

**AMENDED AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 26, 2022 5:30 PM**

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

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

5. CONSENT AGENDA:

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

A. CITY COMMISSION MEETING MINUTES:

- 1. Regular meeting held September 12, 2022**
- 2. Special Meeting (Tentative Millage & Budget) held September 15, 2022**

B. PURCHASING ITEMS:

1. **Fiscal Year 2023 Vehicle Purchase Approval**
2. **Purchase request by Public Works to Mid-Florida Signs & Graphics for the installation of a monument sign and a monument sign with a digital message board for the H.O. Dabney Aquatic Center for a total purchase cost of \$70,167.63.**
3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Amendment with SWI Software Install, Inc. amending certain terms of an existing agreement for meter reading services; and providing an effective date.**
4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Amendment with NFP Retirement, Inc. (fka Fiduciary First, LLC) for investment advisor services to the City's employee 401(a) Defined Contribution and 457(b) Deferred Compensation plans; and providing an effective date.**
5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the City to use the Master Services Agreement awarded by the Florida Municipal Power Agency (FMPA) to Osmose Utilities Services, Inc. to provide services related to system assessment and associated documentation and reporting; and providing an effective date.**
6. **Resolutions authorizing an Amendment to an existing Agreement for Tree Removal, Trimming & Related Services with Tip Top Tree Experts LLC., and with Native Land and Tree, Inc.**
 - a. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Amendment to an existing Agreement for Tree Removal, Trimming & Related Services with Tip Top Tree Experts, LLC; and providing an effective date.**
 - b. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an amendment to an existing Agreement for Tree Removal, Trimming & Related Services with Native Land and Tree, Inc.; and providing an effective date.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 55, a subdivision of the City of Leesburg, Florida, being a portion of Sections 6 and 7, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 55)**
2. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 61, a subdivision of the City of Leesburg, Florida, being a portion of Section 7, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 61)**
3. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 63, a subdivision of the City of Leesburg, Florida, being a portion of Sections 7 and 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 63)**
4. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 64, a subdivision of the City of Leesburg, Florida, being a portion of Section 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 64)**
5. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 68, a subdivision of the City of Leesburg, Florida, being a portion of Section 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 68)**
6. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Renewal Agreement, between the City of Leesburg and Michael R. Dominick, Personal Representative of the Estate of Raymond D. Dominick, M.D.; and providing an effective date.**

7. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing Park Square Enterprises, LLC to include certain City Property within a Sand Skink Permit Application; authorizing the City Manager and City Clerk to execute the Owner's Authorization Form; and providing an effective date.**
8. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving an Interlocal Agreement for the Right-of-Way Transfer from Lake County, Florida for the public right-of-way known as Blackstarr Road and more particularly described in the document; and providing an effective date.**
9. **Resolution of the City Commission of the City of Leesburg, Florida suspending carrying charges for delinquent payment of utility charges; providing for conflict; and providing an effective date.**
10. **Resolution of the City Commission of the City of Leesburg, Florida authorizing and directing the Mayor and City Clerk to execute a natural gas service agreement between the City of Leesburg and Hanover 623 Holdings LLC, for the purpose of setting forth the terms and conditions under which the City of Leesburg will supply natural gas service to the development referred to as Eagletail Landing (McElyea) Phase 3; and providing an effective date.**

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

- A. **Public Hearing on the proposed millage and proposed budget for Fiscal Year 2022-23**
 1. **Announce the name of the taxing authority, the rolled back rate, and the millage rate to be levied**
 2. **Discuss the proposed aggregate millage rate**
 3. **Request comments from the public regarding the millage rate**
 4. **Resolution of the City Commission of the City of Leesburg, Florida finally adopting 4.0192 mills as the Fiscal Year 2022-23 Millage Rate for the City of Leesburg, Florida, representing the current year proposed aggregate Millage Rate of 4.0192 mills which is 9.87% more than the current year rolled back rate of 3.6583 mills; and providing an effective date.**

5. Request comments from the public regarding the Fiscal Year 2022-23 budget
6. Resolution finally adopting the Fiscal Year 2022-23 budget
7. Announce the adopted millage rate

B. SECOND READING OF ORDINANCES

1. None

C. FIRST READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida; Amending Part II, Chapter 5 of the Municipal Code, Amending Section 5-2 as to the zoning areas where alcoholic sales are permitted and Section 5-6 as to the areas exempt from open container prohibitions, Amending Section 5-16 as to the zoning for Medical Marijuana Dispensaries, Amending Part II Chapter 12 of the Municipal Code, Amending Section 12-19 adding an Exemption, Amending Part II, Chapter 14 of the Municipal Code, Amending Section 14-71 adding an Exemption, Amending Part II Chapter 15 of the Municipal Code, Amending Section 15-5, adding an Exemption and Amending Section 15-8 adding an Exemption, Amending Part II, Chapter 18 of the Municipal Code, Amending Section 18-3, adding an Exemption and Amending Section 18-7 Exempting the Operation of Golf Carts and Utility Vehicles from certain provision, Amending Part II, Chapter 25 of the Municipal Code, Amending Section 25-121, adding an Exemption, Amending Section 25-288, adding an Exemption, Amending Section 25-292, adding an Exemption, and Amending Section 25-362, adding an Exemption, Amending Part II, Chapter 26 of the Municipal Code, Amending Section 26-3 as to the Exceptions to Special Event Permit requirements, repealing conflicting ordinances; and providing an effective date. (VOWL code amendment)
2. An Ordinance of the City of Leesburg, Florida, Vacating approximately 6,100.80 square feet of Walker Road unconstructed easement consisting of an area 203.36 feet long by 30.00 feet wide MOL lying north of Tuller Road, and Vacating approximately 4,723.05 square feet of Seng Road unconstructed easement consisting of 314.87 feet long by 15.00 feet wide MOL lying north of Tuller Road and Vacating approximately 6,480.60 square feet of Tuller Road unconstructed easement consisting of an area approximately 216.02 feet long by 30.00 feet wide MOL lying east of Seng Road, said property being generally located in an unconstructed portion of Silver Lake Estates Plat as recorded in Plat Book 10, Page 66; Section 9, Township 19 South, Range 25 East; Public Records of Lake County,

Florida; and providing an effective date. (The Hills of Leesburg Residential Subdivision)

- 3. An Ordinance of the City of Leesburg, Florida, correcting a scrivener's error in Ordinance 22-17, by amending the language in Section D.1.f. from "7.5 feet" to "5 feet" for the side setback requirement, and amending the language in Section D.2.b. to read "'10 feet" instead of "15 feet" for building separation requirements, for a property consisting of approximately 41.69 acres, and being generally located west of County Road 44 and north of Seng Road, as legally described in Section 01, Township 19 South, Range 25 East, Lake County Florida; and providing an effective date. (Hills of Leesburg)**
- 4. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 49 +/- acres; and being generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date (Swan Capital).**
- 5. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 49 +/- acres from Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Swan Capital)**
- 6. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 49 +/- acres from Lake County R-1 (Rural Residential) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Swan Capital PUD)**
- 7. 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 59.6 +/- acres from City of Leesburg Industrial to City of Leesburg Estate Residential, for a property generally located east of County Road 33 and north of Manor Oaks Court, lying in Section 22, Township 20 South, Range 24 East, Lake County,**

Florida; and providing an effective date. (Cedar Creek LGCP)

- 8. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 59.6 +/- acres from City of Leesburg M-1 (Industrial) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located east of County Road 33 and north of Manor Oaks Court, lying in Section 22, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Cedar Creek PUD)**
- 9. An Ordinance of the City of Leesburg, Florida, amending the conditions of a PUD (Planned Unit Development) to revise the buffer requirements and allow for bungalows and cottage sites on a property generally located north of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Blue Gill Marina)**
- 10. An Ordinance of the City of Leesburg, Florida ratifying revisions to the form of Ballot Question Number 1 from the version appearing in Ordinance Number 22-43; providing for inclusion in the Code of Ordinances; providing for severability; providing for conflict; and for providing an effective date.**

D. NON-ROUTINE ITEMS

- 1. Resolution Amending Utility Rates for Fiscal Year 2022-23**
- 7. INFORMATIONAL REPORTS:**
The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.
- 8. CITY ATTORNEY ITEMS:**
- 9. CITY MANAGER ITEMS:**
- 10. ROLL CALL:**
- 11. SUSPEND REGULAR MEETING**
- 12. OPEN the CLOSED ATTORNEY-CLIENT SESSION**
- 13. EXIT all BUT THE FOLLOWING INDIVIDUALS:**

A. Mike Pederson - Jimmy Burry - John Christian - Jay Connell - Dan Robuck, III - Mark Brionez - Stephanie Brionez - John Metcalf - Al Minner - Court Reporter

14. END CLOSED SESSION and REOPEN COMMISSION MEETING

15. ADJOURN:

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

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

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 12, 2022 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, September 12, 2022, at Leesburg City Hall. Mayor Pederson called the meeting to order at 5:32 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner John Christian
Commissioner Jay Connell (5:33 p.m.)
Commissioner Dan Robuck (5:41 p.m.)
Mayor Mike Pederson

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

INVOCATION

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

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. Employee Service Award Recognitions:

Five Years: Lorin Neil Gaines, Wastewater Administration; Alexander Nell, Police; Ulysses Johnson, Gas Distribution; and Kem Vicks, Customer Service
Fifteen Years: Tim Smith, Street Supervisor (Public Works)
Twenty Years: Willie Kuykendall, Wastewater Lab; and Brandy McDaniel, Executive (City Manager's office)

Director of Human Resources (HR) Arriaga and **CM Minner** recognized each employee for their years

of service and provided them with their service award. **Mayor Pederson** congratulated them all and thanked them for their years of service.

B. Update Regarding Power Cost Adjustment Increase (High Electric Bills)

CM Minner stated that due to all the complaints he received, he put together a presentation to report on the status of the current electric rates. By the end of the presentation, he hoped it answered the questions the customers had regarding the state of the electric fund and customer rates. There were two things he immediately wanted to bring to their attention. First, every leader will recognize and do a self-evaluation on the bad. If he were to receive criticism from the city, at the end of the day it would fall on his desk. From a public relations standpoint, we did not get out in front of this. He did not want to make any excuses, but those who follow the city knew and saw this coming back in December of 2021. If you go back through the records, you will see the records. You will see his memo to the commission, which was followed up with another memo to the commission around March of 2022. At the budget workshop meetings we had several discussions about this. From a city manager's perspective, he felt relieved that when we had to go up to fifty dollars per thousand and then to seventy dollars per thousand, his bosses knew about it. He felt he did his job. However, he did not, because if there is criticism that he would take, it is that the city did not get out in front of this with press releases informing the public that this was coming. That is probably reasonable criticism of the city. Having said that, it would not have changed anything. The situation is beyond the city's control and we cannot change this. The data will show about a thirty million dollar deficit. There is no way to make that up other than to increase the power cost adjustment. That is the bottom line. The City of Leesburg is not the only one having this problem. This is not just a regional problem, it is not just a statewide problem, it is a nationwide problem. It is rooted in how we generate electricity across the nation. The presentation will breakdown the details and show where we are and, hopefully, how we can get out of it. The only way to get out of this is to wait for the cost of natural gas to drop.

He began his presentation by asking why electric rates have to be increased dramatically? In the power generation world, when everyone receives their bill from the City of Leesburg there are five components that make up that one bill. In the electric industry, it is called a bundled bill. There are five components that go into that bill; generation, that is, when you turn on the lights somewhere in the state there is a generation facility that produces the electricity. That is called the generation component. The second component is when we generate electricity, which is made at different levels. There is a base level, an intermediate level, a peak level and what they call a reserve level. They have to create enough energy to meet all those bases plus a spinning reserve level. Next, when electricity is made and it is sitting at the plant, it has to be transmitted across the state. When you see the big high transmission wires on US 27, those lines transmit electricity at high voltage from the generation plants to the transmission substations. Recently, we had a substation catch on fire. That is a transmission substation. Those big transmission wires end up at those substations where voltage is then downgraded to distribution voltages. It goes from generation to transmission. The next leg of the electric industry is distribution voltages. When it hits the substations, the voltage is downgraded into a distribution voltage. It goes out into the system and ultimately it ends up in everyone's houses. At the end of the day, it has to be metered. We have to bill and collect your money. That is the customer service leg of it. These five components go into how everyone receives electricity and that is called a bundled bill. In the industry, we measure and compare ourselves. In the State of Florida there are three providers of electricity; Florida Power, Duke, and Teco. There are municipal electric utilities like the City of Leesburg, Lakeland Electric, KUA, Kissimmee Utility Authority, Orlando Electric, and the biggest one in the state is Jacksonville Electric. Those are municipal utilities and there are about forty-two of them. We also have cooperative electric providers. Those are animals that are foreign in the electric unification, because they function like municipal electric utilities,

but instead of having a city commission or a utility authority, they have their own board of directors and the members of the co-op hire the board that manages their rates. Those are the three municipal providers throughout the United States, no matter what state you are in. That is what drives it. At the end of the day, those bundled bills, no matter what type of energy provider you have. Now, everyone that is receiving Leesburg Electric Distribution System gets their system from a municipal electric utility. Everyone has a generation component on their bill, which is bundled into that number. That number is then measured and we measure the residential rate at the first one thousand. The first one thousand kilowatts of electric usage is what everyone compares themselves to. That is how we measure the rate. Bundled in that is the generation mix, so why have our rates gone up so much? That is because the cost to produce generation over the last twelve months has skyrocketed. Why has it skyrocketed? In the State of Florida our generation mix is seventy-eight percent for natural gas. Specifically, in the City of Leesburg, this power breakdown is not typical of any provider in the state. In the City of Leesburg, there is seventy-eight percent natural gas, fourteen percent coal, five percent nuclear, one percent solar and two percent other. The other could be wind, hydro or battery, but obviously, the lion's share of the electricity that is received is natural gas. Again, that is not typical in the State of Florida. Typically, we pay two, two-fifty to three dollars a dekatherm or MMBTu. We measure a dekatherm or MMBTu and the British thermal unit is what measures natural gas. Gasoline is referred to in gallons and a dekatherm is referred to with natural gas. Natural gas goes into a generating turbine that spins copper. That copper hits and that makes electricity. We have to make that turbine spin and we do that with natural gas for the most part. To make that turbine spin we calculate that natural gas is going to cost two-fifty to three dollars per dekatherm. However, that cost has skyrocketed over the past year. Instead of paying two to three dollars, we are now paying eight to ten dollars. He showed on a chart, that from October of 2021, which was the beginning of FY 21-22 and where we are now, which is the last month of the fiscal year, we planned our power supply. We planned on spending about forty million dollars to buy power. We thought it was going to cost between two and three dollars per dekatherm.

On a slide, he pointed out a blue line and where that ended up and how the city totally missed that number. It was not missed twice, it was missed by three or four times that number. When that number is missed by that much, the power bill that the city receives is three to four times as much as what was anticipated. Why and how did the city miss that number? That can be drawn down to three major reasons. First, global conflict. We read about it in the news. The Russian Ukraine invasion had a significant impact on our local economy. Russia is a major producer of natural gas. Ukraine is a strategic spot for Eurasia. Ukraine is equivalent to the Midwest, and even though it is on the other side of the world, when Russia invaded Ukraine, the rest of the world put an embargo on Russia. We said we were not going to buy any of their commodities. So, who has to fill the gap? The United States. Who did we fill the gap with? Western Europe. This in fact had a direct impact on us. The second thing was various inflation measures. Inflation has been just about everywhere since Covid. We see it all the time every day. We see it at the pumps, it is everywhere. The third thing that is affecting gas prices is the uncertainty of power generation. He did not want to go red or blue, or who did what. He wanted to speak on the matter of fact, but there is a significant green versus fossil fuel debate that is raging. This debate has actually raged since the two thousands and it has changed our power mix. It is one of the issues that has gone into the power mix of why we are so laden with natural gas. If we go back before the turn of the century, we will see that we had more emphasis on coal and nuclear generation, but we realized that coal was a big polluter and that nuclear energy was dangerous. We then shifted our resources to natural gas. That is why we are so natural gas heavy. Now we have seen that natural gas may not kick out as much Nox or nitrogen into the environment. However, it is still high heat, which is seen as a bad emission, and now forces are thinking that natural gas is not a green alternative. There is some confusion in the marketplace about what we should invest in and if we should bring back gas markets. When we put all these things together, we have a big supply issue; demand and supply. There is a significant demand for natural gas and a low supply of natural gas. That is what is driving the train and why the price is up.

Now, the bill is bundled with the five points of the industry. However, the bill also has two components; it has a base and a fuel adjustment. It is what they call the bulk power cost adjustment. The base bill is determined on an annual basis by the City Commission. As a municipal utility, a resolution is passed every year that sets the rate matrix. The methodology for how we calculate that rate is the cost of those five things; the generation, transmission, the cost of a lineperson, and the cost of metering all that stuff goes into the bill. It has to be reported to the Public Service Commission annually. The City Commission then sets a rate. In all honesty, the City Commission has done everything they could since he was hired in two thousand and thirteen to bring that bill down. If we look back at fiscal year two thousand and fourteen to two thousand and sixteen, we put together a five-point plan to reduce the base bill. At that time, the City of Leesburg was one of the highest providers of electricity. We brought plans before the City Commission to bring the rates from about one thirty-eight per thousand to one forty-two per thousand and they decided to reduce the rates. We have endeavored to reduce the rates over the last several years. We brought down the base rate, up until this next fiscal year. We are now asking for about a six dollar increase per thousand starting in fiscal year two thousand and twenty-three. However, this is due to inflationary measures, it is not fuel measures. It would be a six-dollar increase per month which the City Commission will be talking about on Thursday night. The base bill is reviewed by the City Commission on an annual basis and our rate tariff is filed with the Public Service Commission annually. The second part of the bill is the bulk power cost of the adjustment, or the BPCA/PCA. In the rate methodology there is a matrix that calculates everything above the base bill, that is fuel. Fuel is elastic and it flexes every month. It goes up and it goes down based on where we set the rate. We may over recover, which means the city may have made too much money because fuel was cheap that month and fuel was natural gas, or we may have under recovered, which means fuel was above what we thought the cost was that month. That is then calculated, and if we go over or under what our rate methodology says. Administratively, we can adjust that rate from month to month to collect our fuel, to collect the over or under recoveries on the fuel costs so that the city does not incur a loss. He heard a lot of talk about how the city can build a pool, put flowers in the median, build a teen center and have police officers and why doesn't the city cut back on that stuff. The bottomline is, when we adjust the fuel rate, the city does not make money. There is no surplus that goes into other funds, it is a direct pass through. What the city is billed for natural gas goes directly into what we pay our wholesale costs and that is a fund that we use directly to pay the city's power bill.

Referring to a chart, which is a public record, he would be happy to share it with everyone. The chart shows how the city tracks the power cost adjustment. The chart says this is how much the city purchases power for and these are the annual bills for the fiscal year. This is how many kilowatts we sold and this was our estimated cost and that is how much we sold it for. We put it into a matrix and the magic line is what the over or under recoveries were. That number shows we started off the fiscal year at seven hundred and seventy-one thousand dollars and that we are trying to adjust that in the PCA. We want to keep about three million dollars of cash on hand for fuel adjustments because fuel is elastic. We want to keep enough cash on hand to absorb fluctuations in the fuel market without changing the rate. The city endeavored to keep that around three million dollars. We tried to keep that lower to keep the rate down. Now, what happened during the course of the year is that we saw we were starting to under recover. We started losing money. We started the year out at seven hundred and fifty thousand dollars and by July we were in the hole at nine million dollars. At that point, we started adjusting the power cost adjustment. We started out at ten per thousand. In June we were at twenty-five. In July we were twenty-seven. In August we went to fifty and we are projected to go to seventy in September. If we do not get to seventy in September, our deficit will be nine-point-six million. Unfortunately, there is no relief in fiscal year twenty two to twenty three. We anticipate that the cost of gas will hover around eight dollars a dekatherm. At eight dollars a dekatherm, in order to keep the loss from really mounting, we need seventy dollars per thousand.

Moving to the next chart, he demonstrated that the City Commission's priority is to keep rates down. Referring to the blue line on the chart, he stated it represents where the power cost adjustment has been since October 15th of last year, every month. The orange line shows the balance of where the power cost adjustment and fund balance is. What the city needs to see are both lines being nice and flat. That means the power cost adjustment is not changing. We need to see that the lines are flat, around three million dollars. Back at two thousand and fifteen, we recognized that we had ten million dollars in the power cost adjustment line and we had a high power cost adjustment. We said this money needs to be returned to the customers. At that time, we dropped the power rate to zero and the money was returned to the customer. When it dropped to the level where we thought the power cost adjustment should be, we increased the power cost adjustment back to where we thought it should be sustained, so the power cost adjustment would be where we needed it to be to absorb reasonable fluctuations and we could maintain a consistent power rate. We did that from August two thousand seventeen to August two thousand nineteen. For almost two years, the power bill was pretty consistent and we kept the power cost adjustment around three million dollars. The good side was, when we hit two thousand nineteen, the gas market started getting good, so we started over-recovering. We could see the line jumping from three to five million dollars. What did the city do? We reduced the power cost adjustment again, to zero. He was trying to demonstrate that when times are good, the City Commission puts the rate first. They return the money to the customer. The key has been to give the money back to the customers. As soon as the rate was good, the City adjusted it, but when the world was hit by Covid, it changed everything. We now see the power of cost adjustment being absorbed since the beginning of the fiscal year twenty-one. The city has now absorbed a nine million dollar loss and to recover from that loss the power cost adjustment has to go up.

Referring to another slide, he stated that the city cannot sustain a loss. In order to stop the loss, the power cost has to go up to the seventy dollar mark based on the projections. That will help stop the loss and recoup only about five thousand dollars for the city. We will still hang out in a deficit. The city will not recoup all of the loss in fuel. Some people may say forget it, we do not want to pay one more dime to the city. If that happens, what do we do? What is the financial position of the city? What would happen if we did not pay the bills or made the increase? If we stayed at twenty-seven dollars where we are right now and we just stopped, the city loses. We would go down to about thirty million dollars by the end of fiscal year twenty-three. Some people may wonder where the city manager is getting all the crazy numbers. Before he gets to all the crazy numbers, there is a correlation between the power cost adjustment which they keep in a separate account to account for fuel costs and the electric fund balance. Typically, the electric fund sits around twenty million dollars in fund balance. The electric fund typically has twenty million dollars after paying all the bills. The PCA account typically has three million dollars and the city does not combine those two funds. However, moving forward we will be.

Moving on to another chart, he showed the loss the city has already absorbed. As of today, of the twenty million, it is seven point four million. That is where the loss is. If you go based off on the projections for fiscal year twenty-two, seven point four million will become twenty-three million in the hole. The city's electric fund cannot absorb twenty-three million dollars in the hole. The increase, and it is a crazy huge increase, maintains us until gas rates get better. With numbers, in the power cost world, when times are good, we pay somewhere between seventy-seven and eighty dollars a megawatt. In fiscal year twenty-two, it was pretty decent. Mind you, most of that was pre-covid, but we paid seventy dollars. That was where we dropped the PCA back to zero. Then, in fiscal year twenty-two, that is when the world changed. We projected in fiscal year twenty-two that our power bill would be around seventy-five dollars a megawatt. This year the power bill for the city was seventy-five dollars. Next year it will be one hundred and twenty-four dollars. What does that mean in real dollars? Typically, we pay between thirty-five and thirty-nine million dollars a year for power. In fiscal year twenty-two, we planned for the city to pay forty million dollars and the actual power bill for fiscal year twenty-two, which ends this month, will

be fifty-six million dollars. The power bill for fiscal year twenty-three will be sixty-seven point three million dollars. That is real cash. That is a real bill and that is from the FMPA All Requirements Project. This is not the FMPA's fault. We are a municipal electric provider. We are in a consortium with the Florida Municipal Power Agency. We are in what they call the All Requirements Project. The All Requirements is a fancy word for the five components, which is the bundled billing. We buy all our requirements from the Florida Municipal Power Agency as with thirteen other municipal electric utilities. We are one of the thirteen cities, and our power bill is based on the FMPA projections for gas, and our usage will be sixty-seven point three million dollars. Now, how much did we grow and is this based on growth? He put another chart together but he left it out. This is only assuming our load growth, which is two-point-one percent. This is not a load growth issue, this is not a capital improvement issue, this is a gas issue.

When it comes to the magnitude of the problem and cutting special projects, not building a pool, or doing other stuff, so we do not have to raise electric rates. This year we will be approving a two hundred million budget. One hundred million of that will be the electric fund and about seventy million will be the power bill. Taxes in the general fund are a totally separate item and we account for that differently. We will bring in a projected six million dollars for fiscal year twenty-three. The city needs thirty million dollars to fill this bucket. Six million dollars from property taxes does not even touch the bucket. Now, say we get rid of the fire department or the police department, which we would never do. The fire department's budget is six million dollars and the police department's is eleven million dollars. That is only seventeen million dollars. If you combine those together, it is barely half of the problem. The power purchase deficit is thirty million dollars. If we take thirty million dollars plus the forty million, that is seventy million, so raising taxes, cutting projects and doing other things is not an option. Unfortunately, the only option we have is to increase the power cost adjustment to recoup the fuel costs. This is not just a City of Leesburg problem, this is a regional problem. Frank Stanfield from the Daily Commercial wrote a really good article about this the other day. He interviewed himself and the City of Ocala. He wanted to highlight that for everyone to see. For fiscal year twenty-two, Ocala said they lost sixty-five million dollars and we lost about twenty million dollars. Their utilities are three times bigger than ours, so these numbers add up and it is fuel. There was an article in Orlando that talked about FPL. It talked about Duke and Seco. They are all filing their tariffs with the Public Service Commission. They are all talking about increasing their power cost adjustments. It is not just the City of Leesburg. This is difficult because everybody is adjusting their power cost adjustments based on how much cash they have and we were sitting on about three million dollars when this happened and every utility is a little different when it comes to how much cash they have. Even at this rate, in August we were at one-fifty-two per thousand. We were still cheaper than Mount Dora and we were still cheaper than Duke. However, we were getting beat by Sumter Electric. This is not going to stay that way for long as we get into the winter and the new year, as the other utilities increase their rates to recoup their fuel losses. He ended his presentation by saying the City Commission watches these numbers and they are sensitive to the cost price. We know this is a significant increase. Back in the fiscal year, two thousand FMEA, and if you go to, publicpower.com you will see utility rate comparisons for all utilities across the state and how we stack up. The green lines represented all the cities who participate in the All Requirements Project. He also showed an email from him to the City Commission, the FMEA CEO and the FMPA CEO, saying how the city accomplished their goal that we set out back in two thousand and sixteen on reducing the power rate and becoming a competitive utility provider. If you read the city's vision statement, number two is to be a leader in the utility industry and to provide competitive low rate utilities. He stated that we accomplished that. In the email it also said this is not a static market, it is an elastic market and we have to continue to grow. We did a fantastic job managing this up until today, unfortunately. The facts will prove that we are in crazy times. We have been incrementally increasing the power costs since January. We started out at ten dollars in January and we were now at twenty-seven dollars. In January of this year, we had the second best price in the All Requirements Project and we were still in the top quarter for all

providers in the state. The city watches the numbers. We are moving the power cost adjustment. We do return it to the customers when we can. We are in a significant crisis because of fuel. We did it before and we will get back there again.

Mayor Pederson thanked the city manager for his presentation. He opened the floor for public comments. He stated these are challenging times, we are all being squeezed and we are living on a margin. Our city has done a great job, but these are difficult times.

Dr. Erika Jasper, gave kudos to the City Manager and the Commission. For those who were not aware a couple of weeks ago, this was one of Commissioner Robuck's goals, he wants to implement a charter revision to decrease the rates moving forward. They have been working diligently, as you can see from the charts and graphs. They have been working to get this implemented. She resides in the City of Leesburg and she understands the frustration, but as we look around from a global standpoint, everything has been increasing. She understands the reason and the rationale for the increase. She wanted to say thank you and kudos for a job well done.

Ashten Silvis, stated she has lived in Leesburg her whole life. The house she currently lives in, she has lived in for the past twenty years. She owns it. They have changed the windows, updated and maintained the air conditioner, put on a new roof and put in insulation. They even removed an aboveground pool. Her three children know how to unplug everything from the walls. Their bills averaged three hundred on a high month. This month it was six hundred and last month it was five hundred. They have limited their usage. That is what they are asking. How are people supposed to limit use, anymore than what they already have when it is not their usage? It is the price and the way the funds are being allocated. The city's costs have gone up, but so have theirs. Six hundred dollars for average usage per family in a fourteen hundred square foot home leaves a lot of questions for everyone and that is what they are concerned about. A six hundred dollar electric bill after minimizing usage and being mindful of this stuff and the bill is still extreme. They took down the pool, and they did a lot of other things and the bill is now six hundred dollars. That does not make sense to anyone. Especially in a home where she has been for twenty years. They had a pipe bust in the wall and they lost most of their floors and walls. The crews were there using all their equipment, the doors were open for three weeks straight and the bill was not even half of what it is now and they are conserving all the resources. They would like more answers other than if the bills went up because so did theirs.

Mayor Pederson said the best answer he could give is that the city's cost went up three folds. The city absorbed it to the cost of nine million dollars over the last year. We tried. This is not just a City of Leesburg problem, we are living in very trying times. **Commissioner Robuck** wanted to add to the city manager's comments. With the FMPA, when we receive our power lease and our power bill, the FMPA is the equivalent of a co-op for cities, we actually own the generation. It is not like we are buying power from someone else, it is us and these other cities. We own power plants, gas plants, coal plants and we used to have more nuclear power. We used to get a good bit of our power from Crystal River until it reached the end of its life. The federal government has not approved a new nuclear plant for thirty years, so we do not have much nuclear left. He chairs a statewide board along side other policy-makers with utilizes and this is one of their key issues. We are constantly lobbying the federal government because we need more nuclear energy and we need more pipelines, because we have people willing to pump gas out of the ground, but they cannot get it to the east coast. We have maxed out our pipeline capacity and the City of Leesburg has fairly limited ability to do anything about that. When it comes to solar, he knows everyone wonders why we do not have more solar in Florida. Believe it or not, Florida is actually horrible for solar, because in the summer afternoons we have thunderstorms every day. We have clouds. If we went one hundred percent solar in Florida, we would have to turn a third of the state into solar farms and battery banks. We would need to store tons of power in battery banks to make up for it when it is cloudy. Solar really is not an answer, but he gets why everyone is frustrated. His power bill at his

business in August was nine thousand dollars. This month it is sixteen thousand dollars. Everyone feels it, but being mad at the city is like yelling at the gas station owner when gas prices are high. We do not control that number. You should be mad and angry, but you need to talk to the federal government who has caused this problem. We would be happy to pass this message on, but these are just the facts.

Melitta Bloomer, remarked that she was seventy-five years old. She has lived in Leesburg since 1980. She is on social security and receives one thousand two hundred dollars a month. She pays six hundred and fifty dollars for rent and three hundred and fifty dollars for electricity. She has diabetes and COPD. This month she can either buy her medication or pay her electricity bill. She is not mad at the commissioners, she is just mad at the whole thing. Something has to be done to help people like her who are on social security. She cannot afford to buy her medication. She has been out of insulin for the last four days. What is she supposed to do? She does not make money. Her bill used to be one hundred and sixty dollars. It is now three hundred and fifty dollars. She needs help.

Ronda Brewer, stated she was from Leesburg Landing, a medium income mobile park. Her residents are at her door every day because of this. They are in the middle of an expansion and the City of Leesburg has demanded that they put eighty percent of their homes on natural gas. It is ridiculous. They are saying the problem is coming from natural gas, but yet they are forcing her to install them in her community. She is paying out the behind to have them installed and this is for medium-income houses that start out at forty thousand dollars. By the time she is done with everything the city wants, including the impact fees and fines, it is up to seventy and eight thousand dollars for a mobile home. These people cannot afford their electric and gas bills. Now the city is making her put natural gas into a mobile home. This is a mobile home manufacturing community. They do not even make them with natural gas. They have to tear hotwater heaters out to run gas lines.

Donald Craig Robertson, stated he resides in Corley Island Mobile Manor. He did not appreciate how they were threatening to get rid of the fire or police department. He thinks that is a ridiculous idea. He was not aware the city was buying natural gas from Russia. He thought we had enough natural gas in this country to be independent. Maybe he was wrong. If he talks too long, someone can grab a hook and get him off the microphone. How does Ukraine even have anything to do with natural gas unless the government is sending our natural gas over to Europe to make a profit? It should be staying in this country. **Mayor Pederson** said they are doing that and suggested he call Washington.

Derek Wallman, of 1017 Cottonwood Street questioned the presentation because he went on Google and found gas prices. Over the last year it has not been under four dollars and he was saying two fifty is what they adjusted it for. Maybe we need to look at the people who are making the adjustments and concerns to see if they are doing it correctly. Maybe we will not have all these deficits. You are right about the eight dollars right now, but that is only two times the national average that it was twelve months ago. That is according to the Henry Hub Natural Gas Spot Pricing and anyone can Google it. The City of Leesburg is four percent higher than the state average for electric costs, which is right on Google. On the city's website, it only gave an adjustment as of October 1, 2021. It is all listed and the price is there. It was mentioned that we started out at ten, but (referring to his phone) it was twelve twenty a unit price. This has not adjusted since last year at this time. Maybe you should think about making adjustments so the public can see what is going on and there would not be all these problems coming. His bills give insight, because they went up that much. His bill in May was two hundred and sixty-nine dollars and he has a fourteen hundred square foot two-bedroom house. Two ninety-one in June and four forty-eight in July, which is one hundred and thirty-five dollars more. Five fifteen in August and six forty-seven on the last bill. Now this one is eight hundred and twenty-three dollars. That is more than his car payment. It is seventy-two percent of his rent bill. Somebody here is making some mistakes and not looking at the correct things because he can find them on Google in ten minutes.

Tonya Anste, resides at the Arbours at Silver Lake. She is a disabled single parent. Like so many people, she is concerned about the increases. Thankfully, hers has not skyrocketed like everyone else, which she is very grateful for, but knowing about the upcoming increase has her incredibly worried. Her only consistent income is SSDI. Even though she is a single parent, she receives twenty dollars in snap benefits per month for both of them. Her cost of living for SSDI at the beginning of the year went up less than her rent increased. That already, between food, rent and the cost of living, has her in a greater deficit. The big question is what can we do, because if things continue the way they are, she will end up living in her car with her daughter. Lake County is already fairly poverty-stricken, so if something does not change, it is only going to get worse. Something has to be done sooner rather than later, because citizens deserve better than this.

Gerald Ameral stated he moved to Leesburg at the end of November into a new development. He moved away from Clermont because the cost of living in Leesburg was more affordable. He could purchase a home in Leesburg because the cost in Clermont was outrageous. He has all of his electric bills. He would not bore them with the details, but he would start logging them from this point. He is going to start reading his own meters, both water and electric, to make certain they match. He saw his electric jump, but suddenly out of the blue this month, his water usage has gone from what it was to three times that with no change. He does not trust the meter and he will start checking it. The bulk power cost rez went from .15 back in February, it was maintained in March, and went up in April to .018. In May it was .018, June .025 and July it was .027. He swung by the house on his way here tonight to pick it up to find that it was .07. Now bulk power cost rez does not mean anything to him, that is not layman terms, but he can say the cost exceeds his base sales price. When he looked at his bill, it averaged two hundred dollars and it went to four hundred and thirty-one dollars. Now we are talking about more increases. He would like concrete ideas from the panel on what the plan is. Do we have a plan, or are we just along for the ride? He brought his daughter with him because he had to. He cannot afford to put her in daycare to come to these things. He is a working man just like everyone else and he has bills to pay. He would like to hear concrete answers as to what we can expect and what the plan is. He knows inflation is a thing and everyone knows gas prices fluctuate. This is not news to anybody, but he would like to know what the game plan is.

Jessy Flinn 2204 Vine Street, stated she has had the pleasure of serving along side both past and present commissioners. She is currently on the board of the Leesburg Chamber of Commerce and she was the past president last year. Her and her husband Kevin own a home and they run their business off Tally Road, Gourmet Today. It is a catering business they have owned for the last twelve years. They employ fifteen people. Like many people who have voiced concerns regarding their utility bills, she finds herself in receipt of a bill that is not sustainable for their business or home. With respect to the commission and to the others that would like to speak tonight, she has opted to submit her questions in writing. She asked that the questions be considered at the next commission meeting and answered. One question, is who supplies the power. She very recently misspoke saying that Duke Energy supplied the power and Dan Robuck clarified that for her, and she appreciates that. She knows many people think the same thing and she wants to understand better. The questions are for clarification. This is not an ideal situation for anyone, our government or our city. Action does need to be taken on our city budget as we wait for the price of the supply of natural gas to be regulated to help offset the cost of utility bills. Are there any resources to help with payments for people in the lowest poverty? What can we do as citizens to help our commission to speak at a federal or state level so that we can start making changes? Over the past few weeks, she has been given copies of utility bills from other people for this month. They include other service providers. Two examples show a difference; a sizable difference in utility cost. In one household, they had seven hundred and fifty-six kilowatts used and the breakout was included. It was sixty-three dollars, the fuel charge was thirty-three dollars and there was an asset charge. The total current charge for

seven hundred and fifty-six kilowatts was one hundred and eleven dollars and fifty-nine cents. She wished her bill was for that consumption, but it was not. It was three thousand seven hundred and fifty-five, so she took those rates and she put it up for her consumption and it came to four hundred and ninety-five dollars, but just the line item of her electricity alone was six hundred and seventy-two dollars without tax, water or trash. If her home was powered by Duke Energy in Eustis, she could have saved one hundred and seventy-seven dollars and sixty-three cents this month. She loves this city. It is her home. She has always tried to be an advocate for the City of Leesburg and she will continue to do so. She hopes she can understand more in the commission meetings ahead.

CM Minner commented that it was probably better if everyone talked first and the commission would sum up with their responses. However, this is a great example of the differences between the complaints we have been receiving regarding what one utility company is doing or whether Google says this or that. Ms. Flinn brought in a bill from Duke and it is a great example of where everyone is a little different. This bill has an end date of September 2nd. It has a power of fuel charge, which is another way to say BCPA or PCA. It is a fuel charge for seven hundred and fifty-six kilowatts. The fuel charge was four-point-four-six-nine. In the language that he spoke about earlier, for the same period in August, the city's was fifty dollars and Duke was forty-four dollars and sixty-nine cents. By the way, Duke is already more expensive than the city in that area, so that is a comparable power cost adjustment. It was thirty-three dollars because it was under a thousand. That is the measuring stick. That is what he was saying. This is a regional problem, it is an all utility problem. Every utility will react to this differently based on their cash levels. That is what he was trying to say in the presentation. The Duke part caught him, but he would look at the Seco one next.

Anita Jackson, lives on Shady Acres Road and she has had the pleasure of working with some of the commissioners over the years in civic groups. She is a retired hospice nurse. Her electric bill this month was eight hundred and sixty-one dollars. Her social security check was one thousand dollars and she has a mortgage. What she does not want to see and it does not behoove anybody to do the good guy/bad guy where everyone unleashes on the city while they are trying to figure out how to pay the bills. She would like to challenge everyone by putting their heads together to get really creative to find things we can do to save the residents money because Leesburg is in serious trouble. We already have a large poverty population and thirty percent of our population is elderly, over the age of sixty-five. She does not like to be negative, but the fact that we are nine million dollars in debt without any advance notice, had she gotten advance notice she could have turned things off. She could have turned the AC off. She could have done something to mitigate that, but an oops might determine whether or not she can keep her home. She does not feel it serves a purpose for anyone to be mad at each other. Last week she called around to her friends to analyze their light bills and she is paying a high rate. If we cannot compete with Duke and Seco, maybe we need to look into forming a citizens' co-op like Seco. Maybe we can do things differently to make this better. The big companies have cost-averaging, but Leesburg does not. That was stopped so we cannot break a bill up in the event of a tragedy. We have the opportunity to be losers or leaders and she is begging to be leaders.

Seth Cromwell 406 South 12th Street, said he has been a resident of Leesburg for thirty-one years. He considers himself a native. He absolutely loves this City. He would like the panel to address the new utility poles at his direct neighbor's house located at 404 South 12th Street. Over the past three months, there have been three new utility poles put in his yard. Regarding one of the poles, he asked if there was a way it could possibly be moved. They sent someone from the city who said it took them thirty thousand dollars to engineer the light pole and to put it in so the city would be able to reroute electricity. He asked if there were any better ways to get electricity around the city without having to spend boo-koo bucks getting electricity through our transmission lines. He understands that hardening our infrastructure means that sometimes you have to move it underneath the ground. However, for someone who is paying a

massive amount, even though his is the lowest of his four neighbors at four hundred and sixty dollars. His other neighbors were over six hundred. We could be doing better things with our money than putting new light fixtures on new poles. They are also putting them down South 12th Street. He appreciates that we have to grow. However, the poles that were there were carrying things just fine without having all our bills get asbolated. He asked that the city communicate with the citizens about rate increases coming down the pipe lines a little smoother because, as we heard, that did not go so well. The memos went directly to the bosses so they were notified of the rate increases coming, but the people who actually pay the bills are on the lifeline of having to weigh out buying food, paying the mortgage or even, in some cases, paying for medical supplies in order to pay the utilities.

Carolyn VanDyken 120 Palmora, stated she owns a business and a home. She understood the presentation, but when she received her bill she compared it to Duke to see if they were showing their price increases and they had. Seco also shows their price increases for their power cost adjustment. Those are all online. She took her residential bill and did the math. It looks as if she would have an eighty dollar savings if she was under Seco and a forty-three dollar savings if she were under Duke. That is before any rebates. We do not get any rebates or money back. She does not understand how that works for those two companies, but we do not do anything different other than they get the power a different way than we do. How is that, when they talk about the rates and the power conversion rate? Yes, we might be lower, but when you have a base sales rate and a sales rate of over one thousand, that is when other utilities might be one cent lower or two cents lower. Over one thousand or under one thousand, that is where the difference is. She was trying to understand that if we are all buying power from the same place, why is it that the City is hurting so much, why did we lose so much money when Seco and Duke are not. They are passing that cost on to their customers, but not as an enormous dump like we are receiving. **Mayor Pederson** mentioned that the city manager touched on that and all the power companies are currently going to the Public Service Commission for rate increases. A lot of this is timing. **Ms. VanDyken** said that they have already done that and there are articles out there. **CM Minner** stated that they have to share apples with apples. The program she was referring to was called Hotbucks. What Seco does with their over/under recoveries is the PCA, which is what they call Hotbucks. When they share the PCA or lower the PCA, they call it Hotbucks and they give it back to the consumer in Hotbucks. On the Duke number, we are still lower than Duke, but Seco has beaten us, but these are July and August bills. We have to make sure we are looking at the right months. We have to make the right power cost adjustments. **Ms. VanDyken** said she was doing the right homework. **CM Minner** told her she needed to come see him because they needed to look at cash reserves and a bunch of different stuff before judging. At the end of the day, everybody is pretty much in the same boat. If you have not seen the increase yet, it is coming. **Ms. VanDyken** wanted to know what could be done to change this, because a nineteen thousand bill is not sustainable moving forward. It is not for her. As a business company and resident, we have huge issues. Going back to the smart meter, and she was not dumping it on the city manager, because he came in after that and fixed it and she appreciated that. However, we do not have peak and off-peak times. We do not have areas where we can save money. When she lived in other states twenty-five years ago, we were learning how to conserve energy in peak versus off peak times to control our bills. **Commissioner Robuck** mentioned when looking at the Duke and Seco bills, if you look online as opposed to an actual bill, you have to add six percent because there is going to be a six percent franchise fee from any of the investors and utilities on the actual bill. It will be at the bottom.

Harmoni Swimes, 1521 Moss Avenue, stated she was not here to complain. She understands the astronomical rate and that everything is climbing, but the other utility companies offer budget plans. For people that are on a fixed income, she is not, but a lot of people are. If they could look and average their bills, which if September was going to be eight hundred dollars, but December would be two hundred dollars, they could split the difference. The bill could be three hundred and fifty dollars. That would be a more affordable rate than the eight hundred dollar bill in September. Then, in December, they will know

what to expect. For people that have mortgages, mortgage companies are willing to put payments on hold for up to three months. Is there a way to make payment plans so people can pay them back when the electric bill is lower? A budget plan would make it more affordable for people who cannot afford eight hundred dollars in August. Leesburg seems to be the only utility company that does not offer that. She called the city last week asking and the only options were, that we have a ten-day grace period. That is great, because people here can pull eight hundred dollars out of their back pocket in ten days. Then, once every six months, you get two weeks. If you are on a fixed income, you are not going to get more money in two weeks. She was not exactly sure how that might help in a crisis. If someone misses a week of work because they were sick and if they did not have any sick time, they are stuck recouping that week that they missed. She understands everything is going up in price and that the City is losing money too. However, there has to be options for people that cannot afford that. Otherwise, we are going to be looking at people not paying their electric bills. Then that is going to hurt everything even more and the city cannot afford that.

Michele Gentles, 1508 Park Drive, said she was frustrated listening to the steps that one lady took trying to make her house more efficient, yet the outcome was not as good as she was hoping. Her and her husband had someone out to provide an estimate for solar panels. They are trying to be proactive and help themselves because the city has its own budget, so, rather than depend on the city or anyone else, they are trying to be more efficient and take care of themselves. They had a solar company at their house and they wanted over eighty thousand dollars for solar. They had an air conditioner guy out to look at how to be more efficient and they were told their air conditioner was eight years old and after five years it lost efficiency. They recommended that they go a half ton higher to help with that. Eight years ago, air conditioners cost four thousand dollars. Yesterday they were quoted fifteen thousand. There were no new vents, nothing, just an air conditioner and a more up-to-grade concrete pad for it to sit on. Her point was we are trying to help ourselves without relying on anyone else, but the outcome is the same and the bill still goes up. What is the answer to people, because she does not want to spend her savings to be more efficient when the outcome is the same?

Jose, Lake Denham Estates stated he has lived in Florida since 2007. He lived in Miami, Clermont, Winter Garden, he has pretty much lived all over Central Florida and it was not until he moved here a month ago that he noticed the entirety of the situation that people are describing. His bill this month was five hundred dollars. It is ridiculous. He wants to know as citizens, can we petition to have a third party audit the numbers being portrayed because he does not believe them to be true. If the city believes them to be true, then there should not be a problem with them asking for that. Right now, there is no soluble solution to the problem and he cannot afford to pay six thousand dollars a year in utilities. He pays more in utilities than he does for his car and insurance. That is not okay. **Mayor Pederson** mentioned that the city is fully transparent with everything we do and the city is audited at year-end. **Jose** said in 2019 North Carolina had the same problem with Duke Energy and they signed petitions to prevent the increase. He wanted to know what actionable steps were to prevent the increase from happening. **CM**

Minner commented that what he was doing right now was the first step. This is the body that you would bring your concerns to. They set the rates. **Jose** wanted to know who he could sit down with and have a conversation with to know what the actionable steps were that he needed to take to make that happen, because he did not see anyone answering his question. He sees him saying he is speaking to the correct body, but so far, he has been listening to them for an hour and he has yet to hear a soluble solution.

Mayor Pederson reminded him that the Commission would answer questions at the end. The Commission does not debate individually nor do they go back and forth with every speaker. **Jose** said he was not here to debate or complain, he was book smart and educated. He wanted to see the numbers himself. He wants to cross-reference everything that has been talked about. He will sit here and spend a whole month making sure the numbers are correct. **Mayor Pederson** pointed out that he was welcome to meet with the city manager and he would provide him with all the information he ever wanted to see.

Stephen Gregg, of 700 Nuzum Street, stated that what he has heard so far is grief from people and the Commission is sitting there objectively not caring. What that solves is absolutely nothing. People are literally on the street potentially dying and not getting medication while you sit there having a side Johnson. You are talking and not even giving full attention to the person talking. These people's lives are on the line here. He does not appreciate the demeanor or how they are approaching everyone. This is important stuff that they should pay attention to. It does not matter what our standing is, it does not matter who we are. We are bringing a voice concern and it should be taken seriously. It seems it is being laughed off and you are fighting back at us while we express our concern. That is not how you handle yourself as a person in your seat. With the price increase, he himself cut things back. They increased the temperature to seventy-eight, and yet his bill was almost two hundred and seventy-eight. He understands there is all this analyst stuff and you wasted all our time with this, but the most important thing here today is to have people talk to come up with a solution and so far there is no solution. He heard check the numbers, check the audits, but no one cares and that is the whole point. All they want is to be heard and know there is a solution being worked on, but everyone is sitting there unopposed, unapologetic and not caring at all. That is what is showing in your face and that is clear as day.

Josh Coffin 30344 Redtree Drive, said he had three solar companies come out and give him quotes on getting solar. He could eliminate his bill with solar and a Tesla wall, but Leesburg will not offer a one to one for purchasing power back from residents. Is there something that can be changed to do that? **Commissioner Robuck** answered he could disconnect from the grid, then he would not have a bill. **Mr. Coffin** remarked that was not the point of solar. **Commissioner Robuck** mentioned that you want the city to provide you with electricity. You want us to pay the lineman and the generation, so you can have a back up that all costs real money yet you want a service for free. **Mr. Coffin** stated that Duke and FPL do it. **Commissioner Robuck** replied that right now they are required to provide that by the state. They try to get it changed every year and it will change. It is insane that they would pay someone the same rate that they charge a customer when they are paying the lineman, the customer service, and the generation. Again, if you want a zero dollar bill, all you have to do is disconnect from the grid, put in the power wall and solar and you will have a zero dollar bill. **Mr. Coffin** said it would work. He would have a Tesla wall that would run his power whenever he did not need the city. **Commissioner Robuck** stated he would have to disconnect because you are asking everyone else to subsidize you.

Gerald Ameral said he had another concern he wanted to bring up. With The Villages expanding into Leesburg and that being a fairly large development, will that be included in this power consumption? **Mayor Pederson** answered yes. **CM Minner** mentioned The Villages has several different suppliers. In general, City of Leesburg customers will be receiving a seventy dollars per thousand kilowatt cost adjustment. **Mr. Ameral** questioned if we already have a supply problem from a power generation standpoint, allowing more development in this area and continuing at the rate we are and with twenty-seven projects currently in the works, do you see our problem getting better, staying the same or getting worse? **CM Minner** replied that his question is noted, let's finish the public input and we will wrap it all up.

Gary Winhym commented that he was not a city resident, but he is on city power. He questioned if Leesburg power was part of a co-op that buys the power, fuel and natural gas to generate the power. On the chart, the prices went up and down every month. Is that price not negotiated? Is it not something that can be planned out for a long term or do you just pay whatever that source says you have to pay that month? It all boils down to planning for the future and what those costs could be. The other graph shows where the rates were lowered a couple of times over the years. When you get a surplus and then you drop the rates, you drop that surplus. Then you are raising the rates higher to get that surplus up again. Why not just go to a rate that is consistent and stop trying to, drop it back down and look like you are saving

everybody money when in the long run you are not.

Mayor Pederson closed the public hearing. He said comments earlier may not have been delivered correctly. What he tried to say is that the city's costs have gone up three fold this year. The city absorbed nine million dollars. We burned through that nine million dollars in cash in an effort to hold the rates down. However, we cannot do that any longer because the rates have gone up. We tried to say over and over that we do not control natural gas prices. This is not just a Leesburg problem, it is not just statewide, it is a national problem. Everyone thinks this is just Leesburg and we are the bad guys. We have a history of running a really good utility company. He has received a lot of complaint calls and emails this week, so if he came across as being a little frustrated, he apologized. He has a day job and he has spent this past week on this subject, which is fine. That is his role and he is happy to do it. He lives in Leesburg and his rates have skyrocketed too. He is just as frustrated as everyone else. He is frustrated when he goes to the grocery store and the gas station. He gets it. Historically, Leesburg has been competitive. We run a really good utility company. We tried to say that this was an unusual time. He senses the frustration and he does not mean to come across as insensitive. His comment did come across as a smart comment, but what he was trying to say was in the presentation it showed how the costs went up three folds and the city cannot absorb that. We are not the federal government. We run a balanced budget. We cannot go borrow money and the citizens would not want us to go borrow tens of thousands of dollars to subsidize electric rates. The city has done a great job and this is frustrating. The modeling was based on the gas prices staying up and he is trying to be optimistic that natural gas prices will come down. There is the whole Russia and Ukraine situation along with other issues, but he would like to think that the rates will come down. However, the modeling shows natural gas staying up for the next year. He hopes that is not true. It will be bad for Leesburg and it will be bad for this country.

Commissioner Robuck commented that there were a few questions brought up in terms of the gas and why we cannot look at forecasting that out. We do that to an extent through the FMPA. We have a hedging program where, when gas falls to a certain point, we go out and buy future contracts to try and keep it down. Of course, if we had known prior to the Ukraine War that gas would go up to ten dollars we could have made a whole lot of money, but so could everyone else. It spiked overnight, so everyone got caught and that was one reason why we were able to put it off for so long, because we did have some hedge out going forward. Where prices are now, if we look at the future curve, we are going to be a little hesitant to go out and hedge a lot of costs at eight to ten dollar gas rates. Right now is not the time to hedge. In the future, if gas prices fall below four dollars and from the discussions with the FMPA, we will be a little more aggressive with hedging. We have learned from this. That is something that we will be looking at. Now, if we have enough natural gas in the United States, yes we do. Do we export it to other countries? Yes, we do. We would have more if we did not do that. In fact, it was either late July or early August. If you look at the natural gas prices, you will see where they fell really sharply and that was because of a fire at a liquefied natural gas facility in Louisiana that stopped the exports of natural gas from that facility, so we had more for domestic consumption. We saw a two dollars per therm drop in price. It was significant, but companies are trying to export every bit they can. We talk about our prices going from two to four to ten. In Europe they are looking at forty. They can sell it for four times more in Europe right now. If you look at the future curve in France a couple of weeks ago, their futures curve was out to four hundred dollars. Until the federal government steps in and says we have to keep it for domestic consumption, companies will continue to max out their exports of liquefied natural gas. If you look at the LMG prices versus natural gas, it is a huge difference. He is frustrated about this, we are all frustrated.

Nine times out of ten when someone comes to the city with a problem, we can do something to make it a little better. We can do something to try and fix it. We are frustrated because we can do that with this issue. We are talking about thirty million dollars. If we only needed to find three million dollars, that would be tough, but we could do it. We could cut stuff, but we could do something. If we had a money printer that would be great. We could just print out the thirty million dollars, but we do not have that. The

frustrations we have are that we are not angry at the residents, it is that we are in the same situation. We are paying the same rates and we do not have a good solution. He wished we had one. If someone could tell him how to find thirty million dollars, we would all be happy. It is just not there. When it comes to solar, he gets worked up. He was a little short on that earlier, but he does get worked up on that because net metering is a subsidy for rich people. We talked about eighty thousand dollars for solar panels on their house and what net metering allows you to do is, if you can afford that eighty thousand dollars, you can have a zero-dollar bill. However, for everyone else that cannot afford solar, their bill goes up. So, yes, he gets real frustrated and he apologizes for that.

Commissioner Christian commented that he hopes no one leaves the room thinking the commission did not care and that their concerns were not heard. We all live here, we have businesses here, we work here. We have friends and family that live here in the City of Leesburg. Ms. Bloomer attends his church and she takes insulin, so he was wondering how his church could assist her with the insulin, so we are all concerned. He does not want anyone leaving thinking they are not concerned. As Commissioner Robuck said, everyone is a little frustrated. Everyone is asking about the plan. He has friends in Jacksonville and they are complaining about their prices. He has friends in Ocala and they are complaining. He keeps calling the city manager and he is probably sick of him texting because he keeps asking how to get the bills down. We have eight million dollars of American Recovery Act money. We could disperse, but that would only give each person about twenty-five dollars a month in relief. That would not do so much for helping people. We are looking at ways to help. Some utilities are returning parts of the deposits to the residents. We are looking for ways too, so if you find anything while you are googling, please let us know. Google what other utilities are doing to see if we can make it manage. Thirty million dollars we just cannot sustain that type of hit on our utility. For those who have not been watching online, that has been the city managers and Commissioner Robuck's thing. They have been the biggest supporters of lowering utility costs. They want to be competitive. We cannot build, we cannot transfer. We have to reduce the electricity transfers in the general fund just so we can keep our rates low. He does not want anyone to leave, thinking the Commission does not care because they are concerned. This is not just a year. We have been doing this for three or four years and the city manager looks at those numbers. He knows those numbers may not mean a whole lot to some people, but when they get the utility bill, that is when it matters. The city manager took a lot of blame because he did not get the information out to the consumers to let them know this was coming down the pipe. He did tell the commissioners and we have been hearing about it for months. At the end of the day, what people care about is when they go to the mailbox to get that utility bill, they want to know how much they need to pay. We are at a point where we need to figure out how to reduce that cost. The city manager is here every day and he is the one that you should be talking to. If anyone has questions, you need to make an appointment with him because he has a lot more information to share. However, this did not catch the Commission off guard. We knew it was coming. If you look around at other utilities, they are experiencing the same thing. We now need to look at how to reduce that. With the question about fluctuating. When we get more money, we want to return it to you. We do not want to keep the money. We try our best to return that. If it was incremental, you may see a one hundred dollar decrease on your electric bill. It would be minimal. There are things going on globally with Russia and Ukraine, and even though that seems so far away, it does affect how we do business here. Please do not take it that we are deaf and not concerned. We do want to solve this the best we can. Unfortunately, this is nothing we can do overnight. We will continue to work and put our heads together, so we can get some relief as quickly as possible. He is sure the city manager heard all the concerns and he will continue to work on a regular basis. **Stephen Gregg** stated that if the Commission is concerned, why are the citizens caught unaware of the price hike? That is the whole problem. If he knew his bill was going to shoot up almost two to three hundred dollars, he could mentally prepare himself. This came right out of left field. If they want to say they are concerned, this should have been negotiated with them beforehand. You have been sitting on it for months.

Commissioner Burry remarked that we could sit here and discuss the same stuff over and over, but people have to be aware. Right now, the United States is the largest producer of natural gas in the world.

The second largest producer is Russia. Due to the war, we are trying to turn off their pumps and their ability to sell gas to affect what we consider an evil movement. This is a direct result of that policy. When people ask what can I do, you can help change policy. However, it is a two-edged sword. Right now, you are saying we should just let Russia do what they want so we can have our own air conditioning. That is the reality of the situation. Eighteen percent of natural gas comes from Russia, which is almost one fifth of the world. The manufacturers locally in the United States have an opportunity to sell. We are capitalists. They can sell that product to England and Germany. They can sell it all over Europe for a lot higher than they can sell it to us. They are business people. We are paying that price. It is a world problem and it is affecting us locally. That is just a fact and we cannot control it right now. He knows there are frustrations concerning the fact that we do not seem to have a plan, but it is hard to plan when a worldwide calamity occurs that affects our gas prices. The increase in costs is why our bills are going up. It is just a fact and we cannot change that.

Mayor Pederson wrapped up by thanking everyone for coming out. The commission and city manager heard all their comments and they appreciated all their input. They will do their best to address this. This is a very difficult and challenging time.

He called a five minute recess at 7:15 p.m. The meeting reconvened at 7:21 p.m.

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.

Rhonda Brewer, of Leesburg Landing, 86 Dockside Drive, stated she was fairly new to the community. She has been here three years. She has met a lot of wonderful people throughout the city, including the city manager. She had some issues and he helped her resolve them. There is a big sign outside that says, Leesburg is business friendly. She is here to say that it is anything but. She has problems all the way around. Her biggest problem right now that she would like to address is the permitting department. There are some wonderful people, like Eric and Amanda. They are always kind, but there is no consistency. She applies for permit after permit. She has one that was done over the last few weeks. Everything passed except she had a gas issue, a discrepancy between the gas installer and themselves. Everything was great except for fixing two problems and bolting down some stairs, which was ironic because she had installed about forty mobile homes and this was the first time she ever heard anything about bolting down stairs. Everytime she thinks she has gotten to the end, they hit her with something new. It gets pulled out of left field. It is getting ridiculous. They have four years to install one hundred and eight homes, but it takes three months just to get one inspection passed. She just had an inspection. The plumbing passed without an issue. She had the head of the permitting department come down and she turned around and failed it. She left a neat little note in her box. Then there was an issue over the holiday weekend. One of her residents received a stop work notice on their door because she had a roofer there. They were in the subdivision working on two other roofs, but they seized her work. She is a resident and the roofers were just doing a repair. Her plumbers helped her with plumbing and some issues with the roof, so they put a hold on all her permits for those units and left a notice on her residents' door. The notice was for a new roof even though he was not getting a new roof. She wanted to know what the city was doing in her park on a Saturday? This was the permitting department, it was not even code enforcement. She called before because someone was installing an air conditioner and letting freons leak all over. She called the permitting department and they told her she had to call code enforcement because that was not on them. However, this holiday weekend it all came from the permitting department and not code enforcement. There are a lot of blurred lines here. **CM Minner** informed the commission that Ms. Brewer has been in his office before. They have a standing appointment tomorrow at 11 am. Ann Kinsley, the Building

Official, and Ryan Gerdon, the Deputy Public Works Director, will be there. **Ms. Brewer** mentioned that Ryan is absolutely wonderful. He calls her every step of the way whenever she has an issue. **CM Minner** said Ms. Brewer had an issue with inspections from Public Works on how we adopt and issue CO's. He believes we have ironed that out. She brought two issues this evening. One is mixed with the gas issue and electric. Tomorrow they will meet with her about the issues presented. We will look at the mandatory hookup to mobile homes which is new to him and make sure the inspections are correct. We will double check the service she is receiving from the building department.

5. CONSENT AGENDA:

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

Items pulled for discussion:

5.C.2 - Execute a Subrecipient Agreement between Lake County, the City of Leesburg, and the Community Development Corporation of Leesburg, Inc., for use of Community Development Block Grant (CDBG) Funds for Fiscal Year 2021-22 for the Pine Street improvement project

5.C.3 - Execute a Subrecipient Agreement between Lake County, the City of Leesburg (Agency), and the Community Redevelopment Agency for the Carver Heights/Montclair Area (Property Owner), for use of Community Development Block Grant (CDBG) Coronavirus funds for the repurposing of an existing building for a food pantry

5.C.4 - Execute a Lease Agreement, between the City of Leesburg and Lake County, Florida, for the purpose of extending the term and revising the rental composition, for the Lake County Sheriff's Aviation Unit Hangar

5.C.5 - Approving the Conveyance of a vacant lot to Jodine Brown for development of a single-family home as part of the In-Fill Housing Program

5.C.11 -Execute a Vacant Land Contract and Pre-Closing Occupancy Addendum to Vacant Land Contract with Junias Desamour and Marie Perpetue Desamour for the purchase of vacant land located on Center Street to accommodate stormwater treatment improvements

Commissioner Christian moved to adopt the Consent Agenda except for 5.C.2, 5.C.3, 5.C.4, 5.C.5 and 5.C.11, and Commissioner Burry seconded the motion.

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held August 22, 2022

B. PURCHASING ITEMS:

1. None

C. RESOLUTIONS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Transfer of \$90,000.00 to the C.U.R.E. (Citizens Utility Relief Effort) Voucher Program to aid with Customer Utility Bills; and providing an effective date.**

ADOPTED RESOLUTION 11,156

- 2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Subrecipient Agreement between Lake County, the City of Leesburg, and the Community Development Corporation of Leesburg, Inc., for use of Community Development Block Grant (CDBG) Funds for Fiscal Year 2021-22 for the Pine Street improvement project; and providing an effective date.**

ADOPTED RESOLUTION 11,164

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Christian stated he needed to abstain from voting on this item. **Commissioner Connell** said he spoke to the city manager earlier about this item. He wanted to know what portion was coming out of the city? **CM Minner** apologized for not being able to get back to his question. He asked **PWD Kelsey** what the estimated cost was for the Pine Street lot. **PWD Kelsey** replied the parking lot by itself was about eight hundred thousand dollars. **CM Minner** asked if that was in addition to the two million dollar estimate for the project. **PWD Kelsey** answered that it was one point seven million. **CM Minner** remarked that the total Pine Street Project would be one point seven plus the point eight, which is two point five. The CDC will kick in the CDBG grant funds of two hundred and fifty to bring our costs down to two point two five. **CM Minner** wanted clarification on how many parking spots would be in the parking lot. **PWD Kelsey** said sixty nine spots. **CM Minner** questioned how many acres of this property. **Commissioner Christian** said maybe two acres. **CM Minner** stated that at the intersection of Pine and Canal on the Southside we have the lot from the Child Advocacy Center (CAC) and the next lot over between the CAC and that building is all the CDC that would be the parking lot. We allocated two

million from the ARP for the Pine Street Project. Depending on the bids, we are sitting now with a project of two point eight with two point two five million in funding, so we will see how bids come back. We are two and a quarter to half a million short depending on bids. **Commissioner Connell** wanted to know who owns the property. **CM Minner** replied that it is the CDC. **Commissioner Connell** stated that it would cost the city three hundred to five hundred thousand to put up a parking lot. **CM Minner** answered half a million dollars less the CDC/CDBG funds. **Commissioner Connell** wanted to clarify that we are going to spend half a million dollars for sixty-nine parking spaces. **CM Minner** responded yes. **Commissioner Connell** said that sounds like a tremendous amount of money for some additional parking. That is a lot of money for parking anywhere. **Commissioner Christian** commented that they thought it was a great thing because it was already kind of funded, so with additional funding from the county where the city wrote the grant and, we lobbied hard for the county to give us the two hundred and fifty thousand dollars to help offset some of the costs. What this allows is, if you were to go down Pine Street now on a Saturday, the pool parking lot is full. Once the other businesses get online, we will have additional parking and we will not have people walking across the street on an already busy road. We thought it was a great addition to the widening of Pine Street to have seventy parking spaces where people can access it. **Commissioner Connell** asked if part of the widening was to include some street parking. **Commissioner Christian** replied there is already street parking. It would just be legal street parking. He mentioned that he should come out on a Saturday so he could experience the pool parking lot being full. If we have six operational businesses, we will have an additional thirty to forty cars easily. That would be without the city having anything major going on at the pool. **Commissioner Robuck** asked who would own the lot when it was done. Will the lot stay with the CDC? **Commissioner Christian** said yes, with the grant, it has to stay that way for at least five to ten years. It is public parking and it is for business on Pine Street. **Commissioner Robuck** said that would be his only hold back because we definitely need more parking, because he drives past the pool during the summer in the daytime when we have buses and all sorts of stuff. He was amazed by how many people there were. However, as long as the intent is for it to remain a public lot, he is good. **Dr. Erika Jasper** stated this is a great addition to Pine Street. We need those additional parking spaces.

The roll call vote was:

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

Three yeas, one nay, one abstain, the Commission adopted the resolution.

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a subrecipient agreement between Lake County, the City of Leesburg (Agency), and the Community Redevelopment Agency for the Carver Heights / Montclair Area (Property Owner), for use of Community Development Block Grant (CDBG) Coronavirus funds for the repurposing of an existing building for a food pantry; and providing an effective date.**

ADOPTED RESOLUTION 11,165

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell commented that he spoke with the city manager earlier today about this. He wanted to know where this was located. **Commissioner Christian** said it is located at McCormack and Bradford. When you pass the Century Link building, it will be the building that housed all the broken-down semi-trailer trucks. It is a little white building before you turn into Berry Park. **Commissioner Connell** questioned who owned it. **Commissioner Christian** replied it is the CRA. **Commissioner Connell** said two hundred and forty-five thousand dollars is a lot of money to refurbish an existing building for a food pantry. **Commissioner Robuck** mentioned that he had just renovated an old thrift store on Main Street and he wished it had only cost him two hundred and forty-five thousand dollars. Costs are insane right now to do anything. **Commissioner Connell** remarked that it seemed like a tremendous amount of money to renovate a building for a food pantry. He has nothing against food pantries, but two hundred and forty-five thousand dollars for a food pantry just to renovate an existing building is excessive. **Commissioner Christian** mentioned that he did not know if the plans would change and maybe Ms. Wilson, the Housing Director, could help, but when Ken Thomas initially talked about the food pantry, he also talked about having a large sidewalk for Saturday mornings where they could hold Farmers' Markets so people could come, put up tents so people could have a place to walk. He does not know if that was a cost, but hopefully it is enough to do it the right way. He would like this to look like a city-owned facility. It is a concern of his when they do these buildings that it looks like the City of Leesburg owns them and not John Christian, cutting a few corners to make them work. Two hundred and forty-five thousand at today's costs and once the permitting department gets involved, it is maybe two hundred and forty-five. **Commissioner Robuck** wanted to clarify that all the money was coming from the county. **Commissioner Christian** replied yes. **CM Minner** stated this project would be funded with CDBG monies. **Mayor Pederson** remarked this is one hundred percent funded thus far. **Commissioner Christian** answered that the CRA purchased the building. **Dr. Erika Jasper** asked if everyone had the opportunity to drive by because if they did, they would see that the building needed a lot of work. **Allyson Berry**, 900 McCormack Street, asked about the neighborhood or the area that is being talked about. Would that be considered a favorable area for a food bank with cars? **CM Minner** replied that it would be favorable zoning, and it would be a permitted use. **Commissioner Christian** remarked that he owns the house right across the street. He thanked the city staff, Ken Thomas, who wrote the grant, and Habitat for Humanity for donating the lot adjacent to the park from Bradford all the way to Berry Park. They own all of that now and Habitat for Humanity was a huge contributor thanks to that vacant lot going around that curve. He wanted to put it on the record that we do have partners whose sole vision is to help us out.

The roll call vote was:

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

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

4. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Amendment,

between the City of Leesburg and Lake County, Florida, for the purpose of extending the term and revising the rental composition, for the Lake County Sheriff's Aviation Unit Hangar; and providing an effective date.

ADOPTED RESOLUTION 11,166

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Christian inquired if this was just voted on a few months ago. **CM Minner** remarked that they may want to open the floor to the chairman of the airport board, but first he wanted to provide a little background on this item. This item came before us a few months ago when we were still at the venetian center. There were some concerns that we did not get enough money from the sheriff's office when renewing the lease. We took the comments to the airport board. At that time, the commission either tabled or rejected the lease. In any case, we went back to the sheriff's office and negotiated a new lease. We got some perspective and pretty much everything the commission asked for. There was a little tweak from the sheriff's office in the agreement. There is a spot in the agreement where they would be required to potentially rebuild the hangar in an act of god. The staff's position was that we needed to get this sewed up for time purposes, and bring it back to the commission. We felt that the sheriff's office did everything they wanted from the city staff perspective. There was not a material issue with not requiring the sheriff's office to rebuild in the act of god. The airport board has concerns that the county could make an insurance claim and pocket a couple hundred thousand dollars of value for the building. They could stick that money in their pocket and not rebuild the hangar facility at the airport. They could potentially then go somewhere else. From the staff position, that is an immaterial worry for the airport. Even if they went somewhere else, the only other alternative is Umatilla. If they left that area, it is valuable property and someone else would rebuild in that spot. At the end of the day, he thinks we have the flesh out of the sheriff's office. Also, from a political standpoint, we need to cut the sheriff's office a break. They are partners with us and we got what we wanted out of them. He has been at several functions with the sheriff's office, and the sheriff has quipped about us extracting a pound of flesh out of the sheriff's office. This does affect taxes at their level and we need to work together. We just sat through two hours of trying to be community friendly and he knows that was a whole other fund, but these are the things that we can do to show that we are friendly. If the chairman of the airport board would like to add to that, he can, but city staff recommends approval of the lease so we can get on down the road. **Alan Reisman**, Airport Board Chairman, stated there is not an issue with the lease, it is with protocol. This item did not come back to the airport board for review. They originally started this in January and it bypassed the board. **CM Minner** asked if he had issues with the lease. **Mr. Reisman** said he did not. He did have an issue with the insurance clause, because they have to have the city listed as an additional insured, so if the building gets destroyed in an act of god, the city gets the insurance money. Why does the sheriffs department not have to do the same? **Mayor Pederson** remarked that his understanding is, if it was destroyed and not rebuilt, we still have the lot and we will give it to someone else. **Mr. Reisman** said that is correct, but we would not receive the insurance money from the building. **Commissioner Connell** asked if it was standard at the airport for the leases to have the clause that says the city is listed as an additional insurer on the building. **Mr. Reisman** said his understanding is yes. **Commissioner Connell** asked if he knew why it did not come back to the advisory board. **Mr. Reisman** said he asked the airport board manager about this item and she felt everything had been met. However, it did not give

anyone on the board time to review. He only caught it because he saw it on the agenda on Wednesday and they had an airport board meeting on Thursday. They have had discussions before on protocol and things were sent back to the airport board because it did not come before them. That is why he asked to have this pulled by Commissioner Connell. **Commissioner Christian** inquired if we own the sheriff's building or if they were leasing it? **CM Minner** replied they own it. They built it. It's one of those leases where they built it and they are paying us a land lease. **Commissioner Christian** then said additional insurance means that if he goes out there and slips and falls, the city is covered. It is not that the building gets knocked down, he gets a check for that. **CM Minner** answered yes. We did not follow protocol, we did not go back to the airport board. We were trying to get this sewn up. He does not think the city has a material problem with the structure of the lease and the recommendation if you approve the lease. **Commissioner Christian** said he is more on the partnership side and that if the sheriff is okay with the lease he is good with it.

The roll call vote was:

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

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

5. Resolution of the City Commission of the City of Leesburg, Florida approving the conveyance of a vacant lot to Jodine Brown for development of a single-family home as part of the In-Fill Housing Program; and providing an effective date.

ADOPTED RESOLUTION 11,167

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

Commissioner Christian made a motion to adopt the resolution and Commissioner Connell seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Robuck stated that Homes in Partnership is a customer of his, so he needs to abstain.

The roll call vote was:

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

Four yeas, no nays, one abstain, the Commission adopted the resolution.

6. Resolution of the City Commission of the City of Leesburg, Florida,

appointing one Library Advisory Board member to an unexpired term, said term ending 30 September 2023; and providing an effective date.

ADOPTED RESOLUTION 11,157

- 7. Resolution of the City Commission of the City of Leesburg, Florida accepting a Right-of-Way Deed to the City of Leesburg from Village Community Development District No. 14, for the purpose of dedicating all roadways located within Villages of West Lake Unit No. 47, and Unit No. 48 as described therein; and providing an effective date.**

ADOPTED RESOLUTION 11,158

- 8. Resolution of the City Commission of the City of Leesburg, Florida amending Civic Funding to the Leesburg Cemeteries Inc. in the proposed FY 23 budget and to provide a \$25,000 payment from the American Rescue Plan Act Funds to replace aging equipment; and providing an effective date.**

ADOPTED RESOLUTION 11,159

- 9. Resolution of the City Commission of the City of Leesburg, Florida, amending Resolution No. 11,151 correcting a utility service fee that was approved at the August 22, 2022 City Commission meeting; and providing an effective date.**

ADOPTED RESOLUTION 11,160

- 10. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Temporary Access and Utility Easement to the City of Leesburg from Lake County, for the purpose of granting the City a Temporary Access and Utility Easement over the property described therein; and providing an effective date.**

ADOPTED RESOLUTION 11,161

- 11. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Vacant Land Contract and Pre-Closing Occupancy Addendum to Vacant Land Contract with Junias Desamour and Marie Perpetue Desamour for the purchase of vacant land located on Center Street to accommodate stormwater treatment improvements; and providing an effective date.**

ADOPTED RESOLUTION 11,168

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Christian stated he appreciates that we are buying this, but are we going to do anything on Center Street once we purchase this land? Right now, it is wooded and it is used for a passage for homelessness. Once we purchase this property, is there anything we can do facing Center Street as it comes into Carver Heights? Something decorative like a fence or a sign, anything that could make it look beautiful? **PWD Kelsey** replied the purpose of this purchase is for a stormwater retention pond to help control the flooding that takes place on Center Street. They received a grant from the Lake County Water Authority, which is eighty percent covered by them. They can incorporate that into the project and get some costs for that and run it up for approval. **Commissioner Burry** asked how big the retention area is. **PWD Kelsey** answered it will be the entire property because it goes back into the wetlands. It is just under an acre and a half. The retention pond will be properly sized and engineered based on the runoff that is created. They do not have that yet, but he would estimate an eighth of an acre. **Commissioner Robuck** wanted to know if it had standing water in it at all times. **PWD Kelsey** replied that the runoff has no where to go. They will put some storm drains in along with some catchbasins that will provide some direct flow. They will do some pretreatment to the wetland area. **Commissioner Robuck** said that will help with some of the transit issues. He remembers the one behind Circle K on US-27 and Dixie Avenue that used to be a pond.

The roll call vote was:

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

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

12. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an agreement with Leesburg Aquatics Club, Inc for usage of the Leesburg's H.O. Dabney Aquatic Center; and providing an effective date.**

ADOPTED RESOLUTION 11,162

13. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Fifth Amendment to the Amended and Restated Ground Lease between the City of Leesburg and Ski Beach Bar & Grill, LLC; and providing an effective date.**

ADOPTED RESOLUTION 11,163

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

A. SECOND READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida annexing certain real property consisting of approximately 99.72 +/- acres, and being generally located east of U.S. Highway 27 and north of Windmill Road, lying in Section 36, Township 20 South, Range 24 East, and Section 30, Township 20 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Mar-Jo Pines)**

ADOPTED ORDINANCE 22-44

CA Watson asked anyone present giving testimony on items 6.A.2 and 6.A.3 to stand. He swore them in.

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

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Connell seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

PZD Miller stated they are looking at ninety-nine point seventy-two plus or minus acres. This property is located on the east side of US 27 just north of Windmill Road. They are calling it the MarJo Pines project. He is not sure what the actual name will eventually be. They are looking at a large scale comprehensive plan, estate and the zoning is for PUD. These will be detached single family residential units. The density would be two point seven units per acre. There will be a mix of lot sizes; fifty, sixty, and seventy feet wide, which will include six thousand, seventy-two hundred and eighty-four hundred square foot lots. The minimum house size will be eighteen hundred under the roof. Right now, they are working with all the developers in that area on access points along US 27. The development is required to have a boulevard style entrance. They are required to have twenty-five foot landscape buffers around the entire property with trees in every yard and dark-sky lighting. They will have one point two-five acres of recreational area. The property is currently undeveloped. He noted that the property is adjacent to the Whispering Hills development and is surrounded by potential development of the same density. City staff have no issues with this. Mike Rankin of LPG out of Mount Dora is here if there are any further

questions. **Mike Rankin**, LPG, stated he appreciated what the commission did tonight with the public hearing earlier. That was a tough job. They are asking the commission to accept the recommendation of city staff and to move their project forward.

The roll call vote was:

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

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

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 99.72 +/- acres from Lake County Rural and Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located east of U.S. Highway 27 and north of Windmill Road, lying in Section 36, Township 20 South, Range 24 East, and Section 30, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Mar-Jo Pines)**

ADOPTED ORDINANCE 22-45

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

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

The roll call vote was:

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

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

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 99.72 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located east of U.S. Highway 27 and north of Windmill Road, lying in Section 36, Township 20 South, Range 24 East, and Section 30, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Mar-Jo Pines)**

ADOPTED ORDINANCE 22-46

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

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

The roll call vote was:

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

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

4. **An Ordinance of the City of Leesburg, Florida, modifying the zoning on approximately 4.64 +/- acres, for a property generally located south of County Road 44, west of Whitney Road, and east of Executive Boulevard, lying in Section 19, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (T T Storage)**

ADOPTED ORDINANCE 22-47

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

Mayor Pederson requested comments from the Commission.

CA Watson reminded staff that they would remain under oath. He asked for anyone wishing to provide testimony to stand and he swore them in.

PZD Miller stated that this property was known as T T Storage. It would be located on the south side of CR 44 just east of the Sumter County line. It is four point six acres. The previous owner had the same PUD on it for several years. He believes it goes back to an ordinance during the 2016 recession and then covid pushed him out. They came back with the same ordinance as in 2016 and the permitted uses are to be office, retail and mini-warehouse. However, this time they made a few changes. They prohibit thrift stores, tattoos, tobacco, check cashing, pawn shops and adult uses specifically. They added in the dark sky standards that they are putting in all PUDs. There are some buffers around the property and design requirements for the building facade. Permitted uses are; office, retail, mini-storage, things like that. He believes Mr.Springstead is here if there are any questions.

Michael Springstead, representing the owner, thanked the commission for considering this item. They believe their project would benefit the city. It will be very well done. They have had a few projects like this down south, but if there are any questions he would be glad to answer. **Commissioner Burry** wanted to clarify if this was a storage facility. **Mr. Springstead** said yes. **Commissioner Burry** asked if it was just a garage or a combination. **Mr. Springstead** answered that it is a larger concrete block storage facility. They presented this to the planning department. He apologized for not having renderings with him. They are confident they will approve of their appearance. It is very esthetically done. It would be a more upscale type of storage facility and the units are quite large. They are fifty by twenty-four. **Mayor Pederson** asked if they were targeting contractors versus individuals. **Mr. Sprinstead** remarked they are

targeting individual car collectors. The units are big enough to store cars. They are built with 3R firewalls between each unit. They are concrete blocks with twenty-foot eaves.

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

The roll call vote was:

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

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

B. FIRST READING OF ORDINANCES

1. None

C. NON-ROUTINE ITEMS

1. Public Hearing for Fire Assessment Program

- a. Resolution of the City Commission of the City of Leesburg, Florida, relating to the provision of Fire Protection Services, facilities and programs in the City of Leesburg, Florida; imposing Fire Protection Assessments against assessed property located within the City for the Fiscal Year Beginning October 1, 2022; approving the rate of assessment; approving the assessment roll; and providing for an effective date.**

ADOPTED RESOLUTION 11,169

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell asked if the rate was staying the same as it is now. **CM Minner** stated we would generate a couple of extra dollars for new growth, but the rate stays the same. It is eighty-seven dollars per residential unit. For the non-residential unit, it is five cents per square foot for commercial, two cents per square foot for industrial warehouses, fifteen cents per square foot for industrial and then four cents per square foot for churches. Also, remember there are the same exemptions. The exemptions are for

low-income persons. The exemptions for sanctuaries and everything else is the same.

