

**AMENDED AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, APRIL 11, 2022 5:30 PM**

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. National Public Safety Telecommunicators Week

3. PRESENTATIONS:

A. Leesburg Center for the Arts & Leesburg Public Works - Lift Station project for Public Art

B. Northwest Central FL Scholastic Art Competition - Regional Gold Key winner & Nominated for the National American Vision Award - D'Ante Morgan, a senior at Leesburg High School

C. Main Street Complete Streets Design Update

4. PUBLIC COMMENTS:

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

5. CONSENT AGENDA:

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

A. CITY COMMISSION MEETING MINUTES:

1. None

B. PURCHASING ITEMS:

1. None

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the City Commission to designate a preferred design concept for the East and West Main Street Complete Streets Concept Development Project; and providing an effective date.
2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Fourth Amendment to Amended and Restated Ground Lease between the City of Leesburg and Ski Beach Bar & Grill, LLC, f/k/a Venetian Gardens Site Holdings, LLC; and providing an effective date.
3. Resolution of the City Commission of the City of Leesburg, Florida, ratifying the Collective Bargaining Agreements Wage Opener with the Florida Police Benevolent Association, Inc. for Officers/Detectives and Corporals/Sergeants; and providing an effective date.

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

A. SECOND READING OF ORDINANCES

1. None

B. FIRST READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 33 +/- acres; and being generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, lying in Sections 14 & 15, 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. (Sundance AX)

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 33 +/- acres from Lake County Regional Office to City of Leesburg Estate Residential, for a property generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as legally described in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance Subdivision SSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 33 +/- acres from Lake County A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed use development of single-family residential and mini-warehouse storage units for a property generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as legally described in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance 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:

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.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.1.

Meeting Date: April 11, 2022

From: Cliff Kelsey, (Public Works Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, authorizing the City Commission to designate a preferred design concept for the East and West Main Street Complete Streets Concept Development Project; and providing an effective date.

Staff Recommendation:

Staff recommends designating a concept that most benefits the residents of the City and provides the most impact to the local economy.

Analysis:

City staff, Lake Sumter MPO and HDR have been working together over the last six months to develop a concept of design for a future FDOT funded project to improve Main Street on the East and West sides of Downtown Leesburg. The public and critical stakeholders have all been a part of the alternatives analysis and the development of the different options. After being briefed on the different options, the intent is for the City Commission to designate the best option and move forward with design.

Procurement Analysis:

This is not a COL funded project.

Options:

1. Designate a preferred design concept for the East and West Main Street Complete Streets Concept Development Project: or,
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

Submission Date and Time:

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA, AUTHORIZING THE CITY COMMISSION TO DESIGNATE A
PREFERRED DESIGN CONCEPT FOR THE EAST AND WEST MAIN STREET
COMPLETE STREETS CONCEPT DEVELOPMENT PROJECT; AND
PROVIDING AN EFFECTIVE DATE.**

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

THAT the City Commission hereby designates a preferred design concept for the Lake and Sumter County MPO's East and West Main Street Complete Streets Concept Development Project.

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 11th day of April 2022.

Mayor

ATTEST:

City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.2.

Meeting Date: April 11, 2022

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 Fourth Amendment to Amended and Restated Ground Lease between the City of Leesburg and Ski Beach Bar & Grill, LLC, f/k/a Venetian Gardens Site Holdings, LLC; and providing an effective date.

Staff Recommendation:

Staff recommends approval of the Fourth Amendment to Amended and Restated Ground Lease as presented.

Analysis:

At the request of the owner, Randy Keuntjes, the 4th Lease amendment contemplates two issues. First, it provides a good faith effect to negotiate new terms at the end of the lease. Second, designates parking for the restaurant. Management is of the opinion that these modifications have little impact on the lease and provide a platform to ensure the success of the restaurant.

Procurement Analysis:

N/A

Options:

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

Fiscal Impact:

Submission Date and Time:

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A
FOURTH AMENDMENT TO AMENDED AND RESTATED GROUND LEASE
BETWEEN THE CITY OF LEESBURG AND SKI BEACH BAR & GRILL, LLC,
F/K/A VENETIAN GARDENS SITE HOLDINGS, LLC; AND PROVIDING AN
EFFECTIVE DATE.**

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

THAT the Mayor and City Clerk are hereby authorized to execute a Fourth Amendment to the Amended and Restated Ground Lease agreement with Ski Beach Bar & Grill, LLC, a Florida limited liability company, f/k/a Venetian Gardens Site Holdings, LLC.

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 11th day of April 2022.

Mayor

ATTEST:

City Clerk

**FOURTH AMENDMENT TO AMENDED AND
RESTATED GROUND LEASE**

THIS FOURTH AMENDMENT is entered into on the date shown below, between **THE CITY OF LEESBURG, FLORIDA**, as Landlord, and **SKI BEACH BAR & GRILL, LLC**, a Florida limited liability company, f/k/a **VENETIAN GARDENS SITE HOLDINGS, LLC**, as Tenant,

WITNESSETH:

THAT the parties previously entered into an Amended and Restated Ground Lease (the "Original Lease") which was effective as of July 24, 2018. Section 7.1 of the Original Lease required Tenant to commence and complete construction of improvements on the leased site by a specified deadline. On March 17, 2021, Landlord and Tenant entered into an Amendment to Amended and Restated Ground Lease (the "First Amendment") pursuant to which such deadlines were modified. On April 26, 2021, Landlord and Tenant entered into a Second Amendment to Amended and Restated Ground Lease (the "Second Amendment") pursuant to which such deadlines were again modified. On May 10, 2021, Landlord and Tenant entered into a Second Amendment to Amended and Restated Ground Lease pursuant to which the Original Lease was confirmed. (The Original Lease, as amended by the First Amendment, Second Amendment and Third Amendment, is hereinafter referred to as the "Amended Lease.") The parties have entered into this Amendment to provide Tenant with an additional option to extend the Term of the Amended Lease, and to recognize Tenant's name change, as set forth below.

NOW THEREFORE, in consideration of the Amended Lease, the mutual covenants and promises contained in this Amendment, the sum of \$10.00, and other good and valuable considerations, in hand paid and given by each party to the other, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree to amend the Amended Lease as set forth below:

1. Extensions. [Deleted text is ~~stricken~~ through; added text is underlined.]

- 1.1. Section 3.2 of the Original Lease is amended to reads as follows:

Section 3.2 Option to Extend. Tenant may, at its option and subject to the conditions herein stated, extend the Term of this Lease for two (2) additional periods of ten (10) years each, subject to all the provisions of this Lease, including provisions for adjustments to the rent. Each such additional period in effect hereunder shall be referred to as an "Extended Term." At the end of the final Extended Term, Tenant will have the option to negotiate a new lease with Landlord at market rate. Both parties must negotiate any such new lease in good faith. If no new lease is negotiated, then the existing provisions of this Lease pertaining to Expiration and Reversion shall apply.

[Remainder of Section 3.2 unchanged].

2. The parties acknowledge that Tenant, which was originally named "Venetian Gardens Site Holdings, LLC," changed its name to "Ski Beach Bar & Grill, LLC" by filing Articles of Amendment to its Articles of Incorporation with the Florida Department of State on July 15, 2021. Such name change has no impact on the respective rights and obligations of Landlord and Tenant under the Amended Lease.

3. **Parking.**
 - 3.1. As set forth in the Original Lease, Tenant and Landlord share the "Gardens Common Areas," including parking areas within Venetian Gardens.
 - 3.2. Landlord recognize that Tenant's success is dependent upon adequate parking for its Restaurant.
 - 3.3. Therefore, Tenant shall have the preferential right to use the parking spaces (the "Preferred Spaces"), within the red box marked on the attached **Exhibit A**, in the parking lot North of the Restaurant Site during hours when the Restaurant is open and Tenant determines, in its reasonable discretion, that exclusive use of the Preferred Spaces is necessary. Tenant may enforce such rights by signage, or through personnel, directing the public not to park in the Preferred Spaces. The installation, repair, and maintenance of such signage shall be at Tenant's cost. However, Tenant shall not be permitted to tow any non-compliant vehicles from Preferred Spaces.
4. Except as specifically amended by this instrument, the Amended Lease shall continue in full force and effect as initially executed between the parties.
5. This Amendment may be executed in multiple counterparts, each of which may be considered an original, but all of which together shall constitute but one and the same instrument. This Amendment, when signed by a party, may be delivered by electronic mail or facsimile transmission with the same force and effect as if it were an executed and delivered original, manually-signed counterpart.
6. Nothing expressed or referred to in this Amendment is intended or will be construed to give any person or entity other than the actual, named parties hereto and their respective successors and assigns, any legal or equitable right, remedy or claim under or with respect to the Lease or this Amendment, or any provision hereof, it being the intention of the parties hereto that this Amendment and all of its provisions and conditions are for the sole and exclusive benefit of the parties to this Amendment and their respective successors and assigns, and that no fourth party beneficiaries are to be created either expressly or by implication.
7. The Effective Date of this Amendment shall be the date on which it receives final approval by the Leesburg City Commission, at a public meeting where a quorum is present, and this Amendment was duly placed on the agenda for consideration and disposition.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Amendment on the dates shown below.

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SIGNATURES START ON NEXT PAGE**

THE CITY OF LEESBURG, FLORIDA

Witness

Print Witness Name

Witness

Print Witness Name

ATTEST: _____
ANDI PURVIS, City Clerk

APPROVED AS TO FORM AND CONTENT:

CITY ATTORNEY

Witness

W. JAMES GOODING III

Print Witness Name

Witness

KARLA S. HAYTER

Print Witness Name

BY: _____
MIKE PEDERSON, Mayor

DATE: April _____, 2022

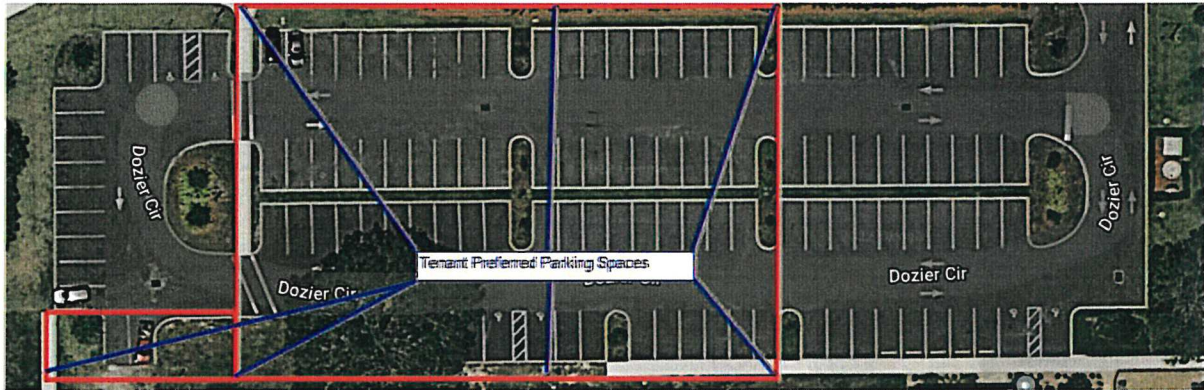
SKI BEACH BAR & GRILL, LLC, a Florida
limited liability company, f/k/a VENETIAN
GARDENS SITE HOLDINGS, LLC

BY: _____
RANDY KEUNTJES, Manager

DATE: April _____, 2022

3/31/2022

EXHIBIT A
PREFERRED SPACES



P:\JG\Keuntjes\Ski Beach 2021\Lease\4A\Fourth Amendment JG 3-25-22 Rev.DOCX

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: April 11, 2022

From: Robert Hicks, (Police Chief)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, ratifying the Collective Bargaining Agreements Wage Opener with the Florida Police Benevolent Association, Inc. for Officers/Detectives and Corporals/Sergeants; and providing an effective date.

Staff Recommendation:

Staff recommends ratification of the Collective Bargaining Agreement.

Analysis:

After thoughtful negotiations, agreements have been reached with the Florida Police Benevolent Association, Inc. for both the Officers/Detectives and Corporals/Sergeants units. The union membership has approved the agreements. The agreements will become effective April 1, 2022. This agreement considers the immediate need to fill numerous police officer vacancies and retain current employees.

Effective April 1, the proposal is to increase wages as follows (1) 6% increase for entry level, (2) 4% increase for all officers with one or more year of service; (3) 4% increase for senior police officers and, (4) 3% increase for corporals and sergeants. Effective October 1, the entire unit tentatively agreed to 5% COLA increases.

Attached is a spread sheet which shows LPD current salary competitiveness. Unfortunately, we have once again fallen behind Apopka and Clermont; being the local departments that have recruited our officers or provided better starting pay. You will note the urgency to the immediate increase as the department is currently 8 officers short, with a 9th position to open shortly. Management opinion is that our starting pay and junior pay is not high enough to retain the officers we have trained or recruit new personnel.

With regard to the 5% wage offer for FY 23, Management is of the opinion that a greater than 3% wage increase will be required to keep pace with inflation and provide reasonable wage adjustments across the board for all City employees.

In conjunction with the consideration of the CBA, I also seek approval to increase command staff by 3%, effective April 1. Command staff includes, Lieutenants, Captains, Major and Chief.

Procurement Analysis:

N/A

Options:

1. Ratify the Collective Bargaining Agreements with the Florida Police Benevolent Association; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

The financial implications of the new CBA will become effective April 1, 2022. The new CBA increase for personnel expenses including benefits is estimated to be \$175,000. Funds are available in the current Police budget as a result of several vacant positions with an estimated current savings of \$375,000. An additional increase of 5% on October 1, 2022 is estimated to be another \$217,979.12 and will be included in the Fiscal Year 2022-23 budget. Refer to the attached document (Article 34 CBA) for more details.

