC Fire St 1982	721	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1982	1,167	0	1,167	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	653	515	0
722	Oak Drive 1983	722	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1983	755	0	755	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	422	333	0
723	Line to County Morgue 1983	723	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1983	1,292	0	1,292	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	723	570	0
724	Harlem Ave Extension 1983	724	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1983	1,088	0	1,088	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	609	480	0
725	Beverly Point Sub 1983	725	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1983	1,825	0	1,825	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,021	805	0
726	South Point Village 1983	726	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1983	1,958	0	1,958	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,095	863	0
727	Leware construction 1983	727	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1983	2,354	0	2,354	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,316	1,038	0
728	Sumter St replace line 1984	728	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1984	3,928	0	3,928	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,196	1,732	0
729	Sewer to Beverly Harbors 1984	729	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1984	8,111	0	8,111	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	4,535	3,576	0
730	Precision HMS Sewer Ext 1984	730	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1984	2,474	0	2,474	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,383	1,091	0
731	Ind Life bldg sewer ext 1984	731	Individual	Fully Depreciated	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1984	1,226	0	1,226	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	685	540	0
732	Goss Ave to Blvd Ext 1985	732	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1985	10,091	0	10,091	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,642	4,449	0
733	Williams St Ext 1985	733	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1985	2,967	0	2,967	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,659	1,308	0
734	Crawford St ext 1985	734	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1985	1,729	0	1,729	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	967	762	0
735	Mills/goss 1986	735	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1986	17,450	0	17,450	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	9,757	7,693	0
736	Holiday Marine 1986	736	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1986	1,013	0	1,013	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	566	446	0
737	Westside Oaks ovrsz lines 1988	737	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1988	4,057	0	4,057	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,268	1,789	0
738	Jack & Bore W Main St 1988	738	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1988	9,000	0	9,000	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,032	3,968	0
739	Hwy 441 install gravity line	739	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1988	15,800	0	15,800	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,834	6,966	0
740	Industrial park 1981	740	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1981	14,450	0	14,450	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,079	6,371	0
741	Sewer lines & manholes 1990	741	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1990	5,483	0	5,483	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	3,066	2,417	0
742	Jack & Bore Hwy 441 at LS#35	742	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1990	18,374	0	18,374	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	10,274	8,100	0
743	Jack & Bore SR44 @ LS#51 1990	743	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1990	13,975	0	13,975	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	7,814	6,161	0
744	Highland Lakes 1990	744	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1990	85,858	(85,858)	0	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	0	0	0
745	Line extensions 1991	745	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1991	687	0	687	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	384	303	0
746	Line extensions 1992	746	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1992	3,924	0	3,924	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,194	1,730	0
747	Water's Edge 1992	747	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1992	71,800	0	71,800	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	40,146	31,654	0
748	Line extensions 1993	748	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1993	9,012	0	9,012	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,039	3,973	0
749	Spanish Village 1994	749	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1994	131,900	0	131,900	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	73,750	58,150	0
750	Line extensions 1994	750	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1994	3,647	0	3,647	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,039	1,608	0
751	Head Start CR468 1994	751	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1994	3,525	0	3,525	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,971	1,554	0
752	Vista Ave PS & Collection Syst	752	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1995	57,617	0	57,617	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	32,216	25,401	0
753	Picciola/US27N Ohio Motel 1996	753	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1996	67,980	0	67,980	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	38,010	29,970	0
754	Line extension 1996	754	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1996	24,772	0	24,772	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	13,851	10,921	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line		Reference	Asset Info					Asset Control	Asset Control	Date	Asset		Adjusted		Water								Wastewater				Other Plant
No.	Description	ID	Type	Status	Group	Sub Account	Group-Sub	Description	ACFR Group	Acquired	Installed Cost	Adjustments	Cost	Alloc. Code	Supply	Treatment	Transmission	Effl./Recl. Transmission	Distribution	Effl./Recl. Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl. Treatment	Transmission	Collection	General
755	Jamestowne 1996	755	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1996	5,017	0	5,017	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,805	2,212	0
756	Lake Square oversizing 1996	756	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1996	62,815	0	62,815	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	35,122	27,693	0
757	Line extensions	757	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1997	59,802	0	59,802	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	33,437	26,365	0
758	Home depot sanitary sewer fac	758	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1997	29,386	0	29,386	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	16,431	12,955	0
759	Lake Harris Square shopping ct	759	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1997	52,000	0	52,000	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	29,075	22,925	0
760	West Lake Villas wwt facilitie	760	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/1997	3,709	0	3,709	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,074	1,635	0
761	Manhole (48 & 27 Publix)	761	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	12/15/1999	995	0	995	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	995	0
762	Manhole (48 & 27 Publix)	762	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	12/21/1999	995	0	995	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	995	0
763	Manholes - Boylseton St (5)	763	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	8/16/2000	2,877	0	2,877	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,877	0
764	Plastic Sewer Line for LS 880'	764	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	8/16/2000	11,073	0	11,073	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,191	4,882	0
765	Manhole 4'Diam 5"Wall 2'Deep	765	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,192	0	1,192	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,192	0
766	Manhole 4'Diam 5"Wall 3'Deep	766	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,192	0	1,192	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,192	0
767	Manhole 4'Diam 5"Wall 4'Deep	767	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,192	0	1,192	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,192	0
768	Manhole 4'Diam 5"Wall 4'Deep	768	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,192	0	1,192	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,192	0
769	Manhole 4'Diam 5"Wall 5'Deep	769	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,192	0	1,192	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,192	0
770	8" PVC Sewer Main 988'	770	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	24,441	0	24,441	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	13,666	10,775	0
771	6" PVC Sewer Main 988'	771	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	24,441	0	24,441	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	13,666	10,775	0
772	Manhole 4'Diam 5"Wall 4'Deep	772	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,277	0	1,277	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,277	0
773	8" PVC Sewer Main 156'	773	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	26,195	0	26,195	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	14,647	11,549	0
774	Leesburg Landings Extension	774	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	9,122	0	9,122	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,100	4,022	0
775	Manhole 4'Diam (0-4' Deep)	775	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
776	Manhole 4'Diam (0-4' Deep)	776	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
777	Manhole 4'Diam (0-4' Deep)	777	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
778	Manhole 4'Diam (0-4' Deep)	778	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
779	Manhole 4'Diam (0-4' Deep)	779	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
780	Manhole 4'Diam (0-4' Deep)	780	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
781	Manhole 4'Diam (0-4' Deep)	781	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
782	Manhole 4'Diam (0-4' Deep)	782	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
783	Manhole 4'Diam (0-4' Deep)	783	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
784	Manhole 4'Diam (0-4' Deep)	784	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
785	Manhole 4'Diam (0-4' Deep)	785	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,205	0	1,205	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,205	0
786	Manhole 4'Diam (4'-5'Deep)	786	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
787	Manhole 4'Diam (4'-5'Deep)	787	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
788	Manhole 4'Diam (4'-5'Deep)	788	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
789	Manhole 4'Diam (4'-5'Deep)	789	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
790	Manhole 4'Diam (4'-5'Deep)	790	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
791	Manhole 4'Diam (4'-5'Deep)	791	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
792	Manhole 4'Diam (4'-5'Deep)	792	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,506	0	1,506	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,506	0
793	Manhole 4'Diam (5'-6'Deep)	793	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
794	Manhole 4'Diam (5'-6'Deep)	794	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
795	Manhole 4'Diam (5'-6'Deep)	795	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
796	Manhole 4'Diam (5'-6'Deep)	796	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
797	Manhole 4'Diam (5'-6'Deep)	797	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
798	Manhole 4'Diam (5'-6'Deep)	798	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
799	Manhole 4'Diam (5'-6'Deep)	799	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
800	Manhole 4'Diam (5'-6'Deep)	800	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,657	0	1,657	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,657	0
801	Manhole 4'Diam (6'-7'Deep)	801	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
802	Manhole 4'Diam (6'-7'Deep)	802	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
803	Manhole 4'Diam (6'-7'Deep)	803	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
804	Manhole 4'Diam (6'-7'Deep)	804	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
805	Manhole 4'Diam (6'-7'Deep)	805	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
806	Manhole 4'Diam (6'-7'Deep)	806	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
807	Manhole 4'Diam (6'-7'Deep)	807	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
808	Manhole 4'Diam (6'-7'Deep)	808	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,776	0	1,776	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,776	0
809	Manhole 4'Diam (7'-8' Deep)	809	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,368	0	2,368	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,368	0
810	Manhole 4'Diam (7'-8' Deep)	810	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,368	0	2,368	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,368	0
811	Manhole 4'Diam (7'-8' Deep)	811	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,368	0	2,368	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,368	0
812	Manhole 4'Diam (7'-8' Deep)	812	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,368	0	2,368	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,368	0
813	Manhole 4'Diam (8'-9'Deep)	813	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,618	0	2,618	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,618	0
814	Manhole 4'Diam (8'-9'Deep)	814	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,618	0	2,618	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,618	0
815	Manhole 4'Diam (10'-11'Deep)	815	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	3,199	0	3,199	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	3,199	0
816	Manhole 4'Diam (11'-12'Deep)	816	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	3,490	0	3,490	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	3,490	0
817	Manhole 5'Diam (6'-7'Deep)	817	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,932	0	1,932	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,932	0
818	Manhole 5'Diam (8'-9'Deep)	818	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	2,576	0	2,576	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	2,576	0
819	Manhole 4'Diam 3' Deep	819	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,020	0	1,020	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,020	0
820	Manhole 4'Diam 4' Deep	820	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	1,020	0	1,020	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	1,020	0
821	8" PVC Sewer Main Boyleston St	821	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2002	108,726	0	108,726	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	60,792	47,934	0
822	Hood Ave Sewer Line Rehab	822	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2004	3,918	0	3,918	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	2,191	1,727	0
823	Mahan Sewer Line Ext	823	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2004	1,370	0	1,370	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	766	604	0
824	Richey Road Sewer	824	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	11/3/2003	5,590	0	5,590	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	3,126	2,464	0
825	Plantation Manholes	825	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	518,000	0	518,000	W-Treat.	0	518,000	0	0	0	0	0	0	0	0	0	0	0
826	Plantation-PVC Gravity 6" Main	826	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	630,300	0	630,300	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	352,422	277,878	0
827	Plantation-PVC Gravity 8" Main	827	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	2,139,518	0	2,139,518	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,196,275	943,243	0
828	Plantation PVC Gravity 10"Main	828	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	47,250	0	47,250	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	26,419	20,831	0
829	Plantation- DI Gravity 6" Main	829	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	300	0	300	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	168	132	0
830	Plantation-DI Gravity 8" Main	830	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	17,775	0	17,775	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	9,939	7,836	0
831	Plantation-DI Gravity 10" Main	831	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	1,200	0	1,200	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	671	529	0
832	Plantation- PVC Force Main 2"	832	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	9,900	0	9,900	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	5,535	4,365	0
833	Plantation-PVC Force Main 2.5"	833	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	48,372	0	48,372	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	27,046	21,326	0
834	Plantation-PVC Force Main 3"	834	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	44,492	0	44,492	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	24,877	19,615	0
835	Plantation-PVC Force Main 4"	835	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	46,656	0	46,656	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	26,087	20,569	0
836	Plantation-PVC Force Main 6"	836	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/31/2006	204,900	0	204,900	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	114,566	90,334	0
837	Beacon College Sewer Ext	837	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2003	82,013	0	82,013	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	45,856	36,157	0
838	Leesburg H S Manhole Rehab	838	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	4/28/2004	3,150	0	3,150	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	3,150	0
839	Manholes- High Street (2)	839	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	4/28/2004	4,410	0	4,410	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	4,410	0
840	Rehab Manholes (60)	840	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2005	95,647	0	95,647	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	95,647	0
841	Rehab Manholes	841	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2006	106,829	0	106,829	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	106,829	0
842	Rehab Manholes	842	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2007	97,182	0	97,182	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	97,182	0
843	Rehab Manholes	843	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2004	157,495	0	157,495	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	157,495	0
844	Rehab Manholes	844	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	8/31/2009	149,375	0	149,375	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	149,375	0
845	Walgreens Line Ext	845	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	5/23/2003	2,842	0	2,842	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	1,589	1,253	0
846	Arlington Ridge US Hwy 27	846	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2005	13,744	0	13,744	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	7,685	6,059	0
847	Hwy 441 Directional Bore	847	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	6/3/2005	138,967	0	138,967	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	77,701	61,266	0
848	Honda Line Ext	848	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2006	28,908	0	28,908	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	16,163	12,744	0
849	Lateral Lining System	849	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/17/2009	29,226	0	29,226	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	16,341	12,885	0
850	Inflow Infiltration	850	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2006	217,235	0	217,235	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	121,463	95,772	0
851	Thomas Ave Relocate Force Main	851	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	9/30/2003	112,153	0	112,153	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	62,708	49,444	0
852	Moose Line Ext	852	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/23/2004	1,200	0	1,200	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	671	529	0
853	Riviera Street	853	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	6/18/2010	45,496	0	45,496	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	25,438	20,058	0
854	Love's Point Slip Lining	854	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	5/22/2015	34,309	0	34,309	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	19,184	15,126	0
855	Bentley Road Force Main	855	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	4/17/2015	270,815	0	270,815	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	151,422	119,394	0
856	Meadow St Gravity Sewer Rehab	856	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	5/20/2016	103,165	0	103,165	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	57,683	45,482	0
857	Avante Sewer Line Relocate	857	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	11/10/2016	220,869	0	220,869	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	123,495	97,374	0
858	Arlington Ridge Gravity Mains	858	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	5/28/2019	205,086	0	205,086	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	114,670	90,416	0
859	Force Main 4" PVC & Manholes	859	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	4/27/2020	505,167	0	505,167	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	282,456	222,712	0
860	Sewer Lines & Manholes	860	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	8/1/2019	132,855	0	132,855	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	74,283	58,571	0
861	6th St & O'Brien St Gravity Ma	861	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	7/15/2021	22,000	0	22,000	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	12,301	9,699	0
862	1111 Pamela 8" Gravity Main	862	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	10/1/2021	193,505	0	193,505	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	108,195	85,310	0