The roll call vote was:

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

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

7. INFORMATIONAL REPORTS:

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

A. Financial Reports as of June 2022

There were no comments.

B. Financial Reports as of July 2022

There were no comments.

8. CITY ATTORNEY ITEMS:

**A. Request Consideration of an Executive Session to discuss legal strategies
Associated with current litigation (Sunnyside, LLC v. City of Leesburg)**

CA Watson commented on the pending Sunnyside Lake Land Holdings LLC. case that was filed against the city. At the last meeting, he made a request for a closed attorney client session to be held with Brionez & Brionez. Unfortunately, because of scheduling issues, the attorneys from Brionez & Brionez were unable to do it. He is requesting that the closed attorney client session be moved from tonight until the September 26th meeting. The closed session will occur following the standard agenda items. If that works, he will get everything rolling. They would request a court reporter be present for that meeting and advertise the closed session. That advertisement would include the names of the parties present for that meeting, so that will be in the open.

9. CITY MANAGER ITEMS:

CM Minner had no further matters to discuss.

10. ROLL CALL:

Commissioner Connell had no comment.

Commissioner Robuck commented on the budget billing that does not save any money. It will cost the city money, but it is something that people value. He did ask about it when he first started on the commission and at the time it was cost prohibited because our software did not allow it. He doubts it now, but maybe we could get a number for that and find out if our software even allows for it. If the software does not allow for it, find out how much it would cost to be able to offer that service. He knows Ocala offers that. **CM Minner** asked what he was referring to. **Commissioner Robuck** said it was where they smooth out customer's bills over the year, where if they were paying more in the winter and less in the summer it would be averaged out. **CM Minner** remarked that he was going to mention that during his comments but forgot. However, that is something we need to look into. **Commissioner Robuck** said to be clear, this will cost us money, it will not save us money. However, he does think it will be worth it. **Mayor Pederson** asked for clarification even though it would not have helped today. Would it have accomplished much today? He was wondering about that for all the people who came out tonight. **Commissioner Robuck** said no, but it would be good customer service.

Commissioner Burry had no further comment.

Commissioner Christian thanked the commission for the two items that were approved tonight. Even though it came from the CDBG, it is great that the money is coming back to Leesburg and we are able to do these projects. We heard from residents tonight who talked about Leesburg's poverty and those less fortunate. This is an opportunity to provide food in a desert place where we can do great things for the Carver Heights community and the rest of Leesburg. He hopes that we expand it, not just the food bank, but maybe we can provide people with fresh produce. Maybe people can sell it or give it away on Saturday mornings. It can provide our residents with healthier foods so they can start eating healthier in our city. With the Pine Street parking lot, that will be a benefit to the entire City of Leesburg. He thanked the entire commission for two big votes. The money came from the county and he has been lobbying them from so many angles to get more money into Leesburg. The city manager has been helping too to try to pull more dollars down from Lake County to hit Leesburg.

Mayor Pederson had no comment.

11. ADJOURN:

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

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

The meeting adjourned at 8:08 p.m.

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET, LEESBURG, FL
THURSDAY, SEPTEMBER 15, 2022 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Thursday, September 15, 2022, at Leesburg City Hall. Mayor Pederson called the meeting to order at 5:30 p.m. with the following members present:

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

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

INVOCATION

The invocation was previously given at the Carver Heights/Montclair Area Community Redevelopment Agency meeting held earlier this evening.

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

2. PUBLIC COMMENTS:

There were no public comments offered.

3. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. Public Hearing on the Proposed millage and Proposed budget for Fiscal Year 2022-23.

CM Minner stated the budget, as discussed over the summer, pretty much remains the same. There were a few changes in the enterprise funds and they firmed up some capital expenditures. The millage rate stays at 4.0192, which is a little bit of an increase. There will be a five percent salary increase for all employees. This is the last year for the CBA agreements. We will begin new CBA agreements for both police and fire. The fleet leases stay at seventy-five percent. The fire assessment rates will remain the same. The health insurance rates remain the same and educational programs will continue. Property

liability is up five percent. There is no appropriation of fund balance in the general fund. There is a transfer from the general fund to capital projects for improvements to the John L. Johnson Park fence for one hundred and eighty thousand dollars. We currently have five hundred and thirteen full-time positions, which includes eleven new employees. However, tonight, during the CRA meeting, we did add a new position. The draft budget was one eighty-six and it rounded out at two hundred and twenty-three million dollars. The big change was the modification to the electric fund because that constantly changes. We had to add an additional thirty million dollars to that. The water and wastewater funds are up a bit because both funds have some projects that were previously noted. The water and wastewater projects deal with growth and development. The cash reserves are at thirteen million dollars, which is a reasonable number. It is not crazy big and it is not desperately small either. With capital projects, we have three capital projects set aside, which total six hundred and eighty thousand dollars. We have the partnership building remodel at two hundred and fifty thousand dollars, the Pat Thomas field at another two hundred and fifty thousand and the John L. Johnson Park at one hundred and eighty thousand. With the electric fund, they modified that due to the increase in the power cost adjustment. The water fund change was for additional money for the main replacement on US 27 (Middlesex to CR 48). That increases the size of the straw to get water down to the south. They added a Stock Subdivision change outs and some ground storage tanks to Highland Lake that will come out of the reserve. These are in preparation for new growth. With the water rate increase, we talked about the ten percent increase. With wastewater, that pretty much remains the same. They received some cash from SSUC, which was their early buyout, so they shifted some money around to prepare for a plant project. They also added some money for force mains. The city needs to be prepared. We need to make sure we have our water and wastewater mains working in conjunction down south with US 27. The staff is in the process of figuring out how we want to get those mains situated for growth with all the annexations. He is putting together a presentation which he hopes to bring forward in the next sixty days. It will be more for the developers, where the city can say we want the developers to develop in this type of matter. We will also talk about water, wastewater, roads and the potential location of a fire department. The developers will pay for this through impact fees. After they build it, it will then be dedicated to the city. That is how they modified the budgets.

Mayor Pederson asked for comments from the Commission and the public. There were none.

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

BD McDaniel stated the name of the taxing authority is the City of Leesburg, Florida. The current year rolled back rate is 3.6583. The proposed millage rate of 4.0192 is 9.87% higher than the current year rolled back rate. The millage rate to be levied is 4.0192 miles per \$1,000.

2. Discuss the proposed aggregate millage rate.

BD McDaniel said on July 11th the Commission approved the tentative millage rate of 4.0192 mills per \$1,000. This is an increase from the prior fiscal year. Whereas, the proposed budget was developed using 4.0192 mills per \$1,000. Therefore, the tentative millage rate of 4.0192 mills per \$1,000 represents a 9.87% increase from the current year rolled back rate, which is attributable to additional expenses and is a tax increase under TRIM guidelines.

3. Request comments from the public regarding the millage rate.

Mayor Pederson requested comments from the commission and the public regarding the tentative budget. There were no comments offered.

4. **Resolution of the City Commission of the City of Leesburg, Florida tentatively adopting 4.0192 mills as the Fiscal Year 2022-23 millage rate for the City of Leesburg, Florida, representing the current year proposed aggregate millage rate of 4.0192 which is 9.87% more than the current year rolled back rate of 3.6583 mills; and providing an effective date.**

ADOPTED RESOLUTION 11,170

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell remarked that he knows by the guidelines this is considered an increase, but the millage is staying exactly the same as it is right now. **BD McDaniel** said yes. **Commissioner Connell** said he wanted to go on the record so everyone does not think we actually increased the millage by that much. It is just by the guidelines considered an increase.

The roll call vote was:

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

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

5. **Request comments from the public regarding adoption of the tentative 2022-23 budget.**

Mayor Pederson requested comments from the public regarding adoption of the tentative 2022-23 budget. There were no comments offered.

6. **Resolution tentatively adopting the Fiscal Year 2022-23 budget.**

ADOPTED RESOLUTION 11,171

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

The roll call vote was:

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

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

7. Announce the tentatively adopted millage rate.

BD McDaniel stated the tentatively adopted millage rate to be levied is 4.0192 mills per \$1,000.

8. Establish and publicly announce the date, time and place for the public hearing to finally adopt the millage rate and the Fiscal Year 2022-23 budget.

BD McDaniel announced the date to finally adopt the millage rate and the fiscal year 2022-23 budget is scheduled for Monday, September 26, 2022, at 5:30 p.m. in the City Commission Chambers at City Hall.

4. ROLL CALL:

Commissioner Christian thanked the commission and city staff, including the city manager and budget director, who worked hard to adopt this budget. Even though we are in tough economic times, we made this happen.

Commissioner Burry had no further comment.

Commissioner Robuck echoed Commissioner Christian's comments, especially thanks to the budget director for always having a great budget. She has been doing it every year that he has been on the commission and they seem to get better every year in terms of the information that is provided. He thanked her and the department heads.

Commissioner Connell had no comment.

Mayor Pederson thanked the city manager, budget director and the finance director. The budget meetings this year were the shortest he has attended. That is a compliment to the staff for bringing a good budget to the commission.

5. ADJOURN:

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

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the

proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

The meeting adjourned at 5:40 p.m.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.1.

Meeting Date: September 26, 2022

From: Cliff Kelsey, (Public Works Director)

Subject: Fiscal Year 2023 Vehicle Purchase Approval

Staff Recommendation:

Staff recommends approval of the purchase request for the listed vehicle replacements and new purchases from the dealer or supplier listed.

Analysis:

The current automotive and equipment market continues to be unstable and unpredictable. Lead times are long and prices are increasing. The most challenging aspect is that manufacturers are inconsistent in releasing pricing and opening order windows for commercial vehicle sales. Due to these conditions, the City's typical process for approval and ordering of vehicles does not work and adds to the risk of deliveries being extended to unreasonable timelines.

In order to combat these challenges, the City procurement division, under the City Manager's signature, issued several Letters of Intent to Purchase (LOI). The LOI's will now be replaced by purchase orders upon approval of this item by the City Commission. The LOI's were necessary in order to place orders for FY 2023 vehicles before the manufacturer order windows closed. If the City had not issued the LOI, the orders would not have been placed until the 2024 model year windows opened sometime next calendar year.

The list of equipment to be replaced and purchased is attached.

Procurement Analysis:

The procurement division has identified the Sourcwell Cooperative contract as the best and most efficient method to purchase the listed vehicles. The City has been using this cooperative contract over the past several years for new equipment purchases. With the state of the current equipment and automotive market, specifically manufacturing schedules and delivery times, the traditional method of 'bidding' out the equipment purchases no longer results in a successful outcome. It is impossible for an entities solicitations to coincide with the auto and equipment manufactures production schedules.

Options:

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

Fiscal Impact:

Funds have been budgeted and are available in the 2023 Fiscal Year for equipment/vehicle replacements and new purchases.

Account No.	510-5199-519-6413, 042-2099-532-6410, 043-3099-533-6410
Project No.	FLEET, 420004, 430003
WF No.	VARIOUS
Requisition	VARIOUS
Budget	FY 23 \$2,427,000
Available	FY 23 \$2,427,000

Fiscal Year 2023 Vehicle & Equipment							
Replaced Vehicle	Assigned Department	Budget \$	Purchase \$	Vehicle To Purchase	Request No	Project	WF #
2005 F150 (#190)	Customer Service	35,000	35,198	2023 CHEVY SILVERADO 1500 REGULAR CAB 2WD 8' BED WORK TRUCK 140" WB	54752	FLEET	1442537
2005 F150 Truck (#10)	Gas	46,000	35,198	2023 CHEVY SILVERADO 1500 REGULAR CAB 2WD 8' BED WORK TRUCK 140" WB	54752	FLEET	1442538
2012 F550 Utility (#507)	Gas	75,000	72,011	2023 CHEVY SILVERADO 5500 MEDIUM DUTY REGULAR CAB 4WD 1WT 84" CA	54753	FLEET	1442539
2007 F150 Truck (#3032)	Water	42,000	43,060	2023 CHEVY SILVERADO 2500HD REGULAR CAB 2WD 8' BED WORK TRUCK	54747	FLEET	1442552
2012 F 150 Truck (#706)	Wastewater	75,000	72,011	2023 CHEVY SILVERADO 5500 MEDIUM DUTY REGULAR CAB 4WD 1WT 84" CA	54753	FLEET	1442553
2005 F 250 Truck (#7036)	Wastewater	42,000	49,396	2023 CHEVY SILVERADO 2500HD DOUBLE CAB 2WD 8' BED WORK TRUCK	54751	FLEET	1442554
2017 Charger K-9 (#8158)	Police	74,000	42,909	2023 Chevy Tahoe Police	54754	FLEET	1442545
2017 Explorer K-9 (#8159)	Police	74,000	42,909	2023 Chevy Tahoe Police	54754	FLEET	1442546
2012 Charger (#8109)	Police	61,000	40,857	2023 Ford Interceptor Utility AWD 3.3L Ecoboost	54768	FLEET	1442541
2013 Charger (#8000)	Police	61,000	40,857	2023 Ford Interceptor Utility AWD 3.3L Ecoboost	54768	FLEET	1442542
2013 Charger (#8001)	Police	61,000	40,857	2023 Ford Interceptor Utility AWD 3.3L Ecoboost	54768	FLEET	1442543
2014 Charger (#8130)	Police	61,000	38,386	2023 Ford Explorer Atlas Blue (non-pursuit)	54769	FLEET	1442544
2005 Taurus (#5)	Police	25,000	27,714	2023 Ford Escape S	54767	FLEET	1442548
2005 Taurus (#9070)	Police	25,000	27,714	2023 Ford Escape S	54767	FLEET	1442549
New Addition to Fleet	Gas	56,786	56,786	2023 GMC Sierra 2500HD CC 4x4 w-Utility Body	54756	420004	1408458
New Addition to Fleet	Gas	44,931	44,931	2023 Ford F150 4DR Crew Cab 4x4 Pickup	54756	420004	1408665
New Addition to Fleet	Gas	44,931	44,931	2023 Ford F150 4DR Crew Cab 4x4 Pickup	54756	420004	1408459
New Addition to Fleet	Water	75,000	69,297	2023 FORD F-450 REGULAR CAB CHASSIS DRW 4WD XL 60"CA 145" WB DIESEL	54770	430004	1442533
LARGE ITEMS							
2003 E-One Pumper (#659)	Fire	625,000	640,765	Pierce Saber Custom Pumper	54800	FLEET	1442550
2007 Altec Bucket (#4034)	Electric	350,000	343,153	TA60 Bucket Truck	54801	FLEET	1442518
2005 Altec Bucket (#4027)	Electric	350,000	419,405	Altec Line Truck	54802	FLEET	1442521
TOTAL EXPENDITURE			2,228,345				

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.2.

Meeting Date: September 26, 2022

From: Cliff Kelsey, (Public Works Director)

Subject: Purchase request by Public Works to Mid-Florida Signs & Graphics for the installation of a monument sign and a monument sign with a digital message board for the H.O. Dabney Aquatic Center for a total purchase cost of \$70,167.63.

Staff Recommendation:

Staff recommends approval of the purchase request to Mid-Florida Signs & Graphics for the two monument signs as described in the attached renderings.

Analysis:

The purpose of this purchase request is to have the contractor furnish and install two (2) monument signs for the new H.O. Dabney Aquatic Center. One sign will be installed near the main entrance to the center on Pine Street. The second sign containing the electronic message center will be installed near the corner of Canal and Pine Street. The Signs will match all existing brick monument signs at other City facilities as well as matching the downtown brick structures and features.

Procurement Analysis:

The City previously held a contract with Mid-Florida Signs & Graphics which has expired. Staff recommend the City Commission approve this purchase and waive the competitive solicitation process as detailed in the purchasing policy. Approving this purchase to Mid-Florida Signs & Graphics will ensure the design and look will match the other brick signs that have been furnished and installed by Mid-Florida at other City facilities.

Options:

1. Waive the competitive solicitation process and approve the purchase request to Mid-Florida Signs & Graphics as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

Funds are available in the Aquatic Center project budget for this expenditure.

Account No. 031-8125-572.63-10

Project No.	310081
WF No.	WF1169883 / 003
Requisition	54667
Budget	\$100,000.00
Available	\$100,000.00



FRONT VIEW

SIDE VIEW

D/S ENTRY SIGN

SCALE: 1/2"=1'

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SIGN SPECIFICATIONS

D/S ALUMINUM CABINET INTERNALLY ILLUMINATED w/ LEDs PAINTED AS SHOWN / FACE TO BE 3/16" WHITE TRANSLUCENT ACRYLIC w/ DIGITALLY PRINTED COPY AND GRAPHICS FIRST SURFACE APPLIED / OVER LAMINATED w/ UV CLEAR PROTECTIVE FILM / MOUNTED VIA TWO (2) 2" X 2" ALUMINUM TUBING PAINTED BLACK ATTACHED TO COLUMNS w/ TWO (2) 1/4" DIA X 3" LONG MASONRY ANCHORS EACH SIDE, EACH SQUARE TUBING.
COLUMNS AND BASE TO BE 16" X 16" BLOCK STRUCTURE COVERED w/ BRICK VENEER, COLUMNS TO HAVE ALL FOUR (4) VOIDS ON BLOCK FILLED w/ POURED CONCRETE w/ ONE (1) #5 REBAR IN EACH CELL / CAPS TO BE ALUMINUM FABRICATED PAINTED / FINISHED AS SHOWN.

LANDSCAPING BY OTHERS

NOTE-1: ALL STRUCTURAL PIPE AND FOOTING SPECIFICATIONS SUBJECT TO ACTUAL ENGINEERING REQUIREMENTS UNIQUE TO EACH SIGN AND LOCATION.
NOTE-2: ALL SIGNS EQUIPPED WITH UL APPROVED DISCONNECT

NIGHT VIEW- NTS



FINISH / COLOR SCHEDULE

P1 PMS 3308C CITY GREEN - SATIN FINISH

VINYL SCHEDULE

DIGITALLY PRINTED VINYL GRAPHICS

CUSTOMER APPROVAL: _____ DATE: _____

CUSTOMER: CITY OF LEESBURG H.O. DABNEY AQUATIC CENTER	DRAWN BY: DTR
LOCATION: LEESBURG, FL	DATE: 9-20-22
TITLE: ENTRY SIGN	QUOTE No:



FLORIDA STATE LICENSE ES12000754

Signs designed and installed to meet the Florida Building Code FBC (2017 ed.). This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes NEC (2017 ed). This includes proper grounding and bonding of the Sign. All signs are UL listed per NEC.
This design is the property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent.



**MID-FLORIDA
SIGNS & GRAPHICS**
3602 Parkway Blvd Leesburg, FL 34748
Tel: 352.787.8986 • Fax: 352.787.9427



D/S ILLUMINATED ENTRY SIGN

SCALE: 1/2"=1'

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SIGN SPECIFICATIONS

D/S ALUMINUM CABINET INTERNALLY ILLUMINATED w/ LEDS PAINTED AS SHOWN / 3/16" WHITE TRANSLUCENT ACRYLIC FACE w DIGITALLY PRINTED COPY AND GRAPHICS FIRST SURFACE APPLIED / OVER LAMINATED w/ UV CLEAR PROTECTIVE FILM / MOUNTED VIA TWO (2) 2" X 2" ALUMINUM TUBING PAINTED BLACK ATTACHED TO COLUMNS w/ TWO (2) 1/4" DIA X 3" LONG MASONRY ANCHORS EACH SIDE, EAC SQUARE TUBING.

COLUMNS AND BASE TO BE 16" X 16" BLOCK STRUCTURE COVERED w/ BRICK VENEER, COLUMNS TO HAVE ALL FOUR (4) VOIDS ON BLOCK FILLED w/ POURED CONCRETE w/ ONE (1) #5 REBAR IN EACH CELL / CAPS TO BE ALUMINUM FABRICATED PAINTED / FINISHED AS SHOWN.

EMC TO BE D/S 8mm "WATCHFIRE" FULL COLOR RGB / 3' X 7' VIEWING AREA / MOUNTED VIA TWO (2) 2" X 2" ALUMINUM TUBING PAINTED BLACK ATTACHED TO COLUMNS w/ TWO (2) 1/4" DIA X 3" LONG MASONRY ANCHORS.

LANDSCAPING BY OTHERS

NOTE-1: ALL STRUCTURAL PIPE AND FOOTING SPECIFICATIONS SUBJECT TO ACTUAL ENGINEERING REQUIREMENTS UNIQUE TO EACH SIGN AND LOCATION.

NOTE-2: ALL SIGNS EQUIPPED WITH UL APPROVED DISCONNECT

NIGHT VIEW- NTS



FINISH / COLOR SCHEDULE

P1 PMS 3308C CITY GREEN - SATIN FINISH

VINYL SCHEDULE

DIGITALLY PRINTED VINYL GRAPHICS

CUSTOMER APPROVAL: _____ DATE: _____

CUSTOMER: CITY OF LEESBURG H.O. DABNEY AQUATIC CENTER	DRAWN BY: HA/TR	WORLD SIGN ASSOCIATES  Southern States Sign Association <i>Share. Learn. Grow.</i> Associated Builders and Contractors, Inc. MEMBER  Signs designed and installed to meet the Florida Building Code FBC (2017 ed.). This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes NEC (2017 ed). This includes proper grounding and bonding of the Sign. All signs are UL listed per NEC. This design is the property of MID-FLORIDA SIGNS & GRAPHICS and is submitted for your exclusive review under the agreement that the content herein will not be reproduced, copied, lent or shown to any other contractor or put to any other use without express written consent. MID-FLORIDA SIGNS & GRAPHICS 3602 Parkway Blvd Leesburg, FL 34748 Tel: 352.787.8986 • Fax: 352.787.9427 PAGE NUMBER		
LOCATION: LEESBURG, FL	DATE: 9-14-22		FLORIDA STATE LICENSE ES12000754	03
TITLE: ENTRY SIGN	QUOTE No: 7534			

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.3.

Meeting Date: September 26, 2022

From: James Williams, (Finance Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Amendment with SWI Software Install, Inc. amending certain terms of an existing agreement for meter reading services; and providing an effective date.

Staff Recommendation:

Staff recommends approval of the Amendment 4 with SWI amending certain terms of the Agreement including an increase in the price per meter visual read rate and extending the term of the Agreement.

Analysis:

The City uses a contractor to perform visual reads of water meters. This item extends the term of the Agreement and changes the term language to be auto renewed each year. The City and Contractor have also negotiated an increase to the per meter read cost. This increase is warranted due to inflationary changes in the economy. The increase will also help the Contractor recruit and retain employees to perform the meter reading. When the Contractor can retain employees, it results in improved service and accurate meter reads, which benefit the City's customer service and billing.

Procurement Analysis:

Options:

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

Fiscal Impact:

The increase in the per meter read rate will result in an annual increase of \$46,920. This increase still results in an overall expense that is less than if the City reinstituted it's own meter reading program. This expense is paid out of Water & Wastewater each year.

Account No. 043-3081-533-3410 & 044-4081-535-3410

Project No. 436016 & 447011

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE
AN AMENDMENT WITH SWI SOFTWARE INSTALL, INC. AMENDING
CERTAIN TERMS OF AN EXISTING AGREEMENT FOR METER READING
SERVICES; AND PROVIDING AN EFFECTIVE DATE.**

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

THAT the Mayor and City Clerk are hereby authorized to execute an Amendment with SWI Software Install, Inc. whose address is 5008 W. Linebaugh Ave., Suite #14, Tampa, Florida 33624 for meter reading services pursuant to an existing Agreement for services.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

**FOURTH AMENDMENT OF AN
AGREEMENT FOR CONTRACTOR SERVICES**

THIS AMENDMENT is made as of the 26th day of September, 2022, between **THE CITY OF LEESBURG, FLORIDA** a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 (hereinafter referred to as the “CITY”), and **S.W.I. SOFTWARE INSTALL, INC.** whose address is 5008 W. Linebaugh Ave., Suite #14, Tampa, Florida 33624 (hereinafter referred to as the “CONTRACTOR”).

WHEREAS, on September 9, 2013, the CITY and CONTRACTOR entered into an Agreement whereby the CONTRACTOR agreed to provide services for utility meter reading and related services to the CITY (hereinafter referred to as the “Agreement”).

WHEREAS, on September 26, 2016 the CITY and CONTRACTOR executed Amendment One extending the term through September 30, 2019 and adjusting pricing.

WHEREAS, on September 9, 2019 the CITY and CONTRACTOR executed Amendment Two extending the term through September 30, 2020 and adjusting pricing.

WHEREAS, on September 14, 2020 the CITY and CONTRACTOR executed Amendment Three extending the term through September 30, 2022.

WHEREAS, the parties wish to again extend the term of the Agreement and have entered into this Amendment Four for that purpose.

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties to this Agreement and from other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated by reference herein and made a part hereof.

2. **Amendment.** The parties wish to modify the existing Agreement and previous Amendments as follows:

a. Paragraph ‘5. Term of Agreement.’ of the Agreement is modified and replaced as follows:

5. **Term of Agreement.** The Agreement will automatically renew each October 1st unless either party terminates the Agreement as provided in the Termination clause of the Agreement.

a. **Cost Adjustment.** The CONTRACTOR may request a cost adjustment no later than SIXTY (60) days prior to October 1st. CONTRACTOR will submit documentation to support their Cost Adjustment request. Should the CITY approve the request or any type of Cost Adjustment, the Cost Adjustment will be documented with an Amendment to the Agreement.

- b. Paragraph '6. Termination.' of the Agreement is modified and replaced as follows:

6. Termination.

a. Notwithstanding any other provision of this Agreement, CITY may, upon THIRTY (30) days written notice to CONTRACTOR terminate this Agreement with or without cause. In the event of such termination, CITY shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for work, properly performed prior to the effective date of termination.

b. Notwithstanding any other provision of this Agreement, CONTRACTOR may, upon NINETY (90) days written notice to CITY terminate this Agreement with or without cause. In the event of such termination, CITY shall be liable only for the payment of all unpaid charges, determined in accordance with the provisions of this Agreement, for work, properly performed prior to the effective date of termination.

- c. Paragraph '3. Compensation and Cost.' of the Agreement is modified and replaced as follows:

3. Compensation and Cost. The CONTRACTOR will be paid ONE DOLLAR and TWENTY CENTS (\$1.20) per visual meter read. CONTRACTOR will be paid on a monthly basis based on the number of visual meter reads completed.

The CITY reserves the right to deduct the following charges from the most current non-paid invoice for any verifiable mis-reads and re-reads submitted by the CONTRACTOR in the previous months.

i. **Mis-Read Charge.** The CITY may deduct a charge of FIFTEEN DOLLARS (\$15.00) per each verifiable mis-read in a reading-cycle month. Application of this deduction is left to the sole discretion of the Project manager or his designee and will be applied when there is a steady trend of increasing mis-reads.

ii. **Re-Read Charge.** The CITY may deduct a charge of TWENTY DOLLARS (\$20.00) per re-read when a reading was not obtained by the CONTRACTOR within the scheduled reading period but obtained by CITY personnel. This charge is applicable only when it is determined that the meter reader did not make a reasonable effort to obtain the read or the CONTRACTOR's meter reading supervisor did not adequately follow-up on the no-read/re-read reports provided by the CITY.

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

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

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

S.W.I. SOFTWARE INSTALL, INC.

By: _____

Printed: _____

Its: _____
(Title)

CITY OF LEESBURG, FLORIDA

Mike Pederson, Mayor

ATTEST:

J. Andi Purvis, City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.4.

Meeting Date: September 26, 2022

From: James Williams, (Finance Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Amendment with NFP Retirement, Inc. (fka Fiduciary First, LLC) for investment advisor services to the City's employee 401(a) Defined Contribution and 457(b) Deferred Compensation plans; and providing an effective date.

Staff Recommendation:

Staff recommends approval of the resolution authorizing execution of the Amendment with NFP Retirement, Inc. (NFP) extending the term of the Agreement through September 30, 2024.

Analysis:

The City of Leesburg is the Trustee for the employee 401(a) Defined Contribution and 457(b) Deferred Compensation plans (Plans). The City has contracted with NFP Retirement, Inc. (fka Fiduciary First, LLC) to provide investment advisor services for the Plans. This Amendment will extend the term of the existing Agreement and Amendments an additional two (2) years through September 30, 2024.

The cost of the services are paid by the Plans. The City of Leesburg does not directly pay the investment advisor for these services.

Procurement Analysis:

Options:

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

Fiscal Impact:

The cost of the services are paid by the Plans. The City of Leesburg does not directly pay the investment advisor for these services.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE
AN AMENDMENT WITH NFP RETIREMENT, INC. (FKA FIDUCIARY FIRST,
LLC) FOR INVESTMENT ADVISOR SERVICES TO THE CITY'S EMPLOYEE
401(A) DEFINED CONTRIBUTION AND 457(B) DEFERRED COMPENSATION
PLANS; AND PROVIDING AN EFFECTIVE DATE.**

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

THAT the Mayor and City Clerk are hereby authorized to execute an Amendment with NFP Retirement, Inc. whose address is 1060 Maitland Center Common, Suite 360, Maitland, Florida 32751 for investment advisor services in support of the employee 401(a) and 457(b) retirement plans..

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

AMENDMENT FOUR
to an
AGREEMENT FOR PROFESSIONAL SERVICES

THIS AMENDMENT is made as of the 26th day of September 2022, between **THE CITY OF LEESBURG, FLORIDA** a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 ('CITY'), and **NFP RETIREMENT, INC.** whose address 1060 Maitland Center Common, Suite 360, Maitland, Florida 32751 ('NFP Retirement').

The CITY and NFP Retirement entered into the Agreement for the City to obtain the financial advisory services for an initial term ending October 27, 2014; and

The CITY and NFP Retirement executed Amendment One to the Agreement on November 13, 2017 extending the term through September 30, 2020.

On about October 1, 2018 Fiduciary First, LLC was acquired by NFP Retirement, Inc. (NFP Corporation) and the Agreement between the CITY and Fiduciary First, LLC was assigned to NFP Retirement, Inc.

The CITY and NFP Retirement executed Amendment Three to the Agreement on October 12, 2020 extending the term through September 30, 2022.

The CITY and NFP Retirement desire to enter into an Amendment Four extending the term of the Agreement for an additional TWO (2) years through September 30, 2024 as approved by Resolution of the Leesburg City Commission on the date stated in the preamble to this Amendment.

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual premises made herein and of the mutual benefits to be derived therefrom, the parties hereby agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated by reference herein and made a part hereof.

2. **Term.** The Term is amended extending the term of the Agreement through September 30, 2024.

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

4. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which may be considered an original, but all of which together shall constitute but one and the same instrument. This Agreement when signed by a party may be delivered by electronic mail or

facsimile transmission with the same force and effect as if the same were an executed and delivered original, manually-signed counterpart.

IN WITNESS WHEREOF, the parties have hereunto executed this Amendment, which shall become effective as of the date stated in the preamble of this Amendment.

NFP RETIREMENT, INC.

By: _____

Its: _____
(Title)

CITY OF LEESBURG, FLORIDA

Mike Pederson, Mayor

ATTEST:

J. Andi Purvis, City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.5.

Meeting Date: September 26, 2022

From: Brad Chase, (Electric Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, authorizing the City to use the Master Services Agreement awarded by the Florida Municipal Power Agency (FMPA) to Osmose Utilities Services, Inc. to provide services related to system assessment and associated documentation and reporting; and providing an effective date.

Staff Recommendation:

Staff recommends approval of the resolution authorizing the City to use the FMP awarded Osmose Utilities Services, Inc. Master Services Agreement for system assessment services.

Analysis:

The City of Leesburg is a member of the Florida Municipal Power Association (FMPA). One of the services FMPA provides to its members is facilitating cooperative contract solicitations. FMPA issues solicitations on behalf of their members. Member utilities can then determine if they will use the awarded contract.

This contract with Osmose Utilities Services, Inc. would allow the City to use their services for damage and safety inspections following an event. Osmose would document their assessments and damage in accordance with FEMA requirements. The services ordered under this contract would be submitted to FEMA by the City as a reimbursable expense in a declared event. Use of a contractor would free up electric crews to do actual repairs and restoration without the added task of documenting with photos and forms prior to beginning work on restoration.

Procurement Analysis:

On June 25, 2018 the City Commission approved Resolution 10,219 authorizing execution of a Procurement Agent Agreement with FMPA for the purpose of soliciting and contracting for commodities as approved by the City. the Procurement Agent Agreement was executed primarily to satisfy contracting requirements of the Federal Emergency Management Administration (FEMA). When FMPA issues solicitations and awards contracts for those commodities that may be eligible for FEMA reimbursement as a result of a declared incident FMPA includes all the federal contracting provisions in the awarded contract. This action helps ensure the best likelihood that FEMA will honor claims for expenses under the Contract. This contract award to Osmose Utilities Services, Inc. does include the federal contracting provisions.

Procurement staff have reviewed the solicitation, responses received, and the contract award to Osmose Utilities Services, Inc. Procurement recommends use of the Osmose Utilities Services, Inc. contract as an FMPA member. Use of this contract will eliminate considerable staff time in preparing, administering, and awarding our own contract.

Options:

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

Fiscal Impact:

There is no fiscal impact with the approval of this resolution. There would only be an impact should the City mobilize Osmose and use their services during a declared event. The expenses would then be submitted to FEMA as a reimbursable expense as a result of the declared event.

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA, AUTHORIZING THE CITY TO USE THE MASTER SERVICES
AGREEMENT AWARDED BY THE FLORIDA MUNICIPAL POWER AGENCY
(FMPA) TO OSMOSE UTILITIES SERVICES, INC. TO PROVIDE SERVICES
RELATED TO SYSTEM ASSESSMENT AND ASSOCIATED
DOCUMENTATION AND REPORTING; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS the City of Leesburg is a member of the Florida Municipal Power Agency (FMPA) which provides services to its electric utility members.

WHEREAS the City and FMPA entered into an Agreement on June 25, 2018 designating FMPA as the City's agent for the purpose of conducting a competitive selection and negotiation process for the procurement of certain goods and services.

WHEREAS the use of FMPA awarded contracts provide a benefit to the City in ensuring adherence to federal contracting provisions for potential cost reimbursement by the Federal Emergency Management Administration (FEMA) for eligible claims.

WHEREAS the use of cooperative contracts such as this, as permitted by the City's Purchasing Policy, uses the purchasing power of many agencies to reduce costs to the City of Leesburg.

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

THAT the Leesburg City Commission approves City use of the Osmose Utilities Services, Inc. Master Services Agreement awarded by the Florida Municipal Power Agency (FMPA) on August 1, 2022.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk



Sharon Samuels
Member Services Programs and Procurement Administrator

MEMORANDUM

July 29, 2022

TO: FMPA Members
FROM: Sharon Samuels
cc: Bidders
SUBJECT: Post Storm Assessment Services Bid Award - RFP# 2022-209

The Post Storm Assessment Services Bid, competitively solicited, received one response from Osmose Utilities Services, Inc. of Peachtree City, GA. The members participating in the Post Storm Assessment Services Bid have reviewed the sole bid and has accepted this bid response as the lowest responsive bid.

The Participating Members recommend the award of Osmose Utilities Services, Inc.

The awarded bidder will extend the prices bid to other FMPA Members. This bid award is effective until July 31, 2027; at that time the Participating Members will determine whether to rebid or extend the award by mutual consent.

Below is the contact information for the awarded bidder:

Osmose Utilities Services, Inc.
635 Highway 74 South
Peachtree City, GA 30269
O: 770-632-6700
Contact: John Tessieri
P: 941-915-0623

If you have any questions, please feel free to contact me.

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.B.6.

Meeting Date: September 26, 2022

From: Aaliyah Davis, Senior Buyer

Subject: Resolutions authorizing an Amendment to an existing Agreement for Tree Removal, Trimming & Related Services with Tip Top Tree Experts LLC., and with Native Land and Tree, Inc.

Staff Recommendation:

Staff recommends execution of Amendment One to an existing Agreement and approval of the resolution authorizing execution of the amendment to extend the existing term to September 30, 2024 with Tip Top Tree Experts, LCC and Native Land and Tree, Inc.

Analysis:

The City requires miscellaneous tree trimming and removal services on an as needed basis. These services will be performed on City property, right of way and along City streets. Some typical uses of these services are: dead tree removal, routine tree and palm trimming, raising the canopy within the street right of way and palm tree seed removal. All City departments will be able to use this contract for tree trimming and removal. This contract is separate from the tree-trimming contract used by the Electric department for line clearing and vegetation management.

Procurement Analysis:

On January 11, 2021, pursuant to Resolution 10,782 and 10,783, the City Commission approved execution of a Fixed Unit Price Agreement with Tip Top Tree Experts, LLC. and Native Land and Tree, Inc. for Tree Trimming, Removal, & Related Services. Both parties wish to extend the agreement terms of both Agreements to September 30, 2024 as permitted in the original Agreement.

Options:

1. Approve Resolution authorizing execution of Amendment 1 to the Fixed Unit Price Agreement with Tip Top Tree Experts, LLC. And Native Land and Tree, Inc.; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE
AN AMENDMENT TO AN EXISTING AGREEMENT FOR TREE REMOVAL,
TRIMMING & RELATED SERVICES WITH TIP TOP TREE EXPERTS, 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 an agreement with Tip Top Tree Experts, LLC., whose address is Post Office Box 891, Weirsdale, Florida 32195, for Tree Removal, Trimming & Related Services.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

**FIRST AMENDMENT
OF A FIXED UNIT PRICE AGREEMENT**

THIS AGREEMENT is made as of the 26th day of September, 2022, between **THE CITY OF LEESBURG, FLORIDA** a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 (hereinafter referred to as the "CITY"), and **TIP TOP TREE EXPERTS, LLC** whose address is Post Office Box 891, Weirsdale, Florida 32195 (hereinafter referred to as the "CONTRACTOR").

THAT, on January 11, 2021, the CITY and CONTRACTOR entered into a fixed unit price agreement whereby the CONTRACTOR agreed to provide Tree Trimming, Removal, and Related Services to the CITY (hereinafter referred to as the "Agreement").

WHEREAS, the parties wish to extend the term of the Agreement; and

WHEREAS, the parties wish to revise the unit pricing to reflect a cost increase as permitted in the original Agreement and have entered into this Amendment for that purpose.

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties to this Agreement and from other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals.

The above recitals are true and correct and are incorporated by reference herein and made a part hereof.

2. Amendment.

- a. **Option to Renew.** The parties agree to extend the term of the agreement to September 30, 2024.
- b. **Attachment 'A'.** The new unit prices are reflected on the revised Attachment 'A' and will be in effect to services provided after October1, 2022.

3. Modification.

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

4. COUNTERPARTS.

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

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the fixed unit price Agreement.

TIP TOP TREE EXPECTS, LLC.

By: _____

Its: _____

(Title)

CITY OF LEESBURG, FLORIDA

Mike Pederson, Mayor

ATTEST:

J. Andi Purvis, City Clerk

Approved as to form:

William Watson, City Attorney

ATTACHMENT 'A'
TIP TOP TREE EXPERTS, LLC
REVISED CONTRACT PRICING

CONTRACT ITEMS			
Item No.	Item Description	Unit	Unit Price
1	TREE REMOVAL - 0 inch to 6 inches	EACH	\$53.50
2	TREE REMOVAL - 7 inches to 12 inches	EACH	\$240.75
3	TREE REMOVAL - 13 inches to 20 inches	EACH	\$802.50
4	TREE REMOVAL - 21 inches to 27 inches	EACH	\$1,551.50
5	TREE REMOVAL - 28 inches to 35 inches	EACH	\$1,872.50
6	TREE REMOVAL - 36 inches to 44 inches	EACH	\$2,033.00
7	TREE REMOVAL - 45 inches to 54 inches	EACH	\$2,086.50
8	TREE REMOVAL - 55 inches to 60 inches	EACH	\$2,134.65
9	TREE REMOVAL - 61 inches or Greater	EACH	\$2,140.00
10	STUMP GRINDING (NO SOD) - 0 inch to 6 inches	EACH	\$21.40
11	STUMP GRINDING (NO SOD) - 7 inches to 12 inches	EACH	\$53.50
12	STUMP GRINDING (NO SOD) - 13 inches to 20 inches	EACH	\$64.20
13	STUMP GRINDING (NO SOD) - 21 inches to 27 inches	EACH	\$107.00
14	STUMP GRINDING (NO SOD) - 28 inches to 35 inches	EACH	\$133.75
15	STUMP GRINDING (NO SOD) - 36 inches to 44 inches	EACH	\$160.50
16	STUMP GRINDING (NO SOD) - 45 inches to 54 inches	EACH	\$187.25
17	STUMP GRINDING (NO SOD) - 55 inches to 60 inches	EACH	\$240.75
18	STUMP GRINDING (NO SOD) - 61 inches or greater	EACH	\$294.25
19	STUMP GRINGING (WITH SOD) - 0 inch to 6 inches	EACH	\$42.80
20	STUMP GRINGING (WITH SOD) - 7 inches to 12 inches	EACH	\$80.25
21	STUMP GRINGING (WITH SOD) - 13 inches to 20 inches	EACH	\$85.60
22	STUMP GRINGING (WITH SOD) - 21 inches to 27 inches	EACH	\$107.00
23	STUMP GRINGING (WITH SOD) - 28 inches to 35 inches	EACH	\$128.40
24	STUMP GRINGING (WITH SOD) - 36 inches to 44 inches	EACH	\$214.00
25	STUMP GRINGING (WITH SOD) - 45 inches to 54 inches	EACH	\$240.75
26	STUMP GRINGING (WITH SOD) - 55 inches to 60 inches	EACH	\$240.75
27	STUMP GRINGING (WITH SOD) - 61 inches or greater	EACH	\$267.50
28	STUMP REMOVAL (NO SOD) - 0 inch to 6 inches	EACH	\$53.50
29	STUMP REMOVAL (NO SOD) - 7 inches to 12 inches	EACH	\$107.00
30	STUMP REMOVAL (NO SOD) - 13 inches to 20 inches	EACH	\$160.50
31	STUMP REMOVAL (NO SOD) - 21 inches to 27 inches	EACH	\$267.50
32	STUMP REMOVAL (NO SOD) - 28 inches to 35 inches	EACH	\$374.50
33	STUMP REMOVAL (NO SOD) - 36 inches to 44 inches	EACH	\$802.50
34	STUMP REMOVAL (NO SOD) - 45 inches to 54 inches	EACH	\$1,016.50
35	STUMP REMOVAL (NO SOD) - 55 inches to 60 inches	EACH	\$1,337.50
36	STUMP REMOVAL (NO SOD) - 61 inches or greater	EACH	\$1,391.00
37	STUMP REMOVAL (WITH SOD) - 0 inch to 6 inches	EACH	\$74.90
38	STUMP REMOVAL (WITH SOD) - 7 inches to 12 inches	EACH	\$133.75
39	STUMP REMOVAL (WITH SOD) - 13 inches to 20 inches	EACH	\$240.75
40	STUMP REMOVAL (WITH SOD) - 21 inches to 27 inches	EACH	\$294.25
41	STUMP REMOVAL (WITH SOD) - 28 inches to 35 inches	EACH	\$428.00
42	STUMP REMOVAL (WITH SOD) - 36 inches to 44 inches	EACH	\$909.50
43	STUMP REMOVAL (WITH SOD) - 45 inches to 54 inches	EACH	\$1,123.50
44	STUMP REMOVAL (WITH SOD) - 55 inches to 60 inches	EACH	\$1,444.50
45	STUMP REMOVAL (WITH SOD) - 61 inches or greater	EACH	\$1,712.00
46	TREE SPRAYING - 0 inch to 6 inches	EACH	\$26.75
47	TREE SPRAYING - 7 inches to 12 inches	EACH	\$48.15
48	TREE SPRAYING - 13 inches to 20 inches	EACH	\$74.90
49	TREE SPRAYING - 21 inches to 27 inches	EACH	\$90.95
50	TREE SPRAYING - 28 inches to 35 inches	EACH	\$149.80
51	TREE SPRAYING - 36 inches to 44 inches	EACH	\$187.25

ATTACHMENT 'A'
TIP TOP TREE EXPERTS, LLC
REVISED CONTRACT PRICING

CONTRACT ITEMS			
Item No.	Item Description	Unit	Unit Price
52	TREE SPRAYING - 45 inches to 54 inches	EACH	\$203.30
53	TREE SPRAYING - 55 inches to 60 inches	EACH	\$214.00
54	TREE SPRAYING - 61 inches or greater	EACH	\$267.50
55	TREE TRIMMING: CLASS I - 0 inch to 6 inches	EACH	\$26.75
56	TREE TRIMMING: CLASS I - 7 inch to 12 inches	EACH	\$48.15
57	TREE TRIMMING: CLASS I - 13 inches to 20 inches	EACH	\$80.25
58	TREE TRIMMING: CLASS I - 21 inches to 27 inches	EACH	\$187.25
59	TREE TRIMMING: CLASS I - 28 inches to 35 inches	EACH	\$208.65
60	TREE TRIMMING: CLASS I - 36 inches to 44 inches	EACH	\$235.40
61	TREE TRIMMING: CLASS I - 45 inches to 54 inches	EACH	\$278.20
62	TREE TRIMMING: CLASS I - 55 inches to 60 inches	EACH	\$321.00
63	TREE TRIMMING: CLASS I - 61 inches or greater	EACH	\$374.50
64	TREE TRIMMING: CLASS II - 0 inch to 6 inches	EACH	\$374.50
65	TREE TRIMMING: CLASS II - 7 inch to 12 inches	EACH	\$26.75
66	TREE TRIMMING: CLASS II - 13 inches to 20 inches	EACH	\$80.25
67	TREE TRIMMING: CLASS II - 21 inches to 27 inches	EACH	\$187.25
68	TREE TRIMMING: CLASS II - 28 inches to 35 inches	EACH	\$208.65
69	TREE TRIMMING: CLASS II - 36 inches to 44 inches	EACH	\$235.40
70	TREE TRIMMING: CLASS II - 45 inches to 54 inches	EACH	\$278.20
71	TREE TRIMMING: CLASS II - 55 inches to 60 inches	EACH	\$321.00
72	TREE TRIMMING: CLASS II - 61 inches or greater	EACH	\$374.50
73	TREE TRIMMING: CLASS III - 0 inch to 6 inches	EACH	\$21.40
74	TREE TRIMMING: CLASS III - 7 inch to 12 inches	EACH	\$42.80
75	TREE TRIMMING: CLASS III - 13 inches to 20 inches	EACH	\$74.90
76	TREE TRIMMING: CLASS III - 21 inches to 27 inches	EACH	\$155.15
77	TREE TRIMMING: CLASS III - 28 inches to 35 inches	EACH	\$187.25
78	TREE TRIMMING: CLASS III - 36 inches to 44 inches	EACH	\$208.65
79	TREE TRIMMING: CLASS III - 45 inches to 54 inches	EACH	\$214.00
80	TREE TRIMMING: CLASS III - 55 inches to 60 inches	EACH	\$267.50
81	TREE TRIMMING: CLASS III - 61 inches or greater	EACH	\$374.50
82	HOURLY RATES - Raising Trees for roadway overhang clearance to 14-feet. Crew to include: 1-Trimmer, 1 Groundsman, 1 Bucket truck w/dump bed and 1 Chipper	HOUR	\$180.83
83	HOURLY RATES - Additional Grounds Man to provide ground assistnace or MOT where required.	HOUR	\$64.20
84	PALM TREE TRIMMING / FIXED PRICE PER TREE	EACH	\$53.50
85	PALM TREE REMOVAL / FIXED PRICE PER TREE	EACH	\$267.50
86	FIXED COST PER TREE - HAZARDOUS CONDITIONS - ALL SIZES	EACH	\$374.50
87	WEEKEND/AFTER HOURS EMERGENCY RESPONSE PER OCCURRENCE	OCCURRENCE	\$481.50
City may order from the Contractor off contract items. Pricing for off contract items will be the best price offered to the Contractors other customers or less. The Parties may negotiate pricing on off contract items.			

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE
AN AMENDMENT TO AN EXISTING AGREEMENT FOR TREE REMOVAL,
TRIMMING & RELATED SERVICES WITH NATIVE LAND AND TREE, INC.;
AND PROVIDING AN EFFECTIVE DATE.**

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with Native Land and Tree, Inc. whose address is 9422 Number Two Road, Howey in the Hills, Florida 34737, for Tree Trimming, Removal & Related Services.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

**FIRST AMENDMENT
OF A FIXED UNIT PRICE AGREEMENT**

THIS AGREEMENT is made as of the 26th day of September, 2022, between **THE CITY OF LEESBURG, FLORIDA** a Florida Municipal Corporation, whose address is 501 West Meadow Street, Post Office Box 490630, Leesburg, Florida 34749-0630 (hereinafter referred to as the "CITY"), and **NATIVE LAND AND TREE, INC** whose address is 9422 Number Two Road, Howey in the Hills, Florida 34737 (hereinafter referred to as the "CONTRACTOR").

THAT, on January 11, 2021, the CITY and CONTRACTOR entered into a fixed unit price agreement whereby the CONTRACTOR agreed to provide Tree Trimming, Removal, and Related Services to the CITY (hereinafter referred to as the "Agreement").

WHEREAS, the parties wish to extend the term of the Agreement.

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties to this Agreement and from other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals.

The above recitals are true and correct and are incorporated by reference herein and made a part hereof.

2. Amendment.

- a. **Option to Renew.** The parties agree to extend the term of the agreement to September 30, 2024.

3. Modification.

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

4. COUNTERPARTS.

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

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this
Amendment to the fixed unit price Agreement.

NATIVE LAND AND TREE, INC.

By: _____

Its: _____

(Title)

CITY OF LEESBURG, FLORIDA

Mike Pederson, Mayor

ATTEST:

J. Andi Purvis, City Clerk

Approved as to form:

William Watson, City Attorney

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.1.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Christine Rock, (Senior Planner)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 55, a subdivision of the City of Leesburg, Florida, being a portion of Sections 6 and 7, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 55)

Staff Recommendation:

Staff recommends approval of the plat for Villages of West Lake Unit No. 55 Subdivision.

Analysis:

The property is generally located east of the Florida Turnpike and north of County Road 470. The proposal is for approval of a plat consisting of 55 single-family residential lots. The review process for zoning, site plan and construction plans has been completed. Approval of this plat will complete the project review process and allow for the applicant(s) to apply for building permits, construct, and sell homes within this new subdivision.

Procurement Analysis:

N/A

Options:

1. Approve the request for a plat of the new Villages of West Lake Unit No. 55 subdivision; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

No direct fiscal impact will result from this action. However, a future positive fiscal impact will result from the completion of the homes to be constructed in this project, in the form of ad valorem taxes, impact fees and utility fees.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A PLAT FOR VILLAGES OF WEST LAKE UNIT NO. 55, A SUBDIVISION OF THE CITY OF LEESBURG, FLORIDA, BEING A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND ACCEPTING AND DEDICATING TO THE USE OF THE PUBLIC ANY EASEMENTS OR PUBLIC PLACES SHOWN THEREON AS BEING DEDICATED TO THE PUBLIC; AND PROVIDING AN EFFECTIVE DATE. (VILLAGES OF WEST LAKE UNIT NO. 55)

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

THAT the plat of the following described lands, which is named Villages of West Lake Unit No. 55 is hereby approved and accepted by the City of Leesburg, Florida; being

A PARCEL OF LAND LYING WITHIN SECTIONS 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 6; THENCE ALONG THE WEST LINE THEREOF RUN S00°45'14"W, 2487.91 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN S42°26'19"E, 1695.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N41°14'47"E, 332.01 FEET; THENCE N47°33'41"E, 35.00 FEET; THENCE N42°26'19"W, 3.87 FEET; THENCE N41°14'47"E, 292.00 FEET; THENCE N29°54'13"E, 90.19 FEET; THENCE N07°17'19"E, 116.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°42'41"E, 215.00 FEET TO WHICH A RADIAL LINE BEARS S20°22'08"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°09'38", AN ARC DISTANCE OF 216.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S07°17'19"W, 112.36 FEET; THENCE N81°26'26"E, 107.25 FEET; THENCE N72°03'02"E, 84.28 FEET; THENCE N63°47'21"E, 84.28 FEET; THENCE N55°31'41"E, 84.28 FEET; THENCE N47°16'36"E, 84.28 FEET; THENCE N42°43'33"E, 442.43 FEET; THENCE N49°53'15"E, 61.10 FEET; THENCE N63°53'58"E, 72.16 FEET; THENCE N70°42'50"E, 86.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,478.50 FEET AND A CHORD BEARING AND DISTANCE OF S31°36'19"E, 185.56 FEET TO WHICH A RADIAL LINE BEARS S60°32'24"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°17'26", AN ARC DISTANCE OF 185.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'07", AN ARC DISTANCE OF 256.07 FEET TO THE POINT OF TANGENCY; THENCE S16°54'55"E, 652.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°43'11", AN ARC DISTANCE OF

842.32 FEET TO THE POINT OF TANGENCY; THENCE S14°48'16"W, 387.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 678.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'22", AN ARC DISTANCE OF 440.20 FEET; THENCE ALONG A NON-TANGENT LINE RUN S61°10'50"W, 423.86 FEET TO AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N42°26'19"W, 2,296.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.93 ACRES, MORE OR LESS.

(See Exhibit A, Villages of West Lake Unit No. 55 Plat attached)

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

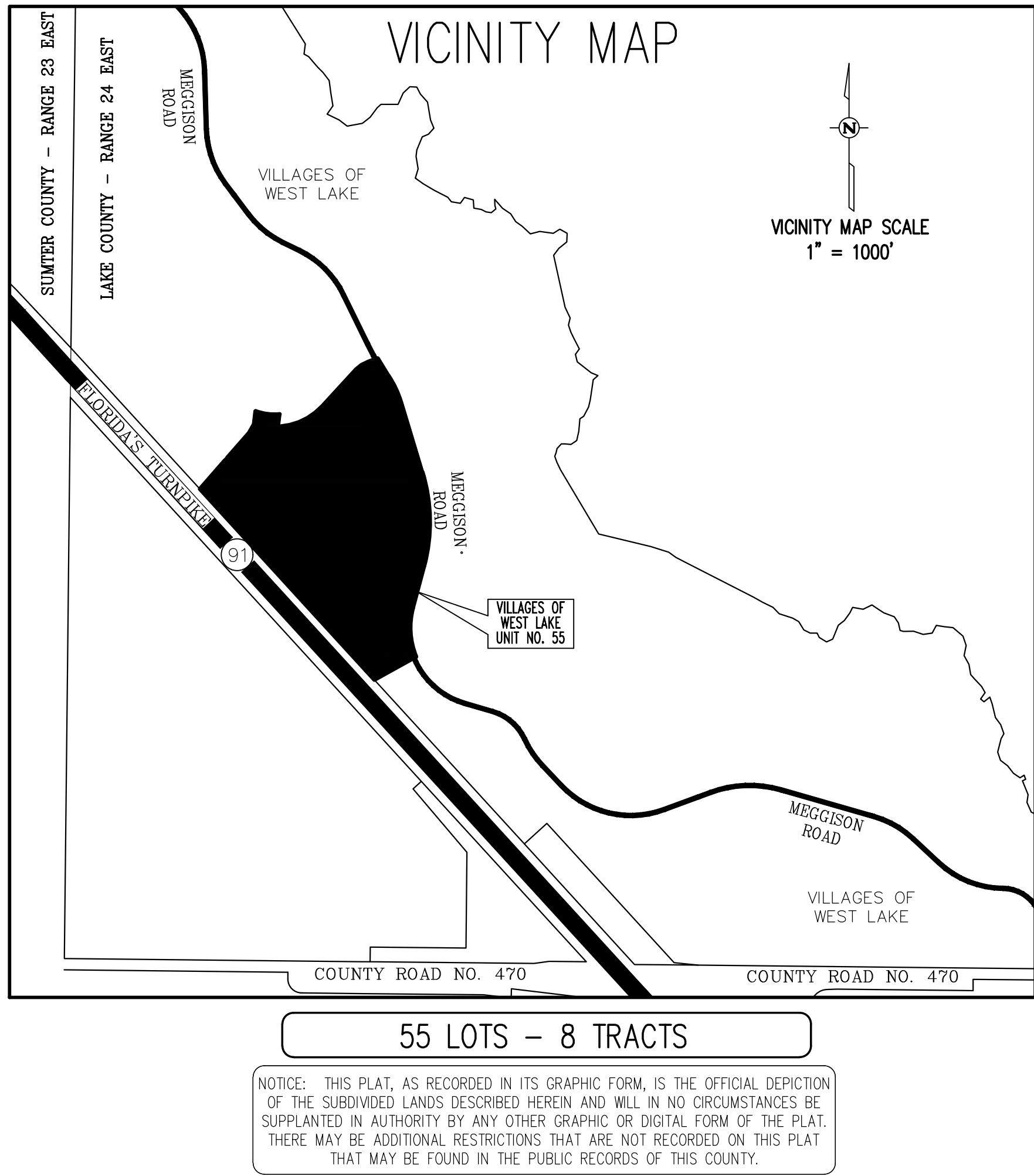
Mayor

ATTEST:

City Clerk

VILLAGES OF WEST LAKE UNIT NO. 55

SECTIONS 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.



NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS DERIVED FROM THE L-NET NETWORK (TOPNET GNSS NETWORK). AS A REFERENCE, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 24 EAST, HAS A BEARING OF SOUTH 00°45'14" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL DISTANCES SHOWN ARE IN FEET.
- WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- TRACTS "C", "D" AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- TRACTS "F", "G" AND "H" ARE RESERVED BY THE DEVELOPER.
- THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY WILDWOOD UTILITY DEPENDENT DISTRICT, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF LEESBURG; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO: (I) THE EASTERN BOUNDARY OF HOMESITE 31; (II) THE WESTERN BOUNDARY OF HOMESITE 32; (III) THE WESTERN BOUNDARY OF HOMESITE 47; (IV) THE SOUTHWESTERN BOUNDARY OF HOMESITE 48; AND (V) TRACTS A, B, C, AND D OF THE SUBDIVISION.
- THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

SHEET 1 OF 7

PLAT BOOK _____

PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF WEST LAKE UNIT NO. 55, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF LEESBURG AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D" AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14.

WITNESSES: THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

(1) _____
SIGNATURE
PRINT NAME

(2) _____
SIGNATURE
PRINT NAME

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 14

(1) _____
SIGNATURE
PRINT NAME

(2) _____
SIGNATURE
PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY C. DALE BORROWMAN, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY C. DALE BORROWMAN, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HER SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

_____, DATE: _____

KAYE M. JAMESON, P.S.M. – REGISTRATION NUMBER 5912
CLYMER FARNER BARLEY, INC. – REGISTRATION NUMBER LB 4709
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785

SEAL

STATEMENT OF REVIEWER

"PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT."

_____, DATE: _____

SIGNATURE _____

_____, REGISTRATION NUMBER _____

PRINT NAME
WADE SURVEYING, INC. FOR CITY OF LEESBURG, FLORIDA

SEAL

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 6; THENCE ALONG THE WEST LINE THEREOF RUN S00°45'14"W, 2487.91 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN S42°26'19"E, 1695.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N41°14'47"E, 332.01 FEET; THENCE N47°33'41"E, 35.00 FEET; THENCE N42°26'19"W, 3.87 FEET; THENCE N41°14'47"E, 292.00 FEET; THENCE N29°54'13"E, 90.19 FEET; THENCE N07°17'19"E, 116.73 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF S82°42'41"E, 215.00 FEET TO WHICH A RADIAL LINE BEARS S20°22'08"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°09'38", AN ARC DISTANCE OF 216.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S07°17'19"W, 112.36 FEET; THENCE N81°26'26"E, 107.25 FEET; THENCE N72°03'02"E, 84.28 FEET; THENCE N63°47'21"E, 84.28 FEET; THENCE N55°31'41"E, 84.28 FEET; THENCE N47°16'36"E, 84.28 FEET; THENCE N42°43'33"E, 442.43 FEET; THENCE N49°53'15"E, 61.10 FEET; THENCE N63°53'58"E, 72.16 FEET; THENCE N70°42'50"E, 86.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,478.50 FEET AND A CHORD BEARING AND DISTANCE OF S31°36'19"E, 185.56 FEET TO WHICH A RADIAL LINE BEARS S60°32'24"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°17'26", AN ARC DISTANCE OF 185.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'07", AN ARC DISTANCE OF 256.07 FEET TO THE POINT OF TANGENCY; THENCE S16°54'55"E, 652.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,521.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°43'11", AN ARC DISTANCE OF 842.32 FEET TO THE POINT OF TANGENCY; THENCE S14°48'16"W, 387.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 678.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'22", AN ARC DISTANCE OF 440.20 FEET; THENCE ALONG A NON-TANGENT LINE RUN S61°10'50"W, 423.86 FEET TO AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N42°26'19"W, 2,296.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.93 ACRES, MORE OR LESS.

PREPARED BY:  **CFB** | **CLYMER FARNER BARLEY**
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD., WILDWOOD, FL 34785
(852) 748-3196
WWW.CFB-INC.COM CA #4709

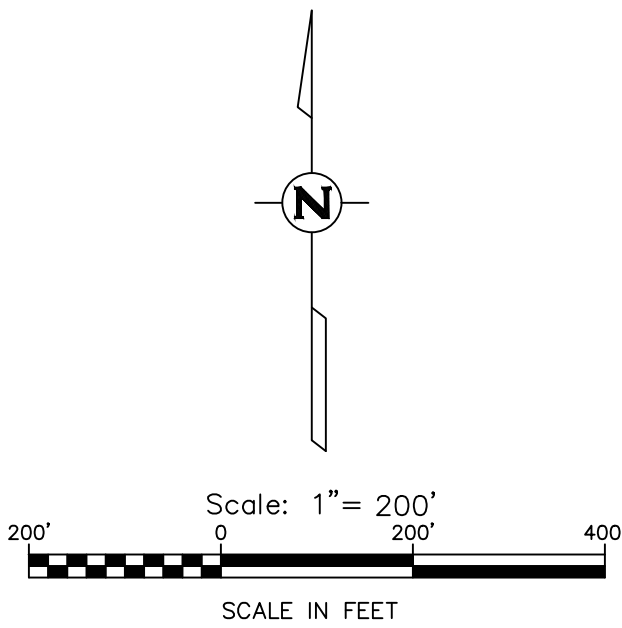
VILLAGES OF WEST LAKE UNIT NO. 55

SECTION 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 2 OF 7

PLAT BOOK _____

PAGE _____



KEY MAP

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
THE SOUTHWEST 1/4 OF
SECTION 6-20-24
FOUND 4"x4" CONCRETE
MONUMENT NO IDENTIFICATION

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,745	0.04
B	1,745	0.04
C	70,725	1.62
D	18,569	0.43
E	614,114	14.10
F	235,430	5.40
G	1,757,377	40.34
H	8,310	0.19

LEGEND

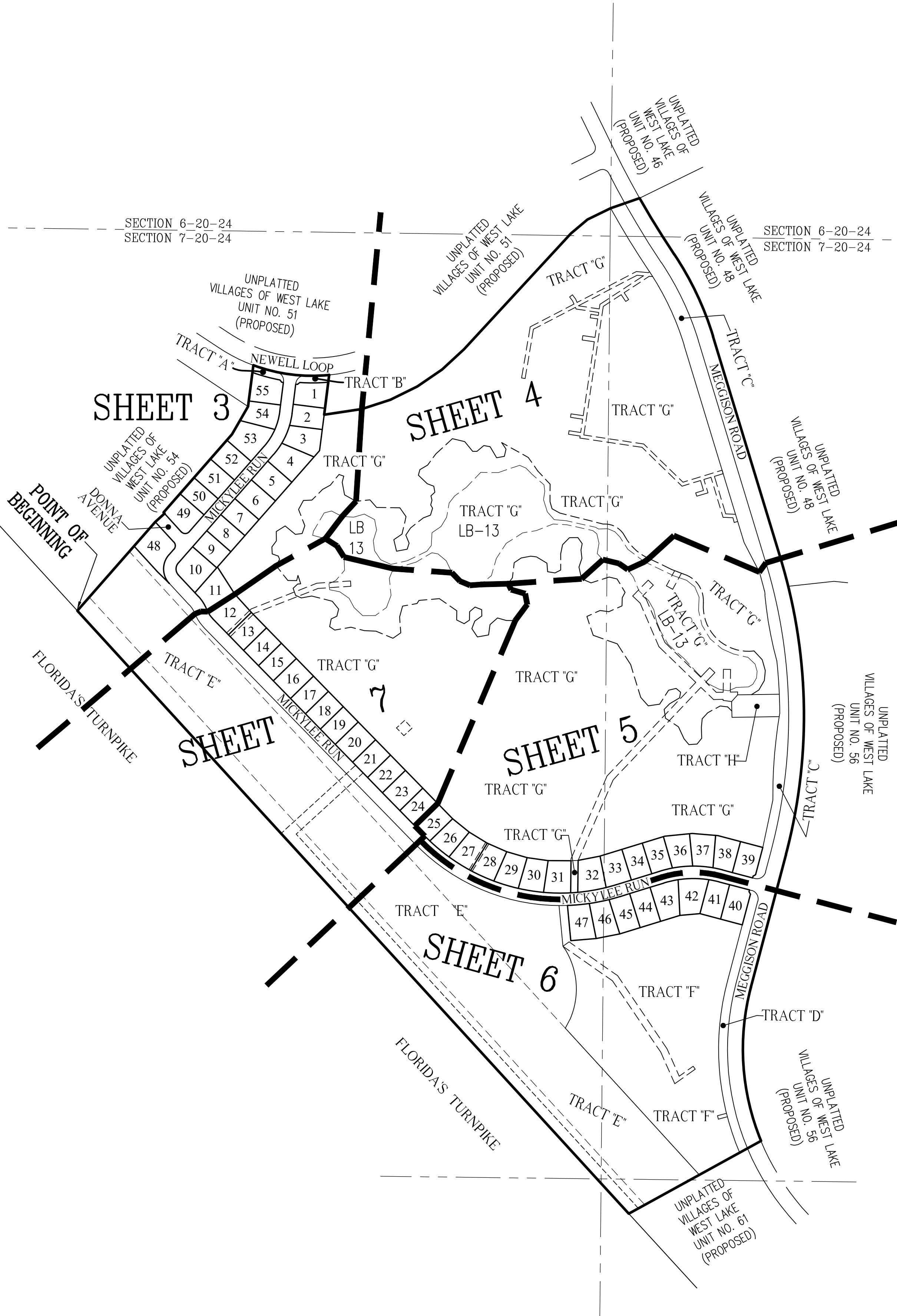
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #6.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PCS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5880, PAGE 315 AND O.R. BOOK 5880, PAGE 339. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 5880, PAGE 315. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 5880, PAGE 315. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)



PREPARED BY:



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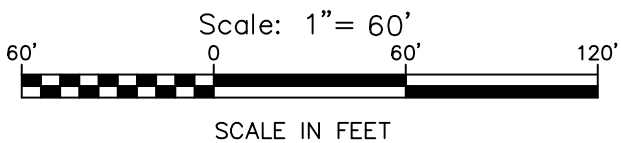
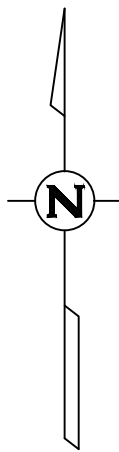
VILLAGES OF WEST LAKE UNIT NO. 55

SECTION 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 3 OF 7

PLAT BOOK

PAGE



TRACT TABLE		
TRACT	SQ FT	ACREAGE
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D	18,569	0.43
E	614,114	14.10
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LEGEND

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- INDICATES PLAT BOOK
- INDICATES PAGE
- INDICATES PAGES
- INDICATES SQUARE FEET
- INDICATES RIGHT-OF-WAY

SUMTER COUNTY - RANGE 23 EAST

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6-20-24

SECTION 1-20-23

SECTION 6-20-24

LAKE COUNTY - RANGE 24 EAST

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6-20-24
FOUND 4"X4" CONCRETE MONUMENT NO IDENTIFICATION

FLORIDA'S TURNPIKE
(A 300' WIDE RIGHT-OF-WAY PER FLORIDA TURNPIKE AUTHORITY RIGHT-OF-WAY MAP)

POINT OF BEGINNING

NORTH-EAST-1/4 RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE

PORTION INTERESTED IN EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

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170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

170' FLORIDA POWER CORPORATION EASEMENT TO

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.01'	S52°17'19"W
L2	4.97'	N82°42'41"W
L3	14.28'	S42°53'54"E
L12	47.48'	S45°12'18"E
L13	21.09'	N41°14'47"E
L14	21.94'	S41°14'47"W
L15	19.20'	S71°17'19"W
L16	4.92'	S82°42'41"E
L17	8.00'	S37°42'41"E
L18	15.68'	S71°17'19"W
L19	17.50'	N47°33'41"E
L20	17.50'	N47°33'41"E
L21	106.22'	S42°26'19"E
L22	20.51'	S71°17'19"W
L23	20.51'	S71°17'19"W
L74	39.33'	N84°12'38"E
L75	36.96'	S60°49'25"E
L76	35.97'	S10°26'57"E
L77	17.65'	S13°27'44"W
L78	14.04'	S69°47'12"E
L79	38.69'	N39°04'14"E
L80	25.04'	N61°07'43"E
L81	42.46'	N44°46'59"E
L82	23.84'	N87°43'44"E
L83	28.67'	N28°46'34"E
L84	49.19'	N21°25'01"W
L85	23.31'	N19°54'54"E
L86	19.04'	N83°09'41"E
L87	37.07'	S50°48'37"E
L88	29.27'	N57°49'36"E
L89	26.45'	N0°24'34"W
L90	21.05'	N36°59'24"E
L91	19.87'	N3°16'21"W
L92	17.81'	N71°11'13"W
L93	9.82'	N22°37'56"W
L94	20.71'	N27°44'57"E
L95	53.00'	N38°21'29"W
L99	48.37'	S18°39'14"W
L100	28.19'	S84°57'51"W
L236	31.44'	N74°02'25"E
L237	32.40'	S86°51'56"E
L238	33.20'	S62°35'40"E
L239	21.23'	N76°07'02"E
L240	60.17'	N30°32'43"E
L241	11.32'	N10°03'20"E
L242	37.08'	N75°28'27"W
L243	38.23'	N57°47'58"W
L377	28.57'	S64°37'20"W
L378	47.34'	N36°43'43"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	80.21'	495.00'	91°7'04"	N89°23'17"E 80.12'
C2	34.30'	217.50'	9°02'09"	N11°48'24"E 34.27'
C3	54.91'	217.50'	14°27'55"	N23°33'26"E 54.77'
C4	39.69'	217.50'	10°27'23"	N36°01'05"E 39.64'
C5	36.72'	25.00'	84°08'41"	S00°49'33"E 33.50'
C6	42.85'	117.50'	20°53'49"	N32°27'00"W 42.62'
C7	7.63'	82.50'	51°7'57"	S24°39'03"E 7.63'
C8	24.46'	82.50'	16°59'13"	S35°47'38"E 24.37'
C29	88.12'	60.00'	84°08'41"	S00°49'33"E 80.41'
C30	21.91'	15.00'	83°41'06"	N00°35'46"W 20.01'
C31	25.22'	15.00'	96°18'54"	N89°24'14"E 22.35'
C32	56.79'	182.50'	17°49'48"	N32°19'53"E 56.56'
C33	51.37'	182.50'	16°07'39"	N15°21'09"E 51.20'
C34	80.27'	495.00'	91°7'28"	S74°48'50"E 80.18'
C35	40.42'	475.00'	4°52'34"	S80°16'24"E 40.41'
C36	40.42'	475.00'	4°52'34"	S85°08'57"E 40.41'
C37	118.54'	200.00'	33°57'30"	N24°16'03"E 116.81'
C38	62.42'	42.50'	84°08'41"	S00°49'33"E 56.96'
C39	36.47'	100.00'	20°53'52"	N32°27'01"W 36.27'
C40	38.90'	100.00'	22°17'13"	S33°08'41"E 38.65'
C47	68.02'	475.00'	8°12'15"	S73°43'59"E 67.96'
C48	37.14'	25.00'	85°07'26"	N35°16'24"W 33.82'
C49	37.14'	25.00'	85°07'26"	S49°51'03"W 33.82'
C50	68.02'	475.00'	8°12'15"	N88°18'38"E 67.96'
C71	45.70'	117.50'	22°17'10"	S33°08'40"E 45.42'
C72	30.09'	82.50'	20°53'49"	N32°27'00"W 29.92'

PREPARED BY:



CFB

CLYMER FARNER BARLEY

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VILLAGES OF WEST LAKE UNIT NO. 55

SECTION 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 4 OF 7

PLAT BOOK

PAGE

NOTE

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Scale: 1" = 60'
0 60 120
SCALE IN FEET

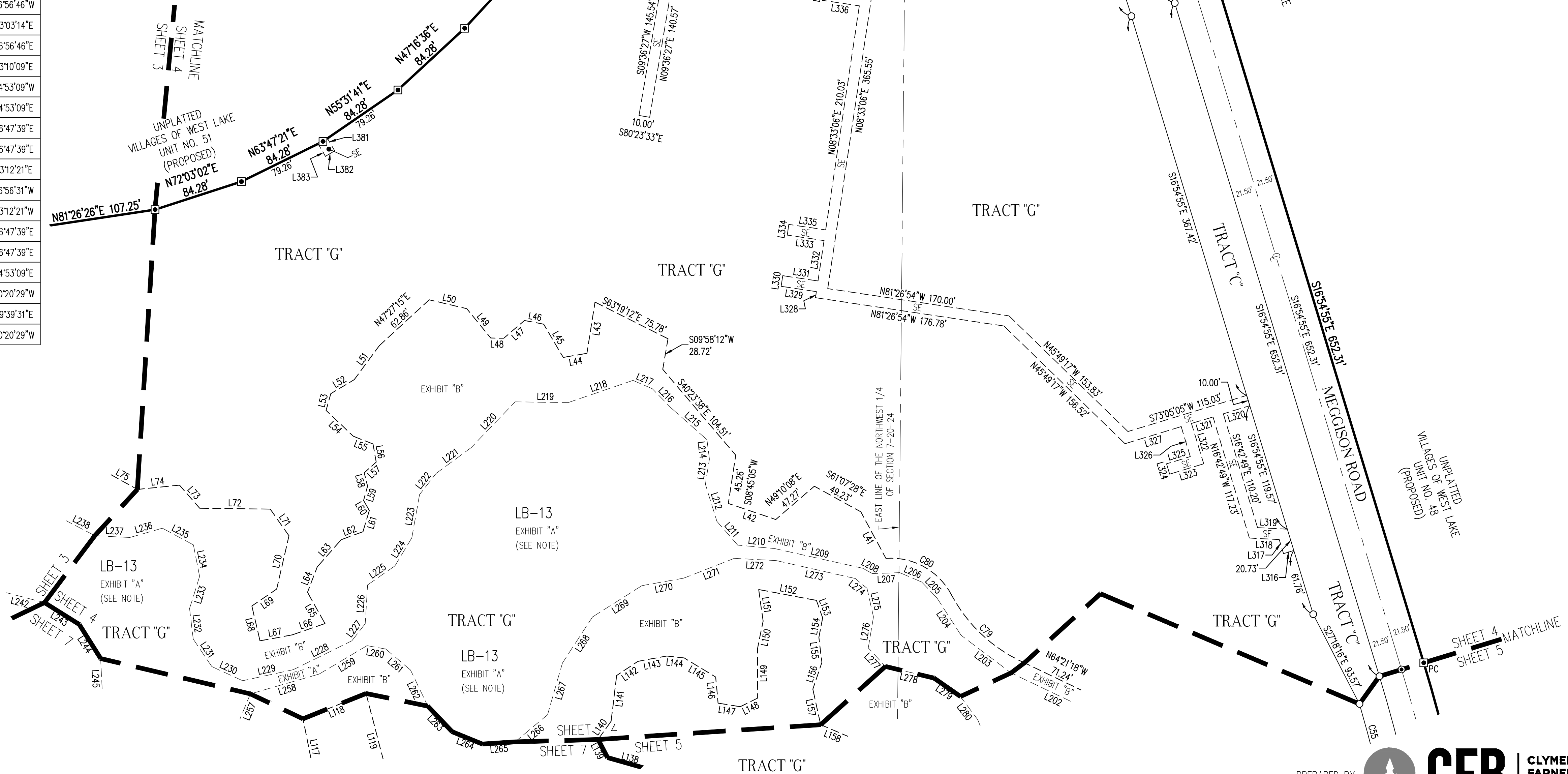
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C45	249.75'	850.00'	16°50'07"	N25°19'58"W	248.86'
C46	191.07'	2500.00'	4°22'44"	S31°33'40"E	191.02'
C51	196.54'	2521.50'	4°27'57"	S31°31'03"E	196.49'
C52	207.21'	2563.50'	4°37'53"	S31°26'05"E	207.16'
C53	243.44'	828.50'	16°50'07"	N25°19'58"W	242.56'
C54	231.10'	786.50'	16°50'07"	N25°19'58"W	230.27'
C55	54.86'	1453.50'	2°09'45"	N15°04'37"W	54.86'
C79	94.47'	141.29'	38°18'32"	S46°59'40"E	92.72'
C80	73.35'	63.30'	66°23'16"	N61°02'02"W	69.31'
C93	2.47'	786.50'	0°10'49"	N33°39'37"W	2.47'
C94	15.84'	786.50'	1°09'15"	N32°59'35"W	15.84'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L41	49.05'	S28°23'22"E	L144	16.31'	N83°27'12"W	L231	30.90'	S34°05'47"E
L42	46.45'	S71°16'39"E	L145	34.07'	N58°44'33"W	L232	28.54'	S6°41'17"E
L43	48.09'	N9°02'03"E	L146	24.25'	N51°18'37"W	L233	31.10'	S17°24'46"W
L44	22.25'	N80°13'24"E	L147	20.72'	N80°39'24"W	L234	29.79'	S11°08'59"E
L45	35.74'	S30°30'42"E	L148	18.05'	S63°42'47"W	L235	32.71'	S61°42'50"E
L46	18.09'	S79°09'59"E	L149	45.93'	S0°08'59"E	L236	31.44'	N74°02'25"E
L47	25.34'	N49°33'20"E	L150	25.99'	S11°33'28"W	L237	32.40'	S86°51'56"E
L48	12.10'	S89°06'21"E	L151	29.54'	S7°56'03"E	L238	33.20'	S62°35'40"E
L49	35.06'	S39°06'41"E	L152	54.45'	N79°20'31"W	L242	37.08'	N75°28'27"W
L50	35.82'	S76°37'44"E	L153	17.22'	N19°40'52"W	L243	38.23'	N57°47'58"W
L51	39.19'	N36°23'23"E	L154	18.37'	N11°05'21"E	L244	37.22'	N32°03'02"W
L52	25.32'	N59°15'11"E	L155	23.40'	N6°50'49"W	L245	37.02'	N2°44'40"W
L53	16.09'	N15°40'40"E	L156	26.17'	N18°39'09"E	L257	29.49'	S22°32'00"W
L54	34.75'	N46°20'33"W	L157	33.75'	N12°26'20"W	L258	66.41'	S73°55'58"W
L55	19.69'	N68°37'10"W	L158	28.91'	N66°54'40"W	L259	51.63'	S59°20'54"W
L56	17.08'	N10°11'51"W	L202	92.20'	S64°32'47"E	L260	17.56'	N79°49'50"W
L57	14.94'	N48°23'37"E	L203	58.03'	S53°00'35"E	L261	30.18'	N49°46'53"W
L58	12.86'	N14°10'36"W	L204	41.46'	S32°50'21"E	L262	37.05'	N25°30'24"W
L59	13.70'	N15°55'15"E	L205	20.19'	S43°54'06"E	L263	32.74'	N43°38'51"W
L60	10.72'	N29°49'29"W	L206	22.14'	S67°04'52"E	L264	30.41'	N67°44'45"W
L61	20.50'	N16°36'29"E	L207	25.26'	N88°05'33"E	L265	30.35'	S86°09'19"W
L62	21.59'	N69°47'57"E	L208	10.35'	S61°20'30"E	L266	39.21'	S50°06'54"W
L63	33.57'	N41°19'10"E	L209	83.54'	S77°25'39"E	L267	49.93'	S16°00'38"W
L64	25.18'	N21°04'31"E	L210	34.50'	S84°34'27"E	L268	51.00'	S33°09'24"W
L65	33.18'	N29°16'25"W	L211	29.33'	S41°15'06"E	L269	54.24'	S57°41'58"W
L66	32.16'	N70°48'00"E	L212	35.93'	S17°13'45"E	L270	39.31'	S79°49'33"W
L67	30.37'	N79°36'21"E	L213	23.63'	S9°00'02"W	L271	50.52'	S68°39'46"W
L68	33.18'	S13°10'25"E	L214	18.15'	S71°10'06"E	L272	38.75'	N86°58'42"W
L69	27.89'	S55°47'17"W	L215	44.58'	S48°28'51"E	L273	75.22'	N77°13'02"W
L70	50.68'	S12°56'14"W	L216	24.78'	S44°19'19"E	L274	14.18'	N50°23'18"W
L71	30.25'	S35°05'49"E	L217	19.45'	S66°48'51"E	L275	27.22'	N12°43'22"W
L72	65.41'	S89°20'17"E	L218	63.36'	N71°07'12"E	L276	29.12'	N9°25'27"E
L73	28.42'	S41°00'47"E	L219	49.39'	S89°20'31"E	L277	23.38'	N42°35'12"W
L74	39.33'	N84°12'38"E	L220	58.60'	N43°50'26"E	L278	46.36'	N76°35'04"W
L75	36.96'	S60°49'25"E	L221	40.51'	N53°37'30"E	L279	29.93'	N55°11'14"W
L117	56.34'	S11°29'01"E	L222	24.85'	N38°10'28"E	L280	26.78'	N36°32'14"W
L118	63.06'	S68°08'28"W	L223	40.89'	N10°14'19"E	L316	10.00'	N73°05'05"E
L119	87.42'	N14°33'10"W	L224	30.30'	N31°04'12"E	L317	13.70'	S16°54'55"E
L138	40.80'	S74°08'09"E	L225	30.83'	N55°09'03"E	L318	27.69'	S87°07'27"E
L139	18.94'	S27°37'40"E	L226	35.96'	N3°28'50"E	L319	27.66'	S87°07'27"E
L140	20.79'	S35°33'17"W	L227	20.20'	N37°53'32"E	L320	25.64'	S73°05'05"W
L141	42.63'	S6°54'00"W	L228	60.74'	N63°49'22"E	L321	20.88'	S73°05'05"W
L142	23.63'	S56°07'15"W	L229	47.85'	N77°42'32"E	L322	39.06'	S16°54'55"E
L143	27.39'	S79°30'16"W	L230	31.43'	S65°26'09"E	L323	32.99'	S73°05'05"W