Submission Date and Time: 4/6/2022 12:51:31 PM

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA, RATIFYING THE COLLECTIVE BARGAINING AGREEMENTS
WAGE OPENER WITH THE FLORIDA POLICE BENEVOLENT
ASSOCIATION, INC. FOR OFFICERS/DETECTIVES AND
CORPORALS/SERGEANTS; AND PROVIDING AN EFFECTIVE DATE.**

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

THAT agreements have been reached with the Florida Police Benevolent Association, Inc. for both the Officers/Detectives and Corporals/Sergeants units. The union membership has approved the agreements, and

THAT these agreements are hereby ratified and accepted by the City of Leesburg, 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 11th day of April 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

Article 34
COMPENSATION

34.1 Effective April 1, 2022 and October 1, 2022, the below wage ranges are adopted.

Position	Hourly Min	Hourly Max	Annual Min	Annual Max
Police Officer/Detective 300				
Apr 2022	\$21.96	\$31.32	\$48,531.60	\$69,217.20
Oct 2022	\$23.06	\$32.26	\$50,962.60	\$71,294.60
Senior Police Officer/Detective 302				
Apr 2022	\$ 24.21	\$34.20	\$53,504.10	\$75,582.00
Oct 2022	\$ 24.93	\$35.29	\$55,095.30	\$77,990.90
Police Corporal/Detective Corporal 304				
Apr 2022	\$25.42	\$35.57	\$56,178.20	\$78,609.70
Oct 2022	\$26.18	\$39.21	\$57,857.80	\$86,654.10
Police Sergeant/Detective Sergeant 306				
Apr 2022	\$28.00	\$38.83	\$61,880.00	\$85,814.30
Oct 2022	\$29.40	\$44.42	\$64,974.00	\$98,168.20

34.2 Effective on April 1, 2022, the following designated classifications shall receive base pay increases:

- Police Officer/Detective – unit members shall be brought up to the starting pay range above. Unit members with one (1) or more years of service shall receive a four percent (4%) increase.
- Senior Police Officer/Detective – unit members shall receive a four percent (4%) increase.
- Police Corporal/Detective – unit members shall receive a three percent (3%) increase.
- Police Sergeant/ Detective Sergeant – unit members shall receive a three percent (3%) increase.

34.2.1 Effective on October 1, 2022, the following designated classifications shall receive base pay increases:

- Police Officer/Detective – unit members with less than one (1) year of service shall be brought up to the starting pay range above. Unit members with one (1) or more years of service shall receive a five percent (5%) increase.
- Senior Police Officer/Detective – unit members shall receive a five percent (5%) increase.

- Police Corporal/Detective – unit members shall receive a five percent (5%) increase.
- Police Sergeant/ Detective Sergeant – unit members shall receive a five percent (5%) increase.

34.3 Should the increases adopted above result in a unit member being placed above the maximum, the unit member shall receive the difference of the GWI as applied and the maximum wage range in the form of a bonus check paid in the first full pay period of October. Said payment is to be treated as pensionable income.

34.4 Accrual Maximum Rate: Pursuant to the terms in Article 16, earned payments made for PTO accruals shall be paid at the employee's current rate of pay up to the maximum amount provided for in Article 16.19.

34.5 Education Incentive. Each employee covered by this Agreement and entitled to Educational Incentive Pay under guidelines established by the State of Florida for the completion of certain educational courses related to his job as a law enforcement officer shall continue to be so entitled, subject to the following: should the State of Florida Education Incentive Pay program be altered, amended or ended, that will be binding on the parties.

34.6 Specialty Pay

a. Special Weapons And Tactics Team - Each unit employee that is a member of the Leesburg Police Department's Special Weapons And Tactics Team shall continue to receive additional specialty pay in the amount of two-percent (2%) above said employee's current base rate of pay, provided, however, this shall apply only so long as an employee is a member, and such additional specialty pay shall cease upon cessation of membership for any reason.

b. Field Training Officer (FTO) shall receive one (1) additional hour of PTO per each shift while training a probationary unit member. The PTO hour will be added to the FTO's accrual bank and available to use on the pay period following submission.

c. Field Training Officer (FTO) Supervisor shall receive an incentive pay in the amount of \$1,250 annually and will be paid as an "add pay" in the amount of \$48.08 bi-weekly, and will not be included in the base pay of any unit employee.

d. K-9 Supervisor shall receive an incentive pay in the amount of \$1,250 annually and will be paid as an "add pay" in the amount of \$48.08 bi-weekly, and will not be included in the base pay of any unit employee.

e. Emergency Medical Technician (EMT) Incentive - To receive such pay, unit employees must have received EMT specialized training and maintain their EMT certification. The unit member shall submit a copy of his EMT certificate to the Chief of Police. The EMT incentive pay shall be \$1,250 annually and will be paid as an "add pay"

in the amount of \$48.08 bi-weekly, and will not be included in the base pay of any unit employee.

34.7 Clothing Allowance. Each unit employee assigned to non-uniform assignments (i.e. Detective) shall receive a clothing allowance in the amount of one thousand dollars (\$1,000.00) annually, paid on the first pay period for the new fiscal year. Clothing allowance for employees temporarily assigned to such non-uniformed assignments shall be prorated for the time assigned to non-uniform duties (i.e. 6-month assignment shall receive \$500.00). Unit employees promoted, reclassified, or transferred to a non-uniform assignment shall receive the clothing allowance calculated on remaining quarters in the fiscal year at two-hundred and fifty dollars (\$250.00)-per quarter. Unit employees assigned to light duty shall not be entitled to the clothing allowance during the period of such assignment. Clothing allowance payments are considered taxable income to the employee.

34.8 K-9 Allowance. The position of K-9 handler performs work related to the care of departmental dogs outside of their normally scheduled hours. The City recognizes that this time is compensable under the provisions of the Fair Labor Standards Act and will be paid in accordance with the following:

a. Employees assigned to K-9 duty will be paid for the care of departmental dogs done after their normally scheduled work hours. The parties to this Agreement concur that an average of three-and-one-half (3.5) hours per week is spent on such duties. K-9 handlers will be paid at their regular hourly rate of pay for completion of such duties and such hours will be considered as part of the K-9 handlers normally scheduled work hours.

34.9 Holiday Bonus. Should the City grant holiday bonuses City-wide to City employees outside the bargaining unit in any fiscal year during the term of this agreement, unit employees shall receive the same bonus, provided it shall set no precedent or status quo for any future bonus.

34.10 Out of Classification Pay. Any employee of the bargaining unit required to temporarily fill and assume the duties of a higher classification position for a period greater than eighty (80) consecutive hours shall receive a five percent (5%) salary increase. The affected employee's out of classification pay will begin the first scheduled workday after the absence of the higher classified employee for eighty (80) consecutive hours. The employee receiving out of classification pay will return to his regular salary upon return of the higher classified employee to work.

34.11 On Call/Standby Pay. Unit members placed on standby/on-call shall receive twenty-five dollars (\$25) per day while on such status.

34.12 Shift Differential. Effective October 1, 2020, unit members who work between the hours of 1800 and 0600, shall be paid a shift differential of one dollar (\$1.00) per hour for all time worked.

ENTRY LEVEL POLICE OFFICER

AGENCY	WORK HOURS	ANNUAL	ADJUSTED ANNUAL
OCSO	2,080 \$	49,296 \$	52,377
Altamonte Springs	2,080 \$	47,000 \$	49,938
Ocoee	2,080 \$	45,760 \$	48,620
Clermont	2,184 \$	47,938 \$	48,509
Mount Dora	2,184 \$	47,568 \$	48,134
Apopka	2,184 \$	46,600 \$	47,155
WinterGarden	2,080 \$	43,297 \$	46,003
Leesburg	2,210 \$	45,791 \$	45,791
LCSO	2,184 \$	41,000 \$	41,488

CORPORAL

AGENCY	WORK HOURS	ANNUAL	ADJUSTED ANNUAL
LCSO	2,184 \$	65,017 \$	65,791
OCSO	2,080 \$	57,200 \$	60,775
Mount Dora	2,184 \$	50,276 \$	50,875
Leesburg	2,210 \$	50,012 \$	50,012

SERGEANT

AGENCY	WORK HOURS	ANNUAL	ADJUSTED ANNUAL
LCSO	2,184 \$	73,144 \$	74,015
OCSO	2,080 \$	69,452 \$	73,793
Ocoee	2,080 \$	65,776 \$	69,887
Clermont	2,184 \$	64,537 \$	65,305
Mount Dora	2,184 \$	62,004 \$	62,742
Apopkae	2,181 \$	60,453 \$	61,257
Winter Garden	2,080 \$	50,111 \$	53,243
Leesburg	2,210 \$	52,488 \$	52,488

OCSO	\$	248,263,499	2700 \$	91,949.44
LCSO	\$	86,000,000	514 \$	167,315.18
Altamonte Springs	\$	11,700,000	101 \$	115,841.58
Ocoee	\$	13,300,000	112 \$	118,750.00
Clermont				
Mount Dora	\$	5,200,000	57 \$	91,228.07
Apopka	\$	16,700,000	127 \$	131,496.06
Winter Garden	\$	11,800,000	97 \$	121,649.48
Leesburg	\$	10,200,000	73 \$	139,726.03

[illegible]

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.B.1.

Meeting Date: April 11, 2022

From: Dan Miller, (Planning and Zoning Director), Dianne Pacewicz, (Planner)

Subject: An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 33 +/- acres; and being generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, lying in Sections 14 & 15, 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. (Sundance AX)

Staff Recommendation:

The Planning and Zoning staff and the Planning Commission recommend approval of the proposed ordinance for annexation of the Sundance Subdivision.

Analysis:

The applicant has submitted a request for annexation of approximately 33 acres of land generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as shown on the attached General Location Map. At this time, the property is in agricultural use and contains one single-family dwelling unit. The current zoning is Lake County A (Agriculture); the proposed zoning is City PUD (Planned Unit Development). The reason for this request is to attain water and sewer service for a single-family residential subdivision and mini-storage units.

The property is surrounded by Lake County MP (Planned Industrial District), Lake County R-6 (Urban Residential District), Lake County HM (Heavy Industrial District), Lake County R-1 (Rural Residential), Lake County C-2 (Community Commercial District) and Lake County R-7 (Mixed Residential District). 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.

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.

Also, on this City Commission agenda, is a Large-Scale Comprehensive Plan Amendment, which, along with the Planned Unit Development zoning application, had recommendations for approval from the staff and Planning Commission. The Planning Commission held a public hearing on this request on April 22, 2021, and by a vote of 6-0 recommended approval.

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 and development of this property due to increased tax revenue added to the General Fund. Future development of the property will increase this anticipated impact.

Submission Date and Time:

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 33 +/- ACRES; AND BEING GENERALLY LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 48, EAST OF COUNTY ROAD 33, AND WEST OF HAYWOOD WORM FARM ROAD, LYING IN SECTIONS 14 & 15, 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. (SUNDANCE AX)

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.

Based upon the petition of Germana Engineering and Associates, LLC, (Richard E. Bosserman, Agent) 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 on the _____ day of _____ 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION: (PER ORB. 4051, PG. 1522)

Lots 13, 14, 15 and 16, in Roadside Subdivision, according to the Plat thereof, as recorded in Plat Book 9, Page 62, Public Records of Lake County, Florida.

LESS the right-of-way for Atlantic Coastline Railroad along the South lot line of said Lot 13 thereof.

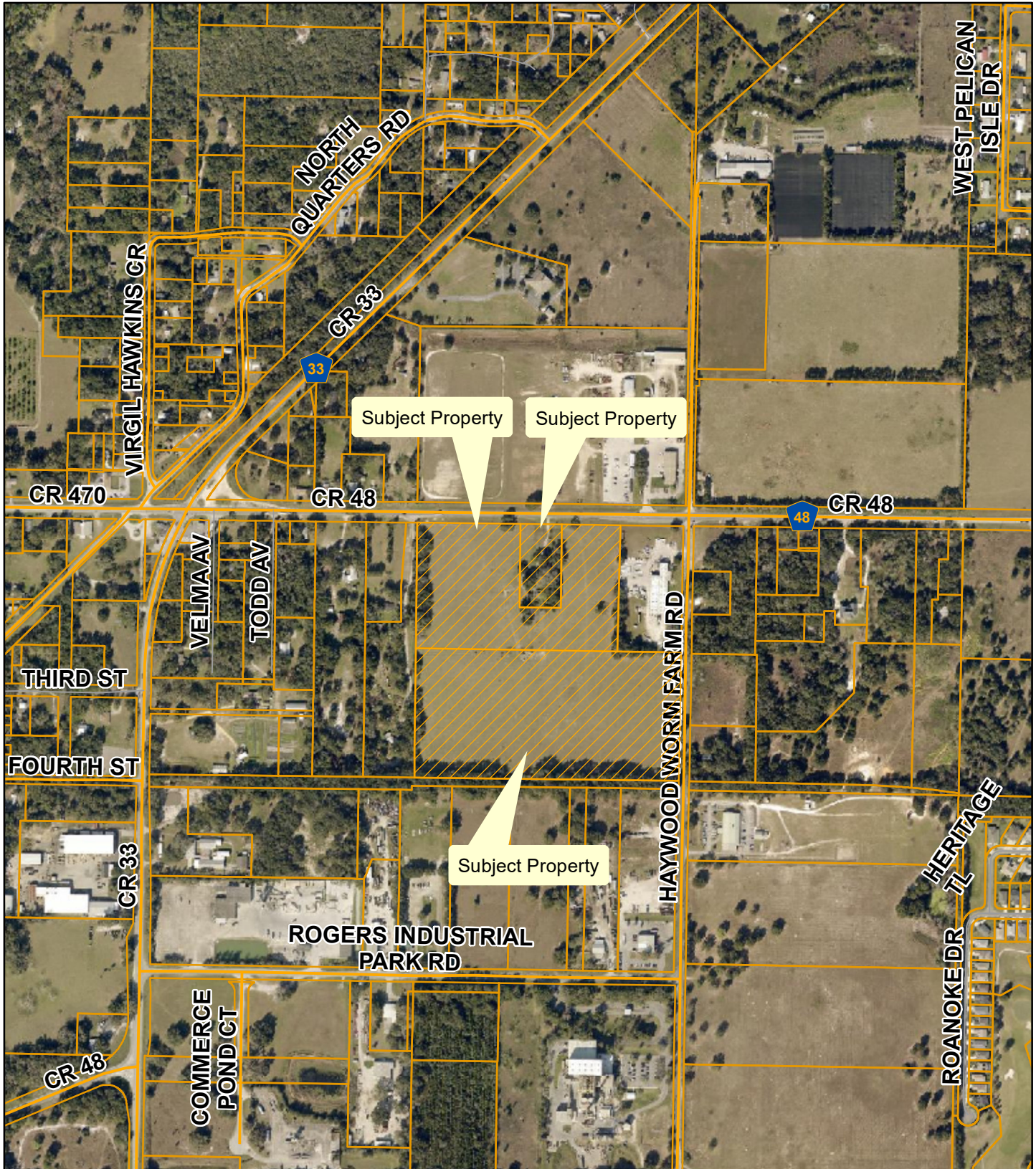
Also, LESS that part of Haywood Worm Farm Road over the East lot lines of said Lot 13, 14, 15 and 16 thereof.