863	Rehab Manhole S. 12th St.	863	Individual	Active	WW	361	WW-361	COLLECTION SEWERS-GRAVITY	Improvements Other T	8/8/2023	56,738	0	56,738	S-Local-Coll.	0	0	0	0	0	0	0	0	0	0	0	56,738	0
864	Effluent Flow Meter	864	Individual	Active	WW	364	WW-364	FLOW MEASURING DEVICES	Improvements Other T	11/6/2023	6,365	0	6,365	RW-Lines-Weight	0	0	0	4,611	0	1,754	0	0	0	0	0	0	0
865	WWT pond structure 1999	865	Individual	Active	WW	370	WW-370	RECEIVING WELLS (PONDS)	Improvements Other T	1/25/1999	95,999	0	95,999	RW-Treat	0	0	0	0	0	0	0	0	0	95,999	0	0	0
866	Walkway #1 for WWT pond 1999	866	Individual	Active	WW	370	WW-370	RECEIVING WELLS (PONDS)	Improvements Other T	1/25/1999	19,538	0	19,538	RW-Treat	0	0	0	0	0	0	0	0	0	19,538	0	0	0
867	Walkway #2 for WWT pond 1999	867	Individual	Active	WW	370	WW-370	RECEIVING WELLS (PONDS)	Improvements Other T	1/25/1999	19,538	0	19,538	RW-Treat	0	0	0	0	0	0	0	0	0	19,538	0	0	0
868	Influent Junction Box rehab	868	Individual	Active	WW	370	WW-370	RECEIVING WELLS (PONDS)	Improvements Other T	11/2/2000	21,971	0	21,971	RW-Treat	0	0	0	0	0	0	0	0	0	21,971	0	0	0
869	LS 106T Line Wet Well	869	Individual	Active	WW	370	WW-370	RECEIVING WELLS (PONDS)	Improvements Other T	2/10/2017	12,827	0	12,827	S-Lift	0	0	0	0	0	0	0	0	0	0	7,172	5,655	0
870	LS# 93 Wet Well	870	Individual	Active	WW	370	WW-370	RECEIVING WELLS (PONDS)	Improvements Other T	3/15/2023	17,900	0	17,900	S-Lift	0	0	0	0	0	0	0	0	0	0	10,008	7,892	0
871	Lakes @ Leesburg 1990	871	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	9/30/1990	182,210	0	182,210	W-Treat.	0	182,210	0	0	0	0	0	0	0	0	0	0	0
872	Drainage pump station equip	872	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	9/30/1981	29,712	0	29,712	S-Treat.	0	0	0	0	0	0	0	0	29,712	0	0	0	0
873	RAS Pump Assembly	873	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/1/2000	8,114	0	8,114	General	0	0	0	0	0	0	0	0	0	0	0	0	8,114
874	Vertical Turbine Pump Effluent	874	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/1/2000	12,570	0	12,570	S-Treat.	0	0	0	0	0	0	0	0	12,570	0	0	0	0
875	Horizontal Mixed Flow Pump	875	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/1/2000	30,122	0	30,122	S-Treat.	0	0	0	0	0	0	0	0	30,122	0	0	0	0
876	100 HP Pump LS #6	876	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/9/2005	20,847	0	20,847	S-Lift	0	0	0	0	0	0	0	0	0	0	11,656	9,191	0
877	Lift Station Control Pane	877	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/28/2009	49,170	0	49,170	S-Lift	0	0	0	0	0	0	0	0	0	0	27,493	21,677	0
878	Influent Emergency Bypass Pump	878	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/26/2011	34,127	0	34,127	S-Treat.	0	0	0	0	0	0	0	0	34,127	0	0	0	0
879	Thickener Pump @ Canal	879	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/9/2013	7,458	0	7,458	S-Treat.	0	0	0	0	0	0	0	0	7,458	0	0	0	0
880	Thickener Pump @ Canal	880	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/9/2013	7,458	0	7,458	S-Treat.	0	0	0	0	0	0	0	0	7,458	0	0	0	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Description	Reference ID	Asset Info Type	Status	Group	Sub Account	Group-Sub	Asset Control Description	Asset Control ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Water Supply	Water Treatment	Water Transmission	Water Effl./Recl. Transmission	Water Distribution	Water Effl./Recl. Distribution	Water Fire Hydrants	Water Meters	Wastewater Treatment	Wastewater Effl./Recl. Treatment	Wastewater Transmission	Wastewater Collection	Other Plant General
881	LS22 Control Panel	881	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/16/2013	18,008	0	18,008	S-Lift	0	0	0	0	0	0	0	0	0	0	10,069	7,939	0
882	LS111 Control Panel	882	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/16/2013	17,846	0	17,846	S-Lift	0	0	0	0	0	0	0	0	0	0	9,978	7,868	0
883	Hydromatic Pump for LS#6A	883	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/7/2013	5,775	0	5,775	S-Lift	0	0	0	0	0	0	0	0	0	0	3,229	2,546	0
884	Hydromatic Pump for LS#6A	884	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/7/2013	5,775	0	5,775	S-Lift	0	0	0	0	0	0	0	0	0	0	3,229	2,546	0
885	Hydromatic Pump for LS #30A	885	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/9/2014	5,126	0	5,126	S-Lift	0	0	0	0	0	0	0	0	0	0	2,866	2,260	0
886	Hydromatic Pump for LS #30A	886	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/9/2014	5,126	0	5,126	S-Lift	0	0	0	0	0	0	0	0	0	0	2,866	2,260	0
887	Hydromatic Pump for LS#30	887	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/30/2013	5,126	0	5,126	S-Lift	0	0	0	0	0	0	0	0	0	0	2,866	2,260	0
888	Hydromatic Pump for LS#30	888	Individual	Fully Depreciated	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/30/2013	5,126	0	5,126	S-Lift	0	0	0	0	0	0	0	0	0	0	2,866	2,260	0
889	Hydromatic Pump LS#18 Pump #1	889	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/8/2016	5,894	0	5,894	S-Lift	0	0	0	0	0	0	0	0	0	0	3,296	2,598	0
890	Hydromatic Pump LS#18 Pump #2	890	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/8/2016	5,894	0	5,894	S-Lift	0	0	0	0	0	0	0	0	0	0	3,296	2,598	0
891	Hydromatic Pump LS#26 Pump #1	891	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/8/2016	6,394	0	6,394	S-Lift	0	0	0	0	0	0	0	0	0	0	3,575	2,819	0
892	Hydromatic Pump LS#26 Pump #2	892	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/8/2016	6,394	0	6,394	S-Lift	0	0	0	0	0	0	0	0	0	0	3,575	2,819	0
893	Hydromatic Pump LS#106I Pump#1	893	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/8/2016	8,518	0	8,518	S-Lift	0	0	0	0	0	0	0	0	0	0	4,762	3,755	0
894	Hydromatic Pump LS#106I Pump#2	894	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/8/2016	8,518	0	8,518	S-Lift	0	0	0	0	0	0	0	0	0	0	4,762	3,755	0
895	Rebuild Intermediate Pump	895	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/4/2016	29,997	0	29,997	S-Treat.	0	0	0	0	0	0	0	0	29,997	0	0	0	0
896	LS 70 Backup Pump	896	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/24/2017	11,035	0	11,035	S-Lift	0	0	0	0	0	0	0	0	0	0	6,170	4,865	0
897	LS 36 Pump #1	897	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/24/2017	6,541	0	6,541	S-Lift	0	0	0	0	0	0	0	0	0	0	3,657	2,883	0
898	LS 36 Pump #2	898	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/24/2017	6,541	0	6,541	S-Lift	0	0	0	0	0	0	0	0	0	0	3,657	2,883	0
899	LS 34 Pump #1	899	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/24/2017	6,541	0	6,541	S-Lift	0	0	0	0	0	0	0	0	0	0	3,657	2,883	0
900	LS 34 Pump #2	900	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/24/2017	6,541	0	6,541	S-Lift	0	0	0	0	0	0	0	0	0	0	3,657	2,883	0
901	LS 106 Backup Pump	901	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/24/2017	12,442	0	12,442	S-Lift	0	0	0	0	0	0	0	0	0	0	6,957	5,485	0
902	Fairbanks Motive Pump #2B	902	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/17/2017	28,425	0	28,425	S-Treat.	0	0	0	0	0	0	0	0	28,425	0	0	0	0
903	Hydromatic Sub Pump @ LS#15	903	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	3/13/2018	6,345	0	6,345	S-Lift	0	0	0	0	0	0	0	0	0	0	3,548	2,797	0
904	Hydromatic Pump @ LS #106P	904	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/31/2018	5,515	0	5,515	S-Lift	0	0	0	0	0	0	0	0	0	0	3,084	2,431	0
905	Hydromatic Pump @ LS #106P	905	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/31/2018	5,515	0	5,515	S-Lift	0	0	0	0	0	0	0	0	0	0	3,084	2,431	0
906	Hydromatic Pump @ LS 106N	906	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/25/2018	5,515	0	5,515	S-Lift	0	0	0	0	0	0	0	0	0	0	3,084	2,431	0
907	Hydromatic Pump @ LS #106N	907	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/25/2018	5,515	0	5,515	S-Lift	0	0	0	0	0	0	0	0	0	0	3,084	2,431	0
908	Motive Pump 3A	908	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	5/29/2018	28,425	0	28,425	S-Treat.	0	0	0	0	0	0	0	0	28,425	0	0	0	0
909	Motive Pump 3B	909	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	5/29/2018	28,425	0	28,425	S-Treat.	0	0	0	0	0	0	0	0	28,425	0	0	0	0
910	Influent Pump Rehab #1	910	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/24/2018	15,350	0	15,350	S-Treat.	0	0	0	0	0	0	0	0	15,350	0	0	0	0
911	Hydro Submersible Pump LS 106F	911	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/11/2018	6,254	0	6,254	S-Lift	0	0	0	0	0	0	0	0	0	0	3,497	2,757	0
912	Intermediate pump #3 Rebuild	912	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/12/2018	7,623	0	7,623	S-Treat.	0	0	0	0	0	0	0	0	7,623	0	0	0	0
913	Intermediate Pump #4 Rebuild	913	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/12/2018	7,623	0	7,623	S-Treat.	0	0	0	0	0	0	0	0	7,623	0	0	0	0
914	Motive Pumps 1B Replacement	914	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/10/2019	28,425	0	28,425	S-Treat.	0	0	0	0	0	0	0	0	28,425	0	0	0	0
915	Motive Pumps #2A	915	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/8/2017	28,425	0	28,425	S-Treat.	0	0	0	0	0	0	0	0	28,425	0	0	0	0
916	Hydromatic Submersible Pump	916	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/12/2020	14,350	0	14,350	S-Treat.	0	0	0	0	0	0	0	0	14,350	0	0	0	0
917	Influent Pump Rehab	917	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/30/2018	13,691	0	13,691	S-Treat.	0	0	0	0	0	0	0	0	13,691	0	0	0	0
918	Hydro Submersible Pump LS 76	918	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/15/2020	7,556	0	7,556	S-Lift	0	0	0	0	0	0	0	0	0	0	4,225	3,331	0
919	Hydro Submersible Pump LS 76	919	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	1/15/2020	7,556	0	7,556	S-Lift	0	0	0	0	0	0	0	0	0	0	4,225	3,331	0
920	Pump 80-P-1	920	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/1/2019	7,865	0	7,865	General	0	0	0	0	0	0	0	0	0	0	0	0	7,865
921	Rehab Motive Pump	921	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	7/17/2020	15,750	0	15,750	S-Treat.	0	0	0	0	0	0	0	0	15,750	0	0	0	0
922	Hydo Submersible Pump #65	922	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/7/2020	11,544	0	11,544	S-Treat.	0	0	0	0	0	0	0	0	11,544	0	0	0	0
923	Hydo Submersible Pump #65	923	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/7/2020	11,544	0	11,544	S-Treat.	0	0	0	0	0	0	0	0	11,544	0	0	0	0
924	LS #9 Pump Replacement	924	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/15/2020	13,634	0	13,634	S-Lift	0	0	0	0	0	0	0	0	0	0	7,623	6,011	0
925	LS #9 Pump Replacement	925	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	10/15/2020	13,634	0	13,634	S-Lift	0	0	0	0	0	0	0	0	0	0	7,623	6,011	0
926	Hydromatic Pumps LS 50A	926	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/4/2021	8,948	0	8,948	S-Lift	0	0	0	0	0	0	0	0	0	0	5,003	3,945	0
927	Hydromatic Pumps LS 72	927	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/9/2021	14,883	0	14,883	S-Lift	0	0	0	0	0	0	0	0	0	0	8,322	6,561	0
928	Hydromatic Pump LS 50C	928	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/25/2021	4,368	0	4,368	S-Lift	0	0	0	0	0	0	0	0	0	0	2,442	1,926	0
929	Hydromatic Pump LS 50C	929	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	6/25/2021	4,368	0	4,368	S-Lift	0	0	0	0	0	0	0	0	0	0	2,442	1,926	0
930	LS#11 Hydromatic Pump	930	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	11/19/2021	5,508	0	5,508	S-Lift	0	0	0	0	0	0	0	0	0	0	3,080	2,428	0
931	LS#11 Hydromatic Pump	931	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	11/19/2021	5,508	0	5,508	S-Lift	0	0	0	0	0	0	0	0	0	0	3,080	2,428	0
932	LS#100 Hydromatic Pump	932	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	11/19/2021	5,508	0	5,508	S-Lift	0	0	0	0	0	0	0	0	0	0	3,080	2,428	0
933	LS#100 Hydromatic Pump	933	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	11/19/2021	5,508	0	5,508	S-Lift	0	0	0	0	0	0	0	0	0	0	3,080	2,428	0
934	LS#2 Hydromatic Pump	934	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/15/2021	4,187	0	4,187	S-Lift	0	0	0	0	0	0	0	0	0	0	2,341	1,846	0
935	LS#2 Hydromatic Pump	935	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/15/2021	4,187	0	4,187	S-Lift	0	0	0	0	0	0	0	0	0	0	2,341	1,846	0
936	Hydro Pump LS73	936	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	9/22/2022	9,828	0	9,828	S-Lift	0	0	0	0	0	0	0	0	0	0	5,495	4,333	0
937	Hydro Pump LS73	937	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	9/22/2022	9,828	0	9,828	S-Lift	0	0	0	0	0	0	0	0	0	0	5,495	4,333	0
938	Bypass Pump LS72	938	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/5/2022	32,565	0	32,565	S-Lift	0	0	0	0	0	0	0	0	0	0	18,208	14,357	0
939	LS#46 Hydromatic Pump	939	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/24/2023	6,246	0	6,246	S-Lift	0	0	0	0	0	0	0	0	0	0	3,492	2,754	0
940	LS# 102 Hydromatic Pump	940	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/16/2023	7,785	0	7,785	S-Lift	0	0	0	0	0	0	0	0	0	0	4,353	3,432	0
941	LS# 1060 Hydromatic Pump	941	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/24/2023	7,181	0	7,181	S-Lift	0	0	0	0	0	0	0	0	0	0	4,015	3,166	0
942	LS# 1060 Hydromatic Pump	942	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/24/2023	7,181	0	7,181	S-Lift	0	0	0	0	0	0	0	0	0	0	4,015	3,166	0
943	Hydro Pump LS#56	943	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/20/2023	12,975	0	12,975	S-Lift	0	0	0	0	0	0	0	0	0	0	7,255	5,720	0
944	Hydro Pump LS#56	944	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	12/20/2023	12,975	0	12,975	S-Lift	0	0	0	0	0	0	0	0	0	0	7,255	5,720	0
945	BeltPress Pump	945	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	2/20/2024	7,190	0	7,190	General	0	0	0	0	0	0	0	0	0	0	0	0	7,190
946	Hydro Pump Palm Ridge LS	946	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	4/5/2024	11,922	0	11,922	S-Lift	0	0	0	0	0	0	0	0	0	0	6,666	5,256	0
947	BeltPress Pump	947	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	11/29/2023	8,079	0	8,079	General	0	0	0	0	0	0	0	0	0	0	0	0	8,079
948	Secondary Disposal Pump	948	Individual	Active	WW	371	WW-371	PUMPING EQUIPMENT	Machinery and Equip	8/27/2024	34,365	0	34,365	S-Treat.	0	0	0	0	0	0	0	0	34,365	0	0	0	0
949	2 Ponds w/underdrain pump stn	949	Individual	Active	WW	374	WW-374	DISTRIBUTION RESERVOIRS	Improvements Other	10/26/2000	131,393	0	131,393	RW-Treat	0	0	0	0	0	0	0	0	0	131,393	0	0	0
950	Treatment plant secondary 1966	950	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1966	838,372	0	838,372	S-Treat.	0	0	0	0	0	0	0	0	838,372	0	0	0	0
951	Treatment plant secondary 1967	951	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1967	34,959	0	34,959	S-Treat.	0	0	0	0	0	0	0	0	34,959	0	0	0	0
952	Treatment plant secondary 1969	952	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1969	25,002	0	25,002	S-Treat.	0	0	0	0	0	0	0	0	25,002	0	0	0	0
953	Treatment plant secondary 1972	953	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1972	8,964	0	8,964	S-Treat.	0	0	0	0	0	0	0	0	8,964	0	0	0	0
954	Treatment plant secondary 1973	954	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1973	27,078	0	27,078	S-Treat.	0	0	0	0	0	0	0	0	27,078	0	0	0	0
955	Treatment plant secondary 1975	955	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1975	57,116	0	57,116	S-Treat.	0	0	0	0	0	0	0	0	57,116	0	0	0	0
956	Reservoir Hwy 441	956	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	178,244	0	178,244	S-Treat.	0	0	0	0	0	0	0	0	178,244	0	0	0	0
957	Sludge digestors Hwy441	957	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	415,912	0	415,912	S-Treat.	0	0	0	0	0	0	0	0	415,912	0	0	0	0
958	Plant expansion -equipment	958	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1986	335,696	0	335,696	S-Treat.	0	0	0	0	0	0	0	0	335,696	0	0	0	0
959	Effluent pumpstation Hwy 441	959	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	41,595	0	41,595	S-Treat.	0	0	0	0	0	0	0	0	41,595	0	0	0	0
960	Irrigation pumpstation-Okahump	960	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	77,244	0	77,244	S-Treat.	0	0	0	0	0	0	0	0	77,244	0	0	0	0
961	Aeration basin equipment Hy441	961	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	35,649	0	35,649	S-Treat.	0	0	0	0	0	0	0	0	35,649	0	0	0	0
962	Secondary clarifiers Hwy 441	962	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	23,766	0	23,766	S-Treat.	0	0	0	0	0	0	0	0	23,766	0	0	0	0
963	Sludge digesters Hwy 441	963	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	47,532	0	47,532	S-Treat.	0	0	0	0	0	0	0	0	47,532	0	0	0	0
964	Sludge beds Hwy 441	964	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	178,244	0	178,244	S-Treat.	0	0	0	0	0	0	0	0	178,244	0	0	0	0
965	Septic tank equipment Hwy 441	965	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/30/1981	11,883	0	11,883	S-Treat.	0	0	0	0	0	0	0	0	11,883	0	0	0	0
966	SBR Equipment	966	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	797,583	0	797,583	S-Treat.	0	0	0	0	0	0	0	0	797,583	0	0	0	0
967	Centrifugal Blower SBR	967	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	92,852	0	92,852	S-Treat.	0	0	0	0	0	0	0	0	92,852	0	0	0	0
968	Centrifugal Blower SBR	968	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	92,852	0	92,852	S-Treat.	0	0	0	0	0	0	0	0	92,852	0	0	0	0
969	Centrifugal Blower SBR	969	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	92,852	0	92,852	S-Treat.	0	0	0	0	0	0	0	0	92,852	0	0	0	0
970	Centrifugal Blower Aerobic Dig	970	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	92,852	0	92,852	S-Treat.	0	0	0	0	0	0	0	0	92,852	0	0	0	0
971	Centrifugal Blower Aerobic Dig	971	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	92,852	0	92,852	S-Treat.	0	0	0	0	0	0	0	0	92,852	0	0	0	0
972	Centrifugal Blower SBR	972	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	92,852	0	92,852	S-Treat.	0	0	0	0	0	0	0	0	92,852	0	0	0	0
973	Effluent Filter Equipment	973	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2000	489,113	0	489,113	RW-Treat	0	0	0	0	0	0	0	0	0	489,113	0	0	0
974	Backup System for SBR Equipmnt	974	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	7/16/2002	7,116	0	7,116	S-Treat.	0	0	0	0	0	0	0	0	7,116	0	0	0	0
975	Isotemp Refrigerator	975	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/14/2008	2,028	0	2,028	General	0	0	0	0	0	0	0	0	0	0	0	0	2,028
976	Sodium Hypo-Chem Storage Tank	976	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	5/17/2013	16,964	0	16,964	S-Treat.	0	0	0	0	0	0	0	0	16,964	0	0	0	0
977	Sodium Hypo-Chem Storage Tank	977	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	5/17/2013	16,964	0	16,964	S-Treat.	0	0	0	0	0	0	0	0	16,964	0	0	0	0
978	Gear Box C for Aerator#2@Canal	978	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	8/23/2013	5,915	0	5,915	General	0	0	0	0	0	0	0	0	0	0	0	0	5,915
979	Sodium Hypo-chem Storage Tank	979	Individual	Fully Depreciated	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	3/5/2014	16,950	0	16,950	S-Treat.	0	0	0	0	0	0	0	0	16,950	0	0	0	0
980	Aerobic Sludge Digester	980	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/10/2014	80,637	0	80,637	S-Treat.	0	0	0	0	0	0	0	0	80,637	0	0	0	0
981	Effluent Sampler	981	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/19/2016	6,029	0	6,029	General	0	0	0	0	0	0	0	0	0	0	0	0	6,029
982	Rehab Process 45 Pump #2 & #3	982	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	8/26/2016	15,930	0	15,930	S-Treat.	0	0	0	0	0	0	0	0	15,930	0	0	0	0
983	Chlorinator	983	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	6/29/2017	15,850	0	15,850	S-Treat.	0	0	0	0	0	0	0	0	15,850	0	0	0	0
984	Canal St Effluent Pump #3	984	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	1/13/2017	5,850	0	5,850	S-Treat.	0	0	0	0	0	0	0	0	5,850	0	0	0	0
985	Dewatering Press	985	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	4/21/2017	893,113	0	893,113	S-Treat.	0	0	0	0	0	0	0	0	893,113	0	0	0	0
986	ISI VOC Meter	986	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	5/30/2018	8,867	0	8,867	S-Treat.	0	0	0	0	0	0	0	0	8,867	0	0	0	0
987	Sewage Pump Digester 1 & 2	987	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	12/21/2018	115,460	0	115,460	S-Treat.	0	0	0	0	0	0	0	0	115,460	0	0	0	0
988	Belt Filter Press	988	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	6/21/2019	1,614,559	0	1,614,559	S-Treat.	0	0	0	0	0	0	0	0	1,614,559	0	0	0	0
989	Replace Clarifers at Canal Str	989	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/11/2019	327,027	0	327,027	S-Treat.	0	0	0	0	0	0	0	0	327,027	0	0	0	0
990	Filter #3 Repair	990	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/5/2020	12,666	0	12,666	S-Treat.	0	0	0	0	0	0	0	0	12,666	0	0	0	0
991	Chemical Feed Pump	991	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	5/22/2020	5,192	0	5,192	S-Treat.	0	0	0	0	0	0	0	0	5,192	0	0	0	0
992	Compliance Sampler	992	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	3/8/2021	5,874	0	5,874	General	0	0	0	0	0	0	0	0	0	0	0	0	5,874
993	Valve Actuator	993	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/24/2021	7,618	0	7,618	S-Treat.	0	0	0	0	0	0	0	0	7,618	0	0	0	0
994	Sumitumo Gear Reducers	994	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/28/2021	9,695	0	9,695	S-Treat.	0	0	0	0	0	0	0	0	9,695	0	0	0	0
995	Magnetic Flow Meter	995	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/6/2022	5,002	0	5,002	S-Treat.	0	0	0	0	0	0	0	0	5,002	0	0	0	0
996	EEE Floating Aerator Canal St	996	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	9/29/2022	22,728	0	22,728	S-Treat.	0	0	0	0	0	0	0	0	22,728	0	0	0	0
997	Sumitomo Gear Reducer-Canal St	997	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/20/2023	14,862	0	14,862	S-Treat.	0	0	0	0	0	0	0	0	14,862	0	0	0	0
998	Floating Aerator-Canal St	998	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	5/30/2023	69,513	0	69,513	S-Treat.	0	0	0	0	0	0	0	0	69,513	0	0	0	0
999	Air Release Valve Replacements	999	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/1/2023	90,000	0	90,000	S-Treat.	0	0	0	0	0	0	0	0	90,000	0	0	0	0
1000	Aerator Gearboxes	1000	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/19/2024	13,981	0	13,981	S-Treat.	0	0	0	0	0	0	0	0	13,981	0	0	0	0
1001	Chlorine Tank #2 Canal St	1001	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	2/23/2024	23,374	0	23,374	S-Treat.	0	0	0	0	0	0	0	0	23,374	0	0	0	0
1002	Centrifugal Blower Canal St	1002	Individual	Active	WW	380	WW-380	TREATMENT & DISPOSAL EQUIPMENT	Machinery and Equip	10/5/2023	52,114	0	52,114	S-Treat.	0	0	0	0	0	0	0	0	52,114	0	0	0	0
1003	Oversizing lines 1986	1003	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other	9/30/1986	6,000	0	6,000	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	3,355	2,645	0
1004	Yard piping Hwy 441	1004	Individual	Fully Depreciated	WW	381	WW-381	PLANT SEWERS	Improvements Other	9/30/1981	178,244	0	178,244	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	99,662	78,582	0
1005	Lakes @ Leesburg	1005	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other	9/30/1990	386,799	0	386,799	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	216,272	170,527	0
1006	Highland Lakes	1006	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other	9/30/1991	115,631	(115,631)	0	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix C
City of Leesburg, Florida
Impact Fee Study