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)
- INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
| Δ | INDICATES CENTERLINE | |
| Δ | INDICATES DELTA (CENTRAL ANGLE OF CURVE) | |
| CB | INDICATES CHORD BEARING | |
| CH | INDICATES CHORD DISTANCE | |
| L | INDICATES ARC LENGTH | PB INDICATES PLAT BOOK |
| LB | INDICATES LICENSED BUSINESS | PG INDICATES PAGE |
| NO. | INDICATES NUMBER | PCS INDICATES PAGES |
| ORB | INDICATES OFFICIAL RECORDS BOOK | SO FT INDICATES SQUARE FEET |
| PC | INDICATES POINT OF CURVATURE | R/W INDICATES RIGHT-OF-WAY |
| POC | INDICATES POINT ON CURVE | |
| PCC | INDICATES POINT OF COMPOUND CURVATURE | |
| PRC | INDICATES POINT OF REVERSE CURVATURE | |
| PT | INDICATES POINT OF TANGENCY | |
| R | INDICATES RADIUS LENGTH | |
| (R) | INDICATES RADIAL LINE | |
| DRA | INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES | |
| GFE | INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS) | |
| SE | INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. | |

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	1,745	0.04
B	1,745	0.04
C	70,725	1.62
D	18,569	0.43
E	614,114	14.10
F	235,430	5.40
G	1,757,377	40.34
H	8,310	0.19



PREPARED BY:



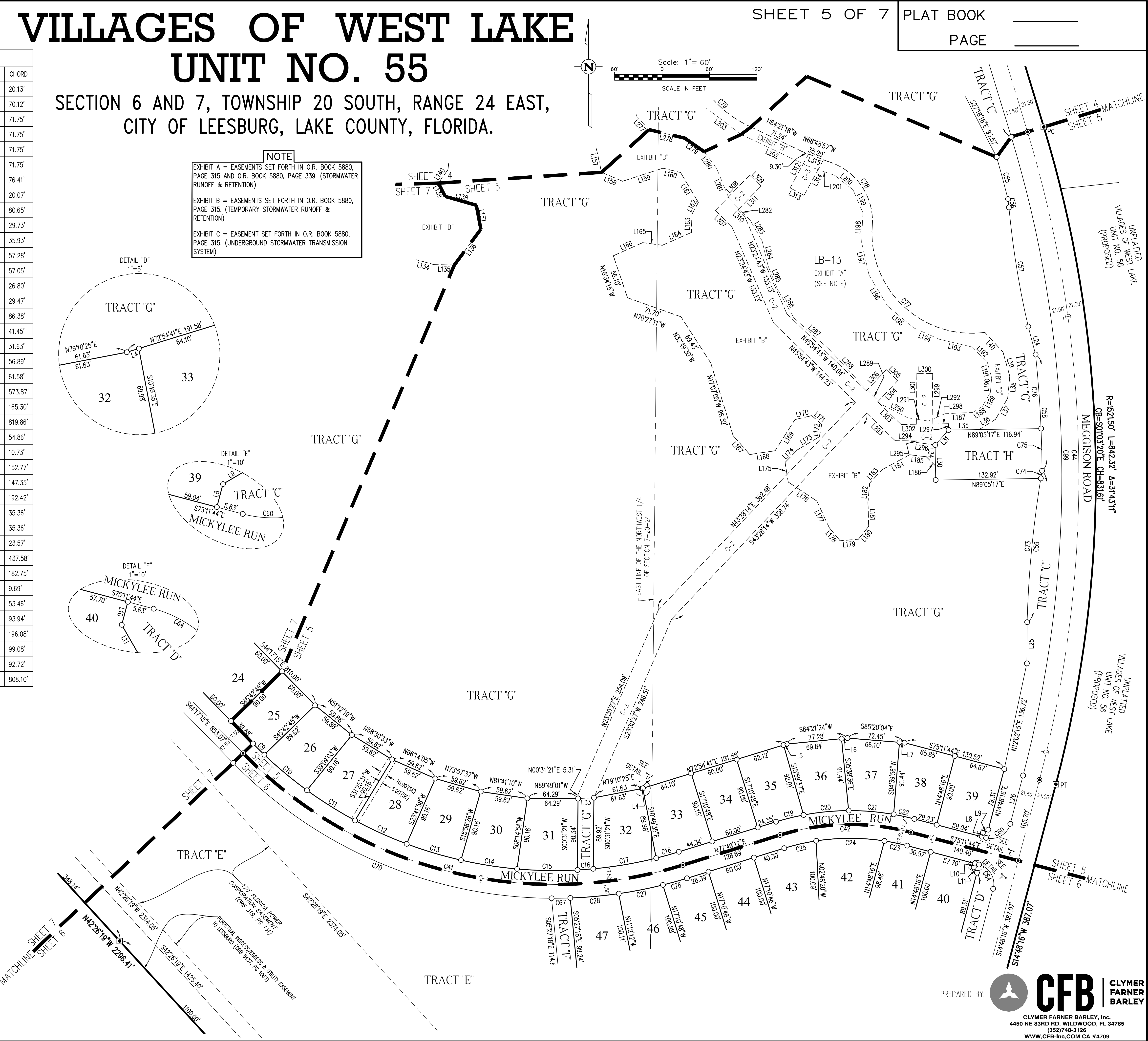
CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-INC.COM CA #4709

LINE TABLE		
LINE	LENGTH	BEARING
L4	1.32'	S72°54'41"W
L5	4.04'	S72°54'41"W
L6	7.44'	S84°21'24"W
L7	6.35'	N85°20'04"W
L8	5.01'	S14°48'16"W
L9	8.00'	S59°30'31"W
L10	5.01'	N14°48'16"E
L11	8.00'	N29°53'59"W
L24	36.46'	N14°39'08"W
L25	52.14'	N0°20'27"E
L26	63.20'	N14°48'16"E
L30	44.34'	S0°54'43"E
L31	25.45'	S41°59'14"W
L33	20.04'	N86°58'11"E
L34	26.48'	S0°54'43"E
L35	38.58'	S89°05'17"W
L36	24.54'	S57°59'02"W
L37	30.91'	S29°53'54"W
L38	27.72'	S5°23'05"W
L39	31.86'	S15°39'32"E
L40	33.82'	S42°42'38"E
L134	25.47'	N74°38'35"W
L135	25.50'	N89°09'29"W
L136	56.30'	S36°32'00"W
L137	30.84'	S10°46'29"E
L138	40.80'	S74°08'09"E
L139	18.94'	S27°37'40"E
L140	20.79'	S35°33'17"W
L157	33.75'	N12°26'20"W
L158	28.91'	N66°54'40"W
L159	53.58'	S72°00'57"W
L160	22.96'	N76°25'19"W
L161	44.09'	N30°41'21"W
L162	16.80'	N28°28'28"E
L163	23.24'	N1°50'02"E
L164	40.22'	N66°17'33"E
L165	25.02'	S82°23'05"E
L166	40.59'	N65°52'51"E
L167	31.81'	N41°28'41"W
L168	32.34'	S81°36'27"W
L169	46.77'	S32°29'14"W
L170	21.87'	S76°51'15"W
L171	16.57'	N48°58'57"W
L172	16.11'	N10°20'53"E
L173	32.34'	N59°13'40"E
L174	22.31'	N44°32'20"E
L175	25.20'	N9°15'06"W
L176	43.42'	N56°26'06"W
L177	37.12'	N24°54'03"W
L178	21.53'	N39°47'01"W
L179	23.24'	S85°08'41"W
L180	20.75'	S38°40'37"W
L181	30.44'	S14°48'16"E
L182	24.43'	S5°11'24"W
L183	23.01'	S42°33'06"W
L184	39.81'	S61°35'59"W
L185	21.17'	N83°05'49"W
L186	16.42'	N44°55'45"W
L187	34.94'	S87°16'38"W
L188	14.11'	S58°16'57"W
L189	20.35'	S29°53'54"W
L190	18.62'	S5°23'05"W
L191	21.39'	S15°39'32"E
L192	27.28'	S46°39'16"E
L193	41.47'	S76°46'02"E
L194	35.74'	S66°05'32"E

LINE TABLE		
LINE	LENGTH	BEARING
L195	43.26'	S50°00'41"E
L196	45.36'	S30°55'09"E
L197	42.68'	S12°44'20"E
L198	37.27'	S2°31'34"W
L199	31.61'	S23°12'42"E
L200	29.34'	S51°36'49"E
L201	37.35'	S70°47'17"E
L202	92.20'	S64°32'47"E
L203	58.03'	S53°00'36"E
L277	23.38'	N42°35'12"W
L278	46.36'	N76°35'04"W
L279	29.93'	N55°11'14"W
L280	26.78'	N36°32'14"W
L281	40.72'	N22°26'53"W
L282	38.95'	N44°08'31"W
L283	29.83'	N29°35'48"W
L284	32.20'	N13°27'25"W
L285	31.75'	N21°56'35"W
L286	42.28'	N29°47'01"W
L287	60.06'	N48°19'26"W
L288	56.58'	N42°46'26"W
L289	40.58'	N45°08'51"W
L290	35.73'	N63°11'24"W
L291	25.96'	N80°56'42"W
L292	23.54'	S66°42'20"W
L293	49.34'	N45°54'43"W
L294	26.87'	S89°05'17"W
L295	3.01'	N0°41'13"E
L296	24.34'	N82°19'19"W
L297	8.00'	S0°54'43"E
L298	20.73'	S89°05'17"W
L299	63.87'	N0°41'13"E
L300	20.00'	S89°18'47"E
L301	64.43'	N0°41'13"E
L302	19.15'	S89°05'17"W
L303	41.27'	N45°54'43"W
L304	36.98'	S43°28'14"W
L305	20.00'	S46°31'46"E
L306	36.77'	N43°28'14"E
L307	28.83'	S45°54'43"E
L308	62.31'	S44°05'17"W
L309	20.00'	S45°54'43"E
L310	12.81'	S45°54'43"E
L311	42.31'	S44°05'17"W
L312	48.79'	N28°38'50"E
L313	20.00'	S61°21'10"E
L314	51.41'	N28°38'50"E
L315	20.17'	S68°48'57"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,745	0.04
B	1,745	0.04
C	70,725	1.62
D	18,569	0.43
E	614,114	14.10
F	235,430	5.40
G	1,757,377	40.34
H	8,310	0.19

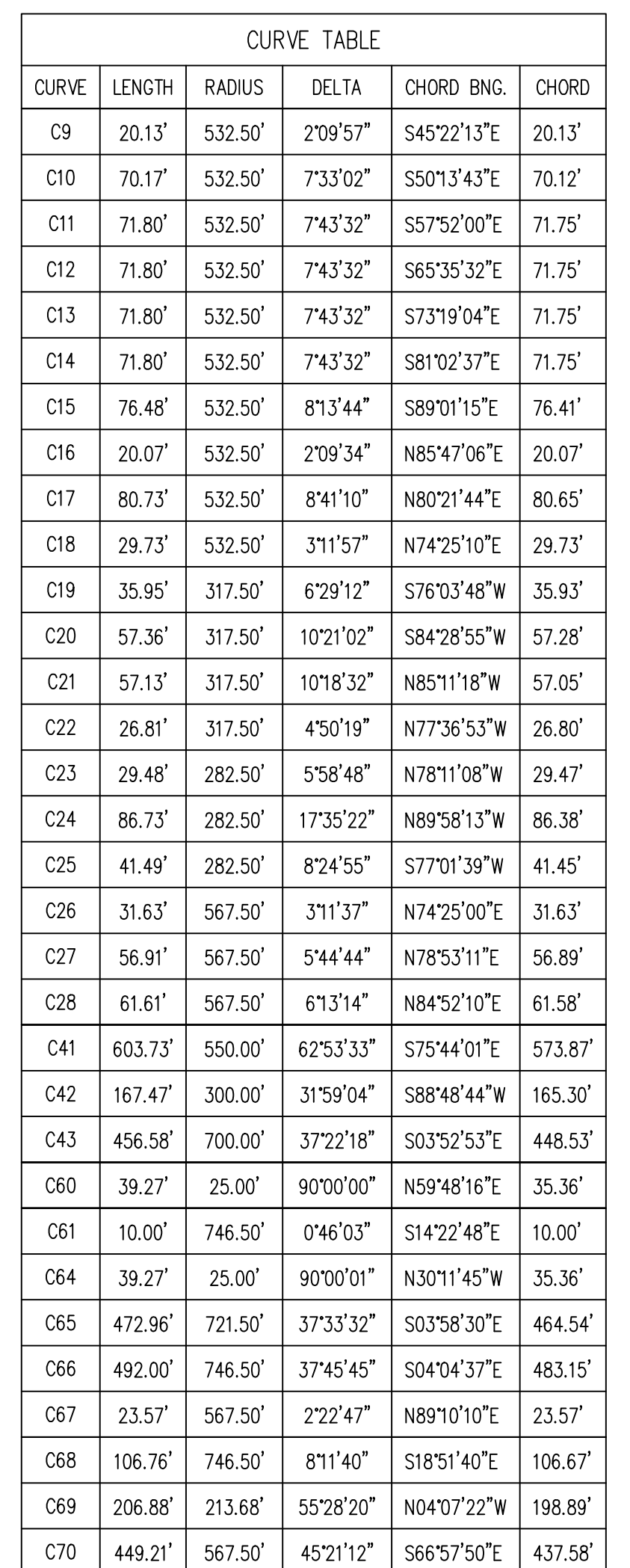
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C9	20.13'	532.50'	2°09'57"	S45°22'13"E	20.13'
C10	70.17'	532.50'	7°33'02"	S50°13'43"E	70.12'
C11	71.80'	532.50'	7°43'32"	S57°52'00"E	71.75'
C12	71.80'	532.50'	7°43'32"	S65°35'32"E	71.75'
C13	71.80'	532.50'	7°43'32"	S73°19'04"E	71.75'
C14	71.80'	532.50'	7°43'32"	S81°02'37"E	71.75'
C15	76.48'	532.50'	8°13'44"	S89°01'15"E	76.41'
C16	20.07'	532.50'	2°09'34"	N85°47'06"E	20.07'
C17	80.73'	532.50'	8°41'10"	N80°21'44"E	80.65'
C18	29.73'	532.50'	3°11'57"	N74°25'10"E	29.73'
C19	35.95'	317.50'	6°29'12"	S76°03'48"W	35.93'
C20	57.36'	317.50'	10°21'02"	S84°28'55"W	57.28'
C21	57.13'	317.50'	10°18'32"	N85°11'18"W	57.05'
C22	26.81'	317.50'	4°50'19"	N77°36'53"W	26.80'
C23	29.48'	282.50'	5°58'48"	N78°11'08"W	29.47'
C24	86.73'	282.50'	17°35'22"	N89°58'13"W	86.38'
C25	41.49'	282.50'	8°24'55"	S77°01'39"W	41.45'
C26	31.63'	567.50'	3°11'37"	N74°25'00"E	31.63'
C27	56.91'	567.50'	5°44'44"	N78°53'11"E	56.89'
C28	61.61'	567.50'	6°13'14"	N84°52'10"E	61.58'
C41	603.73'	550.00'	62°53'33"	S75°44'01"E	573.87'
C42	167.47'	300.00'	31°59'04"	S88°48'44"W	165.30'
C44	830.42'	1500.00'	31°43'11"	N01°03'20"W	819.86'
C55	54.86'	1453.50'	2°09'45"	N15°04'37"W	54.86'
C56	10.73'	242.00'	2°32'22"	N06°38'22"W	10.73'
C57	152.88'	1144.00'	7°39'25"	S09°11'54"E	152.77'
C58	147.41'	1453.50'	5°48'39"	N03°12'29"W	147.35'
C59	192.58'	1367.96'	8°03'58"	S05°39'04"W	192.42'
C60	39.27'	25.00'	90°00'00"	N59°48'16"E	35.36'
C64	39.27'	25.00'	90°00'01"	N30°11'45"W	35.36'
C67	23.57'	567.50'	2°22'47"	N89°10'10"E	23.57'
C70	449.21'	567.50'	45°21'12"	S66°57'50"E	437.58'
C73	182.89'	1367.96'	7°39'37"	S05°26'54"W	182.75'
C74	9.69'	1367.96'	0°24'21"	S09°28'53"W	9.69'
C75	53.46'	1453.50'	2°06'26"	N01°21'23"W	53.46'
C76	93.95'	1453.50'	3°42'13"	N04°15'42"W	93.94'
C77	224.54'	126.21'	101°56'07"	S46°34'20"E	196.08'
C78	107.18'	78.65'	78°04'33"	N34°38'33"W	99.08'
C79	94.47'	141.29'	38°18'32"	S46°59'40"E	92.72'
C99	818.52'	1478.50'	31°43'11"	N01°03'20"W	808.10'



SECTION 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____



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(352) 748-3126
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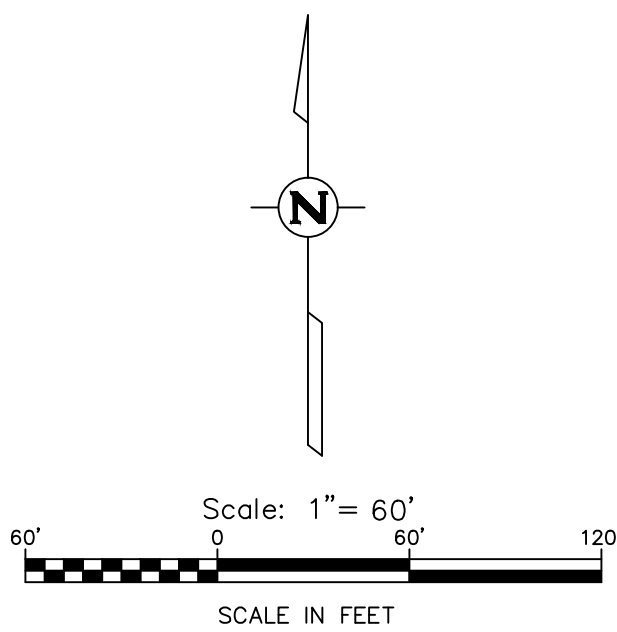
VILLAGES OF WEST LAKE UNIT NO. 55

SECTION 6 AND 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 7 OF 7

PLAT BOOK

PAGE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C6	42.85'	117.50'	20°53'49"	N32°27'00"W	42.62'
C7	7.63'	82.50'	51°7'57"	S24°39'03"E	7.63'
C8	24.46'	82.50'	16°59'13"	S35°47'38"E	24.37'
C9	20.13'	532.50'	2°09'57"	S45°22'13"E	20.13'
C10	70.17'	532.50'	7°33'02"	S50°13'43"E	70.12'
C39	36.47'	100.00'	20°53'52"	N32°27'01"W	36.27'
C40	38.90'	100.00'	22°17'13"	S33°08'41"E	38.65'
C71	45.70'	117.50'	22°17'10"	S33°08'40"E	45.42'
C72	30.09'	82.50'	20°53'49"	N32°27'00"W	29.92'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	1,745	0.04
B	1,745	0.04
C	70,725	1.62
D	18,569	0.43
E	614,114	14.10
F	235,430	5.40
G	1,757,377	40.34
H	8,310	0.19

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
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- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #6.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- Δ INDICATES CENTERLINE
- CB INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CH INDICATES CHORD BEARING
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- NO. INDICATES LICENSED BUSINESS
- ORB INDICATES NUMBER
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE, FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS; DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PCS INDICATES PAGES
- NO. INDICATES NUMBER
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

LINE TABLE		
LINE	LENGTH	BEARING
L91	19.87'	N3°16'21"W
L92	17.81'	N7°11'13"W
L93	9.82'	N22°37'56"W
L94	20.71'	N27°44'57"E
L95	53.00'	N38°21'29"W
L96	24.58'	N89°33'34"W
L97	15.03'	S14°34'08"W
L98	26.55'	S43°09'56"E
L99	48.37'	S18°39'14"W
L100	28.19'	S84°57'51"W
L101	20.86'	N19°35'43"W
L102	17.68'	N65°22'01"W
L103	29.72'	S79°28'23"W
L104	59.51'	N75°39'48"W
L105	28.45'	N39°37'42"W
L106	20.83'	N13°30'10"E
L107	17.93'	N65°04'11"E
L108	21.93'	N10°55'46"E
L109	17.40'	N55°38'11"W
L110	46.24'	S80°07'13"W
L111	39.02'	N75°42'11"W
L112	32.13'	N88°00'37"W
L113	52.23'	N67°19'45"W
L114	26.79'	S55°19'18"W
L115	70.58'	S1°16'19"W
L116	48.75'	S49°59'13"W
L117	56.34'	S11°29'01"E
L118	63.06'	S68°08'28"W
L119	87.42'	N14°33'10"W
L120	59.52'	N55°19'17"W
L121	25.98'	N0°24'48"E
L122	23.22'	N63°39'21"W
L123	17.89'	S56°59'33"W
L124	23.99'	S1°20'37"W
L125	20.09'	S49°56'17"W
L126	19.84'	N67°48'32"W
L127	17.62'	N1°49'45"W
L128	24.30'	N54°07'11"E
L129	22.90'	N21°07'00"E
L130	27.97'	N33°48'47"W
L131	31.60'	S80°05'47"W
L132	29.36'	S7°49'40"W
L133	28.16'	S48°47'45"W
L134	25.47'	N74°38'35"W
L135	25.50'	N89°09'29"W
L136	56.30'	S36°32'00"W
L137	30.84'	S10°46'29"E
L138	40.80'	S74°08'09"E
L139	18.94'	S27°37'40"E
L140	20.79'	S35°33'17"W
L227	20.20'	N37°53'32"E
L228	60.74'	N63°49'22"E
L229	47.85'	N77°42'32"E
L230	31.43'	S65°26'09"E
L242	37.08'	N75°28'27"W
L243	38.23'	N57°47'58"W

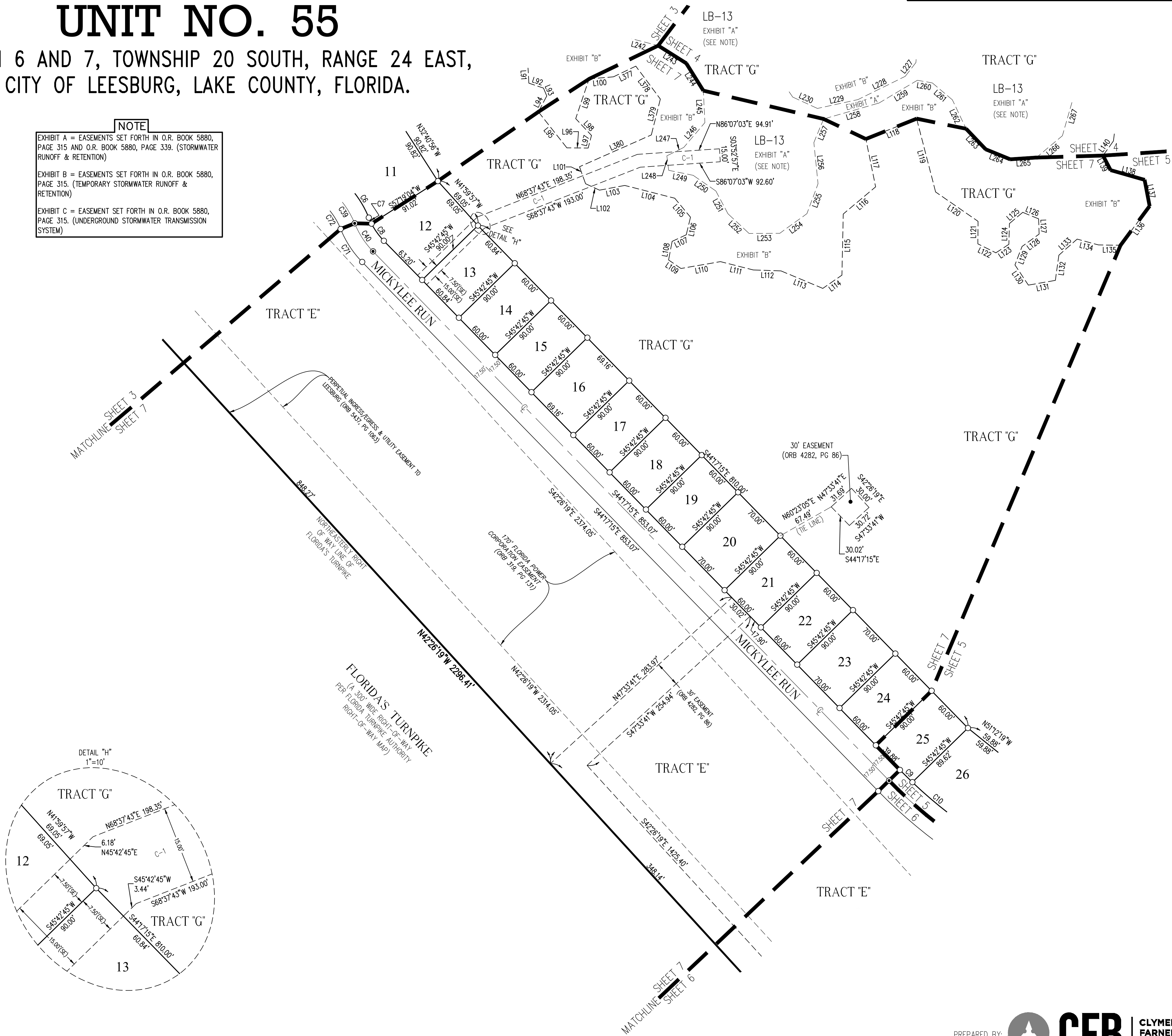
LINE TABLE		
LINE	LENGTH	BEARING
L244	37.22'	N32°03'02"W
L245	37.02'	N2°44'40"W
L246	37.55'	N40°28'20"E
L247	21.80'	N63°26'57"E
L248	16.80'	N6°55'41"W
L249	28.94'	N78°31'30"W
L250	31.83'	N55°13'14"W
L251	29.63'	N28°06'45"W
L252	33.38'	N46°54'00"W
L253	35.45'	S89°38'32"W
L254	38.63'	S54°08'58"W
L255	36.86'	S20°24'23"W
L256	47.73'	S5°51'18"E
L257	29.49'	S22°32'00"W
L258	66.41'	S73°55'58"W
L259	51.63'	S59°20'54"W
L260	17.56'	N79°49'50"W
L261	30.18'	N49°46'53"W
L262	37.05'	N25°30'24"W
L263	32.74'	N43°38'51"W
L264	30.41'	N67°44'45"W
L265	30.35'	S86°09'19"W
L266	39.21'	S50°06'54"W
L267	49.93'	S16°00'38"W
L377	28.57'	S64°37'20"W
L378	47.34'	N36°43'43"W
L379	42.65'	N14°02'41"E
L380	90.75'	N66°07'01"E

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5880, PAGE 315 AND O.R. BOOK 5880, PAGE 339. (STORMWATER RUNOFF & RETENTION)

EXHIBIT B = EASEMENTS SET FORTH IN O.R. BOOK 5880, PAGE 315. (TEMPORARY STORMWATER RUNOFF & RETENTION)

EXHIBIT C = EASEMENT SET FORTH IN O.R. BOOK 5880, PAGE 315. (UNDERGROUND STORMWATER TRANSMISSION SYSTEM)



PREPARED BY:



CLYMER FARNAR BARLEY

CLYMER FARNAR BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-INC.COM CA #4709

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.2.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Christine Rock, (Senior Planner)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 61, a subdivision of the City of Leesburg, Florida, being a portion of Section 7, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 61)

Staff Recommendation:

Staff recommends approval of the plat for Villages of West Lake Unit No. 61 Subdivision.

Analysis:

The property is generally located east of the Florida Turnpike and north of County Road 470. The proposal is for approval of a plat consisting of 21 single-family residential lots. The review process for zoning, site plan and construction plans has been completed. Approval of this plat will complete the project review process and allow for the applicant(s) to apply for building permits, construct, and sell homes within this new subdivision.

Procurement Analysis:

N/A

Options:

1. Approve the request for a plat of the new Villages of West Lake Unit No. 61 subdivision; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

No direct fiscal impact will result from this action. However, a future positive fiscal impact will result from the completion of the homes to be constructed in this project, in the form of ad valorem taxes, impact fees and utility fees.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A PLAT FOR VILLAGES OF WEST LAKE UNIT NO. 61, A SUBDIVISION OF THE CITY OF LEESBURG, FLORIDA, BEING A PORTION OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND ACCEPTING AND DEDICATING TO THE USE OF THE PUBLIC ANY EASEMENTS OR PUBLIC PLACES SHOWN THEREON AS BEING DEDICATED TO THE PUBLIC; AND PROVIDING AN EFFECTIVE DATE. (VILLAGES OF WEST LAKE UNIT NO. 61)

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

THAT the plat of the following described lands, which is named Villages of West Lake Unit No. 61 is hereby approved and accepted by the City of Leesburg, Florida; being

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 7; THENCE ALONG THE NORTH LINE THEREOF RUN N89°18'50"W, 1,764.70 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°41'10"W, 317.47 FEET TO THE POINT OF BEGINNING; THENCE S73°46'14"E, 258.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 428.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°19'26", AN ARC DISTANCE OF 368.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'02", AN ARC DISTANCE OF 289.01 FEET TO THE POINT OF TANGENCY; THENCE S43°26'50"E, 245.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'31", AN ARC DISTANCE OF 267.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN S64°56'19"W, 80.23 FEET; THENCE S63°09'16"W, 69.74 FEET; THENCE S66°37'13"W, 45.00 FEET; THENCE S58°37'14"W, 43.54 FEET; THENCE S47°50'12"W, 117.15 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4556, PAGE 1743, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE RUN N42°26'19"W, 35.84 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE NORTHWESTERLY LINE THEREOF RUN S47°33'41"W, 270.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (STATE ROAD NO. 91, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT NO. 190747-2); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N42°26'19"W, 1,974.47 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N61°10'50"E, 380.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE

NORTHEASTERLY, HAVING A RADIUS OF 721.50 FEET AND A CHORD BEARING AND DISTANCE OF S48°15'45"E, 621.41 FEET TO WHICH A RADIAL LINE BEARS S67°14'44"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°00'58", AN ARC DISTANCE OF 642.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.49 ACRES, MORE OR LESS.

(See Exhibit A, Villages of West Lake Unit No. 61 Plat attached)

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

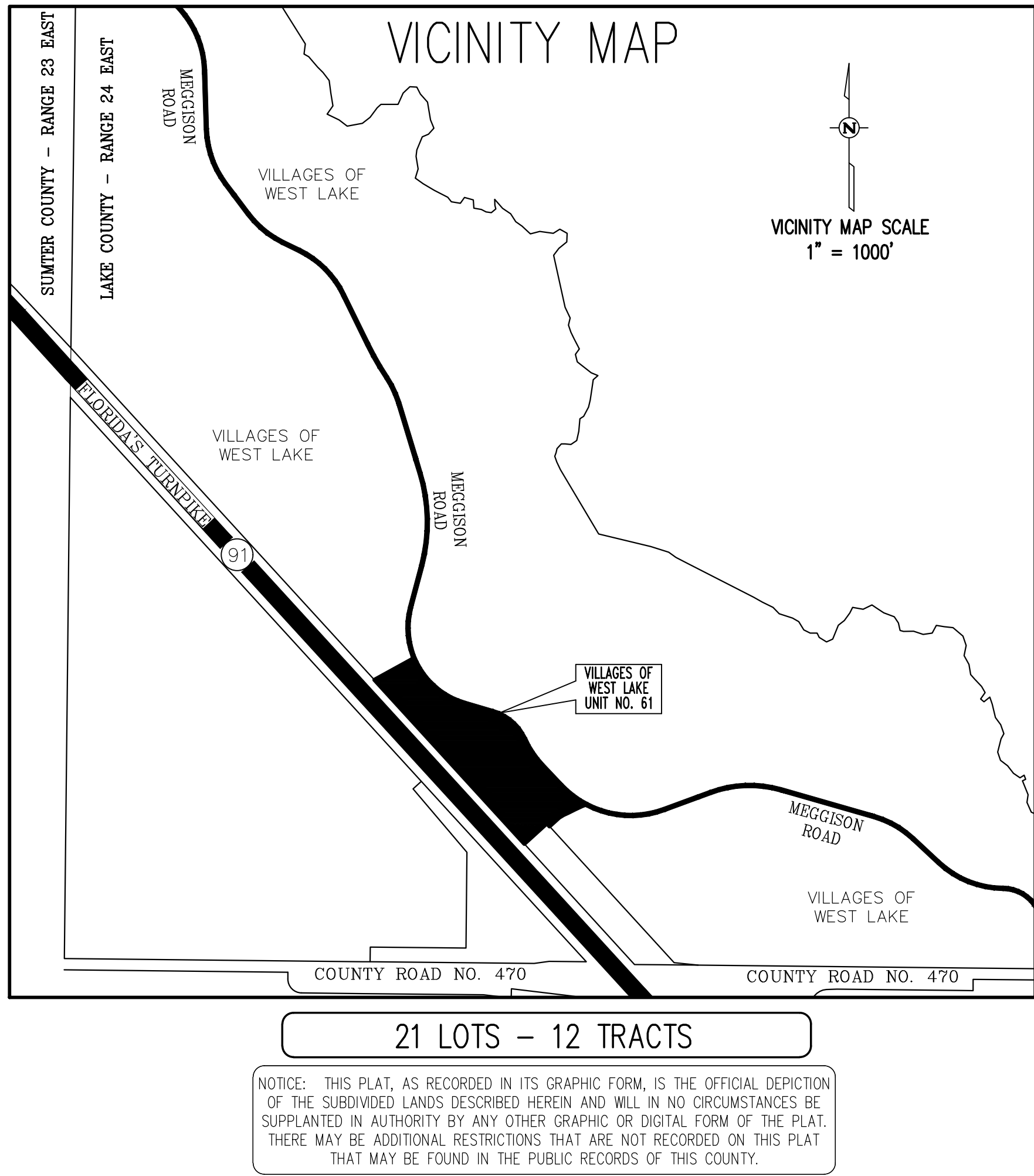
Mayor

ATTEST:

City Clerk

VILLAGES OF WEST LAKE UNIT NO. 61

SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 5

PLAT BOOK _____

PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF WEST LAKE UNIT NO. 61, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF LEESBURG AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" AND "L" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14.

WITNESSES: THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

(1) _____
SIGNATURE
PRINT NAME
(2) _____
SIGNATURE
PRINT NAME
BY: _____
MARTIN L. DZURO,
MANAGER

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 14

(1) _____
SIGNATURE
PRINT NAME
BY: _____
C. DALE BORROWMAN,
CHAIR

(2) _____
SIGNATURE
PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY C. DALE BORROWMAN, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HER SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

_____, DATE: _____
KAYE M. JAMESON, P.S.M. - REGISTRATION NUMBER 5912
CLYMER FARNER BARLEY, INC. - REGISTRATION NUMBER LB 4709
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785

SEAL

STATEMENT OF REVIEWER

"PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT."

_____, DATE: _____
SIGNATURE
_____, REGISTRATION NUMBER _____
PRINT NAME
WADE SURVEYING, INC. FOR CITY OF LEESBURG, FLORIDA

SEAL

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 7; THENCE ALONG THE NORTH LINE THEREOF RUN N89°18'50"W, 1,764.70 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°41'10"W, 317.47 FEET TO THE POINT OF BEGINNING; THENCE S73°46'14"E, 258.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 428.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°19'26", AN ARC DISTANCE OF 368.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'02", AN ARC DISTANCE OF 289.01 FEET TO THE POINT OF BEGINNING; THENCE S43°26'50"E, 245.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'31", AN ARC DISTANCE OF 267.08 FEET; THENCE ALONG A NON-TANGENT LINE RUN S64°56'19"W, 80.23 FEET; THENCE S63°09'16"W, 69.74 FEET; THENCE S66°37'13"W, 45.00 FEET; THENCE S58°37'14"W, 43.54 FEET; THENCE S47°50'12"W, 117.15 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4556, PAGE 1743, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE RUN N42°26'19"W, 35.84 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE NORTHWESTERLY LINE THEREOF RUN S47°33'41"W, 270.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA'S TURNPIKE (STATE ROAD NO. 91, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT NO. 190747-2); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N42°26'19"W, 1,974.47 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N61°10'50"E, 380.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 721.50 FEET AND A CHORD BEARING AND DISTANCE OF S48°15'45"E, 621.41 FEET TO WHICH A RADIAL LINE BEARS S67°14'44"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°00'58", AN ARC DISTANCE OF 642.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.49 ACRES, MORE OR LESS.

VILLAGES OF WEST LAKE UNIT NO. 61 CONVEYANCE AND GRANT OF EASEMENTS TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES LAND COMPANY, LLC, (THE DEVELOPER) IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" AND "L" AND THE ROADWAYS SHOWN ON THIS PLAT OF VILLAGES OF WEST LAKE UNIT NO. 61, IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER ALSO GRANTS TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREON.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

SIGNATURE
PRINT NAME
SIGNATURE
PRINT NAME
BY: _____
MARTIN L. DZURO, MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

PREPARED BY:



CFB | **CLYMER
FARNER
BARLEY**
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(850) 748-3196
WWW.CFB-INC.COM CA #4709

NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS DERIVED FROM THE L-NET NETWORK (TOPNET GNSS NETWORK). AS A REFERENCE, THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, HAS A BEARING OF NORTH 89°18'50" WEST.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

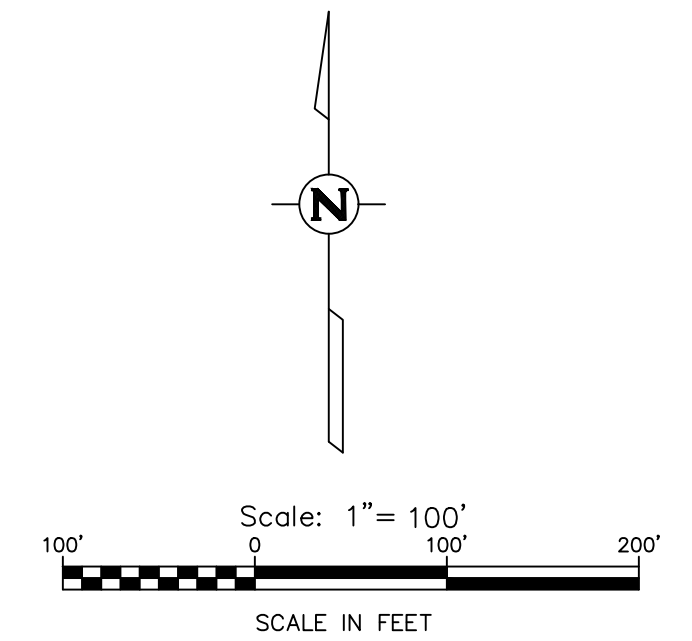
9.) TRACTS "C", "D", "E", "F", "G", "H", "I", "J", "K" AND "L" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY WILDLAND UTILITY DEPENDENT DISTRICT, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDLAND WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF LEESBURG; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO: (I) THE SOUTHWESTERN BOUNDARY OF HOMESITES 10 THROUGH 16, AND (II) TRACTS A AND B OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS E, F, AND G OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

SHEET 2 OF 5 | PLAT BOOK _____
PAGE _____

KEY MAP

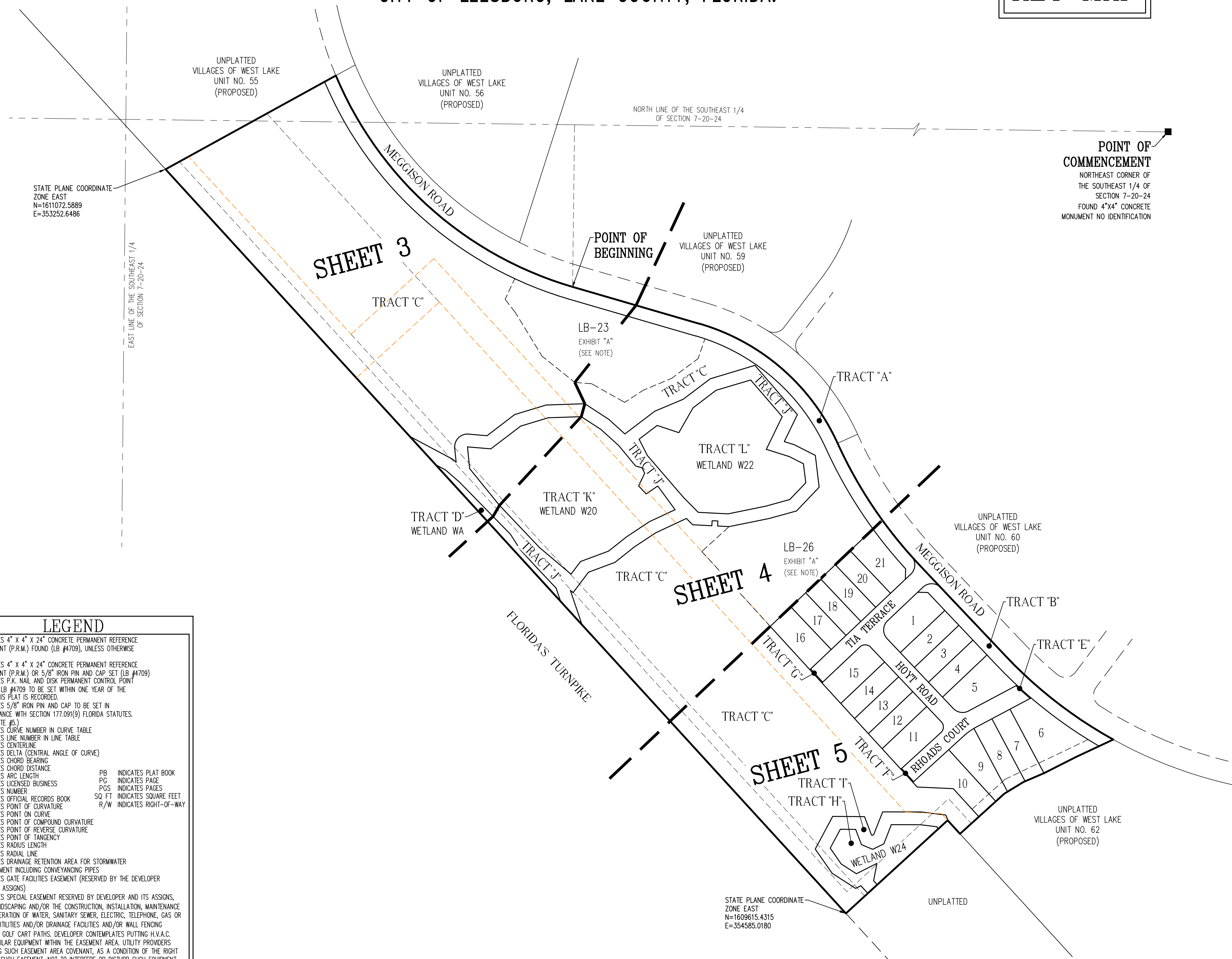


TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	39,052	0.896
B	11,764	0.270
C	567,305	13.023
D	4,040	0.093
E	75	0.002
F	70	0.002
G	70	0.002
H	11,723	0.269
I	11,902	0.273
J	57,223	1.314
K	70,274	1.613
L	51,849	1.190

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5936,
PAGE 1028. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

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PREPARED BY:  **CFB** | **CLYMER
FARNER
BARLEY**

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-INC.COM CA #4709

VILLAGES OF WEST LAKE
UNIT NO. 61

SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

LINE TABLE		
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L5	27.82'	N5°54'28"W
L6	42.78'	S47°55'40"E
L18	45.48'	S42°43'44"E
L19	36.82'	S32°38'15"E
L20	48.52'	S44°14'34"E
L21	93.84'	S44°25'27"E
L22	36.62'	S48°47'12"E
L23	21.89'	S61°55'47"E

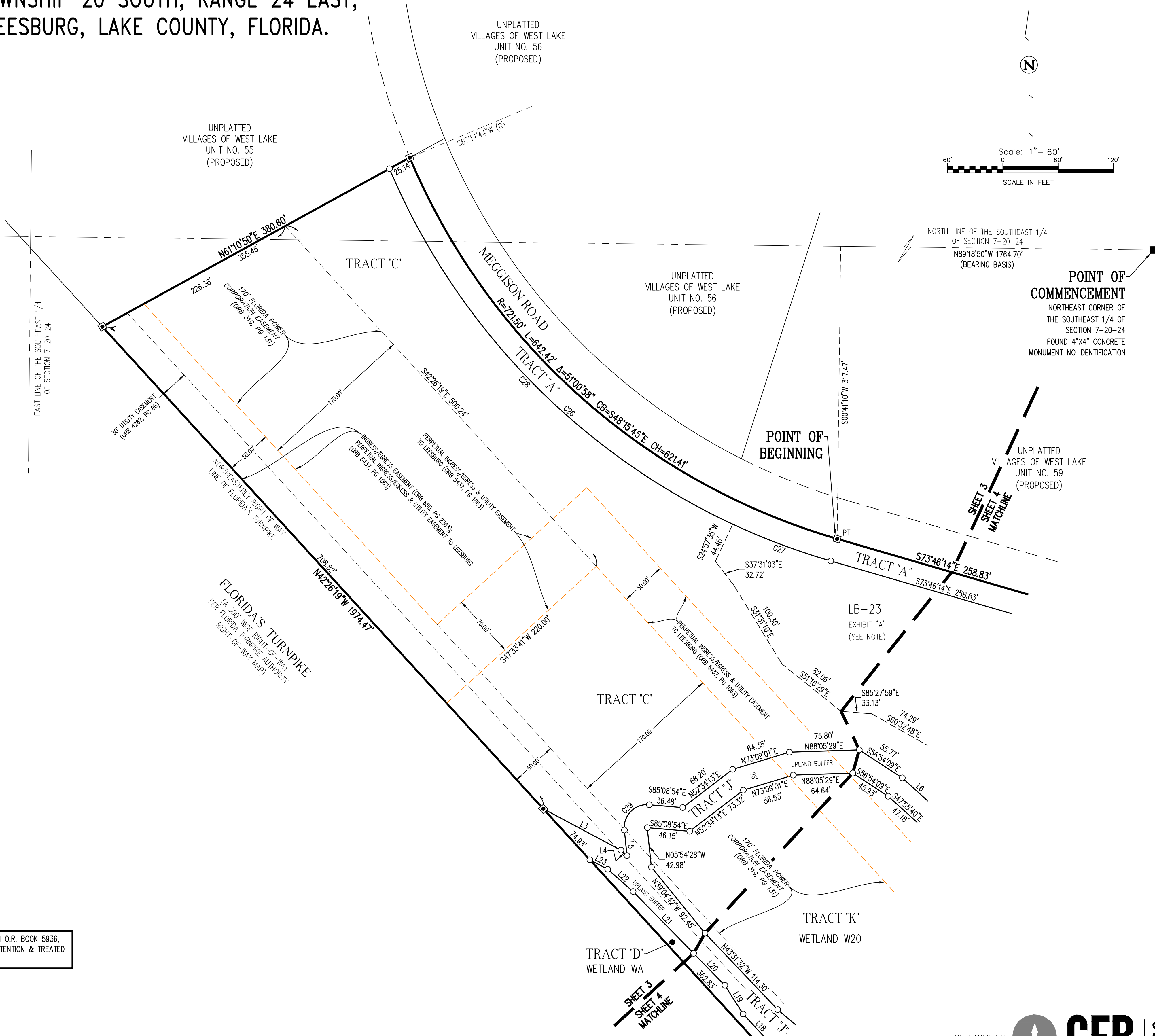
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C26	662.03'	746.50'	50°48'44"	S48°21'52"E	640.55'
C27	113.74'	746.50'	8°43'49"	S69°24'20"E	113.63'
C28	548.28'	746.50'	42°04'56"	S43°59'58"E	536.04'
C29	43.96'	25.00'	100°45'35"	S44°28'19"W	38.51'

TRACT TABLE		
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- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ. FT. INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5936, PAGE 1028. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)



VILLAGES OF WEST LAKE UNIT NO. 61

SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

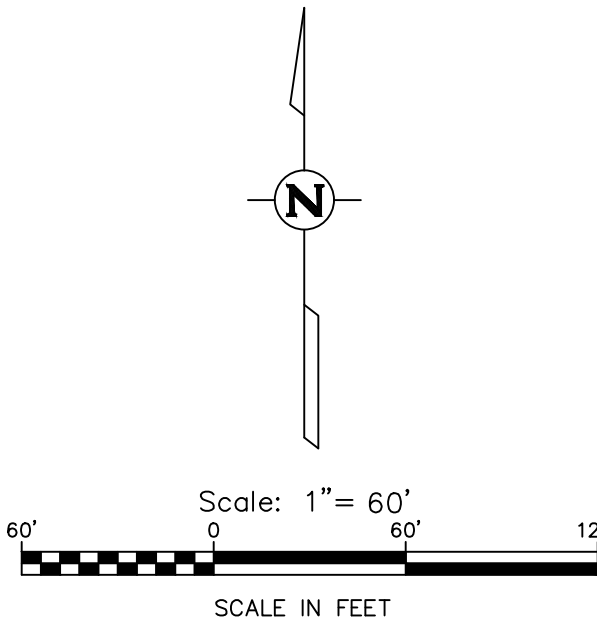
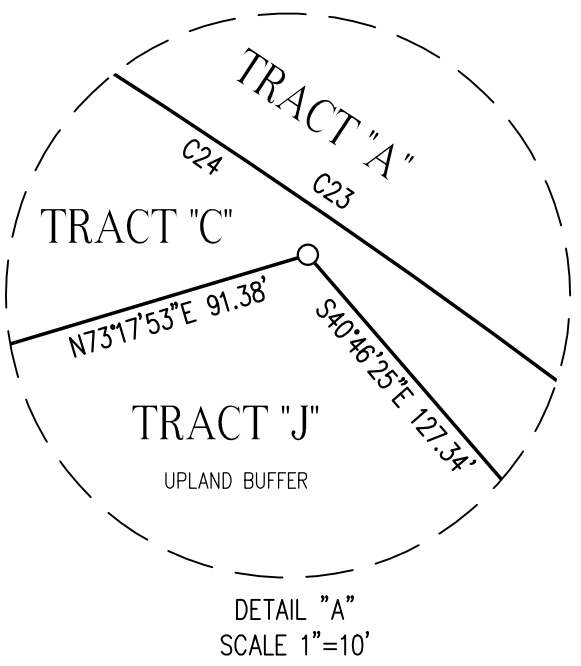
SHEET 4 OF 5

PLAT BOOK _____

PAGE _____

LINE TABLE		
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L7	20.32'	S72°30'26"E
L8	46.39'	S63°10'12"E
L9	22.42'	N87°03'31"W
L10	9.86'	N3°00'26"E
L11	11.33'	N86°59'34"W
L12	9.87'	S2°58'50"W
L13	37.63'	N87°03'31"W
L14	17.42'	N44°43'37"W
L15	6.89'	N49°49'04"W
L16	27.38'	S18°41'34"E
L17	56.69'	S43°22'52"E
L18	45.48'	S42°43'44"E
L19	36.82'	S32°38'15"E
L20	48.52'	S44°14'34"E
L21	93.84'	S44°25'27"E
L22	36.62'	S48°47'12"E
L23	21.89'	S61°55'47"E
L24	12.97'	S74°51'53"E
L25	11.91'	S25°45'17"E
L26	27.47'	S25°40'22"W
L27	21.60'	S43°02'06"E
L28	27.60'	N55°42'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C19	265.54'	871.50'	17°27'28"	S33°10'32"E	264.52'
C20	283.92'	896.50'	18°08'44"	S33°31'10"E	282.74'
C21	101.07'	896.50'	6°27'34"	S39°21'45"E	101.02'
C22	122.57'	896.50'	7°50'01"	S32°12'58"E	122.48'
C23	347.36'	403.50'	49°19'26"	N49°06'31"W	336.73'
C24	329.04'	403.50'	46°43'24"	N47°48'30"W	320.00'
C25	18.31'	403.50'	2°36'02"	N72°28'13"W	18.31'
C27	113.74'	746.50'	8°43'49"	S69°24'20"E	113.63'
C29	43.96'	25.00'	100°45'35"	S44°28'19"W	38.51'



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NO.	INDICATES NUMBER	PGS INDICATES PAGES
ORB	INDICATES OFFICIAL RECORDS BOOK	SQ. FT INDICATES SQUARE FEET
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SHEET 5 OF 5

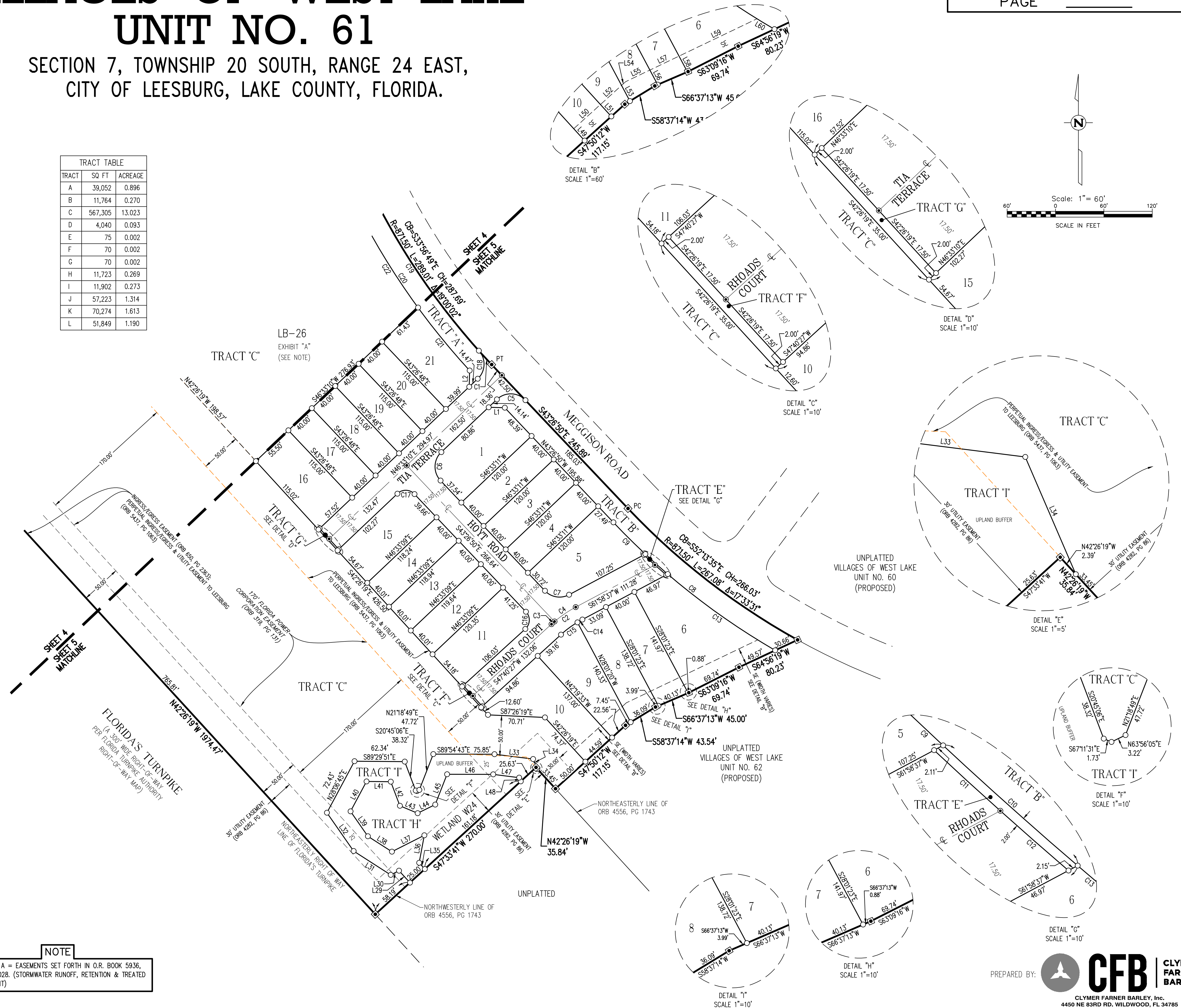
PLAT BOOK

PAGE

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01'	N88°26'21"W
L2	20.14'	S1°33'44"W
L29	20.12'	N42°26'19"W
L30	11.51'	S63°10'35"W
L31	54.71'	N57°17'57"W
L32	57.90'	N34°49'45"W
L33	48.30'	S82°49'10"E
L34	13.21'	S23°19'41"E
L35	10.50'	N42°26'19"W
L36	34.71'	N10°40'33"E
L37	45.01'	S63°10'35"W
L38	35.44'	N57°17'57"W
L39	37.64'	N34°49'45"W
L40	41.99'	N28°06'45"E
L41	30.10'	S89°29'51"E
L42	31.95'	S20°45'06"E
L43	23.82'	S67°11'31"E
L44	24.33'	N63°56'05"E
L45	40.36'	N21°18'49"E
L46	57.19'	S89°54'43"E
L47	32.46'	S82°49'10"E
L48	5.05'	S23°19'41"E
L49	20.00'	N42°26'19"W
L50	44.63'	N47°50'12"E
L51	20.00'	N42°19'33"W
L52	35.31'	N47°50'12"E
L53	22.06'	N28°01'20"W
L54	6.88'	N47°50'12"E
L55	33.36'	N64°24'11"E
L56	20.54'	N28°01'23"W
L57	40.04'	N64°24'11"E
L58	22.09'	N28°01'23"W
L59	107.20'	N64°24'11"E
L60	25.23'	N59°02'58"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	23.47'	871.50'	1°32'34"	S42°40'33"E	23.47'
C2	36.82'	147.50'	14°18'11"	S54°49'32"W	36.73'
C3	5.08'	147.50'	1°58'26"	S48°39'40"W	5.08'
C4	31.74'	147.50'	12°19'45"	S55°48'45"W	31.68'
C5	39.27'	25.00'	90°00'00"	N88°26'50"W	35.36'
C6	39.27'	25.00'	90°00'00"	S01°33'10"W	35.36'
C7	32.54'	25.00'	74°34'33"	S80°44'06"E	30.29'
C8	256.74'	896.50'	16°24'30"	S51°39'05"E	255.86'
C9	55.89'	896.50'	3°34'19"	S45°13'59"E	55.88'
C10	37.29'	896.50'	2°23'00"	S48°12'39"E	37.29'
C11	18.57'	898.50'	1°11'03"	S47°34'03"E	18.57'
C12	18.71'	898.50'	1°11'36"	S48°45'22"E	18.71'
C13	163.56'	896.50'	10°27'11"	S54°37'45"E	163.33'
C14	6.92'	130.00'	3°02'58"	S60°27'08"W	6.92'
C15	25.53'	130.00'	11°15'12"	S53°18'03"W	25.49'
C16	23.86'	15.00'	91°07'17"	N02°06'48"E	21.42'
C17	23.56'	15.00'	90°00'00"	N88°26'50"W	21.21'
C18	38.60'	25.00'	88°27'26"	N02°19'27"E	34.88'
C19	265.54'	871.50'	17°27'28"	S33°10'32"E	264.52'
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City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.3.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Christine Rock, (Senior Planner)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 63, a subdivision of the City of Leesburg, Florida, being a portion of Sections 7 and 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 63)

Staff Recommendation:

Staff recommends approval of the plat for Villages of West Lake Unit No. 63 Subdivision.

Analysis:

The property is generally located east of the Florida Turnpike and north of County Road 470. The proposal is for approval of a plat consisting of 102 single-family residential lots. The review process for zoning, site plan and construction plans has been completed. Approval of this plat will complete the project review process and allow for the applicant(s) to apply for building permits, construct, and sell homes within this new subdivision.

Procurement Analysis:

N/A

Options:

1. Approve the request for a plat of the new Villages of West Lake Unit No. 63 subdivision; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

No direct fiscal impact will result from this action. However, a future positive fiscal impact will result from the completion of the homes to be constructed in this project, in the form of ad valorem taxes, impact fees and utility fees.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A PLAT FOR VILLAGES OF WEST LAKE UNIT NO. 63, A SUBDIVISION OF THE CITY OF LEESBURG, FLORIDA, BEING A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND ACCEPTING AND DEDICATING TO THE USE OF THE PUBLIC ANY EASEMENTS OR PUBLIC PLACES SHOWN THEREON AS BEING DEDICATED TO THE PUBLIC; AND PROVIDING AN EFFECTIVE DATE. (VILLAGES OF WEST LAKE UNIT NO. 63)

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

THAT the plat of the following described lands, which is named Villages of West Lake Unit No. 63 is hereby approved and accepted by the City of Leesburg, Florida; being

A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE WEST LINE THEREOF RUN S00°32'36"W, 1,084.25 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°27'24"E, 310.50 FEET TO THE POINT OF BEGINNING; THENCE N69°46'14"E, 120.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,021.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°13'55", AN ARC DISTANCE OF 645.96 FEET; THENCE ALONG A RADIAL LINE RUN S16°00'09"W, 43.00 FEET; THENCE S60°16'19"W, 35.36 FEET; THENCE S10°16'03"E, 137.21 FEET; THENCE S01°23'15"E, 75.29 FEET; THENCE S08°38'47"W, 172.88 FEET; THENCE S16°37'08"W, 78.77 FEET; THENCE S19°52'33"W, 73.17 FEET; THENCE S16°51'50"W, 93.66 FEET; THENCE S01°32'43"W, 110.02 FEET; THENCE N82°56'28"W, 16.78 FEET; THENCE N61°12'17"W, 137.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 517.50 FEET AND A CHORD BEARING AND DISTANCE OF S35°38'41"W, 123.43 FEET TO WHICH A RADIAL LINE BEARS S61°12'17"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'56", AN ARC DISTANCE OF 123.73 FEET TO THE POINT OF TANGENCY; THENCE S42°29'39"W, 97.13 FEET; THENCE S47°30'21"E, 90.00 FEET; THENCE S42°29'39"W, 240.01 FEET; THENCE S89°06'40"W, 14.54 FEET; THENCE N47°30'21"W, 79.43 FEET; THENCE S42°29'39"W, 108.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 317.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°05'56", AN ARC DISTANCE OF 111.38 FEET; THENCE ALONG A RADIAL LINE RUN S27°24'26"E, 405.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 470 (A 100 FOOT WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 11670-2601); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE RUN N89°23'48"W, 200.95 FEET TO THE RIGHT-OF-WAY LINE FOR SUNSHINE STATE PARKWAY CONTRACT NO. 13.4; THENCE ALONG SAID RIGHT OF WAY LINE RUN N84°15'10"W, 213.38 FEET TO THE NORTHEASTERLY LINE OF THOSE

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4556, PAGE 1743, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY LINE RUN N42°26'19"W, 782.30 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE RUN N47°33'41"E, 167.92 FEET; THENCE N16°11'13"E, 357.24 FEET; THENCE N56°12'28"E, 59.91 FEET; THENCE N33°47'32"W, 4.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 217.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°30'38", AN ARC DISTANCE OF 104.43 FEET TO THE POINT OF TANGENCY; THENCE N06°16'53"W, 97.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°16'58", AN ARC DISTANCE OF 38.08 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 871.50 FEET AND A CHORD BEARING AND DISTANCE OF N78°06'11"E, 252.59 FEET TO WHICH A RADIAL LINE BEARS S03°33'51"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°39'55", AN ARC DISTANCE OF 253.49 FEET TO THE POINT OF TANGENCY; THENCE N69°46'14"E, 312.55 FEET; THENCE N09°40'04"W, 43.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.55 ACRES, MORE OR LESS.

(See Exhibit A, Villages of West Lake Unit No. 63 Plat attached)

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

ATTEST:

Mayor

City Clerk

VILLAGES OF WEST LAKE UNIT NO. 63

SECTIONS 7 & 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 1 OF 7

PLAT BOOK _____

PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF WEST LAKE UNIT NO. 63, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF LEESBURG AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D" AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14.

WITNESSES: THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

(1) _____
SIGNATURE
PRINT NAME
(2) _____
SIGNATURE BY: MARTIN L. DZURO,
MANAGER
PRINT NAME

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 14

(1) _____
SIGNATURE BY: C. DALE BORROWMAN,
CHAIR
PRINT NAME
(2) _____
SIGNATURE
PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY C. DALE BORROWMAN, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HER SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

_____, DATE: _____
KAYE M. JAMESON, P.S.M. – REGISTRATION NUMBER 5912
CLYMER FARNER BARLEY, INC. – REGISTRATION NUMBER LB 4709
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785

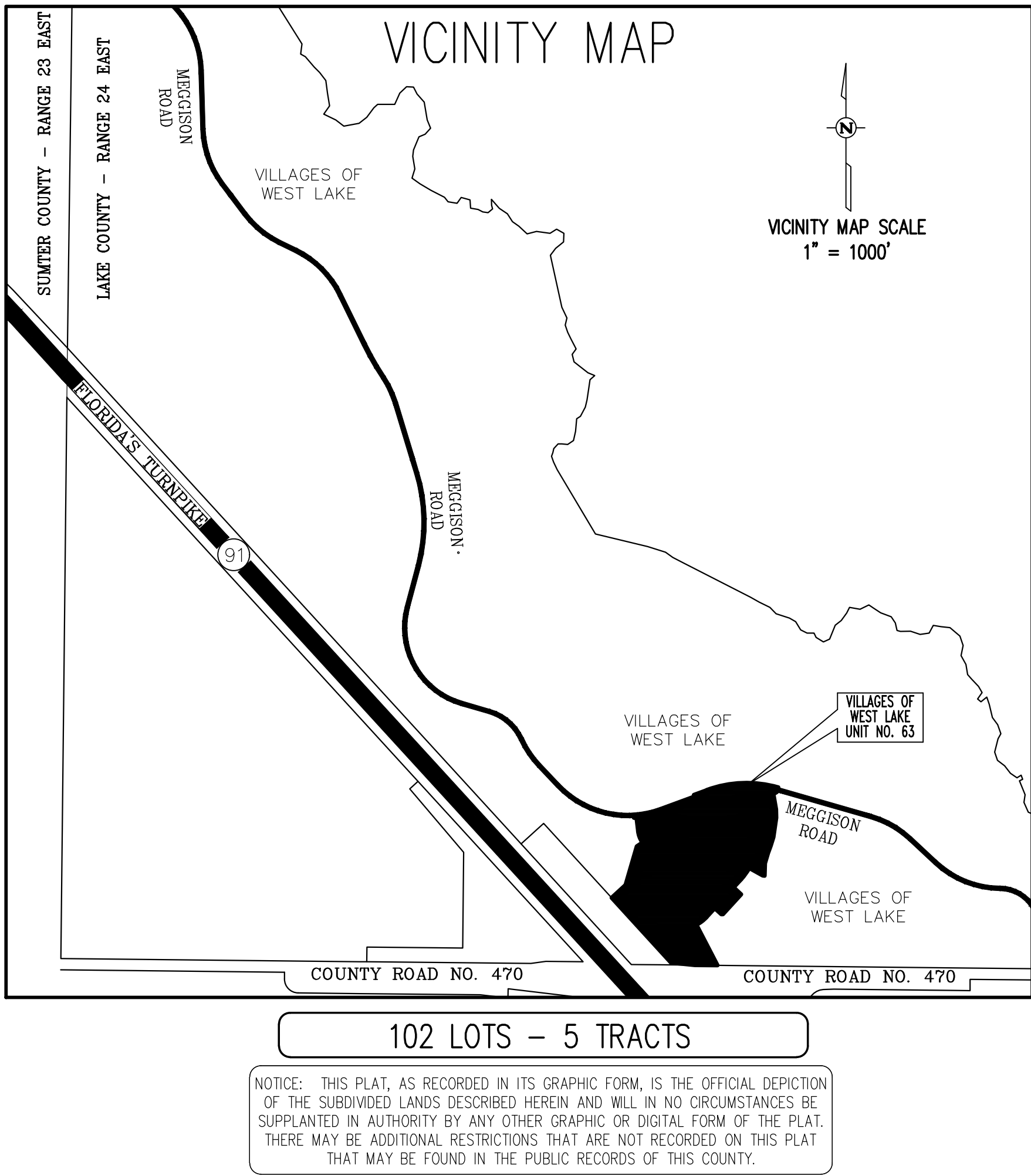
SEAL

STATEMENT OF REVIEWER

"PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT."

_____, DATE: _____
SIGNATURE
_____, REGISTRATION NUMBER _____
PRINT NAME
WADE SURVEYING, INC. FOR CITY OF LEESBURG, FLORIDA

SEAL



NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS DERIVED FROM THE L-NET NETWORK (TOPNET GNSS NETWORK). AS A REFERENCE, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, HAS A BEARING OF SOUTH 00°32'36" WEST.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACT "A" IS FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACTS "B", "C", "D" AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY WILDWOOD UTILITY DEPENDENT DISTRICT, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF LEESBURG; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; AND (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACT C OF THE SUBDIVISION.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

LEGAL DESCRIPTION

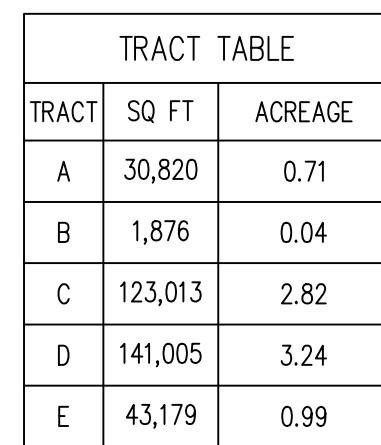
A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 32.55 ACRES, MORE OR LESS.

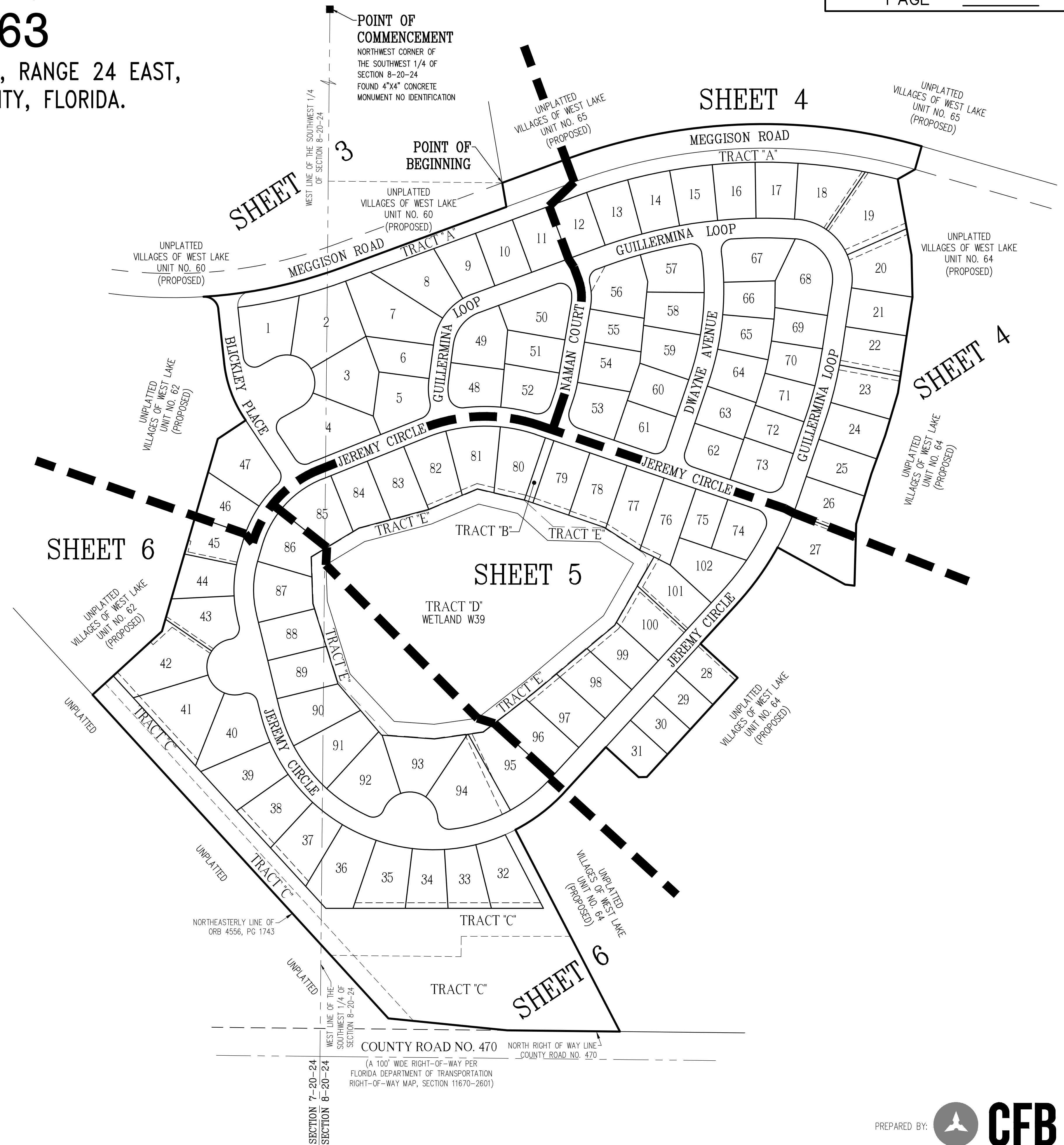
SHEET 2 OF 7 | PLAT BOOK _____
PAGE _____

KEY MAP



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	30,820	0.71
B	1,876	0.04
C	123,013	2.82
D	141,005	3.24
E	43,179	0.99

	■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.	
■	4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)	
○	INDICATES P.I., NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN IS RECORDED.	
○	INDICATES 5/8" IRON PIN TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES. (SEE NOTE #5.)	
C9	INDICATES CURVE NUMBER IN CURVE TABLE	
L9	INDICATES LINE NUMBER IN LINE TABLE	
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)	
CB	INDICATES CHORD BEARING	
CH	INDICATES CHORD DISTANCE	
LC	INDICATES ARC LENGTH	PB INDICATES PLAT BOOK
LB	INDICATES LICENSED BUSINESS	PG INDICATES PAGE
LN	INDICATES NUMBER	PGS INDICATES PAGES
ORB	INDICATES OFFICIAL RECORDS BOOK	SQ FT INDICATES SQUARE FEET
PC	INDICATES POINT OF CURVATURE	R/W INDICATES RIGHT-OF-WAY
POC	INDICATES POINT ON CURVE	
PCC	INDICATES POINT OF COMPOUND CURVATURE	
PRC	INDICATES POINT OF REVERSE CURVATURE	
PT	INDICATES POINT OF TANGENCY	
R	INDICATES RADIUS LENGTH	
(R)	INDICATES RADIAL LINE	
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES	
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)	
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING	
	AND/OR HALF CANTY DEVELOPER CONVEYANCES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.	