AND

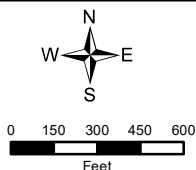
The West 3/4 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 20 South, Range 24 East, Lake County, Florida.

LESS the right-of-way for State Road No. 48 along the North lot line thereof.

Aerial



**Planning
& Zoning
Division**

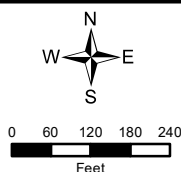


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

Surrounding Land Uses

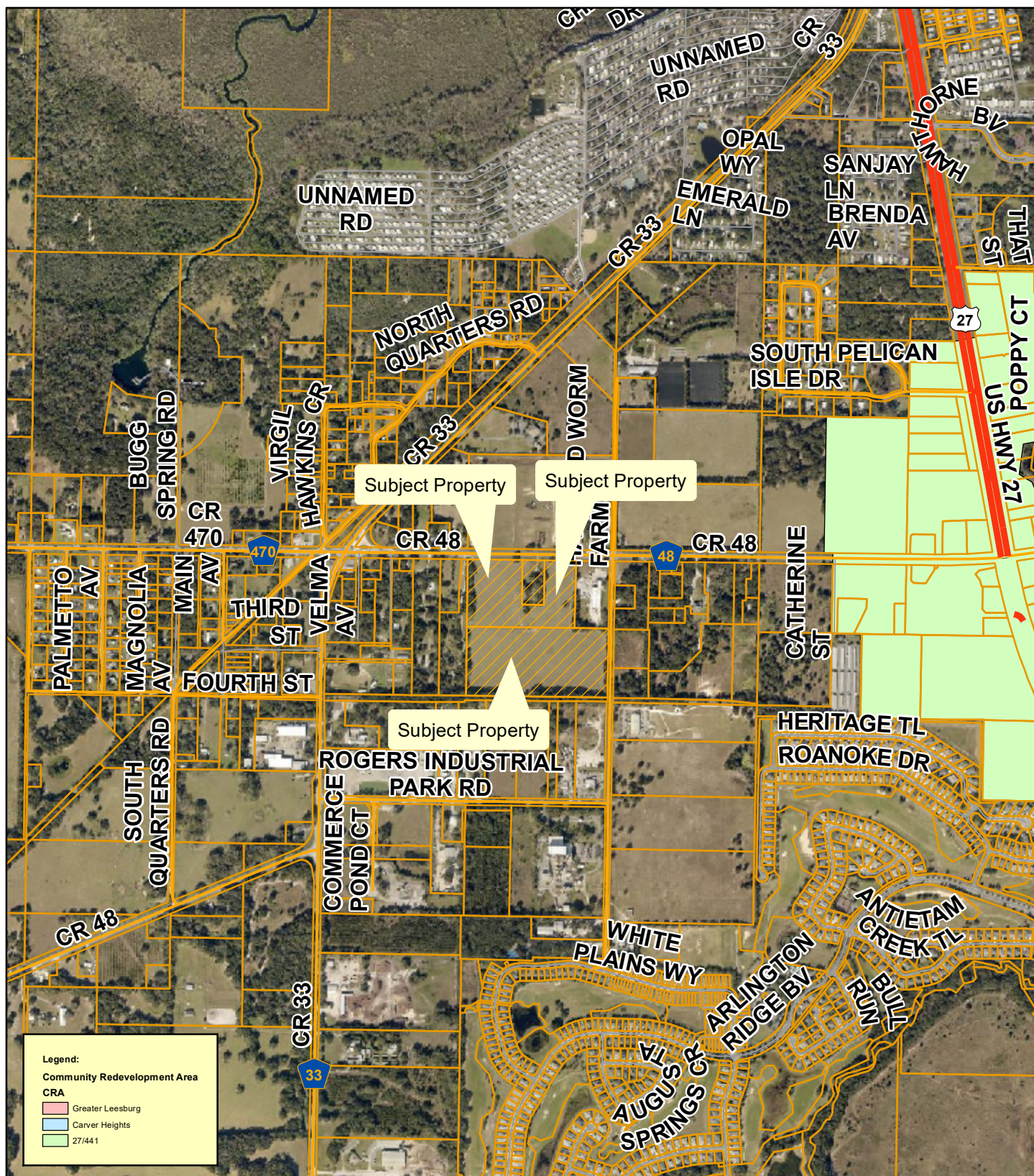


**Planning
& Zoning
Division**

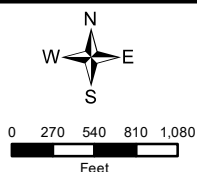


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

Community Redevelopment Area

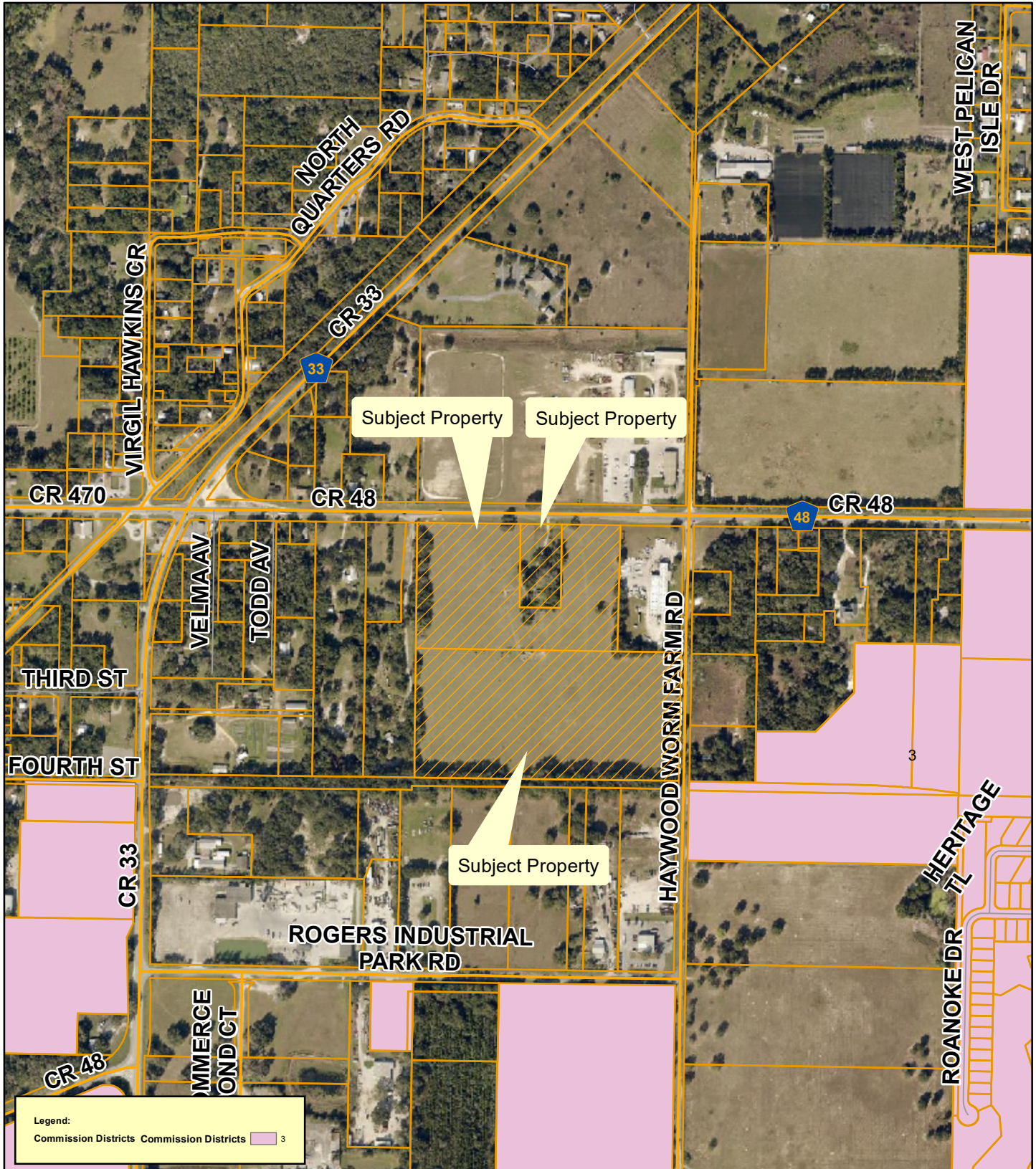


Planning & Zoning Division

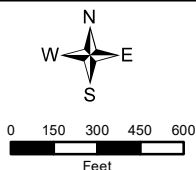


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

Commission District



**Planning
& Zoning
Division**



Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.B.2.

Meeting Date: April 11, 2022

From: Dan Miller, (Planning and Zoning Director), Dianne Pacewicz, (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 33 +/- acres from Lake County Regional Office to City of Leesburg Estate Residential, for a property generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as legally described in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance Subdivision 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 33 +/- acres from Lake County Regional Office to City of Leesburg Estate Residential.

Analysis:

The project site is approximately 33 acres. The property is generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road. Currently, the property is agricultural use with one single-family dwelling unit. The proposed use is for a single-family residential subdivision. The surrounding Future Land Use Map designation of Lake County MP (Planned Industrial), Lake County R-6 (Urban Residential), Lake County HM (Heavy Industrial), Lake County A (Agriculture), Lake County R-6 (Urban Residential), Lake County LM (Light Industrial), and Lake County R-1 (Rural Residential) is compatible, as conditioned in the PUD zoning, with the proposed future land use designation of City Estate Residential. The proposed zoning designation of City PUD (Planned Unit Development) will provide for development that is consistent with the City's adopted Growth Management Plan and would allow an appropriate use for the property.

The Planning Commission held a public hearing on the application on January 20, 2022 and recommended approval by a vote of 6-0.

Procurement Analysis:

N/A

Options:

1. Approve the requested large-scale comprehensive plan amendment from Lake County Regional Office to City of Leesburg Estate 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 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.

Submission Date and Time: 4/6/2022 2:02:20 PM

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 33 +/- ACRES FROM LAKE COUNTY REGIONAL OFFICE TO CITY OF LEESBURG ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 48, EAST OF COUNTY ROAD 33, AND WEST OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED IN SECTIONS 14 & 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SUNDANCE SUBDIVISION 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 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 33 acres of land generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, from Lake County Regional Office to City of Leesburg Estate Residential, as shown on the revised map of said area, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County Florida;

Section 2.

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

Section 3.

This ordinance shall become effective upon its passage and adoption, according to law.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the _____ day of _____ 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

EXHIBIT A

LEGAL DESCRIPTION: (PER ORB. 4051, PG. 1522)

Lots 13, 14, 15 and 16, in Roadside Subdivision, according to the Plat thereof, as recorded in Plat Book 9, Page 62, Public Records of Lake County, Florida.

LESS the right-of-way for Atlantic Coastline Railroad along the South lot line of said Lot 13 thereof.

Also, LESS that part of Haywood Worm Farm Road over the East lot lines of said Lot 13, 14, 15 and 16 thereof.

AND

The West 3/4 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 20 South, Range 24 East, Lake County, Florida.

LESS the right-of-way for State Road No. 48 along the North lot line thereof.