Fixed Asset Data and Asset Functionalization

Line No.	Description	Reference ID	Asset Info Type	Asset Info Status	Asset Info Group	Asset Info Sub Account	Asset Info Group-Sub	Asset Control Description	Asset Control ACFR Group	Date Acquired	Asset Installed Cost	Adjustments	Adjusted Cost	Alloc. Code	Water Supply	Water Treatment	Water Transmission	Water Effl./Recl. Transmission	Water Distribution	Water Effl./Recl. Distribution	Water Fire Hydrants	Water Meters	Wastewater Treatment	Wastewater Effl./Recl. Treatment	Wastewater Transmission	Wastewater Collection	Other Plant General
1007	Water's Edge	1007	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	9/30/1992	6,600	0	6,600	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	3,690	2,910	0
1008	Industrial Park	1008	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	9/30/1992	15,117	0	15,117	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,452	6,665	0
1009	Picciola Road	1009	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	9/30/1993	13,114	0	13,114	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	7,332	5,781	0
1010	LiftStation 106H DischargePipe	1010	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	5/1/2015	11,624	0	11,624	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,499	5,125	0
1011	LiftStation 106L DischargePipe	1011	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	5/1/2015	11,041	0	11,041	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	6,173	4,868	0
1012	BASE ELBOWS LS 1060	1012	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	8/14/2024	8,107	0	8,107	S-Lift	0	0	0	0	0	0	0	0	0	0	4,533	3,574	0
1013	Cure In Place Patch 100 E Mead	1013	Individual	Active	WW	381	WW-381	PLANT SEWERS	Improvements Other 1	5/7/2024	5,450	0	5,450	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	3,047	2,403	0
1014	Effluent trans pipeline	1014	Individual	Fully Depreciated	WW	382	WW-382	OUTFALL SEWER LINES	Improvements Other 1	9/30/1981	1,330,906	0	1,330,906	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	744,154	586,753	0
1015	Miscellaneous sewer lines 1998	1015	Individual	Active	WW	382	WW-382	OUTFALL SEWER LINES	Improvements Other 1	5/1/1998	1,259	0	1,259	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	704	555	0
1016	12" C900/pvc Pipe 3000' -Ponds	1016	Individual	Active	WW	382	WW-382	OUTFALL SEWER LINES	Improvements Other 1	10/26/2000	52,218	0	52,218	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	29,197	23,021	0
1017	Main WRA	1017	Individual	Fully Depreciated	WW	382	WW-382	OUTFALL SEWER LINES	Improvements Other 1	9/30/2003	226,812	0	226,812	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	126,818	99,994	0
1018	Direct Turnpike undrdrain disc	1018	Individual	Fully Depreciated	WW	382	WW-382	OUTFALL SEWER LINES	Improvements Other 1	9/30/2004	15,812	0	15,812	S-Lines-Weight	0	0	0	0	0	0	0	0	0	0	8,841	6,971	0
1019	Biocube Odor Control System 35	1019	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	6/30/2000	31,813	0	31,813	S-Treat.	0	0	0	0	0	0	0	0	31,813	0	0	0	0
1020	Biocube Odor Control System 70	1020	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	6/30/2000	23,443	0	23,443	S-Treat.	0	0	0	0	0	0	0	0	23,443	0	0	0	0
1021	Odor Control System for LS#72	1021	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	5/30/2001	23,363	0	23,363	S-Lift	0	0	0	0	0	0	0	0	0	0	13,063	10,300	0
1022	Odor Control System for LS#6	1022	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	5/30/2001	23,363	0	23,363	S-Lift	0	0	0	0	0	0	0	0	0	0	13,063	10,300	0
1023	Chlorine Residual Analyze	1023	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	3/19/2004	7,688	0	7,688	General	0	0	0	0	0	0	0	0	0	0	0	0	7,688
1024	Rehab Bio Cube @ LS70	1024	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	7/11/2014	13,875	0	13,875	S-Lift	0	0	0	0	0	0	0	0	0	0	7,758	6,117	0
1025	Rehab Bio Cube @ LS6	1025	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	7/11/2014	24,985	0	24,985	S-Lift	0	0	0	0	0	0	0	0	0	0	13,970	11,015	0
1026	2016 Camera Truck	1026	Individual	Active	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	3/24/2016	74,798	0	74,798	General	0	0	0	0	0	0	0	0	0	0	0	0	74,798
1027	Sludge Trailer	1027	Individual	Fully Depreciated	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	5/11/2017	45,307	0	45,307	General	0	0	0	0	0	0	0	0	0	0	0	0	45,307
1028	Chlorine Scales at Turnpike	1028	Individual	Active	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	7/14/2017	16,290	0	16,290	General	0	0	0	0	0	0	0	0	0	0	0	0	16,290
1029	Odor Ogor LS# 106T	1029	Individual	Active	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	12/15/2020	19,020	0	19,020	S-Lift	0	0	0	0	0	0	0	0	0	0	10,635	8,385	0
1030	Odor Control System for LS #70	1030	Individual	Active	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	4/29/2021	19,020	0	19,020	S-Lift	0	0	0	0	0	0	0	0	0	0	10,635	8,385	0
1031	Mini Odor Control LS# 9	1031	Individual	Active	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	11/14/2022	25,850	0	25,850	S-Lift	0	0	0	0	0	0	0	0	0	0	14,454	11,396	0
1032	Camera Truck Computer	1032	Individual	Active	WW	389	WW-389	OTHER PLANT & MISC EQUIPMENT	Machinery and Equip	7/18/2024	5,212	0	5,212	General	0	0	0	0	0	0	0	0	0	0	0	0	5,212
1033	CMMS program	1033	Individual	Fully Depreciated	WW	390	WW-390	OFFICE FURNITURE & EQUIP	Machinery and Equip	9/30/2004	99,944	0	99,944	General	0	0	0	0	0	0	0	0	0	0	0	0	99,944
1034	Sewer Line Cutter	1034	Individual	Fully Depreciated	WW	393	WW-393	TOOLS, SHOP & GARAGE EQUIP	Machinery and Equip	3/1/2000	7,532	0	7,532	General	0	0	0	0	0	0	0	0	0	0	0	0	7,532
1035	Hoist & Bridge Crane	1035	Individual	Fully Depreciated	WW	393	WW-393	TOOLS, SHOP & GARAGE EQUIP	Machinery and Equip	10/1/2000	29,824	0	29,824	General	0	0	0	0	0	0	0	0	0	0	0	0	29,824
1036	Air Cooled Rotary Screw Air Co	1036	Individual	Active	WW	393	WW-393	TOOLS, SHOP & GARAGE EQUIP	Machinery and Equip	4/7/2021	9,769	0	9,769	General	0	0	0	0	0	0	0	0	0	0	0	0	9,769
1037	Lab Equipment Hwy 441	1037	Individual	Active	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	9/30/1981	118,829	0	118,829	S-Treat.	0	0	0	0	0	0	0	0	118,829	0	0	0	0
1038	Trench Shoring System	1038	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	5/14/2002	13,222	0	13,222	General	0	0	0	0	0	0	0	0	0	0	0	0	13,222
1039	Rapid Digestor & Equip	1039	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	1/27/2006	22,977	0	22,977	General	0	0	0	0	0	0	0	0	0	0	0	0	22,977
1040	Dissolved Oxygen Meter	1040	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	2/6/2009	5,746	0	5,746	S-Treat.	0	0	0	0	0	0	0	0	5,746	0	0	0	0
1041	Dissolved Oxygen Metr-Canal St	1041	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	4/6/2012	7,175	0	7,175	S-Treat.	0	0	0	0	0	0	0	0	7,175	0	0	0	0
1042	Dissolved Oxygen Metr-Turnpike	1042	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	4/6/2012	5,332	0	5,332	S-Treat.	0	0	0	0	0	0	0	0	5,332	0	0	0	0
1043	Dissolved Oxygen Metr-Turnpike	1043	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	4/6/2012	5,332	0	5,332	S-Treat.	0	0	0	0	0	0	0	0	5,332	0	0	0	0
1044	Stationary Influent Sampler	1044	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	3/29/2013	5,235	0	5,235	S-Treat.	0	0	0	0	0	0	0	0	5,235	0	0	0	0
1045	Autoclave Equipment	1045	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	5/3/2013	11,114	0	11,114	S-Treat.	0	0	0	0	0	0	0	0	11,114	0	0	0	0
1046	Digestion Block TPKE Lab	1046	Individual	Fully Depreciated	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	12/13/2013	8,128	0	8,128	S-Treat.	0	0	0	0	0	0	0	0	8,128	0	0	0	0
1047	Influent Sampler	1047	Individual	Active	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	3/6/2015	5,660	0	5,660	S-Treat.	0	0	0	0	0	0	0	0	5,660	0	0	0	0
1048	DI WATER SYSTEM	1048	Individual	Active	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	3/27/2020	5,741	0	5,741	General	0	0	0	0	0	0	0	0	0	0	0	0	5,741
1049	Sandblaster	1049	Individual	Active	WW	394	WW-394	LABORATORY EQUIPMENT	Machinery and Equip	3/31/2021	5,340	0	5,340	General	0	0	0	0	0	0	0	0	0	0	0	0	5,340
1050	Natural Gas Generator LS #72	1050	Individual	Fully Depreciated	WW	395	WW-395	POWER OPERATED EQUIPMENT	Machinery and Equip	8/30/2001	19,695	0	19,695	General	0	0	0	0	0	0	0	0	0	0	0	0	19,695
1051	60KW Nat. Gas Generator @ LS35	1051	Individual	Active	WW	395	WW-395	POWER OPERATED EQUIPMENT	Machinery and Equip	4/1/2014	37,074	0	37,074	S-Lift	0	0	0	0	0	0	0	0	0	0	20,729	16,345	0
1052	60 KW Standby Generator LS #6C	1052	Individual	Active	WW	395	WW-395	POWER OPERATED EQUIPMENT	Machinery and Equip	7/3/2014	33,753	0	33,753	S-Lift	0	0	0	0	0	0	0	0	0	0	18,872	14,881	0
1053	Turnpike Reuse Generator	1053	Individual	Active	WW	395	WW-395	POWER OPERATED EQUIPMENT	Machinery and Equip	8/18/2017	112,393	0	112,393	RW-Lines-Weight	0	0	0	81,418	0	30,975	0	0	0	0	0	0	0
1054	Lift Station Generators	1054	Individual	Active	WW	395	WW-395	POWER OPERATED EQUIPMENT	Machinery and Equip	4/27/2021	317,142	0	317,142	S-Lift	0	0	0	0	0	0	0	0	0	0	177,325	139,818	0
1055	LS#69 Generator Relocation	1055	Individual	Active	WW	395	WW-395	POWER OPERATED EQUIPMENT	Machinery and Equip	11/15/2021	9,185	0	9,185	S-Lift	0	0	0	0	0	0	0	0	0	0	5,136	4,049	0
1056	SCADA Telemetry System	1056	Individual	Fully Depreciated	WW	396	WW-396	COMMUNICATION EQUIPMENT	Machinery and Equip	2/10/2006	1,348,073	0	1,348,073	W&S Trans.	0	0	674,037	0	0	0	0	0	0	0	674,037	0	0
1057	SCADA HMI & Server Upgrade	1057	Individual	Fully Depreciated	WW	396	WW-396	COMMUNICATION EQUIPMENT	Machinery and Equip	3/9/2012	142,196	0	142,196	W&S Trans.	0	0	71,098	0	0	0	0	0	0	0	71,098	0	0
1058	Mall Master Antenna	1058	Individual	Fully Depreciated	WW	396	WW-396	COMMUNICATION EQUIPMENT	Machinery and Equip	9/13/2013	8,529	0	8,529	General	0	0	0	0	0	0	0	0	0	0	0	0	8,529
1059	Scada Upgrade	1059	Individual	Active	WW	396	WW-396	COMMUNICATION EQUIPMENT	Machinery and Equip	9/9/2016	66,688	0	66,688	W&S Trans.	0	0	33,344	0	0	0	0	0	0	0	33,344	0	0
1060	Controller Upgrade	1060	Individual	Active	WW	396	WW-396	COMMUNICATION EQUIPMENT	Machinery and Equip	3/21/2019	214,052	0	214,052	W&S Trans.	0	0	107,026	0	0	0	0	0	0	0	107,026	0	0
1061	Controller Upgrade	1061	Individual	Active	WW	396	WW-396	COMMUNICATION EQUIPMENT	Machinery and Equip	9/25/2018	21,948	0	21,948	W&S Trans.	0	0	10,974	0	0	0	0	0	0	0	10,974	0	0
1062	Confined Spaces Equipment	1062	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	6/2/2000	5,831	0	5,831	General	0	0	0	0	0	0	0	0	0	0	0	0	5,831
1063	Lateral Camera	1063	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	9/30/2007	29,980	0	29,980	General	0	0	0	0	0	0	0	0	0	0	0	0	29,980
1064	Chlorine Contact Tanks	1064	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	7/31/2006	10,000	0	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	10,000
1065	Chlorine Contact Tanks	1065	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	11/28/2007	10,000	0	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	10,000
1066	Traveling Bridge Filter	1066	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	7/31/2006	50,000	0	50,000	General	0	0	0	0	0	0	0	0	0	0	0	0	50,000
1067	Self Propelled Probe	1067	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	10/15/2004	45,501	0	45,501	General	0	0	0	0	0	0	0	0	0	0	0	0	45,501
1068	Field Stabilization Sampl	1068	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	8/31/2005	15,424	0	15,424	General	0	0	0	0	0	0	0	0	0	0	0	0	15,424
1069	Highland Lakes RTU Panel	1069	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	5/20/2011	9,311	(9,311)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1070	Highland Lakes RTU Panel	1070	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	5/20/2011	9,311	(9,311)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1071	Highland Lakes RTU Panel	1071	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	5/20/2011	9,311	(9,311)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1072	Highland Lakes RTU Panel	1072	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	5/20/2011	9,311	(9,311)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1073	Highland Lakes RTU Panel	1073	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	5/20/2011	9,311	(9,311)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1074	Highland Lakes RTU Panel	1074	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	5/20/2011	9,311	(9,311)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1075	Royal Highlands Alarm Dialer	1075	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	6/10/2011	7,093	(7,093)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1076	Plantation Alarm Dialer	1076	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	6/10/2011	7,093	0	7,093	General	0	0	0	0	0	0	0	0	0	0	0	0	7,093
1077	MWTP Alarm Dialer	1077	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	6/10/2011	7,093	0	7,093	General	0	0	0	0	0	0	0	0	0	0	0	0	7,093
1078	Highland Lake RTU Panel-LS 84H	1078	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	9/28/2012	8,297	(8,297)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1079	Highland Lake RTU Panel-LS 84I	1079	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	9/28/2012	8,297	(8,297)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1080	Highland Lake RTU Panel-LS 84J	1080	Individual	Fully Depreciated	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	9/28/2012	8,297	(8,297)	0	General	0	0	0	0	0	0	0	0	0	0	0	0	0
1081	Envirosight Sewer Push Camera	1081	Individual	Active	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	2/14/2018	10,000	0	10,000	General	0	0	0	0	0	0	0	0	0	0	0	0	10,000
1082	Push Camera for Laterals	1082	Individual	Active	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	3/24/2022	8,650	0	8,650	General	0	0	0	0	0	0	0	0	0	0	0	0	8,650
1083	Push Camera	1083	Individual	Active	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	6/19/2023	15,707	0	15,707	General	0	0	0	0	0	0	0	0	0	0	0	0	15,707
1084	A/C Unit Canal Street Plant	1084	Individual	Active	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	12/8/2023	6,686	0	6,686	General	0	0	0	0	0	0	0	0	0	0	0	0	6,686
1085	Push Camera	1085	Individual	Active	WW	397	WW-397	MISC EQUIPMENT	Machinery and Equip	10/19/2023	15,907	0	15,907	General	0	0	0	0	0	0	0	0	0	0	0	0	15,907
1086	Total										$170,375,260	($3,714,438)	$166,660,821		$3,658,611	$12,899,836	$12,351,190	$9,463,014	$14,664,881	$3,600,212	$1,806,146	$4,093,781	$64,525,795	$1,470,035	$22,445,404	$13,714,600	$1,704,693
1087	Percentage														2.22%	7.83%	7.50%	5.75%	8.90%	2.19%	1.10%	2.49%	39.18%	0.89%	13.63%	8.33%	
1088	Allocation of Indirect														0	0	0	0	0	0	0	0	0	0	0	0	
1089	Adjusted Total														$3,658,611	$12,899,836	$12,351,190	$9,463,014	$14,664,881	$3,600,212	$1,806,146	$4,093,781	$64,525,795	$1,470,035	$22,445,404	$13,714,600	
															2.22%	7.83%	7.50%	5.75%	8.90%	2.19%	1.10%	2.49%	39.18%	0.89%	13.63%	8.33%	

Business Impact Estimate

Proposed ordinance's title/reference: 2025-_____ IMPACT FEES

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA REGULATING CITY OF LEESBURG WATER AND WASTEWATER CAPACITY IMPACT FEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; ADOPTING A WATER AND WASTEWATER SYSTEM IMPACT FEE STUDY DATED SEPTEMBER 4, 2025, AS AMENDED; AMENDING CHAPTER 22 – 'UTILITIES' OF THE CODE OF ORDINANCES RELATING TO WATER AND WASTEWATER UTILITY IMPACT FEES; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Purpose of Ordinance:

To adopt updated water and wastewater capacity impact fees based on the City of Leesburg Water and Wastewater Impact Fee Study. The ordinance updates fee schedules, removes automatic indexing, and makes findings of extraordinary circumstances to levy the full updated rate without statutory phase-in.

Public Purpose to Be Served:
The ordinance ensures that new development pays a proportionate share of the cost of expanding water and wastewater infrastructure needed to serve growth. This protects existing ratepayers from subsidizing new development and aligns with the Florida Impact Fee Act requirements.

Fiscal Impact on Businesses:

- Increased Upfront Costs: Developers and businesses undertaking new construction or expansion will pay higher one-time water and wastewater impact fees at permit or connection.
- Magnitude of Increase:
  - Water fee per ERU increases from $820 → $2,039.
  - Wastewater fee per ERU increases from $1,940 → $4,567.
  - For example, a 10,000 sq. ft. restaurant will pay approximately $159,850 in wastewater impact fees versus $67,900 under current rates.
- Applicability: Only businesses creating new demand for utility service are affected; existing businesses are not impacted.
- Benefits: Ensures adequate capacity, avoids future utility deficiencies, and supports orderly economic development.

Likely Business Sectors Affected:

- Residential developers (single-family, multi-family, manufactured housing).

- Commercial builders (restaurants, retail, office).
- Institutional uses (schools, nursing homes).
- Lodging (hotels/motels).
- Service businesses with high water/wastewater demand (laundromats).

Compliance Costs:

No ongoing compliance costs beyond the one-time impact fee payment at development approval/connection. Administrative collection costs are limited to actual expenses per §163.31801, Florida Statutes.

Small Business Impacts:

- Small businesses establishing new facilities may face significant upfront cost increases.
- However, this ensures capacity is available to support their operations without shifting costs to existing businesses.
- No reporting or regulatory compliance burdens are imposed—only the one-time fee at construction.

Conclusion:
The ordinance imposes higher upfront costs on new development but is legally required to ensure proportionality between growth and utility infrastructure needs. The long-term benefit is a financially sustainable utility system, protecting existing businesses and residents from subsidizing future growth.

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.1.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.3 +/- acres; and being generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, 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. (Legacy Commerce ANNX)

Staff Recommendation:
The Planning and Zoning staff recommend approval of the proposed ordinance for annexation of 7.3 +/- acres.

Analysis:
The applicant has submitted a request for annexation of approximately 7.3 +/- acres, generally located west of U.S. Highway 27 and north of University Avenue, as shown on the attached General Location Map. At this time, the property is developed with one (1) single-family residence. The current zoning is Lake County A (Agriculture); the proposed zoning is City SPUD (Small Planned Unit Development). The reason for this request is for new development and to connect to City utilities. The proposal of the property is to construct 50,200 square feet of Multi-use Office/Warehouse buildings. The property is surrounded by Lake County RMRP (Mobile Home Rental Park District); R-3 (Medium Residential District); RM (Mixed Home Residential); CFD (Community Facility District); A (Agriculture); C-1 (Neighborhood Commercial); City PUD (Planned Unit Development); P (Public); and C-2 (Community Commercial); Under the conditions of the SPUD (Planned Unit Development) zoning case which is also on this agenda, no negative impacts are anticipated to adjacent properties.

Also, on this City Commission agenda, is a Small-Scale Comprehensive Plan Amendment, which along with the Small Planned Unit Development Application, had recommendations for approval from the staff and Planning Commission at the public hearing held on September 18, 2025.

Procurement Analysis:
N/A

Options:
1. Approve the requested annexation. This would give the City jurisdiction over the use and future development of the subject site and provide for the application of City standards to this property; or
2. Disapprove the proposed annexation and allow the property to remain in the County.

Fiscal Impact:
A positive fiscal impact will result from the annexation of this property due to increased tax revenue added to the General Fund.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 7.3 +/- ACRES; AND BEING GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND NORTH OF UNIVERSITY AVENUE, LYING IN SECTION 24, 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. (LEGACY COMMERCE ANNX)

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

Section 1.

Based upon the petition of Infinity Holdings III, LLC, Petitioner, "Permittee" for the property hereinafter described, shall be annexed into the city limits of the City of Leesburg, Florida, 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 hereinafter described property is hereby annexed and made a part of the city limits of the City of Leesburg, Florida. The subject property lying and situated in Lake County, Florida, is more particularly described as:

Legal Description
(See Exhibit A);

Section 2.

All of the property, real and personal, within said annexed territory, described in Section 1 above, as provided by this ordinance, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties, and privileges of the City of Leesburg, Florida, and the said annexed property shall be liable, proportionately, for all of the present outstanding and existing, as well as future, indebtedness of the City of Leesburg, Florida; that all of the ordinances of the City of Leesburg, and all the laws heretofore passed by the Legislature of the State of Florida relating to and which now or hereafter constitute its Charter, shall apply to and have the same force and effect on such annexed territory as if all such annexed territory had been a part of the City of Leesburg, Florida, at the time of the passage and approval of said laws and ordinances. The property annexed hereby is assigned to City Commission District 3;

Section 3.

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

Section 4.
This ordinance shall become effective immediately upon approval at second reading.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held the _____ day of _____, 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

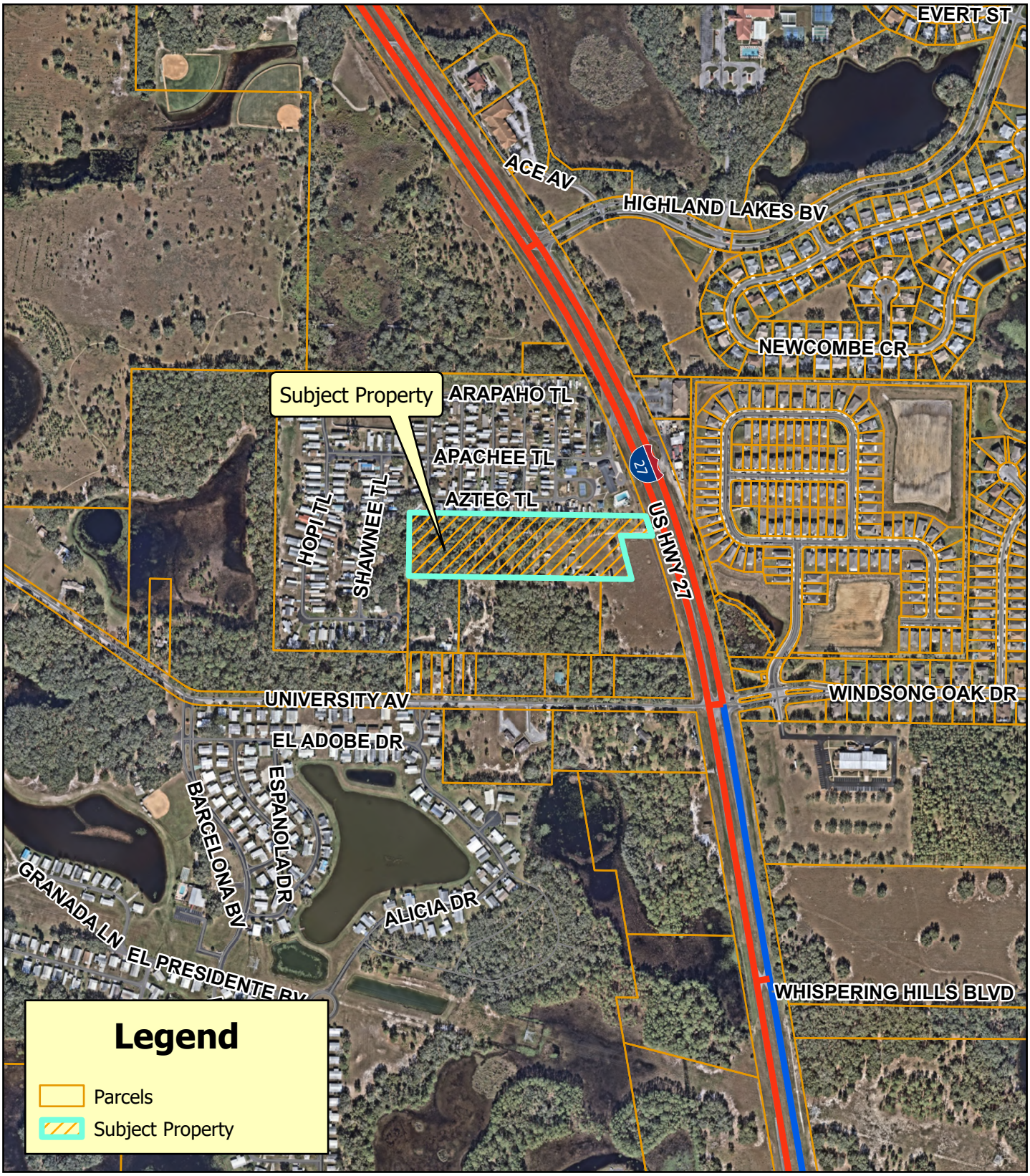
EXHIBIT A
Legal Description

Lake County Florida Parcel ID 24-20-24-0003-000-00702
Parcel Alt Key 1296285

Begin at the Northwest corner of the S 1/2 of the SE 1/4 of the SW 1/4, Sec. 24.Tp. 20 S, R 24 E, and run thence East along the North line of said S 1/2 of SE 1/4 of SW 1/4, 1110 feet, more or less, to the Westerly right-of-way line of Highway No. 27, thence Southeasterly along said right-of-way line, 100 feet, thence West 150 feet, thence Southeasterly parallel to Highway No. 27,217.9 feet, more or less, to a point which is 300 feet South of the North line of the S 1/2 of the SE 1/4 of the SW 1/4 of said Sec. 24, thence West 1063 feet, more or less, to the West line of said SE 1/4 of SW 1/4, thence Northerly along said West line of said SE 1/4 of SW 1/4, 300 feet to the point of beginning.

SUBJECT TO (right of way easement in favor of Sumter Electric Cooperative, Inc., contained in instrument recorded February 9, 1976, O.R. Book 604, Page 2120, Public Records of Lake County, Florida). comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions, easements, covenants, conditions, limitations, and reservations of record, provided that this recital shall not operate to reimpose same.