PREPARED BY:  **CFB** | **CLYMER
FARNER
BARLEY**

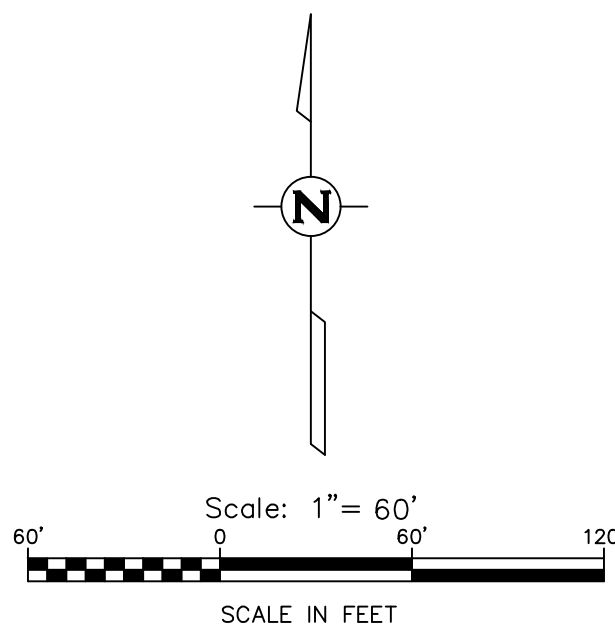
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. WILDWOOD, FL 34785
(352)748-3126
WWW.CFB-INC.COM # 4709

VILLAGES OF WEST LAKE UNIT NO. 63

SECTIONS 7 & 8 , TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 3 OF 7

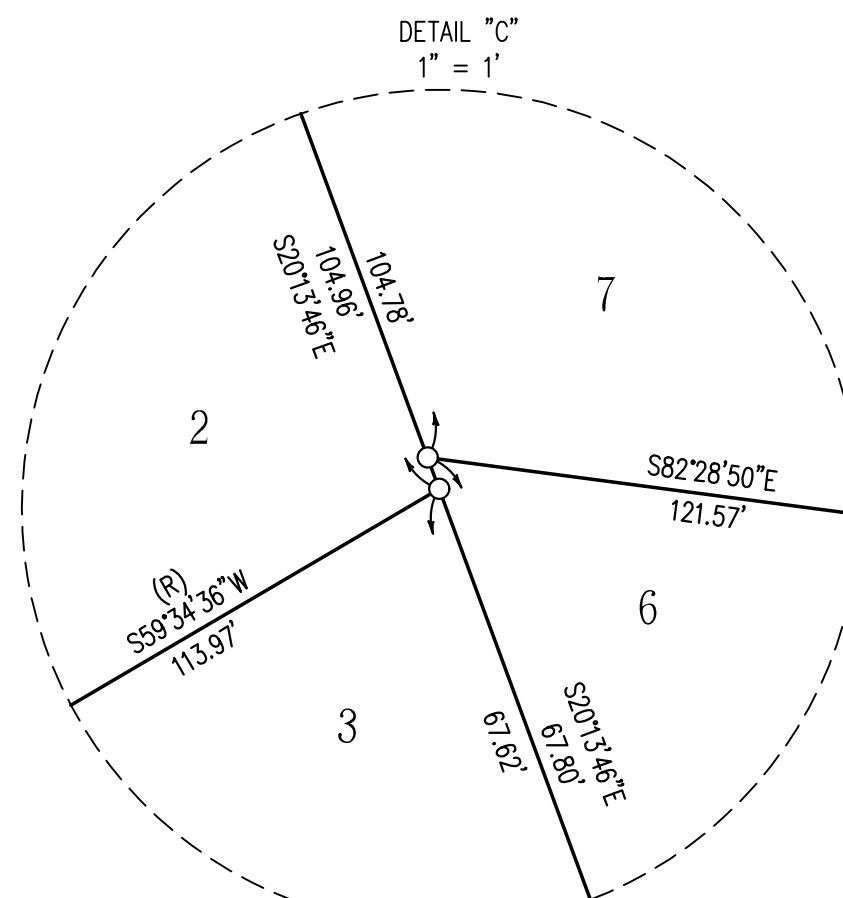
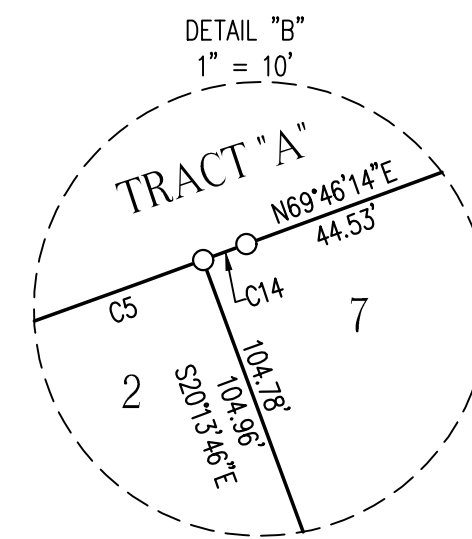
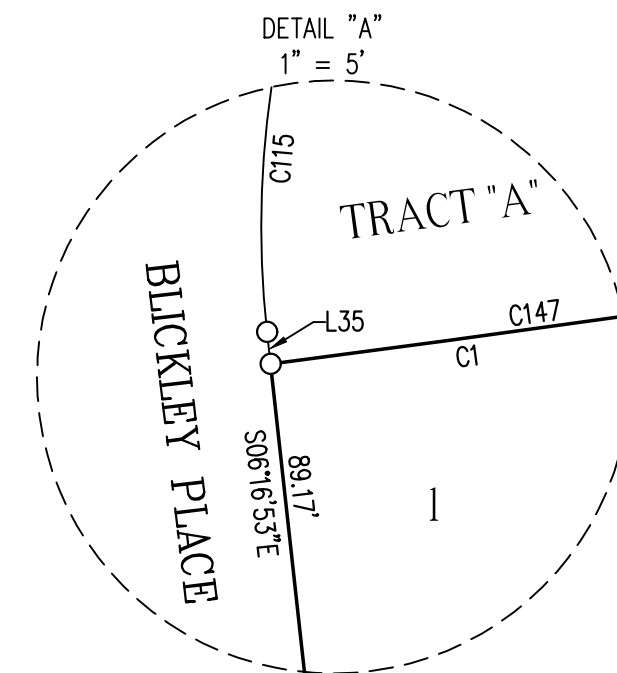
PLAT BOOK _____
PAGE _____



LINE TABLE		
LINE	LENGTH	BEARING
L1	26.84'	N60°51'05"E
L2	37.35'	N60°51'05"E
L3	35.63'	S21°46'59"E
L4	3.99'	N7°31'10"E
L5	5.05'	N7°31'10"E
L8	29.30'	S16°11'13"W
L9	9.17'	N9°44'10"E
L10	20.29'	S18°42'26"W
L11	19.87'	S18°42'26"W
L12	3.46'	N9°44'10"E
L13	16.32'	S69°46'14"W
L27	16.00'	S71°17'34"E
L28	17.98'	S71°17'34"E
L30	16.16'	N68°13'01"E
L31	29.27'	S16°11'13"W
L35	0.84'	S6°16'53"E
L40	29.30'	S16°11'13"W
L43	69.04'	N7°31'10"E
L44	38.15'	N13°54'55"W
L45	62.37'	S18°42'26"W
L46	23.75'	N20°13'46"W
L81	52.38'	N28°32'14"E
L82	25.50'	S71°17'34"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG. CHORD
C1	111.65'	896.50'	7°08'09"	N79°01'56"E 111.58'
C2	39.40'	20.00'	112°52'02"	S62°42'54"E 33.33'
C3	32.57'	50.00'	37°19'18"	S79°30'44"W 32.00'
C4	44.86'	50.00'	51°24'13"	N56°07'31"W 43.37'
C5	86.69'	896.50'	5°32'26"	N72°41'38"E 86.66'
C6	44.86'	50.00'	51°24'13"	N04°43'18"W 43.37'
C7	34.79'	50.00'	39°52'17"	N40°54'56"E 34.10'
C8	33.04'	20.00'	94°38'36"	S13°31'47"W 29.41'
C9	28.24'	20.00'	80°54'55"	S74°14'59"E 25.96'
C10	11.10'	217.50'	2°55'27"	S66°45'17"W 11.10'
C11	35.84'	25.00'	82°07'46"	N27°53'37"E 32.85'
C12	38.46'	106.50'	20°41'26"	S02°49'33"E 38.25'
C13	46.39'	106.50'	24°57'35"	S19°59'57"W 46.03'
C14	2.40'	896.50'	0°09'12"	N69°50'50"E 2.40'
C15	50.60'	106.50'	27°13'17"	S46°05'24"W 50.12'
C16	18.72'	106.50'	10°04'12"	S64°44'08"W 18.69'
C17	14.42'	953.50'	0°51'58"	S70°12'13"W 14.42'
C18	12.90'	853.50'	0°51'58"	S70°12'13"W 12.90'
C19	68.65'	853.50'	4°36'32"	S72°56'28"W 68.64'
C20	76.70'	953.50'	4°36'32"	S72°56'28"W 76.68'
C59	11.65'	217.50'	3°04'06"	S17°43'16"W 11.65'
C60	55.19'	217.50'	14°32'20"	S26°31'29"W 55.04'
C61	50.60'	217.50'	13°19'45"	S40°27'31"W 50.48'
C62	28.24'	20.00'	80°54'56"	N06°39'55"E 25.96'
C63	65.60'	317.50'	11°50'20"	S89°08'15"W 65.49'
C64	37.07'	25.00'	84°57'55"	S54°17'58"E 33.77'
C65	24.13'	71.50'	19°20'10"	S02°08'55"E 24.02'
C66	77.68'	71.50'	62°15'04"	S38°38'42"W 73.92'
C67	36.82'	20.00'	105°29'04"	N57°29'15"W 31.84'
C68	18.07'	71.50'	14°28'54"	N02°29'44"E 18.02'
C69	28.57'	182.50'	8°58'15"	N14°13'18"E 28.55'
C70	38.03'	25.00'	87°09'17"	N62°17'04"E 34.47'
C71	59.87'	317.50'	10°48'18"	N79°32'26"W 59.79'
C72	39.27'	25.00'	90°00'00"	S26°17'34"E 35.36'
C73	32.26'	217.50'	8°29'55"	N14°27'28"E 32.23'
C74	1.79'	217.50'	0°28'20"	N09°58'20"E 1.79'
C75	44.10'	106.50'	23°43'34"	N02°07'36"W 43.79'
C76	29.24'	20.00'	83°45'37"	S27°53'25"W 26.70'
C77	65.84'	818.50'	4°36'33"	S72°04'30"W 65.83'
C98	65.01'	282.50'	13°11'07"	N77°53'07"W 64.87'
C99	98.08'	282.50'	19°53'29"	S85°34'35"W 97.58'
C100	36.55'	282.50'	7°24'50"	S71°55'26"W 36.53'
C101	94.91'	182.50'	29°47'47"	S53°19'07"W 93.84'
C102	70.82'	182.50'	22°14'00"	S27°18'13"W 70.38'
C115	38.08'	25.00'	87°16'58"	S37°21'36"W 34.51'
C116	170.83'	871.50'	11°13'51"	N75°23'09"E 170.55'
C119	41.33'	871.50'	2°43'02"	N82°21'36"E 41.33'
C120	41.33'	871.50'	2°43'02"	N85°04'38"E 41.33'
C121	96.03'	200.00'	27°30'38"	S20°02'12"E 95.11'
C122	79.82'	200.00'	22°52'02"	S17°42'54"E 79.29'
C123	16.21'	200.00'	4°38'36"	S31°28'13"E 16.20'
C124	181.62'	200.00'	52°01'48"	S42°12'07"W 175.44'
C125	41.92'	200.00'	12°00'33"	S62°12'45"W 41.84'
C126	139.70'	200.00'	40°01'15"	S36°11'51"W 136.88'
C137	197.23'	836.00'	13°31'02"	S76°31'45"W 196.77'
C138	96.70'	89.00'	62°15'04"	S38°38'42"W 92.01'
C139	33.30'	89.00'	21°26'05"	S03°11'53"E 33.10'
C140	212.01'	300.00'	40°29'25"	S88°27'43"W 207.62'
C141	41.20'	300.00'	7°52'04"	S72°09'03"W 41.16'
C142	170.81'	300.00'	32°37'21"	N87°36'15"W 168.51'
C143	31.31'	200.00'	8°58'15"	N14°13'18"E 31.28'
C144	46.55'	89.00'	29°57'57"	N05°14'48"W 46.02'
C147	200.74'	896.50'	12°49'46"	N76°11'07"E 200.32'
C148	4.11'	317.50'	0°44'30"	S68°35'16"W 4.11'
C149	17.02'	106.50'	9°09'22"	N09°24'42"W 17.00'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	30,820	0.71
B	1,876	0.04
C	123,013	2.82
D	141,005	3.24
E	43,179	0.99



LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709) INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- LB INDICATES LICENSED BUSINESS
- NO INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT ON CURVE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
| (R) | INDICATES RADIAL LINE | PB | INDICATES PLAT BOOK |
| DRA | INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES | PG | INDICATES PAGE |
| GFE | INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS) | PGS | INDICATES PAGES |
| SE | INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. | SQ FT | INDICATES SQUARE FEET |
| | | R/W | INDICATES RIGHT-OF-WAY |

PREPARED BY:



CLYMER FARNAR BARLEY

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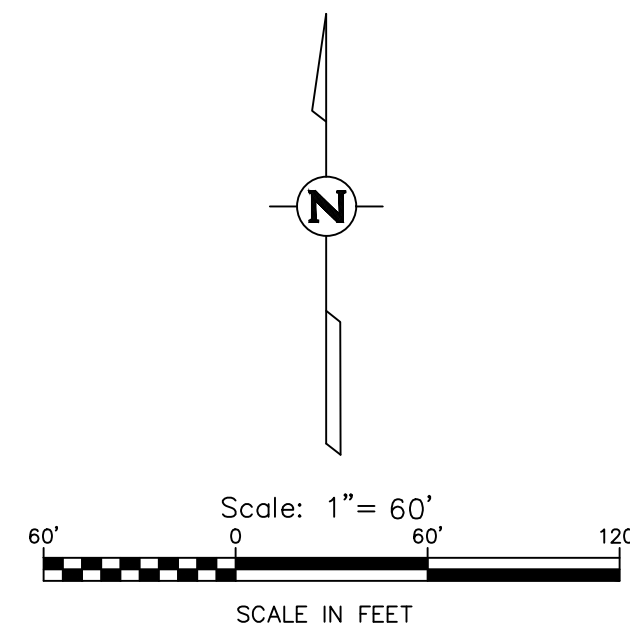
VILLAGES OF WEST LAKE UNIT NO. 63

SECTIONS 7 & 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 4 OF 7

PLAT BOOK

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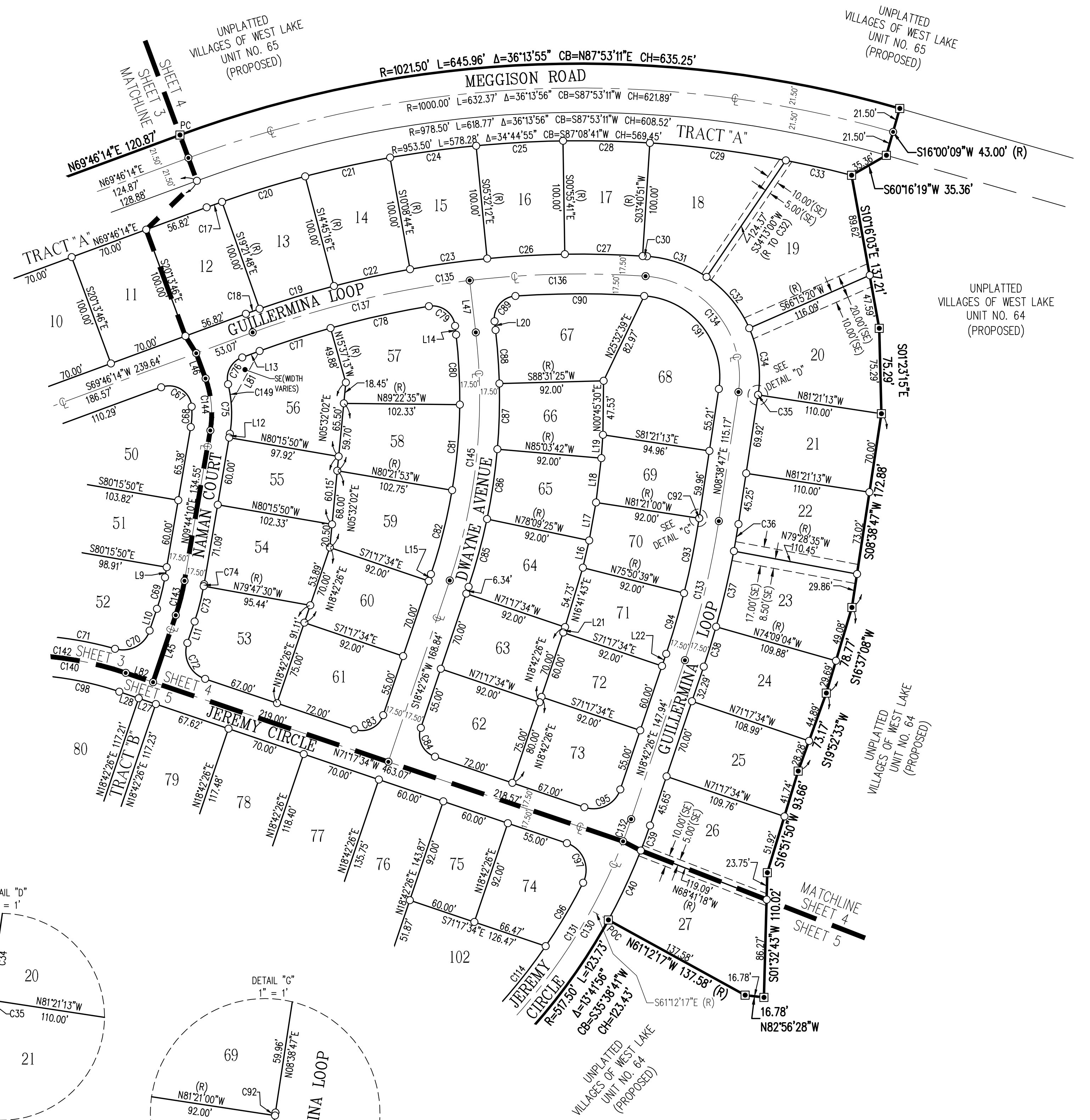
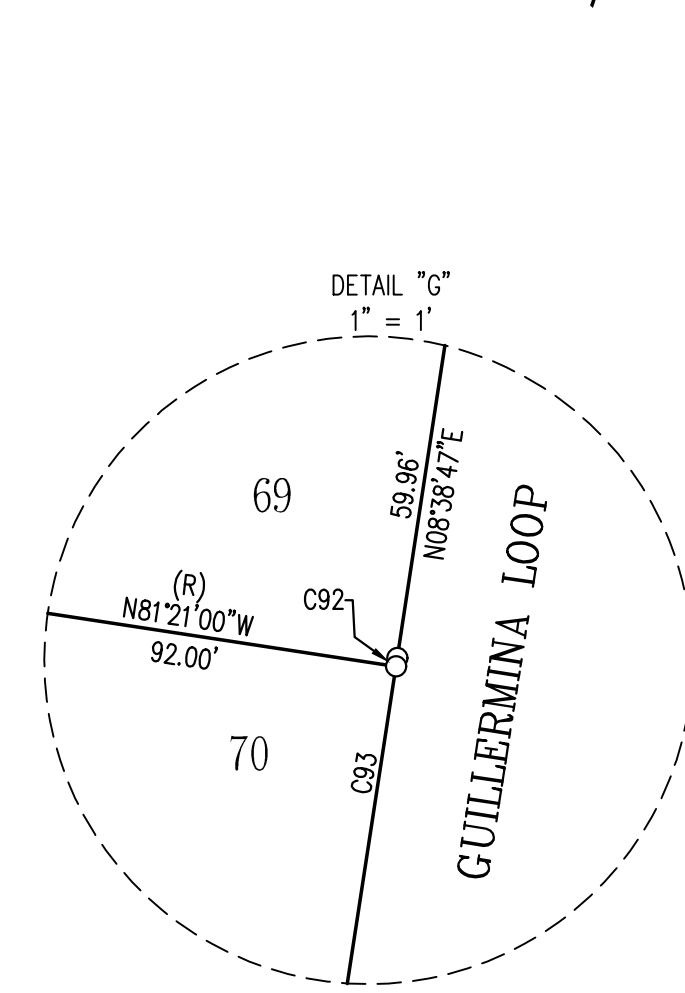
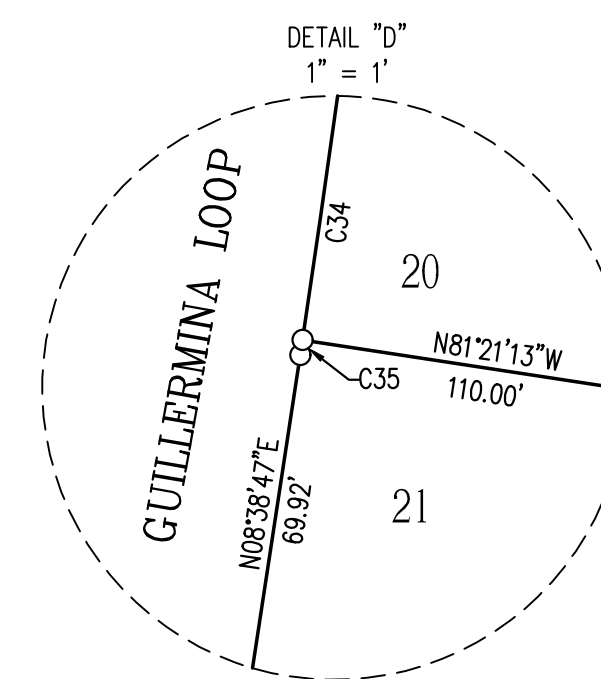


LINE TABLE		
LINE	LENGTH	BEARING
L9	9.17'	N8°44'10"E
L10	20.29'	S18°42'26"W
L11	19.87'	S18°42'26"W
L12	3.46'	N9°44'10"E
L13	16.32'	S69°46'14"W
L14	7.76'	N6°42'44"W
L15	6.34'	S18°42'26"W
L16	24.61'	N12°59'59"E
L17	34.05'	N10°14'33"E
L18	39.39'	N6°42'24"E
L19	20.69'	N3°57'56"E
L20	7.76'	N6°42'44"W
L21	5.00'	S18°42'26"W
L22	11.25'	S18°42'26"W
L27	16.00'	S71°17'34"E
L28	17.98'	S71°17'34"E
L45	62.37'	S18°42'26"W
L46	23.75'	N20°13'46"W
L47	46.14'	N6°42'44"W
L81	52.38'	N28°32'14"E
L82	25.50'	S71°17'34"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C17	14.42'	953.50'	0°51'58"	S70°12'13"W	14.42'
C18	12.90'	853.50'	0°51'58"	S70°12'13"W	12.90'
C19	68.65'	853.50'	4°36'32"	S72°56'28"W	68.64'
C20	76.70'	953.50'	4°36'32"	S72°56'28"W	76.68'
C21	76.70'	953.50'	4°36'32"	S77°33'00"W	76.68'
C22	68.65'	853.50'	4°36'32"	S77°33'00"W	68.64'
C23	68.65'	853.50'	4°36'32"	S82°09'32"W	68.64'
C24	76.70'	953.50'	4°36'32"	S82°09'32"W	76.68'
C25	76.70'	953.50'	4°36'32"	S86°46'03"W	76.68'
C26	68.65'	853.50'	4°36'32"	S86°46'03"W	68.64'
C27	68.65'	853.50'	4°36'32"	N88°37'25"W	68.64'
C28	76.70'	953.50'	4°36'32"	N88°37'25"W	76.68'
C29	120.95'	953.50'	7°16'03"	N82°41'07"W	120.86'
C30	3.80'	853.50'	0°15'18"	N86°11'30"W	3.80'
C31	56.29'	106.50'	30°16'51"	N70°55'26"W	55.63'
C32	59.55'	106.50'	32°02'20"	N39°45'50"W	58.78'
C33	59.42'	953.50'	3°34'14"	N77°15'58"W	59.41'
C34	60.13'	106.50'	32°20'54"	N07°34'13"W	59.33'
C35	0.08'	106.50'	0°02'34"	N08°37'30"E	0.08'
C36	24.16'	737.50'	1°52'37"	N09°35'06"E	24.16'
C37	68.55'	737.50'	5°19'31"	N13°11'11"E	68.52'
C38	36.79'	737.50'	2°51'30"	N17°16'41"E	36.79'
C39	23.52'	517.50'	2°36'16"	N20°00'34"E	23.52'
C40	67.59'	517.50'	7°29'01"	N25°03'12"E	67.54'
C67	36.82'	20.00'	105°29'04"	N57°29'15"W	31.84'
C68	18.07'	71.50'	14°28'54"	N02°29'44"E	18.02'
C69	28.57'	182.50'	8°58'15"	N14°13'18"E	28.55'
C70	38.03'	25.00'	87°09'17"	N62°17'04"E	34.47'
C71	59.87'	317.50'	10°48'18"	N79°32'26"W	59.79'
C72	39.27'	25.00'	90°00'00"	S26°17'34"E	35.36'
C73	32.26'	217.50'	8°29'55"	N14°27'28"E	32.23'
C74	1.79'	217.50'	0°28'20"	N09°58'20"E	1.79'
C75	44.10'	106.50'	2°34'33"	N02°07'36"W	43.79'
C76	29.24'	20.00'	83°45'37"	S27°53'25"W	26.70'
C77	65.84'	818.50'	4°36'33"	S72°04'30"W	65.83'
C78	88.80'	818.50'	6°12'59"	S77°29'16"W	88.76'
C79	32.36'	20.00'	92°41'30"	N53°03'29"W	28.94'
C80	61.78'	482.50'	7°20'09"	N03°02'39"W	61.73'
C81	75.89'	482.50'	9°00'42"	N05°07'46"E	75.81'
C82	76.40'	482.50'	9°04'18"	N14°10'17"E	76.32'
C83	31.42'	20.00'	90°00'00"	N63°42'26"E	28.28'
C84	31.42'	20.00'	90°00'01"	S26°17'35"E	28.28'
C85	62.00'	517.50'	6°51'51"	N15°16'30"E	61.96'
C86	62.36'	517.50'	6°54'17"	N08°23'26"E	62.33'
C87	57.94'	517.50'	6°24'53"	N01°43'51"E	57.91'
C88	47.29'	517.50'	5°14'09"	N04°05'39"W	47.27'
C89	32.36'	20.00'	92°41'30"	S39°38'01"W	28.94'
C90	113.66'	818.50'	7°57'22"	S89°57'28"W	113.57'
C91	118.19'	71.50'	94°42'38"	N38°42'32"W	105.19'
C92	0.04'	702.50'	0°00'13"	N08°38'54"E	0.04'
C93	67.50'	702.50'	5°30'20"	N11°24'11"E	67.48'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C94	55.80'	702.50'	4°33'05"	N16°25'53"E	55.79'
C95	39.27'	25.00'	90°00'00"	N63°42'26"E	35.36'
C96	64.96'	482.50'	7°42'52"	N30°31'06"E	64.91'
C97	42.74'	25.00'	97°57'14"	N22°18'57"W	37.72'
C98	65.01'	282.50'	1°31'07"	N77°53'07"W	64.87'
C114	68.37'	482.50'	8°07'07"	N38°26'05"E	68.31'
C130	207.58'	500.00'	2°34'13"	N30°36'02"E	206.09'
C131	186.77'	500.00'	2°124'07"	N31°47'35"E	185.68'
C132	20.81'	500.00'	2°23'06"	N19°53'59"E	20.81'
C133	126.43'	720.00'	10°03'38"	N13°40'37"E	126.26'
C134	147.12'	89.00'	94°42'38"	N38°42'32"W	130.93'
C135	352.60'	836.00'	24°09'55"	S81°51'11"W	349.99'
C136	155.36'	836.00'	10°38'53"	S88°36'43"W	155.14'
C137	197.23'	836.00'	1°33'102"	S76°31'45"W	196.77'
C140	212.01'	300.00'	40°29'25"	S88°27'43"W	207.62'
C142	170.81'	300.00'	32°37'21"	N87°36'15"W	168.51'
C143	31.31'	200.00'	8°58'15"	N14°13'18"E	31.28'
C144	46.55'	89.00'	29°57'57"	N05°14'48"W	46.02'
C145	221.83'	500.00'	25°25'10"	N05°59'51"E	220.01'
C149	17.02'	106.50'	9°09'22"	N09°24'42"W	17.00'

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	30,820	0.71
B	1,876	0.04
C	123,013	2.82
D	141,005	3.24
E	43,179	0.99



SHEET 5 OF 7 | PLAT BOOK _____
PAGE _____

ST,

Scale: 1" = 60'

60' 0 60' 120'

SCALE IN FEET

DETAIL "H"
1" = 1'

JEREMY CIRCLE

86

87

DETAIL "I"
1" = 10'

TRACT "E"

UPLAND BUFFER

92

93

DETAIL "J"
1" = 10'

TRACT "E"

UPLAND BUFFER

93

94

95

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	30,820	0.71
B	1,876	0.04
C	123,013	2.82
D	141,005	3.24
E	43,179	0.99

VILLAGES OF WEST LAKE UNIT NO. 63

SECTIONS 7 & 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 6 OF 7

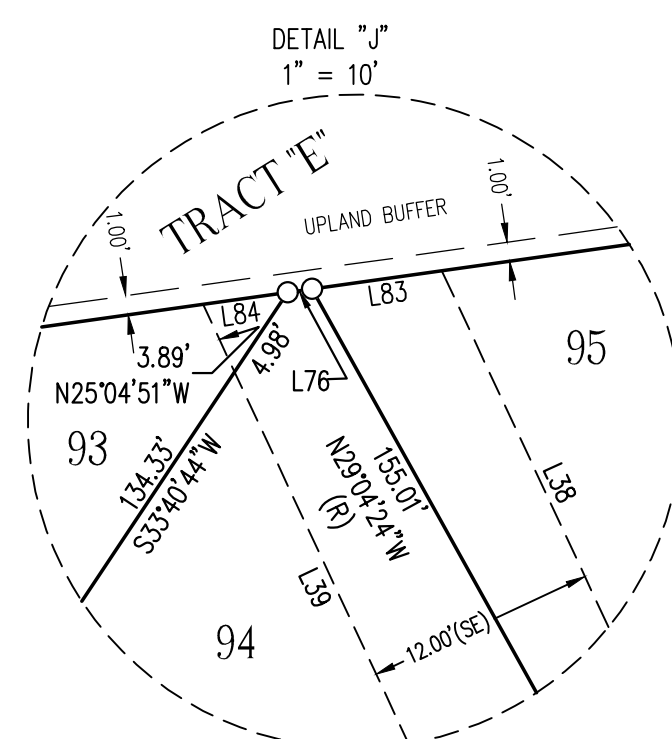
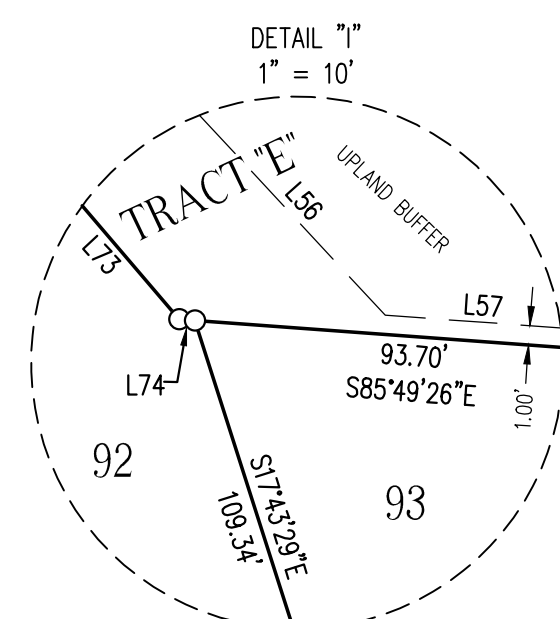
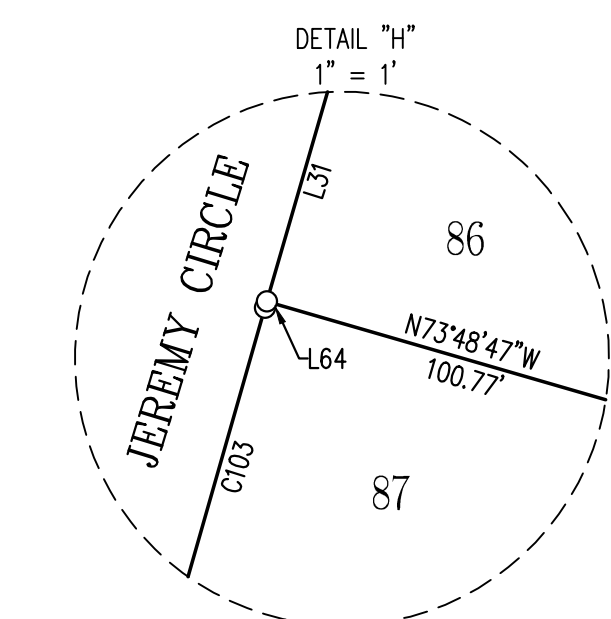
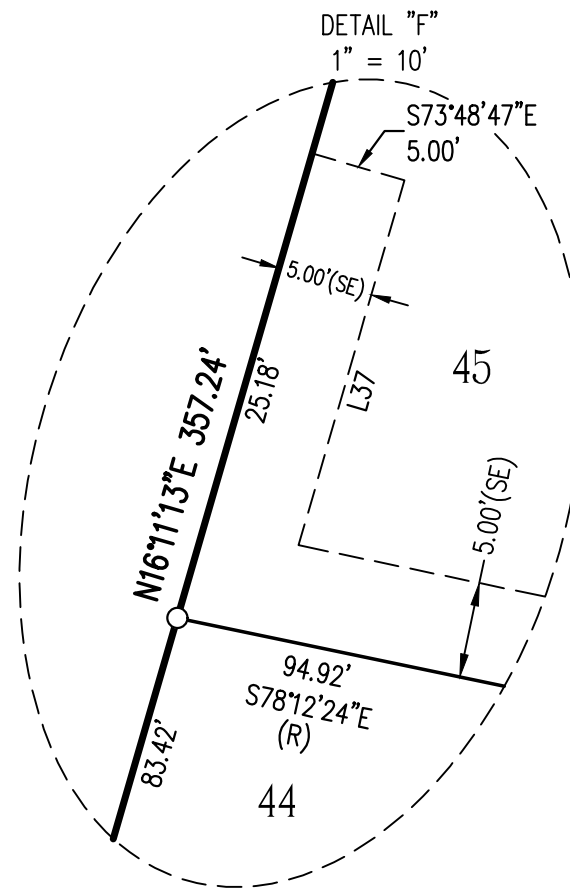
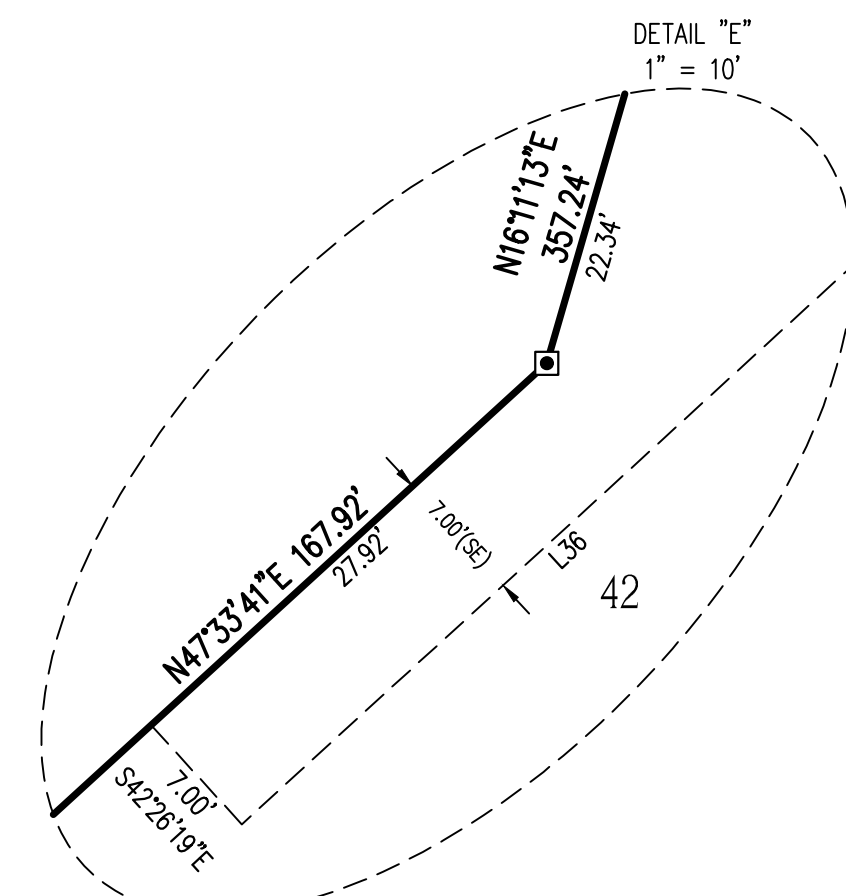
PLAT BOOK

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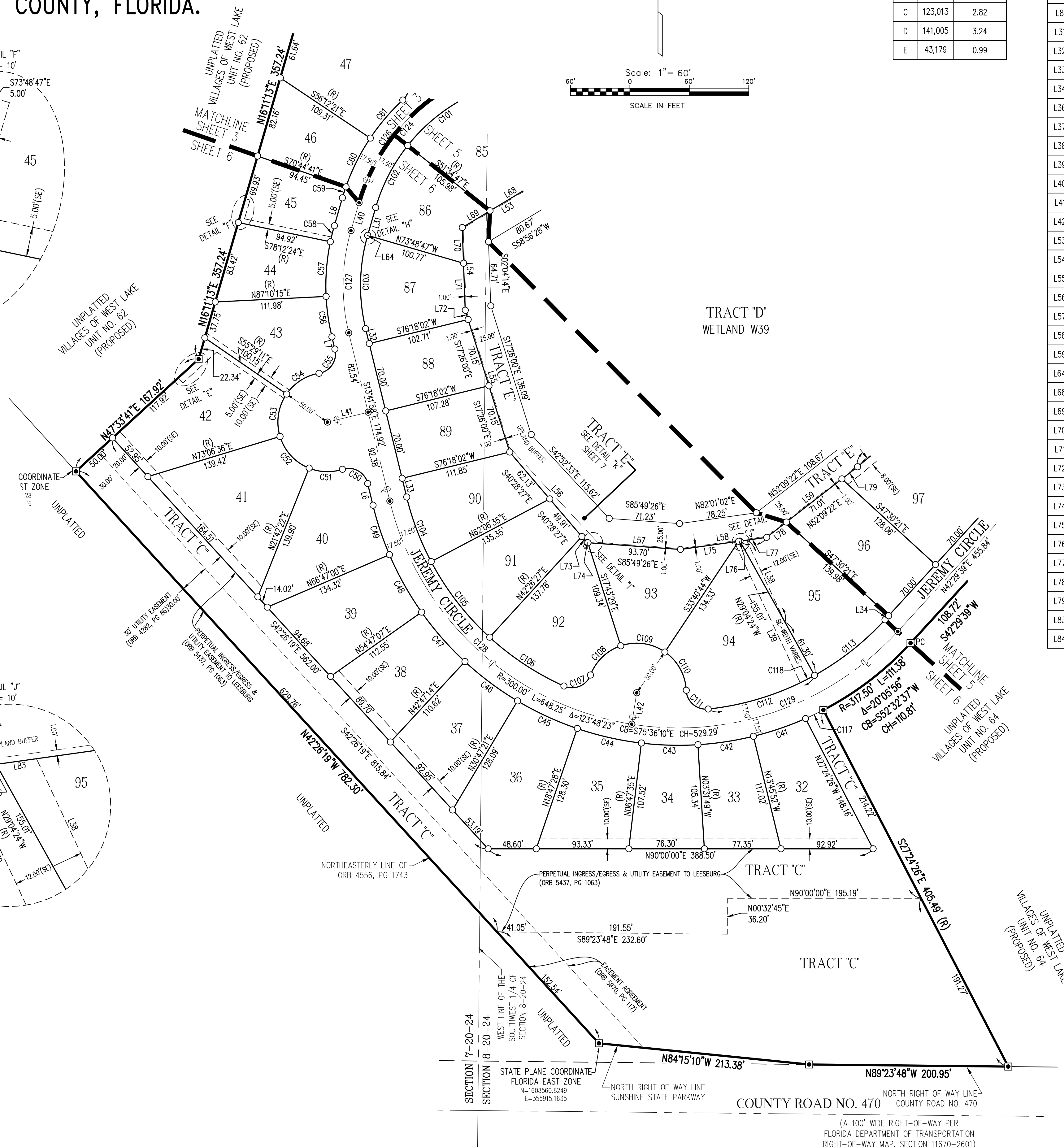
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	30,820	0.71
B	1,876	0.04
C	123,013	2.82
D	141,005	3.24
E	43,179	0.99

LINE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH
L6	22.54'	S13°41'58"E	C41	55.59'
L7	12.71'	S13°41'58"E	C42	56.71'
L8	29.30'	S16°11'13"W	C43	57.21'
L9	29.27'	S16°11'13"W	C44	66.49'
L32	15.53'	S13°41'58"E	C45	66.49'
L33	19.39'	S13°41'58"E	C46	66.49'
L34	5.51'	N42°29'39"E	C47	66.49'
L36	46.18'	N47°33'41"E	C48	66.49'
L37	19.78'	S16°11'02"W	C49	52.74'
L38	91.48'	N25°04'51"W	C50	32.80'
L39	156.99'	N25°04'51"W	C51	34.35'
L40	29.30'	S16°11'13"W	C52	44.86'
L41	42.32'	N76°18'02"E	C53	44.86'
L42	32.13'	S9°04'06"W	C54	39.91'
L53	98.98'	N58°56'28"E	C55	32.80'
L54	82.81'	N2°04'14"W	C56	41.27'
L55	145.11'	N17°26'00"W	C57	55.51'
L56	131.10'	N42°52'33"W	C58	16.68'
L57	83.73'	N85°49'26"W	C59	11.65'
L58	87.58'	S82°01'02"W	C60	55.19'
L59	115.83'	S52°09'22"W	C61	50.60'
L64	0.03'	S16°11'13"W	C101	94.91'
L68	54.90'	S58°56'28"W	C102	70.82'
L69	32.69'	S58°56'28"W	C103	95.20'
L70	36.03'	S2°04'14"E	C104	69.97'
L71	47.51'	S2°04'14"E	C105	96.98'
L72	9.77'	S17°26'00"E	C106	89.97'
L73	8.10'	S40°28'27"E	C107	32.53'
L74	0.82'	S85°49'26"E	C108	43.85'
L75	59.40'	N82°01'02"E	C109	46.59'
L76	1.28'	N82°01'02"E	C110	45.82'
L77	27.28'	N82°01'02"E	C111	32.53'
L78	25.14'	N52°09'22"E	C112	113.49'
L79	19.97'	N52°09'22"E	C113	90.88'
L83	6.83'	N82°01'02"E	C117	20.01'
L84	4.45'	S82°01'02"W	C118	16.28'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C41	55.59'	317.50'	10°01'52"	N71°13'12"E	55.52'
C42	56.71'	317.50'	10°14'03"	N81°21'09"E	56.64'
C43	57.21'	317.50'	10°19'25"	S88°22'07"E	57.13'
C44	66.49'	317.50'	11°59'53"	S77°12'28"E	66.36'
C45	66.49'	317.50'	11°59'53"	S65°12'35"E	66.36'
C46	66.49'	317.50'	11°59'53"	S53°12'42"E	66.36'
C47	66.49'	317.50'	11°59'53"	S41°12'49"E	66.36'
C48	66.49'	317.50'	11°59'53"	S29°12'56"E	66.36'
C49	52.74'	317.50'	9°31'02"	S18°27'29"E	52.68'
C50	32.80'	20.00'	93°57'08"	N6°04'03"W	29.24'
C51	34.35'	50.00'	39°21'29"	S87°58'22"E	33.67'
C52	44.86'	50.00'	51°24'13"	S42°35'31"E	43.37'
C53	44.86'	50.00'	51°24'13"	S08°48'42"W	43.37'
C54	39.91'	50.00'	45°44'21"	S57°22'59"W	38.86'
C55	32.80'	20.00'	93°57'08"	N33°16'36"E	29.24'
C56	41.27'	217.50'	10°52'14"	S08°15'51"E	41.20'
C57	55.51'	217.50'	14°37'21"	S04°28'56"W	55.36'
C58	16.68'	217.50'	4°23'36"	S13°59'25"W	16.67'
C59	11.65'	217.50'	3°04'06"	S17°43'16"W	11.65'
C60	55.19'	217.50'	14°32'20"	S26°31'29"W	55.04'
C61	50.60'	217.50'	13°19'45"	S40°27'31"W	50.48'
C101	94.91'	182.50'	29°47'47"	S53°19'07"W	93.84'
C102	70.82'	182.50'	22°14'00"	S27°18'13"W	70.38'
C103	95.20'	182.50'	29°53'11"	S01°14'37"W	94.12'
C104	69.97'	282.50'	14°11'27"	S20°47'42"E	69.79'
C105	96.98'	282.50'	19°40'08"	S37°43'29"E	96.50'
C106	89.97'	282.50'	18°14'54"	S56°41'00"E	89.59'
C107	32.53'	20.00'	93°11'59"	N67°35'34"E	29.06'
C108	43.85'	50.00'	50°14'57"	S46°07'03"W	42.46'
C109	46.59'	50.00'	53°23'29"	N82°03'44"W	44.93'
C110	45.82'	50.00'	52°30'38"	N29°06'41"W	44.24'
C111	32.53'	20.00'	93°11'59"	S49°27'22"E	29.06'
C112	113.49'	282.50'	23°01'02"	N72°26'08"E	112.73'
C113	90.88'	282.50'	18°25'58"	N51°42'37"E	90.49'
C117	20.01'	317.50'	3°36'42"	N64°23'55"E	20.01'
C118	16.28'	282.50'	3°18'09"	N62°34'41"E	16.28'
C124	181.62'	200.00'	52°01'48"	S42°12'07"W	175.44'
C126	139.70'	200.00'	40°01'15"	S36°11'51"W	136.88'
C127	104.32'	200.00'	29°53'11"	S01°14'37"W	103.14'
C128	352.03'	300.00'	67°13'56"	S47°18'56"E	332.18'
C129	296.22'	300.00'	56°34'27"	N70°46'52"E	284.33'



LEGEND	
■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
□	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709).
●	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
Δ	INDICATES CENTERLINE
CB	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PCS	INDICATES PAGES
SO FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

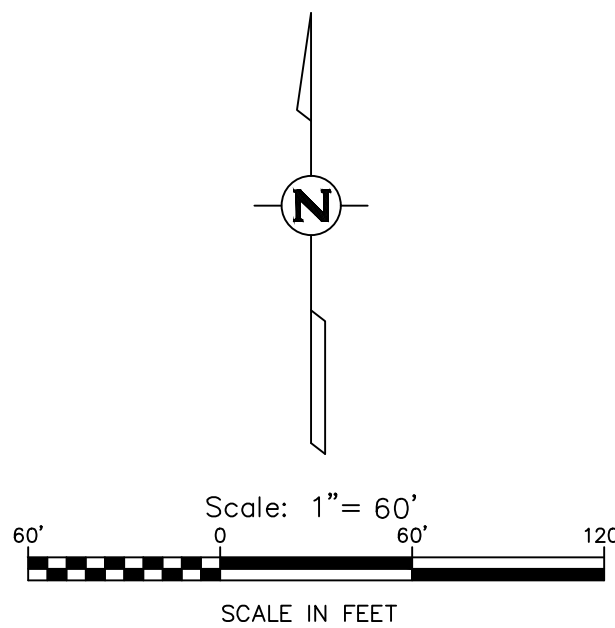


PREPARED BY:



VILLAGES OF WEST LAKE
UNIT NO. 63

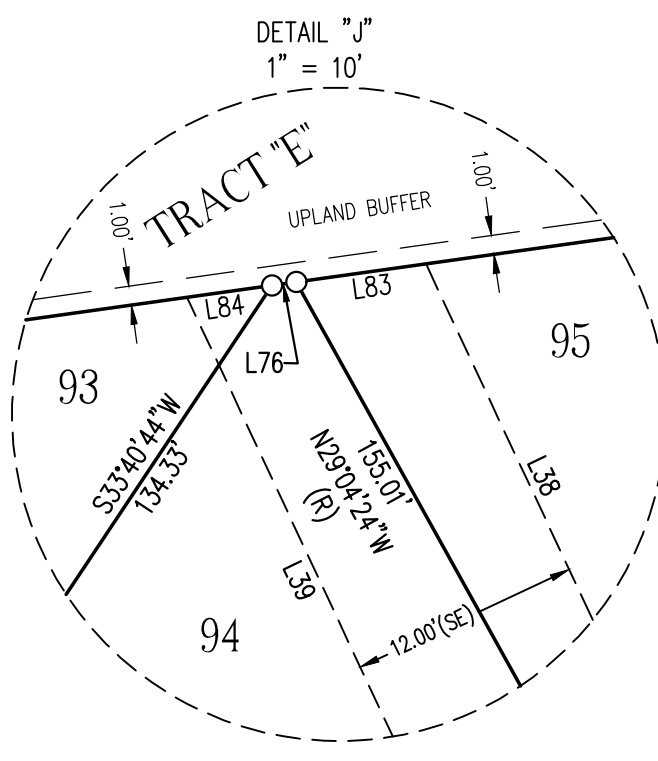
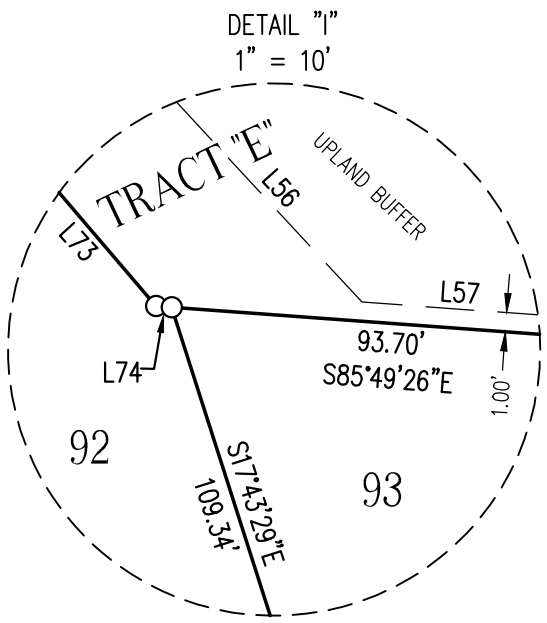
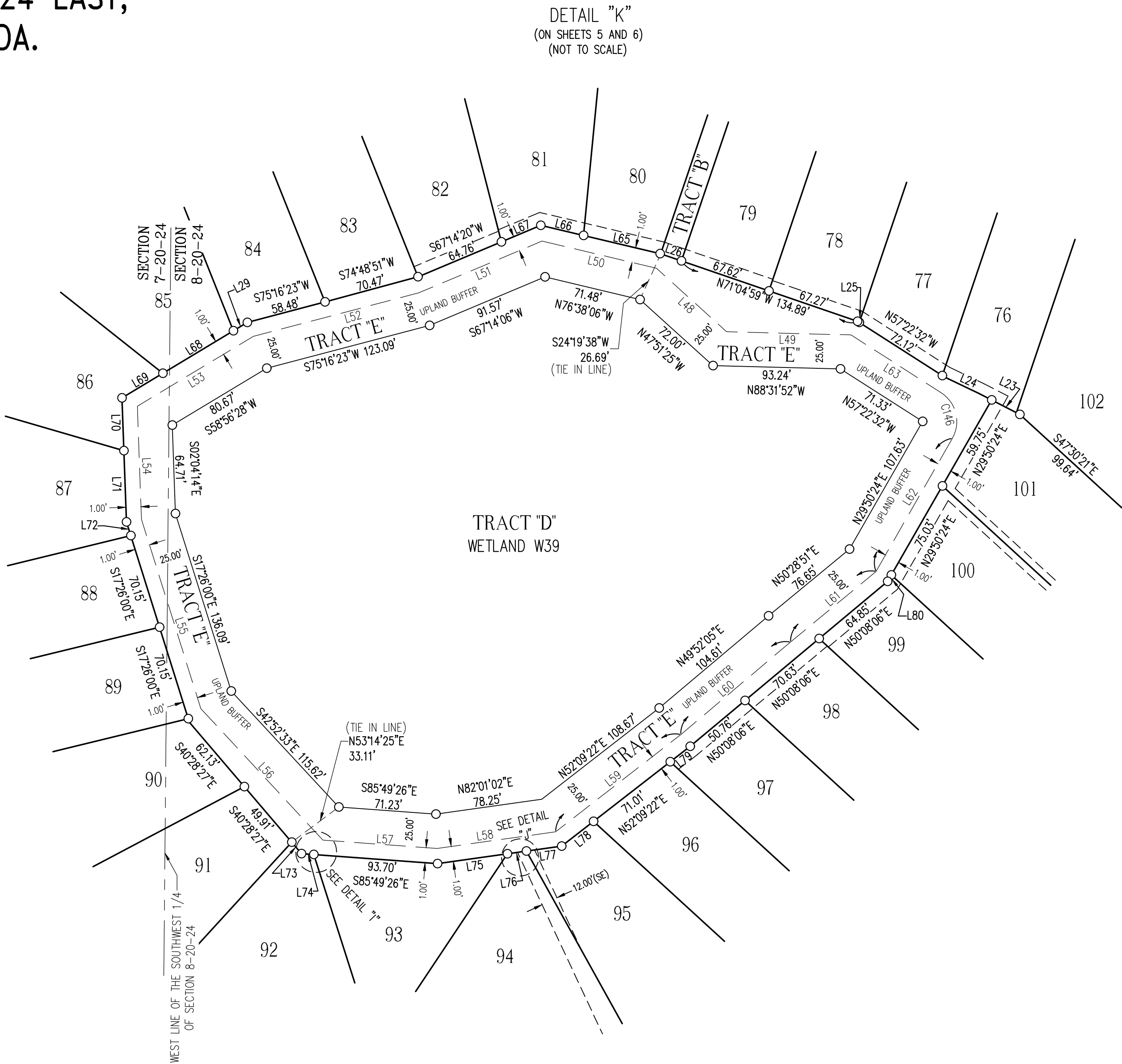
SECTIONS 7 & 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	30,820	0.71
B	1,876	0.04
C	123,013	2.82
D	141,005	3.24
E	43,179	0.99

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C146	38.05'	25.00'	87°12'56"	N13°46'04"W	34.49'

LINE TABLE		
LINE	LENGTH	BEARING
L23	32.25'	S62°46'37"E
L24	28.30'	N64°30'26"W
L25	2.81'	N57°22'32"W
L26	16.00'	N71°13'53"W
L29	12.12'	S58°56'28"W
L38	91.48'	N25°04'51"W
L39	156.99'	N25°04'51"W
L48	69.14'	S47°51'25"E
L49	90.94'	S88°31'52"E
L50	86.04'	S76°38'06"E
L51	97.97'	N67°14'06"E
L52	124.92'	N75°16'23"E
L53	98.98'	N58°56'28"E
L54	82.81'	N2°04'14"W
L55	145.11'	N17°26'00"W
L56	131.10'	N42°52'33"W
L57	83.73'	N85°49'26"W
L58	87.58'	S82°01'02"W
L59	115.83'	S52°09'22"W
L60	104.98'	S49°52'05"W
L61	81.07'	S50°28'51"W
L62	112.19'	S29°50'24"W
L63	78.30'	S57°22'32"E
L65	55.73'	N76°38'06"W
L66	30.26'	N76°38'06"W
L67	29.48'	S67°14'20"W
L68	54.90'	S58°56'28"W
L69	32.69'	S58°56'28"W
L70	36.03'	S2°04'14"E
L71	47.51'	S2°04'14"E
L72	9.77'	S17°26'00"E
L73	8.10'	S40°28'27"E
L74	0.82'	S85°49'26"E
L75	59.40'	N82°01'02"E
L76	1.28'	N82°01'02"E
L77	27.28'	N82°01'02"E
L78	25.14'	N52°09'22"E
L79	19.97'	N52°09'22"E
L80	5.87'	N29°50'24"E
L83	6.83'	N82°01'02"E
L84	4.45'	S82°01'02"W



LEGEND

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PB INDICATES PLAT BOOK

PG INDICATES PAGE

PCS INDICATES PAGES

SO FT INDICATES SQUARE FEET

R/W INDICATES RIGHT-OF-WAY

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.4.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Christine Rock, (Senior Planner)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 64, a subdivision of the City of Leesburg, Florida, being a portion of Section 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 64)

Staff Recommendation:

Staff recommends approval of the plat for Villages of West Lake Unit No. 64 Subdivision.

Analysis:

The property is generally located east of the Florida Turnpike and north of County Road 470. The proposal is for approval of a plat consisting of 83 single-family residential lots. The review process for zoning, site plan and construction plans has been completed. Approval of this plat will complete the project review process and allow for the applicant(s) to apply for building permits, construct, and sell homes within this new subdivision.

Procurement Analysis:

N/A

Options:

1. Approve the request for a plat of the new Villages of West Lake Unit No. 64 subdivision; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

No direct fiscal impact will result from this action. However, a future positive fiscal impact will result from the completion of the homes to be constructed in this project, in the form of ad valorem taxes, impact fees and utility fees.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A PLAT FOR VILLAGES OF WEST LAKE UNIT NO. 64, A SUBDIVISION OF THE CITY OF LEESBURG, FLORIDA, BEING A PORTION OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND ACCEPTING AND DEDICATING TO THE USE OF THE PUBLIC ANY EASEMENTS OR PUBLIC PLACES SHOWN THEREON AS BEING DEDICATED TO THE PUBLIC; AND PROVIDING AN EFFECTIVE DATE. (VILLAGES OF WEST LAKE UNIT NO. 64)

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

THAT the plat of the following described lands, which is named Villages of West Lake Unit No. 64 is hereby approved and accepted by the City of Leesburg, Florida; being

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE WEST LINE THEREOF RUN S00°32'36"W, 1,071.21 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°27'24"E, 1,016.08 FEET TO THE POINT OF BEGINNING; THENCE N60°16'19"E, 35.36 FEET; THENCE N16°00'09"E, 43.00 FEET; THENCE S73°59'51"E, 863.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'47", AN ARC DISTANCE OF 410.63 FEET TO THE POINT OF TANGENCY; THENCE S47°00'05"E, 312.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 828.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°23'20", AN ARC DISTANCE OF 612.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 371.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'06", AN ARC DISTANCE OF 40.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 370.50 FEET AND A CHORD BEARING AND DISTANCE OF S58°30'15"E, 326.63 FEET TO WHICH A RADIAL LINE BEARS N05°20'29"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°18'32", AN ARC DISTANCE OF 338.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°42'28", AN ARC DISTANCE OF 49.30 FEET TO THE POINT OF TANGENCY; THENCE N66°56'33"E, 8.23 FEET; THENCE S23°03'27"E, 48.00 FEET; THENCE S66°56'33"W, 12.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°04'10", AN ARC DISTANCE OF 50.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE

WESTERLY AND HAVING A RADIUS OF 374.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°44'04", AN ARC DISTANCE OF 4.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S23°46'04"E, 52.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 386.50 FEET AND A CHORD BEARING AND DISTANCE OF S03°03'27"E, 49.25 FEET TO WHICH A RADIAL LINE BEARS N83°17'24"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°18'19", AN ARC DISTANCE OF 49.28 FEET TO THE POINT OF TANGENCY; THENCE S00°35'43"W, 335.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF CUSP; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 470 (A 100 FOOT WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 11670-2601); THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN N89°24'17"W, 796.42 FEET; THENCE N89°23'48"W, 2,114.50 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N27°24'26"W, 405.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 317.50 FEET AND A CHORD BEARING AND DISTANCE OF N52°32'37"E, 110.81 FEET TO WHICH A RADIAL LINE BEARS S27°24'26"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°05'56", AN ARC DISTANCE OF 111.38 FEET TO THE POINT OF TANGENCY; THENCE N42°29'39"E, 108.72 FEET; THENCE S47°30'21"E, 79.43 FEET; THENCE N89°06'40"E, 14.54 FEET; THENCE N42°29'39"E, 240.01 FEET; THENCE N47°30'21"W, 90.00 FEET; THENCE N42°29'39"E, 97.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 517.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°41'56", AN ARC DISTANCE OF 123.73 FEET; THENCE ALONG A RADIAL LINE RUN S61°12'17"E, 137.58 FEET; THENCE S82°56'28"E, 16.78 FEET; THENCE N01°32'43"E, 110.02 FEET; THENCE N16°51'50"E, 93.66 FEET; THENCE N19°52'33"E, 73.17 FEET; THENCE N16°37'08"E, 78.77 FEET; THENCE N08°38'47"E, 172.88 FEET; THENCE N01°23'15"W, 75.29 FEET; THENCE N10°16'03"W, 137.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.72 ACRES, MORE OR LESS.

(See Exhibit A, Villages of West Lake Unit No. 64 Plat attached)

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

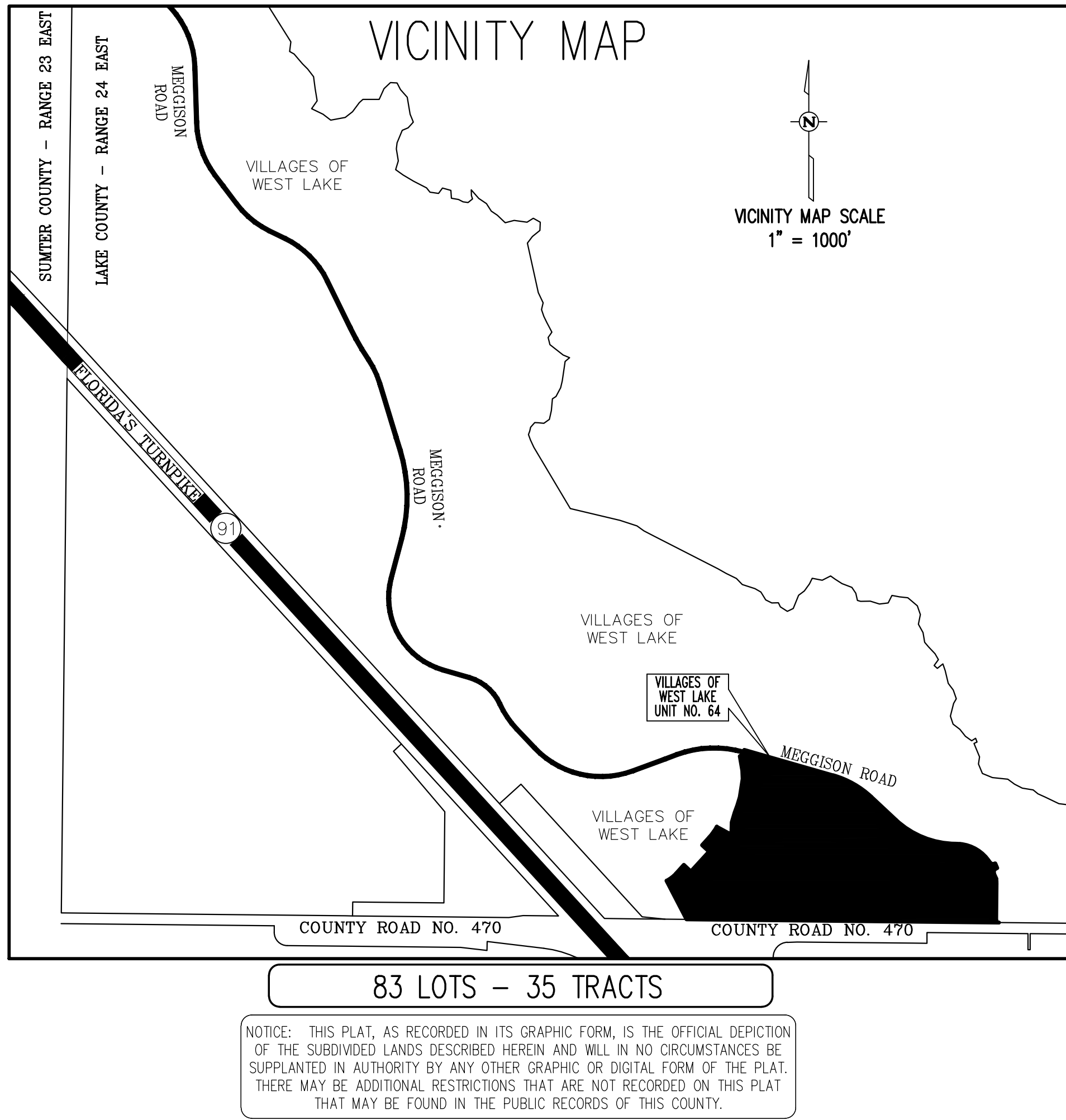
Mayor

ATTEST:

City Clerk

VILLAGES OF WEST LAKE UNIT NO. 64

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.



NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS DERIVED FROM THE L-NET NETWORK (TOPNET GNSS NETWORK). AS A REFERENCE, THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, HAS A BEARING OF SOUTH 00°32'36" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL DISTANCES SHOWN ARE IN FEET.
- WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- TRACTS "A", "B", "C", "D", "E", "H" AND "I" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.
- TRACTS "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF" AND "GG" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.
- TRACTS "F" AND "HH" ARE RESERVED BY THE DEVELOPER.
- Tract "G" IS FOR VEHICULAR TRAFFIC CONTROL.
- THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY WILDWOOD UTILITY DEPENDENT DISTRICT, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF LEESBURG; (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND CUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO: (I) THE SOUTHERN BOUNDARY OF HOMESITES 21 THROUGH 39, 57, AND 58, AND (II) TRACTS A, B, C, AND D OF THE SUBDIVISION; AND (F) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS I, J, AND K OF THE SUBDIVISION.
- THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

SHEET 1 OF 7

PLAT BOOK

PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF WEST LAKE UNIT NO. 64, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF LEESBURG AND THE PERPETUAL USE OF THE PUBLIC, AND DEDICATES TRACTS "A", "B", "C", "D", "E", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG" AND "II" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14.

WITNESSES: THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

PRINT NAME

(2) SIGNATURE

PRINT NAME

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 14

(1) SIGNATURE

PRINT NAME

(2) SIGNATURE

PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO.: _____

COMMISSION EXPIRES: _____

STATE OF FLORIDA
COUNTY OF SUMTER

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SHEET 2 OF 7 | PLAT BOOK _____
PAGE _____

A north arrow pointing upwards, with a circle containing the letter 'N' at its base. Below the arrow is a graphic scale bar labeled 'SCALE IN FEET'. The scale bar has a checkered pattern from 0 to 150 feet and a solid black pattern from 150 to 300 feet. The text 'Scale: 1" = 150\'' is positioned above the scale bar.

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	871	0.020
B	942	0.022
C	894	0.021
D	930	0.021
E	325,698	7.477
F	690	0.016
G	41	0.001
H	2,801	0.064
I	70	0.002
J	70	0.002
K	70	0.002
L	83,507	1.917
M	117,122	2.689
N	67,631	1.553
O	97,952	2.249
P	120,007	2.755
Q	10,298	0.236
R	11,438	0.263
S	92,782	2.130
T	18,602	0.427
U	351,945	8.080
V	46,644	1.071
W	17,987	0.413
X	58,082	1.333
Y	193,258	4.437
Z	5,746	0.132
AA	1,024	0.024
BB	1,593	0.037
CC	3,246	0.075
DD	566	0.013
EE	9,236	0.212
FF	3,837	0.088
GG	785	0.018
HH	554,209	12.723
II	2,080	0.048

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5956,
PAGE 1272. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

	■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.	
■	■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)	
	○ INDICATES P.I., NAIL, AND DISK PERMANENT CONTROL POINT (P.C.P.) #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAN IS RECORDED.	
○	○ INDICATES 5/8" IRON PIN TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5.)	
C9	INDICATES CURVE NUMBER IN CURVE TABLE	
L9	INDICATES LINE NUMBER IN LINE TABLE	
LB	INDICATES CENTERLINE	
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)	
CB	INDICATES CHORD BEARING	
CH	INDICATES CHORD DISTANCE	
LI	INDICATES ARC LENGTH	PB INDICATES PLAT BOOK
LB	INDICATES LICENSED BUSINESS	PG INDICATES PAGE
LN	INDICATES NUMBER	PGS INDICATES PAGES
ORB	INDICATES OFFICIAL RECORDS BOOK	SQ FT INDICATES SQUARE FEET
PC	INDICATES POINT OF CURVATURE	R/W INDICATES RIGHT-OF-WAY
POC	INDICATES POINT ON CURVE	
PCC	INDICATES POINT OF COMPOUND CURVATURE	
PRC	INDICATES POINT OF REVERSE CURVATURE	
PT	INDICATES POINT OF TANGENCY	
R	INDICATES RADIUS LENGTH	
(R)	INDICATES RADIAL LINE	
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES	
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)	
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING	
	AND/OR HALF CANTY DEVELOPER CONVEYANCES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.	

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

COUNTY ROAD NO. 470
(A 100' WIDE RIGHT-OF-WAY PER
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, SECTION 11670-2601)

SHEET 6

COUNTY ROAD NO. 470
(A 100' WIDE RIGHT-OF-WAY PER
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, SECTION 11670-2601)

PREPARED BY: _____



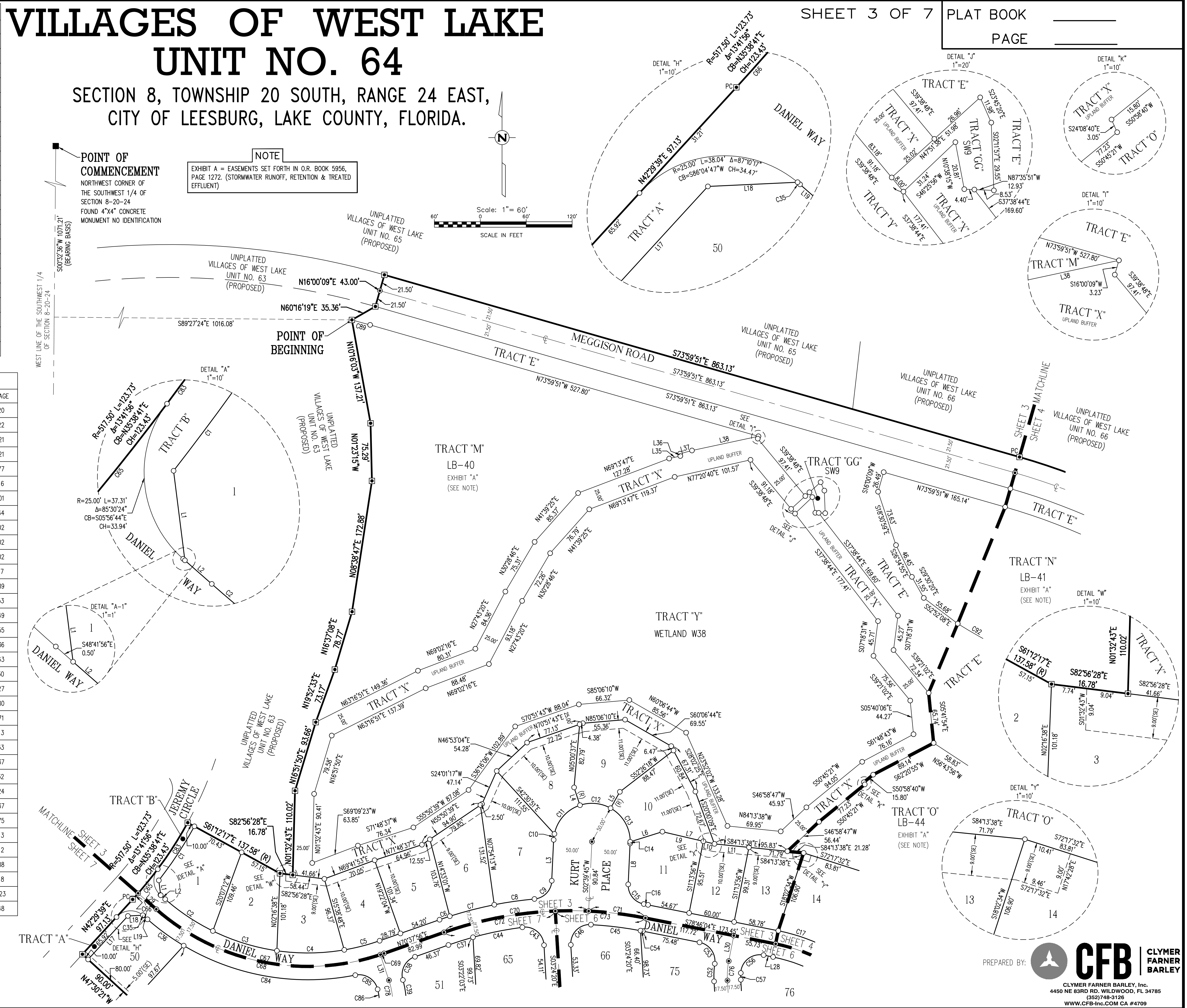
CFB | **CLYMER FARNER BARLEY**

CLYMER FARNER BARLEY, Inc.
50 NE 83RD RD. WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-INC.COM # 4709

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
C1	84.60'	527.50'	9°11'21"	N33°23'23"E 84.51'
C2	75.05'	282.50'	15°13'19"	S56°18'35"E 74.83'
C3	87.97'	282.50'	17°50'34"	S72°50'31"E 87.62'
C4	88.37'	282.50'	17°55'26"	N89°16'29"W 88.01'
C5	47.73'	282.50'	9°40'50"	N75°28'21"E 47.67'
C6	14.17'	517.50'	1°34'06"	S71°24'59"W 14.17'
C7	60.03'	517.50'	6°38'48"	S75°31'26"W 60.00'
C8	53.01'	517.50'	5°52'07"	S81°46'54"W 52.98'
C9	35.80'	25.00'	82°03'13"	N43°41'21"E 32.82'
C10	7.77'	50.00'	8°54'26"	S07°06'58"W 7.77'
C11	52.57'	50.00'	60°14'30"	S41°41'26"W 50.18'
C12	41.43'	50.00'	47°28'30"	N84°27°04"W 40.25'
C13	53.22'	50.00'	60°59'16"	N30°13'11"W 50.74'
C14	2.08'	50.00'	2°23'18"	N01°28'06"E 2.08'
C15	35.80'	25.00'	82°03'13"	S38°21'51"E 32.82'
C16	5.63'	517.50'	0°37'23"	N79°04'46"W 5.63'
C17	57.65'	242.50'	13°37'18"	N71°57'25"W 57.52'
C35	0.71'	25.00'	1°38'09"	N49°31'00"W 0.71'
C36	58.59'	317.50'	10°34'24"	S53°59'08"E 58.51'
C37	33.61'	482.50'	3°59'29"	S72°37'41"W 33.61'
C38	37.71'	25.00'	86°25'17"	S27°25'18"W 34.23'
C39	25.40'	117.50'	12°23'00"	N09°35'50"W 25.35'
C43	41.08'	25.00'	94°08'45"	N50°28'43"W 36.61'
C44	65.89'	482.50'	7°49'29"	S78°32'10"W 65.84'
C45	65.28'	482.50'	7°45'08"	N83°00'45"W 65.23'
C46	42.11'	25.00'	96°31'01"	S44°51'10"W 37.31'
C52	22.98'	117.50'	11°12'16"	S02°11'48"W 22.94'
C53	37.77'	25.00'	86°34'00"	N35°29'04"W 34.28'
C54	3.10'	482.50'	0°22'07"	N78°57'08"W 3.10'
C56	42.99'	25.00'	98°32'06"	S51°57'53"W 37.89'
C57	8.79'	82.50'	6°06'10"	S00°21'15"E 8.78'
C65	40.58'	517.50'	4°29'36"	N39°03'16"E 40.57'
C66	10.77'	517.50'	1°11'35"	N41°53'51"E 10.77'
C67	317.66'	300.00'	60°40'08"	S79°02'00"E 303.03'
C68	312.65'	300.00'	59°42'39"	S78°33'15"E 298.69'
C69	5.02'	300.00'	0°57'29"	N71°06'41"E 5.02'
C70	192.25'	500.00'	22°01'49"	S81°38'51"W 191.07'
C71	74.78'	500.00'	8°34'11"	N83°03'10"W 74.71'
C72	148.72'	500.00'	17°02'32"	S79°09'12"W 148.17'
C73	118.31'	500.00'	13°33'28"	N85°32'48"W 118.04'
C76	25.55'	100.00'	14°38'16"	S03°54'48"W 25.48'
C78	26.19'	100.00'	15°00'14"	N10°54'27"W 26.11'
C83	72.37'	517.50'	8°00'46"	N32°48'06"E 72.31'
C84	232.63'	317.50'	41°58'47"	S80°15'43"E 227.46'
C85	38.11'	25.00'	87°20'14"	N57°34'59"W 34.52'
C86	15.13'	82.50'	10°30'32"	N08°39'36"W 15.11'
C89	24.69'	953.50'	1°29'00"	N74°44'21"W 24.68'
C92	51.97'	845.03'	3°31'26"	S59°59'16"E 51.97'

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.65'	S71°2'05"E
L2	7.79'	S48°41'56"E
L3	53.55'	S2°39'45"W
L4	24.46'	N18°11'19"W
L5	24.60'	N29°17'11"E
L6	44.14'	S72°39'13"W
L7	69.78'	S76°49'28"E
L8	53.55'	S2°39'45"W
L9	54.89'	S76°49'28"E
L10	14.89'	S76°49'28"E
L11	45.32'	S84°13'38"E
L17	77.02'	N42°29'39"E
L18	19.54'	S87°17'34"W
L19	7.39'	S48°41'56"E
L28	12.59'	S78°46'04"E
L29	31.62'	S48°41'56"E
L30	33.97'	N11°13'56"E
L31	35.32'	S18°24'35"E
L35	14.96'	N77°20'40"E
L36	3.05'	N7°45'45"W
L37	16.14'	N75°08'18"E
L38	88.87'	N77°52'25"E

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	871	0.020
B	942	0.022
C	894	0.021
D	930	0.021
E	325,698	7.477
F	690	0.016
G	41	0.001
H	2,801	0.064
I	70	0.002
J	70	0.002
K	70	0.002
L	83,507	1.917
M	117,122	2.689
N	67,631	1.553
O	97,952	2.249
P	120,007	2.755
Q	10,298	0.236
R	11,438	0.263
S	92,782	2.130
T	18,602	0.427
U	351,945	8.080
V	46,644	1.071
W	17,987	0.413
X	58,082	1.333
Y	193,258	4.437
Z	5,746	0.132
AA	1,024	0.024
BB	1,593	0.037
CC	3,246	0.075
DD	566	0.013
EE	9,236	0.212
FF	3,837	0.088
GG	785	0.018
HH	554,209	12.723
II	2,080	0.048



CURVE TABLE					LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD	LINE	LENGTH
C99	644.76'	871.50'	42°23'20"	S68°11'45"E	630.15'	L84	82.61'
C100	149.97'	328.50'	26°09'26"	N76°18'42"W	148.67'	L117	22.03'
C101	177.98'	347.50'	29°20'44"	N46°40'47"W	176.04'	L118	14.62'
C102	42.33'	325.50'	7°27'05"	N28°16'53"W	42.30'	L119	36.60'
C103	79.31'	325.50'	13°57'37"	N17°34'32"W	79.11'	L120	15.78'
C104	58.82'	31.00'	108°43'08"	S59°38'20"W	50.39'	L121	18.71'
C105	26.54'	19.00'	80°01'17"	N45°17'24"E	24.43'	L122	17.74'
C106	42.91'	41.00'	59°57'41"	S55°19'12"W	40.98'	L123	6.09'
C107	80.73'	44.00'	105°07'42"	N77°54'13"E	69.88'	L124	13.95'
C108	39.49'	31.00'	72°58'46"	N86°01'19"W	36.87'	L125	13.50'
C109	23.17'	44.00'	30°10'36"	N72°34'36"E	22.91'	L126	16.70'
C110	39.27'	25.00'	90°00'00"	N45°35'43"E	35.36'	L127	30.37'
C111	14.37'	22.50'	36°36'00"	N17°42'17"W	14.13'	L128	23.21'
C112	61.96'	48.50'	73°12'00"	S00°35'43"W	57.83'	L129	59.69'
C113	14.37'	22.50'	36°36'00"	N18°53'43"E	14.13'	L130	20.45'
C114	12.69'	17.50'	41°32'25"	N20°10'30"W	12.41'	L131	4.81'
C115	15.89'	22.50'	40°27'24"	S20°43'01"E	15.56'	L132	39.56'
C116	29.78'	315.50'	5°24'26"	N03°11'32"W	29.76'	L133	13.03'
C117	15.36'	22.50'	39°06'52"	S13°39'41"W	15.06'	L134	38.88'
C118	13.38'	17.50'	43°48'50"	N11°18'41"E	13.06'	L135	70.31'
C119	12.03'	3.83'	180°00'00"	S89°24'17"E	7.66'	L136	10.05'
C120	78.73'	340.67'	13°14'27"	N06°01'31"W	78.55'	L137	22.50'
C121	36.86'	74.33'	28°24'57"	S01°33'44"W	36.49'	L138	43.51'
C122	116.81'	359.33'	18°37'30"	N08°43'02"W	116.29'	L139	32.51'
C123	435.68'	350.00'	7°19'20"	N53°43'45"W	408.09'	L140	32.51'
C124	30.48'	350.00'	4°59'22"	N20°33'46"W	30.47'	L141	21.34'
C125	405.20'	350.00'	66°19'58"	N56°13'26"W	382.95'	L142	67.58'
C127	14.66'	9.33'	90°00'00"	S45°35'43"W	13.19'	L144	40.26'
C128	14.66'	9.33'	90°00'00"	N44°24'17"W	13.19'	L145	54.44'
C129	14.16'	9.33'	86°55'57"	N45°56'19"W	12.84'	L147	3.00'
C130	0.50'	9.33'	3°04'03"	N00°56'19"W	0.50'	L148	3.00'
C131	3.60'	9.33'	22°05'33"	S79°32'56"W	3.58'	L149	3.00'
C132	11.06'	9.33'	67°54'27"	S34°32'56"W	10.42'	L150	3.00'

LINE TABLE		
LINE	LENGTH	BEARING
L82	59.70'	N52°15'06"W
L83	36.94'	S5°42'31"W

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5956, PAGE 1272. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

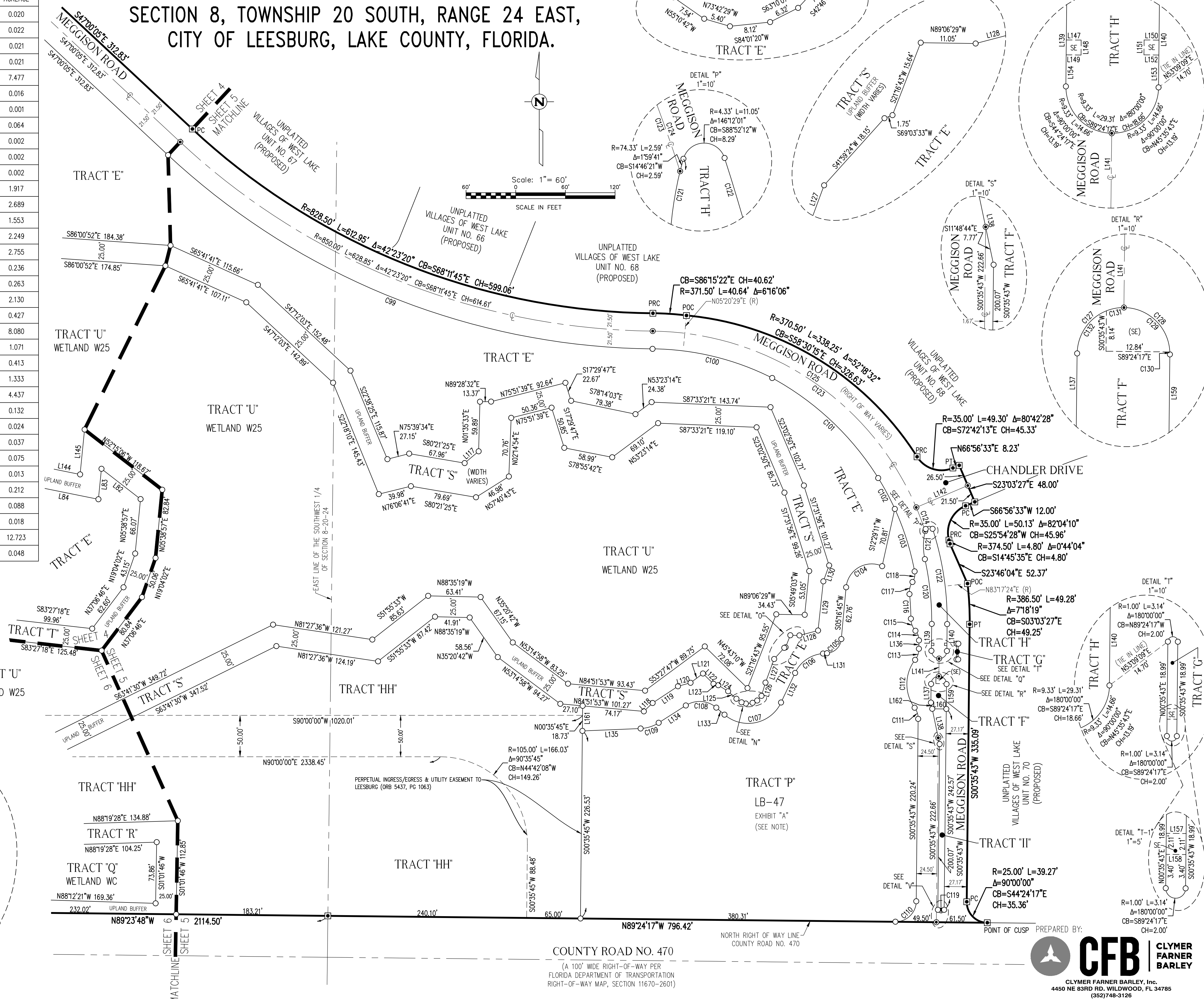
LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
 - INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709) INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
 - INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(9) FLORIDA STATUTES. (SEE NOTE #5).
 - INDICATES CURVE NUMBER IN CURVE TABLE
 - INDICATES LINE NUMBER IN LINE TABLE
 - INDICATES CENTERLINE
 - INDICATES DELTA (CENTRAL ANGLE OF CURVE)
 - INDICATES CHORD BEARING
 - INDICATES CHORD DISTANCE
 - INDICATES ARC LENGTH
 - INDICATES LICENSED BUSINESS
 - INDICATES NUMBER
 - INDICATES OFFICIAL RECORDS BOOK
 - INDICATES POINT OF CURVATURE
 - INDICATES POINT ON CURVE
 - INDICATES POINT OF COMPOUND CURVATURE
 - INDICATES POINT OF REVERSE CURVATURE
 - INDICATES POINT OF TANGENCY
 - INDICATES RADIUS LENGTH
 - INDICATES RADIAL LINE
 - INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
 - INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
 - INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- PB INDICATES PLAT BOOK
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

TRACT TABLE		
TRACT	SQ. FT	ACREAGE
A	871	0.020
B	942	0.022
C	894	0.021
D	930	0.021
E	325,698	7.477
F	690	0.016
G	41	0.001
H	2,801	0.064
I	70	0.002
J	70	0.002
K	70	0.002
L	83,507	1.917
M	117,122	2.689
N	67,631	1.553
O	97,952	2.249
P	120,007	2.755
Q	10,298	0.236
R	11,438	0.263
S	92,782	2.130
T	18,602	0.427
U	351,945	8.080
V	46,644	1.071
W	17,987	0.413
X	58,082	1.333
Y	193,258	4.437
Z	5,746	0.132
AA	1,024	0.024
BB	1,593	0.037
CC	3,246	0.075
DD	566	0.013
EE	9,236	0.212
FF	3,837	0.088
GG	785	0.018
HH	554,209	12.723
II	2,080	0.048

VILLAGES OF WEST LAKE UNIT NO. 64

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.