CITY OF LEESBURG PLANNING & ZONING DIVISION RECOMMENDATIONS

OWNER: 33 AC SR 48, LLC
PROJECT: Sundance Mixed Use
REQUEST: Future Land Use of Estate Residential
CASE NO.: SSCP-21-461
MEETING DATE: January 20, 2022

THE PLANNING & ZONING DIVISION RECOMMENDS:

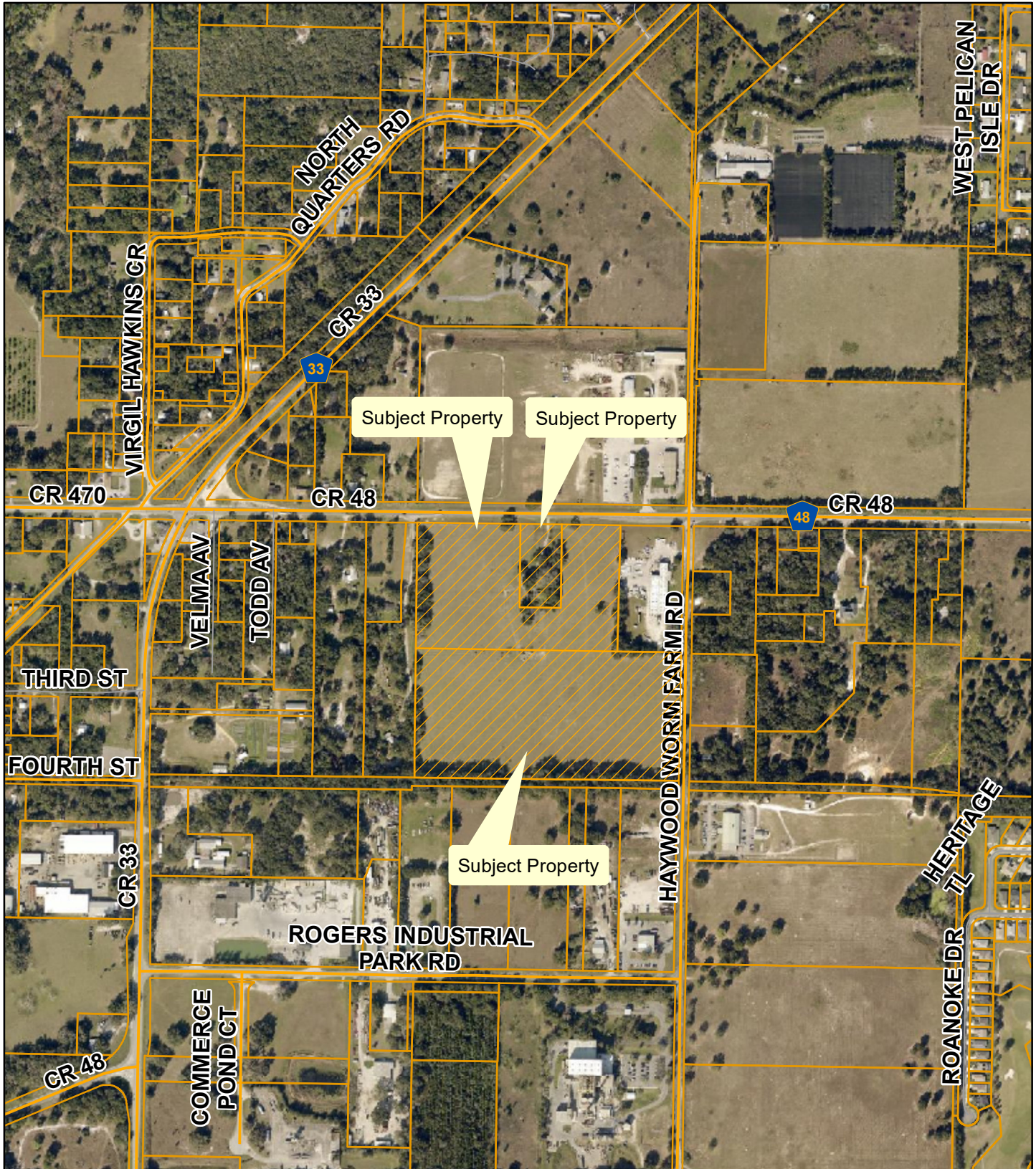
APPROVAL of the request **for the following reason(s):**

1. This project meets the requirements of Chapter 163.3184 Florida Statutes, for Comprehensive Plan Amendments.
2. The proposed request, as conditioned in City of Leesburg case number PUD 21-462, is compatible with the adjacent future land use designations of Lake County Regional Office, Lake County Industrial, and Lake County Urban Medium Density.
3. The proposed request as conditioned in City of Leesburg Case number PUD 21-462, is compatible with the current surrounding zoning districts in Lake County of MP (Planned Industrial), R-6 (Urban Residential), HM (Heavy Industrial), A (Agriculture), R-6 (Urban Residential), LM (Light Industrial), and R-1 (Rural Residential).
4. The proposed future land use designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

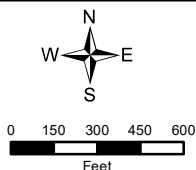
Action Requested:

1. Vote to approve the Small-Scale Comprehensive Plan designation from Lake County Regional Office to City of Leesburg Estate Residential and forward the recommendation to the City Commission for consideration.