Extended Aerial



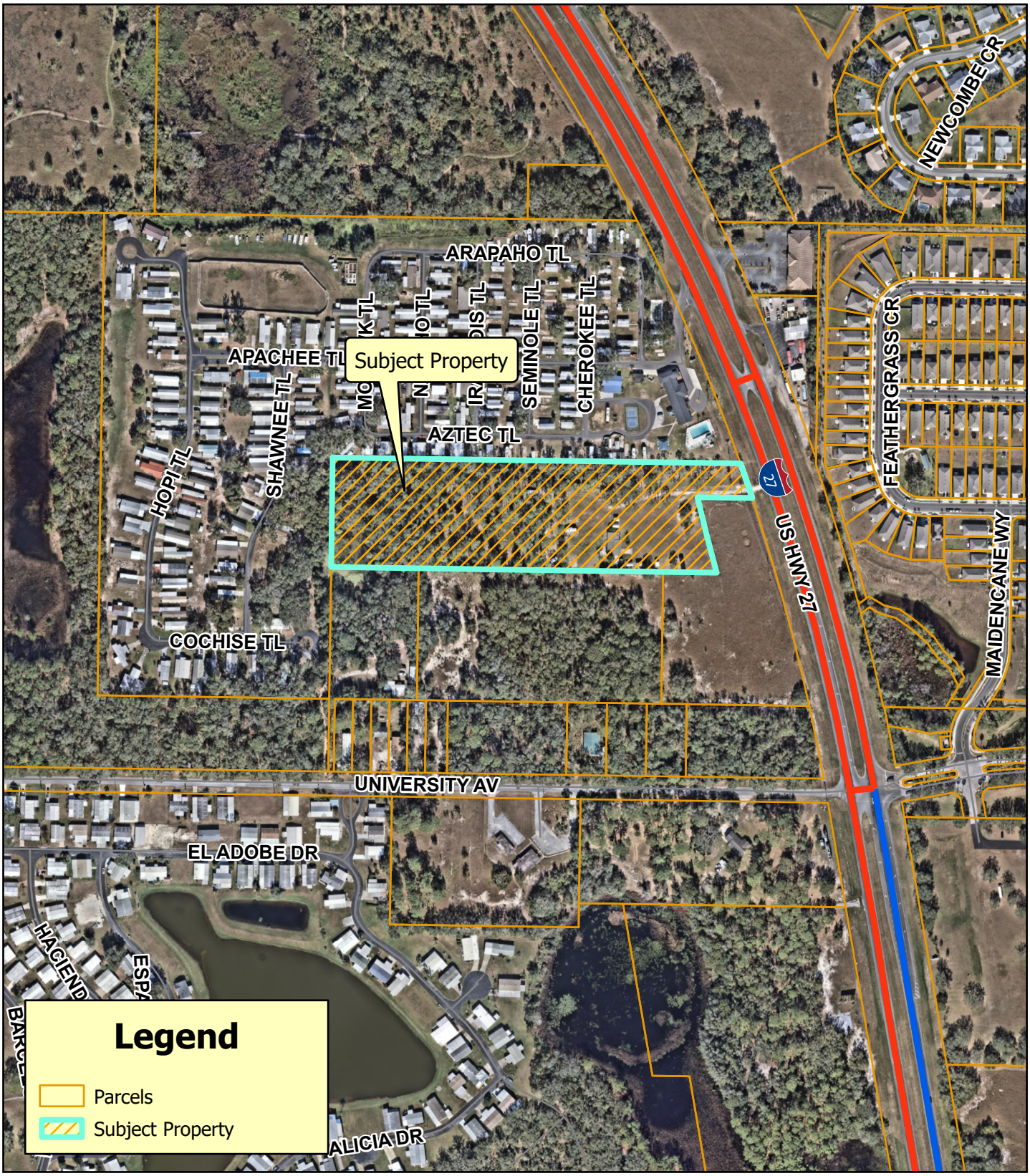
Planning & Zoning Division

N

0 245 490 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Aerial



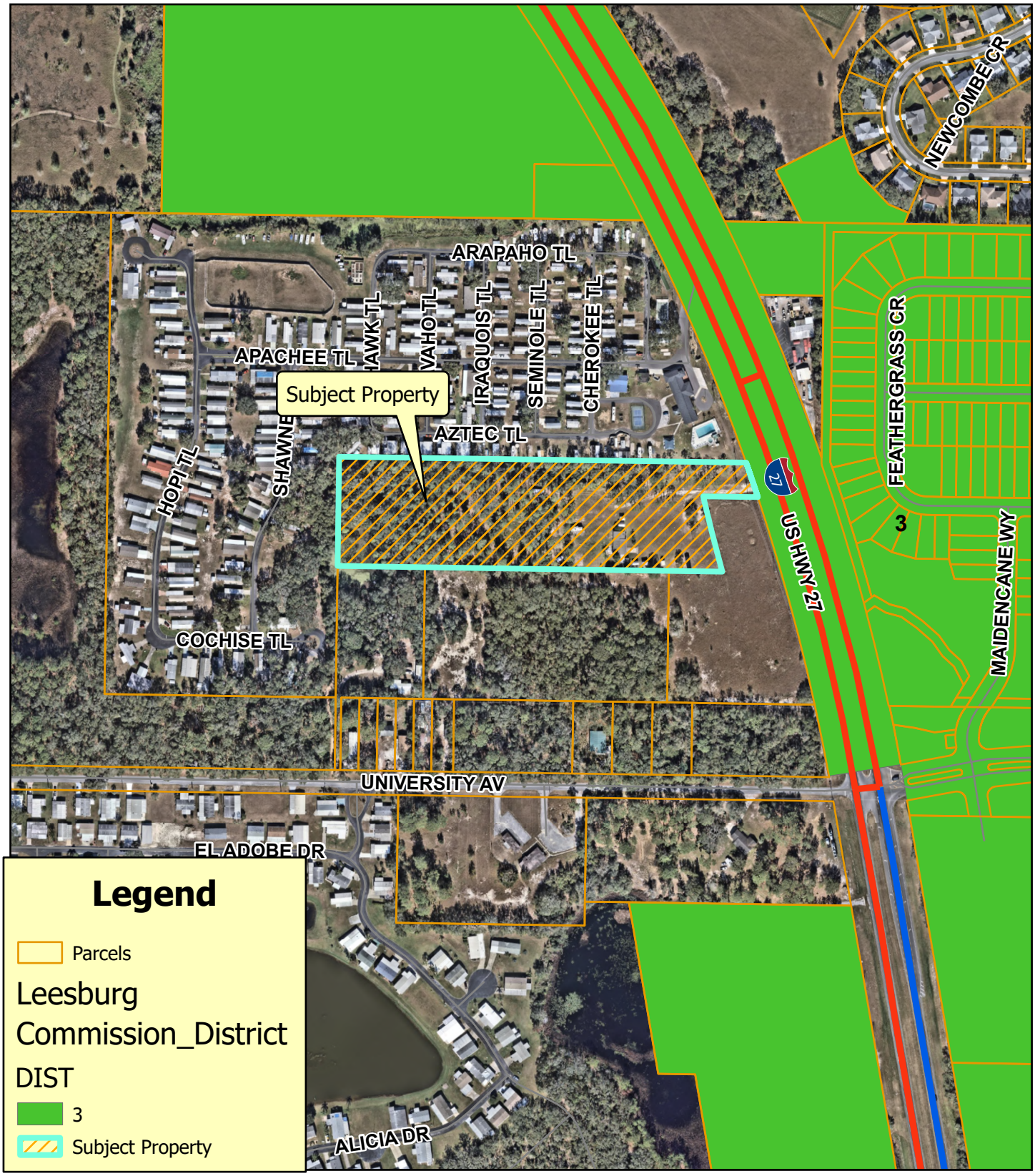
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Commission District



Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.2.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
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 7.3 +/- acres from Lake County Urban Low to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SSCP)

Staff Recommendation:
The Planning & Zoning Staff and the Planning Commission recommend approval of the proposed large-scale comp plan amendment of the City's Future Land Use Map on 7.3 +/- acres from Lake County Urban Low to City of Leesburg General Commercial.

Analysis:
The project site is approximately 7.3 acres. The property is generally located west of U.S. Highway 27 and north of University Avenue. Currently, the property is developed with one (1) single-family residence. The proposed use is for 50,200 square feet of Multi-use Office/Warehouse buildings. The surrounding Future Land Use Map designations of Lake County Urban Low Density; City Institutional; Recreation; Conservation; Neighborhood Mixed Use; and Estate Residential are compatible, as conditioned in the SPUD zoning, with the proposed future land use designation of City General Commercial. The proposed zoning designation of City SPUD (Small 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 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 September 18, 2025, and recommended approval.

Procurement Analysis:
N/A

Options:

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

Fiscal Impact:

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 7.3 +/- ACRES FROM LAKE COUNTY URBAN LOW TO CITY OF LEESBURG GENERAL COMMERCIAL, FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND NORTH OF UNIVERSITY AVENUE, LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (LEGACY COMMERCE SSCP)

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 November 25, 2024, 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 7.3 acres of land generally located west of U.S. Highway 27 and north of University Avenue from Lake County Urban Low to City of Leesburg General Commercial, as shown on the revised map of said area, lying in Section 24, 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 the _____ day of _____ 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

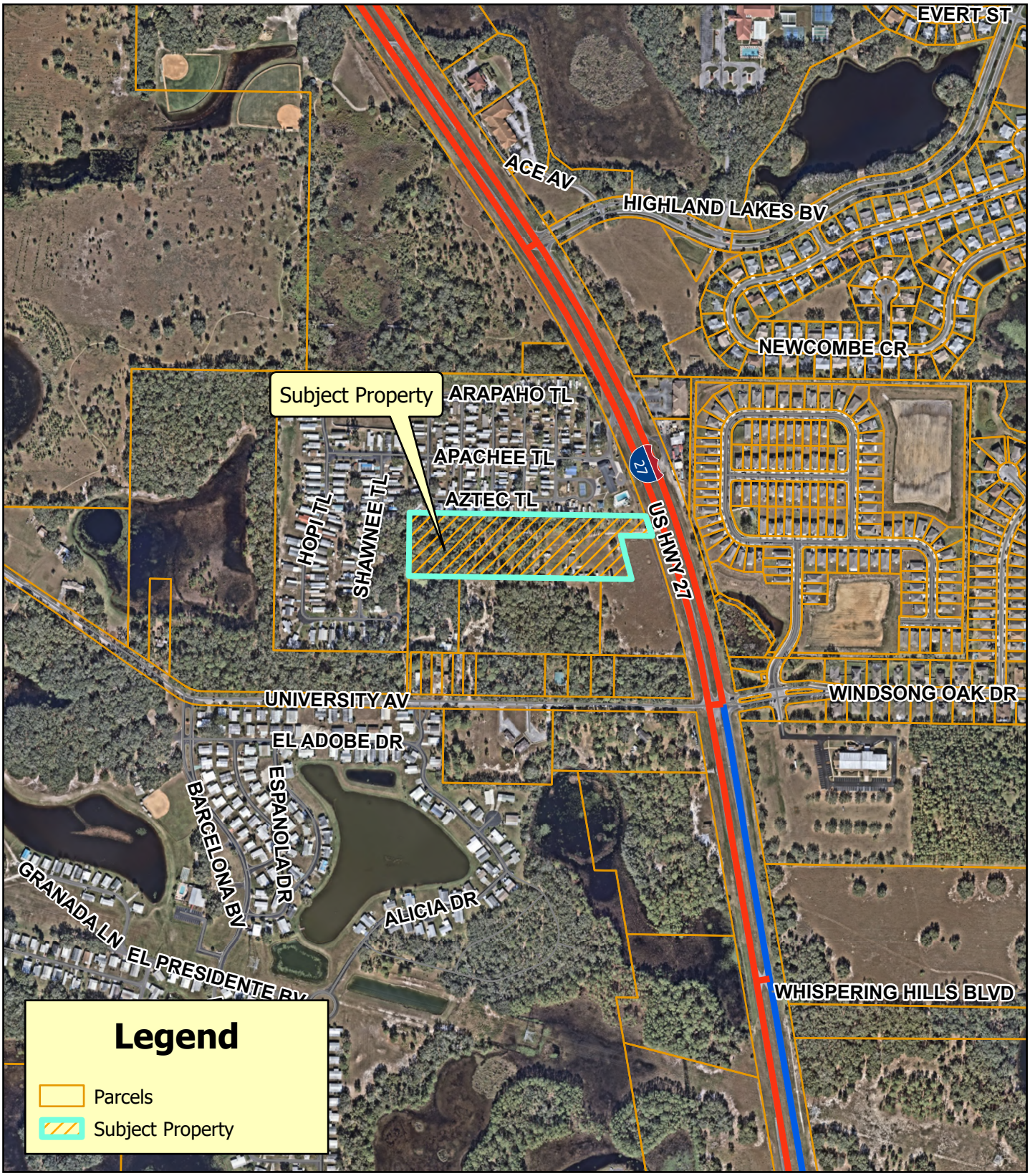
EXHIBIT A
Legal Description

Lake County Florida Parcel ID 24-20-24-0003-000-00702
Parcel Alt Key 1296285

Begin at the Northwest corner of the S 1/2 of the SE 1/4 of the SW 1/4, Sec. 24.Tp. 20 S, R 24 E, and run thence East along the North line of said S 1/2 of SE 1/4 of SW 1/4, 1110 feet, more or less, to the Westerly right-of-way line of Highway No. 27, thence Southeasterly along said right-of-way line, 100 feet, thence West 150 feet, thence Southeasterly parallel to Highway No. 27,217.9 feet, more or less, to a point which is 300 feet South of the North line of the S 1/2 of the SE 1/4 of the SW 1/4 of said Sec. 24, thence West 1063 feet, more or less, to the West line of said SE 1/4 of SW 1/4, thence Northerly along said West line of said SE 1/4 of SW 1/4, 300 feet to the point of beginning.

SUBJECT TO (right of way easement in favor of Sumter Electric Cooperative, Inc., contained in instrument recorded February 9, 1976, O.R. Book 604, Page 2120, Public Records of Lake County, Florida). comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions, easements, covenants, conditions, limitations, and reservations of record, provided that this recital shall not operate to reimpose same.

Extended Aerial



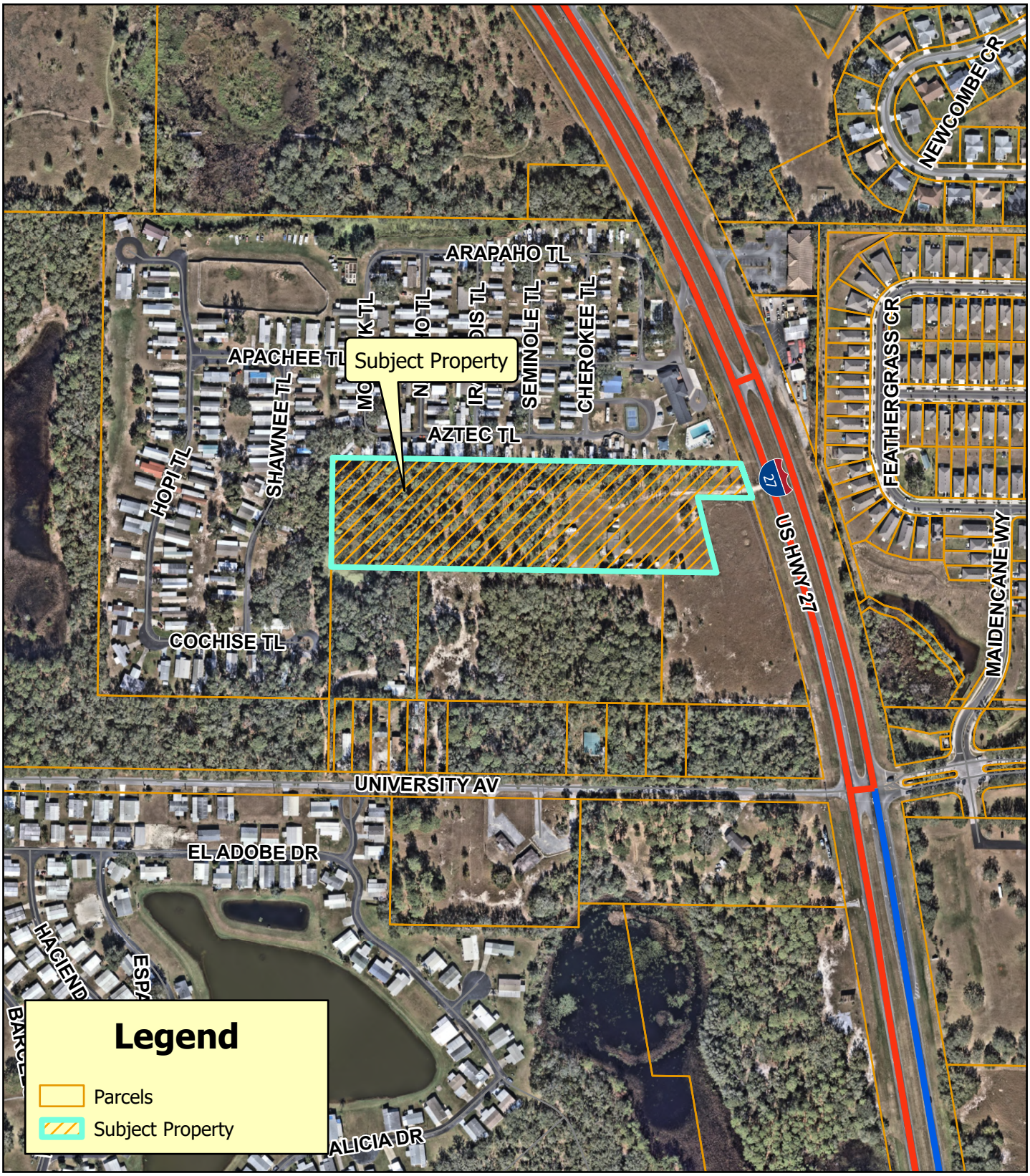
Planning & Zoning Division

N

0 245 490 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Aerial



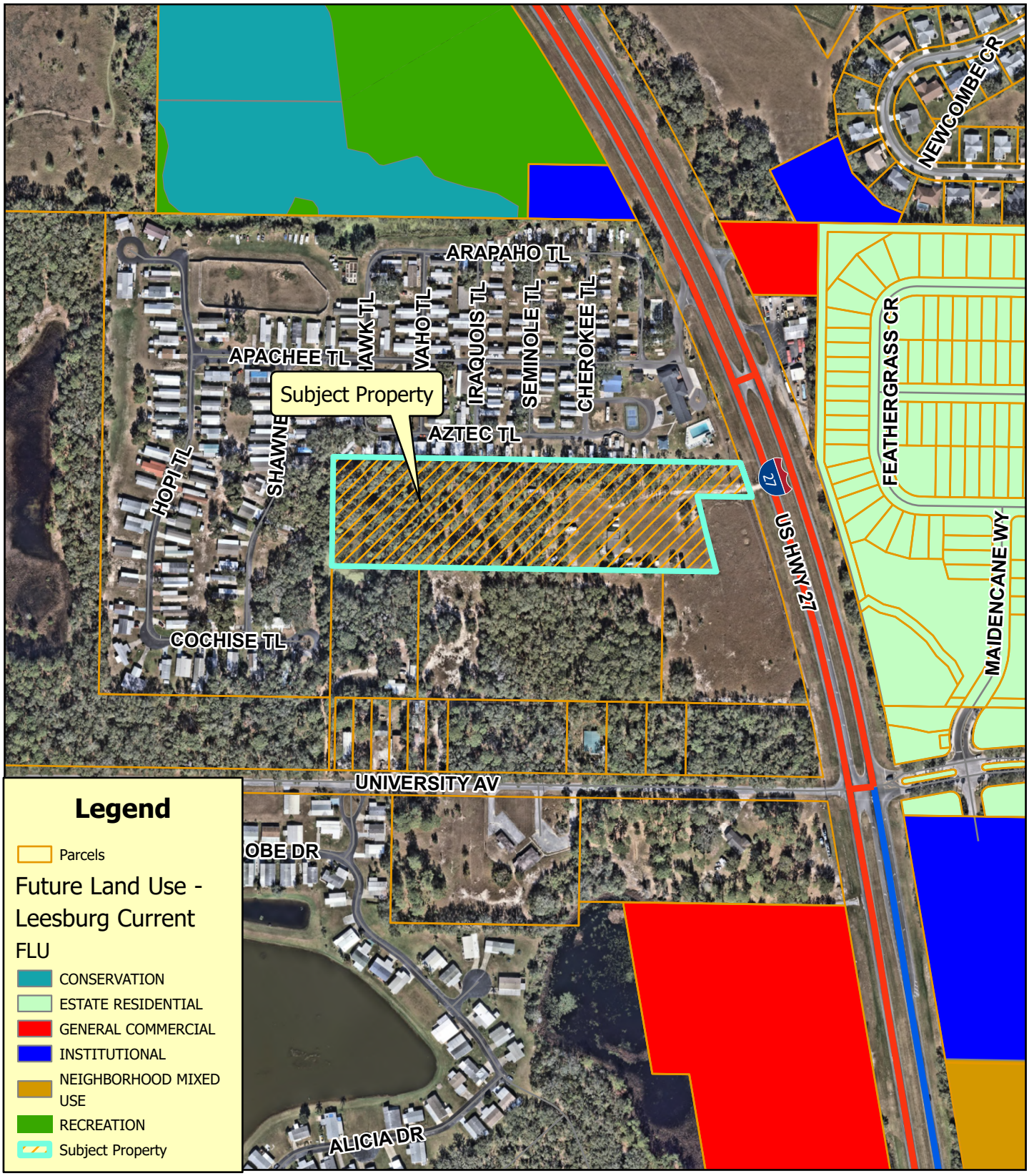
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Future Land Use



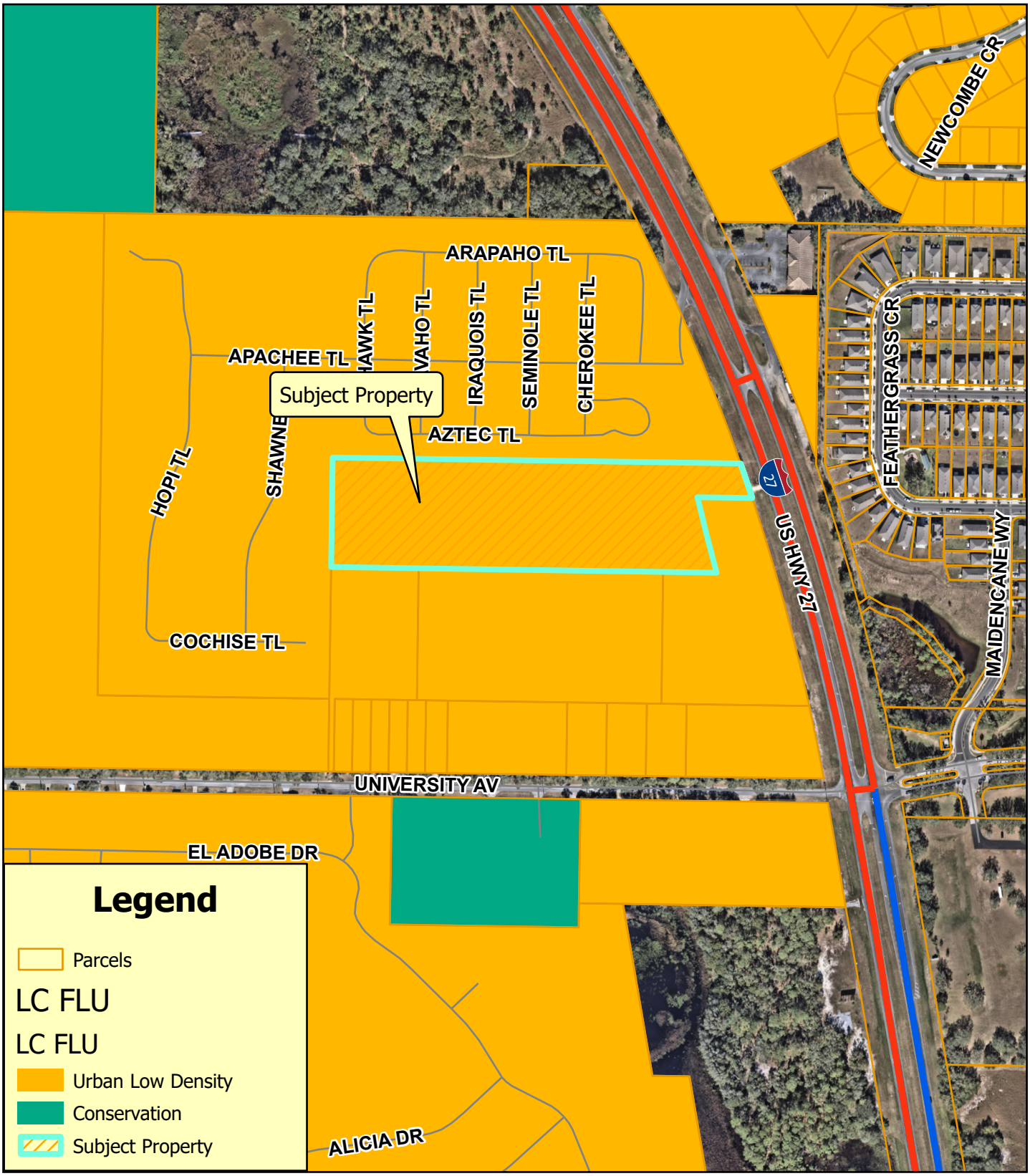
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Lake County Future Land Use



Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Proposed Future Land Use

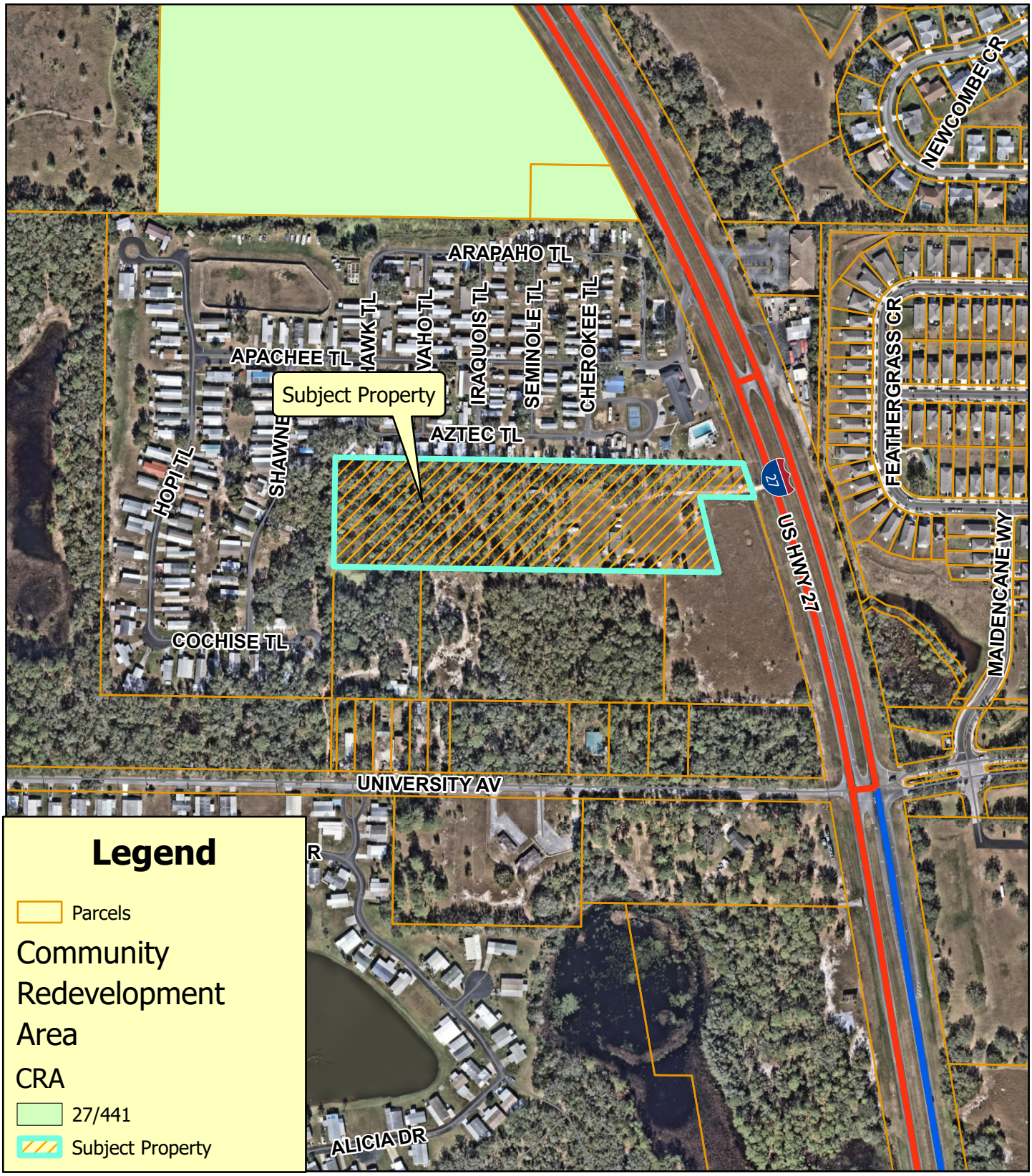
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Community Redevelopment Area



Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Surrounding Land Uses

Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Closeup of Sign on Subject Property

Looking North along US Highway 27 from Subject Property

Looking East across US Highway 27 from Subject Property

Looking South along US Highway 27 from Subject Property

Looking West onto Subject Property from US Highway 27

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.3.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Max Vanallen, (Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.3 +/- acres from Lake County A (Agriculture) to City of Leesburg SPUD (Small Planned Unit Development) to allow for 50,200 square feet of Multi-use Office/Warehouse buildings for a property generally located west of U.S. Highway 27 and north of University Avenue, lying in Section 24, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Legacy Commerce SPUD)

Staff Recommendation:
Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from Lake County A (Agriculture) to City of Leesburg SPUD (Small Planned Unit Development) to allow for 50,200 square feet of Multi-use Office/Warehouse buildings.