COUNTY ROAD NO. 470

(A 100' WIDE RIGHT-OF-WAY PER
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP, SECTION 11670-2601)

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
SHEET 6 OF 7

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C8	53.01'	517.50'	5°52'07"	S81°46'54"W	52.98'
C9	35.80'	25.00'	82°03'13"	N43°41'21"E	32.82'
C15	35.80'	25.00'	82°03'13"	S38°21'51"E	32.82'
C16	5.63'	517.50'	0°37'23"	N79°04'46"W	5.63'
C17	57.65'	242.50'	1°33'18"	N71°57'25"W	57.52'
C18	66.89'	242.50'	1°54'18"	N57°14'41"W	66.67'
C19	66.89'	242.50'	1°54'18"	N41°28'27"W	66.68'
C20	66.68'	242.50'	1°54'14"	N25°39'42"W	66.47'
C21	66.89'	242.50'	1°54'18"	N09°52'58"W	66.67'
C22	8.39'	242.50'	1°58'53"	N05°59'27"W	8.39'
C23	23.56'	15.00'	90°00'00"	S45°00'00"E	21.21'
C24	23.56'	15.00'	90°00'00"	S45°00'00"W	21.21'
C42	28.68'	482.50'	3°24'20"	N01°42'10"W	28.68'
C43	41.08'	25.00'	94°08'45"	N50°28'43"W	36.61'
C44	65.89'	482.50'	7°49'29"	S78°32'10"W	65.84'
C45	65.28'	482.50'	7°45'08"	N83°00'45"W	65.23'
C46	42.11'	25.00'	96°31'01"	S44°51'10"W	37.31'
C47	30.76'	517.50'	3°24'20"	N01°42'10"W	30.76'
C48	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C49	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C50	29.79'	701.50'	2°25'59"	N01°52'59"W	29.79'
C51	11.91'	701.50'	0°58'21"	N02°55'10"W	11.91'
C52	22.98'	117.50'	1°12'16"	S02°21'48"W	22.94'
C53	37.77'	25.00'	86°34'00"	N35°29'04"W	34.28'
C54	3.10'	482.50'	0°22'07"	N78°57'08"W	3.10'
C55	119.35'	207.50'	32°57'23"	N62°17'23"W	117.71'
C56	42.99'	25.00'	98°32'06"	S51°57'53"W	37.89'
C57	8.79'	82.50'	6°06'10"	S00°21'15"E	8.78'
C58	33.57'	736.50'	2°36'43"	N02°05'59"W	33.55'
C59	10.20'	736.50'	0°47'37"	N00°23'49"W	10.20'
C60	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'
C61	39.27'	25.00'	90°00'00"	N45°00'00"E	35.36'
C62	9.73'	207.50'	2°41'10"	N01°20'35"W	9.73'
C63	113.07'	207.50'	3°13'18"	N18°17'49"W	111.68'
C64	43.11'	207.50'	1°15°41'3"	N39°51'35"W	43.03'
C70	192.25'	500.00'	2°20'49"	S81°38'19"W	191.07'
C71	74.78'	500.00'	8°34'11"	N83°03'10"W	74.71'
C72	148.72'	500.00'	17°02'32"	S79°09'12"W	148.17'
C73	118.31'	500.00'	13°33'28"	N85°32'48"W	118.04'
C74	309.32'	225.00'	78°46'04"	N39°23'02"W	285.53'
C75	42.74'	719.00'	3°24'20"	N01°42'10"W	42.73'
C76	25.55'	100.00'	1°43°16"	S03°54'48"W	25.48'
C77	29.72'	500.00'	3°24'20"	N01°42'10"W	29.72'

LEGEND

■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.	
▣	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709)	
⊙	INDICATES P.N. RAIL AND GROUND PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.	
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(1) FLORIDA STATUTES. (SEE NOTE #5.)	
C9	INDICATES CURVE NUMBER IN CURVE TABLE	
L	INDICATES LINE NUMBER IN LINE TABLE	
Δ	INDICATES CENTERLINE	
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)	
CB	INDICATES CHORD BEARING	
CH	INDICATES CHORD DISTANCE	
L	INDICATES ARC LENGTH	
LB	PG	INDICATES PLAT BOOK
NOB	PG	INDICATES PAGE
OR	PG	INDICATES PAGES
NRB	SQ FT	INDICATES SQUARE FEET
POC	R/W	INDICATES RIGHT-OF-WAY
PCC	INDICATES POINT OF CURVATURE	
PCC	INDICATES POINT OF COMPOUND CURVATURE	
PCC	INDICATES POINT OF REVERSE CURVATURE	
PT	INDICATES POINT OF TANGENCY	
R	INDICATES RADIUS LENGTH	
(R)	INDICATES RADIAL LINE	
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYING/PAIPES	
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)	
SE	INDICATES SETBACK EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTemplates PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS USING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.	

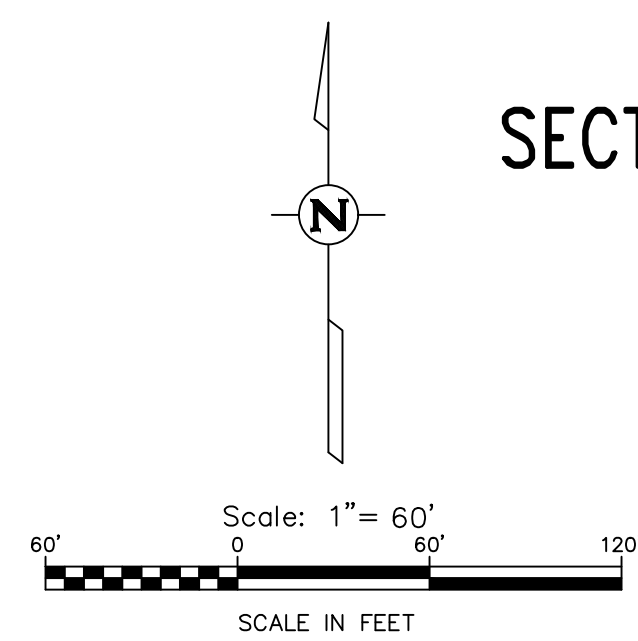
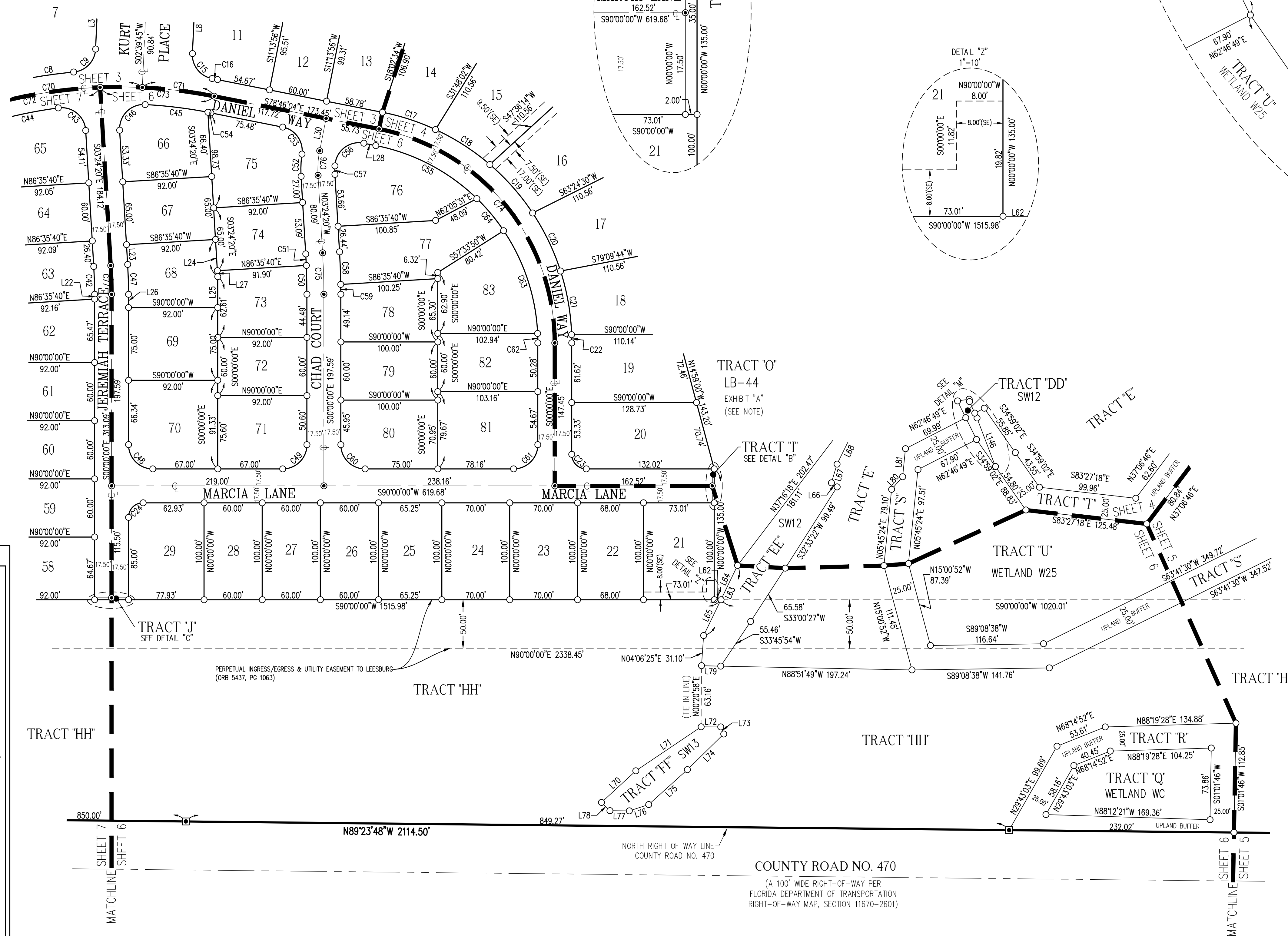


EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5956, PAGE 1272. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	871	0.020
B	942	0.022
C	894	0.021
D	930	0.021
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F	690	0.016
G	41	0.001
H	2,801	0.064
I	70	0.002
J	70	0.002
K	70	0.002
L	83,507	1.917
M	117,122	2.689
N	67,631	1.553
O	97,952	2.249
P	120,007	2.755
Q	10,298	0.236
R	11,438	0.263
S	92,782	2.130
T	18,602	0.427
U	351,945	8.080
V	46,644	1.071
W	17,987	0.413
X	58,082	1.333
Y	193,258	4.437
Z	5,746	0.132
AA	1,024	0.024
BB	1,593	0.037
CC	3,246	0.075
DD	566	0.013
EE	9,236	0.212
FF	3,837	0.088
GG	785	0.018
HH	554,209	12.723
II	2,080	0.048

LINE TABLE		
LINE	LENGTH	BEARING
L3	53.55'	S2°39'45"W
L8	53.55'	S2°39'45"W
L22	4.95'	S0°00'00"E
L23	20.42'	N3°24'20"W
L24	38.54'	S3°24'20"E
L25	31.88'	S0°00'00"E
L26	13.76'	S0°00'00"E
L27	6.21'	N3°24'20"W
L28	12.59'	S78°46'04"E
L30	33.97'	N11°13'56"E
L62	7.00'	N90°00'00"E
L63	80.37'	N25°50'52"E
L64	39.30'	S25°50'52"W
L65	41.07'	S25°50'52"W
L66	7.20'	S54°56'22"E
L67	20.16'	S16°37'43"W
L68	35.66'	S26°12'19"W
L70	48.11'	N47°18'15"E
L71	81.26'	N56°02'08"E
L72	20.16'	S89°50'55"E
L73	7.97'	S23°33'39"E
L74	52.61'	S45°33'31"W
L75	53.67'	S47°57'17"W
L76	21.09'	S71°52'42"W
L77	20.00'	N89°19'26"W
L78	12.08'	N45°36'38"W
L79	19.87'	N88°20'11"W
L80	17.23'	N41°14'23"E
L81	29.03'	N45°54'24"E
L146	53.50'	S20°50'25"E

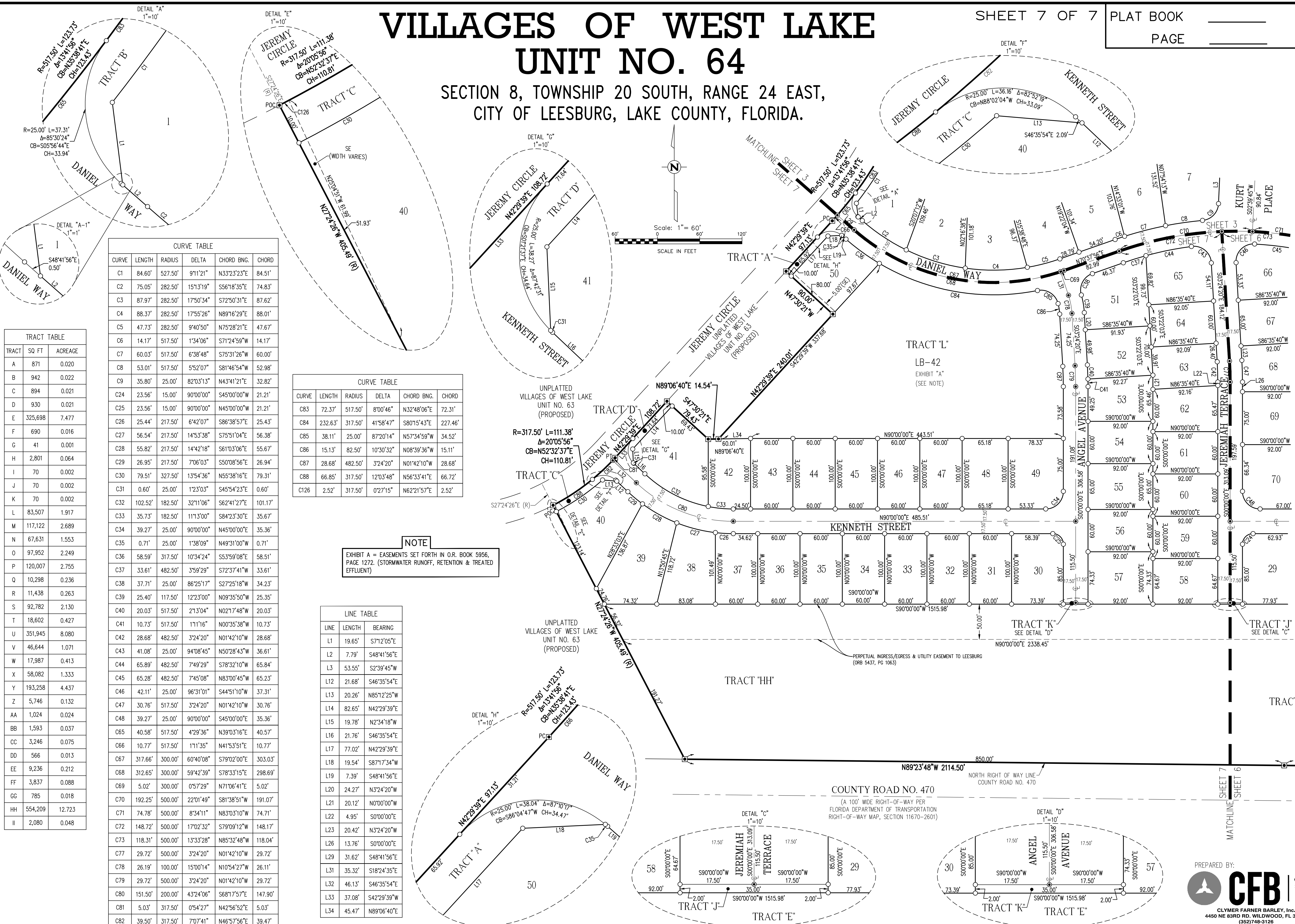
VILLAGES OF WEST LAKE UNIT NO. 64

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 7 OF 7

PLAT BOOK

PAGE



TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	871	0.020
B	942	0.022
C	894	0.021
D	930	0.021
E	325,698	7.477
F	690	0.016
G	41	0.001
H	2,801	0.064
I	70	0.002
J	70	0.002
K	70	0.002
L	83,507	1.917
M	117,122	2.689
N	67,631	1.553
O	97,952	2.249
P	120,007	2.755
Q	10,298	0.236
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U	351,945	8.080
V	46,644	1.071
W	17,987	0.413
X	58,082	1.333
Y	193,258	4.437
Z	5,746	0.132
AA	1,024	0.024
BB	1,593	0.037
CC	3,246	0.075
DD	566	0.013
EE	9,236	0.212
FF	3,837	0.088
GG	785	0.018
HH	554,209	12.723
II	2,080	0.048

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
C1	84.60'	527.50'	9°11'21"	N33°23'23"E 84.51'
C2	75.05'	282.50'	15°13'19"	S56°18'35"E 74.83'
C3	87.97'	282.50'	17°50'34"	S72°50'31"E 87.62'
C4	88.37'	282.50'	17°55'26"	N89°16'29"E 88.01'
C5	47.73'	282.50'	9°40'50"	N75°28'21"E 47.67'
C6	14.17'	517.50'	1°34'06"	S71°24'59"W 14.17'
C7	60.03'	517.50'	6°38'48"	S75°31'26"W 60.00'
C8	53.01'	517.50'	5°52'07"	S81°46'54"W 52.98'
C9	35.80'	25.00'	82°03'13"	N43°41'21"E 32.82'
C24	23.56'	15.00'	90°00'00"	S45°00'00"W 21.21'
C25	23.56'	15.00'	90°00'00"	N45°00'00"W 21.21'
C26	25.44'	217.50'	6°42'07"	S86°38'57"E 25.43'
C27	56.54'	217.50'	14°53'38"	S75°51'04"E 56.38'
C28	55.82'	217.50'	14°42'18"	S61°03'06"E 55.67'
C29	26.95'	217.50'	7°06'03"	S50°08'56"E 26.94'
C30	79.51'	327.50'	13°54'36"	N55°38'16"E 79.31'
C31	0.60'	25.00'	1°23'03"	S45°54'23"E 0.60'
C32	102.52'	182.50'	32°11'06"	S62°41'27"E 101.17'
C33	35.73'	182.50'	11°13'00"	S84°23'30"E 35.67'
C34	39.27'	25.00'	90°00'00"	N45°00'00"E 35.36'
C35	0.71'	25.00'	1°38'09"	N49°31'00"W 0.71'
C36	58.59'	317.50'	10°34'24"	S53°59'08"E 58.51'
C37	33.61'	482.50'	3°59'29"	S72°37'41"W 33.61'
C38	37.71'	25.00'	86°25'17"	S27°25'18"W 34.23'
C39	25.40'	117.50'	12°23'00"	N09°35'50"W 25.35'
C40	20.03'	517.50'	2°13'04"	N02°17'48"W 20.03'
C41	10.73'	517.50'	1°11'16"	N00°35'38"W 10.73'
C42	28.68'	482.50'	3°24'20"	N01°42'10"W 28.68'
C43	41.08'	25.00'	94°08'45"	N50°28'43"W 36.61'
C44	65.89'	482.50'	7°49'29"	S78°32'10"W 65.84'
C45	65.28'	482.50'	7°45'08"	N83°00'45"W 65.23'
C46	42.11'	25.00'	96°31'01"	S44°51'10"W 37.31'
C47	30.76'	517.50'	3°24'20"	N01°42'10"W 30.76'
C48	39.27'	25.00'	90°00'00"	S45°00'00"E 35.36'
C65	40.58'	517.50'	4°29'36"	N39°03'16"E 40.57'
C66	10.77'	517.50'	1°11'35"	N41°53'51"E 10.77'
C67	317.66'	300.00'	60°40'08"	S79°02'00"E 303.03'
C68	312.65'	300.00'	59°42'39"	S78°33'15"E 298.69'
C69	5.02'	300.00'	0°57'29"	N71°06'41"E 5.02'
C70	192.25'	500.00'	22°01'49"	S81°38'51"W 191.07'
C71	74.78'	500.00'	8°34'11"	N83°03'10"W 74.71'
C72	148.72'	500.00'	17°02'32"	S79°09'12"W 148.17'
C73	118.31'	500.00'	13°33'28"	N85°32'48"W 118.04'
C77	29.72'	500.00'	3°24'20"	N01°42'10"W 29.72'
C78	26.19'	100.00'	15°00'14"	N10°54'27"W 26.11'
C79	29.72'	500.00'	3°24'20"	N01°42'10"W 29.72'
C80	151.50'	200.00'	43°24'06"	S68°17'57"E 147.90'
C81	5.03'	317.50'	0°54'27"	N42°56'52"E 5.03'
C82	39.50'	317.50'	7°07'41"	N46°57'56"E 39.47'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
C83	72.37'	517.50'	8°00'46"	N32°48'06"E 72.31'
C84	232.63'	317.50'	41°58'47"	S80°15'43"E 227.46'
C85	38.11'	25.00'	87°20'14"	N57°34'59"W 34.52'
C86	15.13'	82.50'	10°30'32"	N08°39'36"W 15.11'
C87	28.68'	482.50'	3°24'20"	N01°42'10"W 28.68'
C88	66.85'	317.50'	12°03'48"	N56°33'41"E 66.72'
C126	2.52'	317.50'	0°27'15"	N62°21'57"E 2.52'

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.65'	S71°2'05"E
L2	7.79'	S48°41'56"E
L3	53.55'	S2°39'45"W
L12	21.68'	S46°35'54"E
L13	20.26'	N85°12'25"W
L14	82.65'	N42°29'39"E
L15	19.78'	N2°34'18"W
L16	21.76'	S46°35'54"E
L17	77.02'	N42°29'39"E
L18	19.54'	S87°17'34"W
L19	7.39'	S48°41'56"E
L20	24.27'	N3°24'20"W
L21	20.12'	N0°00'00"W
L22	4.95'	S0°00'00"E
L23	20.42'	N3°24'20"W
L26	13.76'	S0°00'00"E
L29	31.62'	S48°41'56"E
L31	35.32'	S18°24'35"E
L32	46.13'	S46°35'54"E
L33	37.08'	S42°29'39"E
L34	45.47'	N89°06'40"E

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5956, PAGE 1272. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.5.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Christine Rock, (Senior Planner)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 68, a subdivision of the City of Leesburg, Florida, being a portion of Section 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 68)

Staff Recommendation:

Staff recommends approval of the plat for Villages of West Lake Unit No. 68 Subdivision.

Analysis:

The property is generally located east of the Florida Turnpike and north of County Road 470. The proposal is for approval of a plat consisting of 36 single-family residential lots. The review process for zoning, site plan and construction plans has been completed. Approval of this plat will complete the project review process and allow for the applicant(s) to apply for building permits, construct, and sell homes within this new subdivision.

Procurement Analysis:

N/A

Options:

1. Approve the request for a plat of the new Villages of West Lake Unit No. 68 subdivision; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

No direct fiscal impact will result from this action. However, a future positive fiscal impact will result from the completion of the homes to be constructed in this project, in the form of ad valorem taxes, impact fees and utility fees.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A PLAT FOR VILLAGES OF WEST LAKE UNIT NO. 68, A SUBDIVISION OF THE CITY OF LEESBURG, FLORIDA, BEING A PORTION OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND ACCEPTING AND DEDICATING TO THE USE OF THE PUBLIC ANY EASEMENTS OR PUBLIC PLACES SHOWN THEREON AS BEING DEDICATED TO THE PUBLIC; AND PROVIDING AN EFFECTIVE DATE. (VILLAGES OF WEST LAKE UNIT NO. 68)

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

THAT the plat of the following described lands, which is named Villages of West Lake Unit No. 68 is hereby approved and accepted by the City of Leesburg, Florida; being

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°24'17"W, 1469.12 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°35'43"E, 616.94 FEET TO THE POINT OF BEGINNING; THENCE N77°44'46"W, 50.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 428.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°18'41", AN ARC DISTANCE OF 264.08 FEET TO THE POINT OF TANGENCY; THENCE S66°56'33"W, 105.04 FEET; THENCE N23°03'27"W, 48.00 FEET; THENCE S66°56'33"W, 8.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°42'28", AN ARC DISTANCE OF 49.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 370.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°18'32", AN ARC DISTANCE OF 338.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 371.50 FEET AND A CHORD BEARING AND DISTANCE OF N86°15'22"W, 40.62 FEET TO WHICH A RADIAL LINE BEARS N06°52'41"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°16'06", AN ARC DISTANCE OF 40.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 828.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'02", AN ARC DISTANCE OF 179.31 FEET; THENCE ALONG A NON-TANGENT LINE RUN N21°51'46"E, 106.76 FEET; THENCE N31°03'02"E, 64.06 FEET; THENCE N34°06'48"E, 390.81 FEET; THENCE N21°50'56"E, 89.38 FEET; THENCE N14°11'25"E, 162.08 FEET; THENCE N82°47'54"E, 25.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5199, PAGE 258, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY WITH THE

FOLLOWING COURSES: RUN S22°50'36"E, 95.16 FEET; THENCE S68°08'39"E, 101.39 FEET; THENCE S84°06'33"E, 143.78 FEET; THENCE S53°36'32"E, 79.23 FEET; THENCE S62°30'27"E, 79.89 FEET; THENCE S80°26'17"E, 103.16 FEET; THENCE S50°11'10"E, 58.15 FEET; THENCE S66°52'59"E, 72.77 FEET; THENCE S63°53'24"E, 143.33 FEET; THENCE S83°14'16"E, 82.39 FEET; THENCE S46°01'21"E, 132.57 FEET; THENCE S30°59'41"E, 81.79 FEET; THENCE N86°11'27"E, 73.17 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY RUN S42°05'15"W, 35.92 FEET; THENCE S69°14'54"W, 69.80 FEET; THENCE S35°09'44"W, 60.00 FEET; THENCE S10°10'14"W, 28.84 FEET; THENCE S09°01'26"E, 251.93 FEET; THENCE S79°14'13"W, 25.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°01'00", AN ARC DISTANCE OF 350.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.86 ACRES, MORE OR LESS.

(See Exhibit A, Villages of West Lake Unit No. 68 Plat attached)

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

Mayor

ATTEST:

City Clerk

VILLAGES OF WEST LAKE UNIT NO. 68

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 1 OF 4

PLAT BOOK _____

PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES LAND COMPANY, LLC (THE DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT, VILLAGES OF WEST LAKE UNIT NO. 68, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14 (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS SHOWN HEREON TO THE CITY OF LEESBURG AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D" AND "E" TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14.

WITNESSES: THE VILLAGES LAND COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: TVL COMPANY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

(1) SIGNATURE _____
PRINT NAME _____
(2) SIGNATURE _____ BY: MARTIN L. DZURO,
PRINT NAME _____ MANAGER

WITNESSES: VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 14

(1) SIGNATURE _____ BY: C. DALE BORROWMAN,
PRINT NAME _____ CHAIR

(2) SIGNATURE _____
PRINT NAME _____

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF TVL COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES LAND COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY C. DALE BORROWMAN, THE CHAIR OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 14, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC – STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____
SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HER SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

_____, DATE: _____
KAYE M. JAMESON, P.S.M. – REGISTRATION NUMBER 5912
CLYMER FARNER BARLEY, INC. – REGISTRATION NUMBER LB 4709
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785

SEAL

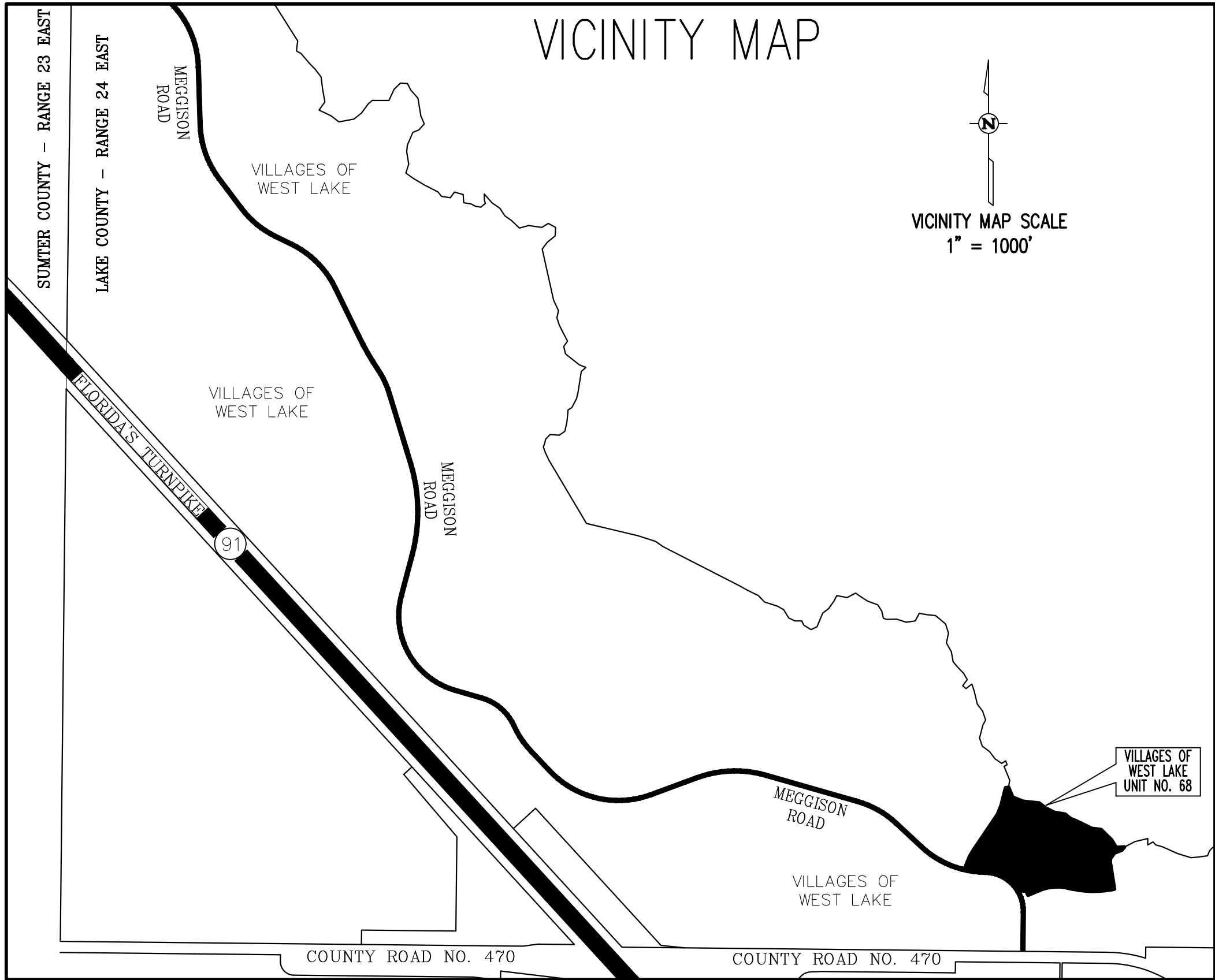
STATEMENT OF REVIEWER

"PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT."

_____, DATE: _____
SIGNATURE _____
_____, REGISTRATION NUMBER _____
PRINT NAME WADE SURVEYING, INC. FOR CITY OF LEESBURG, FLORIDA

SEAL

VICINITY MAP



36 LOTS – 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS DERIVED FROM THE L-NET NETWORK (TOPNET GNSS NETWORK). AS A REFERENCE, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, HAS A BEARING OF NORTH 89°24'17" WEST.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A" AND "B" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACTS "C", "D" AND "E" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.

10.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (B) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY WILDWOOD UTILITY DEPENDENT DISTRICT, OR ITS ASSIGNS, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY SOUTHEAST WILDWOOD WATER CONSERVATION AUTHORITY, LLC, OR ITS ASSIGNS, OR THE CITY OF LEESBURG; AND (D) MAINTENANCE AND REPAIR OF THE LANDSCAPING AND IRRIGATION ON ISLANDS AND OUL-DE-SACS LOCATED WITHIN THE ROADWAYS, IF ANY.

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE SOUTH LINE THEREOF RUN N89°24'17"W, 1469.12 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°35'43"E, 616.94 FEET TO THE POINT OF BEGINNING; THENCE N77°44'46"W, 50.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 428.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°18'41", AN ARC DISTANCE OF 264.08 FEET TO THE POINT OF TANGENCY; THENCE S66°56'33"W, 105.04 FEET; THENCE N23°03'27"W, 48.00 FEET; THENCE S66°56'33"W, 8.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°42'28", AN ARC DISTANCE OF 49.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 370.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°18'32", AN ARC DISTANCE OF 338.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 371.50 FEET AND A CHORD BEARING AND DISTANCE OF N86°15'22"W, 40.62 FEET TO WHICH A RADIAL LINE BEARS N06°52'41"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°16'06", AN ARC DISTANCE OF 40.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 828.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'02", AN ARC DISTANCE OF 179.31 FEET; THENCE ALONG A NON-TANGENT LINE RUN N21°51'46"E, 106.76 FEET; THENCE N31°03'02"E, 64.06 FEET; THENCE N34°06'48"E, 390.81 FEET; THENCE N21°50'56"E, 89.38 FEET; THENCE N14°11'25"E, 162.08 FEET; THENCE N82°47'54"E, 25.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5199, PAGE 258, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY WITH THE FOLLOWING COURSES: RUN S22°50'36"E, 93.16 FEET; THENCE S68°08'39"E, 101.39 FEET; THENCE S84°06'33"E, 143.78 FEET; THENCE S53°36'32"E, 79.23 FEET; THENCE S62°30'27"E, 79.89 FEET; THENCE S80°26'17"E, 103.16 FEET; THENCE S50°11'10"E, 58.15 FEET; THENCE S68°52'59"E, 72.77 FEET; THENCE S63°53'24"E, 143.33 FEET; THENCE S83°14'16"E, 82.39 FEET; THENCE S46°01'21"E, 132.57 FEET; THENCE S30°59'41"E, 81.79 FEET; THENCE N86°11'27"E, 73.17 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY RUN S42°05'15"W, 35.92 FEET; THENCE S89°14'54"W, 69.80 FEET; THENCE S35°09'44"W, 60.00 FEET; THENCE S10°10'14"W, 28.84 FEET; THENCE S09°01'26"E, 251.93 FEET; THENCE S79°41'37"W, 25.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 871.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°01'00", AN ARC DISTANCE OF 350.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.86 ACRES, MORE OR LESS.

PREPARED BY:  **CFB** | **CLYMER FARNER BARLEY**
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD., WILDWOOD, FL 34785
(852) 748-3196
WWW.CFB-INC.COM CA #4709

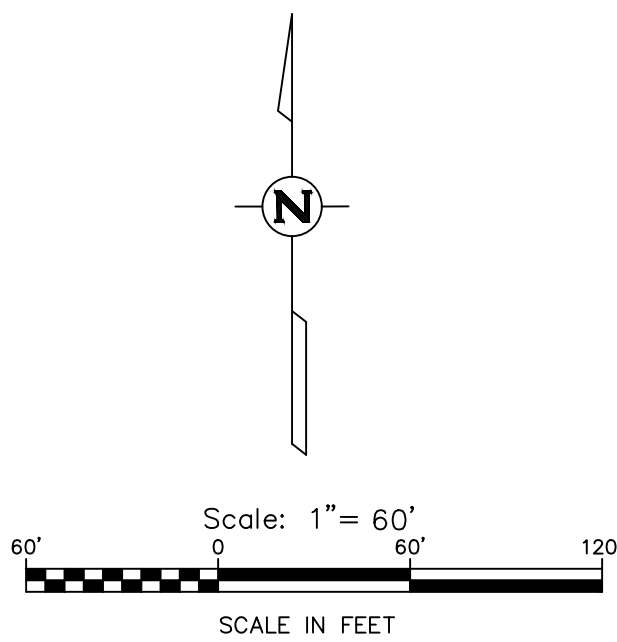
VILLAGES OF WEST LAKE
UNIT NO. 68

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

SHEET 2 OF 4

PLAT BOOK _____
PAGE _____

KEY MAP



NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 5956,
PAGE 1272. (STORMWATER RUNOFF, RETENTION & TREATED
EFFLUENT)

TRACT TABLE		
TRACT	SQ. FT.	ACREAGE
A	50,686	1.16
B	3,802	0.09
C	90,393	2.07
D	187,714	4.31
E	32,011	0.74

LEGEND

- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4709) INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
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- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- INDICATES LICENSED BUSINESS
- INDICATES NUMBER
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- INDICATES POINT OF CURVATURE
- INDICATES POINT ON CURVE
- INDICATES POINT OF COMPOUND CURVATURE
- INDICATES POINT OF REVERSE CURVATURE
- INDICATES POINT OF TANGENCY
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- INDICATES PAGE
- INDICATES PAGES
- INDICATES SQUARE FEET
- INDICATES RIGHT-OF-WAY

PREPARED BY:



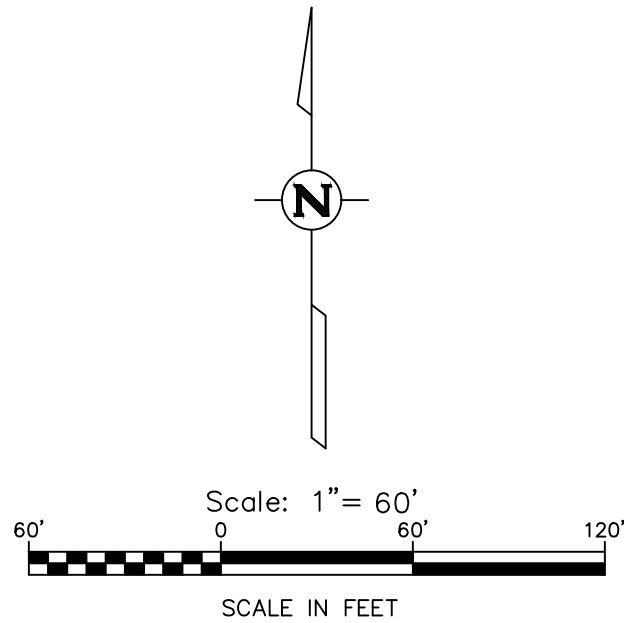
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FARNER
BARLEY**

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352) 748-3126
WWW.CFB-INC.COM CA #4709

VILLAGES OF WEST LAKE
UNIT NO. 68

SECTION 8, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.



LINE TABLE		
LINE	LENGTH	BEARING
L2	35.85'	N13°00'22"E
L3	12.16'	S61°57'31"W
L4	31.97'	S44°23'42"W
L5	59.42'	N44°23'42"E
L26	55.06'	S50°11'10"E

TRACT TABLE		
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- PG INDICATES PAGE
- POS INDICATES PAGES
- SQ. FT. INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

PREPARED BY:



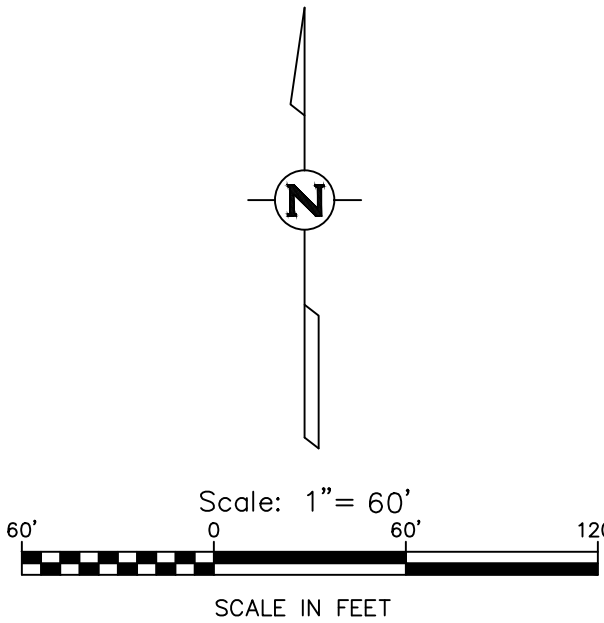
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VILLAGES OF WEST LAKE
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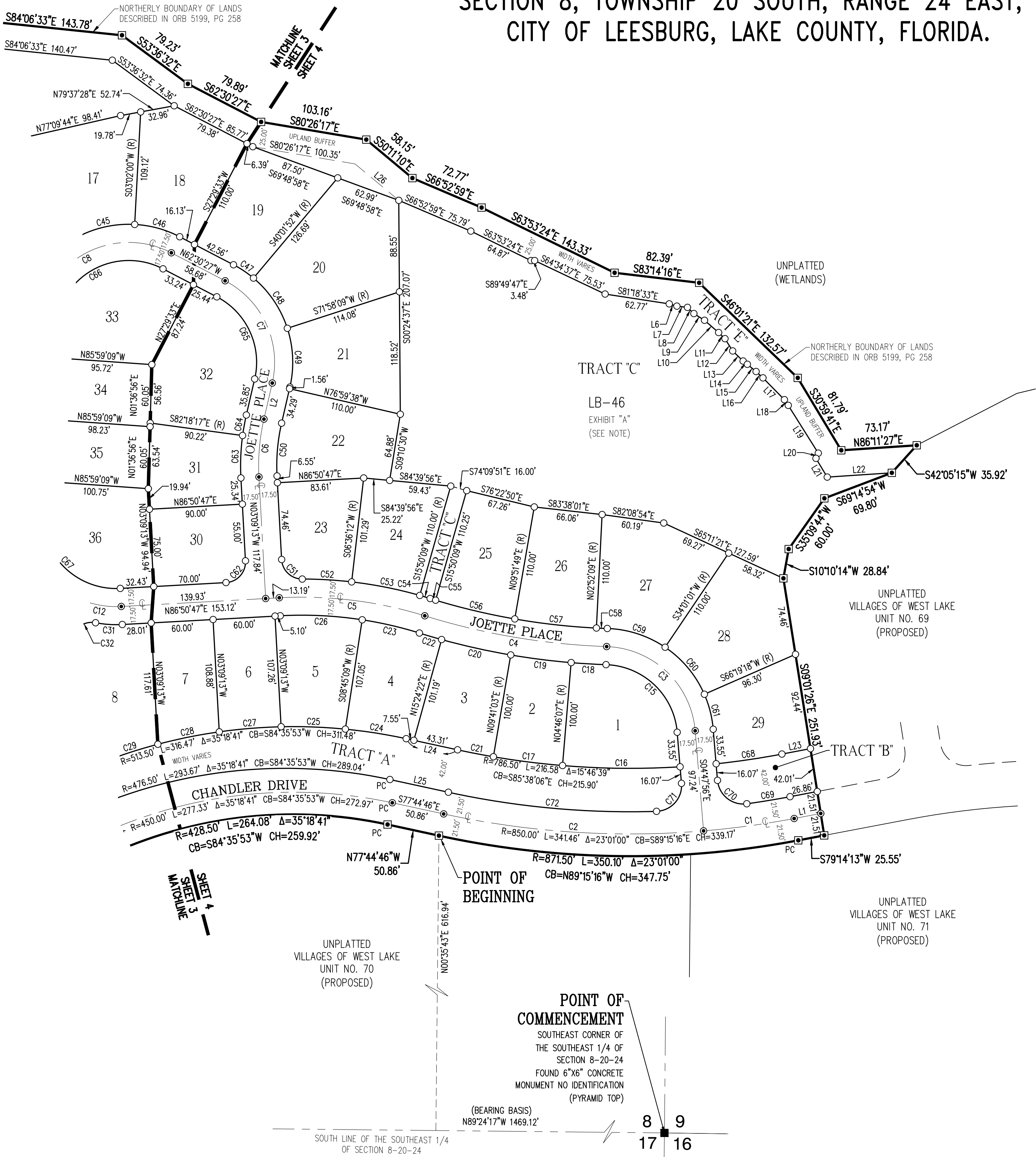


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C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
Δ	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CH	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
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PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PCS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

UNPLATTED
(WETLANDS)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	88.48'	850.00'	5°57'51"	N82°13'09"E	88.44'
C2	252.98'	850.00'	17°03'09"	S86°16'21"E	252.05'
C3	129.33'	89.00'	83°15'26"	N46°25'38"W	118.25'
C4	179.02'	669.00'	15°19'55"	S80°23'24"E	178.49'
C5	142.63'	400.00'	20°25'47"	N82°56'20"W	141.87'
C6	56.41'	200.00'	16°09'35"	S04°55'35"W	56.22'
C7	117.30'	89.00'	75°30'49"	N24°45'03"W	108.99'
C8	176.27'	89.00'	113°28'41"	S60°45'12"W	148.84'
C12	40.59'	89.00'	26°07'50"	S80°05'18"E	40.24'
C15	103.90'	71.50'	83°15'26"	N46°25'38"W	94.99'
C16	113.83'	786.50'	8°17'32"	S89°22'39"E	113.73'
C17	67.48'	786.50'	4°54'56"	S82°46'25"E	67.46'
C18	33.84'	686.50'	2°49'28"	S86°38'37"E	33.84'
C19	58.90'	686.50'	4°54'56"	S82°46'25"E	58.88'
C20	68.56'	686.50'	5°43'19"	S77°27'18"E	68.53'
C21	35.27'	786.50'	2°34'11"	S79°01'52"E	35.27'
C22	22.41'	686.50'	1°52'12"	S73°39'32"E	22.40'
C23	56.90'	382.50'	8°31'25"	N76°59'08"W	56.85'
C24	59.68'	513.50'	6°39'31"	N81°04'32"W	59.64'
C25	62.23'	513.50'	6°56'37"	N87°52'36"W	62.19'
C26	79.48'	382.50'	11°54'22"	N87°12'02"W	79.34'
C27	60.06'	513.50'	6°42'04"	S85°18'03"W	60.02'
C28	60.67'	513.50'	6°46'09"	S78°33'57"W	60.63'
C29	53.15'	513.50'	5°55'51"	S72°12'56"W	53.13'
C31	25.93'	106.50'	13°57'03"	S86°10'42"E	25.87'
C32	19.69'	20.00'	56°24'08"	S72°35'46"W	18.90'
C45	59.00'	106.50'	31°44'30"	S77°09'44"W	58.25'
C46	45.46'	106.50'	24°27'33"	N74°44'14"W	45.12'
C47	23.31'	106.50'	12°32'19"	N56°14'18"W	23.26'
C48	59.37'	106.50'	31°56'17"	N34°00'00"W	58.60'
C49	57.69'	106.50'	31°02'13"	N02°30'45"W	56.99'
C50	51.47'	182.50'	16°09'35"	S04°55'35"W	51.30'
C51	30.30'	20.00'	86°48'53"	S46°33'39"E	27.49'
C52	47.89'	417.50'	6°34'18"	N86°40'57"W	47.86'
C53	67.28'	417.50'	9°13'57"	N78°46'49"W	67.20'
C54	10.49'	417.50'	1°26'25"	N73°26'38"W	10.49'
C55	5.51'	651.50'	0°29'04"	S72°57'58"E	5.51'
C56	78.78'	651.50'	6°55'41"	S76°40'21"E	78.73'
C57	79.53'	651.50'	6°59'40"	S83°38'01"E	79.48'
C58	10.52'	651.50'	0°55'30"	S87°35'36"E	10.52'
C59	59.62'	106.50'	32°04'22"	N72°01'10"W	58.84'
C60	60.05'	106.50'	32°18'17"	N39°49'51"W	59.25'
C61	35.09'	106.50'	18°52'47"	N14°14'19"W	34.93'
C62	31.42'	20.00'	90°00'00"	N41°50'47"E	28.28'
C63	41.18'	217.50'	10°50'56"	S02°16'15"W	41.12'
C64	20.16'	217.50'	5°18'39"	S10°21'03"W	20.15'
C65	94.23'	71.50'	75°30'49"	N24°45'03"W	87.56'
C66	141.61'	71.50'	113°28'41"	S60°45'12"W	119.57'
C67	121.26'	71.50'	97°10'04"	S44°34'11"E	107.24'
C68	64.37'	786.50'	4°41'21"	N81°34'54"E	64.35'
C69	42.40'	828.50'	2°55'56"	N80°42'11"E	42.39'
C70	40.59'	25.00'	93°01'55"	S51°18'53"E	36.28'
C71	40.59'	25.00'	93°01'55"	N41°43'02"E	36.28'
C72	202.74'	828.50'	14°01'14"	S84°45'23"E	202.23'

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.6.

Meeting Date: September 26, 2022

From: Tracey Dean, (Airport Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Renewal Agreement, between the City of Leesburg and Michael R. Dominick, Personal Representative of the Estate of Raymond D. Dominick, M.D.; and providing an effective date.

Staff Recommendation:

Staff recommends approval of the Lease Renewal.

Analysis:

By Resolution 10,025, dated July 10, 2017, the City executed a lease agreement with Raymond D. Dominick, M.D., for property located at 8404 S Highway 441. The initial term of five (5) years expired on July 31, 2022. The lease allowed for one (1) 5-year renewal. Dr. Dominick passed away on August 20, 2021 and Michael R. Dominick was named Personal Representative of his Estate.

Michael R. Dominick has requested to renew the lease for the allowable five (5) years, extending the term to August 31, 2027. The lapse between expiration of the 2017 lease and presentation of the renewal is due to the Estate settlement review process.

The Airport Advisory Board reviewed the lease renewal at the September 8, 2022 meeting and unanimously recommended approval. The board had one comment; that the City should not be responsible for grounds/landscape maintenance. The airport manager made this known to Mr. Dominick, and he offered to handle the ground maintenance should the renewal be approved. Item 3.(b) on the renewal document shows the amended first sentence of the lease maintenance section, striking the mention of grounds maintenance as Lessor's responsibility.

Procurement Analysis:

Options:

1. Approve the Lease Renewal Agreement; or,
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

No new revenue is generated by the renewal, aside from annual CPI increases.

Account No. 048-0000-362-0110

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A LEASE RENEWAL AGREEMENT, BETWEEN THE CITY OF LEESBURG AND MICHAEL R. DOMINICK, PERSONAL REPRESENTATIVE OF THE ESTATE OF RAYMOND D. DOMINICK, M.D.; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized to execute an agreement with Michael R. Dominick, Personal Representative of the Estate of Raymond D. Dominick.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

LEASE RENEWAL AGREEMENT

THIS LEASE RENEWAL AGREEMENT ("Renewal"), is hereby entered into on the _____ day of _____, 2022, by and between the **CITY OF LEESBURG**, a Florida Municipal corporation ("Landlord"), and **MICHAEL R. DOMINICK, Personal Representative of the Estate of Raymond D. Dominick, M.D.** ("Tenant"), whose address is 2121 Nicolle Way, Leesburg, Florida 34748.

RECITALS:

WHEREAS, Landlord and Raymond D. Dominick, M.D. ("Dr. Dominick") entered into a lease agreement dated July 16, 2017 (the "Lease") involving property located at 8404 South Highway 441, Leesburg, Florida (the "Premises");

WHEREAS, Dr. Dominick passed away on August 20, 2021 and Tenant was named Personal Representative of his Estate;

WHEREAS, pursuant to paragraph 1 of the Lease allows for renewal of the Lease for an additional term of 60 months; and

WHEREAS, the Landlord and Tenant desire to renew the Lease under the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are expressly incorporated herein by this reference.

2. **Renewal.** Execution of this Lease Renewal Agreement constitutes a renewal of the Lease and extends the term of the Lease to August 31, 2027.

3. **Terms of Renewal.** All provisions of the Lease unaffected by this Renewal shall remain in full force and effect, except the following which shall be modified or amended as follows:

(a) Paragraph 2. RENT. shall be amended as follows:

Rent shall be paid monthly in the amount of \$4,460.50 per month, *plus* applicable sales tax.

(b) Paragraph 8. MAINTENANCE. First sentence shall be amended as follows:

Lessor shall maintain the roof, the exterior of the building structure, the electrical system, and the driveways and parking lot.

(c) Paragraph 29, Section B. shall be amended as follows:

To Lessee by mailing or delivery to Lessee at the leased premises or by posting at the leased premises in the absence of the Lessee.”

4. **Incorporation of Renewal.** This Lease Renewal Agreement shall be attached to, and deemed incorporated into, the Lease as if fully set forth, and as if an original part. Except as expressly amended hereby, all terms, conditions, and provisions of the Lease remain in full force and effect.

5. **Effective Date.** The effective date of this Lease Renewal Agreement, including all the provisions which are renewed and amended, is August 1, 2022.

6. **Counterparts.** To facilitate execution, this Addendum may be executed in any number of counterparts as may be convenient or necessary, and it shall not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this Addendum: (i) the signature pages taken from separate individually executed counterparts of this Addendum may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature shall be deemed to be an original signature for all purposes. All executed counterparts of this Addendum shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Renewal Agreement as of the date first written above.

LANDLORD:

CITY OF LEESBURG, a Florida Municipal corporation

By: _____

Printed Name: _____

Title: _____

TENANT:

ESTATE OF RAYMOND D. DOMINIK, M.D.

By: _____

Michael R. Dominick, Personal Representative

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.7.

Meeting Date: September 26, 2022

From: Andi Purvis, (City Clerk), Cliff Kelsey, (Public Works Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, authorizing Park Square Enterprises, LLC to include certain City Property within a Sand Skink Permit Application; authorizing the City Manager and City Clerk to execute the Owner's Authorization Form; and providing an effective date.

Staff Recommendation:

Staff recommends authorizing Park Square Enterprises, LLC to include certain City Property within a Sand Skink Permit Application and authorizing the City Manager and City Clerk to execute the Owner's Authorization Form.

Analysis:

The City owns property impacted by the Sand Skink permit process necessary for Park Square Enterprises, LLC to continue development of its property. The Owner's Authorization Form will allow Park Square Enterprises, LLC ("Developer") to include certain City-owned property ("City Parcel") within its Sand Skink Permit Application submitted to the United States Fish and Wildlife Service and to take such further action on behalf of the City as may be necessary in connection with Developer's pursuit of the Permit as it relates to the City Parcel.

Procurement Analysis:

N/A

Options:

1. Approve as presented to authorize Park Square Enterprises, LLC to include City Property within a Sand Skink Permit Application; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, AUTHORIZING PARK SQUARE ENTERPRISES, LLC TO INCLUDE CERTAIN CITY PROPERTY WITHIN A SAND SKINK PERMIT APPLICATION; AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE THE OWNER'S AUTHORIZATION FORM; AND PROVIDING AN EFFECTIVE DATE.

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

THAT Park Square Enterprises, LLC ("Developer") is hereby authorized to include certain City of Leesburg owned property, described in the Owner's Authorization Form, within a Sand Skink Permit application submitted to the United States Fish and Wildlife Service and to take such further action on behalf of the City as may be necessary in connection with Developer's pursuit of the Permit as it relates to the City Parcel.

THAT the City Manager and City Clerk are hereby authorized to execute the Owner's Authorization Form authorizing Park Square Enterprises, LLC, whose address is 5200 Vineland Road, Suite 200, Orlando, FL 32811, to include City property in its Skink Permit application.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

OWNER'S AUTHORIZATION FORM

THE CITY OF LEESBURG, a Florida municipal corporation, is the owner of certain real property located near the intersection of Dr. Martin Luther King Jr. Boulevard and Thomas Avenue in Leesburg, Lake County, Florida, which property is described more particularly in Schedule "A" attached hereto (the "City Parcel").

This Authorization Form shall confirm that Park Square Enterprises LLC, a Florida limited liability company, whose mailing address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811 ("Developer") is authorized to include the City Parcel within a Sand Skink permit application submitted to the United States Fish and Wildlife Service and to take such further action on behalf of the City as may be necessary in connection with Developer's pursuit of the Permit as it relates to the City Parcel.

Dated this _____ day of _____, 2022.

CITY OF LEESBURG, a Florida
municipal corporation,

By: _____
Al Minner, City Manager

Attest:

Andi Purvis, City Clerk

SCHEDULE "A"

94 11259

THIS INSTRUMENT PREPARED BY/RETURN TO:
Fred A. Morrison/jf
McLin, Burnsed, Morrison, Johnson
and Robuck, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

REC 17.00 RECEIVED FOR
TF 2.50 EXCISE TAXES
DOC 122.50 JAMES C. WATKINS
INT 0 CLERK LAKE CO FL
BY [Signature] D.C.

BOOK 1278 PAGE 2222

Parcel Identification Number: 1519240002-000-02000
1519240002-000-02203

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made and entered into this _____ day of January, 1994, by and between INA L. JOHNSON, as Personal Representative of the Estate of Earnest L. Johnson, Jr., Deceased, whose address is Post Office Box 0, Immokalee, Florida 33934, hereinafter called First Party, and THE CITY OF LEEsburg, FLORIDA, a Florida Municipal Corporation, whose address is Post Office Box 490630, Leesburg, Florida 34749-0630, hereinafter called Second Party.

WITNESSETH

The First Party, pursuant to the power of sale contained in the Will of the above named decedent, and in consideration of the premises and the sum of \$10.00 and other good and valuable consideration in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the Second Party, its successors and assigns forever, the real property in Lake County, Florida:

AS SET FORTH ON SCHEDULE "A" ATTACHED HERETO.

THIS PROPERTY DOES NOT CONSTITUTE EITHER THE RESIDENCE OR THE HOMESTEAD OF THE GRANTOR HEREIN, AS THE SAME IS DEFINED BY THE LAWS OR THE CONSTITUTION OF THE STATE OF FLORIDA.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to Second Party, its successors and assigns in fee simple forever.

AND First Party does covenant to and with the Second Party, its successors and assigns, that in all things preliminary to and about this conveyance, the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, First Party as Personal Representative of the Estate of Earnest L. Johnson, Deceased, has set her hand and seal the day and year first above written.

Witnesses:

Madelaine J. Gallops
Print Name: MADELINE J. GALLOPS

Lee Hansen
Print Name: LEE HANSEN

Ina L. Johnson, P.R.
Ina L. Johnson, Personal Representative of the Estate of Earnest L. Johnson, Deceased

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 14th day of JANUARY, 1994, by Ina L. Johnson, as Personal Representative of the Estate of Earnest L. Johnson, Deceased, [CHECK ONE] ✓ who is personally known to me or _____ produced _____ as identification.

JENNIFER L. LEVY
NOTARY PUBLIC - STATE OF FLORIDA
Printed Name of Notary Public

MY COMMISSION EXPIRES 12/31/94
BONDED THIRD NOTARY PUBLIC ONLY (FIDELITY)



RECORDED
FEB 25 1 36 PM '94
LAKE COUNTY, FL

SCHEDULE A

BOOK 1278 PAGE 2223

PARCEL NO. 1:

That part of the North Half of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida lying Southwesterly of the ACL Railroad and lying within the following description:

A strip of land 100.00 feet in width lying 50.00 feet each side of the following described centerline:

From the Northwest corner of Section 15, Township 19 South, Range 24 East, Lake County, Florida, run North 89 degrees 37 minutes 48 seconds East 135.97 feet along the North Line of the Northwest Quarter of said Section 15 to a curve concave Easterly and having a radius of 4426.04 feet and to which a radial line bears South 77 degrees 16 minutes 05 seconds West; thence Southerly along said curve through a central angle of 6 degrees 43 minutes 00 seconds an arc distance of 518.36 feet to a point of reverse curve said curve having a radius of 4426.04 feet; thence Southerly along the arc of said curve through a central angle of 10 degrees 41 minutes 20 seconds an arc distance of 825.71 feet to intersect a curve concave Northwesterly and having a radius of 1727.03 feet and to which a radial line bears South 07 degrees 56 minutes 49 seconds East, said point being the POINT OF BEGINNING; from said POINT OF BEGINNING run Northeasterly along the arc of said curve through a central angle of 38 degrees 02 minutes 46 seconds an arc distance of 1146.80 feet to the point of tangency; Begin again at the POINT OF BEGINNING and run Southwesterly 228.91 feet along the arc of the aforescribed curve through a central angle of 7 degrees 35 minutes 39 seconds to a point of tangency; thence South 89 degrees 38 minutes 50 seconds West 252.47 feet to the Northwest corner of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida; thence South 89 degrees 38 minutes 50 seconds West 1315.22 feet along the North Line of the Southeast Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 24 East, Lake County, Florida, to the Northwest corner of said Southeast Quarter of the Northeast Quarter.

PARCEL NO. 2:

That part of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida, lying within the following description:

A strip of land 60 feet in width lying 30 feet each side of the following described centerline:

From the Northwest corner of Section 15, Township 19 South, Range 24 East, Lake County, Florida, run North 89 degrees 37 minutes 48 seconds East 135.97 feet along the North Line of the Northwest Quarter of said Section 15 to a point on a curve concave Easterly and having a radius of 4426.04 feet and to which point a radial line bears South 77 degrees 16 minutes 05 seconds West, said point being the POINT OF BEGINNING; thence Southerly along said curve through a central angle of 06 degrees 43 minutes 00 seconds an arc distance of 518.36 feet to a point of reverse curve, concave Westerly, said curve having

LEGAL DESCRIPTION CONTINUED

a radius of 4426.04 feet; thence Southerly along the arc of said curve through a central angle of 19 degrees 26 minutes 08 seconds an arc distance of 1501.37 feet to the South Line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida; thence South 00 degrees 00 minutes 48 seconds East 0.15 feet; LESS that part lying Southerly of the South Line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 15.

PARCEL NO. 3:

That part of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida, lying within the following description:

A strip of land 100.00 feet in width lying 50.00 feet each side of the following described centerline:

From the Northwest corner of Section 15, Township 19 South, Range 24 East, Lake County, Florida, run North 89 degrees 37 minutes 48 seconds East 135.97 feet along the North Line of the Northwest Quarter of said Section 15 to a point on a curve concave Easterly and having a radius of 4426.04 feet and to which point a radial line bears South 77 degrees 16 minutes 05 seconds West; thence Southerly along said curve through a central angle of 06 degrees 43 minutes 00 seconds an arc distance of 518.86 feet to a point of reverse curve, concave Westerly, said curve having a radius of 4426.04 feet; thence Southerly along the arc of said curve, through a central angle of 10 degrees 41 minutes 20 seconds an arc distance of 825.71 feet to a point on a curve concave Northwesterly and having a radius of 1727.03 feet and to which point a radial line bears South 07 degrees 56 minutes 49 seconds EAST, said point being the POINT OF BEGINNING; From said POINT OF BEGINNING run Northeasterly along the arc of said curve through a central angle of 38 degrees 02 minutes 46 seconds an arc distance of 1146.00 feet to a point of tangency; Begin again at the POINT OF BEGINNING and run Southwesterly 228.91 feet along the arc of the aforescribed curve through a central angle of 7 degrees 35 minutes 39 seconds to a point of tangency; thence South 89 degrees 38 minutes 50 seconds West 252.47 feet to the Northwest corner of the North Half of the Southwest Quarter of the Northwest Quarter of Section 15, Township 19 South, Range 24 East, Lake County, Florida; thence South 89 degrees 38 minutes 50 seconds West 1315.22 feet along the North Line of the Southeast Quarter of the Northeast Quarter of Section 16, Township 19 South, Range 24 East, Lake County, Florida to the Northwest corner of said Southeast

Continued

BOOK 1278 PAGE 2225

LEGAL DESCRIPTION CONTINUED

Quarter of the Northeast Quarter.

MEMO: Legibility of writing,
typing or printing unsatisfactory
in this document when microfilmed

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.8.

Meeting Date: September 26, 2022

From: Andi Purvis, (City Clerk), Cliff Kelsey, (Public Works Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving an Interlocal Agreement for the Right-of-Way Transfer from Lake County, Florida for the public right-of-way known as Blackstarr Road and more particularly described in the document; and providing an effective date.

Staff Recommendation:

Staff recommends accepting and approving the Resolution for an Interlocal Agreement for Right-of-Way Transfer from Lake County, Florida for the public right-of-way known as Blackstarr Road.

Analysis:

Lake County, Florida would like to enter into the Interlocal Agreement for Transfer of Right-of-Way known as Blackstarr Road and more particularly described in the document, to the City of Leesburg, Florida for the purpose of installing and maintaining improvements.

Procurement Analysis:

N/A

Options:

1. Adopt the Resolution accepting and approving the Interlocal Agreement for Transfer of Right-of-Way as presented; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

None

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING AN INTERLOCAL AGREEMENT FOR THE RIGHT-OF-WAY TRANSFER FROM LAKE COUNTY, FLORIDA FOR THE PUBLIC RIGHT-OF-WAY KNOWN AS BLACKSTARR ROAD AND MORE PARTICULARLY DESCRIBED IN THE DOCUMENT; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Interlocal Agreement for Right-of-Way Transfer to the City of Leesburg by Lake County, Florida, transferring a public right-of-way known as Blackstarr Road and more particularly described in the document to the City of Leesburg for purposes of installing and maintaining utility improvements, is hereby accepted.

THAT this resolution shall become effective immediately.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

Mayor

ATTEST:

City Clerk

INTERLOCAL AGREEMENT FOR RIGHT-OF-WAY TRANSFER
(Skate World Utilities)

THIS INTERLOCAL AGREEMENT (“Agreement”) is by and between Lake County, Florida, a political subdivision of the State of Florida (the “County”) and the City of Leesburg Florida, a municipal corporation organized under the laws of the State of Florida, (the “City”) to transfer jurisdiction of county-owned right-of-way; and

WHEREAS, there exists a public right-of-way, more particularly described in **Exhibit A**, previously known as Blackstarr Road, attached hereto and incorporated herein (hereinafter referred to as the “Right-of-Way”); and

WHEREAS, and the property bordering this property is within the City limits; and

WHEREAS, the City intends to own, develop and maintain said Right-of-Way for the purpose of installing and maintaining utility improvements; and

WHEREAS, the County agrees to transfer any and all interest or jurisdiction it may have in said Right-of-Way to the City in accordance with Section 335.0415, Florida Statutes; and

WHEREAS, the County and the City find this transfer and the entering of this Agreement is in the best interests of both parties and their citizens.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises, conditions, and covenants provided herein, the County and the City agree as follows:

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

Section 2. **County obligations.** The County agrees to transfer to the City any and all jurisdiction, rights, interests, and maintenance of the portion of Right-of-Way, as described in **Exhibit A**, (hereinafter “Right-of-Way”), effective on the date the last party hereto executes this Agreement (“Effective date”).

Section 3. **City obligations.** Upon the effective date of this Agreement, the City agrees to accept jurisdiction of said Right-of-Way as described in **Exhibit A**, including any ownership, interests, and maintenance responsibilities, for the purpose of installing and maintaining utility improvements therein.

Section 4. **Modification.** No modification or amendment to this Agreement shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

Section 5. **Entire Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this

**INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF LEESBURG FOR RIGHT-OF-WAY
TRANSFER (SKATE WORLD UTILITIES)**

document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the remaining provisions.

Section 6. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the remaining provisions.

Section 7. Effective Date. This Agreement shall become effective upon the date the last party hereto executes it ("Effective date").

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing by and through its Chairman, and by the City of Leesburg, Florida, through its City Council, signing by and through its Mayor.

ATTEST:

**LAKE COUNTY, FLORIDA through its
BOARD OF COUNTY
COMMISSIONERS**

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

Sean M. Parks, Chairman

This ____ of _____, 2022.

Approved as to form and legality:

Melanie Marsh, County Attorney

CITY OF LEESBURG, FLORIDA

Mike Pederson, Mayor

This ____ day of _____, 2022.

ATTEST:

J. Andi Purvis, City Clerk

Approved as to form and legality:

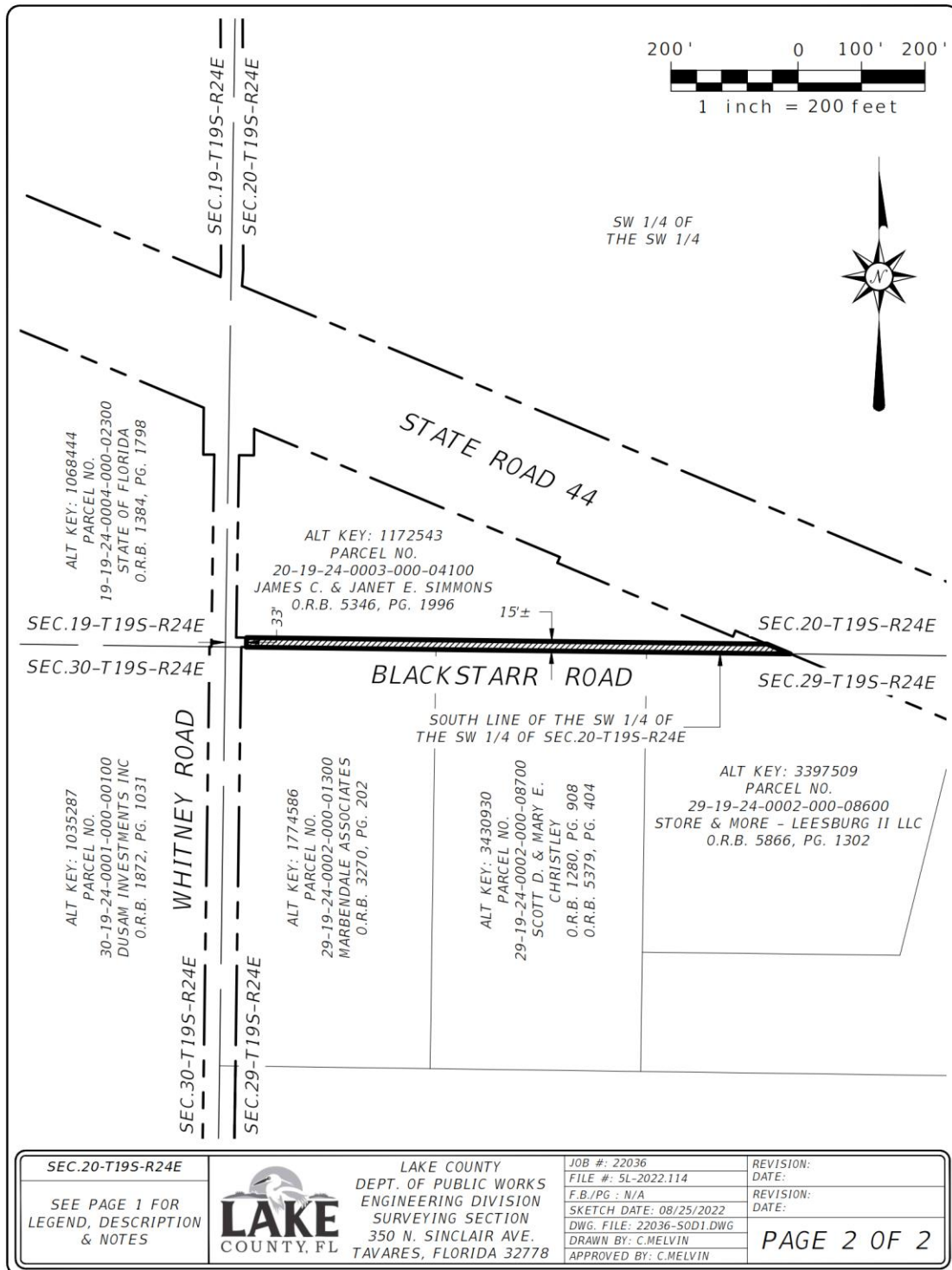
Grant Watson, City Attorney

**INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF LEESBURG FOR RIGHT-OF-WAY
TRANSFER (SKATE WORLD UTILITIES)**

Exhibit A – Legal Description and Map

PROJECT: BLACKSTARR ROAD OWNER: LAKE COUNTY PARCEL NO.: N/A ALTERNATE KEY: N/A LEGEND: <table style="width: 100%;"><tr><td style="width: 50%;">▲ = DESCRIPTIVE POINT</td><td style="width: 50%;">PCC = POINT OF COMPOUND CURVATURE</td></tr><tr><td>C# = CURVE NUMBER (SEE CURVE TABLE)</td><td>PG. = PAGE</td></tr><tr><td>DB = DEED BOOK</td><td>P.O.B. = POINT OF BEGINNING</td></tr><tr><td>DWG. = DRAWING</td><td>P.O.C. = POINT OF COMMENCEMENT</td></tr><tr><td>L# = LINE NUMBER (SEE LINE TABLE)</td><td>PRC = POINT OF REVERSE CURVATURE</td></tr><tr><td>F.B. = FIELD BOOK</td><td>PT = POINT OF TANGENCY</td></tr><tr><td>ORB = OFFICIAL RECORDS BOOK</td><td>R = RANGE</td></tr><tr><td>PB = PLAT BOOK</td><td>R/W = RIGHT-OF-WAY</td></tr><tr><td>PC = POINT OF CURVATURE</td><td>SEC. = SECTION</td></tr><tr><td></td><td>T = TOWNSHIP</td></tr></table> DESCRIPTION: BLACKSTARR ROAD, A ROAD BEING 15 FEET IN WIDTH, MORE OR LESS, LYING ALONG THE LINE BETWEEN SECTIONS 20 AND 29 OF TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING APPROXIMATELY DESCRIBED AS FOLLOWS: THE SOUTH 15.00 FEET, MORE OR LESS, OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20, LYING SOUTH OF STATE ROAD 44. LESS AND EXCEPT THE WEST 33.00 FEET THEREOF RESERVED FOR THE RIGHT-OF-WAY OF WHITNEY ROAD. NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 24 EAST, BEARING S89°17'35"E. 2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON. 3. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. 4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 5. CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: <u>THIS IS NOT A SURVEY.</u>	▲ = DESCRIPTIVE POINT	PCC = POINT OF COMPOUND CURVATURE	C# = CURVE NUMBER (SEE CURVE TABLE)	PG. = PAGE	DB = DEED BOOK	P.O.B. = POINT OF BEGINNING	DWG. = DRAWING	P.O.C. = POINT OF COMMENCEMENT	L# = LINE NUMBER (SEE LINE TABLE)	PRC = POINT OF REVERSE CURVATURE	F.B. = FIELD BOOK	PT = POINT OF TANGENCY	ORB = OFFICIAL RECORDS BOOK	R = RANGE	PB = PLAT BOOK	R/W = RIGHT-OF-WAY	PC = POINT OF CURVATURE	SEC. = SECTION		T = TOWNSHIP	<u>SKETCH OF DESCRIPTION</u>  Digital signature and seal as regulated under Chapter 5J-17.062 Florida Administrative Code CARY M. MELVIN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6329
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**INTERLOCAL AGREEMENT BETWEEN LAKE COUNTY AND THE CITY OF LEESBURG FOR RIGHT-OF-WAY
TRANSFER (SKATE WORLD UTILITIES)**



City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.9.

Meeting Date: September 26, 2022

From: Al Minner, (City Manager)

Subject: Resolution of the City Commission of the City of Leesburg, Florida suspending carrying charges for delinquent payment of utility charges; providing for conflict; and providing an effective date.

Staff Recommendation:

Approve the Resolution to suspend carrying charges for utility charges due and owing to the City until further resolution of the City Commission.

Analysis:

Pursuant to Section 22-262 of the City's Code, utility charges that are not paid to the City within twenty (20) days following the date of billing are subject to imposition of a five percent (5%) carrying charge. In light of rising energy costs, particularly natural gas costs, suspending carrying charges or late fees for delinquent payment of utility charges would provide some form of relief to the City's utility customers who may be experiencing difficulty managing these rising costs. This relief measure would remain in effect until further resolution of the City Commission.

Procurement Analysis:

N/A

Options:

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

Fiscal Impact:

None

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA SUSPENDING CARRYING CHARGES FOR DELINQUENT
PAYMENT OF UTILITY CHARGES; PROVIDING FOR CONFLICT; AND
PROVIDING AN EFFECTIVE DATE.**

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

THAT carrying charges for delinquent payment of utility charges due and owing to the City are hereby suspended until further resolution of the City Commission.

THAT the provisions of any ordinances and resolutions in conflict herewith, including Section 22-263, of Chapter 22 of the Code of Ordinances of the City of Leesburg, Florida, are hereby suspended until further resolution of the City Commission.

THIS resolution shall take effect on October 1, 2022.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

Mayor

ATTEST:

City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 5.C.10.

Meeting Date: September 26, 2022

From: Robert Thilmony, (Gas Director)

Subject: Resolution of the City Commission of the City of Leesburg, Florida authorizing and directing the Mayor and City Clerk to execute a natural gas service agreement between the City of Leesburg and Hanover 623 Holdings LLC, for the purpose of setting forth the terms and conditions under which the City of Leesburg will supply natural gas service to the development referred to as Eagletail Landing (McElyea) Phase 3; and providing an effective date.

Staff Recommendation:

Staff recommends approval of a Gas Service Agreement between the City of Leesburg and Hanover 623 Holdings LLC.

Analysis:

Hanover 623 Holdings LLC, is developing Phase 3 of the existing subdivision located south of CR 48 known as Eagletail Landing (McElyea). Section 22-7 of the Code of Ordinance requires the owner to utilize natural gas for eighty percent of the planned one hundred eighty three (183) units within the development. The estimated cost of the infrastructure, which will be fully funded by the developer, is \$254,657.36.

Procurement Analysis:

N/A

Options:

1. Approve the Gas Service Agreement with Hanover 623 Holdings LLC, or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

The said Developer will place funds totaling \$254,657.36 in an escrow account sufficient to fully fund the project. A budget adjustment will be processed to add these funds to the current budget.

Account No. 042-0000-223-3100

WF No. WF1375341

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE A NATURAL GAS SERVICE AGREEMENT BETWEEN THE CITY OF LEESBURG AND HANOVER 623 HOLDINGS LLC, FOR THE PURPOSE OF SETTING FORTH THE TERMS AND CONDITIONS UNDER WHICH THE CITY OF LEESBURG WILL SUPPLY NATURAL GAS SERVICE TO THE DEVELOPMENT REFERRED TO AS EAGLETAIL LANDING (MCELYEA) PHASE 3; AND PROVIDING AN EFFECTIVE DATE.

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

THAT the Mayor and City Clerk are hereby authorized and directed to execute a Gas Service Agreement between the City of Leesburg and Hanover 623 Holdings, LLC, whose address is 605 Commonwealth Avenue, Orlando, FL 32803, for the purpose of setting forth the terms under which the City will provide natural gas service to the development known as Eagletail Landing (McElyea) Phase 3.

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 26th day of September 2022.

Mayor

ATTEST:

City Clerk

GAS SERVICE AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, 2021 by and between the City of Leesburg, Florida, a municipal corporation organized under the laws of the State of Florida, located at 501 W. Meadow Street, Leesburg, Florida, 34748, (hereinafter referred to as “City”), and Hanover 623 Holdings, LLC, A Florida limited liability company. 605 Commonwealth Ave Orlando, FL 32803 (hereinafter jointly referred to as “Owner”), sometimes collectively referred to as “Party” or “Parties”.

WITNESSETH:

WHEREAS, Owner is developing a subdivision located in Leesburg, Florida, known as Eagletail Landing (McElyea) Phase 3. (hereafter referred to as the “Development”), in accordance with the master plan for the Development on file with the City; and

WHEREAS, Section 22-7 of the Code of Ordinances of the City of Leesburg, Florida, requires that Owner utilize natural gas within the Development; and

WHEREAS, the City has agreed to provide natural gas service to the Development under the terms and conditions set forth below.

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

1. The City shall, subject to the provisions of this Agreement, supply natural gas service which shall include main, service and meter installations, to the Development. Owner shall be responsible for installing and connecting all natural gas appliances to the outlet of City gas meters. A map of the Development is attached as Exhibit “A” to this Agreement and by reference is made a part hereof. City shall provide such natural gas service from the supply line, including the gas meter.

2. Owner shall ensure that not less than eighty percent (80%) of the planned one hundred eighty-three (183) units within the Development are equipped with:

A. A natural gas water heater; and

B. A natural gas furnace or Hydro-heat.

3. The Parties understand that the City is relying upon the assurances from Owner as the primary consideration for the execution of this Agreement.

4. The Owner is obligated to pay the full cost of the infrastructure required to serve the Development and the cost of the services, meters, appurtenances and installation, which will be performed by the City. The Owner's estimated costs of the infrastructure to be funded by Owner as set forth below, is Two hundred fifty-four thousand six hundred fifty-seven dollars and thirty-six cents (\$254,657.36). Fifteen (15) days prior to construction, Owner shall place in escrow with the City, funds equal to that estimate to be used to pay for the construction as it proceeds. Notwithstanding inclusion of this estimate herein, Owner shall be obligated to pay the full cost of the infrastructure required to serve the Development.

5. The City will contract for, or at its option, have done by in house personnel, the actual installation of the infrastructure. The City will follow all legal requirements for bidding and award of the contract. If at any time the City reasonably anticipates that the cost of construction will exceed the original estimate, it shall notify Owner in writing as soon as practicable. In turn, Owner shall within 15 days of such notice, place into the escrow account an amount sufficient to cover the increased costs of the construction. If Owner fails to place the additional funds into the escrow account, the City at its option may halt construction of the infrastructure until Owner deposits the additional funds, together with any other costs incurred as a result of the cessation of construction, into the escrow account.