Aerial

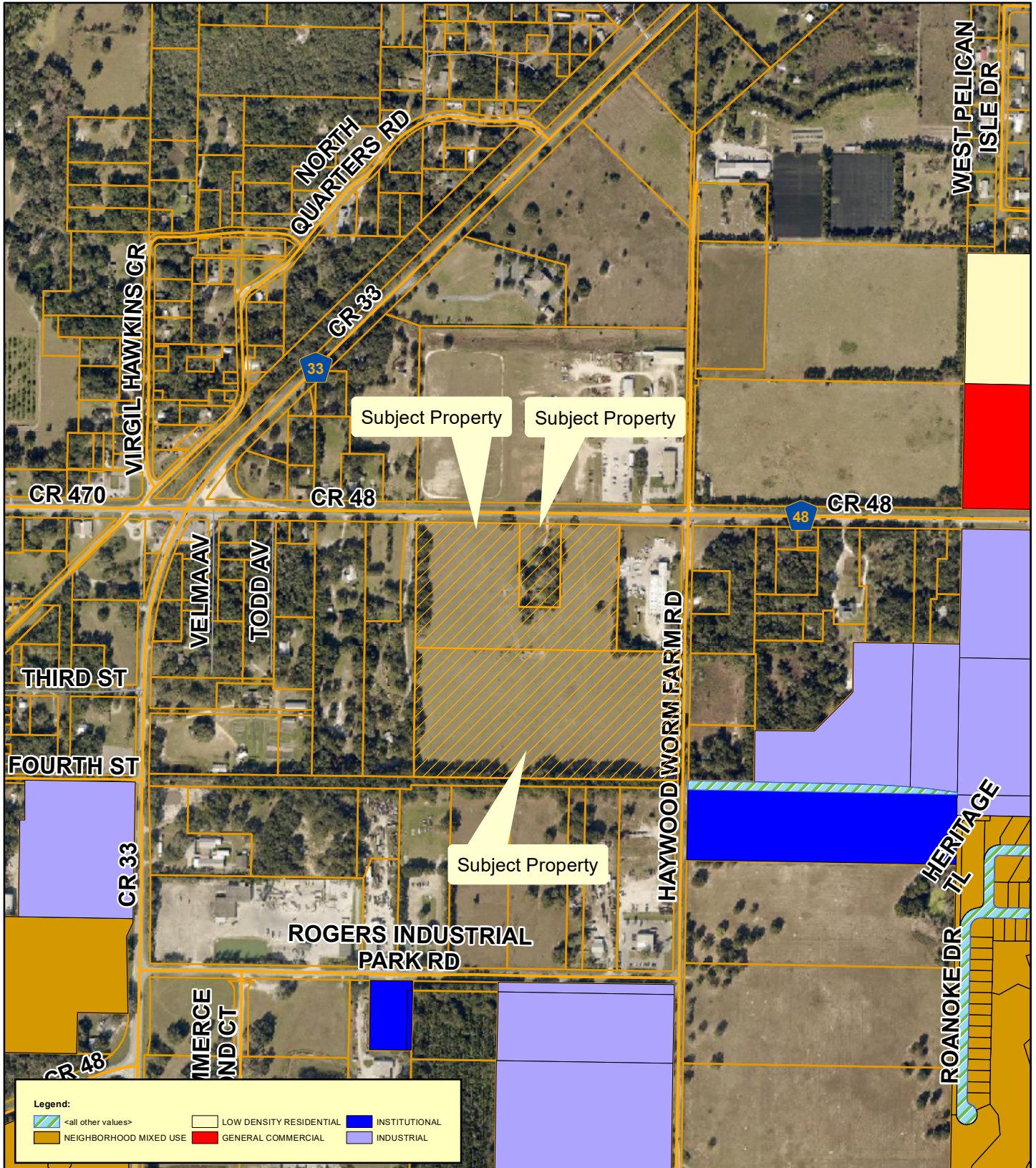


**Planning
& Zoning
Division**

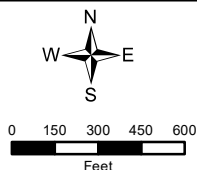


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

Future Land Use

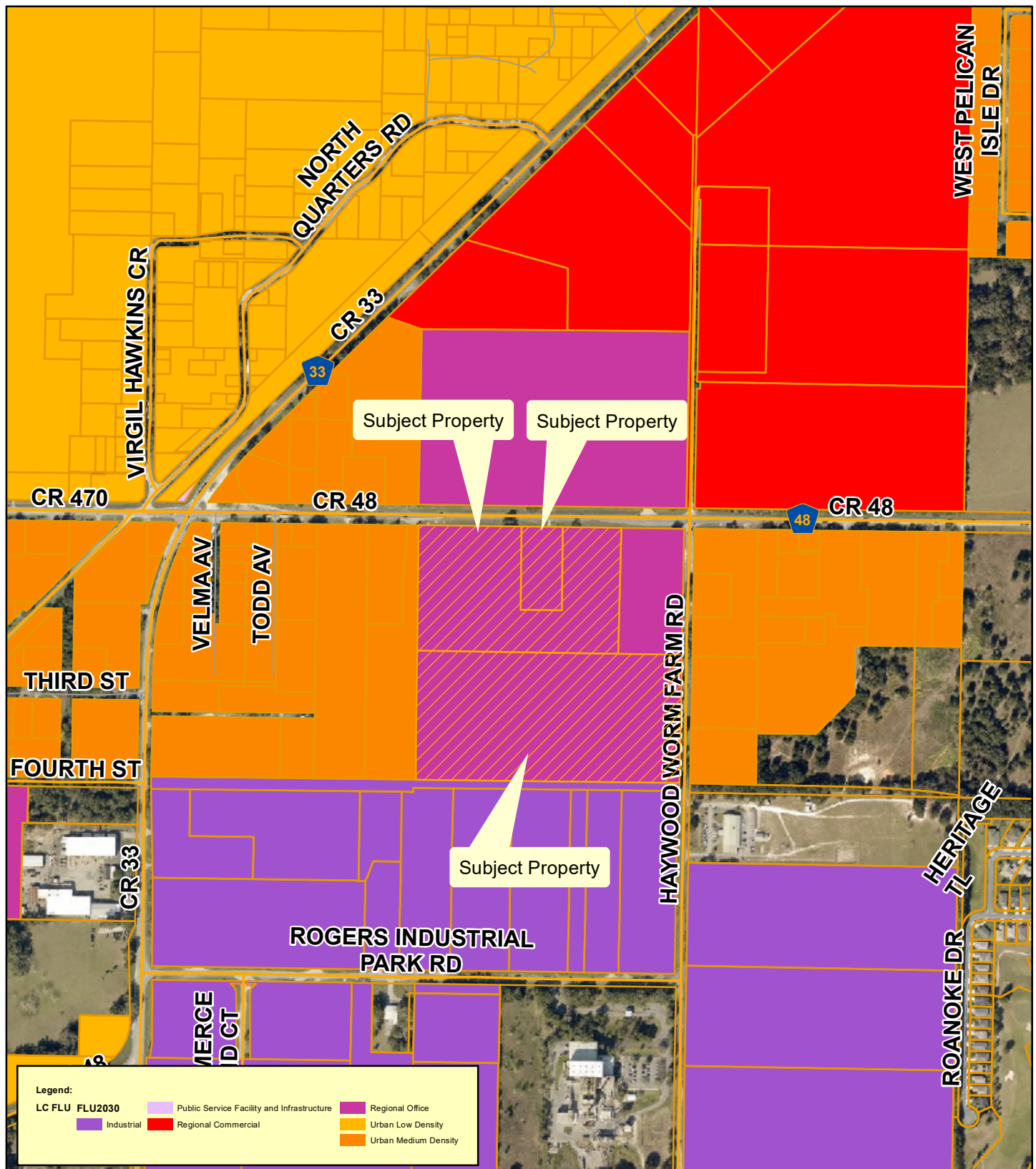


**Planning
& Zoning
Division**

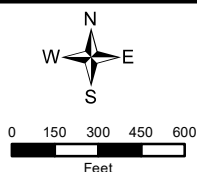


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

Lake County Future Land Use

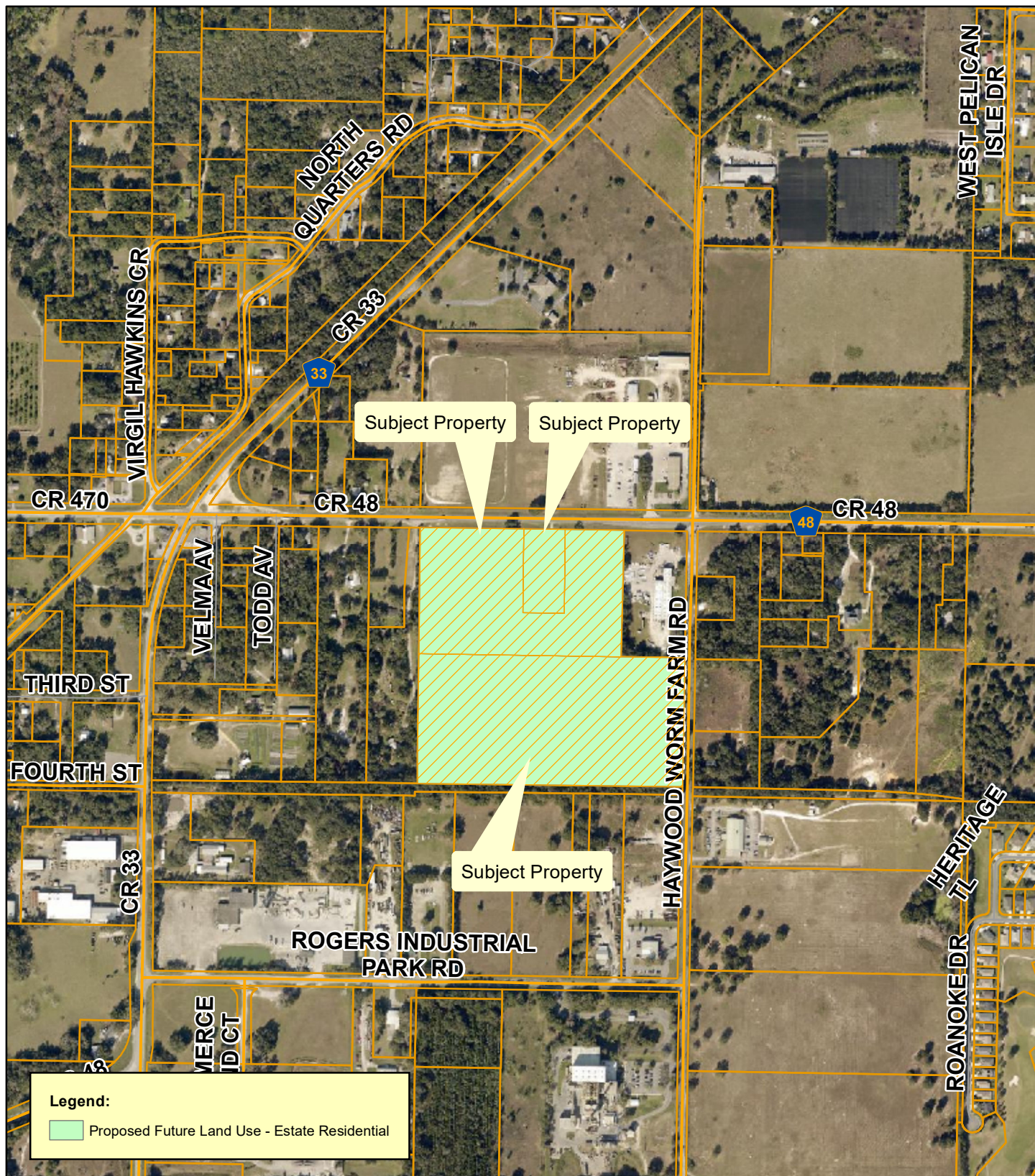


Planning & Zoning Division

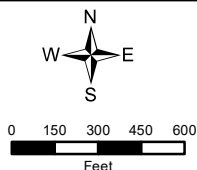


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

PROPOSED Future Land Use



**Planning
& Zoning
Division**



Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.B.3.

Meeting Date: April 11, 2022

From: Dan Miller, (Planning and Zoning Director), Dianne Pacewicz, (Planner)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 33 +/- acres from Lake County A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed use development of single-family residential and mini-warehouse storage units for a property generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as legally described in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance PUD)

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 PUD (Planned Unit Development) to allow for a mixed use development of single-family residential and mini-warehouse storage units.

Analysis:

The project site is approximately 33 +/- acres, and is generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as shown on the attached maps. At this time, the property is in agricultural use with one single-family dwelling unit. The proposal will allow for a single-family residential development. The existing land uses surrounding the property are residential and light manufacturing. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on January 20, 2022 and recommended approval.

Procurement Analysis:

N/A

Options:

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

Fiscal Impact:

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

Submission Date and Time: 4/6/2022 2:00:38 PM

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 33 +/- ACRES FROM LAKE COUNTY A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED USE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL AND MINI-WAREHOUSE STORAGE UNITS FOR A PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 48, EAST OF COUNTY ROAD 33, AND WEST OF HAYWOOD WORM FARM ROAD, AS LEGALLY DESCRIBED IN SECTIONS 14 & 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SUNDANCE PUD)

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

Section 1.

Based upon the petition of Germana Engineering and Associates, LLC, (Richard E. Bosserman, agent) 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 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 _____, 2022.

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

**SUNDANCE SUBDIVISION
PUD (PLANNED UNIT DEVELOPMENT CONDITIONS)
January 20, 2022**

These Planned Unit Development Conditions for a PUD (Planned Unit Development) zoning district are granted by the City of Leesburg Planning Commission, Lake County, Florida to **Roper Real Estate, Inc, P.O. Box 770961, Winter Garden, Florida, 34777-0961 “Permittee” (Chris Germana, Germana Engineering, Petitioner)**, 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 desirous of obtaining a Planned Unit Development (PUD) zoning district to allow future construction of a proposed residential development consisting of a maximum of 85 single family residential units and 136,500 square feet of light industrial and office uses on approximately 33 acres, generally located on the south side of County Road 48, approximately 1,200 feet east of County Road 33, and west of Haywood Worm Farm Road, 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 **Roper Real Estate, Inc, P.O. Box 770961, Winter Garden, Florida, 34777-0961 “Permittee” (Chris Germana, Germana Engineering, “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 33 acres, shall be used for platted single-family residential development, and light industrial development pursuant to City of Leesburg development codes and standards.

A. Permitted Uses (Residential Area A)

- 1) Detached single family residential units
- 2) Accessory structures for residential uses
- 3) Sales office in a single-family unit
- 4) Accessory retail within a recreation center or clubhouse, intended for the primary use of residents, such as a snack bar
- 5) 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. Permitted Uses (Industrial Area B).

- 1) Mini-Warehouse/storage units
- 2) Office space

C. Prohibited Uses

- 1) Townhouses
- 2) Multi-family units (Apartments)
- 3) All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

4. **RESIDENTIAL DEVELOPMENT STANDARDS (Area A)**

A. The project consists of approximately 33 acres, which shall be divided into two developable areas. "Area A" shall be the residential portion of the property consisting of the western 21.77+/- acres, and shall contain a maximum of 85 single family residential units, at a gross density not to exceed 3.9 units per acre as shown on the attached Conceptual Development Plan. "Area B" shall be that property consisting of the eastern 10.91+/- acres, and shall contain a maximum of 136,500 square feet of development to include mini-warehouse and office uses, as shown on the attached Conceptual Development Plan. All development shall be substantially consistent with the proposed **Exhibit C, Conceptual Development Plan**.

B. Area A Development Standards:

1. A mix of lot sizes is permitted as long as all lots are equal to or larger than the required minimums.
2. 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. The maximum impervious surface for the project shall be 70%. Community and private swimming pools shall not count toward the impervious surface calculation.

3. The minimum lot development standards shall be:

For all lots:

- (a) Minimum house size: 1,600 square feet.
- (b) Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- (c) Minimum lot size shall be 6000 square feet.
- (d) Minimum width 50 feet
- (e) Minimum depth 120 feet
- (f) Minimum building setbacks:
 - Front – 20 feet;
 - Rear – 18 feet;
 - Side – 5 feet;
 - Corner Side – 15 feet.
 - Porch – 14 feet (porch must be a minimum width of 6 feet).

4. For all structures:

- a) Each residential structure shall have a minimum two car garage.
- b) Minimum distance between structures shall be 10 feet; measured from building wall to building wall, and the roof overhang shall not exceed forty (40) percent of the distance between the building wall and the property line.
- c) Maximum building height: two (2) stories or 35 feet.
- d) 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.
- e) 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.
- f) Solid roof structures attached to the residence must meet the required rear setback as noted under “Minimum building setbacks.”
- g) As part of the site plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions set forth herein.

5. **INDUSTRIAL/COMMERCIAL DEVELOPMENT STANDARDS (Area B)**

A. The project consists of approximately 33 acres, which shall be divided into two developable areas. “Area B” shall be that property consisting of the eastern 10.91+/- acres, and shall contain a maximum of 136,500 square feet of development to include mini-warehouse and office uses, as shown on the attached Conceptual Development Plan. All development shall be substantially consistent with the proposed **Exhibit C, Conceptual Development Plan**.

B. Area B Development Standards:

- 1. Area B shall utilize the C-3 (Highway Commercial) for general development standards. Uses for this area shall be as noted in this PUD agreement.

6. DESIGN/ARCHITECTURAL STANDARDS

- A. All buildings shall utilize at least three 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, 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.

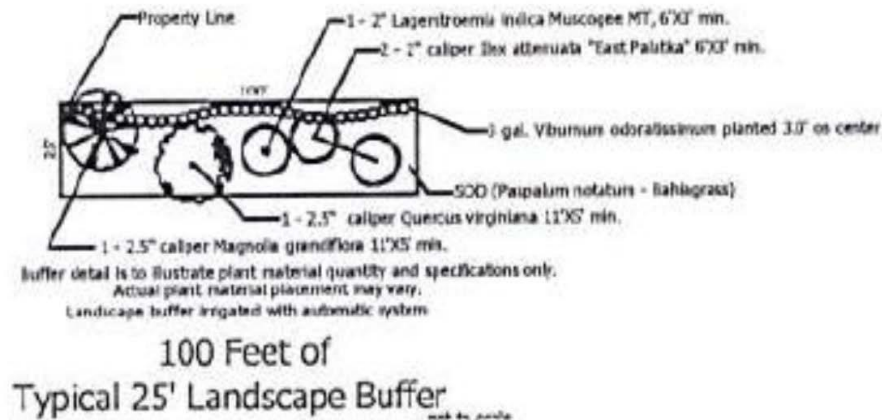
7. LANDSCAPING & BUFFER REQUIREMENTS

- A. A minimum twenty-five (25) foot buffer tract with plantings as shown in Figure A below, shall be provided along the entire boundary of the residential property. This landscape buffer 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.
- B. On the eastern and north eastern boundary of the property, in all areas adjacent to Industrial uses, a minimum six (6) foot solid wall shall be installed at the property line to provide a solid visual buffer between the subject property and the adjacent Industrial use. Fencing shall not be permitted in lieu of a wall.
- C. 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.
- D. A six-foot privacy fence, consisting of PVC or other such synthetic material, shall be installed along the western, southern and eastern boundary of the property, not adjacent to Industrial uses or properties, in all areas not buffered by the wall required in Section 6.A. above.
- E. 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. Variations to the landscape and buffering requirements of the code may be approved by the Community Development Director or designee, as long as the intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.
- G. The surveying of trees on the property shall be conducted as follows:
 - 1) All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save 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.
- H. Each platted single-family residential lot of record shall contain a minimum of one canopy tree, located within in the front yard, and selected from the list of trees within the City of Leesburg Code of Ordinances, *Section 25-328 Table 1, Canopy Trees*. All other requirements for tree planting based on lot size shall remain in effect.

8. SITE ACCESS AND SIGNAGE

- A. The main vehicular access to the project site shall be split between at least one entrance on County Road 48 and one on Haywood Worm Farm Road. 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. Each required access point shall provide a decorative entry feature to include a concrete, brick or stucco wall at least five (5) feet in height, on each side of the entryway. This may be used for signage per City of Leesburg Code of Ordinances, as amended.
- D. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Community Development Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.

9. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of sidewalks, recreation paths etc.
- B. A traffic/transportation study shall be submitted for review and determination of any necessary access improvements, including any off-site improvements required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.
- C. The Permittee shall provide necessary traffic improvements within and adjacent to the development as required by Lake County, the Lake-Sumter MPO and City of Leesburg.

- D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- E. The Permittee shall be responsible for obtaining all necessary Lake County permits and a copy of all permits shall be provided to the City of Leesburg.
- F. The City of Leesburg will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Leesburg; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City that the road system is in suitable condition and meets City of Leesburg requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time.
- G. Sidewalks shall be provided on both sides of the entrance roads and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain one sidewalk. All sidewalks shall be constructed in accordance with City of Leesburg Codes.
- H. All roads within the development shall be constructed to meet the City of Leesburg's standards, ARTICLE VII – TECHNICAL STANDARDS, as amended.
 - 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.

10. UTILITIES

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

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, 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 water heater and natural gas furnace in eighty percent (80%) of all homes in the development.
- 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.

11. STORMWATER/DRAINAGE MANAGEMENT

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

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's association is an acceptable maintenance entity.
- D. The existing 100-year flood plain shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.

- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

12. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.
- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.
- C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary.
- D. Wetlands shall have an average upland buffer of 25 feet, with a minimum of 15 feet or the upland buffer established by St. Johns River Water Management District and/or U.S. Army Corp of Engineers; whichever is more restrictive. All upland buffers shall be naturally vegetated and upland buffers that are devoid of natural vegetation shall be re-planted with native vegetation or as required by St. Johns River Water Management District and/or U.S. Army Corp of Engineers.
- E. Land uses allowed within the upland buffers for wetlands are limited to stormwater facilities as permitted by St. Johns River Water Management District.
- F. If wetland alteration is permitted by St. Johns River Water Management District and/or U.S. Army Corp of Engineers, wetland mitigation shall be required in accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.