Analysis:
The project site is approximately 7.3 +/- acres, and is generally located west of U.S. Highway 27 and north of University Avenue as shown on the attached maps. At this time, the property is developed with one (1) single-family residence. The proposal will allow for the construction of 50,200 square feet of Multi-use Office/Warehouse buildings. The existing land uses surrounding the property are residential, commercial, government, and vacant commercial. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on September 18, 2025, and recommended approval.

Procurement Analysis:
N/A

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

Fiscal Impact:
Future development on 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 7.3 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO CITY OF LEESBURG SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR 50,200 SQUARE FEET OF MULTI-USE OFFICE/WAREHOUSE BUILDINGS FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND NORTH OF UNIVERSITY AVENUE, LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (LEGACY COMMERCE SPUD)

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

Section 1.
Based upon the petition of Infinity Holdings III, LLC, Petitioner, of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from Lake County A (Agriculture) to City of Leesburg SPUD (Small 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 _____ day of _____ 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
Legal Description

Lake County Florida Parcel ID 24-20-24-0003-000-00702
Parcel Alt Key 1296285

Begin at the Northwest corner of the S 1/2 of the SE 1/4 of the SW 1/4, Sec. 24.Tp. 20 S, R 24 E, and run thence East along the North line of said S 1/2 of SE 1/4 of SW 1/4, 1110 feet, more or less, to the Westerly right-of-way line of Highway No. 27, thence Southeasterly along said right-of-way line, 100 feet, thence West 150 feet, thence Southeasterly parallel to Highway No. 27,217.9 feet, more or less, to a point which is 300 feet South of the North line of the S 1/2 of the SE 1/4 of the SW 1/4 of said Sec. 24, thence West 1063 feet, more or less, to the West line of said SE 1/4 of SW 1/4, thence Northerly along said West line of said SE 1/4 of SW 1/4, 300 feet to the point of beginning.

SUBJECT TO (right of way easement in favor of Sumter Electric Cooperative, Inc., contained in instrument recorded February 9, 1976, O.R. Book 604, Page 2120, Public Records of Lake County, Florida). comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions, easements, covenants, conditions, limitations, and reservations of record, provided that this recital shall not operate to reimpose same.

LEGACY COMMERCE AND INDUSTRY CENTER
SPUD (SMALL PLANNED UNIT DEVELOPMENT AGREEMENT)
September 19, 2025

This Planned Unit Development Agreement for a SPUD (Small Planned Unit Development) zoning district is granted by the City of Leesburg Planning Commission, Lake County, Florida to **Infinity Holdings III, LLC, c/o Yicxy Pringle, "Permittee", 27101 US 27, Leesburg, FL 34748 (Joseph B. Bricklemyer, Agent, 17032 Johns Lake Dr, Winter Garden, FL 34787-9774)** 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 Small Planned Unit Development (SPUD) zoning district to allow future construction of proposed 50,200 square feet of multi-use office/warehouse building uses consisting of approximately 7.3 +/- acres generally located west of US Highway 27 and north of University Avenue, on a site within the City of Leesburg in accordance with their SPUD application and supplemental information.

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

CONDITIONS
The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Infinity Holdings III, LLC, c/o Yicxy Pringle, "Permittee", 27101 US 27, Leesburg, FL 34748 (Joseph B. Bricklemyer, Agent, 17032 Johns Lake Dr, Winter Garden, FL 34787-9774)** to construct, operate, and maintain a Small 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 7.3 +/- acres, shall be used for mixed-use office and light industrial development substantially consistent with the **Conceptual Plan, Exhibit C**, attached hereto, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Uses permitted in the C-3 (Highway Commercial) zoning district.
2. Office uses
3. Industrial flex space
4. Indoor light manufacturing (e.g., welding, building materials, clothing, machine parts, tools, etc.)
5. Building trades, contractors offices and associated indoor storage (e.g. plumbing, heating, electrical, etc.)
6. Warehousing/mini-warehouse
7. Trades shop, with no retail on-site (e.g. woodworking, cabinetry, furniture, upholstery, vehicle parts repair, etc., without daily customer foot traffic)
8. Printing and publishing services
9. Wholesale trade
10. Indoor Storage
11. Daycare
12. Private school
13. House of worship

B. Other Related Uses

Other uses, related to the primary use, may be included by written determination of the Planning & Zoning Director. Such uses shall be consistent with the intent and purpose of the zoning requirements set forth in this SPUD Agreement, and shall meet the parking standards as required herein. Parking availability and daily trips generated may limit the permitted uses.

C. Prohibited Uses

All uses not specifically permitted by Sections 3.A. are considered prohibited.

4. DEVELOPMENT STANDARDS

A. Lot development standards shall be those of the C-3 (Highway Commercial) zoning district, except as amended by these conditions, and may limit the permitted uses based on site plan requirements.

B. Building Setbacks (as measured from the property lines)

1. Front: 50-feet
2. Side: 20-feet
3. Rear: 50-feet
4. Perimeter property boundary: See Section 10, Open Space, Landscaping & Buffer Requirements

5. Accessory structures shall have a minimum rear and side setback of ten (10) feet, and shall not occupy more than 15% of the required rear yard.

C. Open Space

1. A minimum of thirty-five (35) percent of the site shall be developed as open space, including retention areas, buffer and landscaped areas. Parking areas and vehicle access areas shall not be considered in calculating open space.

D. Height

1. Maximum building height shall not exceed two (2) stories with a maximum height of 35-feet except for additional height approved by staff for roof, elevators, a/c units etc., as approved through the Development Review process.

E. Maximum allowed Impervious Surface Ratio (ISR) of 65%.

F. All structure heights shall be measured from the first floor, finished floor elevation on the site.

G. Easements:

1. As part of the development process, easements shall be provided as required by the City of Leesburg and other utility providers, including but not limited to water, wastewater, natural gas, electric, fiber, cable, and communications, for installation and maintenance of utilities.

H. Final lot sizes and setbacks may be adjusted by Staff during the site plan review process to meet the intent of this SPUD (Small Planned Unit Development).

I. Areas of property not occupied by structures, displays or paving shall be landscaped and maintained in accordance with City of Leesburg Code of Ordinances, as amended.

5. ACCESS AND CIRCULATION

A. Site Access

1. Access to the site shall be provided by a minimum of one (1) access point from the existing contiguous paved road adjacent to the property, US Highway 27. Final determination of the direction of traffic movement into and out of all permitted access points shall be determined through the traffic/transportation study review process as required by the City's site plan review process, including review by Lake County Public Works and/or Florida Department of Transportation.

B. Internal Circulation

1. All drives and access points shall be constructed so that the continuous vehicular and pedestrian access is available among and between the industrial buildings.

C. Pedestrian Access

1. Sidewalks shall be installed per City of Leesburg codes and specifications.
2. All pedestrians crossing areas shall be visibly marked with appropriate pedestrian crossing signage and striping. Intersections shall have street pavers, striping or similar materials approved through the appropriate site and/or building permit process, to allow safe crossing points and pedestrian access to all structures.

6. PARKING

A. General

1. The permittee shall have off-street parking spaces within all areas of the property per an approved site plan pursuant to the City of Leesburg Code of Ordinances. All development shall include the required number of handicapped parking spaces.
2. The location and design of the proposed parking areas will be reviewed during the site plan review process to provide for adequate parking, which may limit the permitted uses of the site.

B. Industrial

1. Parking lot landscape islands shall be at a total ratio of two hundred (200) square feet per one hundred fifty (150) linear feet of parking or one (1) every twelve (12) spaces. All parking areas shall terminate with a minimum of one hundred (150) square feet of landscaping area. Parking lot landscaping shall consist of one (1) ornamental tree and five (5) shrubs per two hundred (200) square feet of required landscaping.

7. ARCHITECTURAL STANDARDS

A. Mechanical units and roof equipment should be screened from view with parapet or other screening method so that the equipment is not seen from the public-right-of way or residential property.

B. With the exception of building height and setbacks, spatial requirements set forth herein for non-residential structures shall be deemed satisfied provided as-built measurements do not deviate from such requirement by more than five (5) percent.

C. 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.

D. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Director or designee.

8. SIGNAGE

A. Ground signs

1. All ground signage for the property shall be monument style signs with design and architectural style consistent with the overall development, and consistent with the requirements of the sign regulations of the City of Leesburg.

B. Alternative Designs.

1. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Planning and Zoning Director where the architectural style would be in keeping with the intent of these sign regulations.

C. Landscaping for ground signs

1. Landscaping around all monument signs shall comply with the standards and requirements of the sign regulations of the City of Leesburg Code of Ordinances, as amended.

D. Wall signs

1. All wall signage for the property shall be designed and constructed to comply with the standards and requirements of the sign regulations of the City of

Leesburg Code of Ordinances, as amended.

9. OPEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS

A. Open space may consist of buffers, wetlands, and retention areas.

B. Required Perimeter Landscape Buffers:
   1. North – 15'
   2. South – 15'
   3. East – 15'
   4. West – 10'

C. Landscape buffers are to consist of natural existing landscaping where possible.

D. A master landscape plan shall be submitted for review by City staff for all landscaping, buffer and boundary areas, parking lots, access roads, entry ways and new construction. This plan shall be reviewed for consistency with this SPUD document and the Conceptual Site Plan **(Exhibit C)**, attached hereto, and City of Leesburg landscape code requirements.

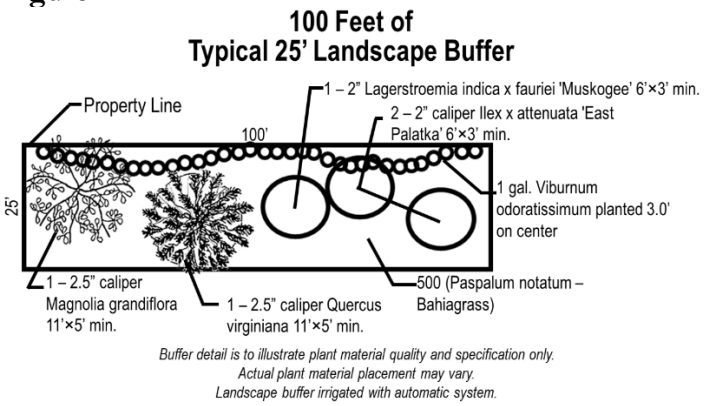
E. All other landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-336, *Landscaping requirements for industrial district*, and at a minimum shall contain the following plantings as noted in Figures A and B below.

F. Wherever a residential district or use abuts the subject property, an opaque screen is required on the subject property to conceal the development from the adjacent residential property, at a minimum of six (6) feet, and no more than eight (8) feet in height. A wall, opaque fence, or dense foliage (existing and/or planted), shall be considered to meet this requirement. No such wall or fence shall be required in the front yard of the subject property adjacent to US Highway 27.

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



H. Variations to the landscape and buffering requirements of the code may be approved by the Planning and Zoning Director or designee, to the extent that the overall intent of the SPUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.

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

1. All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
2. Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
3. The tree survey shall be completed by a licensed surveyor or arborist.

10. UTILITIES

A. 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:

1. 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.
2. 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, consistent with the typical pioneering agreement approved on new home projects in the city, 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.

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

11. STORMWATER/DRAINAGE MANAGEMENT

A. 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:

1. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
2. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
3. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's or property owners association is an acceptable maintenance entity.
4. The existing 100-year flood plain on the property shall be shown on all plans and lots.
5. 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.
6. 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.
7. 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.
    a. 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.
    b. 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.

B. All wet stormwater ponds greater than 0.25 acres in size shall have a minimum of one (1) functioning fountain/aerator for the purpose of aesthetic and public health

considerations. Such fountains/aerators shall be owned and maintained by the Property Management entity required elsewhere herein.

12. WETLANDS, FLOOD ZONES & WILDLIFE

A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.

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

C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary, or as delineated by the appropriate permitting agency.

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

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

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

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

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

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

J. Through the Site Plan Review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the

subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

13. TRANSPORTATION IMPROVEMENTS

A. Traffic/Transportation Study

1. Traffic/transportation studies shall be submitted for new developments/phases during the site plan review process, for review and determination of any access improvements as required by FDOT, Lake County, the Lake-Sumter MPO or the City of Leesburg. Any required improvements will be the responsibility of the Permittee.

B. Approvals for Improvements

1. All transportation improvements shall be contingent upon site plan approval by City of Leesburg staff during development review/permit application. Said approval shall also be contingent upon review and approval by the Lake-Sumter MPO, Lake County and the Florida Department of Transportation where required.
2. Improvements required may include, but are not limited to, traffic signals, turn lanes, acceleration/deceleration lanes, etc.

C. Roadway Improvements

1. The Applicant shall provide all necessary roadway and intersection improvements within the development and its connection to County Road 470.
2. Any offsite improvements required by FDOT, Lake County, Lake-Sumter MPO and the City of Leesburg shall be based on a current traffic analysis, shall be the developer's responsibility and shall be reviewed by City staff during the site plan review process. Approval of all necessary permits and improvements as required by the City of Leesburg, the Lake-Sumter MPO, Lake County and FDOT shall include any needed right-of-way, signalization and improvements required to support the development.

D. Internal Circulation

1. Drives and accesses shall be constructed within the interior of the development such that continuous vehicular assess is available among and between all structures within the development.

E. Bus Stop

1. Because the proposed development lies along and near major transportation routes, a covered bus stop, located such that it meets the approval standards, codes and requirements of the City of Leesburg, Lake County and Lake-Sumter MPO, shall be provided by the developer if requested by the Lake-Sumter MPO or Lake County during the site plan review process.
2. If required by the Lake-Sumter MPO or Lake County, the bus stop shall be constructed prior to certificate of occupancy for the first building on the site.

14. IRRIGATION & WATER USAGE

A. All landscaped areas shall be irrigated and designed to meet Section 25-327, 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.

15. MAINTENANCE

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

16. DEVELOPMENT PHASING & IMPLEMENTATION

A. The proposed project may be constructed in phases in accordance with the Small 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 SPUD 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 SPUD within four (4) years of this approval becoming final with no appeal pending or the SPUD 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.

17. MISCELLANEOUS CONDITIONS

A. The uses of the proposed project shall only be those uses identified in the approved Small Planned Unit Development Agreement. 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 Small Planned Unit Development Agreement 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 these SPUD Agreement of Approval 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. This SPUD Agreement 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.

18. LEVELS OF SERVICE

A. Levels of Service

1. As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid water. 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

A. 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.

C. If the development requires construction of new distribution or collection lines, or other infrastructure needed to develop the subdivision, 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.

D. Commitment of Capacity

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

E. Ability to Provide Services

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

Lake County Florida Parcel ID 24-20-24-0003-000-00702 Parcel Alt Key 1296285

Begin at the Northwest corner of the S 1/2 of the SE 1/4 of the SW 1/4, Sec. 24.Tp. 20 S, R 24 E, and run thence East along the North line of said S 1/2 of SE 1/4 of SW 1/4, 1110 feet, more or less, to the Westerly right-of-way line of Highway No. 27, thence Southeasterly along said right-of-way line, 100 feet, thence West 150 feet, thence Southeasterly parallel to Highway No. 27,217.9 feet, more or less, to a point which is 300 feet South of the North line of the S 1/2 of the SE 1/4 of the SW 1/4 of said Sec. 24, thence West 1063 feet, more or less, to the West line of said SE 1/4 of SW 1/4, thence Northerly along said West line of said SE 1/4 of SW 1/4, 300 feet to the point of beginning.

SUBJECT TO (right of way easement in favor of Sumter Electric Cooperative, Inc., contained in instrument recorded February 9, 1976, O.R. Book 604, Page 2120, Public Records of Lake County, Florida). comprehensive land use plans, zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; restrictions, easements, covenants, conditions, limitations, and reservations of record, provided that this recital shall not operate to reimpose same.

~ End of Legal Description ~

EXHIBIT C **CONCEPTUAL SITE PLAN**

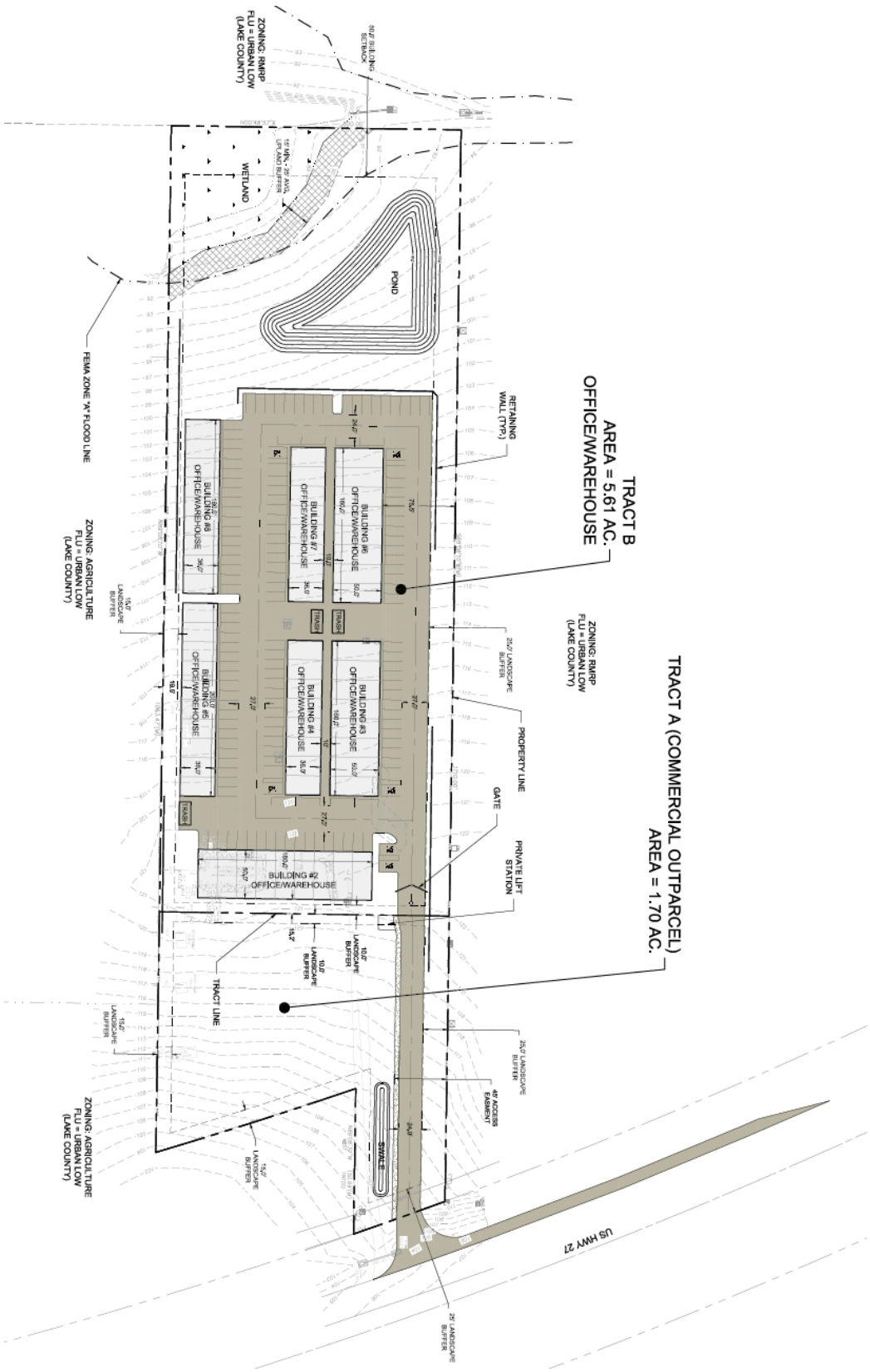
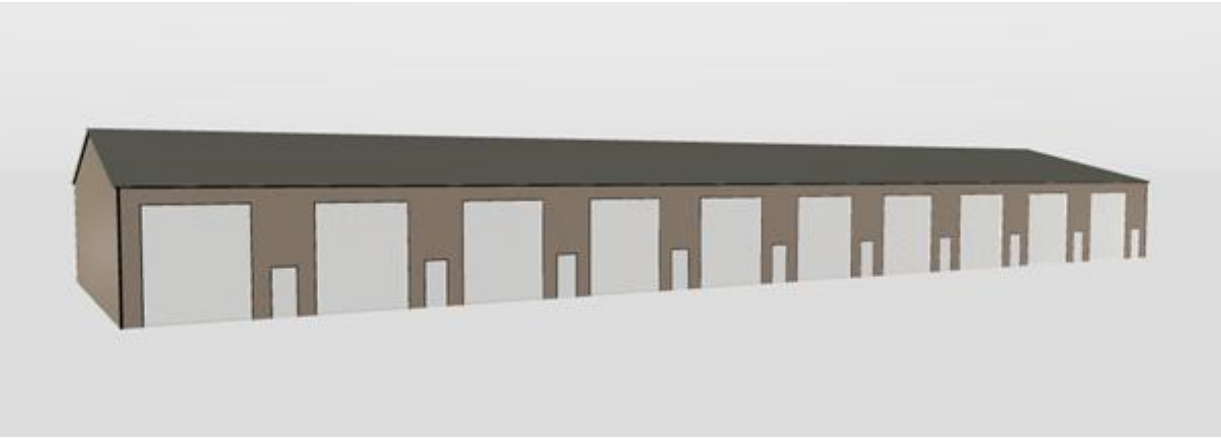
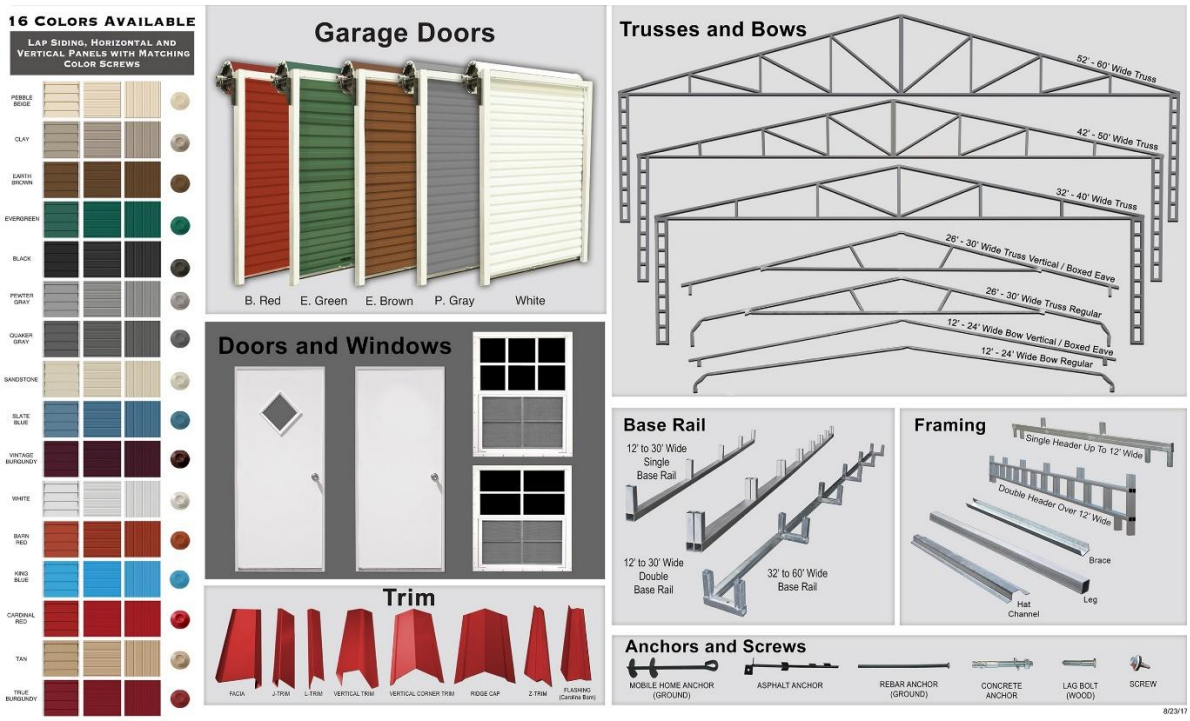