6. Owner agrees to pay any and all costs that City incurs in the collection of any unpaid reimbursement fees from Owner, including reasonable attorney's fees and court costs and any attorney fees and costs for appellate proceedings, efforts to collect any judgment entered in favor of the City, and in any proceedings in receivership, bankruptcy or insolvency.

7. If the developer fails to pay the funds required under this agreement or otherwise defaults under the terms of this agreement, the city is not obligated to install the natural gas infrastructure in the

development and may terminate this agreement. In addition, the city may suspend issuance of any and all permits for construction within the development until such time as the developer has paid the amount due and the natural gas service agreement has been reinstated.

8. The City shall both own and maintain the natural gas system, up to and including the natural gas meter, within the Development. The natural gas system from the outlet of the gas meter to the appliance utilizing the natural gas shall be maintained by the Owner or homeowner.

9. The Owner shall grant to the City all easements needed to install the natural gas pipelines within the Development, including minimum five foot (5') side lot easements, and shall dedicate those easements to the perpetual use of the City and its successors in interest for the purpose of laying, maintaining, repairing and replacing the natural gas pipelines. In addition, the Owner shall provide a location and easement, agreed to by the City for the purpose of installation of any necessary regulator stations and all associated equipment.

10. The Owner shall locate natural gas service meters on the side of each building in a manner to allow for two buildings to be serviced by one service line wherever possible. The City may require that these services be located on the same side of the building as the electric or water service.

11. The City shall bear responsibility for installing all gas piping and other gas infrastructure, up to and including the meters, necessary to supply the natural gas service reflected in this Agreement. Owner and City will share trench space, which will be dug by the Owner's water and or electric utility contractor at no charge to the City. Each unit within the development will be individually metered.

12. The City shall provide, when requested, individual residential unit hookups to the natural gas system within the Development. The City shall ensure that such service is provided at the same rates and on the same terms as those provided to other natural gas customers of the City within a comparable service area. The Parties understand that any and all hookup fees, meter charges and impact fees shall be paid by the residential customers at the time service is hooked up to the home.

13. The Parties agree that the laws of the State of Florida shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it. The parties agree that in the event of any litigation arising under or construing this Agreement, venue shall lie only in Lake County, Florida.

14. The Parties understand and agree that this Agreement sets forth the entire understanding between the parties and supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written, all of which are deemed to have merged into this Agreement and to have been extinguished thereby, except to the extent they are specifically set forth herein. Each party warrants, for the benefit and reliance of the other, that it has not entered into this Agreement in reliance on or on the basis of any promise, undertaking, representation or agreement of the other party, except as specifically set forth within the four corners of this instrument, and the parties mutually waive and disclaim any and all rights, remedies and causes of action which may otherwise exist, based wholly or partly on any such promise, undertaking, representation or agreement of the other party, except as specifically set forth within the four corners of this instrument.

15. This Agreement may be assigned to any successor of the Owner, but only with prior, written consent from the City. However, this Agreement may not be partially assigned, or assigned separately from title to all remaining lots not yet transferred to third parties intending to use the lot for personal residential purposes.

16. The Parties understand and agree that this Agreement may not be amended orally, by implication, by course of conduct, or in any manner other than by way of a written instrument approved by the Leesburg City Commission and duly executed by both parties hereto.

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

CITY OF LEESBURG

BY: _____
Mayor

ATTEST:

City Clerk

Approved as to form and content:

City Attorney

Hanover 623 Holdings, LLC

BY: _____
Stephen Orosz, President

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG,
FLORIDA FINALLY ADOPTING 4.0192 MILLS AS THE FISCAL YEAR 2022-
23 MILLAGE RATE FOR THE CITY OF LEESBURG, FLORIDA,
REPRESENTING THE CURRENT YEAR PROPOSED AGGREGATE
MILLAGE RATE OF 4.0192 MILLS WHICH IS 9.87% MORE THAN THE
CURRENT YEAR ROLLED BACK RATE OF 3.6583 MILLS; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, discussions were held during the regular commission meeting of July 11, 2022 regarding the adoption of 4.0192 mills, which is 9.87% more than the rolled back rate of 3.6583 mills and is the same millage rate as the previous fiscal year.

WHEREAS, the Commission approved the Millage rate of 4.0192 mills and authorized the City Manager to execute and submit the Certificate of Taxable Value for Fiscal Year 2022-23 to the Lake County Property Appraiser at its regular meeting Monday, July 11, 2022, and

WHEREAS, a tentative budget for Fiscal Year 2022-23 was presented to the City Commission of the City of Leesburg, Florida during workshops held July 5th, 7th, and 12th, 2022, and

WHEREAS, following a review of the tentative budget as submitted, the City of Leesburg, Florida, determined that a millage rate of 4.0192 mills, which is 9.87% more than the rolled back rate of 3.6583 mills, is necessary to produce the budgetary revenue to fund budgetary operating expenditures during Fiscal Year 2022-23, and

WHEREAS, a Fiscal Year 2022-23 millage of 4.0192 mills represents the Current Year Proposed Aggregate Millage Rate which is 9.87% more than the current year rolled back rate.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Leesburg, Florida, that the tentative millage rate for the City of Leesburg, Florida, is hereby adopted at the rate of 4.0192 mills (\$4.0192 per every \$1,000 of taxable valuation) for the 2022 tax roll, which is 9.87% more than the rolled back rate and is the same millage rate as the prior year.

PASSED AND ADOPTED by the City Commission of the City of Leesburg, Florida, at a regular meeting held on the 26th day of September 2022.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA,
ADOPTING THE FISCAL YEAR 2022-23 BUDGET FOR THE CITY OF LEESBURG, FLORIDA;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Commission of the City of Leesburg, Florida, has held several budget work sessions for the purpose of reviewing, and, where appropriate, revising the Fiscal Year 2022-23 Budget, and

WHEREAS, the provisions of Section 200.065 (2)(c), Florida Statutes, commonly known as the Truth in Millage or TRIM Bill, require that the City Commission hold a public hearing and adopt a tentative budget and millage rate for the Fiscal Year 2022-23; and,

WHEREAS, the City Commission has tentatively adopted a budget which they feel is in the best interests of the citizens of the City of Leesburg, and desires by means of this resolution to finally adopt said budget for the Fiscal Year 2022-23;

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

SECTION I.

Pursuant to Section 200.065, Florida Statutes, and all other applicable laws, the following amounts for use by the various funds during Fiscal Year 2022-23 as reflected below, including all modifications or amendments made during this meeting, are hereby adopted as the budget for Fiscal Year 2022-23 for the City of Leesburg, Florida:

GENERAL FUND

ESTIMATED REVENUES AND OTHER RECEIPTS

Current Ad Valorem Taxes	
(Based on an assessed value of \$1,694,242,711*4.0192 Mills*95%)	6,469,025
Other Taxes	4,855,000
Licenses and Permits	2,162,000
Intergovernmental Revenue	3,342,640
Charges for Services	1,242,418
Fines and Forfeits	171,750
Miscellaneous Revenues	1,005,452
Total Estimated Revenues	19,248,285
Other Financing Sources:	
Transfers from other Funds	11,140,636
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	30,388,921

PROPOSED APPROPRIATIONS

General Government	4,893,695
Public Safety	17,661,229
Physical Environment	161,823
Transportation	1,316,801
Economic Environment	240,628
Human Services	6,600
Culture/Recreation	4,280,936
Other Uses	164,272
Non Expenditures:	
Transfers to other Funds	1,662,937
TOTAL PROPOSED APPROPRIATIONS	30,388,921

HOUSING ASSISTANCE FUND

Miscellaneous Revenues	106,680
Other Financing Sources:	
Fund Balance Appropriated	55,432
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	162,112

PROPOSED APPROPRIATIONS

Economic Environment	162,112
TOTAL PROPOSED APPROPRIATIONS	162,112

STORMWATER FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	1,787,383
Miscellaneous Revenues	22,863
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,810,246

PROPOSED APPROPRIATIONS

Physical Environment	1,810,246
TOTAL PROPOSED APPROPRIATIONS	1,810,246

GREATER LEESBURG COMMUNITY REDEVELOPMENT AGENCY**ESTIMATED REVENUES AND OTHER RECEIPTS**

Current Ad Valorem Taxes	305,974
(Based on an assessed value of \$80,134,828*4.0192 Mills*95%)	
Intergovernmental Revenue	444,489
Miscellaneous Revenues	2,000
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	752,463

PROPOSED APPROPRIATIONS

Economic Environment	383,732
Non Expenditures:	
Debt Service	100,338
Reserve for Future Use	268,393
TOTAL PROPOSED APPROPRIATIONS	752,463

CARVER HEIGHTS COMMUNITY REDEVELOPMENT AGENCY**ESTIMATED REVENUES AND OTHER RECEIPTS**

Current Ad Valorem Taxes	264,838
(Based on an assessed value of \$69,361,212*4.0192 Mills*95%)	
Intergovernmental Revenue	384,730
Miscellaneous Revenues	4,500
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	654,068

PROPOSED APPROPRIATIONS

Economic Environment	197,411
Non Expenditures:	
Debt Service	96,018
Reserve for Future Use	360,639
TOTAL PROPOSED APPROPRIATIONS	654,068

US HWY 441/27 COMMUNITY REDEVELOPMENT AGENCY**ESTIMATED REVENUES AND OTHER RECEIPTS**

Current Ad Valorem Taxes	737,927
(Based on an assessed value of \$193,263,581*4.0192 Mills*95%)	
Intergovernmental Revenue	1,071,988
Miscellaneous Revenues	20,000
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,829,915

PROPOSED APPROPRIATIONS

Economic Environment	7,675
Non Expenditures:	
Debt Service	891,565
Reserve for Future Use	930,675
TOTAL PROPOSED APPROPRIATIONS	1,829,915

DEBT SERVICE FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Financing Sources:

Transfers from other Funds	1,745,218
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,745,218
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PROPOSED APPROPRIATIONS

Non Expenditures:

Debt Service	1,745,218
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TOTAL PROPOSED APPROPRIATIONS	1,745,218
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CAPITAL PROJECTS FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Financing Sources:

Transfers from other Funds	680,000
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	680,000
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PROPOSED APPROPRIATIONS

General Government	250,000
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Culture/Recreation	430,000
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TOTAL PROPOSED APPROPRIATIONS	680,000
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ELECTRIC FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	95,386,940
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Miscellaneous Revenues	477,000
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Other Sources	362,600
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Total Estimated Revenues:	96,226,540
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Other Financing Sources:

Fund Balance Appropriated- Renewal & Replacement	5,323,204
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	101,549,744
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PROPOSED APPROPRIATIONS

Physical Environment	93,036,185
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Non Expenditures:

Transfers to other Funds	4,716,770
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Debt Service	3,796,789
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TOTAL PROPOSED APPROPRIATIONS	101,549,744
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GAS FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	9,859,500
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Miscellaneous Revenues	47,350
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Other Sources	60,000
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	9,966,850
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PROPOSED APPROPRIATIONS

Physical Environment	8,773,302
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Non Expenditures:

Transfers to other Funds	825,234
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Debt Service	352,773
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Reserves- Contributions to Retained Earnings	15,541
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TOTAL PROPOSED APPROPRIATIONS	9,966,850
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WATER FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Licenses and Permits	472,058
Charges for Services	10,512,935
Miscellaneous Revenues	82,699
Other Sources	217,640
Total Estimated Revenues:	11,285,332
Other Financing Sources:	
Fund Balance Appropriated	2,057,580
Fund Balance Appropriated- Impact Fees	980,000
Fund Balance Appropriated- Renewal & Replacement	75,000
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	14,397,912

PROPOSED APPROPRIATIONS

Physical Environment	11,699,461
Non Expenditures:	
Transfers to other Funds	1,164,641
Debt Service	1,533,810
TOTAL PROPOSED APPROPRIATIONS	14,397,912

WASTEWATER FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Licenses and Permits	1,616,281
Charges for Services	13,396,607
Miscellaneous Revenues	210,081
Total Estimated Revenues	15,222,969
Other Financing Sources:	
Fund Balance Appropriated- Renewal & Replacement	2,223,787
Fund Balance Appropriated- Impact Fees	384,183
Fund Balance Appropriated	494,862
Fund Balance Appropriated- Private Sources	6,615,817
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	24,941,618

PROPOSED APPROPRIATIONS

Physical Environment	19,167,428
Non Expenditures:	
Transfers to other Funds	1,029,729
Debt Service	4,744,461
TOTAL PROPOSED APPROPRIATIONS	24,941,618

SOLID WASTE FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	4,944,645
Miscellaneous Revenues	17,965
Other Financing Sources:	
Fund Balance Appropriated	491,500
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	5,454,110

PROPOSED APPROPRIATIONS

Physical Environment	4,500,024
Non Expenditures:	
Transfers to other Funds	954,086
TOTAL PROPOSED APPROPRIATIONS	5,454,110

AIRPORT FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Licenses and Permits	10,438
Intergovernmental Revenue	1,650,000
Charges for Services	277,813
Miscellaneous Revenues	1,209,537
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	3,147,788

PROPOSED APPROPRIATIONS

Transportation	2,887,158
Non Expenditures:	
Reserves- Contributions to Retained Earnings	260,630
TOTAL PROPOSED APPROPRIATIONS	3,147,788

POLICE PENSION FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Taxes	242,702
Miscellaneous Revenues	1,980,675
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	2,223,377

PROPOSED APPROPRIATIONS

General Government	1,220,000
Non Expenditures:	
Reserves- Contributions to Fund Balance	1,003,377
TOTAL PROPOSED APPROPRIATIONS	2,223,377

FIRE PENSION FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Taxes	164,563
Miscellaneous Revenues	1,556,051
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,720,614

PROPOSED APPROPRIATIONS

General Government	1,525,000
Non Expenditures:	
Reserves- Contributions to Fund Balance	195,614
TOTAL PROPOSED APPROPRIATIONS	1,720,614

GENERAL EMPLOYEE'S PENSION FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Miscellaneous Revenues	3,240,408
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	3,240,408

PROPOSED APPROPRIATIONS

General Government	3,035,000
Non Expenditures:	
Reserves- Contributions to Fund Balance	205,408
TOTAL PROPOSED APPROPRIATIONS	3,240,408

HEALTH INSURANCE FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	7,299,137
Miscellaneous Revenues	470,000
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	7,769,137

PROPOSED APPROPRIATIONS

General Government	7,769,137
TOTAL PROPOSED APPROPRIATIONS	7,769,137

WORKERS' COMPENSATION FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	1,152,809
Miscellaneous Revenues	7,500
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,160,309

PROPOSED APPROPRIATIONS

General Government	738,107
Non Expenditures:	
Reserves- Contributions to Fund Balance	422,202
TOTAL PROPOSED APPROPRIATIONS	1,160,309

FLEET SERVICES FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Charges for Services	2,740,769
Miscellaneous Revenues	25,000
Total Estimated Revenues	2,765,769
Other Financing Sources:	
Transfers from other Funds	1,006,042
Fund Balance Appropriated	1,068,538
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	4,840,349

PROPOSED APPROPRIATIONS

General Government	3,834,307
Non Expenditures:	
Transfers to other Funds	1,006,042
TOTAL PROPOSED APPROPRIATIONS	4,840,349

DISCRETIONARY SALES TAX FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Taxes	2,599,868
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	2,599,868

PROPOSED APPROPRIATIONS

Non Expenditures:	
Transfers to other Funds	2,060,196
Reserves- Contributions to Fund Balance	539,672
TOTAL PROPOSED APPROPRIATIONS	2,599,868

GAS TAX FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Taxes	595,000
Intergovernmental Revenue	205,000
Total Estimated Revenues	800,000
Other Financing Sources:	
Fund Balance Appropriated	400,000
TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,200,000

PROPOSED APPROPRIATIONS

Non Expenditures:	
Transfers to other Funds	1,200,000
TOTAL PROPOSED APPROPRIATIONS	1,200,000

BUILDING PERMITS FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Licenses and Permits	1,007,000
Charges for Services	3,200
Miscellaneous Revenues	15,000
Other Sources	48,400
Total Estimated Revenues	1,073,600

Other Financing Sources:

Fund Balance Appropriated	377,022
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	1,450,622
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PROPOSED APPROPRIATIONS

Public Safety	1,450,622
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TOTAL PROPOSED APPROPRIATIONS	1,450,622
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POLICE FORFEITURE FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Financing Sources:

Fund Balance Appropriated	25,000
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	25,000
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PROPOSED APPROPRIATIONS

Public Safety	25,000
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TOTAL PROPOSED APPROPRIATIONS	25,000
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POLICE EDUCATION RECEIPTS FUND**ESTIMATED REVENUES AND OTHER RECEIPTS**

Other Financing Sources:

Fund Balance Appropriated	3,500
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	3,500
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PROPOSED APPROPRIATIONS

Public Safety	3,500
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TOTAL PROPOSED APPROPRIATIONS	3,500
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ALL FUNDS**ESTIMATED REVENUES AND OTHER RECEIPTS**

Ad Valorem Taxes	7,777,764
Other Taxes	8,457,133
Licenses and Permits	5,267,777
Intergovernmental Revenue	7,098,847
Charges for Services	148,604,156
Fines and Forfeits	171,750
Miscellaneous Revenues	10,500,761
Other Sources	688,640
Total Estimated Revenues	188,566,828

Other Financing Sources:

Transfers from other Funds	14,571,896
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Fund Balance Appropriated- Renewal & Replacement	7,621,991
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Fund Balance Appropriated- Impact Fees	1,364,183
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Fund Balance Appropriated- Private Sources	6,615,817
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Fund Balance Appropriated	4,973,434
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TOTAL ESTIMATED REVENUES AND OTHER RECEIPTS	223,714,149
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ALL FUNDS (cont.)

PROPOSED APPROPRIATIONS

General Government	23,265,246
Public Safety	19,140,351
Physical Environment	139,148,469
Transportation	4,203,959
Economic Environment	991,558
Human Services	6,600
Culture/Recreation	4,710,936
Other Uses	164,272
Non Expenditures:	
Transfers to other Funds	14,619,635
Debt Service	13,260,972
Reserve for Future Use	1,559,707
Reserves- Contributions to Fund Balance	2,366,273
Reserves- Contributions to Retained Earnings	276,171
TOTAL PROPOSED APPROPRIATIONS	223,714,149

SECTION II.

This resolution shall become effective October 1, 2022.

PASSED AND ADOPTED at a regular meeting of the City Commission of the City of Leesburg, Florida held the 26th day of September 2022.

Mayor

ATTEST:

City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.1.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Christine Rock, (Senior Planner)

Subject: An Ordinance of the City of Leesburg, Florida; Amending Part II, Chapter 5 of the Municipal Code, Amending Section 5-2 as to the zoning areas where alcoholic sales are permitted and Section 5-6 as to the areas exempt from open container prohibitions, Amending Section 5-16 as to the zoning for Medical Marijuana Dispensaries, Amending Part II Chapter 12 of the Municipal Code, Amending Section 12-19 adding an Exemption, Amending Part II, Chapter 14 of the Municipal Code, Amending Section 14-71 adding an Exemption, Amending Part II Chapter 15 of the Municipal Code, Amending Section 15-5, adding an Exemption and Amending Section 15-8 adding an Exemption, Amending Part II, Chapter 18 of the Municipal Code, Amending Section 18-3, adding an Exemption and Amending Section 18-7 Exempting the Operation of Golf Carts and Utility Vehicles from certain provision, Amending Part II, Chapter 25 of the Municipal Code, Amending Section 25-121, adding an Exemption, Amending Section 25-288, adding an Exemption, Amending Section 25-292, adding an Exemption, and Amending Section 25-362, adding an Exemption, Amending Part II, Chapter 26 of the Municipal Code, Amending Section 26-3 as to the Exceptions to Special Event Permit requirements, repealing conflicting ordinances; and providing an effective date. (VOWL code amendment)

Staff Recommendation:

Planning and Zoning Staff and the Planning Commission recommend approval of the request to amend the Land Development Code for The Villages of West Lake.

Analysis:

The City of Leesburg Code of Ordinances includes regulations for the sale of alcohol, consumption of alcohol on public property, location of marijuana dispensaries, sales in streets and other public areas, parades and processions, operation of golf carts, circuses and carnivals, mobile food vending, bicycle parking, special events and regulations regarding public nuisances to include noise.

Under the current code, regulations for the ARD (Age Restricted Development) zoning are not included for the above mentioned uses and activities. As development is rapidly occurring within ARD zoned

properties, these code amendments are needed to establish the regulations for the above mentioned uses within this zoning district.

Procurement Analysis:

N/A

Options:

1. Approve the proposed amendments to the City 's Land Development Regulations as presented; or
2. Other action as directed by the City Commission.

Fiscal Impact:

Action on this item will have no direct fiscal impact on the City of Leesburg.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA; AMENDING PART II, CHAPTER 5 OF THE MUNICIPAL CODE, AMENDING SECTION 5-2 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND SECTION 5-6 AS TO THE AREAS EXEMPT FROM OPEN CONTAINER PROHIBITIONS, AMENDING SECTION 5-16 AS TO THE ZONING FOR MEDICAL MARIJUANA DISPENSARIES, AMENDING PART II CHAPTER 12 OF THE MUNICIPAL CODE, AMENDING SECTION 12-19 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 14 OF THE MUNICIPAL CODE, AMENDING SECTION 14-71 ADDING AN EXEMPTION, AMENDING PART II CHAPTER 15 OF THE MUNICIPAL CODE, AMENDING SECTION 15-5, ADDING AN EXEMPTION AND AMENDING SECTION 15-8 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 18 OF THE MUNICIPAL CODE, AMENDING SECTION 18-3, ADDING AN EXEMPTION AND AMENDING SECTION 18-7 EXEMPTING THE OPERATION OF GOLF CARTS AND UTILITY VEHICLES FROM CERTAIN PROVISION, AMENDING PART II, CHAPTER 25 OF THE MUNICIPAL CODE, AMENDING SECTION 25-121, ADDING AN EXEMPTION, AMENDING SECTION 25-288, ADDING AN EXEMPTION, AMENDING SECTION 25-292, ADDING AN EXEMPTION, AND AMENDING SECTION 25-362, ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 26 OF THE MUNICIPAL CODE, AMENDING SECTION 26-3 AS TO THE EXCEPTIONS TO SPECIAL EVENT PERMIT REQUIREMENTS, REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. (VOWL CODE AMENDMENT)

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

SECTION I.

§5-2(a) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec 5-2. – Beverages containing more than three and two-tenths percent alcohol by weight; areas where sale permitted.

1. In order to preserve the public peace and safety of citizens of the city, all beverages containing more than three and two tenths (3.2) percent of alcohol by weight in the city shall be sold only within any area zoned Commercial “C-1,” Commercial “C-2,” Commercial “C-3,” Central Business District “CBD,” planned unit development (PUD), small planned unit development (SPUD), age restricted development (ARD), or Industrial “M-1.”

§5-3(d) of the Code of Ordinances of the City of Leesburg is amended to read as set forth

below:

Sec 5-3(d) The setbacks contained in this section shall not apply within the central business district as defined in section 25.4 of this Code, to the age restricted development (ARD) zoning district, or to any establishment holding an occupational license as a restaurant, and otherwise duly licensed as such under any requirements of state or local law, which derives at least fifty-one (51) percent of its gross revenues from the sale of food and nonalcoholic beverages, and which does not sell or serve alcoholic beverages after the hours for serving food have elapsed. This section would not apply to restaurants outside the CBD where musical entertainment is provided.

§5-6(b)(4) of the Code of Ordinances of the City of Leesburg is created to read as set forth below:

Section 5-6 – Consumption of an open containers prohibited on public property; exceptions.

1. It shall not be a violation of subsection (a) for a person to engage in the activity prohibited by subsection (a) if the activity meets one (1) of the following conditions:

(4) All non-residential areas and uses, recreational areas and uses, areas of mixed use, and town centers within any age restricted development (ARD) zoning district. All special events held in the non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development shall be exempt from the requirements in §5.6(b)(1-3) and §5.6(c).

§5-16 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 5-16. – Medical marijuana.

(d) Applicability. This section shall apply to those lands within the corporate limits of the city which are zoned C-1 (neighborhood commercial), C-2 (community commercial), C-3 (highway commercial), ARD (age restricted development) and CBD (central business district); and may also be included within planned zoning districts and overlays if included within the approval list of uses in the planned district conditions.

(h)(1) Medical marijuana dispensaries may be allowed in commercial zoning districts to include C-1 (neighborhood commercial), C-2 (community commercial), C-3 (highway commercial), ARD (age restricted development) and CBD (central business district); and may also be included within planned zoning districts and overlays if included within the approval list of uses in the planned district conditions.

SECTION II.

§12-19(a)(6) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 12-19. – Regulation of public nuisances.

(a) As used in this section, the term “public nuisance” shall mean any residential building, place of commercial business or other property that has been used as or has been the location of:

(6) On more than four (4) occasions within a six-month period as the subject of citizen complaints regarding excessive noise, including music or musical instruments producing sufficient volume to be heard inside any residential structure more than one hundred (100) feet away from the site, with the windows closed; and raucous outdoor gatherings such as crowds assembled in a public or private parking lot (excluding any music or outdoor gatherings for which a special events permit has been issued under this Code); and all non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

SECTION III.

§14-71 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 14-71. – Sales in streets and other public places.

It shall be unlawful for any auctioneer or other person to offer for sale, or sell at public auction or by public outcry, any goods, wares, or merchandise or any livestock, or any other personal property, or any real estate or interest therein, upon any street or public place in the city, unless written permission has been obtained from the city commission to do so. Section 14-71 shall not apply to any streets or public places within an area with an ARD (age restricted development) zoning designation.

SECTION IV.

§15-5 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 15-5. – Hotel keepers, permitting loud noises.

It shall be the duty of every hotel, tavern or inn keeper, and the keeper of any billiard or pool table, and every other person keeping a public house, to prevent the persons, who may resort to their houses, from disturbing their neighbors, either in the day or in the nighttime, by loud cries, carousals, songs or other noises, calculated or having the effect to interrupt the tranquility, peace and quietude of the neighborhood, and any such person who shall allow or permit such disorder to be committed on his premises, shall be punished as provided in section 1-14 of this Code. Section 15-5 shall not apply to any non-residential areas and uses, recreational areas and uses, and areas of mixed

use within any age restricted development (ARD) zoning district.

§15-8 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 15-8. – Sound trucks and amplifying devices.

(a) It shall be unlawful for any person to operate or permit to be operated in the city any sound amplifying devices or equipment for any purpose whatever, whether the same be stationary or operated from a vehicle or other carriage unless a permit has been obtained from the city manager so to do; provided, that it shall be unlawful for any person to make any loud and raucous noise to the disturbance of the peace. Any person to whom a permit has been issued under this section that abuses his discretion and causes or permits loud and raucous noises shall subject the permit to immediate revocation. Section 15-8(a) shall not apply to any non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

(b) The words sound amplifying equipment as used in this section shall mean any machine or device for the amplification of any sound.

SECTION V.

§18-3 of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 18-3. – When permits required for parades, processions.

No procession or parade, excepting the forces of the United States armed services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this chapter which may apply. No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the chief of police. Section 18-3 shall not apply to any streets or roadways, or trucks driven down a street or roadway within or adjacent to a public place with an ARD (age restricted development) zoning designation.

§18-7(b) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 18-7. – Operation of golf carts, etc. on certain city streets.

(b) Golf carts.

(1) Golf carts may be operated on city-owned streets, within the following areas, where the posted speed limit is twenty-five (25) miles per hour or less.

- a. South of Dixie Avenue (SR 44): An area bounded on the north by Dixie Avenue (SR 44) to its intersection with Lake Port Boulevard, on the east by Lake Port Boulevard at its intersection with Dixie Avenue (SR 44) thence southerly along Lake Port Boulevard to its end, on the south by Lake Harris, and on the west by 14th Street (U.S. Highway 27).
- b. South of Main Street and north of Dixie Avenue (SR 44): An area bounded on the north by Main Street, on the east by Dixie Avenue (SR 44) on the south by Dixie Avenue (SR 44) and on the west by 14th Street (U.S. Highway 27).
- c. North of Main Street: An area bounded on the south by Main Street, on the east by Dixie Avenue (SR 44) on the north by North Boulevard (U.S. Highway 441) to its intersection with Perkins Street, and on the west by the following: Perkins Street from its intersection with North Boulevard (U.S. Highway 441) thence south along Perkins Street to Edmonds Street, thence westerly along Edmonds Street to Sunshine Avenue, thence northwesterly along Sunshine Avenue to 14th Street (U.S. Highway 27) thence southerly along 14th Street (US Highway 27) to its intersection with Main Street.
- d. North of North Boulevard (U.S. Highway 441): An area bounded on the south by North Boulevard (U.S. Highway 441), on the east from the intersection of North Boulevard (U.S. Highway 441) and North Lake Avenue thence north along North Lake Avenue to Bentley Road, thence west along Bentley Road to Stehle Road to the city limits; on the north by Lake Griffin and on the west by Beverley Point Road thence southerly along Beverley Point Road to North Shore Road thence along North Shore Road to U.S. Highway 441.
- e. All city roads within or adjacent to real property with an ARD (age restricted development) zoning designation.

(2) Golf carts must be operated on city streets, not on adjacent sidewalks. In addition, golf carts are authorized on the walkway and bridges connecting Ski Beach with Dozier Circle in Venetian Gardens.

(3) All golf carts operated within the city limits of Leesburg shall be equipped with efficient brakes, reliable steering apparatus, safe tires, a rear view mirror, red reflectorized warning devices on the front and rear of the vehicle, brake lights and a windshield.

(4) Operators of golf carts equipped as described above must use standard hand and arm signals to advise other motorists of their intention to turn or change lanes.

(5) Golf carts equipped as described in subsection (3) above may operate on city streets anytime between thirty (30) minutes after sunrise to thirty (30) minutes before sunset.

(6) Golf carts equipped with head lights, tail lights and turn signals in addition to

items in subsection (3) above may operate on city streets anytime between 5:00 a.m. and 10:00 p.m. The city manager may extend hours of operation in conjunction with special events. The request to extend hours will be included in the special event permit application and the modified hours of operation will be specified in the approved permit.

(7) Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within property zoned ARD (age restricted development) for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

- Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within property zoned ARD (age restricted development) for all roadways signed 30 miles per hour or less and can operate at any time day or night.

- Golf cart access to or from city streets or multimodal paths outside ARD (age restricted development) zoning designations are not required and are prohibited unless explicitly approved by the developer or its successors or assigns.

- (7)(8) Drivers of a golf cart must be at least eighteen (18) years old. All drivers of golf carts must possess a valid driver's license. Notwithstanding anything herein to the contrary, however, any individual whose driver's license has been suspended or revoked, may not operate a golf cart within the city unless and until the suspension or revocation of his or her driver's license is lifted and a valid driver's license is issued. Notwithstanding the above, drivers of golf carts operated on roads or multi-use pathways within or adjacent to property zoned ARD (age restricted development) shall be at least sixteen (16) years of age but are not required to have a valid driver's license.

(8)(9) Golf carts may not be operated on state or county roads within the city limits or on sidewalks adjacent to state or county roads within city limits. Golf carts may not cross state- or county-owned roads unless specifically permitted by the Florida Department of Transportation or Lake County respectively.

(9)(10) This section does not regulate operation of golf carts in gated communities with private roads.

§18-7(d)(6) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

(d) Utility vehicles.

(6) Section 18-7(d)(1-5) shall not apply to utility vehicles operated on property zoned ARD (age restricted development).

SECTION VI.

§25-121 of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 25-121. – Parade and procession permits.

(a) No procession or parade, excepting the forces of the United States Armed Services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this article (~~See special use permit section 25-126~~) which may apply.

(b) No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the chief of police.

(c) Section 25-121 shall not apply to any streets or roadways, or trucks driven down a street or roadway within or adjacent to real property with an ARD (age restricted development) zoning designation.

§25-288(d) of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 25-288. – Commercial uses.

(d) Circus and carnival regulations. Before any circus or carnival commences operation on any private property within the City of Leesburg, a temporary permit shall be secured from the planning manager or his designee. Circuses or carnivals held on real property with an ARD (age restricted development) zoning designation are exempt from this provision. In determining whether to issue the temporary permit, the planning director shall take into account whether the proposed circus or carnival meets the following conditions:

(1) Off-street parking for a carnival shall be provided in an area equal to or greater than, in size, the area devoted to carnival activities. Off-street parking for a circus shall be provided at the rate of one (1) parking space per each five (5) seats. Where parking is provided in existing parking lots serving other permitted uses, the city shall determine if both uses can utilize the same parking areas without adversely affecting each other, any other permitted uses, and the surrounding neighborhood. Paved parking is not required for a circus or carnival.

(2) A carnival or circus located within five hundred (500) feet of any residence shall be prohibited from setting up, taking down, or conducting any operations, between the hours of midnight and 7:00 a.m.

(3) A temporary permit shall not be issued for a period in excess of ten (10)

consecutive days. No site may be permitted again for a circus or carnival within ninety (90) days after the expiration of the most recent permit.

(44) Any temporary signs advertising a carnival or circus must be permitted separately under the applicable provisions of the sign ordinance. The maximum allowable sign area on-site is one hundred (100) square feet. Temporary off-site signs advertising the event are prohibited.

(25) The carnival or circus must submit a plan detailing how access will be provided to the site and that plan shall be reviewed to insure that reasonable and safe access is provided for both vehicles and pedestrians.

(36) The applicant for a temporary permit for a carnival or circus shall pay an application fee in the amount of one hundred twenty dollars (\$120.00). Payment of the fee shall not be a guarantee that a permit will be issued. The applicant must meet all conditions of this section and any other applicable ordinances before a permit may be issued.

(47) The applicant must comply with F.S. § 546.003 and § 546.004 regarding insurance requirements; F.S. § 616.12 regarding licensing requirements; and F.S. § 616.15 regarding permitting requirements.

§ 25-292(18)d of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 25-292. – Supplemental district requirements.

d. *Applicability.*

1. This section shall apply to those lands within the corporate limits of the City of Leesburg except for any lands with an ARD (age restricted development) zoning designation.
2. This section shall apply to all mobile food vendors and mobile food vending activities, including permitting and operations.
3. Mobile vending shall not be permitted within the corporate limits of the City of Leesburg except as permitted under the conditions of this section.
4. Other vending and or sales from vehicles on public rights-of-way, or from or upon vacant lands within the corporate limits of the City of Leesburg shall not be permitted, regardless of the type of merchandise.

§ 25-362(b) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 25-362. – Bicycle parking requirements.

(b) Exemptions. This section does not apply to single-family, two-family, three-family, and four-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, real property with an ARD (age restricted development)

zoning designation or other developments with fewer than ten (10) vehicle parking spaces.

SECTION VII.

§26.3 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 26-3. - Exceptions to special event permit requirement.

The following activities are exempt from the special event permit requirement:

- (1) Funerals and funeral processions conducted by a licensed mortuary.
- (2) Activities conducted by governmental agency acting within the scope of its authority.
- (3) Lawful picketing on sidewalks.
- (4) Demonstrations that do not involve the use of vehicles, animals, fireworks, pyrotechnics or equipment (other than sound equipment), provided that:
 - a. No fee or donation is charged or required as a condition of participation in or attendance at such demonstration; and
 - b. The chief of police is notified at least thirty-six (36) hours in advance of the commencement of the demonstration.
- (5) Film-making activities conducted under the aegis of any organization or agency of the State of Florida, Lake County, the City of Leesburg, or other governmental agency, or successor agency, having responsibility for the promotion of or coordination of motion picture or television activities, when provisions for cost recovery for city support services have been made.
- (6) Events on private property which meet the definitions of "special event" shall be considered to be special events only if five hundred (500) or more people participating in the event will occupy adjacent streets or public property during the event. As used herein the term "occupy adjacent streets" shall not include the normal passage by vehicle or pedestrian for the sole purpose of traveling to and from the special event, nor the parking of vehicles in lawfully designated spaces along any street.
- (7) Events on real property zoned age restricted development (ARD). This shall include any event that occurs on public streets and public sidewalks within the age restricted development (ARD) zoning designation. This exemption includes an exemption from Section 26-18.
- ~~(7)~~ (8) Although not required to get a special event permit, an event organizer of an activity exempted by this subsection is required to comply with general regulations governing public safety or health.

SECTION VIII.

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repeals, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION IX.

If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION X.

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



CITY OF LEESBURG PLANNING & ZONING DIVISION RECOMMENDATIONS

PROJECT: Villages of West Lake Code Amendments
REQUEST: Land Development Regulations - Code Amendments
Part II Chapter 5, Sections 5-2, 5-3, 5-6, and 5-16
Part II Chapter 12, Section 12-19
Part II Chapter 14, Section 14-71
Part II Chapter 15, Sections 15-5, 15-8
Part II Chapter 18, Sections 18-3, 18-7
Part II Chapter 25, Sections 25-121, 25-288, 25-292, 25-362
Part II Chapter 26, Section 26-3
CASE NO.: AMDT-22-391
MEETING DATE: August 18, 2022

BACKGROUND

The City of Leesburg Code of Ordinances includes regulations for the sale of alcohol, consumption of alcohol on public property, location of marijuana dispensaries, sales in streets and other public areas, parades and processions, operation of golf carts, circuses and carnivals, mobile food vending, bicycle parking, special events and regulations regarding public nuisances to include noise.

Under the current code, regulations for the ARD (Age Restricted Development) zoning are not included for the above mentioned uses and activities. As development is rapidly occurring within ARD zoned properties, these code amendments are needed to establish the regulations for the above mentioned uses within this zoning district.

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of the request

for the following reason(s):

1. The proposed request to amend the Land Development Regulations as shown in *Exhibit A*, is consistent with appropriate legally mandated planning and development practices in Florida, including the establishment of land development regulations.
2. The proposed request will establish regulations for the above mentioned uses within the ARD zoning district.

Action Requested:

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

EXHIBIT A

SECTION I.

§5-2(a) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec 5-2. – Beverages containing more than three and two-tenths percent alcohol by weight; areas where sale permitted.

- (a) In order to preserve the public peace and safety of citizens of the city, all beverages containing more than three and two tenths (3.2) percent of alcohol by weight in the city shall be sold only within any area zoned Commercial "C-1," Commercial "C-2," Commercial "C-3," Central Business District "CBD," planned unit development (PUD), small planned unit development (SPUD), age restricted development (ARD), or Industrial "M-1."

§5-3(d) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec 5-3(d) The setbacks contained in this section shall not apply within the central business district as defined in section 25.4 of this Code, to the age restricted development (ARD) zoning district, or to any establishment holding an occupational license as a restaurant, and otherwise duly licensed as such under any requirements of state or local law, which derives at least fifty-one (51) percent of its gross revenues from the sale of food and nonalcoholic beverages, and which does not sell or serve alcoholic beverages after the hours for serving food have elapsed. This section would not apply to restaurants outside the CBD where musical entertainment is provided.

§5-6(b)(4) of the Code of Ordinances of the City of Leesburg is created to read as set forth below:

Section 5-6 – Consumption of an open containers prohibited on public property; exceptions.

- (b) It shall not be a violation of subsection (a) for a person to engage in the activity prohibited by subsection (a) if the activity meets one (1) of the following conditions:
 - (4) All non-residential areas and uses, recreational areas and uses, areas of mixed use, and town centers within any age restricted development (ARD) zoning district. All special events held in the non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development shall be exempt from the requirements in §5.6(b)(1-3) and §5.6(c).

§5-16 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 5-16. – Medical marijuana.

- (d) Applicability. This section shall apply to those lands within the corporate limits of the city which are zoned C-1 (neighborhood commercial), C-2 (community commercial), C-3 (highway commercial), ARD (age restricted development) and CBD (central business district); and may also be included within planned zoning districts and overlays if included within the approval list of uses in the planned district conditions.
- (h)(1) Medical marijuana dispensaries may be allowed in commercial zoning districts to include C-1 (neighborhood commercial), C-2 (community commercial), C-3 (highway commercial), ARD (age

restricted development) and CBD (central business district); and may also be included within planned zoning districts and overlays if included within the approval list of uses in the planned district conditions.

SECTION II.

§12-19(a)(6) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 12-19. – Regulation of public nuisances.

(a) As used in this section, the term “public nuisance” shall mean any residential building, place of commercial business or other property that has been used as or has been the location of:

(6) On more than four (4) occasions within a six-month period as the subject of citizen complaints regarding excessive noise, including music or musical instruments producing sufficient volume to be heard inside any residential structure more than one hundred (100) feet away from the site, with the windows closed; and raucous outdoor gatherings such as crowds assembled in a public or private parking lot (excluding any music or outdoor gatherings for which a special events permit has been issued under this Code); and all non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

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(a) It shall be unlawful for any person to operate or permit to be operated in the city any sound amplifying devices or equipment for any purpose whatever, whether the same be stationary or operated

from a vehicle or other carriage unless a permit has been obtained from the city manager so to do; provided, that it shall be unlawful for any person to make any loud and raucous noise to the disturbance of the peace. Any person to whom a permit has been issued under this section that abuses his discretion and causes or permits loud and raucous noises shall subject the permit to immediate revocation. Section 15-8(a) shall not apply to any non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

(b)The words sound amplifying equipment as used in this section shall mean any machine or device for the amplification of any sound.

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No procession or parade, excepting the forces of the United States armed services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this chapter which may apply. No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the chief of police. Section 18-3 shall not apply to any streets or roadways, or trucks driven down a street or roadway within or adjacent to a public place with an ARD (age restricted development) zoning designation.

§18-7(b) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 18-7. – Operation of golf carts, etc. on certain city streets.

(b) Golf carts.

(1) Golf carts may be operated on city-owned streets, within the following areas, where the posted speed limit is twenty-five (25) miles per hour or less.

a. South of Dixie Avenue (SR 44): An area bounded on the north by Dixie Avenue (SR 44) to its intersection with Lake Port Boulevard, on the east by Lake Port Boulevard at its intersection with Dixie Avenue (SR 44) thence southerly along Lake Port Boulevard to its end, on the south by Lake Harris, and on the west by 14th Street (U.S. Highway 27).

b. South of Main Street and north of Dixie Avenue (SR 44): An area bounded on the north by Main Street, on the east by Dixie Avenue (SR 44) on the south by Dixie Avenue (SR 44) and on the west by 14th Street (U.S. Highway 27).

c. North of Main Street: An area bounded on the south by Main Street, on the east by Dixie Avenue (SR 44) on the north by North Boulevard (U.S. Highway 441) to its intersection with Perkins Street, and on the west by the following: Perkins Street from its intersection with North Boulevard (U.S. Highway 441) thence south along Perkins Street to Edmonds Street, thence westerly along Edmonds Street to Sunshine Avenue, thence northwesterly along Sunshine Avenue to 14th Street (U.S. Highway 27) thence southerly along 14th Street (U.S. Highway 27) to its intersection with Main Street.

d. North of North Boulevard (U.S. Highway 441): An area bounded on the south by North Boulevard (U.S. Highway 441), on the east from the intersection of North Boulevard (U.S. Highway 441) and North Lake Avenue thence north along North Lake Avenue to Bentley Road, thence west along Bentley Road to Stehle Road to the city limits; on the north by Lake Griffin and on the west by Beverley Point Road

thence southerly along Beverley Point Road to North Shore Road thence along North Shore Road to U.S. Highway 441.

e. All city roads within or adjacent to real property with an ARD (age restricted development) zoning designation.

(2) Golf carts must be operated on city streets, not on adjacent sidewalks. In addition, golf carts are authorized on the walkway and bridges connecting Ski Beach with Dozier Circle in Venetian Gardens.

(3) All golf carts operated within the city limits of Leesburg shall be equipped with efficient brakes, reliable steering apparatus, safe tires, a rear view mirror, red reflectorized warning devices on the front and rear of the vehicle, brake lights and a windshield.

(4) Operators of golf carts equipped as described above must use standard hand and arm signals to advise other motorists of their intention to turn or change lanes.

(5) Golf carts equipped as described in subsection (3) above may operate on city streets anytime between thirty (30) minutes after sunrise to thirty (30) minutes before sunset.

(6) Golf carts equipped with head lights, tail lights and turn signals in addition to items in subsection (3) above may operate on city streets anytime between 5:00 a.m. and 10:00 p.m. The city manager may extend hours of operation in conjunction with special events. The request to extend hours will be included in the special event permit application and the modified hours of operation will be specified in the approved permit.

(7) Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within property zoned ARD (age restricted development) for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within property zoned ARD (age restricted development) for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside ARD (age restricted development) zoning designations are not required and are prohibited unless explicitly approved by the developer or its successors or assigns.

~~(7)~~(8) Drivers of a golf cart must be at least eighteen (18) years old. All drivers of golf carts must possess a valid driver's license. Notwithstanding anything herein to the contrary, however, any individual whose driver's license has been suspended or revoked, may not operate a golf cart within the city unless and until the suspension or revocation of his or her driver's license is lifted and a valid driver's license is issued. Notwithstanding the above, drivers of golf carts operated on roads or multi-use pathways within or adjacent to property zoned ARD (age restricted development) shall be at least sixteen (16) years of age but are not required to have a valid driver's license.

~~(8)~~(9) Golf carts may not be operated on state or county roads within the city limits or on sidewalks adjacent to state or county roads within city limits. Golf carts may not cross state-

or county-owned roads unless specifically permitted by the Florida Department of Transportation or Lake County respectively.

~~(9)~~(10) This section does not regulate operation of golf carts in gated communities with private roads.

§18-7(d)(6) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

(d) Utility vehicles.

(6) Section 18-7(d)(1-5) shall not apply to utility vehicles operated on property zoned ARD (age restricted development).

SECTION VI.

§25-121 of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 25-121. – Parade and procession permits.

(a) No procession or parade, excepting the forces of the United States Armed Services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this article ~~(See special use permit section 25-126)~~ which may apply.

(b) No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the chief of police.

(c) Section 25-121 shall not apply to any streets or roadways, or trucks driven down a street or roadway within or adjacent to real property with an ARD (age restricted development) zoning designation.

§25-288(d) of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 25-288. – Commercial uses.

(d) Circus and carnival regulations. Before any circus or carnival commences operation on any private property within the City of Leesburg, a temporary permit shall be secured from the planning manager or his designee. Circuses or carnivals held on real property with an ARD (age restricted development) zoning designation are exempt from this provision. In determining whether to issue the temporary permit, the planning director shall take into account whether the proposed circus or carnival meets the following conditions:

(1) Off-street parking for a carnival shall be provided in an area equal to or greater than, in size, the area devoted to carnival activities. Off-street parking for a circus shall be provided at the rate of one (1) parking space per each five (5) seats. Where parking is provided in existing parking lots serving other permitted uses, the city shall determine if both uses can utilize the same parking areas without adversely affecting each other, any other permitted uses, and the surrounding neighborhood. Paved parking is not required for a circus or carnival.

(2) A carnival or circus located within five hundred (500) feet of any residence shall be prohibited from setting up, taking down, or conducting any operations, between the hours of midnight and 7:00 a.m.

(3) A temporary permit shall not be issued for a period in excess of ten (10) consecutive days. No site may be permitted again for a circus or carnival within ninety (90) days after the expiration of the most recent permit.

~~(4)~~ Any temporary signs advertising a carnival or circus must be permitted separately under the applicable provisions of the sign ordinance. The maximum allowable sign area on-site is one hundred (100) square feet. Temporary off-site signs advertising the event are prohibited.

(25) The carnival or circus must submit a plan detailing how access will be provided to the site and that plan shall be reviewed to insure that reasonable and safe access is provided for both vehicles and pedestrians.

(36) The applicant for a temporary permit for a carnival or circus shall pay an application fee in the amount of one hundred twenty dollars (\$120.00). Payment of the fee shall not be a guarantee that a permit will be issued. The applicant must meet all conditions of this section and any other applicable ordinances before a permit may be issued.

(47) The applicant must comply with F.S. § 546.003 and § 546.004 regarding insurance requirements; F.S. § 616.12 regarding licensing requirements; and F.S. § 616.15 regarding permitting requirements.

§ 25-292(18)d of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 25-292. – Supplemental district requirements.

d. *Applicability.*

1. This section shall apply to those lands within the corporate limits of the City of Leesburg except for any lands with an ARD (age restricted development) zoning designation.
2. This section shall apply to all mobile food vendors and mobile food vending activities, including permitting and operations.
3. Mobile vending shall not be permitted within the corporate limits of the City of Leesburg except as permitted under the conditions of this section.
4. Other vending and or sales from vehicles on public rights-of-way, or from or upon vacant lands within the corporate limits of the City of Leesburg shall not be permitted, regardless of the type of merchandise.

§ 25-362(b) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 25-362. – Bicycle parking requirements.

(b) Exemptions. This section does not apply to single-family, two-family, three-family, and four-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, real property with an ARD (age restricted development) zoning designation or other developments with fewer than ten (10) vehicle parking spaces.

SECTION VII.

§26.3 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 26-3. - Exceptions to special event permit requirement.

The following activities are exempt from the special event permit requirement:

- (1) Funerals and funeral processions conducted by a licensed mortuary.
- (2) Activities conducted by governmental agency acting within the scope of its authority.
- (3) Lawful picketing on sidewalks.
- (4) Demonstrations that do not involve the use of vehicles, animals, fireworks, pyrotechnics or equipment (other than sound equipment), provided that:
 - a. No fee or donation is charged or required as a condition of participation in or attendance at such demonstration; and
 - b. The chief of police is notified at least thirty-six (36) hours in advance of the commencement of the demonstration.

(5) Film-making activities conducted under the aegis of any organization or agency of the State of Florida, Lake County, the City of Leesburg, or other governmental agency, or successor agency, having responsibility for the promotion of or coordination of motion picture or television activities, when provisions for cost recovery for city support services have been made.

(6) Events on private property which meet the definitions of "special event" shall be considered to be special events only if five hundred (500) or more people participating in the event will occupy adjacent streets or public property during the event. As used herein the term "occupy adjacent streets" shall not include the normal passage by vehicle or pedestrian for the sole purpose of traveling to and from the special event, nor the parking of vehicles in lawfully designated spaces along any street.

(7) Events on real property zoned age restricted development (ARD). This shall include any event that occurs on public streets and public sidewalks within the age restricted development (ARD) zoning designation. This exemption includes an exemption from Section 26-18.

~~(7)~~ (8) Although not required to get a special event permit, an event organizer of an activity exempted by this subsection is required to comply with general regulations governing public safety or health.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA; AMENDING PART II, CHAPTER 5 OF THE MUNICIPAL CODE, AMENDING SECTION 5-2 AS TO THE ZONING AREAS WHERE ALCOHOLIC SALES ARE PERMITTED AND SECTION 5-6 AS TO THE AREAS EXEMPT FROM OPEN CONTAINER PROHIBITIONS, AMENDING SECTION 5-16 AS TO THE ZONING FOR MEDICAL MARIJUANA DISPENSARIES, AMENDING PART II CHAPTER 12 OF THE MUNICIPAL CODE, AMENDING SECTION 12-19 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 14 OF THE MUNICIPAL CODE, AMENDING SECTION 14-71 ADDING AN EXEMPTION, AMENDING PART II CHAPTER 15 OF THE MUNICIPAL CODE, AMENDING SECTION 15-5, ADDING AN EXEMPTION AND AMENDING SECTION 15-8 ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 18 OF THE MUNICIPAL CODE, AMENDING SECTION 18-3, ADDING AN EXEMPTION AND AMENDING SECTION 18-7 EXEMPTING THE OPERATION OF GOLF CARTS AND UTILITY VEHICLES FROM CERTAIN PROVISION, AMENDING PART II, CHAPTER 25 OF THE MUNICIPAL CODE, AMENDING SECTION 25-121, ADDING AN EXEMPTION, AMENDING SECTION 25-288, ADDING AN EXEMPTION, AMENDING SECTION 25-292, ADDING AN EXEMPTION, AND AMENDING SECTION 25-362, ADDING AN EXEMPTION, AMENDING PART II, CHAPTER 26 OF THE MUNICIPAL CODE, AMENDING SECTION 26-3 AS TO THE EXCEPTIONS TO SPECIAL EVENT PERMIT REQUIREMENTS, REPEALING CONFLICTING ORDINANCES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has an interest in controlling the sale of alcohol and the public consumption of alcohol to ensure the safety of all City residents; and

WHEREAS, the City seeks to permit the sale of alcoholic beverages within the ARD (age restricted development) zoning district; and

WHEREAS, the City seeks to add an additional exemption from the open consumption of alcohol prohibition; and

WHEREAS, the City seeks to exempt property within the ARD (age restricted development) zoning designation from certain provisions related to medical marijuana, noise, golf carts, utility vehicles, sale in public places, circuses and carnivals, mobile food vendors, bicycle parking, and special events.

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

SECTION I.

§5-2(a) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec 5-2. – Beverages containing more than three and two-tenths percent alcohol by weight; areas where sale permitted.

- (a) In order to preserve the public peace and safety of citizens of the city, all beverages containing more than three and two tenths (3.2) percent of alcohol by weight in the city shall be sold only within any area zoned Commercial “C-1,” Commercial “C-2,” Commercial “C-3,” Central Business District “CBD,” planned unit development (PUD), small planned unit development (SPUD), age restricted development (ARD), or Industrial “M-1.”

§5-3(d) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec 5-3(d) The setbacks contained in this section shall not apply within the central business district as defined in section 25.4 of this Code, to the age restricted development (ARD) zoning district, or to any establishment holding an occupational license as a restaurant, and otherwise duly licensed as such under any requirements of state or local law, which derives at least fifty-one (51) percent of its gross revenues from the sale of food and nonalcoholic beverages, and which does not sell or serve alcoholic beverages after the hours for serving food have elapsed. This section would not apply to restaurants outside the CBD where musical entertainment is provided.

§5-6(b)(4) of the Code of Ordinances of the City of Leesburg is created to read as set forth below:

Section 5-6 – Consumption of an open containers prohibited on public property; exceptions.

- (b) It shall not be a violation of subsection (a) for a person to engage in the activity prohibited by subsection (a) if the activity meets one (1) of the following conditions:
(4) All non-residential areas and uses, recreational areas and uses, areas of mixed use, and town centers within any age restricted development (ARD) zoning district. All special events held in the non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development shall be exempt from the requirements in §5.6(b)(1-3) and §5.6(c).

§5-16 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 5-16. – Medical marijuana.

- (d) Applicability. This section shall apply to those lands within the corporate limits of the city which are zoned C-1 (neighborhood commercial), C-2 (community commercial), C-3 (highway commercial), ARD (age restricted development) and CBD (central business district);

and may also be included within planned zoning districts and overlays if included within the approval list of uses in the planned district conditions.

(h)(1) Medical marijuana dispensaries may be allowed in commercial zoning districts to include C-1 (neighborhood commercial), C-2 (community commercial), C-3 (highway commercial), ARD (age restricted development) and CBD (central business district); and may also be included within planned zoning districts and overlays if included within the approval list of uses in the planned district conditions.

SECTION II.

§12-19(a)(6) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 12-19. – Regulation of public nuisances.

(a) As used in this section, the term “public nuisance” shall mean any residential building, place of commercial business or other property that has been used as or has been the location of:

(6) On more than four (4) occasions within a six-month period as the subject of citizen complaints regarding excessive noise, including music or musical instruments producing sufficient volume to be heard inside any residential structure more than one hundred (100) feet away from the site, with the windows closed; and raucous outdoor gatherings such as crowds assembled in a public or private parking lot (excluding any music or outdoor gatherings for which a special events permit has been issued under this Code); and all non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

SECTION III.

§14-71 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 14-71. – Sales in streets and other public places.

It shall be unlawful for any auctioneer or other person to offer for sale, or sell at public auction or by public outcry, any goods, wares, or merchandise or any livestock, or any other personal property, or any real estate or interest therein, upon any street or public place in the city, unless written permission has been obtained from the city commission to do so. Section 14-71 shall not apply to any streets or public places within an area with an ARD (age restricted development) zoning designation.

SECTION IV.

§15-5 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 15-5. – Hotel keepers, permitting loud noises.

It shall be the duty of every hotel, tavern or inn keeper, and the keeper of any billiard or pool table, and every other person keeping a public house, to prevent the persons, who may resort to their houses, from disturbing their neighbors, either in the day or in the nighttime, by loud cries, carousals, songs or other noises, calculated or having the effect to interrupt the tranquility, peace and quietude of the neighborhood, and any such person who shall allow or permit such disorder to be committed on his premises, shall be punished as provided in section 1-14 of this Code. Section 15-5 shall not apply to any non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

§15-8 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 15-8. – Sound trucks and amplifying devices.

(a) It shall be unlawful for any person to operate or permit to be operated in the city any sound amplifying devices or equipment for any purpose whatever, whether the same be stationary or operated from a vehicle or other carriage unless a permit has been obtained from the city manager so to do; provided, that it shall be unlawful for any person to make any loud and raucous noise to the disturbance of the peace. Any person to whom a permit has been issued under this section that abuses his discretion and causes or permits loud and raucous noises shall subject the permit to immediate revocation. Section 15-8(a) shall not apply to any non-residential areas and uses, recreational areas and uses, and areas of mixed use within any age restricted development (ARD) zoning district.

(b) The words sound amplifying equipment as used in this section shall mean any machine or device for the amplification of any sound.

SECTION V.

§18-3 of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 18-3. – When permits required for parades, processions.

No procession or parade, excepting the forces of the United States armed services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this chapter which may apply. No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the chief of police. Section 18-3 shall not apply to any streets or roadways, or trucks driven down a street or roadway within or adjacent to a public place with an ARD (age restricted development) zoning designation.

§18-7(b) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 18-7. – Operation of golf carts, etc. on certain city streets.

(b) Golf carts.

(1) Golf carts may be operated on city-owned streets, within the following areas, where the posted speed limit is twenty-five (25) miles per hour or less.

a. South of Dixie Avenue (SR 44): An area bounded on the north by Dixie Avenue (SR 44) to its intersection with Lake Port Boulevard, on the east by Lake Port Boulevard at its intersection with Dixie Avenue (SR 44) thence southerly along Lake Port Boulevard to its end, on the south by Lake Harris, and on the west by 14th Street (U.S. Highway 27).

b. South of Main Street and north of Dixie Avenue (SR 44): An area bounded on the north by Main Street, on the east by Dixie Avenue (SR 44) on the south by Dixie Avenue (SR 44) and on the west by 14th Street (U.S. Highway 27).

c. North of Main Street: An area bounded on the south by Main Street, on the east by Dixie Avenue (SR 44) on the north by North Boulevard (U.S. Highway 441) to its intersection with Perkins Street, and on the west by the following: Perkins Street from its intersection with North Boulevard (U.S. Highway 441) thence south along Perkins Street to Edmonds Street, thence westerly along Edmonds Street to Sunshine Avenue, thence northwesterly along Sunshine Avenue to 14th Street (U.S. Highway 27) thence southerly along 14th Street (U.S. Highway 27) to its intersection with Main Street.

d. North of North Boulevard (U.S. Highway 441): An area bounded on the south by North Boulevard (U.S. Highway 441), on the east from the intersection of North Boulevard (U.S. Highway 441) and North Lake Avenue thence north along North Lake Avenue to Bentley Road, thence west along Bentley Road to Stehle Road to the city limits; on the north by Lake Griffin and on the west by Beverley Point Road thence southerly along Beverley Point Road to North Shore Road thence along North Shore Road to U.S. Highway 441.

e. All city roads within or adjacent to real property with an ARD (age restricted development) zoning designation.

(2) Golf carts must be operated on city streets, not on adjacent sidewalks. In addition, golf carts are authorized on the walkway and bridges connecting Ski Beach with Dozier Circle in Venetian Gardens.

(3) All golf carts operated within the city limits of Leesburg shall be equipped with efficient brakes, reliable steering apparatus, safe tires, a rear view mirror, red reflectorized warning devices on the front and rear of the vehicle, brake lights and a windshield.

(4) Operators of golf carts equipped as described above must use standard hand and arm signals to advise other motorists of their intention to turn or change lanes.

(5) Golf carts equipped as described in subsection (3) above may operate on city streets anytime between thirty (30) minutes after sunrise to thirty (30) minutes before sunset.

(6) Golf carts equipped with head lights, tail lights and turn signals in addition to items in subsection (3) above may operate on city streets anytime between 5:00 a.m. and 10:00 p.m. The city manager may extend hours of operation in conjunction with special events. The request to extend hours will be included in the special event permit application and the modified hours of operation will be specified in the approved permit.

(7) Golf carts that meet the minimum equipment standards established by Florida State Statutes are allowed to utilize the roadways within property zoned ARD (age restricted development) for all roadways signed 30 miles per hour or less and can operate between sunrise and sunset.

Golf carts that meet the minimum equipment standards established by Florida State Statutes and are equipped with additional equipment which includes headlights, brake lights, turn signals, a windshield, and reflective devices on the sides of the golf cart that could include reflective tape, are allowed to utilize the roadways within property zoned ARD (age restricted development) for all roadways signed 30 miles per hour or less and can operate at any time day or night.

Golf cart access to or from city streets or multimodal paths outside ARD (age restricted development) zoning designations are not required and are prohibited unless explicitly approved by the developer or its successors or assigns.

~~(7)~~(8) Drivers of a golf cart must be at least eighteen (18) years old. All drivers of golf carts must possess a valid driver's license. Notwithstanding anything herein to the contrary, however, any individual whose driver's license has been suspended or revoked, may not operate a golf cart within the city unless and until the suspension or revocation of his or her driver's license is lifted and a valid driver's license is issued. Notwithstanding the above, drivers of golf carts operated on roads or multi-use pathways within or adjacent to property zoned ARD (age restricted development) shall be at least sixteen (16) years of age but are not required to have a valid driver's license.

~~(8)~~(9) Golf carts may not be operated on state or county roads within the city limits or on sidewalks adjacent to state or county roads within city limits. Golf carts may not cross state- or county-owned roads unless specifically permitted by the Florida Department of Transportation or Lake County respectively.

~~(9)~~(10) This section does not regulate operation of golf carts in gated communities with private roads.

§18-7(d)(6) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

(d) Utility vehicles.

(6) Section 18-7(d)(1-5) shall not apply to utility vehicles operated on property zoned ARD (age restricted development).

SECTION VI.

§25-121 of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 25-121. – Parade and procession permits.

(a) No procession or parade, excepting the forces of the United States Armed Services, the military forces of this state, and the forces of the police and fire departments, shall occupy, march, or proceed along any street or roadway except in accordance with a permit issued by the chief of police and such other regulations as are set forth in this article (~~See special use permit section 25-126~~) which may apply.

(b) No sound truck or other vehicle equipped with amplifier or loudspeaker shall be driven upon any street for the purpose of selling, offering for sale, or advertising in any fashion except in accordance with a permit issued by the chief of police.

(c) Section 25-121 shall not apply to any streets or roadways, or trucks driven down a street or roadway within or adjacent to real property with an ARD (age restricted development) zoning designation.

§25-288(d) of the Code of Ordinance of the City of Leesburg is amended to read as set forth below:

Sec. 25-288. – Commercial uses.

(d) Circus and carnival regulations. Before any circus or carnival commences operation on any private property within the City of Leesburg, a temporary permit shall be secured from the planning manager or his designee. Circuses or carnivals held on real property with an ARD (age restricted development) zoning designation are exempt from this provision. In determining whether to issue the temporary permit, the planning director shall take into account whether the proposed circus or carnival meets the following conditions:

(1) Off-street parking for a carnival shall be provided in an area equal to or greater than, in size, the area devoted to carnival activities. Off-street parking for a circus shall be provided at the rate of one (1) parking space per each five (5) seats. Where parking is provided in existing parking lots serving other permitted uses, the city shall determine if both uses can utilize the same parking areas without adversely affecting each other, any other permitted uses, and the surrounding neighborhood. Paved parking is not required for a circus or carnival.

(2) A carnival or circus located within five hundred (500) feet of any residence shall be prohibited from setting up, taking down, or conducting any operations, between the hours of midnight and 7:00 a.m.

(3) A temporary permit shall not be issued for a period in excess of ten (10) consecutive days. No site may be permitted again for a circus or carnival within ninety (90) days after the expiration of the most recent permit.

(~~4~~) Any temporary signs advertising a carnival or circus must be permitted separately under the applicable provisions of the sign ordinance. The maximum allowable sign area on-site is one hundred (100) square feet. Temporary off-site signs advertising the event are prohibited.

(~~5~~) The carnival or circus must submit a plan detailing how access will be provided to the site and that plan shall be reviewed to insure that reasonable and safe access is provided for both vehicles and pedestrians.

(~~6~~) The applicant for a temporary permit for a carnival or circus shall pay an application fee in the amount of one hundred twenty dollars (\$120.00). Payment of the fee shall not be a guarantee that a permit will be issued. The applicant must meet all conditions of this section and any other applicable ordinances before a permit may be issued.

(~~7~~) The applicant must comply with F.S. § 546.003 and § 546.004 regarding insurance requirements; F.S. § 616.12 regarding licensing requirements; and F.S. § 616.15 regarding permitting requirements.

§ 25-292(18)d of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 25-292. – Supplemental district requirements.

d. Applicability.

1. This section shall apply to those lands within the corporate limits of the City of Leesburg except for any lands with an ARD (age restricted development) zoning designation.
2. This section shall apply to all mobile food vendors and mobile food vending activities, including permitting and operations.
3. Mobile vending shall not be permitted within the corporate limits of the City of Leesburg except as permitted under the conditions of this section.
4. Other vending and or sales from vehicles on public rights-of-way, or from or upon vacant lands within the corporate limits of the City of Leesburg shall not be permitted, regardless of the type of merchandise.

§ 25-362(b) of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 25-362. – Bicycle parking requirements.

(b) Exemptions. This section does not apply to single-family, two-family, three-family, and four-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, real property with an ARD (age restricted development) zoning designation or other developments with fewer than ten (10) vehicle parking spaces.

SECTION VII.

§26.3 of the Code of Ordinances of the City of Leesburg is amended to read as set forth below:

Sec. 26-3. - Exceptions to special event permit requirement.

The following activities are exempt from the special event permit requirement:

- (1) Funerals and funeral processions conducted by a licensed mortuary.
- (2) Activities conducted by governmental agency acting within the scope of its authority.
- (3) Lawful picketing on sidewalks.
- (4) Demonstrations that do not involve the use of vehicles, animals, fireworks, pyrotechnics or equipment (other than sound equipment), provided that:
 - a. No fee or donation is charged or required as a condition of participation in or attendance at such demonstration; and
 - b. The chief of police is notified at least thirty-six (36) hours in advance of the commencement of the demonstration.
- (5) Film-making activities conducted under the aegis of any organization or agency of the State of Florida, Lake County, the City of Leesburg, or other governmental agency, or successor agency, having responsibility for the promotion of or coordination of motion picture or television activities, when provisions for cost recovery for city support services have been made.
- (6) Events on private property which meet the definitions of "special event" shall be considered to be special events only if five hundred (500) or more people participating in the event will occupy adjacent streets or public property during the event. As used herein the term "occupy adjacent streets" shall not include the normal passage by vehicle or pedestrian for the sole purpose of traveling to and from the special event, nor the parking of vehicles in lawfully designated spaces along any street.
- (7) Events on real property zoned age restricted development (ARD). This shall include any event that occurs on public streets and public sidewalks within the age restricted development (ARD) zoning designation. This exemption includes an exemption from Section 26-18.
- ~~(7)~~ (8) Although not required to get a special event permit, an event organizer of an activity exempted by this subsection is required to comply with general regulations governing public safety or health.

SECTION VIII.

All ordinances or part of ordinances which are in conflict with this Ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any

of the conflicting ordinance, in which case those ordinances so affected shall be hereby repealed in their entirety.

SECTION IX.

If any portion of this Ordinance is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION X.

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.

Mayor

ATTEST:

City Clerk

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.2.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Kandi Harper, (Planner)

Subject: An Ordinance of the City of Leesburg, Florida, Vacating approximately 6,100.80 square feet of Walker Road unconstructed easement consisting of an area 203.36 feet long by 30.00 feet wide MOL lying north of Tuller Road, and Vacating approximately 4,723.05 square feet of Seng Road unconstructed easement consisting of 314.87 feet long by 15.00 feet wide MOL lying north of Tuller Road and Vacating approximately 6,480.60 square feet of Tuller Road unconstructed easement consisting of an area approximately 216.02 feet long by 30.00 feet wide MOL lying east of Seng Road, said property being generally located in an unconstructed portion of Silver Lake Estates Plat as recorded in Plat Book 10, Page 66; Section 9, Township 19 South, Range 25 East; Public Records of Lake County, Florida; and providing an effective date. (The Hills of Leesburg Residential Subdivision)

Staff Recommendation:

Staff recommends approval of the vacation of portions of unconstructed ingress/egress easements lying in an unconstructed portion of Silver Lake Estates Plat lying west of County Road 44.

Analysis:

The subject property is generally located west of County Road 44 consisting of portions of ingress/egress easements that were not constructed in the Silver Lake Estate plat established in July 1934. Tracts of land lying contiguous to the ingress/egress easements to be vacated have been annexed into the City of Leesburg with a future land use designation of Estate Residential and a zoning designation of PUD (Planned Unit Development). The ingress/egress easements were not constructed, are not connected to portions of constructed easements and no utilities are located within the easements. These portions of ingress/egress easements are no longer needed as shown on the plat. This request is for the described easements only, and will not adversely impact adjacent properties.

The applicant is seeking to build a residential subdivision on approximately 41 acres consisting of 118 residential dwelling units.

Procurement Analysis:

N/A

Options:

1. Approve the requested vacate; or
2. Other action as the Commission may deem appropriate.

Fiscal Impact:

No direct fiscal impact is anticipated as a result of this request.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, VACATING APPROXIMATELY 6,100.80 SQUARE FEET OF WALKER ROAD UNCONSTRUCTED EASEMENT CONSISTING OF AN AREA 203.36 FEET LONG BY 30.00 FEET WIDE MOL LYING NORTH OF TULLER ROAD, AND VACATING APPROXIMATELY 4,723.05 SQUARE FEET OF SENG ROAD UNCONSTRUCTED EASEMENT CONSISTING OF 314.87 FEET LONG BY 15.00 FEET WIDE MOL LYING NORTH OF TULLER ROAD AND VACATING APPROXIMATELY 6,480.60 SQUARE FEET OF TULLER ROAD UNCONSTRUCTED EASEMENT CONSISTING OF AN AREA APPROXIMATELY 216.02 FEET LONG BY 30.00 FEET WIDE MOL LYING EAST OF SENG ROAD, SAID PROPERTY BEING GENERALLY LOCATED IN AN UNCONSTRUCTED PORTION OF SILVER LAKE ESTATES PLAT AS RECORDED IN PLAT BOOK 10, PAGE 66; SECTION 9, TOWNSHIP 19 SOUTH, RANGE 25 EAST; PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (THE HILLS OF LEESBURG RESIDENTIAL SUBDIVISION)

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

Section 1.

The City Commission of the City of Leesburg, Florida, finding that unconstructed portions of easements lying in Silver Lake Estates plat created in July 1934, lying west of County Road 44, containing 6,100.80 square feet of Walker Road lying north of Tuller Road, and containing 4,723.05 square feet of Seng Road lying north of Tuller Road, and containing 6,480.60 square feet of Tuller Road lying east of Seng Road in Lake County Florida, is not needed for public purposes, therefore the portions of said easements, as legally described below, are hereby vacated and relinquished, except as reserved hereafter;

SKETCH OF DESCRIPTION

DESCRIPTION:

That Portion of Walker Road, lying North and adjacent to the lands described in the Corrected Resolution No. 2006-27 as recorded in Official Records Book 3691 page 233 of the Public Records of Lake County, Florida; said line being 203.36 feet South of the North line of Lot 4, Block 16, and the easterly extension thereof to the easterly Right-of-Way line of Walker Road, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida.

And

SKETCH OF DESCRIPTION

DESCRIPTION:

That portion of Tuller Road lying East of the East Right-of-Way line of Seng Road and West of a line that is 231.02 feet East of the West line of Lot 1, Block 17, and the Northerly extension thereof to the northerly Right-of-Way line of Tuller Road, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida.

AND

That Portion of East 1/2 Seng Road lying North of the South Right-of-Way line of Tuller Road and South of the North line of Lot 3, Block 16, and the westerly extension thereof to the center line of Seng Road, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida.

Section 2.

The provisions of Section 1 notwithstanding, this Ordinance shall not be construed to release, and the City Commission hereby reserves, any and all existing recorded easements for utilities in favor of the City of Leesburg in and to any portion of the property located in the vacated area.

Section 3.

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

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

THE CITY OF LEESBURG, FLORIDA

Mayor

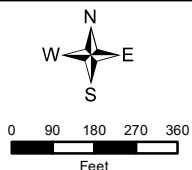
ATTEST:

City Clerk

Aerial

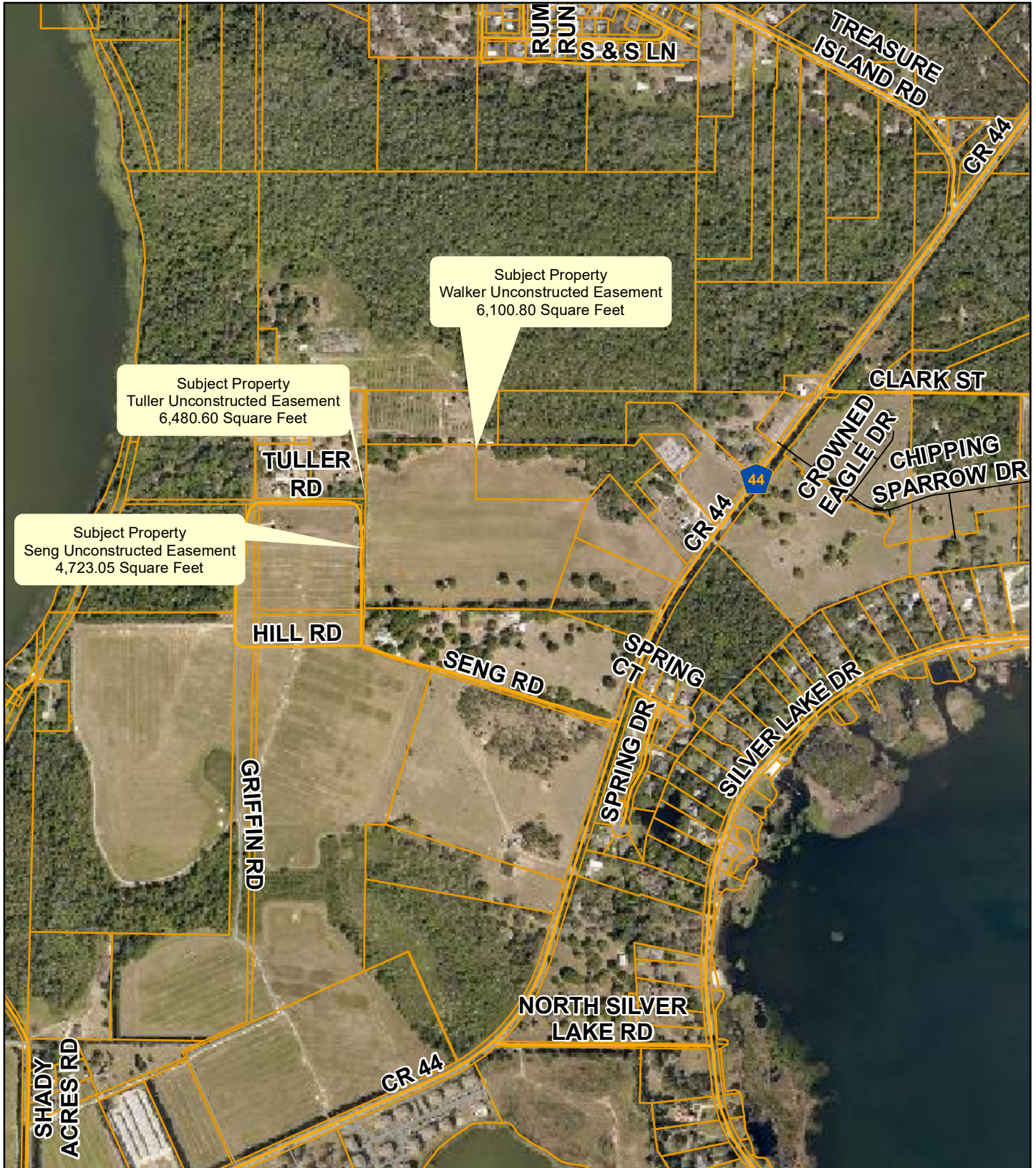


**Planning
& Zoning
Division**

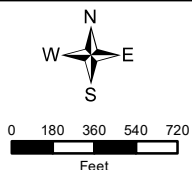


The Hills At Leesburg
VAC-21-396
AK#s: 1273480, 2914904
Section 01, Township 19 South, Range 25 East
August 10, 2022

Aerial

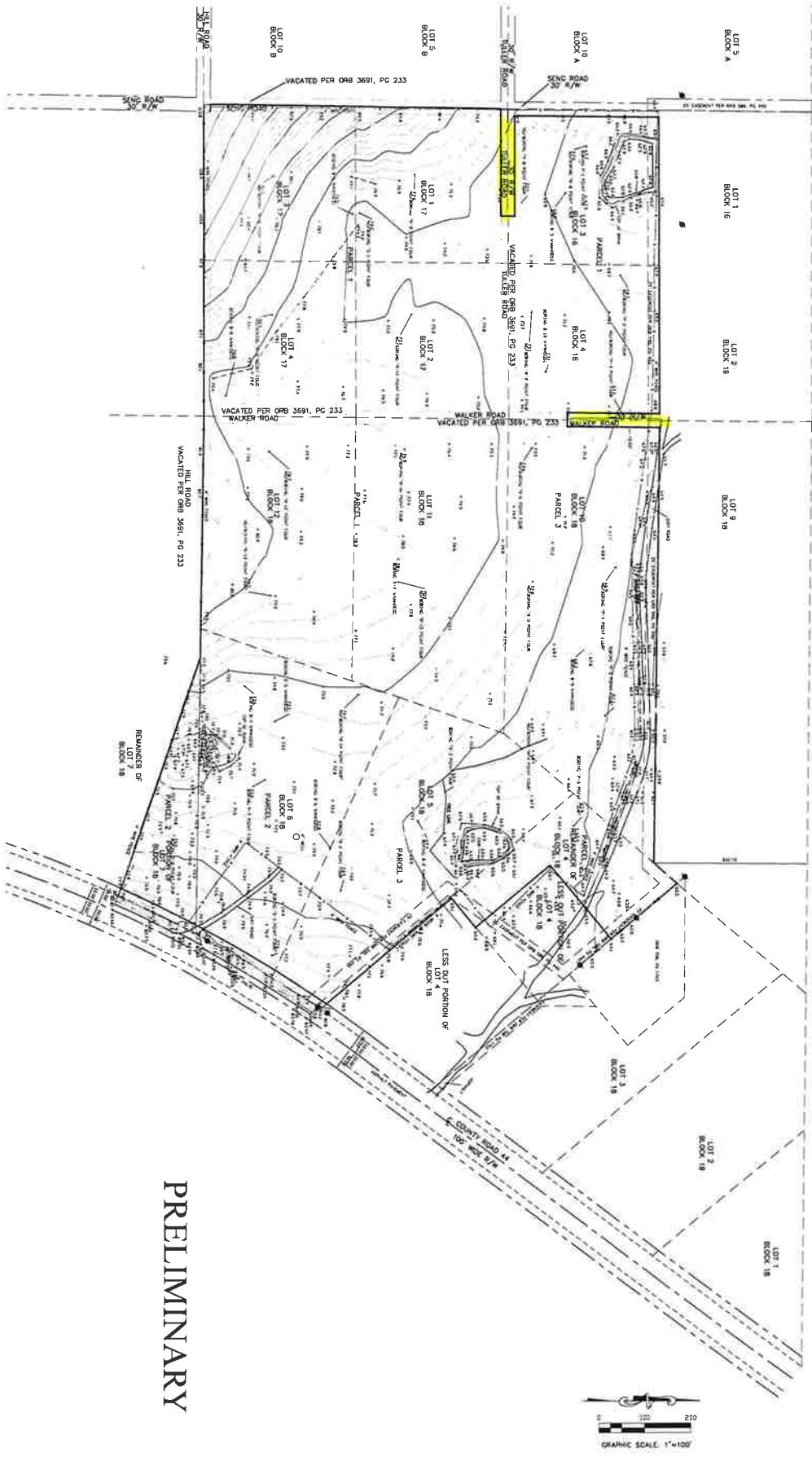


**Planning
& Zoning
Division**



The Hills At Leesburg
VAC-21-396
AK#s: 1273480, 2914904
Section 01, Township 19 South, Range 25 East
August 10, 2022

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY



PRELIMINARY

SHEET 2 OF 2
NOT VALID WITHOUT
SHEET 1
SHEET 1 - BOUNDARY INFORMATION
SHEET 2 - TOPOGRAPHIC INFORMATION

PREPARED FOR:

PMWD VENTURES, LLC
WALKER ROAD LEESBURG, FL 34788

FIELD BY: DW DATE: 6/3/2021
DRAWN BY: BPS ORDER NO.: NW21-170
SCALE: 1"=100' SHEET 2 OF 2



Nieto-Whittaker Surveying LLC
1728 S. Ronald Reagan Blvd., Tempe, AZ 85289
PH: (480) 636-8400 FAX: (480) 636-8401
E: info@nieto-whittaker.com

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.3.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director), Kandi Harper, (Planner)

Subject: An Ordinance of the City of Leesburg, Florida, correcting a scrivener's error in Ordinance 22-17, by amending the language in Section D.1.f. from "7.5 feet" to "5 feet" for the side setback requirement, and amending the language in Section D.2.b. to read "10 feet" instead of "15 feet" for building separation requirements, for a property consisting of approximately 41.69 acres, and being generally located west of County Road 44 and north of Seng Road, as legally described in Section 01, Township 19 South, Range 25 East, Lake County Florida; and providing an effective date. (Hills of Leesburg)

Staff Recommendation:

Staff recommends approval of the request to correct two scrivener's errors in Ordinance 22-17, The Hills of Leesburg single family residential project.