- G. 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. IRRIGATION & WATER USAGE

- A. All landscaped areas shall be irrigated and designed to meet Section 25-337, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

14. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 200 square feet of space per dwelling unit or 17,000 square feet (0.4 acres).
- B. Recreational requirements shall include at least one primary active recreation area. Recreation areas may include such uses as a children's playground with equipment, dog park area or gazebo, swimming pool, clubhouse or other amenities as reviewed and approved by staff. The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of 50% of the approved number of residential units.
- C. Credit for recreational space shall be given for areas dedicated to recreational space, to include items such as a clubhouse with recreation room, swimming pool, outdoor cooking facilities such as grills, youth playgrounds, play courts, dog parks or other similar uses which will meet the intent of this document. Other similar uses which will meet the intent of this document may be supplied by the developer.

- D. Active recreational activity space shall be calculated at a rate of 1.25 times for activities such as, but not limited to:
- 1) Trails, playgrounds, basketball, tennis, handball courts, etc.
 - 2) Community swimming pool, including the deck area surrounding such pools.
 - 3) Indoor recreation rooms provided such rooms are permanently maintained for the use of residents for recreational purposes.
 - 4) Other active recreational activities may be used for credit, subject to approval by the City of Leesburg.

15. MAINTENANCE

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

16. DEVELOPMENT PHASING & IMPLEMENTATION

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

17. MISCELLANEOUS CONDITIONS

- A. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions.

The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.

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

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

- 1) Projected Capacities
 - 1. 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.
 - 2. 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.
- 2) Commitment of Capacity
 - 1. There are no previous commitments of any existing or planned excess capacity for this property.
- 3) 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.

EXHIBIT B

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER ORB. 4051, PG. 1522)

Lots 13, 14, 15 and 16, in Roadside Subdivision, according to the Plat thereof, as recorded in Plat Book 9, Page 62, Public Records of Lake County, Florida.

LESS the right-of-way for Atlantic Coastline Railroad along the South lot line of said Lot 13 thereof.

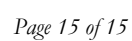
Also, LESS that part of Haywood Worm Farm Road over the East lot lines of said Lot 13, 14, 15 and 16 thereof.

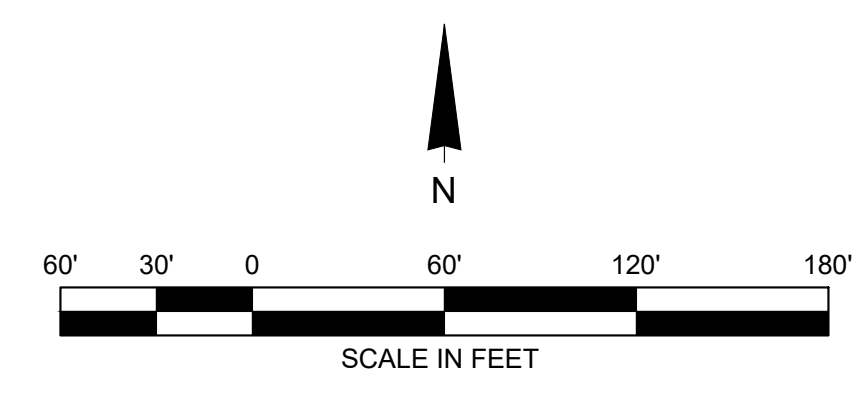
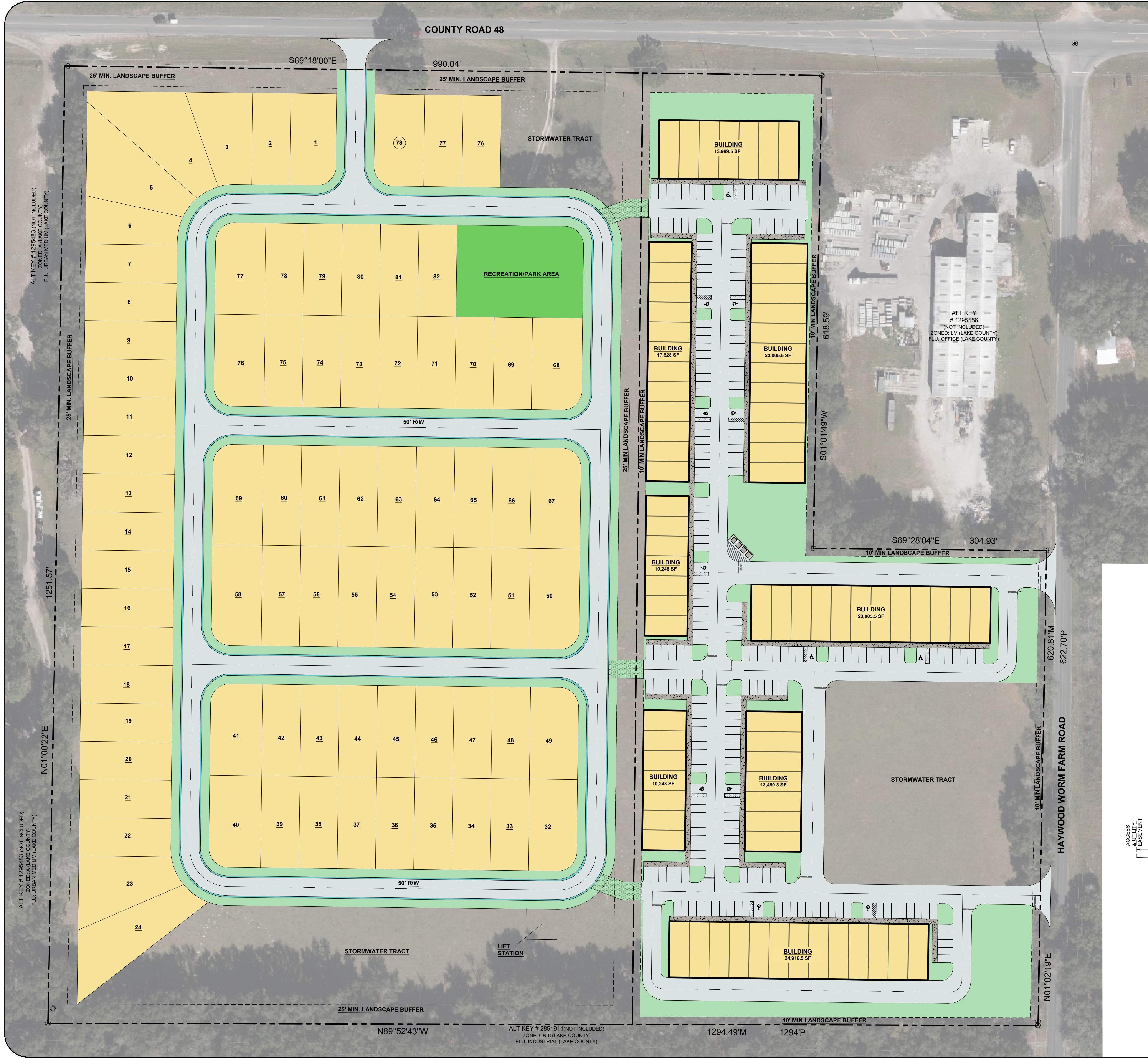
AND

The West 3/4 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 20 South, Range 24 East, Lake County, Florida.

LESS the right-of-way for State Road No. 48 along the North lot line thereof.

CONCEPTUAL SITE PLAN



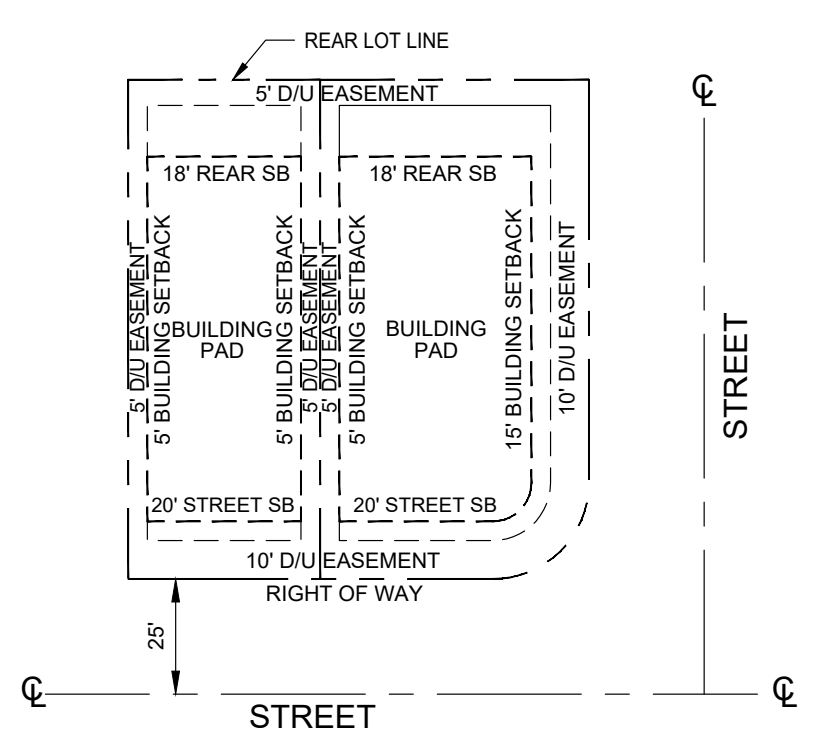


SUBDIVISION SITE DATA

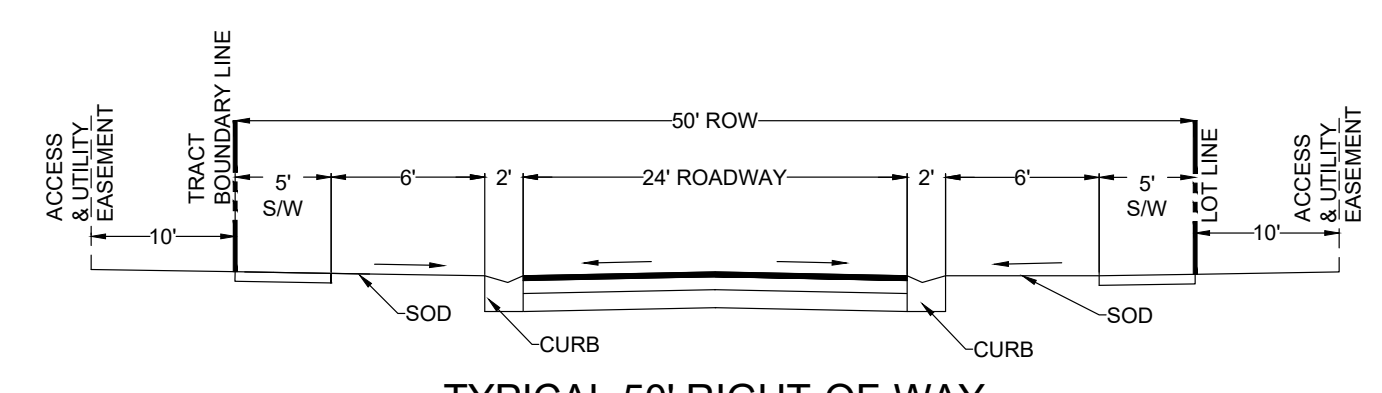
- 1. **SITE AREA** = ± 33.45 AC
- 2. **SITE LOCATION**
COUNTY ROAD 48
LEESBURG, FLORIDA 34748
SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST
TAX PARCELS #1295815, #1111005, #3319796
EXISTING ZONING: A (LAKE COUNTY)
- 3. **SITE REQUIREMENTS**
MAXIMUM LOTS: 130 SINGLE FAMILY UNITS
BLDG HEIGHT: 35' MAX
SETBACKS: SEE DETAIL THIS SHEET
ISR: 65% MAX PER LOT
MIN. LOT SIZE: 50' X 120' / 6,000 SF
(MIN. RECREATION AREA: 200 SF PER LOT)
RECREATION AREA REQUIRED: 17,000 SF (0.41 AC)
RECREATION AREA PROVIDED: 19,749 SF (0.45 AC)
- 4. **SUBDIVISION DATA**
NUMBER OF LOTS: 85
CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
DENSITY: 3.98 DU/ACRE
TYPICAL LOT SIZE: 50' X 120' (6,000 SF)
SCHOOL AGE POPULATION: .65 X 85 = 55 CHILDREN
WETLANDS: NONE ON-SITE
FLOOD ZONE ELEVATION: N/A
R/W WIDTH: 50'

BUILDING SITE DATA

- 1. **SITE AREA** = ± 10.91 AC
- 2. **BUILDING DATA**
USE TYPE: OFFICE / WAREHOUSE
BUILDING COUNT: 8
BUILDING HEIGHT: 1-STORY
BUILDING AREA TOTAL: 136,401 SF



TYPICAL LOT LAYOUT
NTS



TYPICAL 50' RIGHT-OF-WAY
NTS

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
12-01-2021
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

CONCEPT PLAN D	REVISIONS	DATE
	No	
SUNDANCE MIXED USE	PROJECT # GE032020 LEESBURG, FLORIDA	
	GERMANA ENGINEERING AND ASSOCIATES, LLC 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (352) 242-9329 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION # 29279 COPYRIGHT © 2020	
CONCEPT	SCALE: 1" = 60'	
	DATE: 12-01-2021	
	SHEET	

**CITY OF LEESBURG PLANNING & ZONING DIVISION
STAFF SUMMARY**

DATE: January 20, 2022
OWNER: 33 AC SR 48, LLC
PETITIONER: Germana Engineering and Associates, LLC
PROJECT: Sundance Mixed Use
REQUEST: Future Land Use of Estate Residential; Zoning of PUD (Planned Unit Development)
CASE NO.: ANNX-21-460; SSCP-21-461; PUD-21-462

GENERAL LOCATION: The property is generally located south of County Road 48, east of Haywood Worm Farm Road.