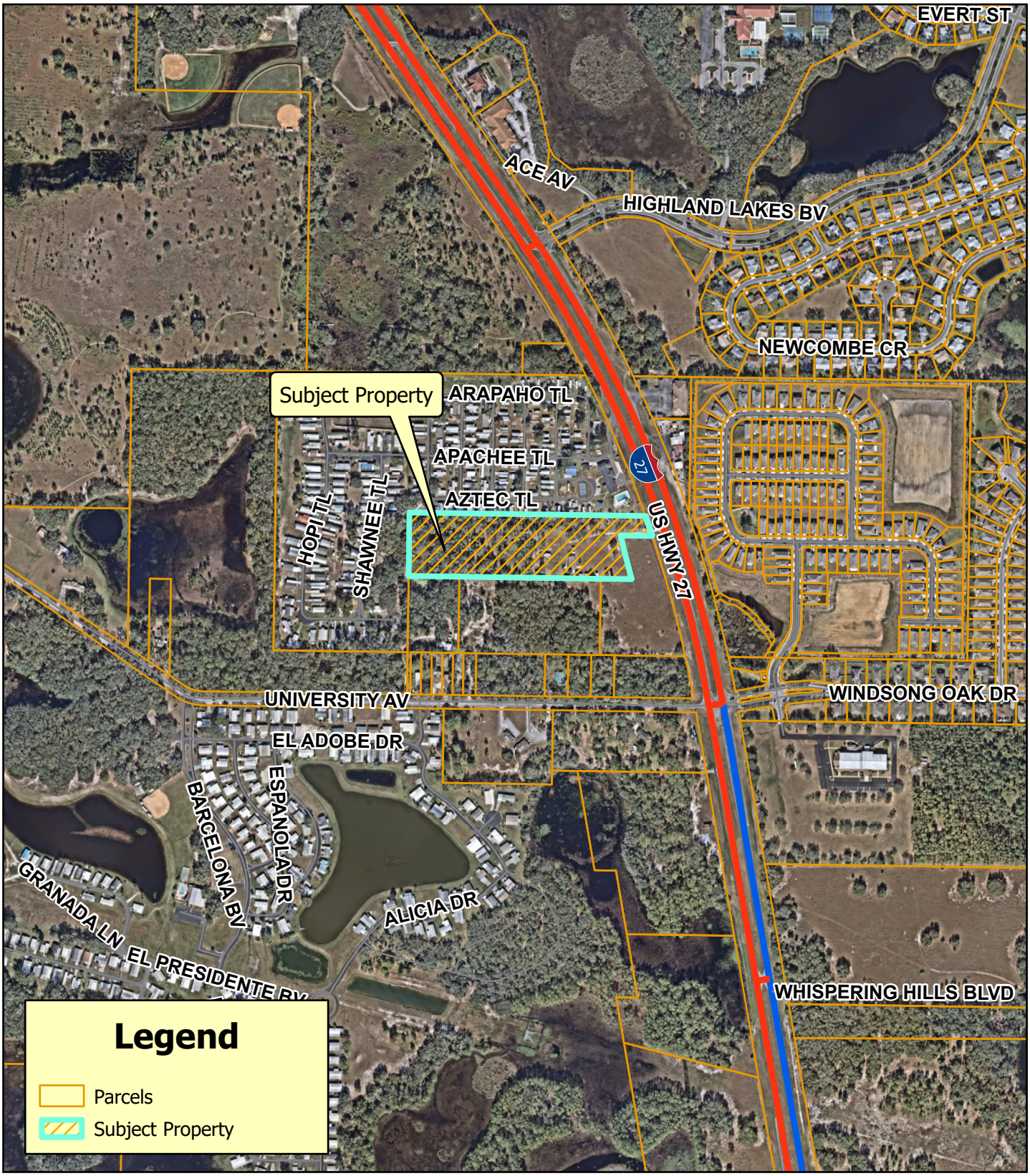
EXHIBIT D **CONCEPTUAL FACADE**





Examples of Acceptable / Unacceptable Lighting Fixtures

Extended Aerial



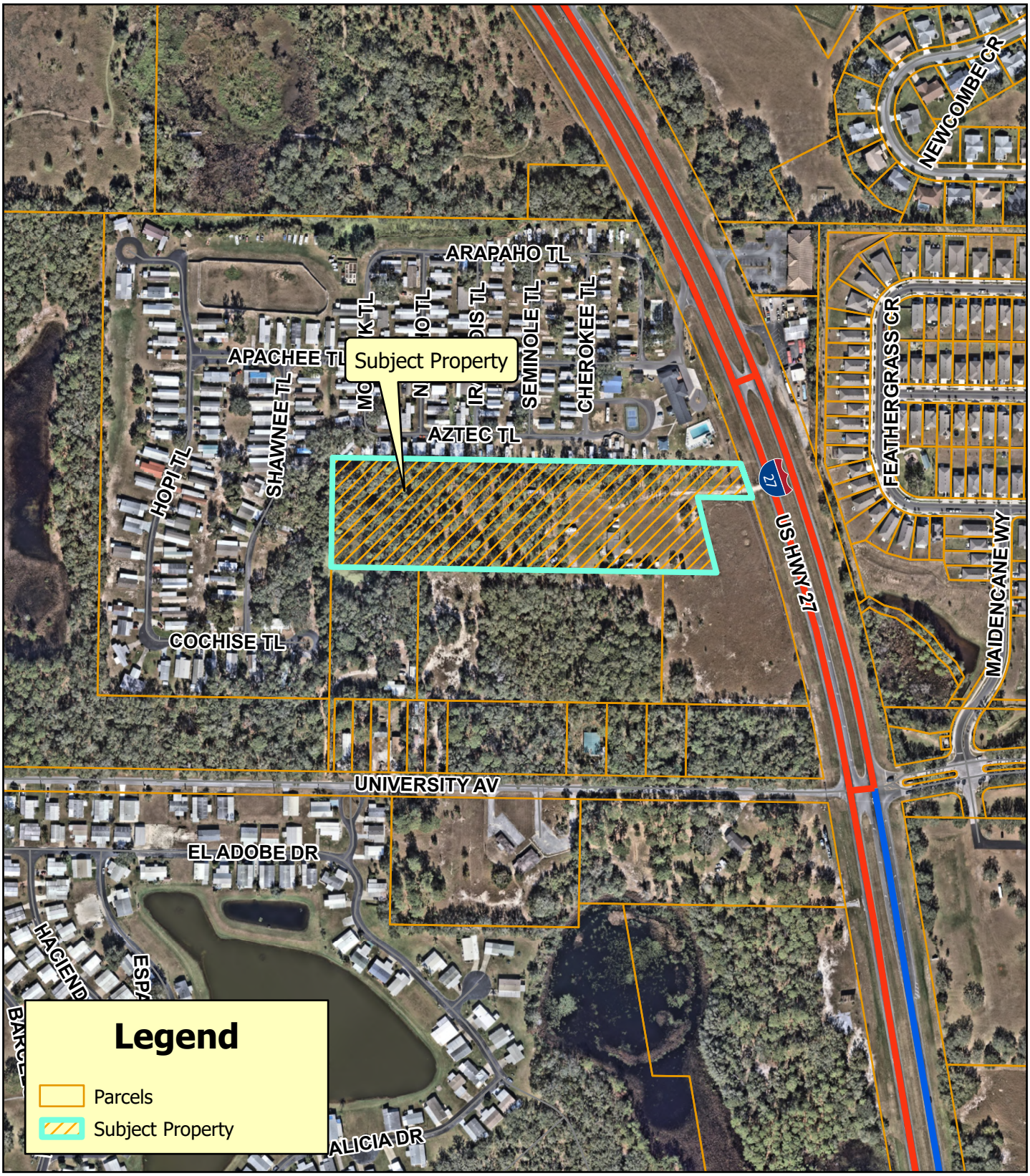
Planning & Zoning Division

N

0 245 490 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Aerial



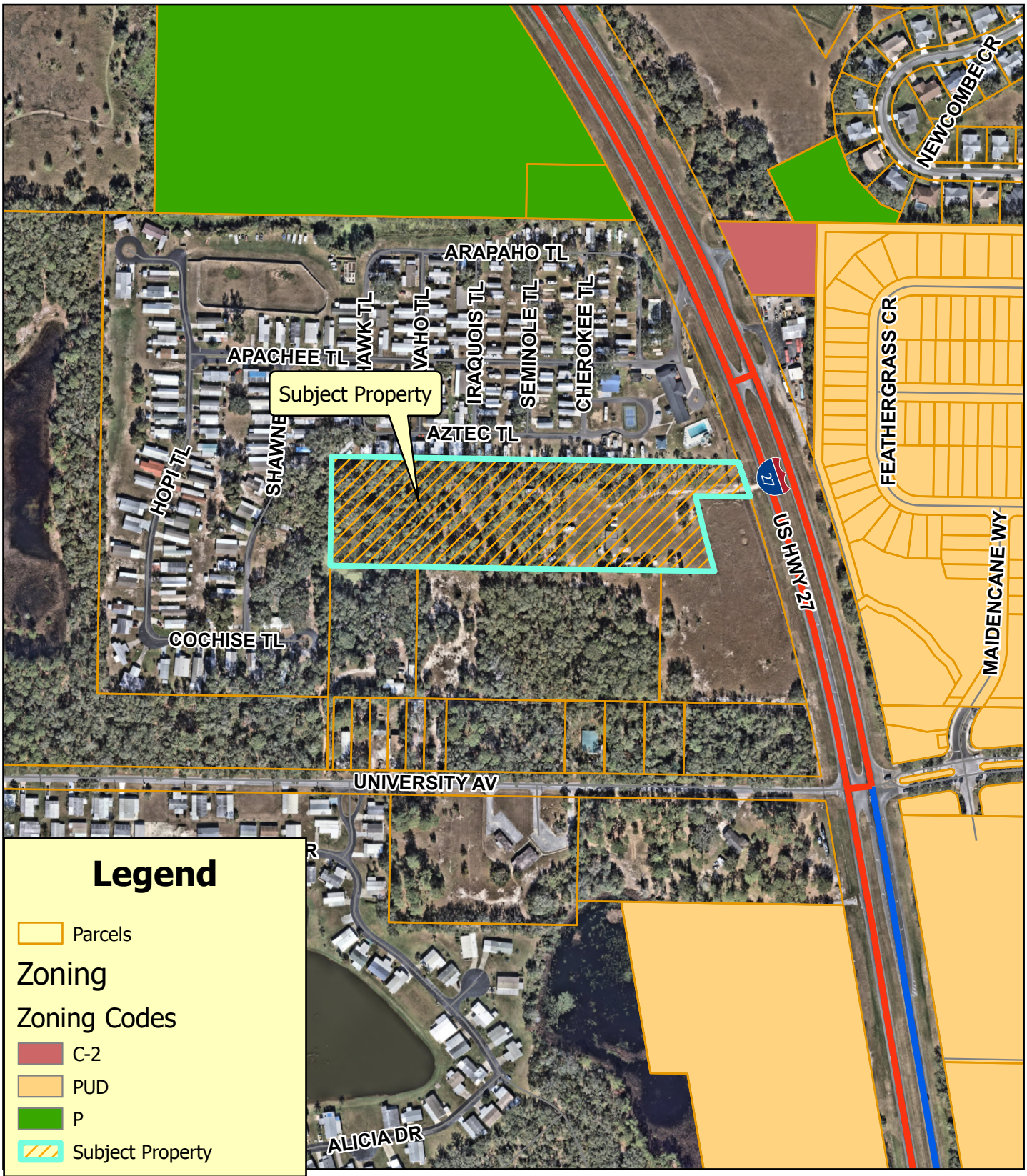
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Zoning



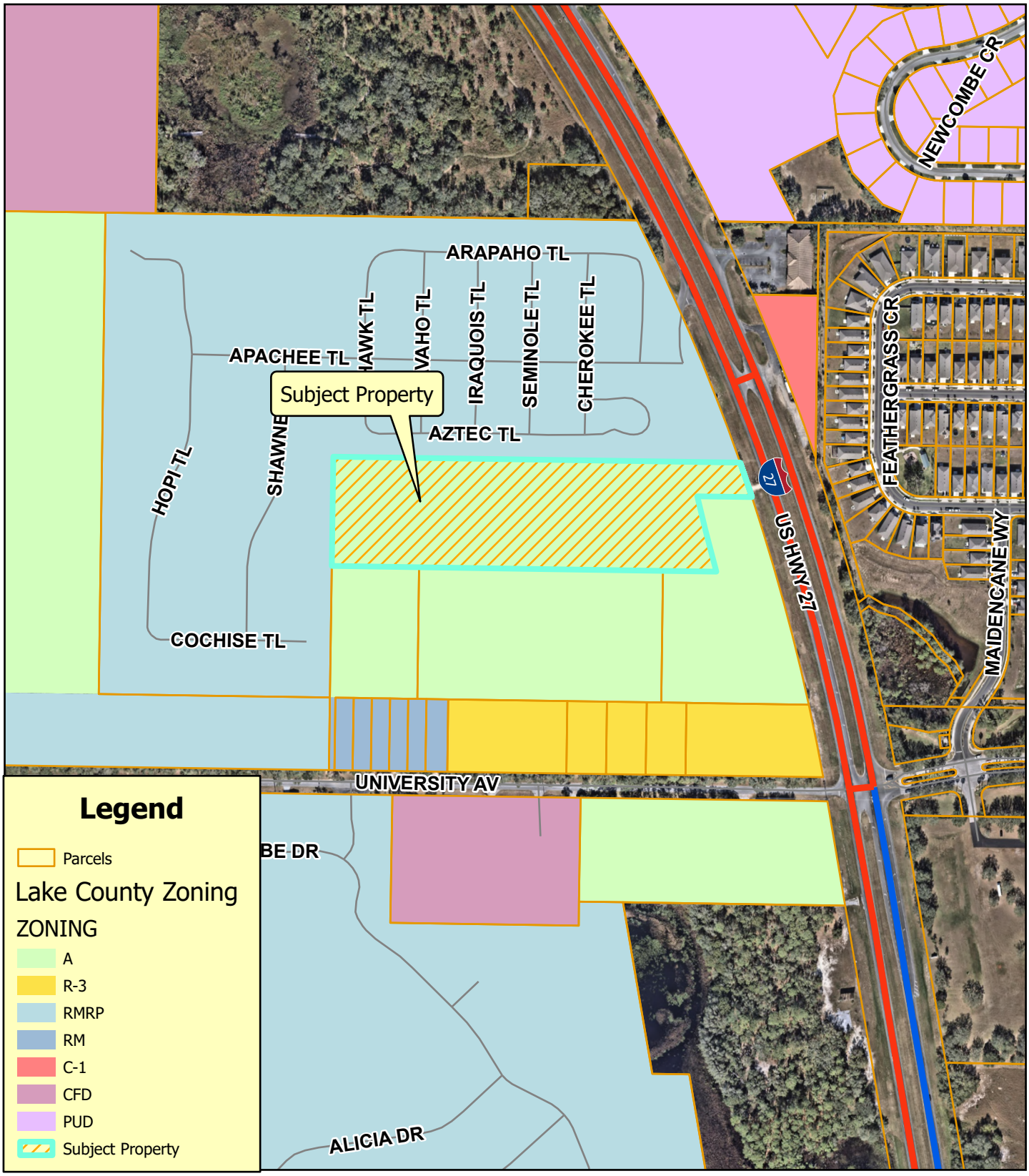
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Lake County Zoning



Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Proposed Zoning

Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Surrounding Land Uses

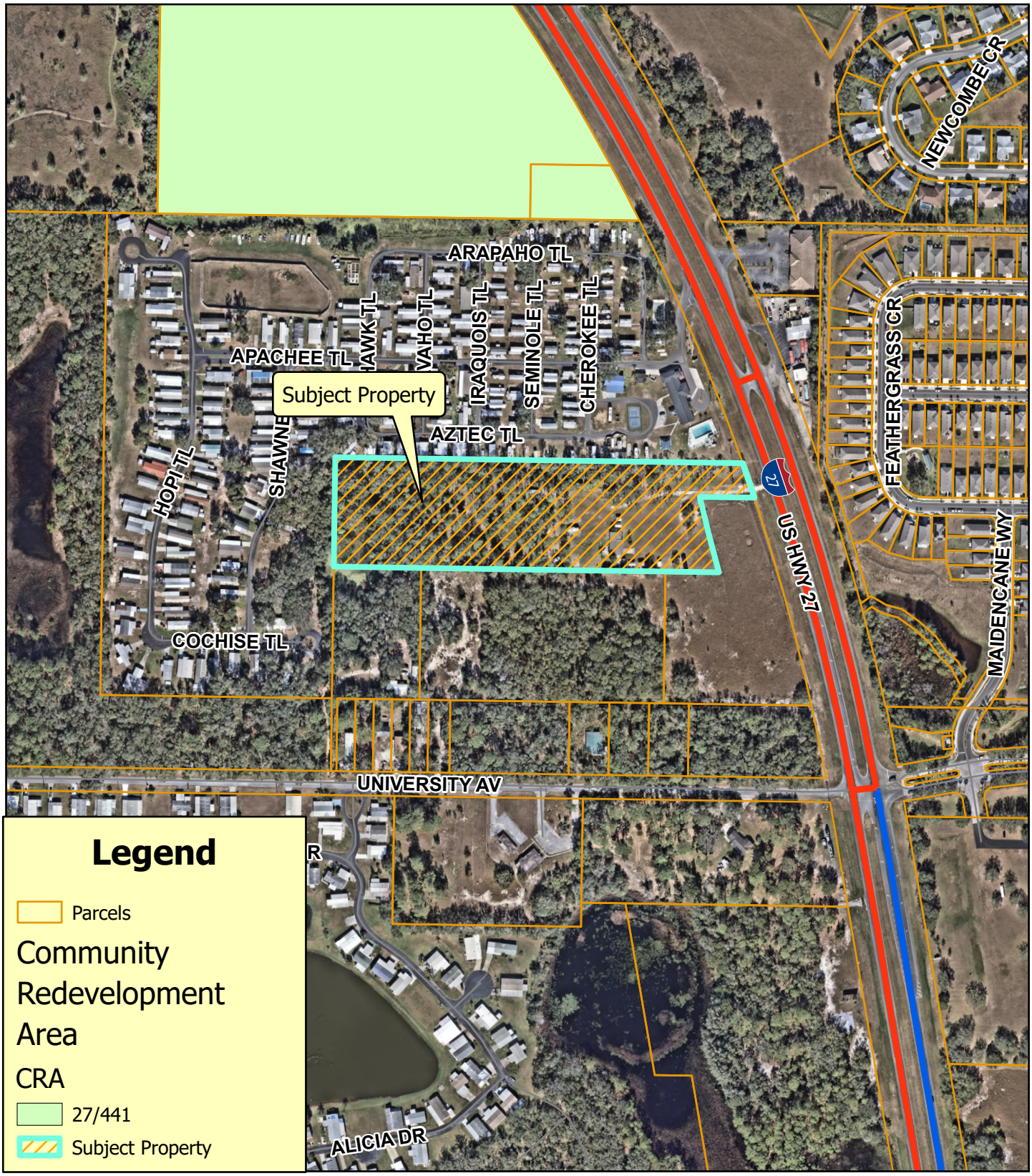
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Community Redevelopment Area