Analysis:

The Hills of Leesburg project was recommended for approval by the Planning Commission on December 16, 2021 and approved by the City Commission on March 14, 2022 under Ordinance 22-17. In preparing for submittal of site and construction plans, the developer contacted staff in regard to the side setback and building separation distances shown in the approved PUD. Staff researched the issue and found in the minutes of the Planning Commission that the final PUD as presented to City Commission for approval should have read as follows: Section D.1.f. should show a five (5) foot setback instead of seven and one-half (7.5) feet, and Section D.2.b. should have shown a ten (10) foot building separation instead of the fifteen (15) feet. These changes are shown on page 3 of the PUD document.

Procurement Analysis:

N/A

Options:

1. Approve the request to correct the scrivener's errors in Ordinance 22-17; or
2. Other action as the Commission may decide.

Fiscal Impact:

No fiscal impact will result from action taken on this item.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CORRECTING A SCRIVENER'S ERROR IN ORDINANCE 22-17, BY AMENDING THE LANGUAGE IN SECTION D.1.F. FROM "7.5 FEET" TO "5 FEET" FOR THE SIDE SETBACK REQUIREMENT, AND AMENDING THE LANGUAGE IN SECTION D.2.B. TO READ "'10 FEET" INSTEAD OF "15 FEET" FOR BUILDING SEPARATION REQUIREMENTS, FOR A PROPERTY CONSISTING OF APPROXIMATELY 41.69 ACRES, AND BEING GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH OF SENG ROAD, AS LEGALLY DESCRIBED IN SECTION 01, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (HILLS OF LEESBURG)

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

Section 1.

Based upon the request of Geoff Summit, GL Summitt Engineering, the petitioner of the property hereinafter described, which 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, the language of Ordinance 22-17, is hereby amended to read as follows, to wit:

Section D.1.f. is hereby amended to correct a scrivener's error by changing the number "7.5 feet" to "5 feet" for the side setback requirement, and

Section D.2.b. is hereby changed to correct a scrivener's error by changing the number "'10 feet" to "15 feet" for building separation requirements,

Section 2.

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

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

Mayor

ATTEST:

City Clerk

**THE HILLS AT LEESBURG
PUD (PLANNED UNIT DEVELOPMENT CONDITIONS)
February 14, 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 **The Hills at Leesburg, (Keith A. & Fay E. Jenkins) 37515 Felkins Road, Leesburg, Florida, 34788 “Permittee” (G & L Summitt Engineering, Inc, 3667 Simonton Place, Lake Mary, Florida, 32746 - Agent)** for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 “Zoning”, Section 25-278 “Planned Unit Development” of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow future construction of a proposed residential development consisting of a maximum of 118 single family residential units on approximately 42 acres, generally located west of County Road 44 and north of Seng 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 **The Hills at Leesburg, (Keith A. & Fay E. Jenkins) 37515 Felkins Road, Leesburg, Florida, 34788 “Permittee” (G & L Summitt Engineering, Inc, 3667 Simonton Place, Lake Mary, Florida, 32746 - Agent)** to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.
2. **LEGAL DESCRIPTION**
See attached **Exhibit B, Legal Description**.

3. LAND USE

The above-described property, containing approximately 42 acres, shall be used for platted single-family residential development, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

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. Prohibited Uses

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

4. DEVELOPMENT STANDARDS

A. The project shall contain a maximum of 118 single family residential units, at a gross density not to exceed 2.83 units per acre on the approximately 42-acre site, as shown on **Exhibit C, Conceptual Development Plan**.

B. A mix of lot sizes is permitted as long as all lots are equal to or larger than the required minimums.

C. 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.

D. The minimum lot development standards shall be:

1. For all lots:

- a. Minimum house size: 1,800 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 – 25 feet;
 Porch/Garage – 20 feet (porch must be a minimum width of 6 feet).
 Rear – 18 feet;
 Side – ~~7.5 feet~~; 5 feet
 Corner Side – 15 feet.

2. For all structures:

- a. Each residential structure shall have a minimum two car garage.
- b. Minimum distance between structures shall be ~~fifteen (15)~~ ten (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. **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 shall be permitted subject to the provision of at least five (5) unique design features such as recessed garages, tile or metal roofs, arched windows, porches, etc. in the elevations of the buildings or the buildings are all brick stucco.
 4. For all designs, architectural facades and features shall be submitted and reviewed by the Planning and Zoning Manager or designee for compliance prior at time of site plan review.
- C. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Manger 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.

6. LANDSCAPING & BUFFER REQURIEMENTS

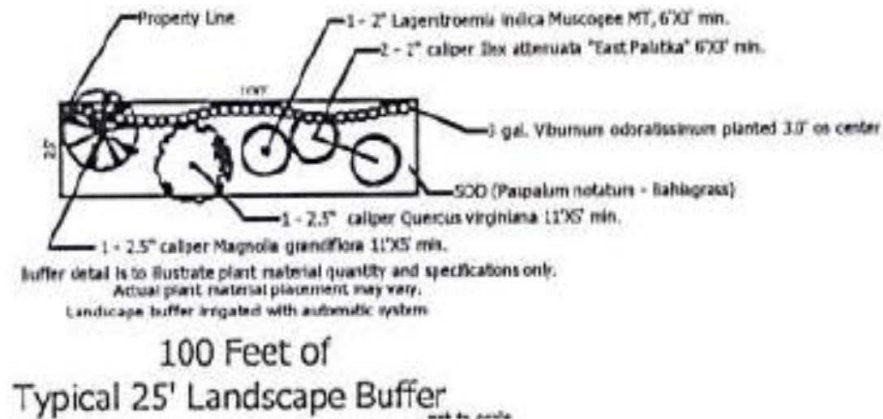
- A. A minimum twenty-five (25) foot buffer tract with plantings as shown in Figure A below, shall be provided along the entire boundary of the property. This landscape buffer shall be separate from all other platted lots, shall not be part of individually platted lots, and shall be a common area to be maintained by an entity such as a Property Owners or Homeowners Association.
- B. 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.

- C. A split-rail fence, of either wood or vinyl construction, shall be installed around the entire perimeter of the property. This fence shall be installed at a minimum height of four (4) feet. Said fence shall be maintained by the Property Owners or Homeowners Association. A solid six-foot fence shall be allowed as an option to the split-rail fence.
- D. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.
- E. 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 Planning and Zoning Manager 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.

7. SITE ACCESS AND SIGNAGE

- A. The main vehicular access to the project site shall have at least one access point on County Road 44, as prescribed by Lake County Public Works, and shown on the Master Development Plan on Exhibit C, as amended. All access points are conceptual and subject to Lake County approval. Actual location and design of all roads shall be determined during the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject site plan application review process.
- B. The main access point on County Road 44 shall be constructed in a "boulevard-type" roadway, having a landscaped medial area of at least eight (8) feet in width, and designed to allow emergency access vehicles room to maneuver. This entrance shall be reviewed and adjusted by staff as needed at the Site Plan and Construction Plan review.

1. Offsite road improvements on existing roads adjacent to the property may be required based on finalized access locations. Such improvements may include, but are not limited to, left and right turn lanes, right-of-way dedication, and pavement rehabilitation. Any proposed offsite road improvements must be approved by Lake County Public Works.
 2. Prior to completion of the subdivision design plans, the developer shall work with the Lake County Department of Public Works to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 3. The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.
- C. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points. The developer shall be responsible for all on and offsite improvements required as a result of any access points.
- D. Each required 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.
- E. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Planning and Zoning Manager or designee, where the architectural style would be in keeping with the intent of these sign regulations.

8. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of required 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.
- G. 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.
- H. Sidewalks shall be provided on both sides of the entrance road(s) and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain sidewalks on both sides of each street. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

9. UTILITIES

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

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, consistent with the typical pioneering agreement approved on new home projects in the city., including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.

- C. Developer shall be responsible for the installation of a natural gas water heater and natural gas furnace in eighty percent (80%) of all homes in the development as required by the City of Leesburg Code of Ordinances as amended.
- D. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

10. **STORMWATER/DRAINAGE MANAGEMENT**

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

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's or property owners association is an acceptable maintenance entity.
- D. The existing 100-year flood plain shown shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system.
 - 1. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements.

2. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

11. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.
- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.
- C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary.
- 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.

12. IRRIGATION & WATER USEAGE

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

13. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 0.55 acres, or 200 square feet per unit.
- 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.

14. MAINTENANCE

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

15. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. Implementation of the project shall substantially commence one-hundred twenty (120) months of approval of this Planned Development. In the event, the conditions of the PUD have not been substantially implemented during the required time period, the City of Leesburg shall have the option of scheduling the PUD, with due notice to the owner and surrounding property owners, for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to another appropriate zoning classification.
- C. 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.

16. MISCELLANEOUS CONDITIONS

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

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

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

17. LEVELS OF SERVICE

A. Levels of Service

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

B. Utilities

1. Projected Capacities

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

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

D. Commitment of Capacity

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

E. Ability to Provide Services

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

EXHIBIT B

The Hills at Leesburg

LEGAL DESCRIPTION***LEGAL DESCRIPTION***

Description (per Title Commitment):

Parcel 1

Lots 3 and 4, Block 16, Lots 1, 2, 3 and 4, Block 17 and Lots 11 and 12, Block 18, Revised and Corrected Plat of Re-Subdivision of Subdivision of Silver Lake Estates, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida. TOGETHER WITH that portion of vacated Hill Road, Walker Road, Tuller Road and Seng Road as more particularly described in that certain Corrected Resolution No. 2006-27 recorded October 17, 2008, in Official Records Book 3691, Page 233, Public Records of Lake County, Florida.

AND

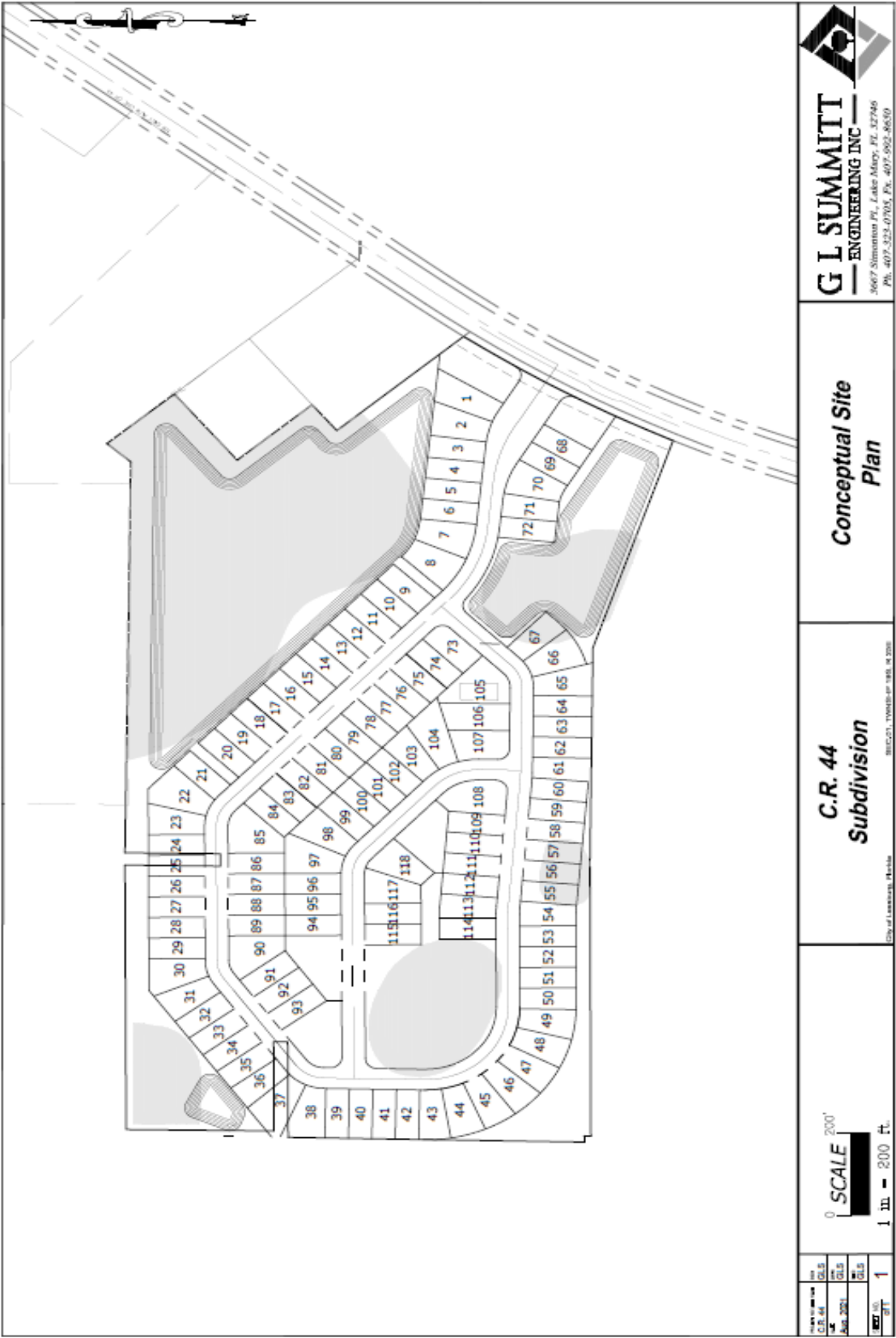
Parcel 2

Lot 6 and that part of Lot 7, Block 18, Revised and Corrected Plat of the Re-Subdivision of Subdivision of Silver Lake Estates, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida, described as follows: Begin at the Northeasterly corner of Lot 7, Block 18, run North 89 degrees 59 minutes 02 seconds West 600.13 feet; thence run South 71 degrees 56 minutes 19 seconds East 545.67 feet to the Westerly line of State Road 44, said point being on a curve concave Easterly and having a radius of 2910.01 feet and a radial bearing of North 66 degrees 08 minutes 38 seconds West; thence run Northeasterly along the arc of said curve through a central angle of 03 degrees 41 minutes 37 seconds, a distance of 187.60 feet to the Point of Beginning. LESS AND EXCEPT that portion of Lots 6 and 7, Block 18, lying within 50 feet of the centerline of County Road 44, as conveyed to Lake County, Florida, in that certain Statutory Warranty Deed recorded March 27, 1996, in Official Records Book 1425, Page 2224, Public Records of Lake County, Florida.

AND

Parcel 3

Lots 4, 5 and 10, Block 18, Revised and Corrected Plat of the Re-Subdivision of the Subdivision of Silver Lake Estates, according to the plat thereof, as recorded in Plat Book 10, Page 66, Public Records of Lake County, Florida, LESS that part of Lot 4, Block 18, bounded and described as follows: Begin at the Eastern most corner of said Lot 4, Block 18, run thence North 43 degrees 30 minutes West, 300 feet along the Northeast line of said Lot 4; thence South 46 degrees 30 minutes West 290 feet; thence South 43 degrees 30 minutes East, 372 feet to the Northwest right of way line of State Road No. 44; thence Northeasterly 298 feet, more or less, along the said line to the Point of Beginning; AND LESS, from the Northeasterly corner of said Lot 4, run North 43 degrees 30 minutes West, along the Northeasterly line of said Lot 4, a distance of 300 feet to the Point of Beginning; thence continue North 43 degrees 30 minutes West along said Northeasterly line 208.72 feet; thence South 46 degrees 30 minutes West 208.72 feet; thence South 43 degrees 30 minutes East 208.72 feet; thence North 46 degrees 30 minutes East, 208.72 feet to the Point of Beginning. LESS AND EXCEPT that portion of Lot 5, Block 18, lying within 50 feet of the centerline of County Road 44, as conveyed to Lake County, Florida, in that certain Statutory Warranty Deed recorded March 27, 1996, in Official Records Book 1425, Page 2227, Public Records of Lake County, Florida.



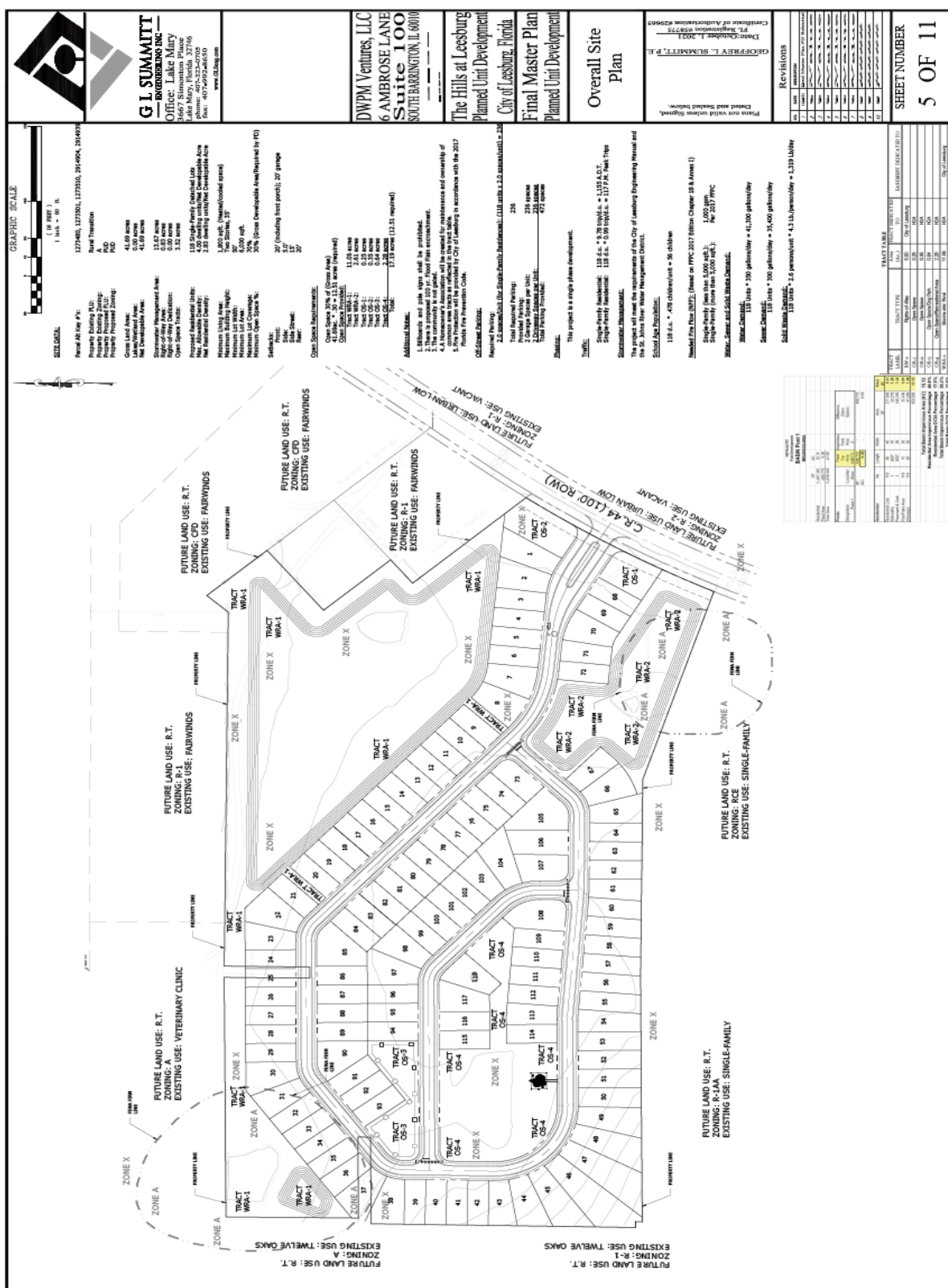


EXHIBIT D

FAÇADE SAMPLES



141 CANARY 'A' FRONT ELEVATION
N.T.S.



142 CANARY 'B' FRONT ELEVATION
N.T.S.



143 MAHOGANY 'A' FRONT ELEVATION
N.T.S.



144 MAHOGANY 'B' FRONT ELEVATION
N.T.S.



G L SUMMITT
ENGINEERING INC.
Office: Lake Mary
16007 Stonemason Place
Lake Mary, Florida 32716
Phone: 407-222-7100
Fax: 407-222-7101
www.glsommitt.com

DWPM Ventures, LLC
6 AMBROSE LANE
Suite 100
SOUTH BARRINGTON, IL 60010

The Hills at Leesburg
Planned Unit Development
City of Leesburg, Florida
Final Master Plan
Planned Unit Development

Architectural
Elevations 1

Project: 141-144 Canary & Mahogany
Drawn and Checked By:
G L SUMMITT ENGINEERING, P.A.
16007 Stonemason Place
Lake Mary, Florida 32716
Phone: 407-222-7100
Fax: 407-222-7101
www.glsommitt.com
Certificate of Professional Engineer

Revisions	
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SHEET NUMBER
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145 PALM 'A' FRONT ELEVATION
N.T.S.



146 PALM 'B' FRONT ELEVATION
N.T.S.



147 WILLOW 'A' FRONT ELEVATION
N.T.S.



148 WILLOW 'B' FRONT ELEVATION
N.T.S.



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The Hills at Leesburg
Planned Unit Development
City of Leesburg, Florida
Final Master Plan
Planned Unit Development

Architectural
Elevations 2

Project: 145-148 Palm & Willow
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SHEET NUMBER
A2 OF 11

require road improvements such as turn lanes on CR 44 at the development entrance, plus a sidewalk, easements and additional ROW. Public responses – we did not have any written responses to the advertising and sign posting.

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the following reasons:

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 21-395, is compatible with the adjacent future land use designations of Lake County Rural Transition, Lake County Urban Low Density.
3. The proposed request as conditioned in City of Leesburg Case number PUD 21-395, is compatible with the current surrounding zoning districts of Lake County A (Agriculture), Lake County R-1 (Rural Residential District), and Lake County CFD (Community Facility District).
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 Rural Transition to City of Leesburg Estate Residential and forward the recommendation to the City Commission for consideration.

Chairman Bowersox stated if anyone in audience that wants to speak on the case or any representative of the project.

Jason Gray Robinson, at 301 East Pine Street, Orlando, Florida stated we concur with the Staff report and recommendations on both agenda items, and stated Geoff Summitt the project engineer; and applicant, one item regarding setbacks; clarification on the setbacks for the project; in full agreement and will be happy to answers any questions. Dan Miller stated for the record we had a typo request for the 5' side setbacks and 10' between the buildings; wrong numbers in there. Chairman Bowersox stated 15' combined; Dan Miller replied in this PUD (Planned Unit Development) 5' on each side; last of the 50' lots that we had in process.

Chairman Bowersox stated if the Commission have any questions of the applicant or his representative.

**DRAFT SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING
FOR THURSDAY, NOVEMBER 18TH, 2021.**

Vice-Chairman Sennett moved to APPROVE the draft minutes from the NOVEMBER 18TH, 2021 meeting. Commissioner Sanders SECONDED the motion, which PASSED by a vote of 6- 0.

Sabrina Mitchell swore in staff as well as anyone in the audience wishing to speak.

Chairman Bowersox called for the first case under new business be brought forward.

NEW BUSINESS

**1) PUBLIC HEARING CASE # SSCP-21-400 – HILLS AT LEESBURG –
SMALL SCALE COMPREHENSIVE PLAN**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 41.69 +/- ACRES, FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH OF SENG ROAD, AS LEGALLY DESCRIBED IN SECTION 01, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 14, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 28, 2022)
(Hills @ Leesburg)

Dan Miller asked Chairman Bowersox for permission to discuss these two cases together for discussion purposes.

Dan Miller introduced case number #SSCP-21-400 – Hills at Leesburg – Small Scale Comprehensive Plan and case number #PUD-21-395 Planned Unit Development into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, requests, proposals, and then went over the PUD (Planned Unit Development) document.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different departments for review, there were no significant or substantive comments; Lake County Public Works will



DRAFT SUMMARY MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
VENETIAN CENTER
THURSDAY, DECEMBER 16TH, 2021 - 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, December 16th, 2021, at Venetian Center.

Chairman Ted Bowersox called the meeting to order at 4:30 p.m.

The following Commission members were present:

Ted Bowersox – Chairman
Tim Sennett – Vice-Chair
John O’Kelley
Michael Fitzpatrick
Alfred Haliday
Nathaniel Sanders

The following Commission members were absent:

Frazier Marshall
Chris Wood
Ze’Shieca Carter

City staff in attendance included Dan Miller, Planning & Zoning Manager, Kandi Harper, Senior Planner, Dianne Pacewicz, Planner, Senior Planner Christine Rock, Sabrina Mitchell, Administrative Assistant II, and Interim Attorney Loren Vasquez was also present.

The meeting opened with an invocation given by Chairman Bowersox, followed by the Pledge of Allegiance to the Flag.

Dan Miller informed the audience of the rules of participation and the need to sign the speaker’s registry. He also informed Commissioners and the audience that the City Commission meeting dates are tentatively scheduled.

**DRAFT SUMMARY MINUTES OF THE PLANNING COMMISSION MEETING
FOR THURSDAY, NOVEMBER 18TH, 2021.**

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Mr. Miller gave a background and explanation of the subject property, location, requests, proposals, and then went over the PUD (Planned Unit Development) document.

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Department Review Summary: This case was sent out to all the different departments for review, there were no significant or substantive comments; Lake County Public Works will

require road improvements such as turn lanes on CR 44 at the development entrance, plus a sidewalk, easements and additional ROW. Public responses – we did not have any written responses to the advertising and sign posting.

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the following reasons:

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 21-395, is compatible with the adjacent future land use designations of Lake County Rural Transition, Lake County Urban Low Density.
3. The proposed request as conditioned in City of Leesburg Case number PUD 21-395, is compatible with the current surrounding zoning districts of Lake County A (Agriculture), Lake County R-1 (Rural Residential District), and Lake County CFD (Community Facility District).
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 Rural Transition to City of Leesburg Estate Residential and forward the recommendation to the City Commission for consideration.

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Chairman Bowersox stated if the Commission have any questions of the applicant or his representative.

Commissioners, and Mr. Miller discussed the proposed site, density; 4 units per acre, typical lot size; Dan Miller replied 2.83 units per acre; typical lot size; 50x120, Leesburg estate residential; Dan Miller replied estate residential will be the future land use; lowest density future land use category that the City has; allows up to 4.2 per acre; this particular development was 2.83 units per acre.

Geoff Summitt of Summitt Engineering 3667 Simonton Place Lake Mary, Florida and stated the typical lot size is 50x120, however most of our perimeter lots are quite a bit deeper than that; will have to do a little bit of modifications to the site plan after discussion with Mr. Miller; will work on that after we get through the PUD process.

Chairman Bowersox stated if any other questions from the Commission or anyone from the audience want to ask any questions or have any concerns, entertained a motion, and then the voting took place.

Vice-Chairman Sennett made a MOTION for APPROVAL of case # SSCP-21-400 HILLS AT LEESBURG as presented – SMALL SCALE COMPREHENSIVE PLAN Commissioner Haliday SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.

Chairman Bowersox called for the second case under new business be brought forward.

2) PUBLIC HEARING CASE # PUD-21-395 – HILLS AT LEESBURG – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 41.69 +/- ACRES FROM LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH OF SENG ROAD, AS LEGALLY DESCRIBED IN SECTION 01, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 14, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 28, 2022)** (Hills @ Leesburg)

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the following reasons:

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 21-395, is compatible with the adjacent future land use designations of Lake County Rural Transition,

and Lake County Urban Low Density.

3. The proposed request as conditioned in City of Leesburg Case number PUD 21-395, is compatible with the current surrounding zoning districts of Lake County A (Agriculture), Lake County R-1 (Rural Residential District), and Lake County CFD (Community Facility District).
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 rezoning from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) and forward the recommendation to the City Commission for consideration.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner O'Kelley made a MOTION for APPROVAL of case # PUD-21-395 – HILLS AT LEESGURG – PLANNED UNIT DEVELOPMENT Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.

Chairman Bowersox called for the third case under new business be brought forward.

3) PUBLIC HEARING CASE # PUD-21-405 – WINDY OAKS – PLANNED UNIT DEVELOPMENT

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 37.6 +/- ACRES FROM CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT), TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED NORTH OF COUNTY ROAD 48 AND WEST OF SOUTH QUARTERS ROAD, AS LEGALLY DESCRIBED IN SECTION 15, 21, AND 22 TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 14, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 28, 2022)**
(Windy Oaks {formerly Windy Hills})

Dan Miller introduced case number #PUD-21-405 – Windy Oaks – Planned Unit Development into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, requests, proposal, and then went over the PUD (Planned Unit Development). Dan Miller stated that in sending the draft copy to the applicant, there were a number of typos found, and Staff would like to correct those back at the office, none were substantive, mostly grammatical errors, such as stating the wrong road or mistyping a Code Section number and we would like to work with the applicant to make those changes; quoted Section on landscaping; 25.337, but correct number is 25.327.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different departments for review, there were no significant or substantive comments; School Board indicated that this project will require school concurrency review and possible a proportionate share mitigation agreement. Lake County Public Works will require road improvements such as turn lanes on CR 48 and South Quarters Road, along with lane widening, easements, and Right-of-Way. Public responses – Public responses – we did not have any written feedback to the advertising and sign posting.

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the following reasons:

1. The proposed request to rezone the subject property from PUD (Planned Unit Development) to PUD (Planned Unit Development) as conditioned, is compatible with the current surrounding zoning districts of Lake County A (Agriculture), and City of Leesburg PUD (Planned Unit Development) and M-1 (Industrial).
2. The proposed conditions of the attached PUD (Planned Unit Development) zoning are compatible with the existing Future Land Use designation of Neighborhood Mixed Use and the surrounding Future Land Use designations of Industrial, Neighborhood Mixed Use, and Lake County Urban Low Density.
3. The proposed zoning designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the proposed rezoning from City of Leesburg PUD (Planned Unit Development) to City of Leesburg PUD (Planned Unit Development) with revised conditions and forward this recommendation to the City Commission for consideration.

Commissioners, and Mr. Miller discussed average lot size, side setbacks, 1800' square feet under heat and air; Dan Miller replied that's correct, fire code; Dan Miller replied 10', expressed concern; front setbacks; Dan Miller replied because it's the same as previous PUD; no objection, but prefer the 25 and 20; then you don't have to use that 20 for the porch; in previous PUD; approved; no objection, keep side/rear and not adjust it with the front; Dan Miller replied these are minimum so if you wanted to have the house further back that would be fine, different design, you can put the house at 25; still have garage even with the house, footprints; facades, wetland/improved lake; Dan Miller stated no wetlands there; creating the ponds, creating some water, Chairman Bowersox agree with what the applicant is saying; parking your vehicle; most homes; two vehicles and at 20'; issue, cut back yard; add more space to front yard; any concerns; taking 5' from back yard; put in front yard; Dan Miller stated the front will be 25' and make rear 15'; amend front setbacks, as stated; Dan Miller replied that's correct we will eliminate that line about garage setbacks; straight 25' so it can go all the way across; move rear from 18' to 15'; two car garage; Dan Miller replied that's correct, City Commission makes final decision, and stated for the record the tentative dates for Commission meeting.

Kathy Hattaway with Poulos & Bennett 2602 East Livingston Street Orlando, FL stated we have done a number of projects in the City of Leesburg and certainly enjoy working with Staff; points raised in previous application; page three under development standards; previous approved PUD that expired, lot sizes; same size; SF detached homes, approved previously; former PUD, front setbacks and porch garage setbacks; 20' very important; understand priority to the City, 20' enough length to park a car; in front of the garage; not encroach onto sidewalk, sidewalks on both side of the streets; community, front façade setbacks; 25' request front façade; allowed 20; same as the garage, line of front façade with the garage, same comment previously mentioned in Section 2.B minimum structure; 15'; 5' setbacks; on each side; 10' average lot width 50x20, and side setbacks; 5x5, 10' feet between homes; 1800' square feet under heat/air, provided elevations, no wetlands on this site and no lakes, environmental assessment; provided with submittal, create stormwater ponds to support the development; will be constructing, setting garage back further, not clear on front setback, clarified; that will be fine to amend front yard setback, but that don't change the garage setback; clarified by Dan Miller.

Chairman Bowersox stated any other questions of the applicant or any comments from the audience.

Danny Watson live on South Quarters Road; next to Lasher; property connects together stated zoned before and a lot of changes; previous company; block off South Quarters Road; gated community, build both sides up; applicant has just one side; Dan Miller stated this plan envision only on the West side; before they had both sides; build homes; both sides, block off South Quarters Road; Dan Miller replied we don't want to see South Quarters blocked, road modifications on South Quarters Road; Dan Miller replied because these roads are County roads; any improvements; deceleration/turn lanes, required by County; corresponding with the County; Dan Miller replied already in discussion with the County,

we send plans to the County; before approved; County comments; will the County need more ROW; Dan Miller replied only on the South side of Quarters Road; applicant property; not yours, dealing with two people County/City, Ordinances; works; Dan Miller replied you are welcome to come to our office; for discussion and larger plans/scale; wetlands; water there when moved there; once wetlands, water in my back door; lily pads; water table drying up; everything drying up now; if project approved; effect, increase/decrease property value.

Chairman Bowersox stated any discussion from the Commission or any comments from in anyone in the audience, entertained a motion, and then the voting took place.

Commissioner Haliday made a MOTION for APPROVAL of case # PUD-21-405 – WINDY OAKS as amended – PLANNED UNIT DEVELOPMENT
Commissioner Sanders SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.

Chairman Bowersox called for the fourth case under new business be brought forward.

4) **PUBLIC HEARING CASE # SSCP-21-413 – LEESBURG C-STORE AND GAS STATION – SMALL SCALE COMPREHENSIVE PLAN**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY CONTAINING APPROXIMATELY 3.95 +/- ACRES, FROM LAKE COUNTY URBAN MEDIUM DENSITY TO CITY OF LEESBURG GENERAL COMMERCIAL FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND EAST OF COUNTY ROAD 33, AS LEGALLY DESCRIBED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 14, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 28, 2022)** (Leesburg C-Store and Gas Station)

Dan Miller asked Chairman Bowersox for permission to discuss these two cases together for discussion purposes.

Dan Miller introduced case number #SSCP-21-413 – Leesburg C-Store and Gas Station – Small Scale Comprehensive Plan and case number #RZ-21-414 Rezoning into the record and entered the exhibits into the record with maps and photo exhibits including aerial, zoning, future and surrounding land use, wetlands/flood zone maps, CRA maps, staff summary, departmental review summary, and staff recommendations.

Mr. Miller gave a background and explanation of the subject property, location, proposal, and summary.

Kandi Harper utilized a power point presentation to demonstrate the area of the proposed site for the case.

Department Review Summary: This case was sent out to all the different departments for review, there were no significant or substantive comments, or Lake County Public Works, and being that it's commercial; not sent to the School Board; Public responses – in response the advertising, signs and surrounding property owner letters, received two disapprovals citing traffic concerns, and one approval with a comment about ensuring that future development or widening of US 27 and CR 33 would not be negatively impacted; lighting concern; request and work with Mr. Green to ensure that the lighting is appropriate; pointed inward; affect future widening of US 27 and CR 33; County or State; not concerned about this project.

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the following reasons:

1. The proposed request for commercial Future Land Use is appropriately located and compatible with the current surrounding Future Land Use Designations of Lake County Urban Low Density and Urban Medium Density.
2. The proposed request will allow commercial development for the property that is consistent with the ongoing development patterns along the U.S. Highway 27 commercial corridor.
3. The proposed request does not appear to create a detriment to surrounding properties, based on the location and contiguity to U.S. Highway 27 on the east and County Road 33 on the west property boundary.

Action Requested:

1. Vote to approve staff's recommendation to amend the Future Land Use Map from Lake County Urban Medium Density to City of Leesburg General Commercial, and forward to the City Commission for consideration.

Herb Green from Kissimmee representing the project stated he has nothing more to add, answer any questions you may have; ask for approval of this project.

Chairman Bowersox stated if Commission have any questions from the applicant or anyone comments from the audience, closes discussion, entertained a motion, and then the voting took place.

Commissioner Sanders stated will there be an entrance from CR 33 and US 27; Herb Green replied yes sir and kind of works out nicely that way. Chairman Bowersox stated he so surprised it hasn't been done years ago; definitely improvement; coming in from the south end of Leesburg.

Vice-Chairman Sennett made a MOTION for APPROVAL of case # SSCP-21-413 LEESBURG C-STORE AND GAS STATION as presented – SMALL SCALE COMPREHENSIVE PLAN Commissioner O’Kelley SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.

Chairman Bowersox called for the fifth case under new business be brought forward.

5) PUBLIC HEARING CASE # RZ-21-414 – LEESBURG C-STORE AND GAS STATION – REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 3.95 +/- ACRES FROM LAKE COUNTY RMRP (MOBILE HOME RENTAL PARK DISTRICT) AND LAKE COUNTY CP (PLANNED COMMERCIAL DISTRICT) TO CITY OF LEESBURG C-3 (HIGHWAY COMMERCIAL) TO ALLOW FOR COMMERCIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF U.S. HIGHWAY 27 AND EAST OF COUNTY ROAD 33, AS LEGALLY DESCRIBED IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES ARE TENTATIVELY SCHEDULED FOR FIRST READING ON MONDAY, FEBRUARY 14, 2022 AND SECOND READING TENTATIVELY SCHEDULED FOR MONDAY, FEBRUARY 28, 2022)** (Leesburg C-Store and Gas Station)

Mr. Miller read the Staff Recommendations into the record; Staff recommended approval for the following reasons:

1. The proposed request is compatible with the current surrounding zoning districts of Lake County C-1 (Neighborhood Commercial); RM (Mixed Home Residential); RMRP (Mobile Home Rental Park District); and C-1 (Neighborhood Commercial).
2. The proposed request will allow commercial development for the property that is consistent with the ongoing development patterns along the U.S. Highway 27 commercial corridor.
3. The proposed request does not appear to create a detriment to surrounding properties, based on the location and contiguity to U.S. Highway 27 on the east and County Road 33 on the west property boundary.

Action Requested:

1. Vote to approve staff’s recommendation to rezone the subject property from Lake County RMRP (Mobile Home Rental Park District); and Lake County CP (Planned Commercial District) to C-3 (Highway Commercial) and forward to the City Commission for consideration.

Chairman Bowersox entertained a motion, and then the voting took place.

Commissioner O'Kelley made a MOTION for APPROVAL of case # RZ-21-414 LEESBURG C-STORE AND GAS STATION as presented – REZONING Vice-Chairman Sennett SECONDED the MOTION which CARRIED UNANIMOUSLY by a vote of 6-0.

DISCUSSION

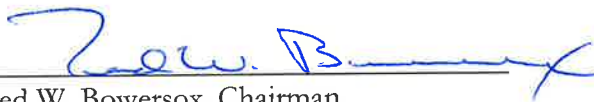
None

ANNOUNCEMENTS

Dan Miller stated he would like to welcome Loren Vasquez with McLin Burnsed as our Interim City Attorney very pleased to have him; thank him for being here and look forward to working with him in the future; glad you are here. Dan Miller announced the death of the late Fred Morrison and reflected on his life, work ethic, broad band of knowledge, professional demeanor; key to Staff and the Commission; and he worked with him for six years, he was a pillar of strength, dignity and knowledge both professionally and personally; he served as the City Attorney for 35 or 40 years; began in the 1908's; he will be missed. Chairman Bowersox stated it's been a tough one for everyone of us here and we are going to miss him dearly.

ADJOURNMENT

Approximately 5:21 p.m.


Ted W. Bowersox, Chairman


Sabrina Mitchell, Administrative Assistant II

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.4.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director)

Subject: An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 49 +/- acres; and being generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date (Swan Capital).

Staff Recommendation:

The Planning and Zoning staff recommends approval of the proposed ordinance for annexation of the Swan Capital property.

Analysis:

The applicant has submitted a request for annexation of approximately 49 acres of land generally located west of County Road 44 and north and south of Seng Road, as shown on the attached General Location Map. At this time, the property has one residence and pasture land. The current zoning is Lake County R-1 (Rural Residential); the proposed zoning is City PUD (Planned Unit Development). The proposal for the property is for a single-family residential subdivision.

The property is surrounded by Lake County A (Agriculture), Lake County R-1 (Rural Residential) and Lake County R-2 (Estate Residential). Under the conditions of the PUD (Planned Unit Development) zoning case which is also on this agenda, no negative impacts are anticipated to adjacent properties.

Also, on this City Commission agenda, is a Small-Scale Comprehensive Plan Amendment, which, along with the Planned Unit Development Application, had recommendations for approval from the staff and Planning Commission at the public hearing held on September 8, 2022.

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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, ANNEXING CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 49 +/- ACRES; AND BEING GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; PROVIDING THAT SAID PROPERTY SO ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY; PROVIDING THAT SUCH ANNEXED PROPERTY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL SUCH TERRITORY HAD BEEN A PART OF THE CITY OF LEESBURG AT THE TIME OF PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES; PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE PLACED IN CITY COMMISSION DISTRICT 3; AND PROVIDING AN EFFECTIVE DATE (SWAN CAPITAL).

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 approval 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 Swan Capital Partners, (Greg Beliveau, LPG Urban & Regional Planners, Inc, 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 here by is assigned to City Commission District 1;

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

A PARCEL OF LAND BEING ALL OF LOTS 2, 3, AND 5 AND A PORTION OF LOTS 1 AND 4, BLOCK 28, TOGETHER WITH ALL OF LOTS 8 AND 13 AND A PORTION OF LOTS 7 AND 14, BLOCK 18, TOGETHER WITH A PORTION OF SENG ROAD AND HILL ROAD, CORRECTED PLAT OF SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 66-69, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 RUN N79°42'26"W ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 1,151.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE RUN N01°02'19"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 331.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN N89°40'32"E, A DISTANCE OF 116.19 FEET; THENCE RUN N16°44'51"E, A DISTANCE OF 991.41 FEET; THENCE RUN N73°21'26"W, A DISTANCE OF 126.71 FEET; THENCE RUN N00°01'21"E, A DISTANCE OF 334.09 FEET; THENCE RUN S89°46'35"E, A DISTANCE OF 896.81 FEET; THENCE RUN S71°07'24"E, A DISTANCE OF 528.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 44, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,951.05 FEET AND A CENTRAL ANGLE OF 06°52'36"; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 354.18 FEET (CHORD BEARING = S21°01'48"W, CHORD = 353.97 FEET); THENCE RUN S17°35'30"W, A DISTANCE OF 213.12 FEET; THENCE RUN S72°42'06"E, A DISTANCE OF 17.00 FEET; THENCE RUN S17°35'30"W, A DISTANCE OF 1,200.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.00 ACRES, MORE OR LESS.

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

DATE: July 21, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: Small Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: SSCP 22-173; SPUD-22-174

GENERAL LOCATION: The property is generally located west of County Road 44 and north and south of Seng Road.

FUTURE LAND USE DESIGNATION: Lake County Rural Transition

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural Transition
South – Lake County Rural Transition
East – Lake County Urban Low Density
West – Lake County Rural Transition

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: Lake County R-1 (Rural Residential)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture)
South – Lake County A (Agriculture)
East – Lake County R-1 (Rural Residential); Lake County R-2 (Estate Residential)
West – Lake County R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: One residence and pasture land

SURROUNDING LAND USE:

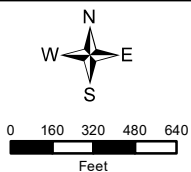
North – Residential; Pasture lands
South – Residential (vacant)
East – Residential subdivision
West – Orange grove

PROPOSED LAND USE: Residential subdivision

Aerial



**Planning
& Zoning
Division**

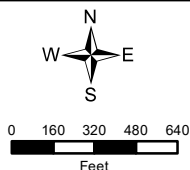


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Commission District



**Planning
& Zoning
Division**

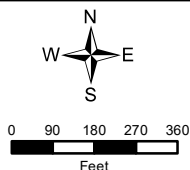


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Surrounding Land Uses



**Planning
& Zoning
Division**



Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.5.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director)

Subject: An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 49 +/- acres from Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Swan Capital)

Staff Recommendation:

The Planning & Zoning Staff and the Planning Commission recommend approval of the proposed small-scale comp plan amendment of the City's Future Land Use Map on 49 +/- acres from Lake County Rural Transition to City of Leesburg Estate Residential.

Analysis:

The project site is approximately 49 acres. The property is generally located west of County Road 44 and north and south of Seng Road. Currently, the property has one residence and pasture land. The proposed use is for a single-family residential subdivision. The surrounding Future Land Use Map designations of Lake County Rural Transition and Lake County Urban Low Density are 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.

This property lies within the ISBA (Interlocal Service Boundary Area) agreement. This agreement, which was approved by City Commission on November 24, 2014, allows property within the ISBA area but outside the current city limits to be annexed and obtain City of Leesburg utility services.

The Planning Commission held a public hearing on the application on September 8, 2022 and recommended approval.

Procurement Analysis:

N/A

Options:

1. Approve the requested small-scale comprehensive plan amendment from Lake County Rural Transition to City of Leesburg Estate Residential; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 49 +/- ACRES FROM LAKE COUNTY RURAL TRANSITION TO CITY OF LEESBURG ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SWAN CAPITAL)

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 49 acres of land generally located west of County Road 44 and north and south of Seng Road from Lake County Rural Transition to City of Leesburg Estate Residential, as shown on the revised map of said area, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida;

Section 2.

All ordinances or parts of ordinances in conflict the 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.

FLORIDA

THE CITY OF LEESBURG,

Mayor

ATTEST:

City Clerk

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 2, 3, AND 5 AND A PORTION OF LOTS 1 AND 4, BLOCK 28, TOGETHER WITH ALL OF LOTS 8 AND 13 AND A PORTION OF LOTS 7 AND 14, BLOCK 18, TOGETHER WITH A PORTION OF SENG ROAD AND HILL ROAD, CORRECTED PLAT OF SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 66-69, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 RUN N79°42'26"W ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 1,151.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE RUN N01°02'19"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 331.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN N89°40'32"E, A DISTANCE OF 116.19 FEET; THENCE RUN N16°44'51"E, A DISTANCE OF 991.41 FEET; THENCE RUN N73°21'26"W, A DISTANCE OF 126.71 FEET; THENCE RUN N00°01'21"E, A DISTANCE OF 334.09 FEET; THENCE RUN S89°46'35"E, A DISTANCE OF 896.81 FEET; THENCE RUN S71°07'24"E, A DISTANCE OF 528.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 44, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,951.05 FEET AND A CENTRAL ANGLE OF 06°52'36"; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 354.18 FEET (CHORD BEARING = S21°01'48"W, CHORD = 353.97 FEET); THENCE RUN S17°35'30"W, A DISTANCE OF 213.12 FEET; THENCE RUN S72°42'06"E, A DISTANCE OF 17.00 FEET; THENCE RUN S17°35'30"W, A DISTANCE OF 1,200.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.00 ACRES, MORE OR LESS.



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

DATE: August 18, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: Small Scale Comprehensive Plan Amendment to Estate Residential
CASE NO.: SSCP 22-173

THE PLANNING & ZONING DIVISION RECOMMENDS:

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

1. This project meets the requirements of Chapter 163.3187 Florida Statutes, for Small Scale Comprehensive Plan Amendments.
2. The proposed Future Land Use Designation of Estate Residential is compatible with the current surrounding Future Land Use categories of City of Leesburg Estate Residential, Lake County Rural Transition and Lake County Urban Low Density.
3. The proposed Future Land Use Designation of Estate Residential is compatible with the proposed zoning of PUD (Planned Unit Development), and does not appear to create a detriment to the adjacent zoning districts of Lake County A (Agriculture), Lake County R-1 (Rural Residential) and Lake County R-2 (Estate 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 staff's recommendation to rezone the subject property from Lake County Rural Transition to City of Leesburg Estate Residential and forward to the City Commission for consideration.

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

DATE: June 23, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: Small Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: SSCP 22-173; PUD-22-174

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/17/22

FIRE

In reference to Case Number SSCP 22-173 & SPUD-22-174

NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2020 Edition. The subject property referenced in Case Number SSCP 22-173 & SPUD-22-174 is outside the recommended four-minute response time for initial responding fire apparatus. Amanda Stevenson 6/16/22

4.1 Fire Department Organizational Statement.

4.1.2.1

The fire department shall establish the following performance objectives for the first-due response zones that are identified by the AHJ:

- (1) Alarm handling time completion in accordance with 4.1.2.3
- (2) 80 seconds turnout time for fire and special operations response and 60 seconds turnout time for EMS response
- (3)* 240 seconds or less travel time for the arrival of the first engine company at a fire suppression incident
- (4) 360 seconds or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident
- (5) For other than high-rise, 480 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident
- (6) For high-rise, 610 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident
- (7) 240 seconds or less travel time for the arrival of a unit with first responder with automatic external defibrillator (AED) or higher-level capability at an emergency medical incident
- (8) 480 seconds or less travel time for the arrival of an advanced life support (ALS) unit at an emergency medical incident, where this service is provided by the fire department provided a first responder with an AED or basic life support (BLS) unit arrived in 240 seconds or less travel time

ELECTRIC

Electric is ok with this. When this goes through the subdivision review, we will require easements. The property on the back side will need to be refed. Existing easements will need to be vacated. Steve Davis 6/9/22

GAS

Natural gas is available and directed per city ordinance. Thank you, Brandon Smith 6/20/22

GIS

Addressing/GIS has no comment. Mark Medley 6/10/22

BUILDING

No comments received as of 6/17/22

PUBLIC WORKS

Public Works has no issues with this item; however, as an internal note, this project may have impact on an existing water/sewer pioneering agreement. Clifford Kelsey 6/13/22

ADDRESSING

Addressing/GIS has no comment. Mark Medley 6/10/22

ECONOMIC DEVELOPMENT

No comments received as of 6/17/22

LAKE COUNTY PUBLIC WORKS

Lake County Public Works comment letter is attached. Please let me know if you have any questions. Thanks, Seth Lynch 6/17/22

LAKE COUNTY SCHOOLS

The proposed 196 single family unit residential project is subject to school concurrency review. Proportionate share mitigation may be required at time of submittal. I have attached a copy of the Adequate Public Facilities Determination for the project – for your file. Let me know if you have any questions. Helen LaValley 6/16/22

PUBLIC RESPONSES

Approval

no approvals

Disapproval

2 disapprovals 2 with comments

No comment

No comments received as of 6/17/22

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

John A. Ullrich Trustee – More congestion!

Renato Jaber – Cutrale owns and operates the property on the western boundary of the proposed development. The site is permitted by Florida Department of Environmental Protection and Lake County to operate as a Industrial wastewater disposal site and has been since the early eighties. Cutrale believes a residential development is incompatible with the IWW disposal site activities therefore disapproves of the development.

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

DATE: July 21, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: Small Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: SSCP 22-173; SPUD-22-174

GENERAL LOCATION: The property is generally located west of County Road 44 and north and south of Seng Road.

FUTURE LAND USE DESIGNATION: Lake County Rural Transition

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural Transition
South – Lake County Rural Transition
East – Lake County Urban Low Density
West – Lake County Rural Transition

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: Lake County R-1 (Rural Residential)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture)
South – Lake County A (Agriculture)
East – Lake County R-1 (Rural Residential); Lake County R-2 (Estate Residential)
West – Lake County R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: One residence and pasture land

SURROUNDING LAND USE:

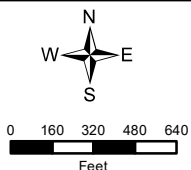
North – Residential; Pasture lands
South – Residential (vacant)
East – Residential subdivision
West – Orange grove

PROPOSED LAND USE: Residential subdivision

Aerial

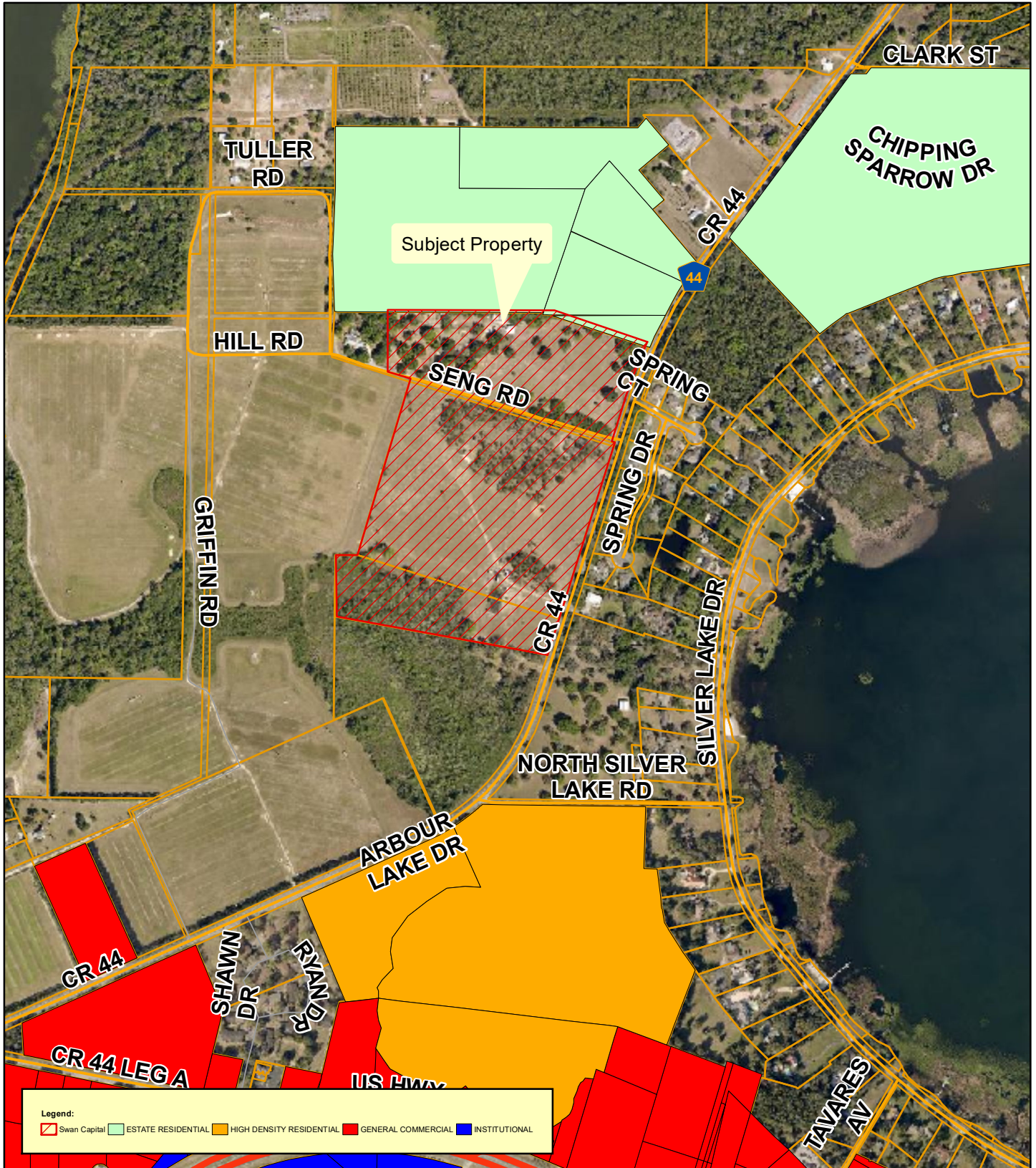


**Planning
& Zoning
Division**

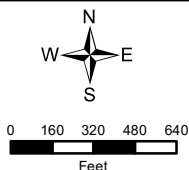


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Future Land Use

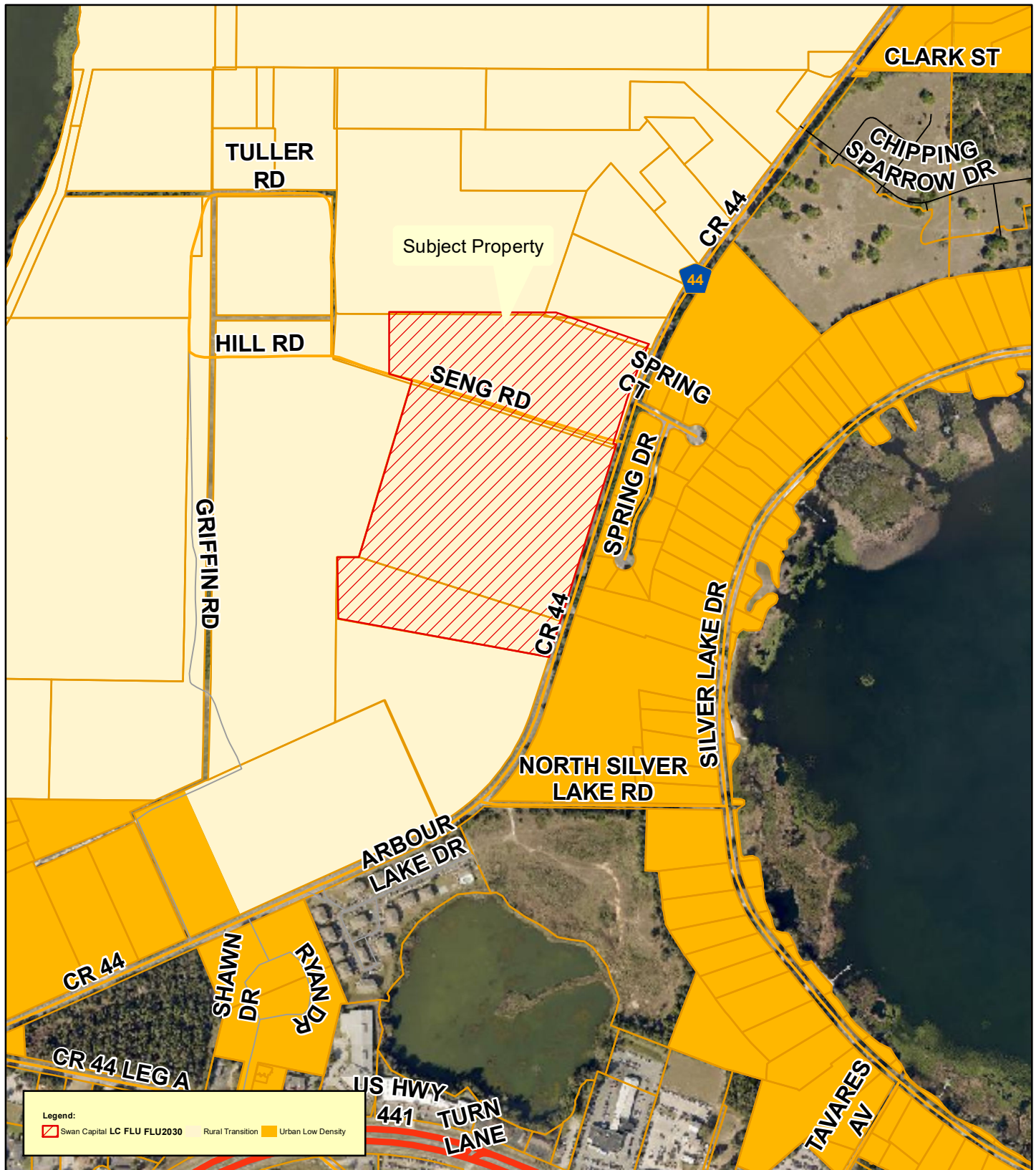


**Planning
& Zoning
Division**

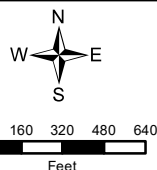


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Lake County Future Land Use



**Planning
& Zoning
Division**

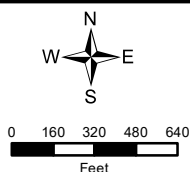


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

PROPOSED Future Land Use



**Planning
& Zoning
Division**

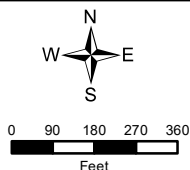


Swan Capital CR 44
 CR 44 and Seng Road
 AK#: Portion of 3771627; Portion of 1273765; 1273773
 Section 16, Township 19 South, Range 25 East
 May 25, 2022

Surrounding Land Uses

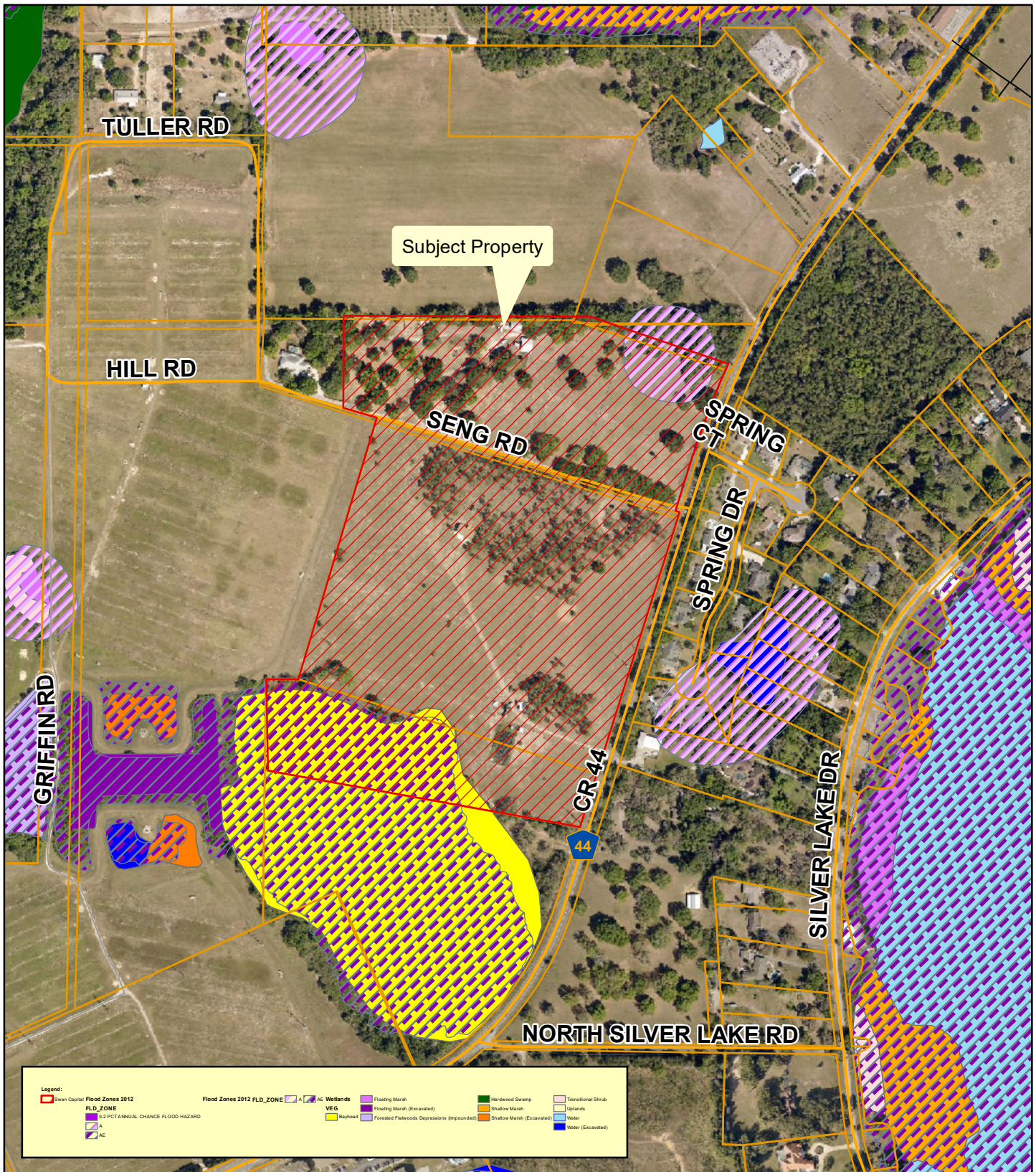


**Planning
& Zoning
Division**

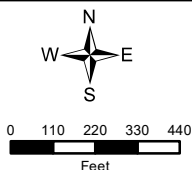


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Wetlands and Flood Zones



**Planning
& Zoning
Division**



Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.6.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 49 +/- acres from Lake County R-1 (Rural Residential) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Swan Capital PUD)

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from Lake County R-1 (Rural Residential) to City of Leesburg PUD (Planned Unit Development) to allow for single-family residential development.

Analysis:

The project site is approximately 49 +/- acres, and is generally located west of County Road 44 and north and south of Seng Road as shown on the attached maps. At this time, the property has one residence and pasture land. The proposal will allow for a single-family residential development. The existing land uses surrounding the property are residential, pasture lands, vacant residential, and an orange grove. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on September 8, 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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 49 +/- ACRES FROM LAKE COUNTY R-1 (RURAL RESIDENTIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED WEST OF COUNTY ROAD 44 AND NORTH AND SOUTH OF SENG ROAD, LYING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (SWAN CAPITAL PUD)

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

Section 1.

Based upon the petition of Swan Capital Partners, (Greg Beliveau, LPG Urban & Regional Planners, Inc, 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 R-1 (Rural Residential) to City of Leesburg PUD (Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit A)

Section 2.

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

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

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 2, 3, AND 5 AND A PORTION OF LOTS 1 AND 4, BLOCK 28, TOGETHER WITH ALL OF LOTS 8 AND 13 AND A PORTION OF LOTS 7 AND 14, BLOCK 18, TOGETHER WITH A PORTION OF SENG ROAD AND HILL ROAD, CORRECTED PLAT OF SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 66-69, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 RUN N79°42'26"W ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 1,151.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE RUN N01°02'19"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 331.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN N89°40'32"E, A DISTANCE OF 116.19 FEET; THENCE RUN N16°44'51"E, A DISTANCE OF 991.41 FEET; THENCE RUN N73°21'26"W, A DISTANCE OF 126.71 FEET; THENCE RUN N00°01'21"E, A DISTANCE OF 334.09 FEET; THENCE RUN S89°46'35"E, A DISTANCE OF 896.81 FEET; THENCE RUN S71°07'24"E, A DISTANCE OF 528.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 44, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,951.05 FEET AND A CENTRAL ANGLE OF 06°52'36"; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 354.18 FEET (CHORD BEARING = S21°01'48"W, CHORD = 353.97 FEET); THENCE RUN S17°35'30"W, A DISTANCE OF 213.12 FEET; THENCE RUN S72°42'06"E, A DISTANCE OF 17.00 FEET; THENCE RUN S17°35'30"W, A DISTANCE OF 1,200.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.00 ACRES, MORE OR LESS.

**CR 44 SILVER LAKE PROPERTY (SWAN CAPITAL)
PUD (PLANNED UNIT DEVELOPMENT CONDITIONS)**

August 18, 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 **Swann Capital Partners, LLC, 1600 East 8th Avenue, Suite A200, Tampa, Florida, 33605** as **“Permittee” (Greg Beliveau, AICP, LPG Urban and Regional Planners, Inc., 1162 Camp Avenue, Mt. Dora, Florida, 32757 - Agent)** for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 “Zoning”, Section 25-278 “Planned Unit Development” of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow future construction of a proposed residential development consisting of approximately 49 acres containing a maximum of either 162 single family units (Concept A); or a maximum of 135 detached single-family residential units and a maximum of 60 attached single-family units (Concept B), on a site generally located west of County Road 44 and north and south of Seng 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 **Swann Capital Partners, LLC, 1600 East 8th Avenue, Suite A200, Tampa, Florida, 33605** as **“Permittee” (Greg Beliveau, AICP, LPG Urban and Regional Planners, Inc., 1162 Camp Avenue, Mt. Dora, Florida, 32757 - Agent)** to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.

2. LEGAL DESCRIPTION

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

3. LAND USE

The above-described property, containing approximately 49 acres, shall be used for platted single-family residential development, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Detached single family residential units (Concept A and B)
2. Attached single family units (Townhouses, Concept B)
3. Accessory structures for residential uses
4. Sales office in a single-family unit
5. Accessory retail within a recreation center or clubhouse, intended for the primary use of residents, such as a snack bar
6. Temporary modular sales center office (during construction and sales of new units) not to exceed one year, and construction office not to exceed two years from the approval of the final plat of the final phase for the subdivision. Model homes may be used as sales centers during the duration of the project.

B. Prohibited Uses

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

4. DEVELOPMENT STANDARDS

A. Prior to submission of a site plan for development review, the developer shall submit either Concept A or Concept B as the plan for development.

1. **Under Concept A**, the project shall contain a maximum of 162 detached single-family residential units at a gross density not to exceed 3.3 units per acre on the approximately 49-acre site.
2. **Under Concept B**, the project shall contain a maximum of 135 and detached single family residential units, plus a maximum of 60 townhouse (single family attached) at a gross density not to exceed 3.97 units per acre on the approximately 49-acre site,

B. A mix of lot sizes is required as shown below. All lots shall be equal to or larger than the required minimums. The developer has the flexibility to exchange 20% of the single family detached lot sizes as long as the overall approved density for Concept A and Concept B does not respectively exceed 3.3 and 3.97 dwelling units an acre.

C. 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 65%. Community and private swimming pools shall not count toward the impervious surface calculation.

D. **Under Concept A**, the minimum lot development standards shall be:

1. For 50-foot lots:

- a. No more than 60 lots shall have a minimum lot width of fifty (50) feet.
- b. Minimum house size: 1,500 square feet under roof.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 5,500 square feet.
- e. Minimum lot width 50 feet
- f. Minimum lot depth 110 feet
- g. Minimum building setbacks:
Front – 25 feet;
Porch – 20 feet (porch must be a minimum width of 5 feet).
Rear – 18 feet;
Side – 5 feet;
Corner Side – 15 feet.

2. For 60-foot lots:

- a. No less than 102 lots shall have a minimum lot width of sixty (60) feet.
- b. Minimum house size: 1,700 square feet under roof.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 6,600 square feet.
- e. Minimum width 60 feet
- f. Minimum depth 110 feet
- g. Minimum building setbacks:
Front – 25 feet;
Porch – 20 feet (porch must be a minimum width of 5 feet).
Rear – 18 feet;
Side – 7.5 feet;
Corner Side – 15 feet.

E. **Under Concept B**, the minimum lot development standards shall be:

1. For 50-foot lots:

- a. No more than 56 lots shall have a minimum lot width of fifty (50) feet.
- b. Minimum house size: 1,500 square feet under roof.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 5,500 square feet.
- e. Minimum lot width 50 feet
- f. Minimum lot depth 110 feet
- g. Minimum building setbacks:
Front – 25 feet;
Porch – 20 feet (porch must be a minimum width of 5 feet).

Rear – 18 feet;
Side – 5 feet;
Corner Side – 15 feet.

2. For 60-foot lots:

- a. No less than 79 lots shall have a minimum lot width of sixty (60) feet.
- b. Minimum house size: 1,700 square feet under roof.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 6,600 square feet.
- e. Minimum width 60 feet
- f. Minimum depth 110 feet
- g. Minimum building setbacks:
 - Front – 25 feet;
 - Porch – 20 feet (porch must be a minimum width of 5 feet).
 - Rear – 18 feet;
 - Side – 7.5 feet;
 - Corner Side – 15 feet.

3. For attached single family (townhouse) lots:

- a. A maximum of 60 lots shall contain attached single family (townhouse) units.
- b. Minimum house size: 1,400 square feet.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 2,200 square feet.
- e. Minimum width 20 feet
- f. Minimum depth 110 feet
- g. Minimum building setbacks:
 - Front – 20 feet;
 - Porch - 15 feet (porch must be a minimum width of 5 feet).
 - Rear – 15 feet;
 - Side – 0 feet between units (attached);
 - Corner Side – 15 feet.

4. For all structures:

- a. Each single family detached residential structure shall have a minimum two car garage.
- b. Each single family attached residential structure shall have a minimum one car garage
- c. Each single family detached lot of less than sixty (60) feet in width shall have gutters constructed on the primary structure to direct stormwater away from the foundation. All single family attached structures shall have gutters constructed on the primary structure to direct stormwater away from the foundation.

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

5. DESIGN/ARCHITECTURAL STANDARDS

- A. All buildings shall utilize at least five (5) of the following design features to provide visual relief along all elevations of the single-family units. Designs may vary throughout the development.
 - 1. Dormers
 - 2. Gables
 - 3. Recessed or raised entries
 - 4. Covered porch entries
 - 5. Cupolas
 - 6. Pillars or decorative posts
 - 7. Bay window (minimum 12-inch projections)
 - 8. Eaves (minimum 6-inch projections)
 - 9. Front windows with arched glass tops and minimum 4-inch trim.
 - 10. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc.
 - 11. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc.
 - 12. Stone accents
 - 13. Shutters
 - 14. Board and batten siding
 - 15. Hardy board siding
 - 16. Raised banding
 - 17. Craftsman style garage doors
- B. Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a

comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:

1. At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 2. At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).
 3. All textured stucco shall be permitted subject to the provision of at least five (5) unique design features such as recessed garages, tile or metal roofs, arched windows, porches, etc. in the elevations of the buildings or the buildings are all brick stucco.
 4. For all designs, architectural facades and features shall be submitted and reviewed by the Planning and Zoning Director or designee for compliance prior at time of site plan review.
- C. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Manager or designee.
- D. The architectural styles and facades shown in **Exhibit D, Building Elevations** herein are considered conceptual.
- E. The Permittee shall utilize “Dark Sky” lighting principles when selecting lighting fixtures for all street lighting. Such lighting shall achieve the overall effect of containing and shielding excessive light pollution from adjacent properties. Appropriate designs are shown on as Exhibit E, attached hereto.

6. **OPEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS**

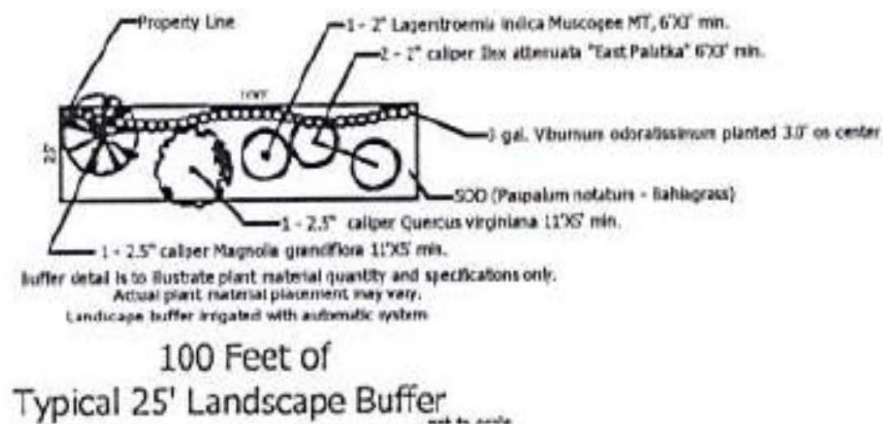
- A. A minimum of 35% open space shall be provided throughout the development. Open space may consist of buffers, wetlands retention and recreation areas.
- B. A minimum twenty-five (25) foot buffer tract with plantings as shown in Figure A below, shall be provided along the entire boundary of the property. 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.
- C. Each platted single-family residential lot of record shall contain a minimum of one canopy tree, located within in the front yard, selected from the list of trees within the City of Leesburg Code of Ordinances, *Section 25-.328 Table 1, Canopy Trees*, plus at least one other tree, located in the back yard. All other requirements for tree planting based on lot size under the Code of Ordinances shall remain in effect.

- D. A split-rail fence, of either wood or vinyl/synthetic construction, shall be installed around the entire perimeter of the property. This fence shall be installed at a minimum height of four (4) feet. Said fence shall be maintained by the Property Owners or Homeowners Association. A solid six-foot fence of PVC or other synthetic material, shall be allowed as an option to the split-rail fence.
- E. 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.
- F. All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below.

Figure A

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

Figure B



- G. Variations to the landscape and buffering requirements of the code may be approved by the Planning and Zoning Manager or designee, to the extent that the overall intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.
- H. The surveying of trees on the property shall be conducted as follows:
 - 1. All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
 - 2. Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
 - 3. The tree survey shall be completed by a licensed surveyor.

7. SITE ACCESS AND SIGNAGE

- A. The main vehicular access to the project site shall consist of at least one primary access point on State Road 44, as prescribed by Lake County Public Works, and/or FDOT as applicable, and shown on the Master Development Plan - Exhibit C, as amended. All access points are conceptual and subject to Lake County review. Actual location and design of all roads shall be determined during the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject to site plan application review process.
- B. The main access point on State Road 44 shall be constructed as a “boulevard-type” roadway, having a landscaped median area of at least eight (8) feet in width, and designed to allow emergency access vehicles room to maneuver. This entrance shall be reviewed and adjusted by staff as needed at the Site Plan and Construction Plan review.
 - 1. Offsite road improvements on existing roads adjacent to the property may be required based on finalized access locations. Such improvements may include, but are not limited to, left and right turn lanes, right-of-way dedication, and pavement rehabilitation. Any proposed offsite road improvements must be approved by Lake County Public Works.
 - 2. Prior to completion of the subdivision design plans, the developer shall work with the Lake County Department of Public Works to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 - 3. The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.

- C. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points. The developer shall be responsible for all on and offsite improvements required as a result of any access points.
- D. Each required 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.
- E. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Planning and Zoning Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.
- F. Roadway interconnectivity shall be provided as shown on the Conceptual Site Plan – Exhibit C, as needed, to allow for connection points between this development and future development of adjacent properties.

8. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of required sidewalks, recreation paths etc.
- B. A traffic/transportation study shall be submitted for review and determination of any necessary access improvements, and including any off-site improvements legally required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.
- C. The Permittee shall provide necessary traffic improvements within and adjacent to the development which are legally required by Lake County, the Lake-Sumter MPO and City of Leesburg.
- D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- E. The Permittee shall be responsible for obtaining all necessary legally required Lake County permits and a copy of all permits shall be provided to the City of Leesburg.
- F. The City of Leesburg shall not be responsible for the construction of any roads or transportation improvements.

- G. 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.
- H. Sidewalks shall be provided on both sides of the entrance road(s) and internal roads, and shall provide cross connections to all recreation and residential areas. Internal road rights-of-ways shall be of sufficient width to contain sidewalks on both sides of each street. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

9. UTILITIES

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

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, consistent with the typical pioneering agreement approved on new home projects in the city, including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.
- C. Developer shall be responsible for the installation of a natural gas water heater and natural gas furnace in eighty percent (80%) of all homes in the development as required by the City of Leesburg Code of Ordinances as amended.
- D. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time

of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

10. STORMWATER/DRAINAGE MANAGEMENT

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

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's or property owners association is an acceptable maintenance entity.
- D. The existing 100-year flood plain on the property shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system.
 - 1. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements.
 - 2. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

11. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.
- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.
- C. Buildings or structures shall be a minimum of 50 feet from any wetland jurisdiction boundary.
- 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.

12. IRRIGATION & WATER USAGE

- A. All landscaped areas shall be irrigated and designed to meet Section 25-327, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

13. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall be provided at a rate of 200 square feet per residential unit, and shall consist of not less than 39,000 square feet (0.9 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 receipt of Certificate of Occupancy of 50% of the approved maximum 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.

14. MAINTENANCE

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

15. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in these PUD Conditions of Approval, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. Implementation of the project shall substantially commence one-hundred twenty (120) months after approval of this Planned Development. In the event, the conditions of the PUD have not been substantially implemented during the required time period, the City of Leesburg shall have the option of scheduling the PUD, with due notice to the owner and surrounding property owners, for reconsideration by the Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to another appropriate zoning classification.
- C. 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.

16. MISCELLANEOUS CONDITIONS

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

following the procedures as described in the City of Leesburg Land Development Code, as amended.

- E. These PUD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition as set forth herein.
- F. In the case of any conflict with the site plans attached hereto and this document, this document shall prevail as the determining requirement.

17. LEVELS OF SERVICE

A. Levels of Service

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

B. Utilities

1. Projected Capacities

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

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

D. Commitment of Capacity

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

E. Ability to Provide Services

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

EXHIBIT B

LEGAL DESCRIPTION (from Conceptual Site Plan)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 2, 3, AND 5 AND A PORTION OF LOTS 1 AND 4, BLOCK 28, TOGETHER WITH ALL OF LOTS 8 AND 13 AND A PORTION OF LOTS 7 AND 14, BLOCK 18, TOGETHER WITH A PORTION OF SENG ROAD AND HILL ROAD, CORRECTED PLAT OF SILVER LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 66-69, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 RUN N79°42'26"W ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 1,151.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE RUN N01°02'19"W ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 331.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE RUN N89°40'32"E, A DISTANCE OF 116.19 FEET; THENCE RUN N16°44'51"E, A DISTANCE OF 991.41 FEET; THENCE RUN N73°21'26"W, A DISTANCE OF 126.71 FEET; THENCE RUN N00°01'21"E, A DISTANCE OF 334.09 FEET; THENCE RUN S89°46'35"E, A DISTANCE OF 896.81 FEET; THENCE RUN S71°07'24"E, A DISTANCE OF 528.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 44, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2,951.05 FEET AND A CENTRAL ANGLE OF 08°52'36"; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT OF WAY LINE: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 354.18 FEET (CHORD BEARING = S21°01'48"W, CHORD = 353.97 FEET); THENCE RUN S17°35'30"W, A DISTANCE OF 213.12 FEET; THENCE RUN S72°42'06"E, A DISTANCE OF 17.00 FEET; THENCE RUN S17°35'30"W, A DISTANCE OF 1,200.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.00 ACRES, MORE OR LESS.