FUTURE LAND USE DESIGNATION: Lake County Regional Office

SURROUNDING FUTURE LAND USE DESIGNATION:

North —	Lake County Regional Office
South —	Lake County Industrial
West —	Lake County Urban Medium
East —	Lake County Urban Medium

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: Lake County (A) Agriculture

SURROUNDING ZONING DESIGNATIONS:

North —	Lake County MP (Planned Industrial District)
South —	Lake County R-6 (Urban Residential); Lake County HM (Heavy Industrial District)
West —	Lake County A (Agriculture); Lake County R-6 (Urban Residential)
East —	Lake County LM (Light Industrial); Lake County R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION: City of Leesburg PUD (Planned Unit Development)

EXISTING LAND USE: Agricultural/single family dwelling unit

SURROUNDING LAND USE:

North —	Light Manufacturing
South —	Office; Vacant Industrial; Service Shop
West —	Residential
East —	Residential; Light Manufacturing; Vacant Commercial

PROPOSED LAND USE: Mixed Use: Mini-Warehouse and residential subdivision

**CITY OF LEESBURG PLANNING & ZONING DIVISION
DEPARTMENTAL REVIEW SUMMARY**

DATE: January 4, 2022
OWNER: 33 AC SR 48, LLC
PETITIONER: Germana Engineering and Associates, LLC
PROJECT: Sundance Mixed Use
REQUEST: Future Land Use of High Density, Zoning of PUD (Planned Unit Development)
CASE NO.: SSCP 21-461; PUD-21-462

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 1/14/22

FIRE

No comments from Fire Department. Amanda Stevenson 1/11/22

ELECTRIC

This one is outside of Leesburg Electric service territory. Steve Davis 1/5/22

GAS

No issues here. Robert Thilmony 1/6/22

Natural Gas is available. Brandon Smith 1/11/22

GIS

GIS has no comments. Tammy Magamoll 1/13/22

BUILDING

No comments received as of 1/14/22

PUBLIC WORKS

Public Works has no issues with this. The PUD will need a lift station to connect to the Forced Main and we will not take ownership of their internal roadways. Clifford Kelsey 1/6/22

ADDRESSING

No comments received as of 1/14/22

ECONOMIC DEVELOPMENT

No comments received as of 1/14/22

LAKE COUNTY PUBLIC WORKS

Lake County Public Works comment letter is attached. Also, the concept plan has changed to divide the

property and uses with a direct connection to CR 48 which was commented on in previous application from last year to not be allowed. If you have any questions, please let me know. Thanks, Seth Lynch 1/14/22

LAKE COUNTY SCHOOLS

The residential portion of the proposed Sundance mixed use project is subject to school concurrency review. Proportionate share mitigation may be required at time of submittal. Let me know if you have any questions. Thanks, Helen LaValley 1/14/22

PUBLIC RESPONSES

Approval

1 approval

Disapproval

none

No comment

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)



Department of Public Works, Engineering Division
P.O. Box 7800 • 350 N. Sinclair Ave. • Tavares, FL 32778

January 13, 2022

Dan Miller,
Planning & Zoning Manager
City of Leesburg
Planning and Zoning Department
204 North 5th Street
Leesburg, Florida 34749
(sent via email)

RE: PROJECT: Sundance Subdivision / Planned Unit Development
CASE NO.: PUD-21-462

Lake County Department of Public Works recommended requirements for the Sundance Subdivision PUD impacts to roadways and drainage systems:

CR 48:

- Access to the development will need to be from Haywood Worm Farm Rd. and not directly from CR 48. There are currently turn lanes at the intersection of CR 48 and Haywood Worm Farm Rd.
- The development is proposed to be mixed use with residential and office/warehouse. The access for the residential portion of the site could utilize the south access proposed access off Haywood Worm Farm Rd.
- The traffic impact analysis for the site will need to analysis the storage queue for the existing turn lanes and a signal warrant analysis for the intersection.
- The Trail Master Plan has identified the Central Lake Trail along CR 48. The development will need to accommodate this trail in the site's design.
- Additional right-of-way may be required for the Central Lake Trail.
- Additional right-of-way may be required for the future CR 470/48 four lane plan.
- Grading, Drainage, and Utility easements will need to be provided along CR 48.

P 352.253.6000 • F 352.253.9025
Board of County Commissioners • www.lakecountyfl.gov

Douglas B. Shields
District 1

Sean M. Parks, AICP, QEP
District 2

Kirby Smith
District 3

Leslie Campione
District 4

Josh Blake
District 5

Haywood Worm Farm Rd:

- Two access connections for the proposed development may be allowed off Haywood Worm Farm Rd to accommodate the separation of the uses of the site with one for the office/warehouse and the other for residential.
- Additional right-of-way maybe required along development's frontage.
- Sidewalk will need to be provided along road frontage.

Internal connectivity:

- The development is recommended to have internal pedestrian and bicycle connectivity throughout the development and to the Central Lake Trail along CR 48.

Traffic:

- A Traffic Impact Analysis will be required of this development for review by Lake-Sumter MPO and Lake County.

Stormwater Management:

- The site's stormwater management design will need to be reviewed by Lake County when submitted to both the City of Leesburg and St Johns River Water Management District. We may require Lake County stormwater design standards on ponds that outfall or affect surrounding unincorporated lands or onto county roads.

Please be advised that this letter pertains to transportation, access management, stormwater, and floodplain related impacts foreseen from the proposed PUD application as reviewed by Lake County Department of Public Works. This letter does not include any land use, zoning, or any other elements that which be addressed by other departments, such as Lake County Department of Economic Growth - Office of Planning and Zoning.

Please let me know if you have any questions on the comments and recommendations I have provided in this letter.

Sincerely,

Seth Lynch

Seth Lynch
Development Engineer/Project Manager
Lake County Department of Public Works
Engineering Division
slynch@lakecountyfl.gov

Cc: Jeff Earhart, Engineering Manager for Lake County
Tim McClendon, Planning Director for Lake County
Michele Janiszewski, Chief Planner for Lake County
Kandi Harper, Senior Planner for City of Leesburg



**CITY OF LEESBURG PLANNING & ZONING DIVISION
RECOMMENDATIONS**

DATE: September 24, 2020
OWNER: H. D. Robuck, Ted R & Gail A. Ostrander, Jr, and Charlotte R. De Laune
PETITIONER: Mike Galvin, The Galvin Company, Inc
PROJECT: Robuck/Ostrander PUD
REQUEST: Planned Unit Development
CASE NO.: PUD-20-126

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

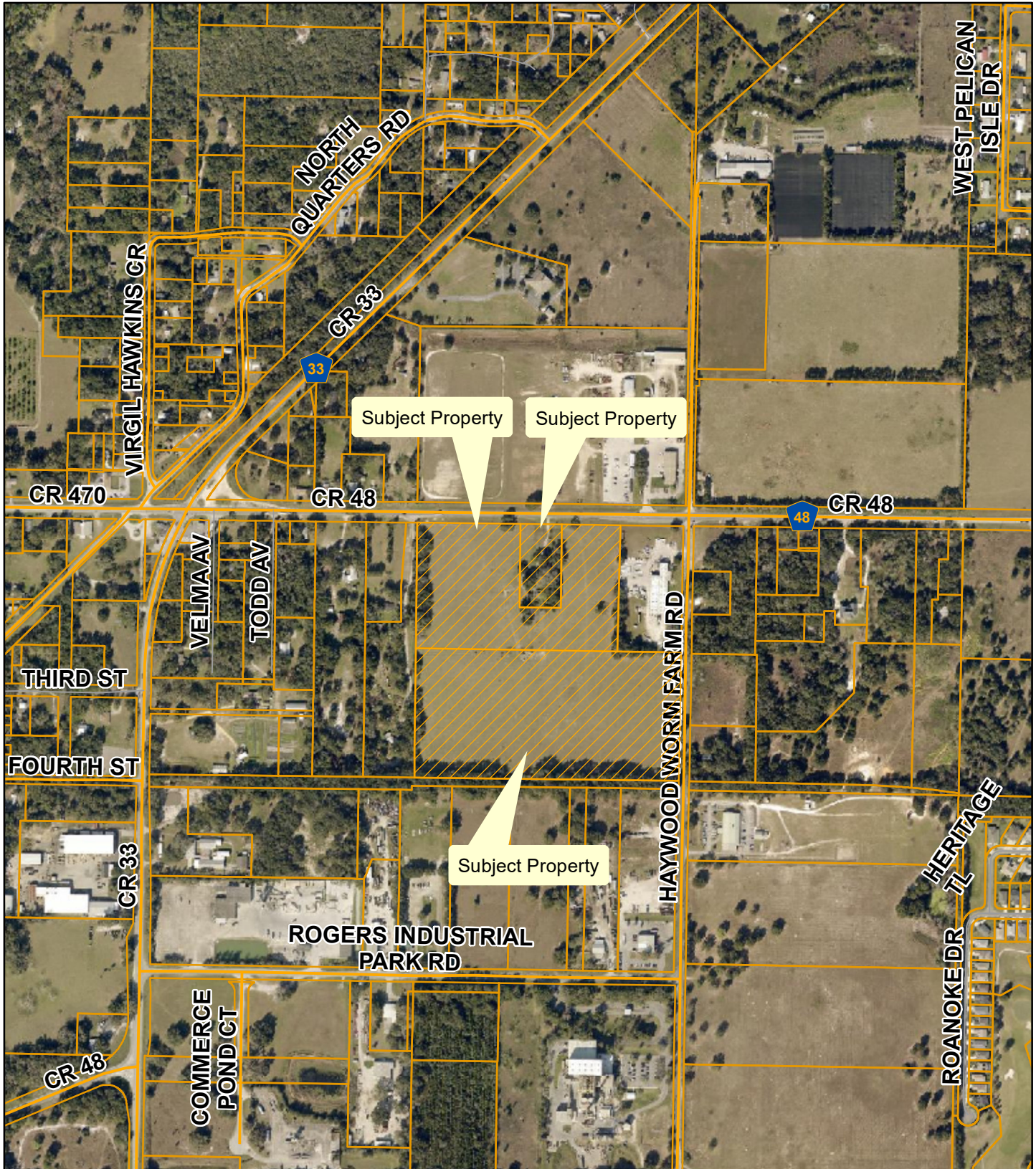
for the following reason(s):

1. The proposed request, as conditioned in the associated PUD (Planned Unit Development) zoning, is compatible with the current surrounding zoning districts of Lake County AR (Agricultural Residential), Lake County R-1 (Rural Residential), Lake County R-3 (Medium Residential District) and Lake County C-1 (Neighborhood Commercial).
2. The proposed request, as conditioned in the PUD (Planned Unit Development Zoning) is compatible with the adjacent future land use designations of Lake County Urban Low Density and Lake County Rural Transition.
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.

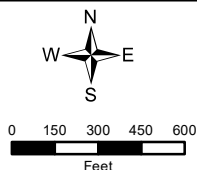
Action Requested:

1. Vote to approve the zoning designation from Lake County R-1 (Rural Residential) and Lake County R-3 (Medium Residential District) to City of Leesburg Estate Residential and forward the recommendation to the City Commission for consideration.

Aerial

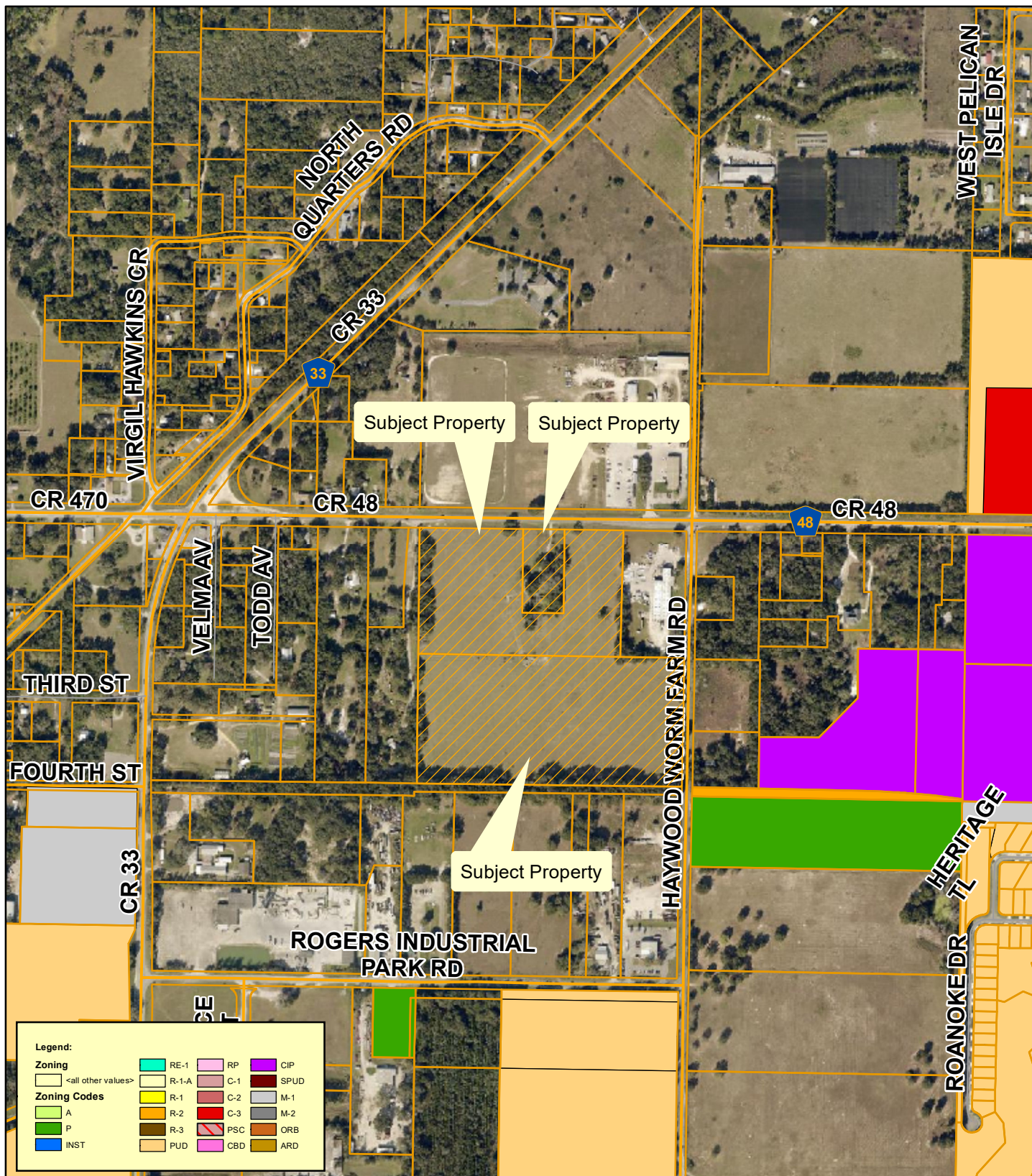


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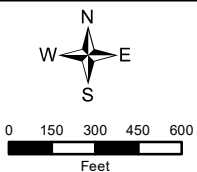