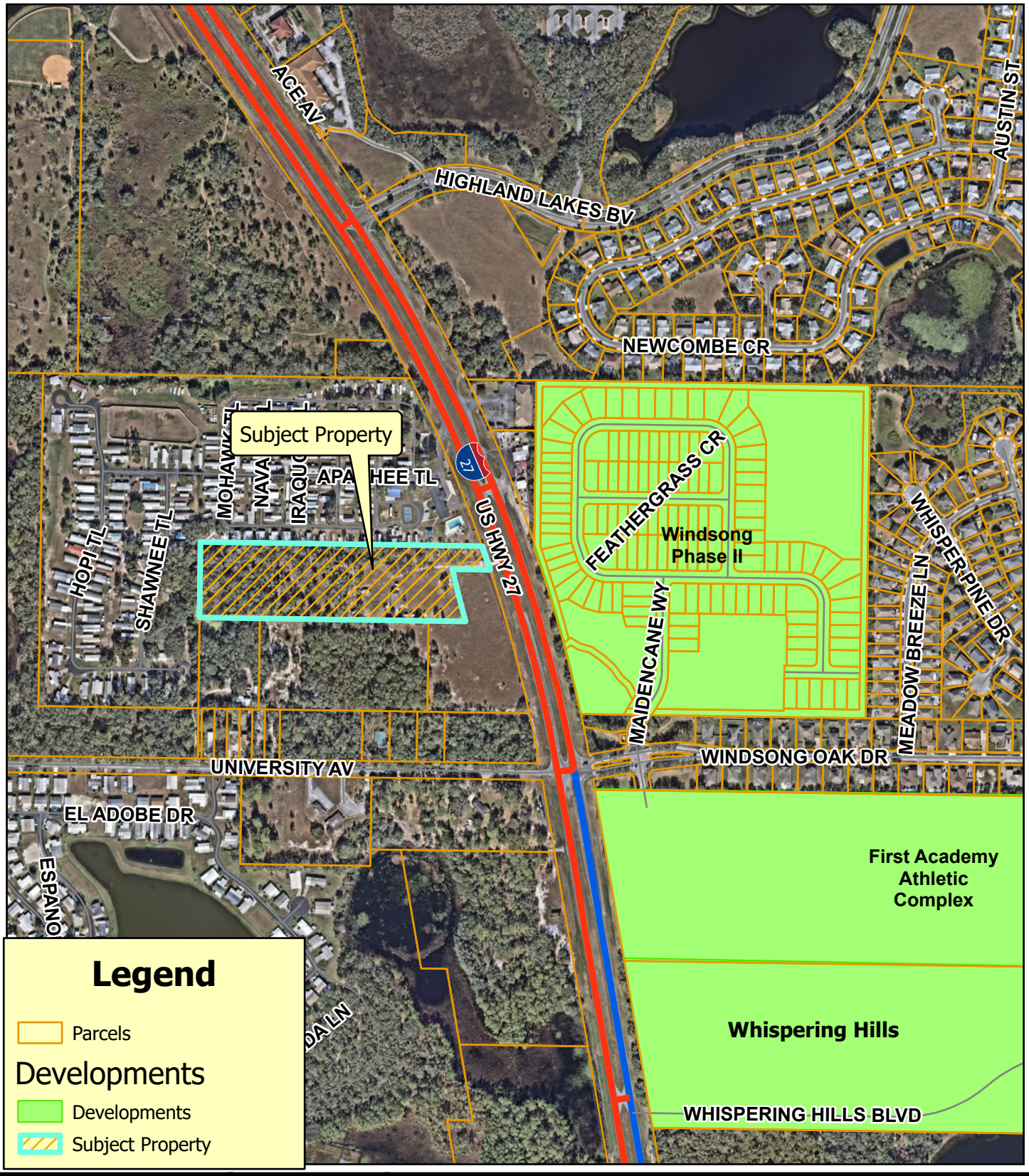
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Developments



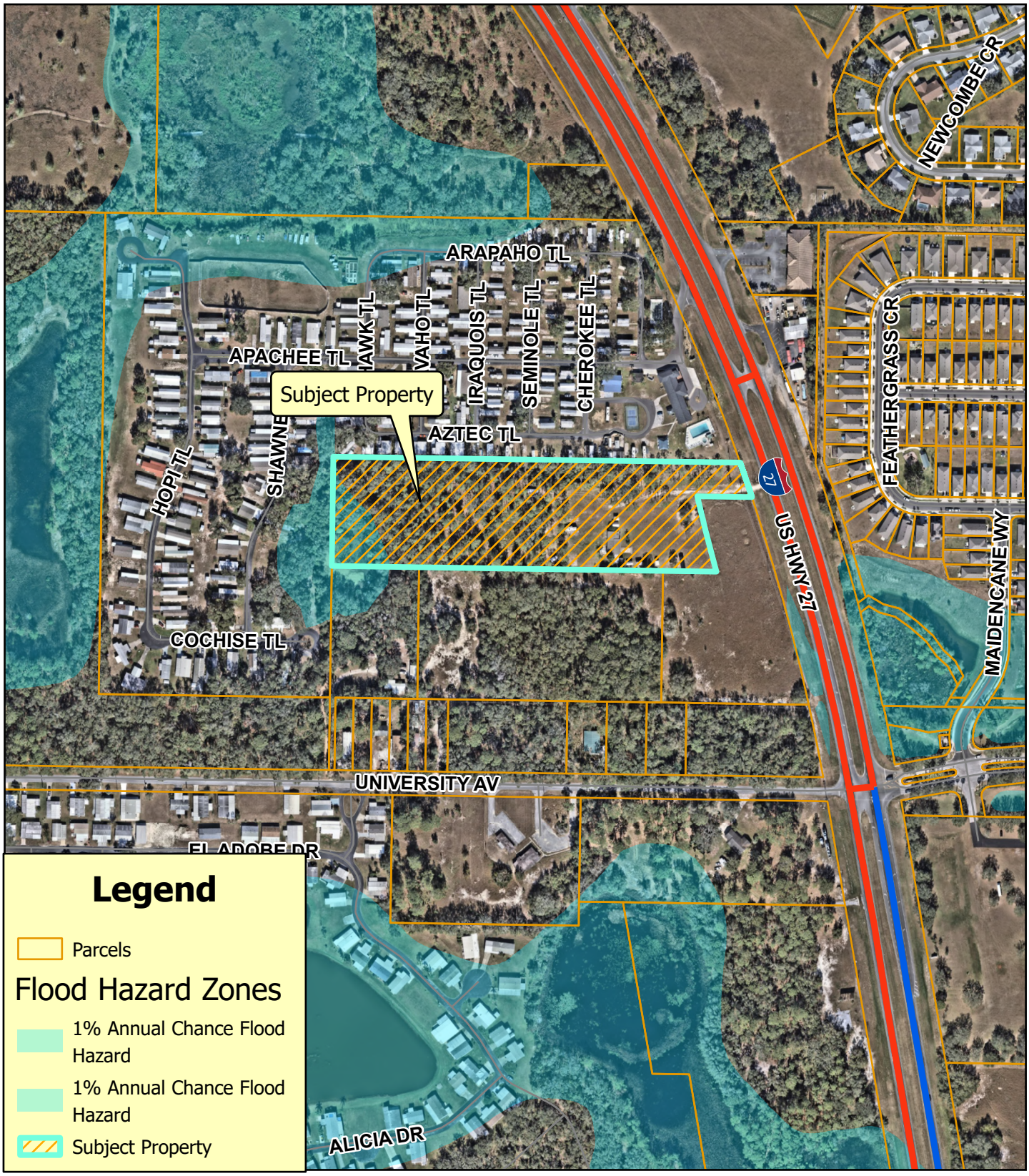
Planning & Zoning Division

N

0 205 410 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Flood Zone



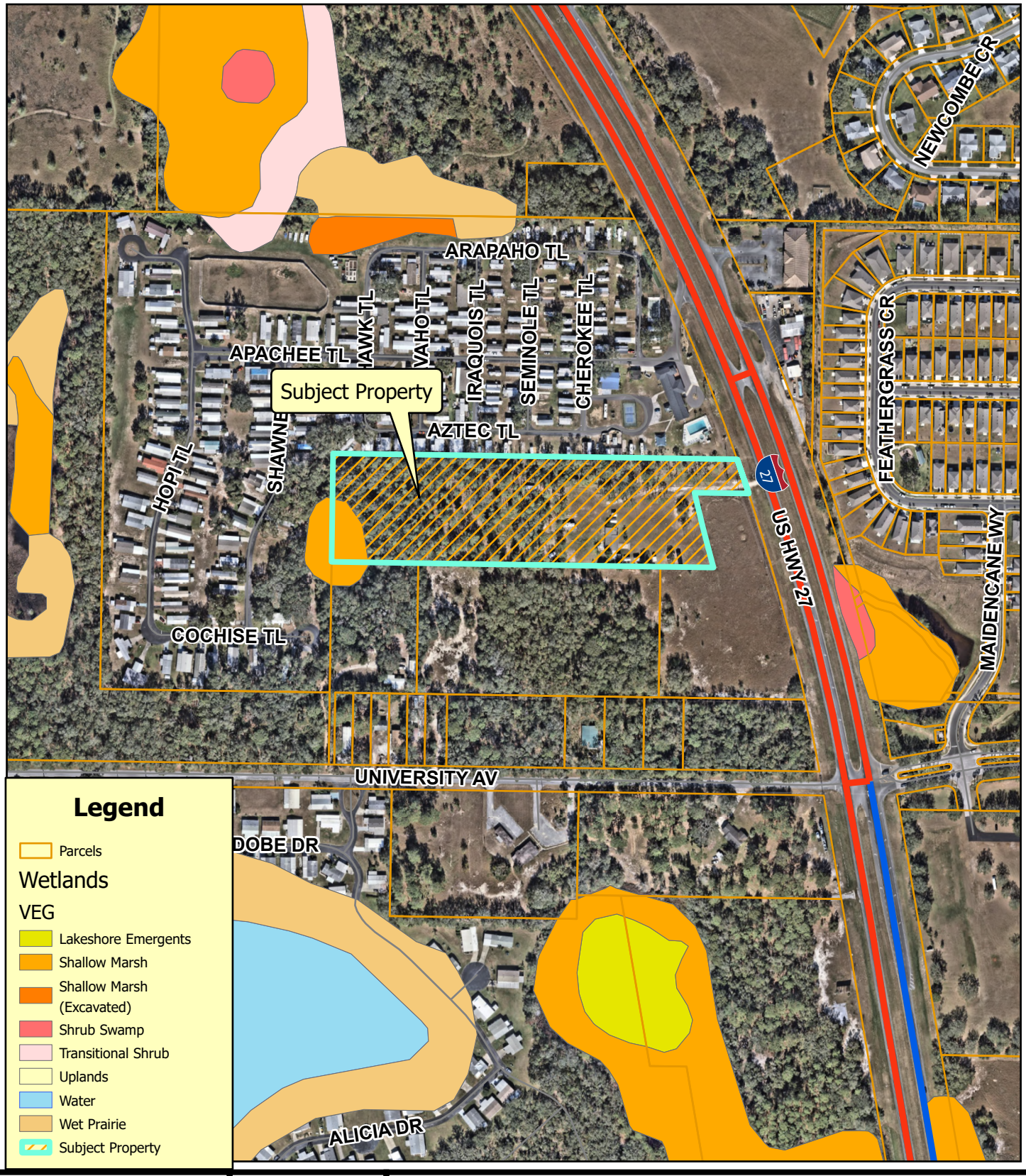
Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Wetlands



Planning & Zoning Division

N

0 140 280 Feet

Legacy Commerce & Industry Park
ANNX-25-643; SSCP-25-644; SPUD-25-645
Alternate Key(s): 1296285
Section 24 Township 20 South, Range 24 East
August 18, 2025

Closeup of Sign on Subject Property

Looking North along US Highway 27 from Subject Property

Looking East across US Highway 27 from Subject Property

Looking South along US Highway 27 from Subject Property

Looking West onto Subject Property from US Highway 27

City of Leesburg
Lake Front City

Agenda Memorandum

Item No:	6.B.4.
Meeting Date:	October 13, 2025
From:	Dan Miller, (Planning and Zoning Director), Dianne Yekel, (Senior Planner)
Subject:	An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 20.36 +/- acres from City of Leesburg PUD (Planned Unit Development) and C-3 (Highway Commercial) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development, for a property generally located north of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Leesburg Lake Front PUD)

Staff Recommendation:
Planning and Zoning Staff recommend approval of the request to rezone the subject property from City of Leesburg PUD (Planned Unit Development) and C-3 (Highway Commercial) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development.

Analysis:
The project site is approximately 20.36 +/- acres, and is generally located north of U.S. Highway 441 and east of Pemble Road as shown on the attached maps. At this time, the property is vacant. The proposal will allow for a mixed-use development. The existing land uses surrounding the property are single-family, government wetlands, vacant government municipal, convenience store, freestanding building, office, auto sales, vacant residential, medical building, and a 55+ mobile home community. Connection to City of Leesburg utilities shall be the responsibility of the developer at the time of development.

The Planning Commission held a public hearing on the application on September 18, 2025, 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 on 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 20.36 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) AND C-3 (HIGHWAY COMMERCIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT, FOR A PROPERTY GENERALLY LOCATED NORTH OF U.S. HIGHWAY 441 AND EAST OF PEMBLE ROAD, LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (LEESBURG LAKE FRONT PUD)

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

Section 1.
Based upon the petition of Michael Rankin, LPG on behalf of Leesburg Lakefront RV Park LLC, "Permittee" of the property hereinafter described, which petition has heretofore been approved by the City Commission of the City of Leesburg, Florida, pursuant to the provisions of the Laws of Florida, the said property located in Lake County, Florida, is hereby rezoned from City of Leesburg PUD (Planned Unit Development) and C-3 (Highway Commercial) 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 _____ day of _____ 2025.

THE CITY OF LEESBURG, FLORIDA

_____
Mayor

ATTEST:

_____
City Clerk

LEGAL DESCRIPTION:

PARCEL 1:

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

BEGINNING 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT S, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE NORTHWEST CORNER OF GOVERNMENT LOT S, THENCE

SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR A.C.L. RAILROAD, LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD

PARCEL 3:

BEGIN ON THE WEST LINE OF GOVERNMENT LOT 4 IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, ON NORTHERLY RIGHT OF WAY OF ABANDONED SEABOARD COASTLINE RAILROAD, RUN NORTH ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 40 FEET, THENCE EASTERLY PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED SEABOARD COASTLINE RAILROAD TO A POINT 20 FEET EAST OF WEST LINE OF GOVERNMENT LOT 4, THENCE NORTH 20 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 4 TO A POINT 2,802.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, THENCE EAST TO A POINT 460 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 4, THENCE SOUTH TO RAILROAD RIGHT OF WAY, THENCE WESTERLY ALONG RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING AS RECORDED IN OFFICIAL RECORDS BOOK 1004, PAGE

1069, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE WEST 200 FEET, THENCE SOUTHEASTERLY

- TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5 THAT IS 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF A.C.L. RAILROAD; THENCE NORTH 322.32 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT NO. 4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S.

HIGHWAY NO. 441, RUN THENCE EASTERLY ALONG AND WITH SAID RIGHT OF WAY LINE FOR 400 FEET TO A POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND: CONTINUE THENCE EASTERLY ALONG AND WITH SAID RIGHT OF WAY LINE FOR 290.5 FEET, THENCE RUN NORTH 00°24'40 EAST 191.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A.C.L. RAILROAD, THENCE RUN WESTERLY ALONG AND WITH SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT THAT IS NORTH 12°36

30 WEST OF THE POINT OF BEGINNING, THIENCE RUN SOUTH 12°36'30* EAST 190.0 FEET TO THE POINT OF BEGINNING.

LEESBURG LAKE FRONT
PUD (PLANNED UNIT DEVELOPMENT AGREEMENT)
SEPTEMBER 18, 2025

This Planned Unit Development Agreement for a PUD (Planned Unit Development) zoning district is granted by the City of Leesburg Planning Commission, Lake County, Florida to **Leesburg Lakefront RV Park LLC, "Owner", 976 Lake Baldwin Lane, Suite 202, Orlando, FL 32814 (Michael Rankin, LPG Urban & Regional Planners, LLC, Petitioner), "Permittee"** for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow a future mixed-use development consisting of 278 multi-family units, 12,000 sq ft commercial use, 2,800 sq ft clubhouse, plus a leasing office and boathouse on approximately 20.36 +/- acres generally located north of US Highway 441 and east of Pemble Road, on a site within the City of Leesburg ISBA in accordance with their PUD application and supplemental information.

PURPOSE

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

CONDITIONS

The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Leesburg Lakefront RV Park LLC, "Owner", 976 Lake Baldwin Lane, Suite 202, Orlando, FL 32814** 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 20.36 +/- acres, shall be used for a mixed-use development substantially consistent with the **Conceptual Plan, Exhibit C,** attached hereto, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Townhouses
2. Multifamily
3. Clubhouse
4. Pool
5. Restaurant/lounge
6. Personal Services
7. Retail Sales & Services
8. Flex Space
9. Office
10. Leasing
11. Financial Institutions/Banks
12. Boat Ramp
13. Boat House
14. Water Retention Areas

B. Other Related Uses

Other uses, related to the primary use, may be included by written determination of the Planning & Zoning Director. Such uses shall be consistent with the intent and purpose of the zoning requirements set forth in this PUD Agreement, and shall meet the parking standards as required herein. Parking availability and daily trips generated may limit the permitted uses.

C. Prohibited Uses

All uses not specifically permitted by Sections 3.A. are considered prohibited.

4. DEVELOPMENT STANDARDS

A. Lot development standards shall be those of the C-3 (Highway Commercial) zoning district, except as amended by these conditions, and may limit the permitted uses based on site plan requirements.

B. Building Setbacks (as measured from the property lines)

1. Front: 30-feet
2. Side: 20-feet
3. Rear: 20-feet
4. Perimeter property boundary: See Section 10, Open Space, Landscaping & Buffer Requirements
5. Accessory structures shall have a minimum rear and side setback of ten (10) feet, and shall not occupy more than 15% of the required rear yard.

C. Open Space

1. A minimum of thirty-five (35) percent of the site shall be developed as open space, including retention areas, buffer and landscaped areas. Parking areas and vehicle access areas shall not be considered in calculating open space.

D. Height

1. Maximum building height shall not exceed four (4) stories with a maximum height of 55-feet except for additional height approved by staff for roof, elevators, a/c units etc., as approved through the Development Review process.

E. Maximum allowed Impervious Surface Ratio (ISR) of 65%.

F. All structure heights shall be measured from the first floor, finished floor elevation on the site.

G. Easements:

1. As part of the development process, easements shall be provided as required by the City of Leesburg and other utility providers, including but not limited to water, wastewater, natural gas, electric, fiber, cable, and communications, for installation and maintenance of utilities.

H. Roadways within the development shall be paved with concrete, asphalt or pavers.

I. Areas of property not occupied by structures, displays or paving shall be landscaped and maintained in accordance with City of Leesburg Code of Ordinances, as amended.

J. Required parking spaces for any proposed restaurant/lounge use shall be determined by City Staff at Site Plan review.

5. ACCESS AND CIRCULATION

A. Site Access

1. Access to the site shall be provided by two (2) access points from US Highway 441, as shown on **Exhibit C, Conceptual Site Plan,** attached hereto. Final determination of the direction of traffic movement into and out of all permitted access points shall be determined through the traffic/transportation study review process as required by the City's site plan review process, including review by Lake County Public Works and/or Florida Department of Transportation, and the Development Review process.

B. Internal Circulation

1. All drives and access points shall be constructed so that the continuous vehicular and pedestrian access is available among and between the buildings.

C. Pedestrian Access

1. Sidewalks shall be installed per City of Leesburg codes and specifications.
2. All pedestrians crossing areas shall be visibly marked with appropriate pedestrian crossing signage and striping. Intersections shall have street pavers, striping or similar materials approved through the appropriate site and/or building permit process, to allow safe crossing points and pedestrian access to all structures.

6. PARKING

A. General

1. The permittee shall have off-street parking spaces within all areas of the property per an approved site plan pursuant to the City of Leesburg Code of Ordinances. All development shall include the required number of handicapped parking spaces.

2. The location and design of the proposed parking areas will be reviewed during the site plan review process to provide for adequate parking, which may limit the permitted uses of the site.

7. ARCHITECTURAL STANDARDS

A. Mechanical units and roof equipment should be screened from view with parapet or other screening method so that the equipment is not seen from the public-right-of way or residential property.

B. With the exception of building height and setbacks, spatial requirements set forth herein for non-residential structures shall be deemed satisfied provided as-built measurements do not deviate from such requirement by more than five (5) percent.

C. 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 D**, attached hereto.

D. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Director or designee.

E. The structure shall be subject to Section 25-360 City of Leesburg Code of Ordinances.

8. SIGNAGE

A. Ground signs

1. All ground signage for the property shall be monument style signs with design and architectural style consistent with the overall development, and consistent with the requirements of the sign regulations of the City of Leesburg.

B. Alternative Designs.

1. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Planning and Zoning Director where the architectural style would be in keeping with the intent of these sign regulations.

C. Landscaping for ground signs

1. Landscaping around all monument signs shall comply with the standards and requirements of the sign regulations of the City of Leesburg Code of Ordinances, as amended.

D. Wall signs

1. All wall signage for the property shall be designed and constructed to comply with the standards and requirements of the sign regulations of the City of Leesburg Code of Ordinances, as amended.

9. OPEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS

A. A minimum thirty (30) foot separate buffer tract with plantings as shown in Figure A below, shall be provided along the western boundary of the subject property. In addition, a minimum twenty-five (25) foot separate buffer tract shall be installed along the southern property line, north of and parallel to the power easement. In addition to the thirty (30) foot buffer on the western boundary, a four (4) foot berm shall be established near the existing property line, upon which the fence noted below shall be constructed.

B. A six (6) foot high privacy fence shall be provided along the western and southern

boundary lines. This fence shall be shall be constructed of PVC, or other such synthetic material that creates an opaque barrier between the subject property and adjacent lands in those locates. This fence shall be constructed on or within the property lines, leaving the required buffers for landscaping as required herein.

C. The area of the parcels identified as Lake County Alternate Key 1182956 and 1703654, lying between U.S. Highway 441 and the power line easement, shall be landscaped as follows:

1. Canopy trees ……. six inches caliper, 2 per 100 linear feet.
2. Understory trees ……four-inch caliper, 3 per 100 linear feet.
3. Shrubs ……....as seen in Figure A.
4. Groundcover …….as seen in Figure A.

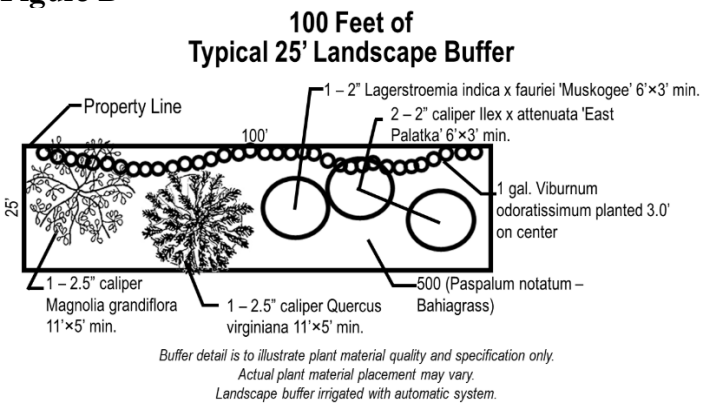
D. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.

E. Where not otherwise required herein, all landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below.

Figure A

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

Figure B



F. Minimum open space allowance for the site shall be 30% which may consist of wetlands, stormwater ponds, recreational areas, and common areas.

G. Variations to the landscape and buffering requirements of the code may be approved by the Planning and Zoning Director or designee, to the extent that the overall intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.

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

1. All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
2. Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
3. The tree survey shall be completed by a licensed surveyor.

10. UTILITIES

A. 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:

1. 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.
2. 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, consistent with the typical pioneering agreement approved on new home projects in the city, 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.
3. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

11. STORMWATER/DRAINAGE MANAGEMENT

A. 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:

1. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
2. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
3. A responsible legal entity for the maintenance of the stormwater management system shall be provided prior to final site plan approval. A property owners or maintenance association is an acceptable entity.
4. The existing 100-year flood plain on the property shall be shown on all plans and lots.
5. 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.
6. 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.
7. 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.
   a. 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.
   b. 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;
8. All wet stormwater ponds greater than 0.25 acres in size shall have a minimum of one (1) functioning fountain/aerator for the purpose of aesthetic and public health considerations. Such fountains/aerators shall be owned and maintained by the Property Management entity required elsewhere herein.

12. WETLANDS, FLOOD ZONES & WILDLIFE

A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.

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

C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary, or as determined by the appropriate state agency.

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

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

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

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

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

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

J. Through the Site Plan Review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

13. TRANSPORTATION IMPROVEMENTS

A. Traffic/Transportation Study

1. A traffic/transportation study shall be submitted during the site plan review process, for review and determination of any access improvements as required by FDOT, Lake County, the Lake-Sumter MPO or the City of Leesburg. Any required improvements will be the responsibility of the Permittee.

B. Approvals for Improvements

1. All transportation improvements shall be contingent upon site plan approval by City of Leesburg staff during development review/permit application. Said

approval shall also be contingent upon review and approval by the Lake-Sumter MPO, Lake County and the Florida Department of Transportation where required.

2. Improvements required may include, but are not limited to, traffic signals, turn lanes, acceleration/deceleration lanes, etc.

C. Roadway Improvements

1. The Applicant shall provide all necessary roadway and intersection improvements within the development and its connection to US Highway 27.
2. Any offsite improvements required by FDOT, Lake County, Lake-Sumter MPO and the City of Leesburg shall be based on a current traffic analysis, shall be the developer's responsibility and shall be reviewed by City staff during the site plan review process. Approval of all necessary permits and improvements as required by the City of Leesburg, the Lake-Sumter MPO, Lake County and FDOT shall include any needed right-of-way, signalization and improvements required to support the development.

D. Internal Circulation

1. Drives and accesses shall be constructed within the interior of the development such that continuous vehicular assess is available among and between all structures within the development.

14. IRRIGATION & WATER USAGE

A. All landscaped areas shall be irrigated and designed to meet Section 25-327, 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.

15. RECREATION REQUIREMENTS

A. Recreational development provided on the site shall include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents, as seen on the attached Conceptual Development Plan, Exhibit C.

B. Recreational requirements shall include a minimum of four (4) active recreation areas, at a minimum of 1.4 total acres provided, as shown in Exhibit C, Conceptual Development Plan. The location of these sites may vary based on final design. The uses in these primary active recreation areas shall consist of:
1) An amenity building and swimming pool,
2) A walking trail around the circumference of the retention area on the south side of the property,
3) A children's playground with playground equipment, and
4) A separate, fenced dog park area.

C. Surrounding the main stormwater retention pond/area on the south side of the property, the developer shall construct a multi-use trail system, as shown in Conceptual Development Plan, Exhibit C.

D. Unless specified otherwise herein, all recreation spaces may include, but are not limited to:
   1. Trails, exercise stations, boardwalks, water feature overlooks;
   2. Gazebos, grills, picnic tables, benches;
   3. Playgrounds, tot lots;
   4. Basketball, tennis, pickleball, shuffleboard, handball courts, etc.;
   5. Community swimming pool, including the deck area surrounding such pools;
   6. Indoor recreation rooms provided such rooms are permanently maintained for the use of residents for recreational purposes;
   7. Other active recreational activities may be used, subject to approval by the City of Leesburg.

16. 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 property owner's association shall serve as an appropriate entity for all common properties within the development.

17. 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.

18. REVERSION

A. 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.

19. MISCELLANEOUS CONDITIONS

A. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Agreement. 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 Agreement 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 these PUD Agreement of Approval 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. This PUD Agreement 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.

20. LEVELS OF SERVICE

A. Levels of Service

1. As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid water. 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

A. 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.

C. If the development requires construction of new distribution or collection lines, or other infrastructure needed to develop the subdivision, 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.

D. Commitment of Capacity

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

E. Ability to Provide Services

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

PARCEL 1:

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:

BEGINNING 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT S, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE NORTHWEST CORNER OF GOVERNMENT LOT S, THENCE

SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR A.C.L. RAILROAD, LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD

PARCEL 3:

BEGIN ON THE WEST LINE OF GOVERNMENT LOT 4 IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, ON NORTHERLY RIGHT OF WAY OF ABANDONED SEABOARD COASTLINE RAILROAD, RUN NORTH ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 40 FEET, THENCE EASTERLY PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED SEABOARD COASTLINE RAILROAD TO A POINT 20 FEET EAST OF WEST LINE OF GOVERNMENT LOT 4, THENCE NORTH 20 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 4 TO A POINT 2,802.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, THENCE EAST TO A POINT 460 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 4, THENCE SOUTH TO RAILROAD RIGHT OF WAY, THENCE WESTERLY ALONG RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING AS RECORDED IN OFFICIAL RECORDS BOOK 1004, PAGE

1069, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE WEST 200 FEET, THENCE SOUTHEASTERLY

- TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5 THAT IS 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF A.C.L. RAILROAD; THENCE NORTH 322.32 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT NO. 4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S.

HIGHWAY NO. 441, RUN THENCE EASTERLY ALONG AND WITH SAID RIGHT OF WAY LINE FOR 400 FEET TO A POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND: CONTINUE THENCE EASTERLY ALONG AND WITH SAID RIGHT OF WAY LINE FOR 290.5 FEET, THENCE RUN NORTH 00°24'40 EAST 191.17 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A.C.L. RAILROAD, THENCE RUN WESTERLY ALONG AND WITH SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT THAT IS NORTH 12°36

30 WEST OF THE POINT OF BEGINNING, THIENCE RUN SOUTH 12°36'30* EAST 190.0 FEET TO THE POINT OF BEGINNING.

Building 1 (4-Story)
60 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Building 2 (4-Story)
60 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Building 3 (4-Story)
60 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Building 4 (3-Story)
45 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Building 5 (3-Story)
45 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

(2) Building TH (2-Story)
4 Units
2,200 Gross SF / Floor
100% EFF.
2,200 Net SF Floor
2 Units / Floor

Total DU
278 Units (975 SF Avg)

Parking Provided
556 Surface Parking
24 Garage Stalls
8 Boat Trailer Stalls
588 Total Stalls
2.08 sp/du

Leasing
2,300 SF

Clubhouse
2,800 SF

Boat House
1,400 SF

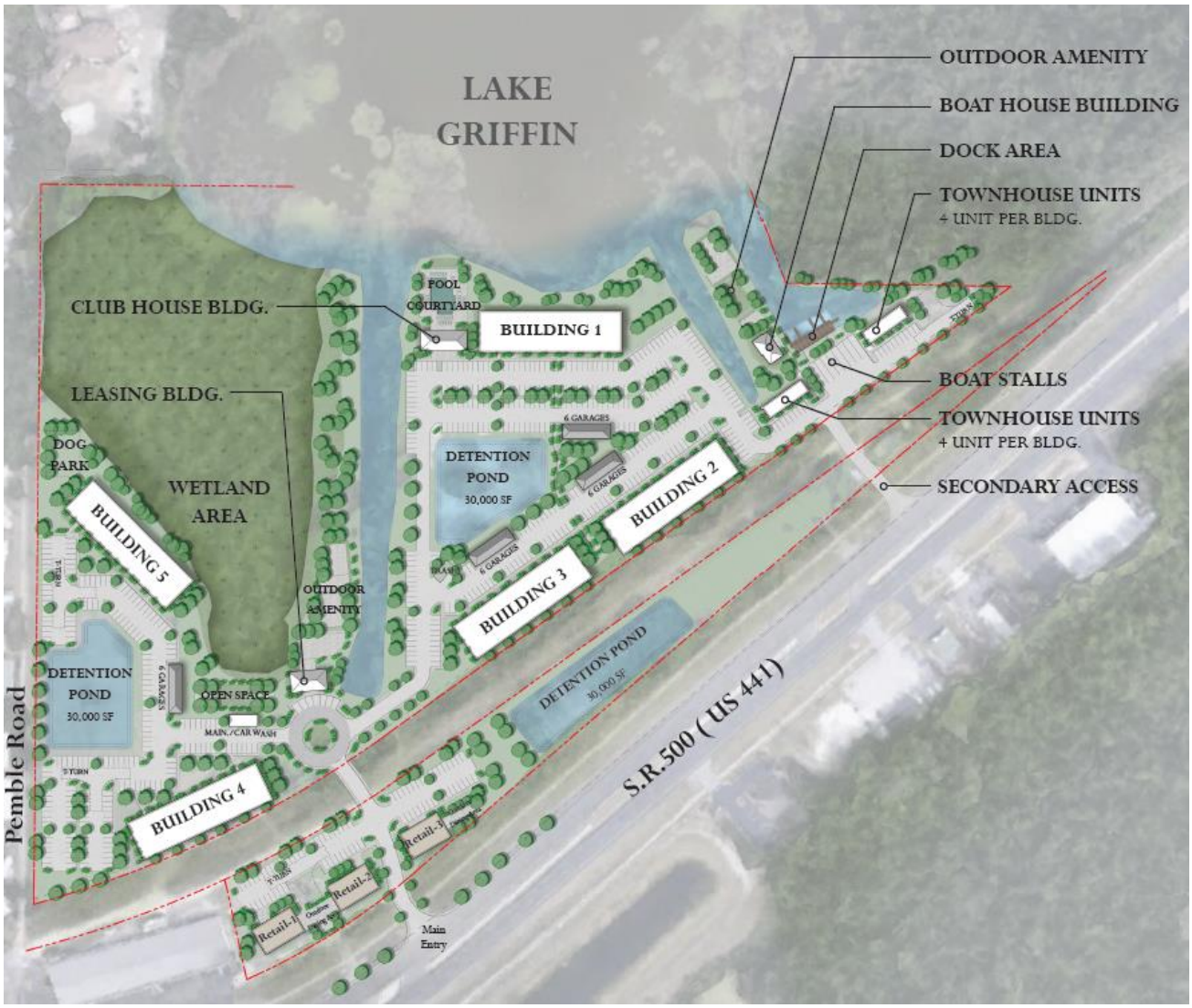
Maint. / Car Wash
1,000 SF

Retail 1
4,000 SF
32 Parking Stalls

Retail 2 & 3
(2) 4,000 SF
42 Parking Stalls

LEESBURG LAKEFRONT | LEESBURG, FL
August 08, 2025
Page 1 OF 1

TABERNACLE


LAKE
GRIFFIN
OUTDOOR AMENITY
BOAT HOUSE BUILDING
DOCK AREA
TOWNHOUSE UNITS
4 UNIT PER BLDG.
CLUB HOUSE BLDG.
POOL
COURTYARD
BUILDING 1
LEASING BLDG.
BOAT STALLS
TOWNHOUSE UNITS
4 UNIT PER BLDG.
SECONDARY ACCESS
DOG
PARK
WETLAND
AREA
DETENTION
POND
30,000 SF
6 GARAGES
BUILDING 2
BUILDING 5
BUILDING 3
OUTDOOR
AMENITY
DETENTION
POND
30,000 SF
OPEN SPACE
MAIN./CAR WASH
DETENTION POND
30,000 SF
S.R.500 (US 441)
Pemble Road
BUILDING 4
Retail-1
Retail-2
Main
Entry

LEESBURG LAKEFRONT | LEESBURG, FL

August 08, 2025

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CONCEPTUAL RENDERING

VIEW LOOKING NORTHEAST TOWARD LAKE GRIFFIN FROM MAIN ENTRANCE ALONG US 441

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August 08, 2025
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CONCEPTUAL RENDERING
VIEW LOOKING NORTHWEST TOWARD LAKE GRIFFIN FROM SECONDARY ENTRANCE ALONG US 441

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CONCEPTUAL RENDERING
VIEW LOOKING SOUTHWEST TOWARD US 441 FROM LAKE GRIFFIN

LEESBURG LAKEFRONT | LEESBURG, FL
August 08, 2025
Page 3 OF 3

TABERNACLE

Examples of Acceptable / Unacceptable Lighting Fixtures

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
RECOMMENDATIONS

DATE: September 18, 2025
OWNER: Leesburg Lakefront RV Park LLC
PETITIONER: Michael Rankin (LPG Urban & Regional Planners, LLC)
PROJECT: Leesburg Lake Front
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: PUD-25-687

THE PLANNING & ZONING DEPARTMENT 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 RP (Residential Professional), C-2 (Community Commercial District), RMRP (Mobile Home Rental Park), City C-3 (Highway Commercial), PUD (Planned Unit Development), A (Agriculture), and P (Public)

2. The future land use of City General Commercial is compatible with the adjacent future land use designations of Lake County Urban Medium Density, City General Commercial and Sunnyside Estates.

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

Action Requested:

1. Vote to **approve** staff's recommendation to rezone the subject property from City PUD (Planned Unit Development) and C-3 (Highway Commercial) to City of Leesburg PUD (Planned Unit Development) and forward to the City Commission for consideration.

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
STAFF SUMMARY

DATE: September 18, 2025
OWNER: Leesburg Lakefront RV Park LLC
PETITIONER: Michael Rankin (LPG Urban & Regional Planners, LLC)
PROJECT: Leesburg Lake Front
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: PUD-25-687

GENERAL LOCATION: North of US Highway 441 and east of Pemble Road

FUTURE LAND USE DESIGNATION: City General Commercial

SURROUNDING FUTURE LAND USE DESIGNATION:
North – Lake County Urban Medium Density
South – Lake County Urban Medium Density, City General Commercial, Sunnyside Estates
East – City General Commercial
West – Lake County Urban Medium Density

PROPOSED FUTURE LAND USE DESIGNATION: n/a

EXISTING ZONING DESIGNATION: City PUD (Planned Unit Development) and C-3 (Highway Commercial)

SURROUNDING ZONING DESIGNATIONS:
North – Lake County RP (Residential Professional), Lake Griffin
South –Lake County C-2 (Community Commercial District), City C-3 (Highway Commercial), PUD (Planned Unit Development), A (Agriculture)
East – P (Public), C-3 (Highway Commercial)
West – Lake County RMRP (Mobile Home Rental Park District)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: Vacant

SURROUNDING LAND USE:
North – Single Family, Gov't Wetlands
South – Vacant Gov't Municipal, Convenience Store, Freestanding Building
East – Store, Office, Auto Sales, Vacant Residential, Medical Building
West – 55+ Mobile Home Community

PROPOSED LAND USE: Mixed_Use

CITY OF LEESBURG PLANNING & ZONING DEPARTMENT
DEPARTMENTAL REVIEW SUMMARY

DATE: September 18, 2025
OWNER: Leesburg Lakefront RV Park LLC
PETITIONER: Michael Rankin (LPG Urban & Regional Planners, LLC)
PROJECT: Leesburg Lake Front
REQUEST: Rezoning to PUD (Planned Unit Development)
CASE NO.: PUD-25-687

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 9/12/2025

FIRE

No comments received as of 9/12/2025

ELECTRIC

No comments received as of 9/12/2025

GAS

No comments received as of 9/12/2025

GIS

"GIS has no comments." – Nick Tota 8/26/2025

BUILDING

No comments received as of 9/12/2025

PUBLIC WORKS

No comments received as of 9/12/2025

ADDRESSING

No comments received as of 9/12/2025

ECONOMIC DEVELOPMENT

No comments received as of 9/12/2025

LAKE COUNTY PUBLIC WORKS

"I have no comment." – Seth Lynch 8/29/2025

LAKE COUNTY SCHOOLS

"It appears that this project is proposed to be mixed use. New residential units would be subject to school concurrency review. The applicant should reach out to the school district for more information on this process." – Heather Croney 8/26/2025

PUBLIC RESPONSES

Approval

No comments received as of 9/12/2025

Disapproval

No comments received as of 9/12/2025

Extended Aerial

Planning & Zoning Division

N
W E
S

0 230 460 690 920
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Aerial

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Zoning

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Lake County Zoning

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Proposed Zoning

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Future Land Use

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Lake County Future Land Use

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Surrounding Lane Use

Planning & Zoning Division

N
W E
S

0 100 200 300 400
Feet

Leesburg Lake Front
PUD-25-687
AK3s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Wetlands

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Flood Zone

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Commission District

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

Community Redevelopment Area

Planning & Zoning Division

N
W E
S

0 110 220 330 440
Feet

Leesburg Lake Front
PUD-25-687
AK#s: 1801737, 1182964, 1182956, 1703654, 1183171
Section 20, Township 19, Range 25
August 20, 2025

City of Leesburg
Lake Front City

Agenda Memorandum

Item No: 9.A.

Meeting Date: October 13, 2025

From: Al Minner, (City Manager)

Subject: Update JPA Negations with Lake County

Staff Recommendation:
None action item.

Analysis:
The Office of the City Manager seeks direction from the Commission with regard to ongoing conversations concerning formulating a Joint Planning Agreement (JPA) with Lake County. City and County staff have met in this regard and major conversation points concern acceptance of County roads. Road transference generally breaks down into three road categories — (1) County Roads the City is required to assume pursuant to the ISBA; (2) Roads the City may want to accept in order to remove territorial ambiguities; and (3) roads the County would like to "shed" to the City; but, the City is not required to accept.

The purpose of the conversation is to publicly update the Commission about the matter, seek direction and publicly discuss other concepts that may be beneficial in terms of growth management for the City and County as the debate on a regional level continues.

Procurement Analysis:

Options:

Fiscal Impact:

ROAD CITY IS REQUIRED TO ACCEPT PURSUANT TO ISBA (CITY/COUNTY AGREE)

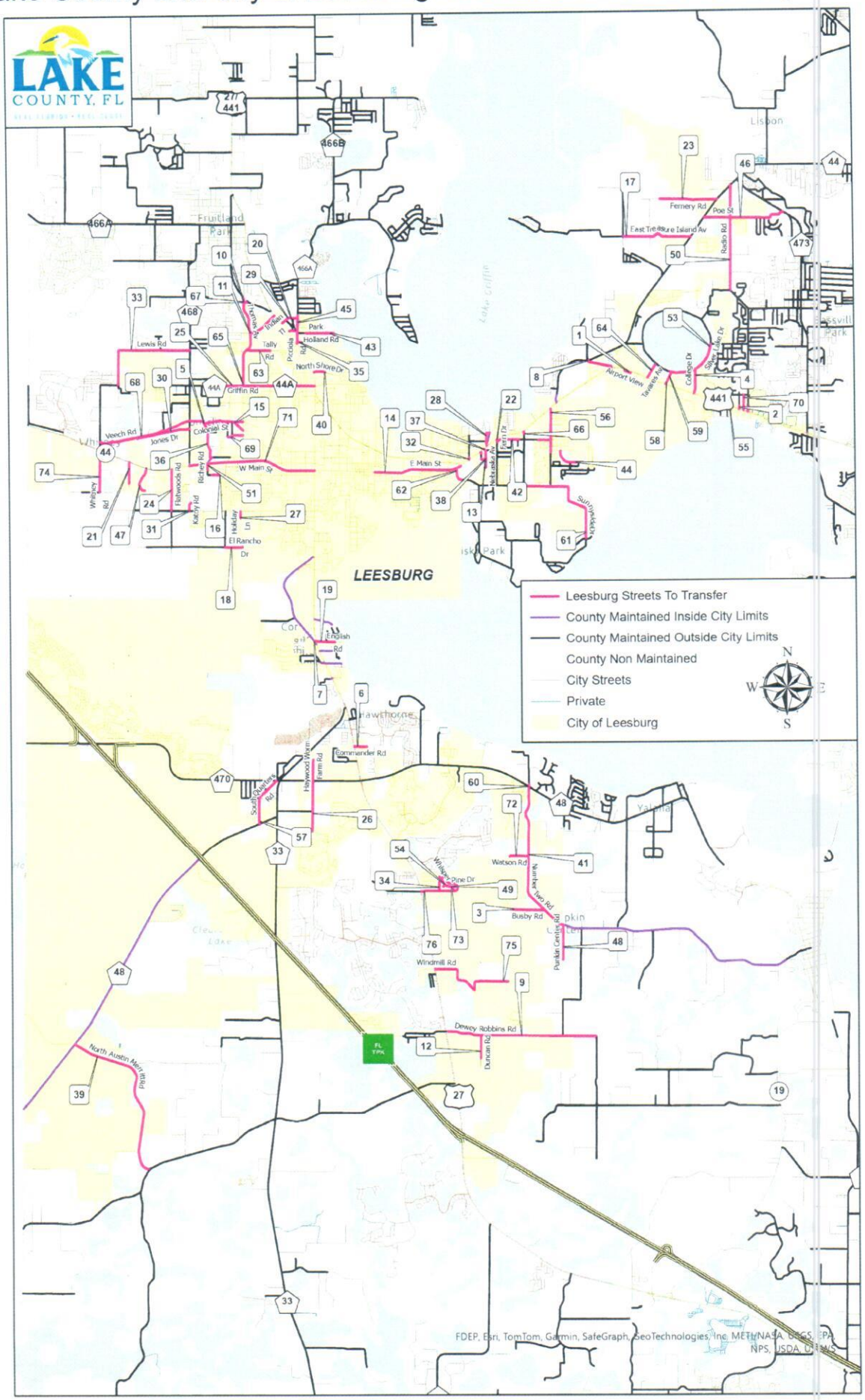
ROAD	FROM	TO
Bridges Road	US 27	FL Turnpike (City Limits)
Busby Road	#2 Road	Terminus
Dewey Robbins Road	US 27	Terminus of ISBA
Duncan Road	Beginning (Dewey)	Terminus (BarKey)
Fernery Road	SR 44	City Limits
#2 Road	CR 48	Terminus of ISBA
Poe Road	SR 44	CR 473
Windmill Road	US 27	Terminus (Whispering Hills)

ROADS THE CITY SHOULD ACCEPT

Wind Song Subdivision	ALL SUBDIVISION ROADS

ROAD THE COUNTY IS REQUESTING THE CITY ACCPET THROUGH JPA

(See Attached Map for Road Locations)

ROAD	ROAD	ROAD
Airport View	Haywood Worm Farm Road	Richey Road
Blossom Lane	Holiday Lane	Silver Lake Road
Busby Road	Ice Cream Road	Singing Lark Court
College Drive	Indian Trail	Skinner Avenue
Colonial Street	Jones Drive	Sleepy Hollow Road
Commander Road	Katoy Road	South Quarters Road
Connell Road	Lake Avenue - North	Stewart Lane
CR 44 Leg A	Lewis Road	Stewart Lane
Dewey Robbins Road	Meadow Breeze Lane	Stone Mountain Road
Dixie Avenue	Michigan Avenue	Sunnyside Drive:
Dr. Martin Luther King, Jr. Drive	Montclair Road	Sunnyside Drive:
Duncan Road	Mt. Vernon Road	Tally Road
East Line Street	Nebraska Avenue	Tavares Avenue
East Main Street	North Austin Merritt	Thomas Avenue
East Montclair Road	North Shore	Tomato Hill Road
East Richey Road	Number Two Road	Urick Street
East Treasure Island Road	Old Tavares Road	Veech Raod
El Rancho Drive	Park Holland Road	Virginia Drive
English Road	Parkdale	Vista Avenue
Eureka Avenue	Picciola Road	West Main Street
Executive Boulevard	Poe Street	Watson Road
Fern Drive	Progress Road	Whisper Pine Drive
Fernery Road	Punkin Center Road	Whitney Road
Flatwoods Road	Quiet Laurel Lane	Windmill Road
Griffin Road	Radio Road	Windsong Oak Drive

Lake County and City of Leesburg Maintained Streets Concept Map