Sundance Mixed Use
3822 County Road 48, Okahumpka
Alternate Key #'s: 1111005; 1295815; 3319796
Sections 14, 15; Township 20 South; Range 24 East
December 29, 2021

Zoning

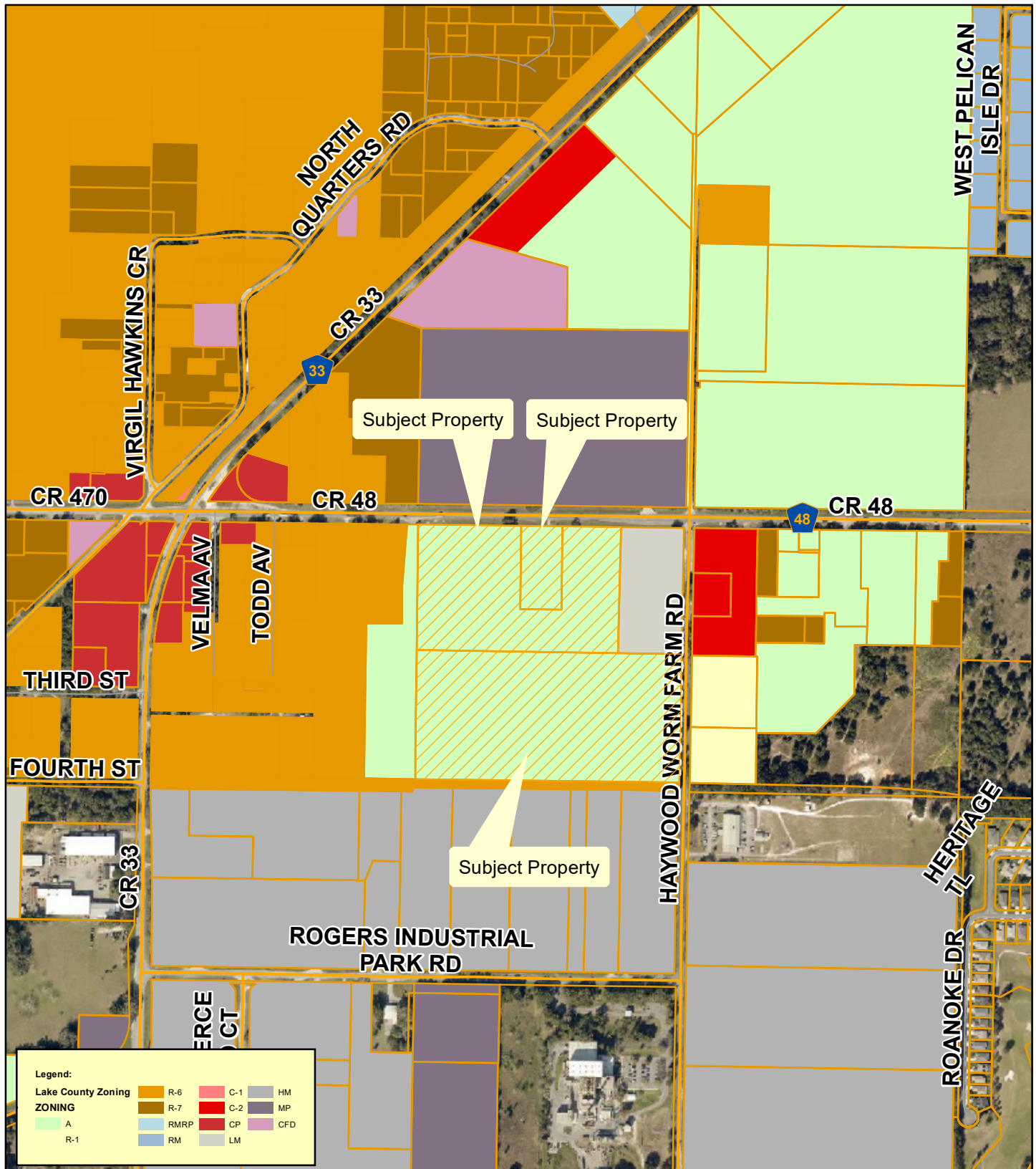


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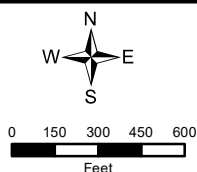


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Lake County Zoning

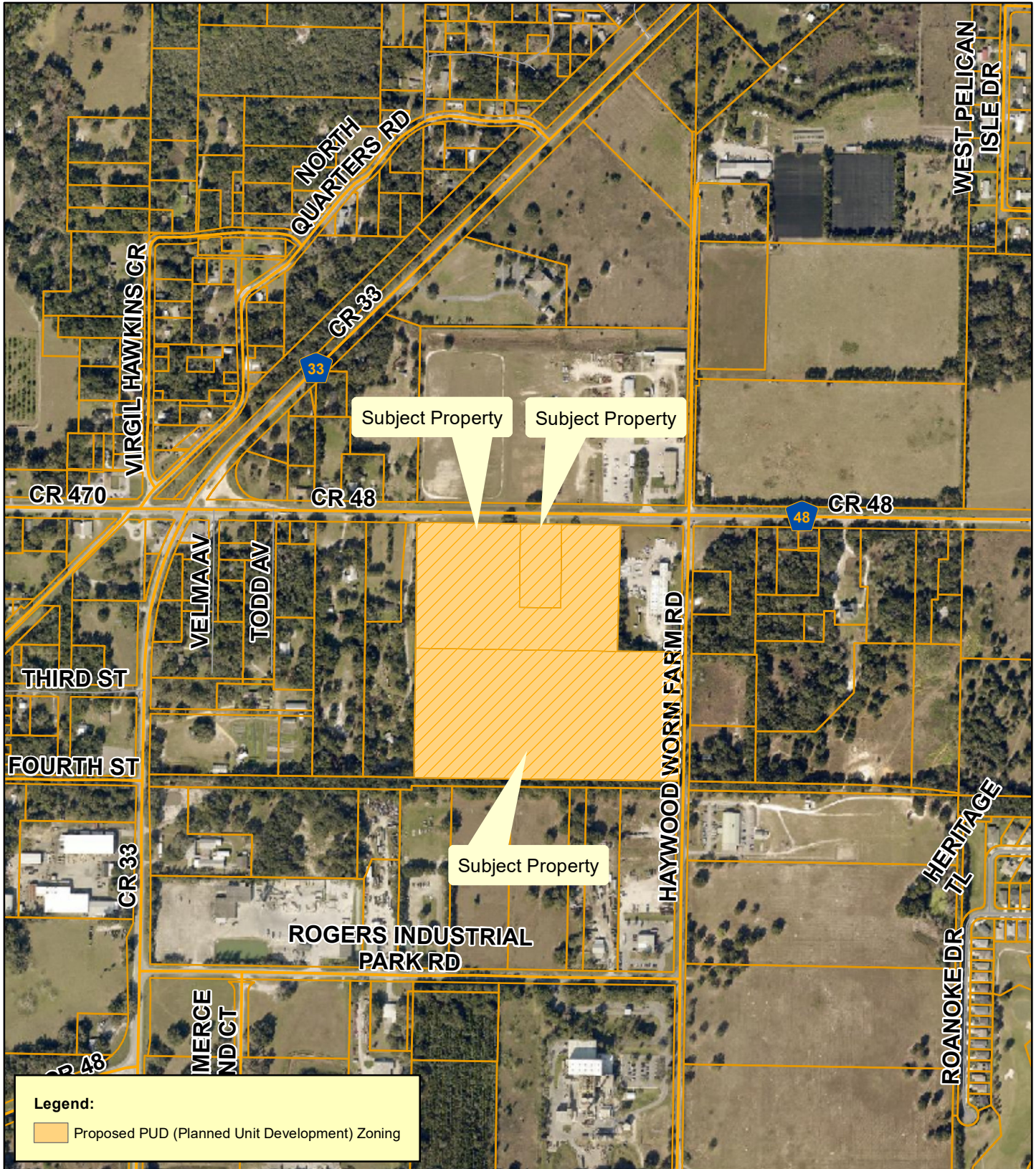


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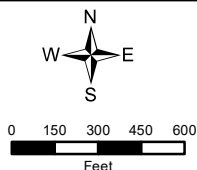


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PROPOSED Zoning



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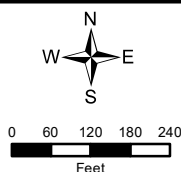


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Surrounding Land Uses

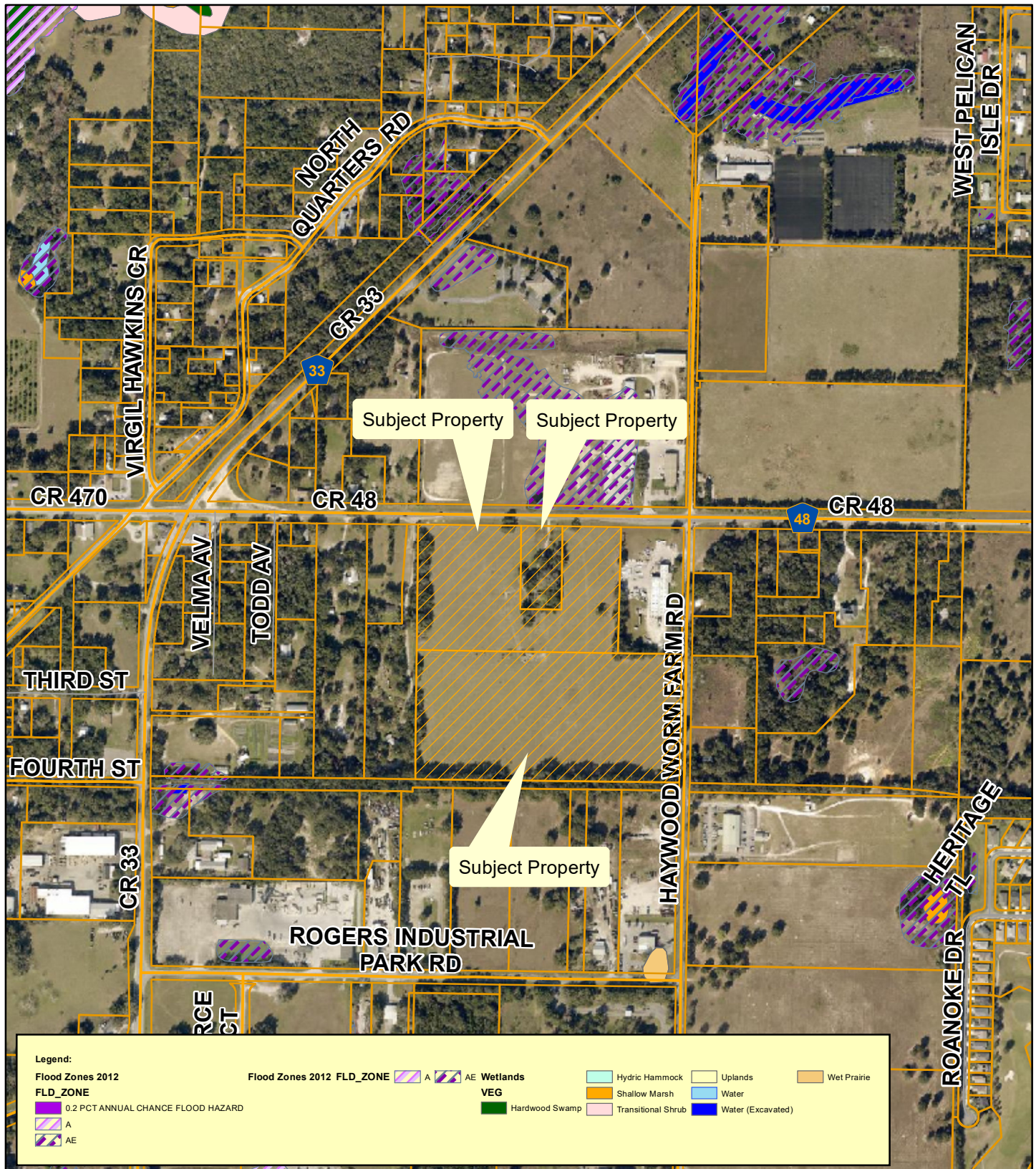


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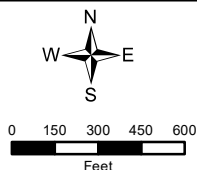


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Wetlands and Flood Zones



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