CONCEPTUAL SITE PLAN (CONCEPT A)

(to be revised to meet PUD standards as needed)



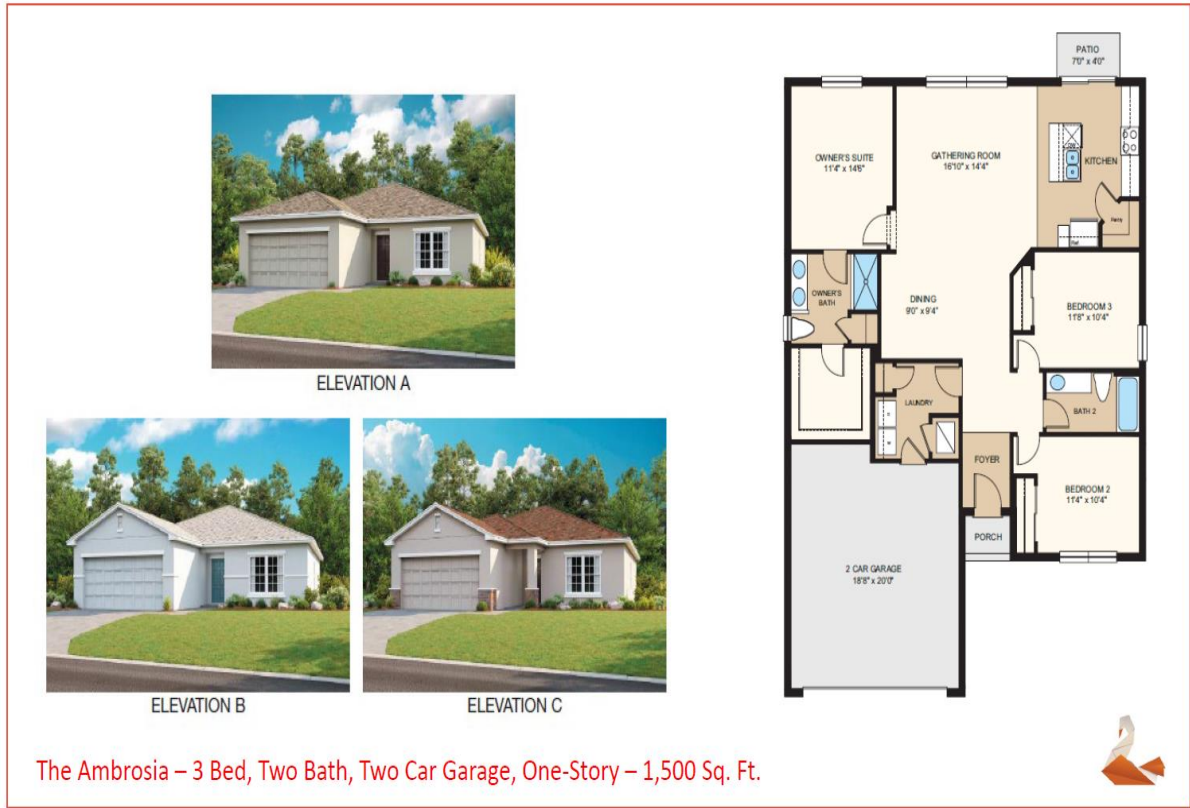
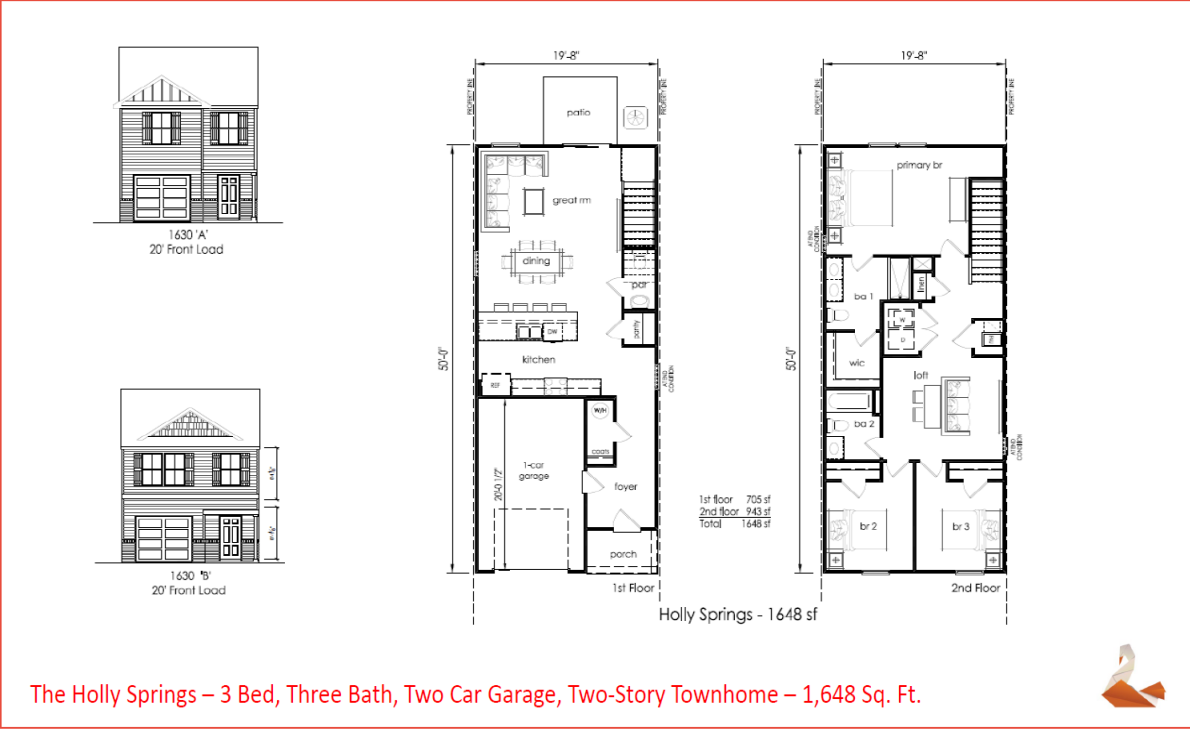
CONCEPTUAL SITE PLAN (CONCEPT B)

(to be revised to meet PUD standards as needed)



EXHIBIT D

FAÇADE SAMPLES





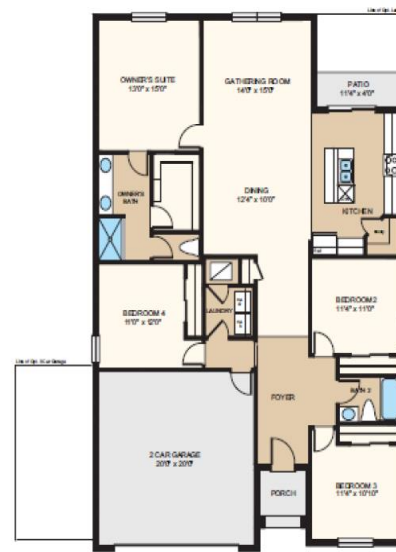
ELEVATION A



ELEVATION B



ELEVATION C



FIRST FLOOR

The Cypress – 4 Bed, Two Bath, Two Car Garage, One-Story – 1,848 Sq. Ft.



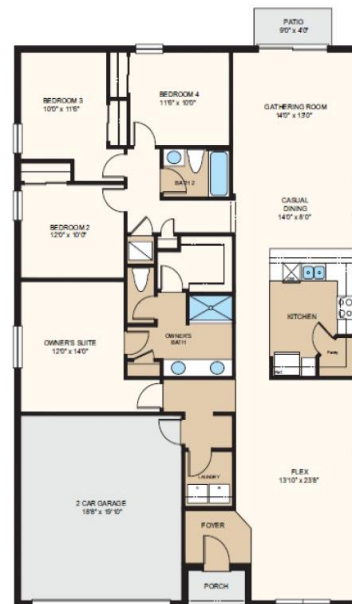
ELEVATION A



ELEVATION B



ELEVATION C



The Seneca – 4 Bed, Two Bath, Two Car Garage, One-Story – 1,974 Sq. Ft.





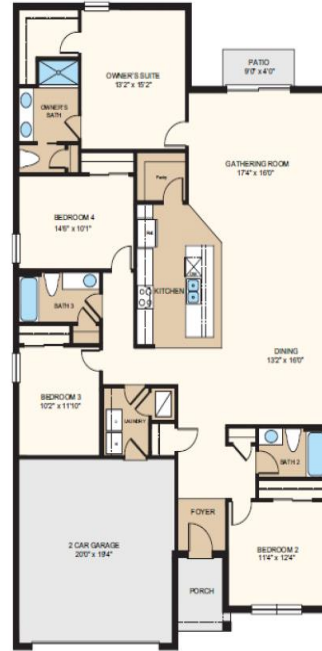
ELEVATION A



ELEVATION B



ELEVATION C



The Magnolia – 4 Bed, Three Bath, Two Car Garage, One-Story – 2,106 Sq. Ft.



ELEVATION A



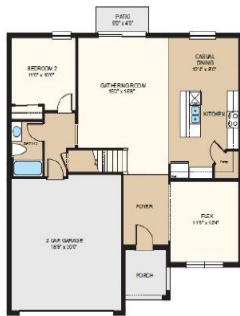
ELEVATION B



ELEVATION C

The Redbud – 4 Bed, Three Bath, Two Car Garage, Two-Story – 2,143 Sq. Ft.





ELEVATION A



Optional 3 Car Garage

FIRST FLOOR



ELEVATION B



ELEVATION C

The Azalea – 5 Bed, Three Bath, Two Car Garage, Two-Story – 2,287 Sq. Ft.



TYPICAL DARK SKY LIGHTING FIXTURES



Owner:
Kauffman Patti A
PO Box 895127
Leesburg, FL 34789

Petitioner:
Swan Capital Partners, LLC
1600 East 8th Avenue, Suite A200
Tampa, FL 33605

Applicant:
LPG Urban and Regional
Planners, Inc.
c/o Greg Bellevue
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



Location

Typical SF Setbacks 50's:

Front- 25'
Side 5'
Rear 15'
Accessory Structures 5' Side/Rear

Typical SF Setbacks 60's:

Front- 25'
Side 5'
Rear 15'
Accessory Structures 5' Side/Rear

Typical TH Setbacks:

Front- 20'
Side 10' between pads
Side 12.5' building to street
Side 0' between units
Rear 15' (5' for patio, pool and screen structures)

The side setback for 3 car garage will be 5' at the garage and 7.5' at the principal structure. Maximum allowable building height 35' 72 Story. Perimeter Property Boundary Setbacks: 25' Utilities, water, sewer and fire protection will be provided by City of Leesburg. Stormwater management will be through a system of swales and retention ponds as required. Existing vegetation to be utilized in landscape buffers wherever possible. *This plan is conceptual in nature and is subject to change due to engineering and other influences.

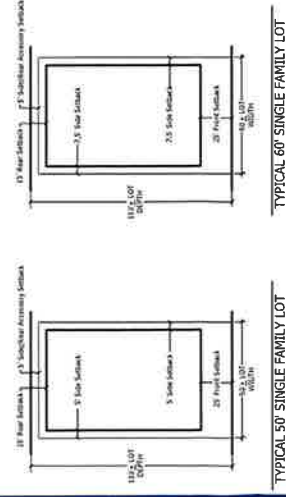
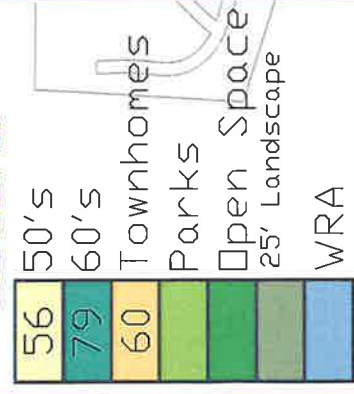
Notes:
Total Acreage: 49+- Acres (2,134,440 sf)
Wellands: 4,68+- Acres (261,360 sf)
Developable Acreage: 44.32+- Acres (1,930,579 sf)
Zoning of Parcel: L.C. R-1, L.C. A
Proposed Zoning: Leesburg PUD
FLU of Parcel: L.C. Rural Transition
Proposed FLU: Leesburg Estate Density
Proposed ISR: 27%
Total Units: 195

Open Space Required: 14.7 Acres (30%)
Open Space Provided: Open- 4.6 ac, Wellands- 4.68 ac,
Buffers- 3.34 ac, Parks- .73 ac, WRA 4.13 ac,
Total Open Space: 17.48 (35%)
Max ISR: 65%
Proposed ISR: 27%

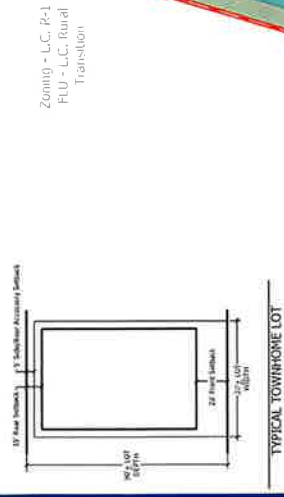
Buffers:
North - 25' Landscape Buffer
South - 25' Landscape Buffer, Natural Wellands
East - 25' Landscape Buffer
West - 25' Landscape Buffer

Song Road will be improved to meet minimum roadway standards.

LEGEND



TYPICAL 50' SINGLE FAMILY LOT



TYPICAL 60' SINGLE FAMILY LOT

Zoning - L.C. R-1
FLU - L.C. Rural Transition

Zoning-Leesburg PUD
FLU - Leesburg Estate Residential

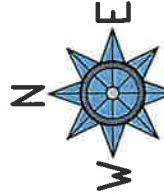


CITY OF LEESBURG

3.9 dist #
35% Open Space

JUL 27 2022

RECEIVED



Scale: 1:100

Swan Capital

Morningside

Concept Option B

Lake County, FL



Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

PROJ.: 1956-S
Date: July 13th, 2022



Conceptual Product Line-Up for TH & 50 Footers

1,500 Sq. Ft. – 2,287 Sq. Ft.

RECEIVED City of
Leesburg
August 15, 2022
Swan Capital

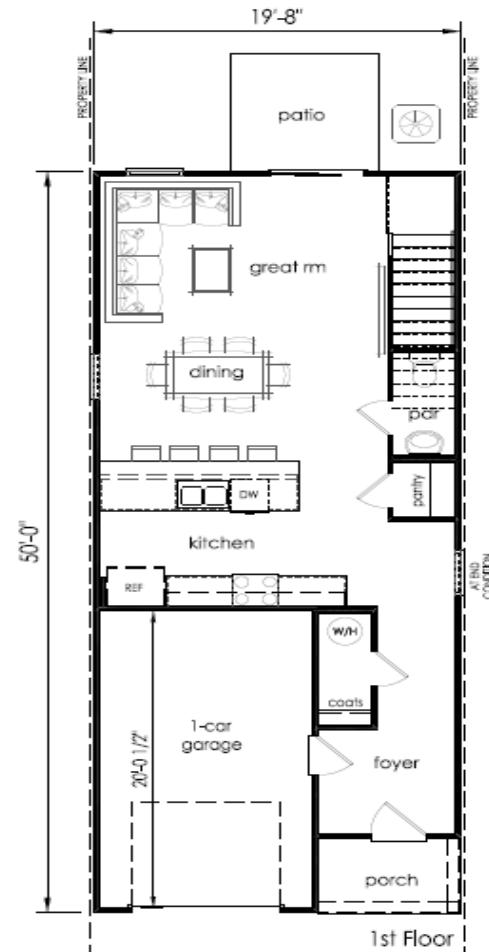




1630 'A'
20' Front Load

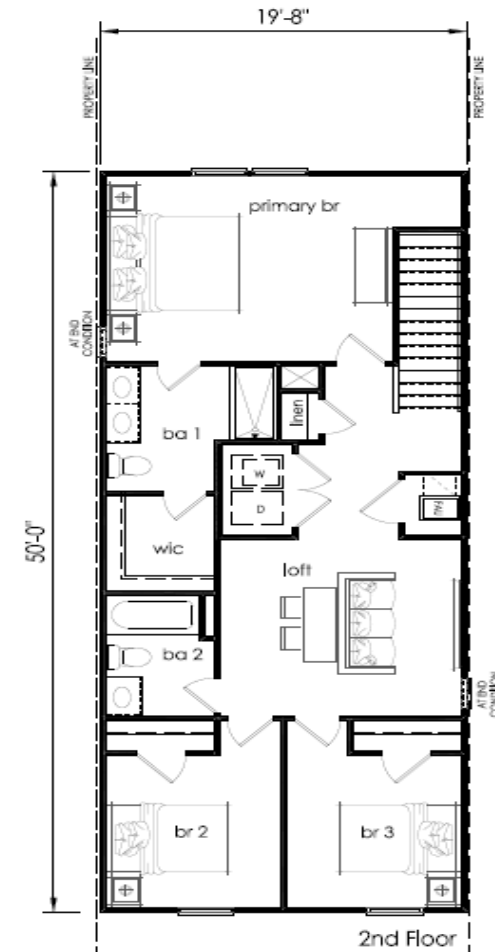


1630 'B'
20' Front Load



1st floor 705 sf
2nd floor 943 sf
Total 1648 sf

Holly Springs - 1648 sf



The Holly Springs – 3 Bed, Three Bath, Two Car Garage, Two-Story Townhome – 1,648 Sq. Ft.

RECEIVED City of
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August 15, 2022
Swan Capital





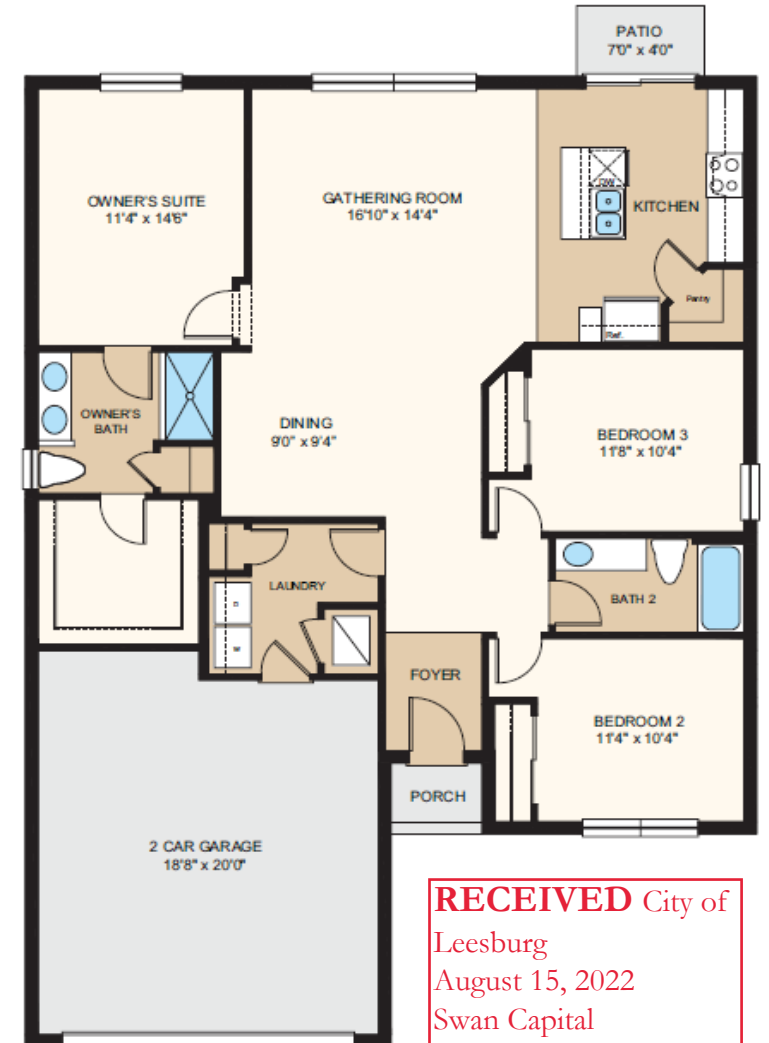
ELEVATION A



ELEVATION B



ELEVATION C



RECEIVED City of
Leesburg
August 15, 2022
Swan Capital

The Ambrosia – 3 Bed, Two Bath, Two Car Garage, One-Story – 1,500 Sq. Ft.





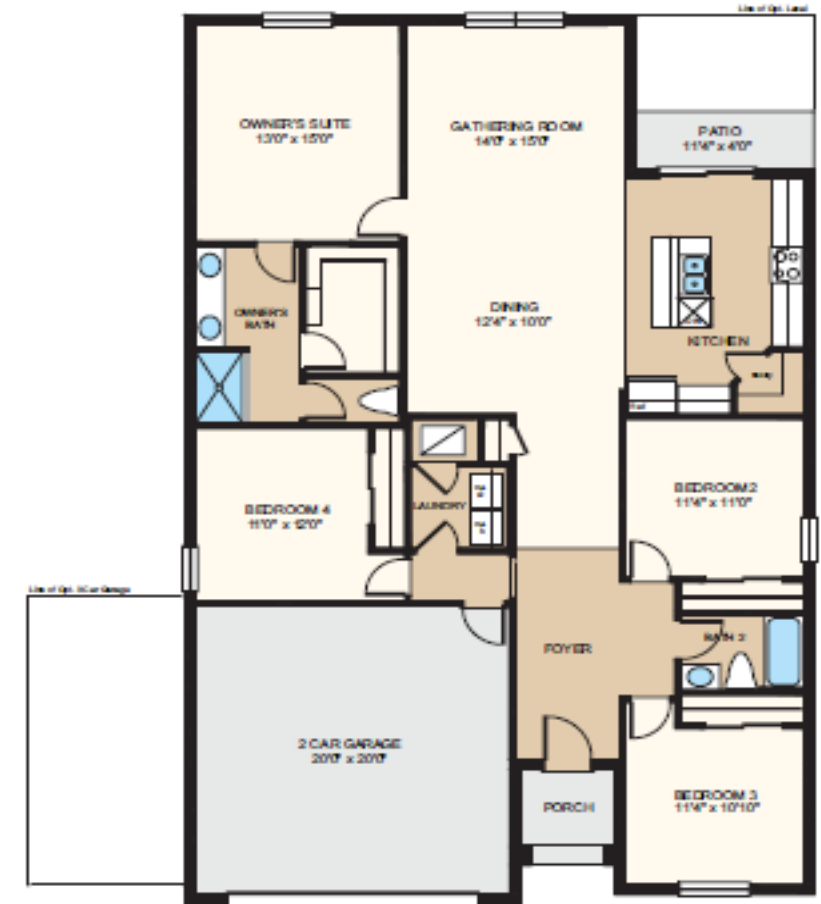
ELEVATION A



ELEVATION B



ELEVATION C



FIRST FLOOR

The Cypress – 4 Bed, Two Bath, Two Car Garage, One-Story – 1,848 Sq. Ft.

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August 15, 2022
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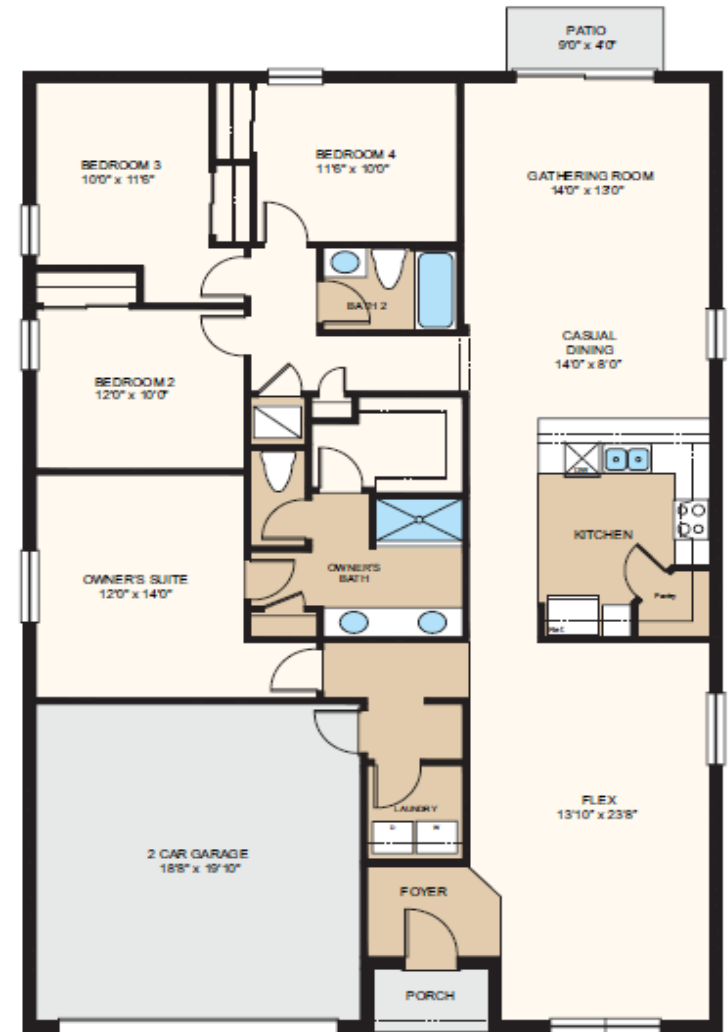
ELEVATION A



ELEVATION B



ELEVATION C



The Seneca – 4 Bed, Two Bath, Two Car Garage, One-Story – 1,974 Sq. Ft.



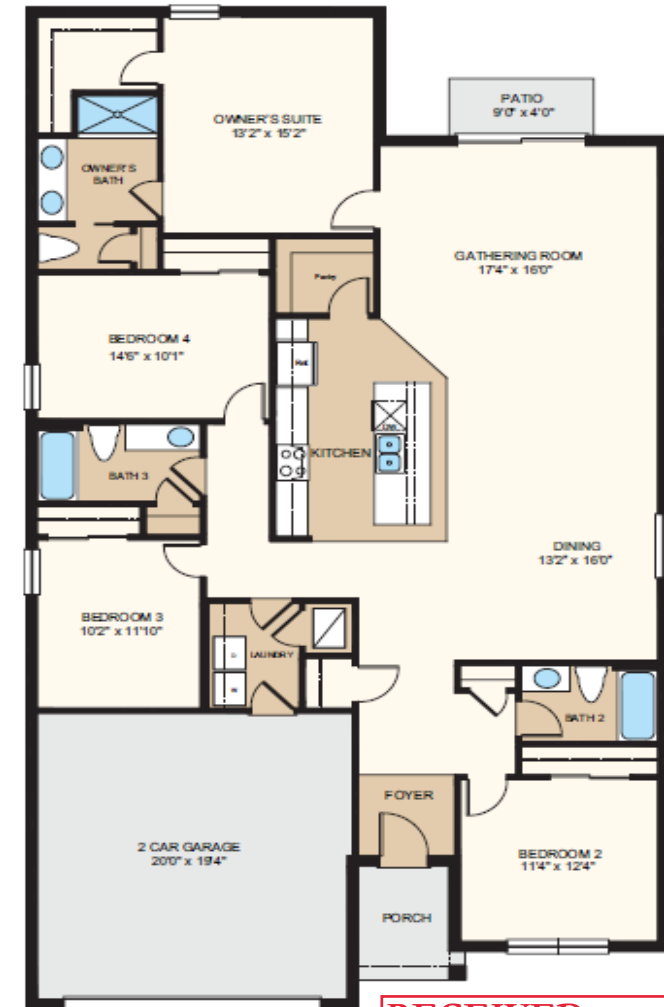
ELEVATION A



ELEVATION B



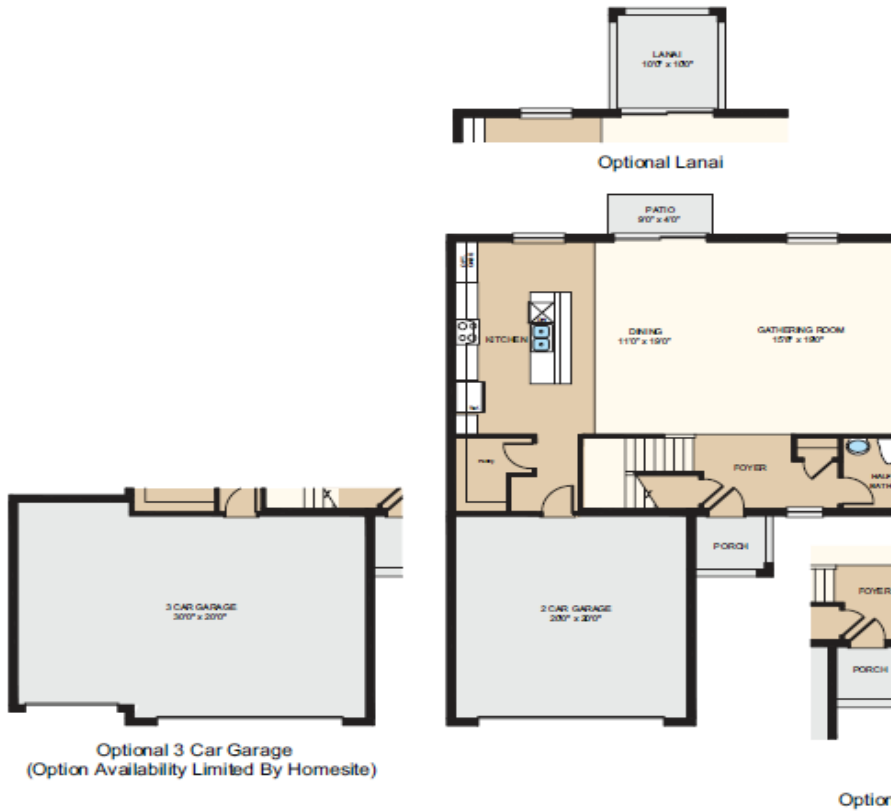
ELEVATION C



The Magnolia – 4 Bed, Three Bath, Two Car Garage, One-Story – 2,106 Sq. Ft.

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Leesburg
August 15, 2022
Swan Capital





ELEVATION A



ELEVATION B

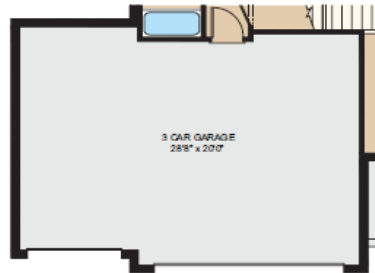
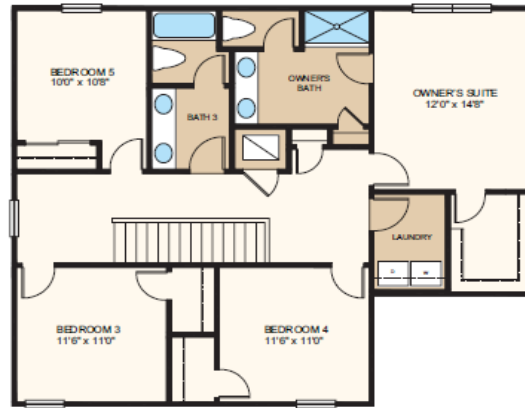
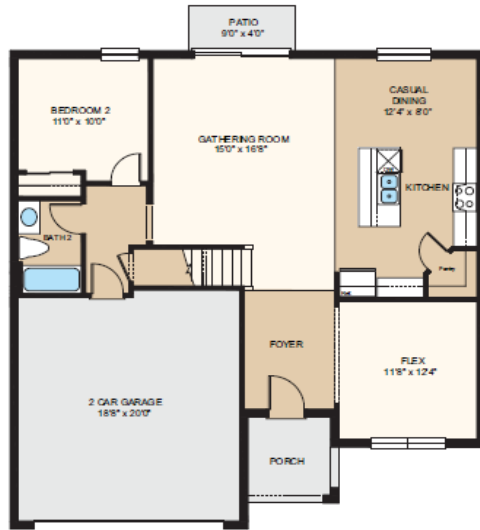


ELEVATION C

The Redbud – 4 Bed, Three Bath, Two Car Garage, Two-Story – 2,143 Sq. Ft.

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Leesburg
August 15, 2022
Swan Capital





Optional 3 Car Garage

FIRST FLOOR



ELEVATION A



ELEVATION B



ELEVATION C

The Azalea – 5 Bed, Three Bath, Two Car Garage, Two-Story – 2,287 Sq. Ft.

RECEIVED City of
Leesburg
August 15, 2022
Swan Capital





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

DATE: August 18, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: PUD (Planned Unit Development)
CASE NO.: PUD-22-174

THE PLANNING & ZONING DIVISION RECOMMENDS:

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

1. The proposed request is compatible with the current surrounding zoning districts of Lake County A (Agriculture), Lake County R-1 (Rural Residential) and Lake County R-2 (Estate Residential). As conditioned, the proposed use does not appear to be detrimental to surrounding properties.
2. The proposed zoning district of SPUD (Small Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the existing City Future Land Use designation of Estate Residential.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

Action Requested:

1. Vote to approve staff's recommendation to rezone the subject property from Lake County A (Agriculture) and Lake County R-1 (Rural Residential) to City of Leesburg PUD (Planned Unit Development) and forward the recommendation to the City Commission for consideration.

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

DATE: July 21, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: Small Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: SSCP 22-173; SPUD-22-174

GENERAL LOCATION: The property is generally located west of County Road 44 and north and south of Seng Road.

FUTURE LAND USE DESIGNATION: Lake County Rural Transition

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Rural Transition
South – Lake County Rural Transition
East – Lake County Urban Low Density
West – Lake County Rural Transition

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: Lake County R-1 (Rural Residential)

SURROUNDING ZONING DESIGNATIONS:

North – Lake County A (Agriculture)
South – Lake County A (Agriculture)
East – Lake County R-1 (Rural Residential); Lake County R-2 (Estate Residential)
West – Lake County R-1 (Rural Residential)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

EXISTING LAND USE: One residence and pasture land

SURROUNDING LAND USE:

North – Residential; Pasture lands
South – Residential (vacant)
East – Residential subdivision
West – Orange grove

PROPOSED LAND USE: Residential subdivision

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

DATE: June 23, 2022
OWNER: Alexander Cruz & Dania Suarez, Patti Kauffman & Kellie Kennedy
PETITIONER: Swan Capital Partners
PROJECT: CR 44 / Silver Lake Property
REQUEST: Small Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD (Planned Unit Development)
CASE NO.: SSCP 22-173; PUD-22-174

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/17/22

FIRE

In reference to Case Number SSCP 22-173 & SPUD-22-174

NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2020 Edition. The subject property referenced in Case Number SSCP 22-173 & SPUD-22-174 is outside the recommended four-minute response time for initial responding fire apparatus. Amanda Stevenson 6/16/22

4.1 Fire Department Organizational Statement.

4.1.2.1

The fire department shall establish the following performance objectives for the first-due response zones that are identified by the AHJ:

- (1) Alarm handling time completion in accordance with 4.1.2.3
- (2) 80 seconds turnout time for fire and special operations response and 60 seconds turnout time for EMS response
- (3)* 240 seconds or less travel time for the arrival of the first engine company at a fire suppression incident
- (4) 360 seconds or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident
- (5) For other than high-rise, 480 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident
- (6) For high-rise, 610 seconds or less travel time for the deployment of an initial full alarm assignment at a fire suppression incident
- (7) 240 seconds or less travel time for the arrival of a unit with first responder with automatic external defibrillator (AED) or higher-level capability at an emergency medical incident
- (8) 480 seconds or less travel time for the arrival of an advanced life support (ALS) unit at an emergency medical incident, where this service is provided by the fire department provided a first responder with an AED or basic life support (BLS) unit arrived in 240 seconds or less travel time

ELECTRIC

Electric is ok with this. When this goes through the subdivision review, we will require easements. The property on the back side will need to be refed. Existing easements will need to be vacated. Steve Davis 6/9/22

GAS

Natural gas is available and directed per city ordinance. Thank you, Brandon Smith 6/20/22

GIS

Addressing/GIS has no comment. Mark Medley 6/10/22

BUILDING

No comments received as of 6/17/22

PUBLIC WORKS

Public Works has no issues with this item; however, as an internal note, this project may have impact on an existing water/sewer pioneering agreement. Clifford Kelsey 6/13/22

ADDRESSING

Addressing/GIS has no comment. Mark Medley 6/10/22

ECONOMIC DEVELOPMENT

No comments received as of 6/17/22

LAKE COUNTY PUBLIC WORKS

Lake County Public Works comment letter is attached. Please let me know if you have any questions. Thanks, Seth Lynch 6/17/22

LAKE COUNTY SCHOOLS

The proposed 196 single family unit residential project is subject to school concurrency review. Proportionate share mitigation may be required at time of submittal. I have attached a copy of the Adequate Public Facilities Determination for the project – for your file. Let me know if you have any questions. Helen LaValley 6/16/22

PUBLIC RESPONSES

Approval

no approvals

Disapproval

2 disapprovals 2 with comments

No comment

No comments received as of 6/17/22

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

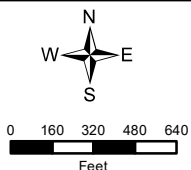
John A. Ullrich Trustee – More congestion!

Renato Jaber – Cutrale owns and operates the property on the western boundary of the proposed development. The site is permitted by Florida Department of Environmental Protection and Lake County to operate as a Industrial wastewater disposal site and has been since the early eighties. Cutrale believes a residential development is incompatible with the IWW disposal site activities therefore disapproves of the development.

Aerial

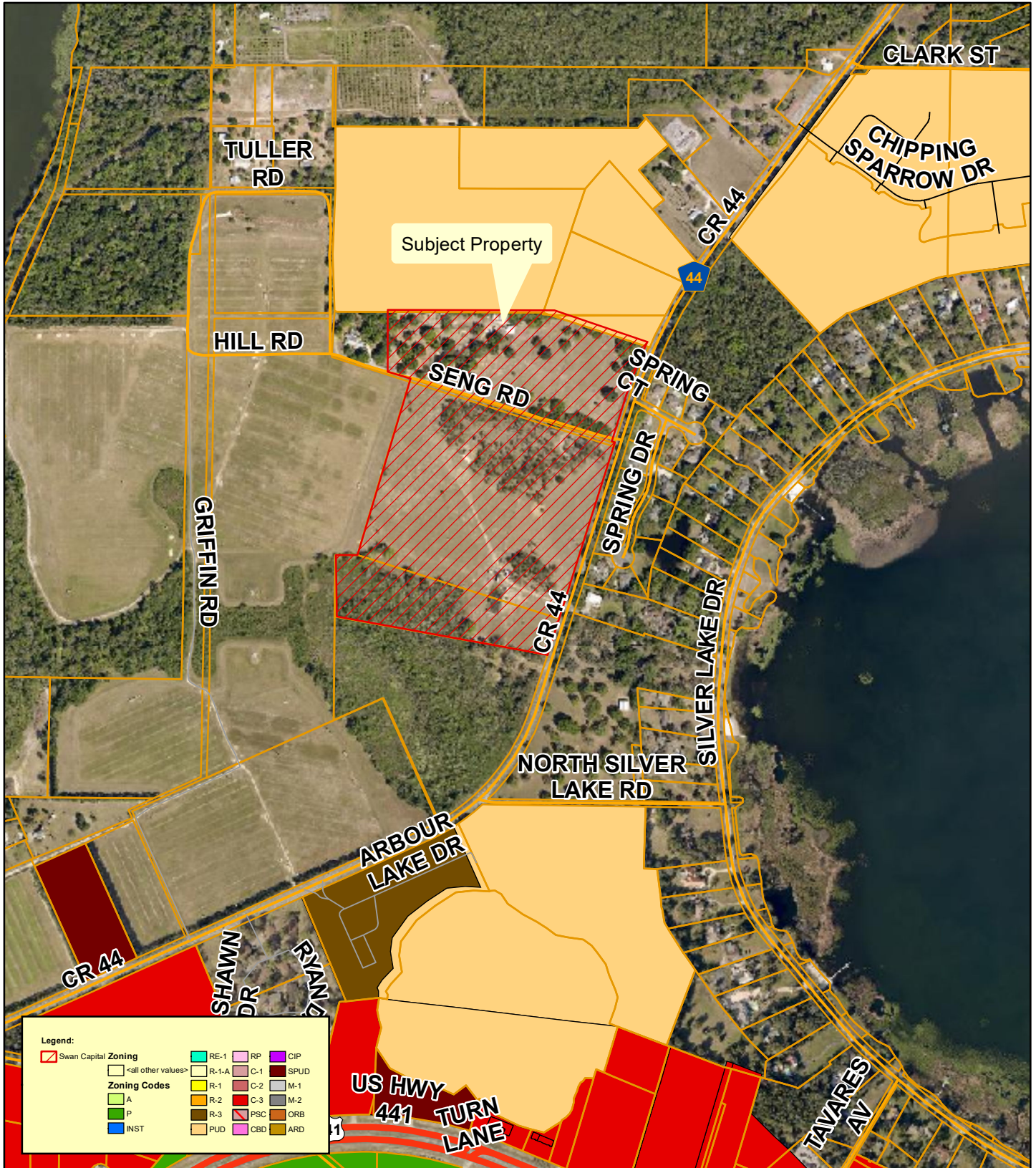


**Planning
& Zoning
Division**

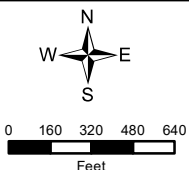


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Zoning

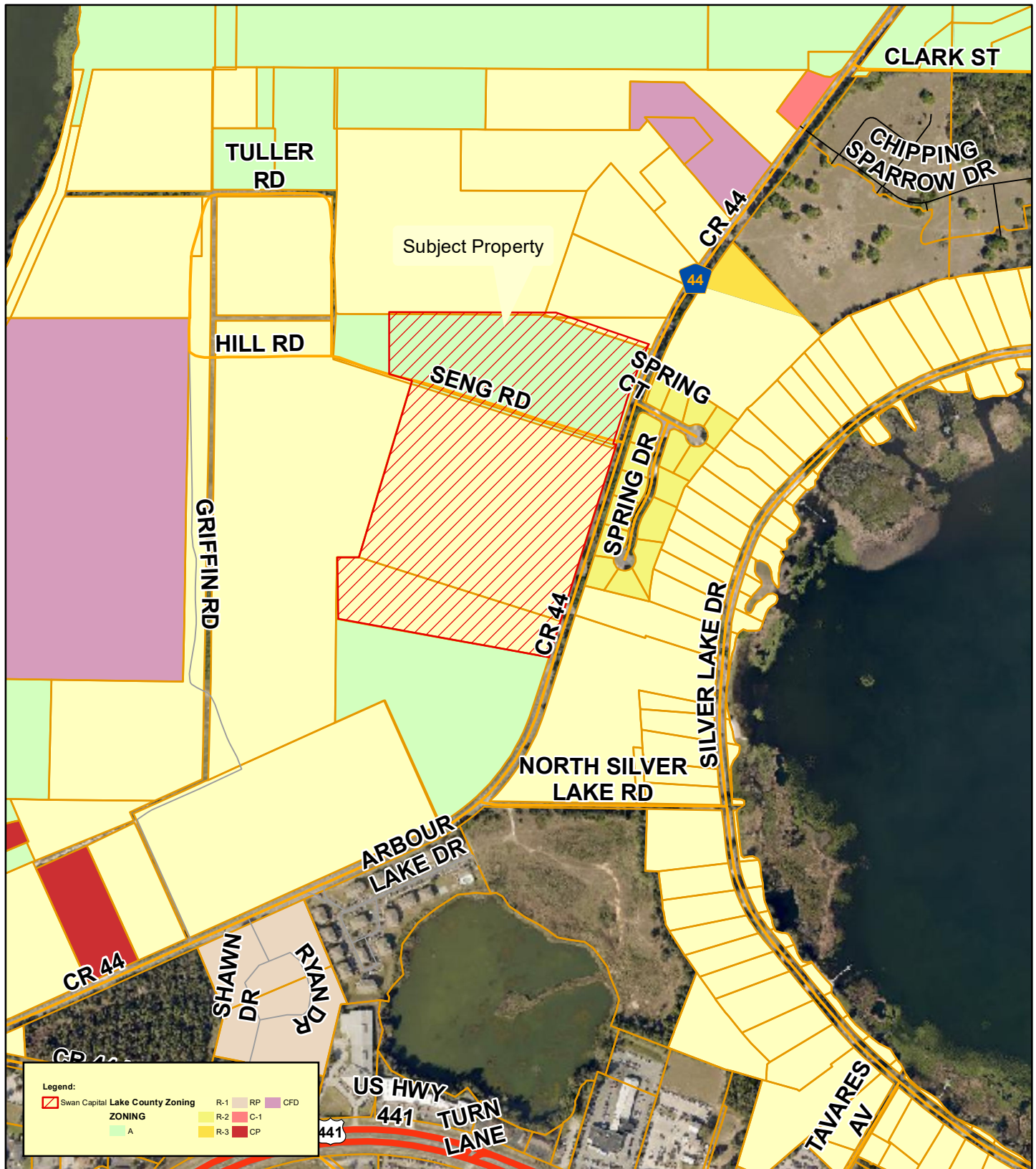


**Planning
& Zoning
Division**

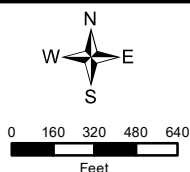


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Lake County Zoning

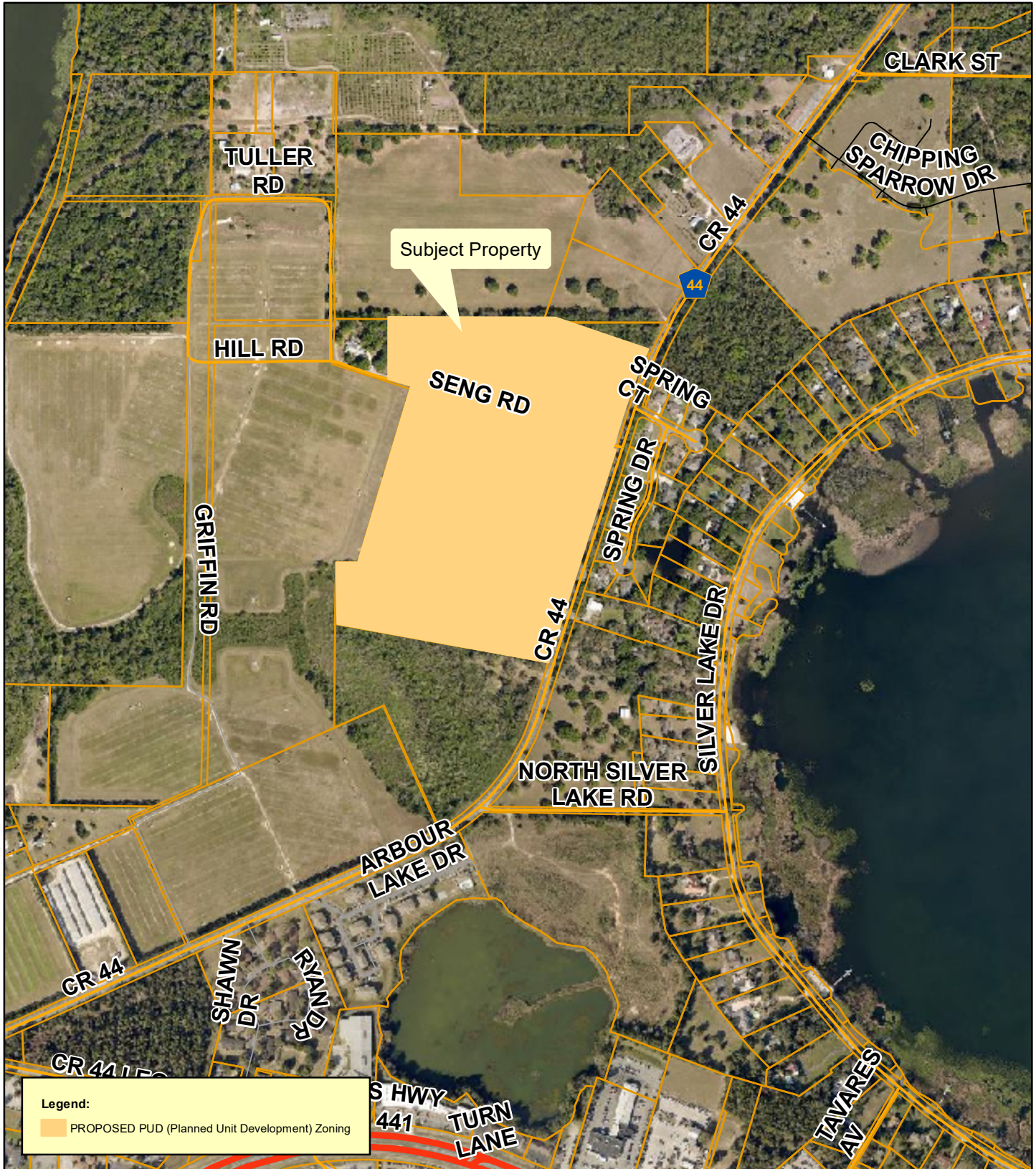


Planning & Zoning Division

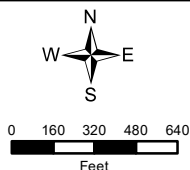


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

PROPOSED Zoning



**Planning
& Zoning
Division**

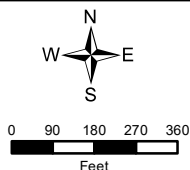


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Surrounding Land Uses

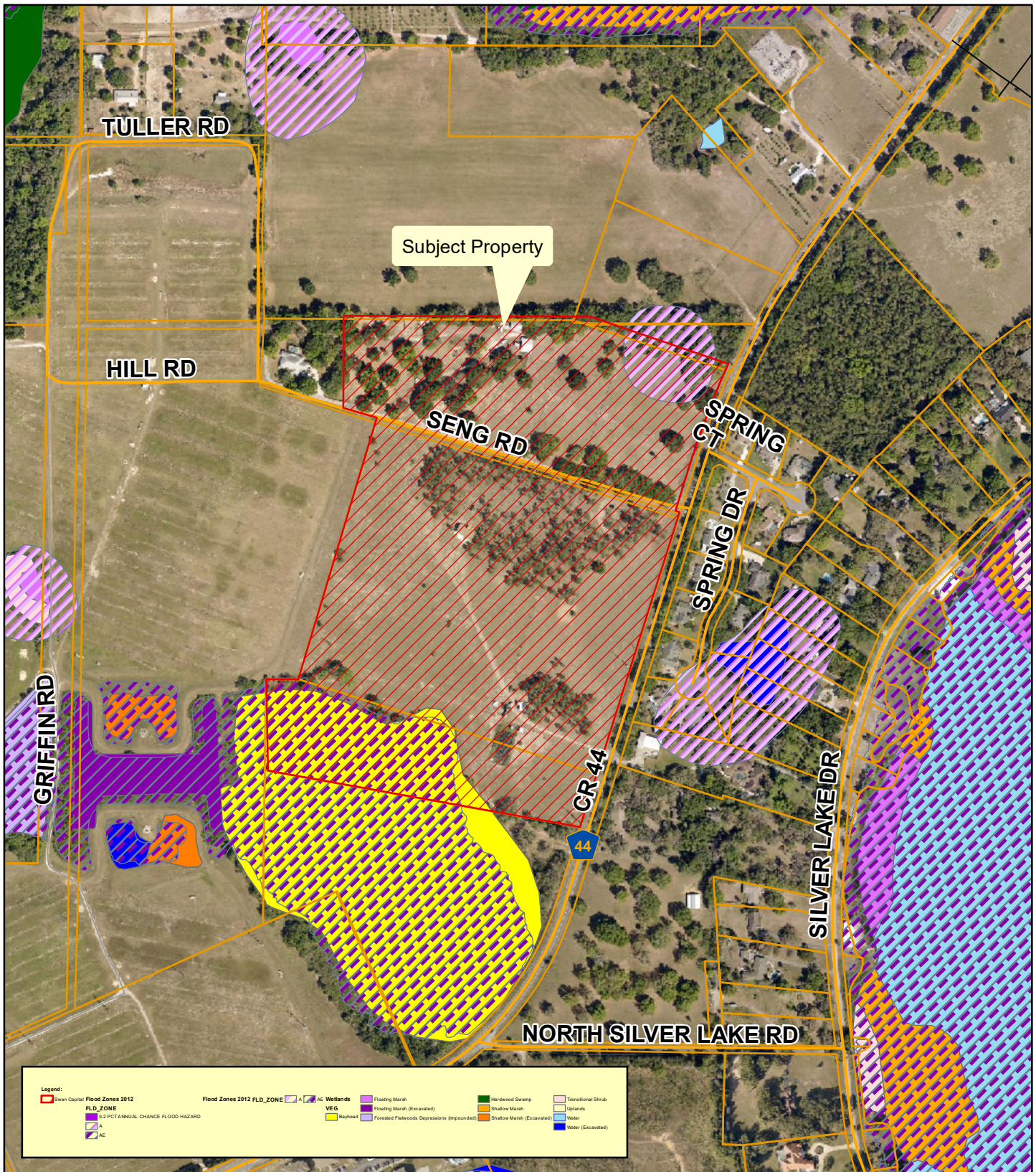


**Planning
& Zoning
Division**

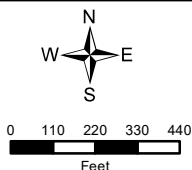


Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022

Wetlands and Flood Zones



**Planning
& Zoning
Division**



Swan Capital CR 44
CR 44 and Seng Road
AK#: Portion of 3771627; Portion of 1273765; 1273773
Section 16, Township 19 South, Range 25 East
May 25, 2022



Looking west into the property.



Looking north on CR 44



Looking east on CR 44; across the street is Spring Ct



Looking south on CR 44



Looking west into the property



Looking north on CR 44



Looking across the street on CR 44



Looking south on CR 44

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.7.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director)

Subject: An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 59.6 +/- acres from City of Leesburg Industrial to City of Leesburg Estate Residential, for a property generally located east of County Road 33 and north of Manor Oaks Court, lying in Section 22, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Cedar Creek LGCP)

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 59.6 +/- acres from City of Leesburg Industrial to City of Leesburg Estate Residential.

Analysis:

The project site is approximately 59.6 acres. The property is generally located east of County Road 33 and north of Manor Oaks Court. Currently, the property has timber and wooded areas. The proposed use is for a single-family residential subdivision. The surrounding Future Land Use Map designations of Lake County Industrial, Lake County Urban Low Density, and Neighborhood Mixed Use are 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 September 8, 2022 and recommended approval.

Procurement Analysis:

N/A

Options:

1. Approve the requested large-scale comprehensive plan amendment from City of Leesburg Industrial to City of Leesburg Estate Residential; or

2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF LEESBURG, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF CERTAIN PROPERTY CONTAINING 59.6 +/- ACRES FROM CITY OF LEESBURG INDUSTRIAL TO CITY OF LEESBURG ESTATE RESIDENTIAL, FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 33 AND NORTH OF MANOR OAKS COURT, LYING IN SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (CEDAR CREEK LGCP)

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 59.6 acres of land generally located east of County Road 33 and north of Manor Oaks Court from City of Leesburg Industrial to City of Leesburg Estate Residential, as shown on the revised map of said area, lying in Section 22, Township 20 South, Range 24 East, Lake County, Florida;

Section 2.

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

Section 3.

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

Section 4.

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

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

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

Exhibit A

LEGAL DESCRIPTION SOUTHERLY VENTURES, LLC

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 20 South, Range 24 East, in Lake County, Florida, lying Southwesterly of the Northeasterly Right-of-Way Line of the Florida Power Corporation Transmission Line Easement, Less Right-of-Way for State Highway 33.



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

DATE: August 18, 2022
OWNER: Cedar Creek Equity Investments, LLC
PETITIONER: Cedar Creek Equity Investments, LLC
PROJECT: Cedar Creek Residential Subdivision
REQUEST: Change Future Land Use Designation to allow for a single-family residential subdivision
CASE NO.: LSCP-22-338

THE PLANNING & ZONING DIVISION RECOMMENDS:

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

1. This project meets the requirements of Chapter 163.3184 (3) Florida Statutes, for Large Scale Comprehensive Plan Amendments.
2. The proposed Future Land Use Designation of Estate Residential is compatible with the current surrounding Future Land Use categories of Lake County Industrial, Lake County Urban Low Density and Neighborhood Mixed Use.
3. The proposed Future Land Use Designation of General Commercial is compatible with the proposed zoning City PUD (Planned Unit Development), and does not appear to create a detriment to the adjacent zoning districts of Lake County HM (Heavy Industrial District), Lake County PUD (Planned Unit Development), and City PUD (Planned Unit Development).
4. The proposed Future Land Use Designation for the site is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve staff's recommendation to change the future land use of the subject property from City of Leesburg Industrial to City of Leesburg Estate Residential and forward to the City Commission for consideration.

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

DATE: August 18, 2022

OWNER: Cedar Creek Equity Investments, LLC, Jacob C. Smoot, Owner

PETITIONER: Michael Rankin, LPG Urban and Regional Planners, Inc.

PROJECT: Cedar Creek Residential

REQUEST: Large Scale Comprehensive Plan Amendment to Estate Residential;
Zoning to PUD (Planned Unit Development)

CASE NO.: LSCP-22-338, PUD-22-339

GENERAL LOCATION: The property is generally located east of County Road 33 and north of Manor Oaks Court.

FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Industrial
South – Lake County Urban Low Density; Neighborhood Mixed Use
East – Neighborhood Mixed Use
West – Neighborhood Mixed Use

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: M-1 (Industrial)

SURROUNDING ZONING DESIGNATIONS:

North – PUD (Planned Unit Development); Lake County HM (Heavy Industrial District)
South – PUD (Planned Unit Development); Lake County PUD (Planned Unit Development)
East – PUD (Planned Unit Development)
West – PUD (Planned Unit Development)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

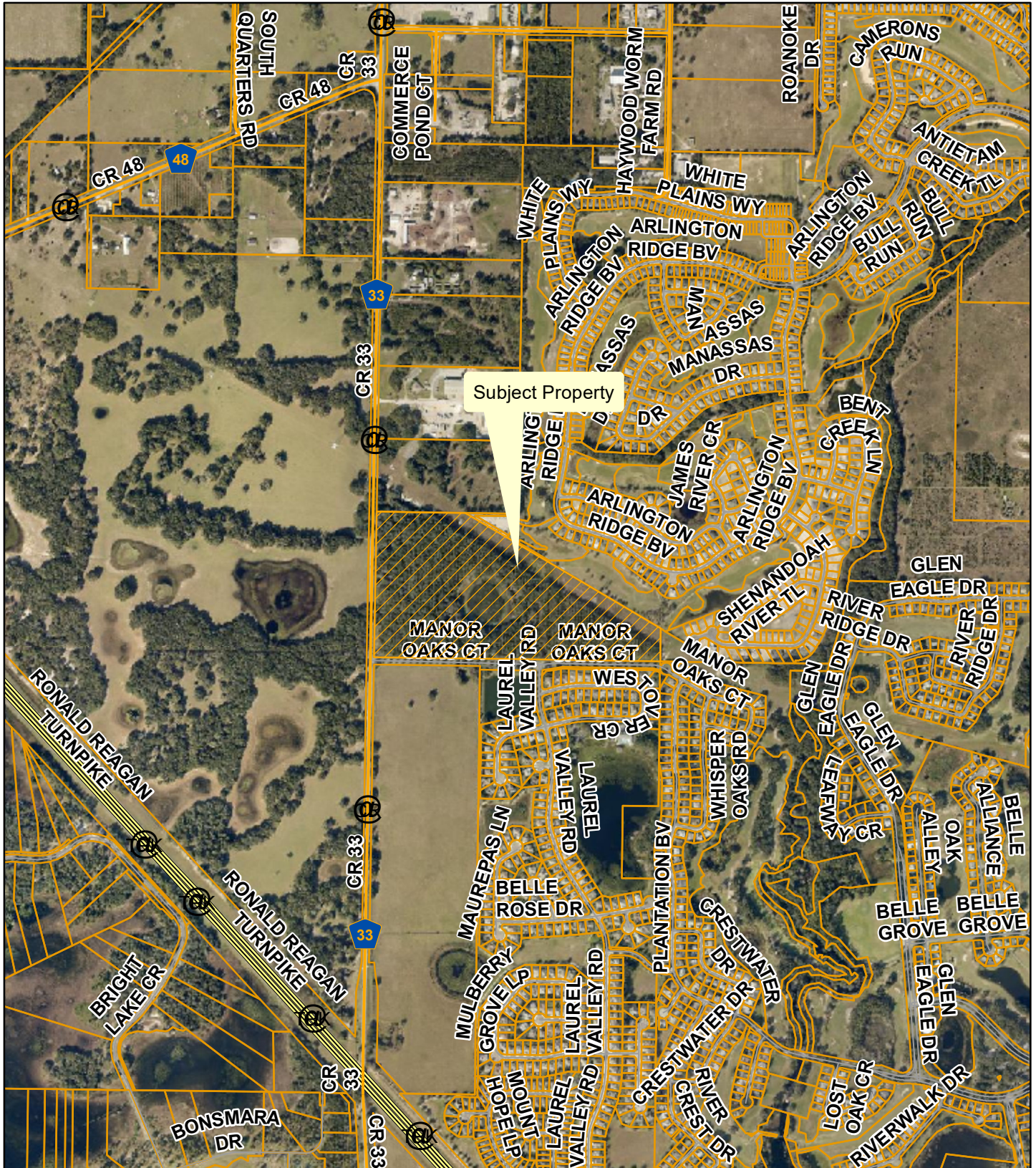
EXISTING LAND USE: Timber

SURROUNDING LAND USE:

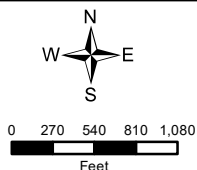
North – Industrial (vacant)
South – Agriculture (crop land); Residential subdivision
East – Residential subdivision and golf course
West – Agriculture

PROPOSED LAND USE: Single Family Residential subdivision

Aerial

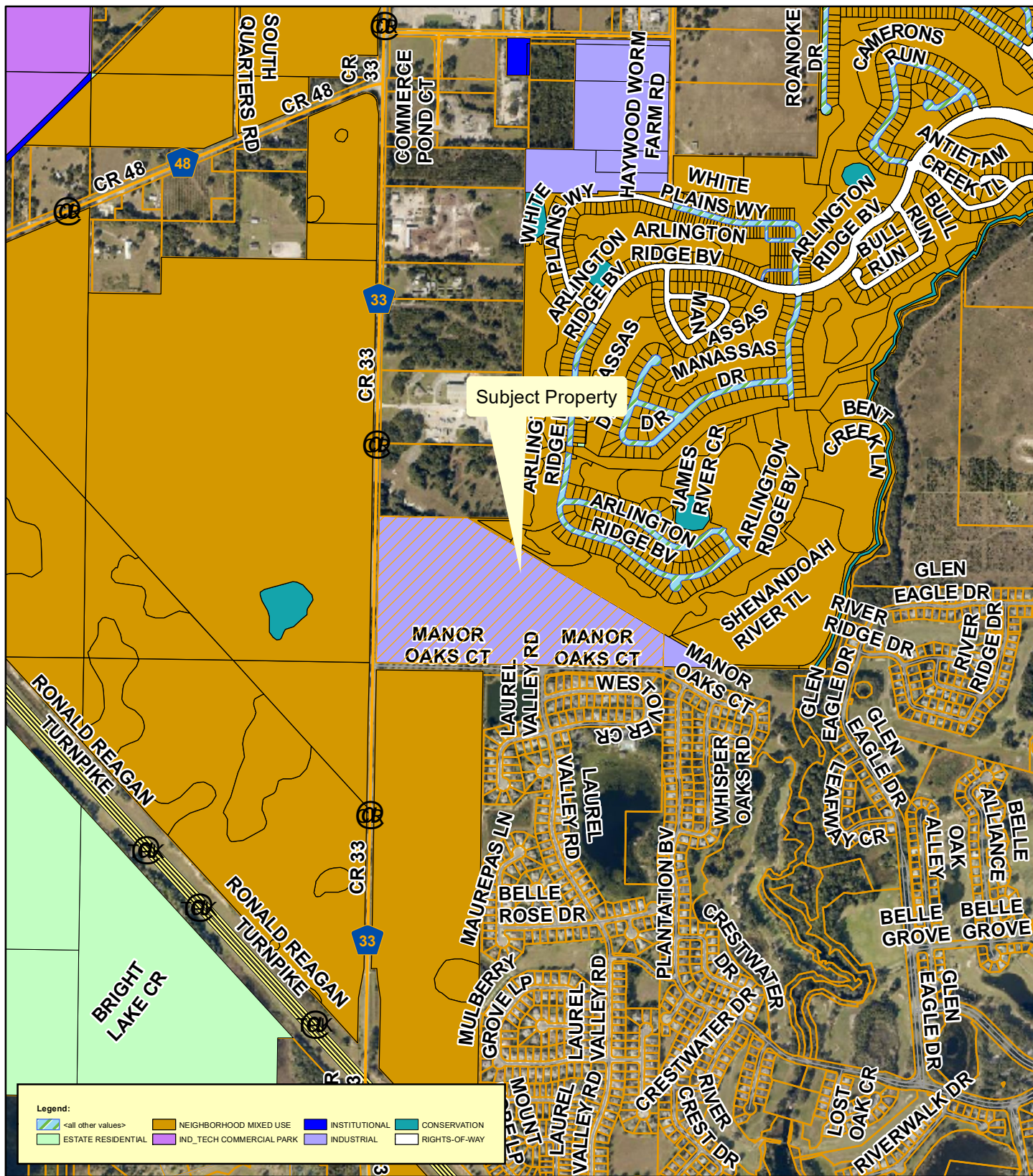


**Planning
& Zoning
Division**

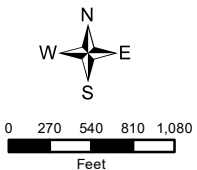


Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
 AK#: 3814748
 Section 22, Township 20 South, Range 24 East
 July 22, 2022

Future Land Use

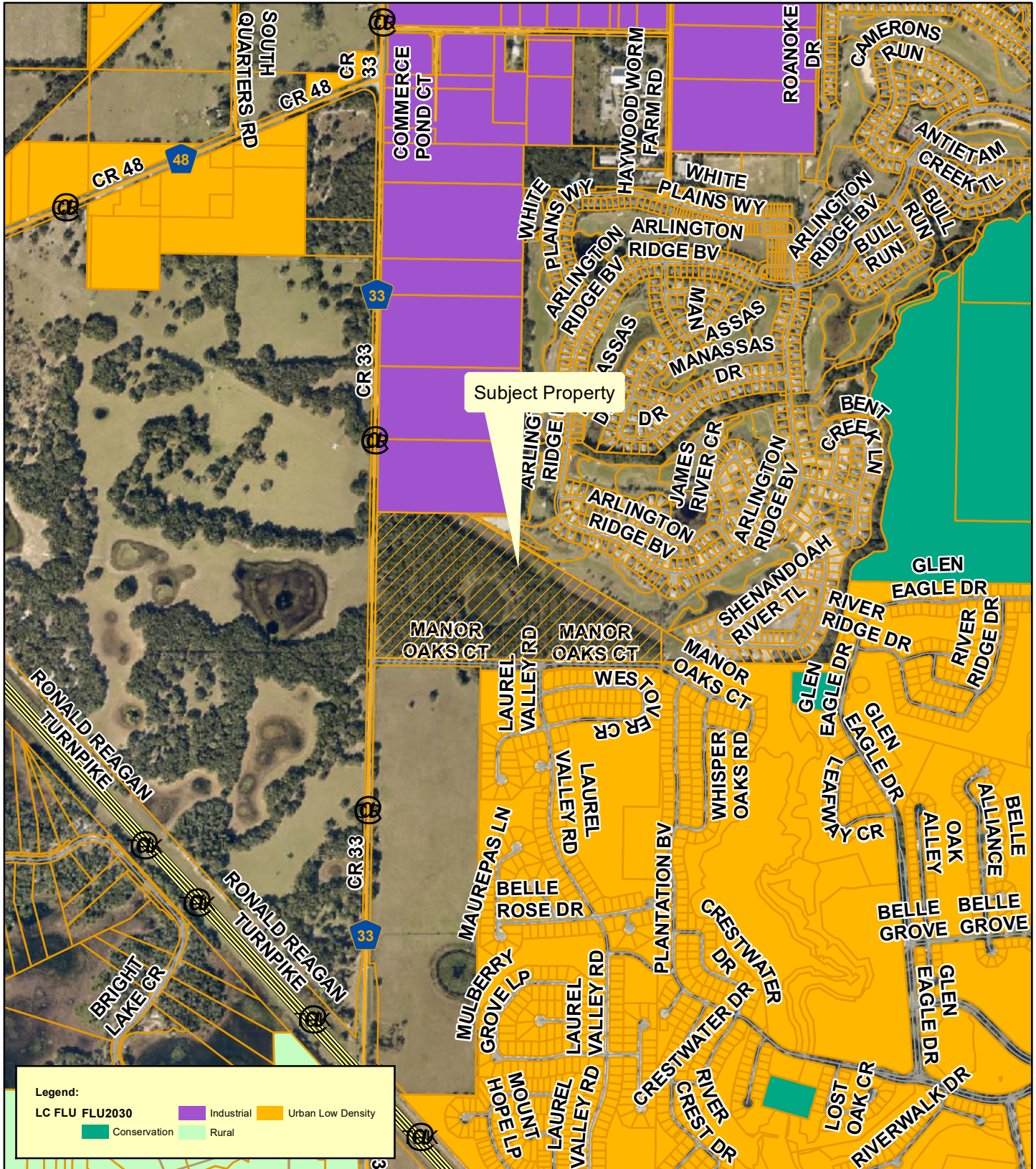


Planning & Zoning Division

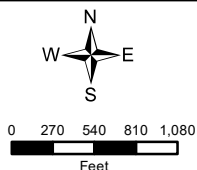


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Lake County Future Land Use

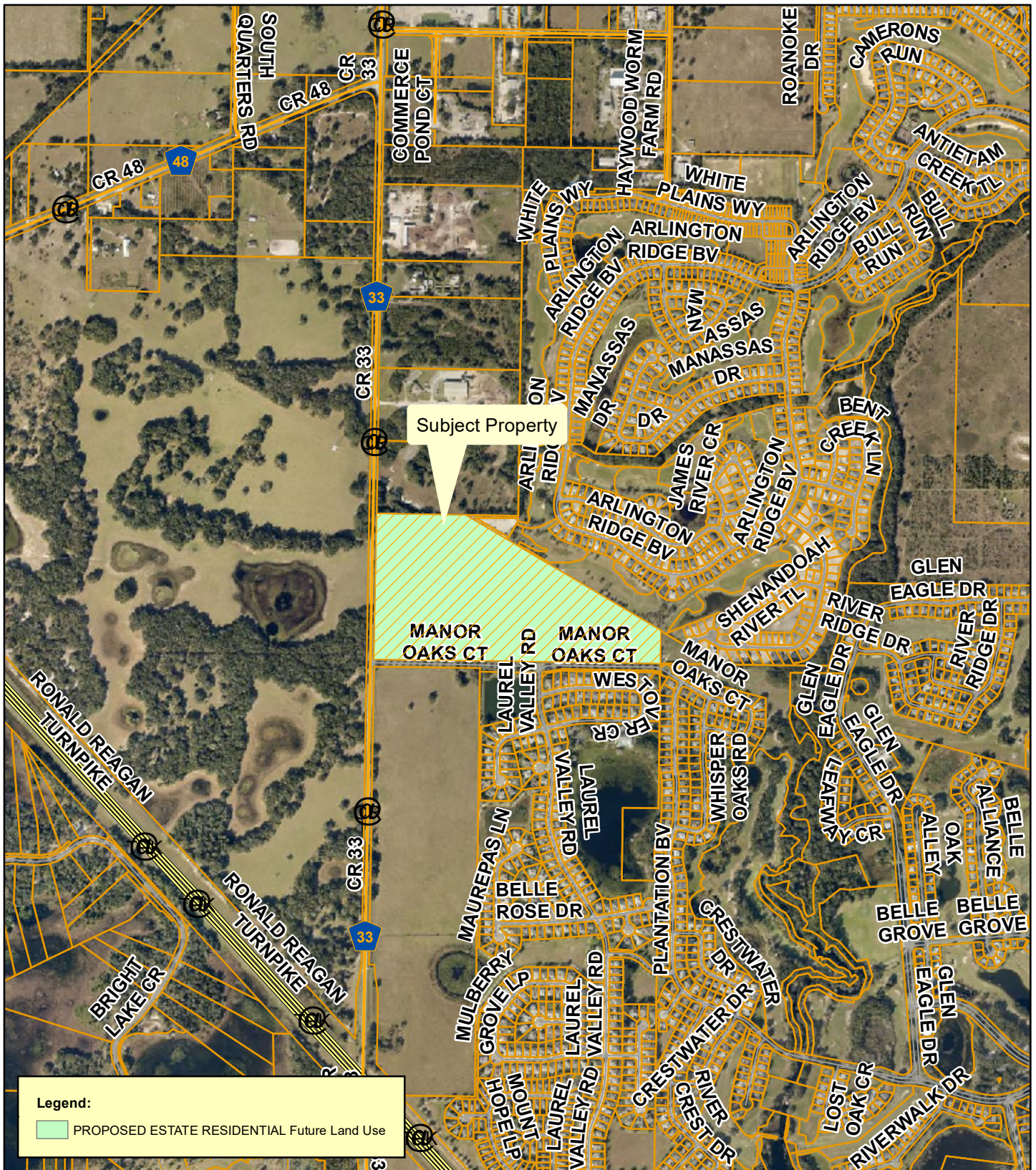


**Planning
& Zoning
Division**

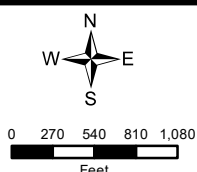


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

PROPOSED FUTURE LAND USE



Planning & Zoning Division

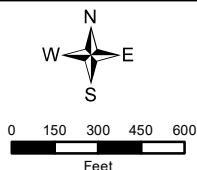


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Surrounding Existing Land Use Map

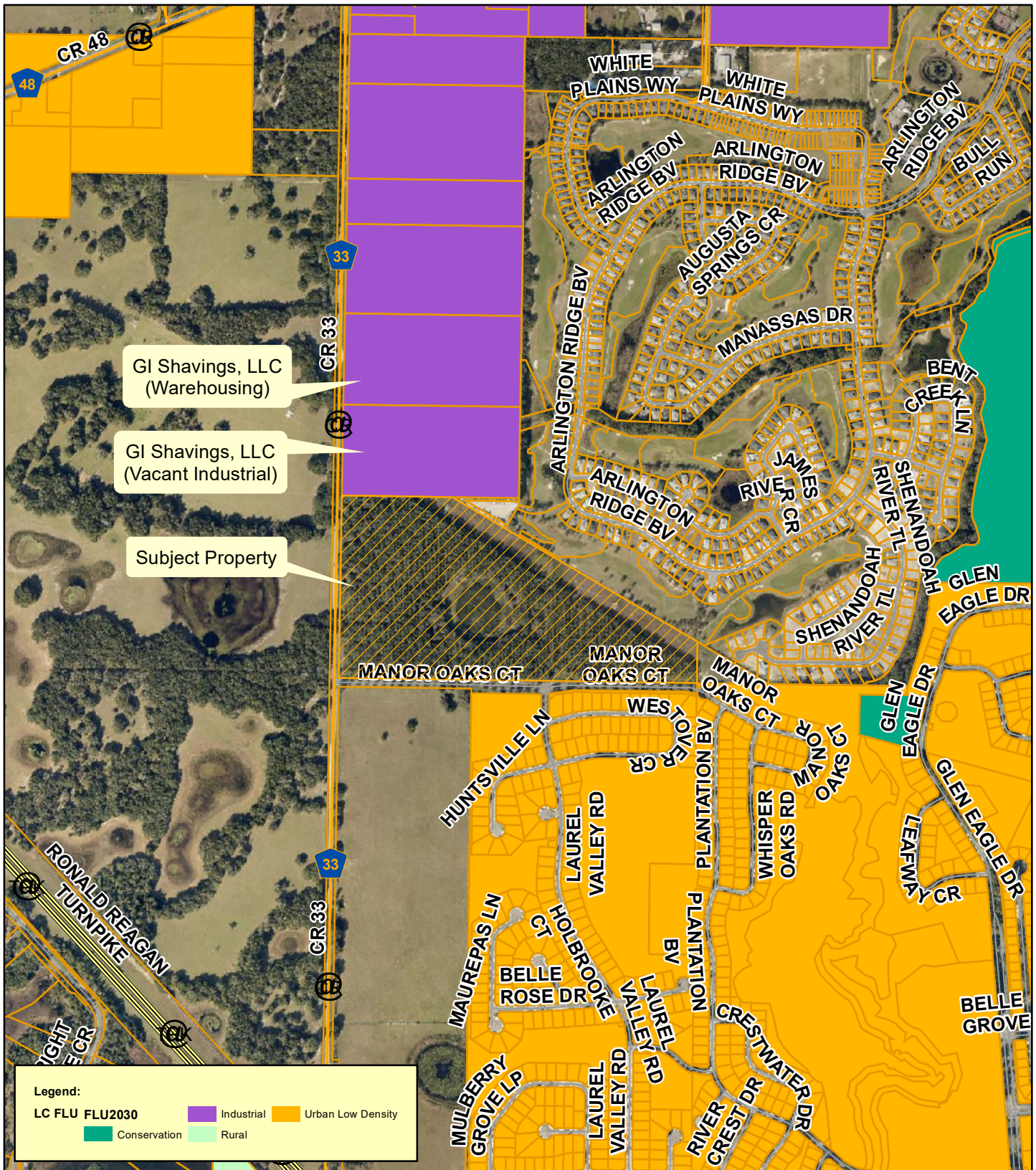


**Planning
& Zoning
Division**

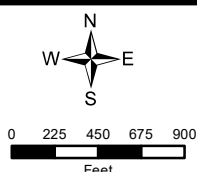


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Industrial Land Use Adjacent - Lake County Future Land Use

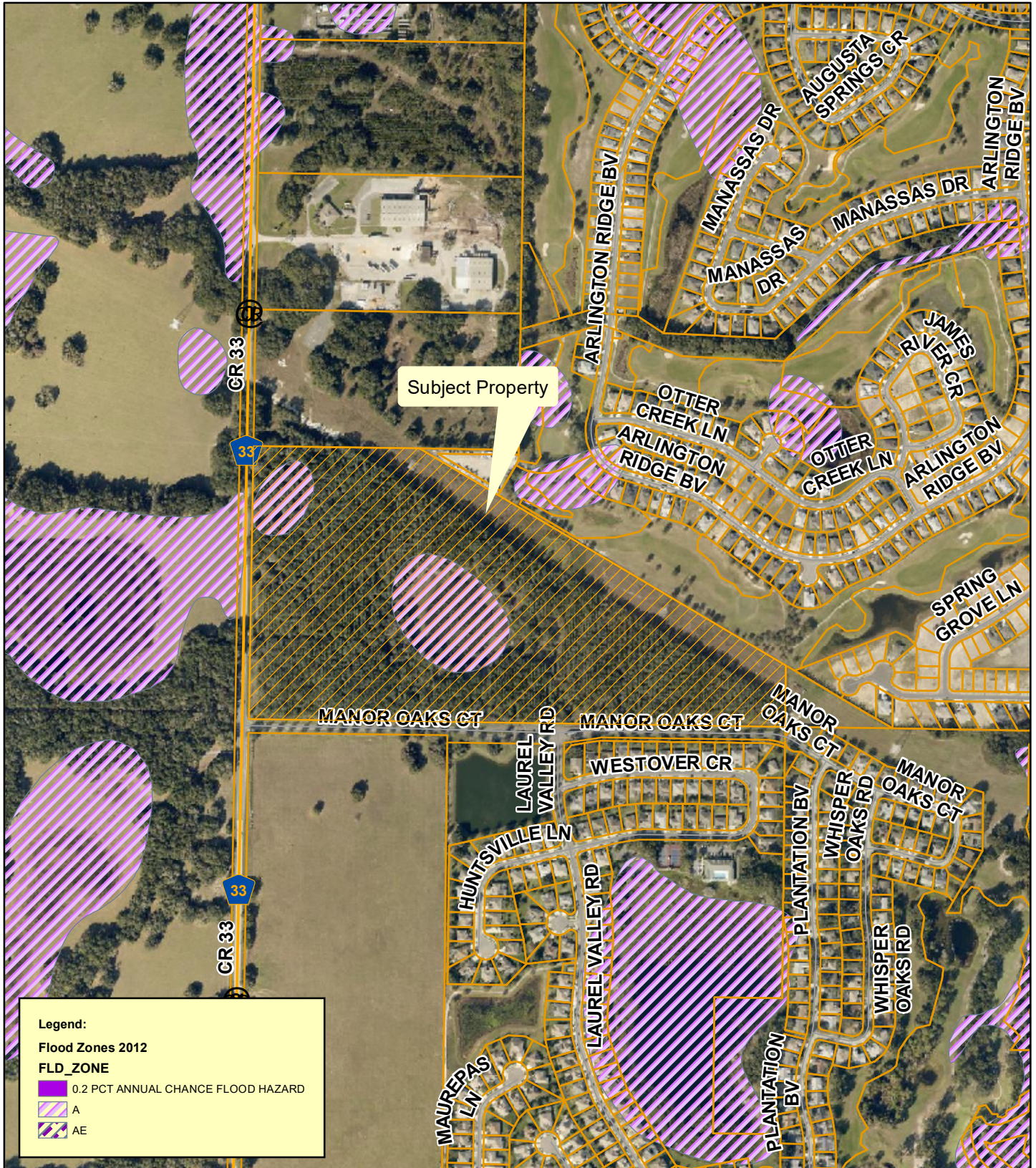


**Planning
& Zoning
Division**

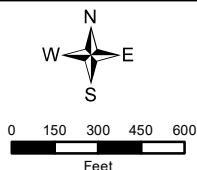


Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
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 Section 22, Township 20 South, Range 24 East
 July 22, 2022

Flood Zones

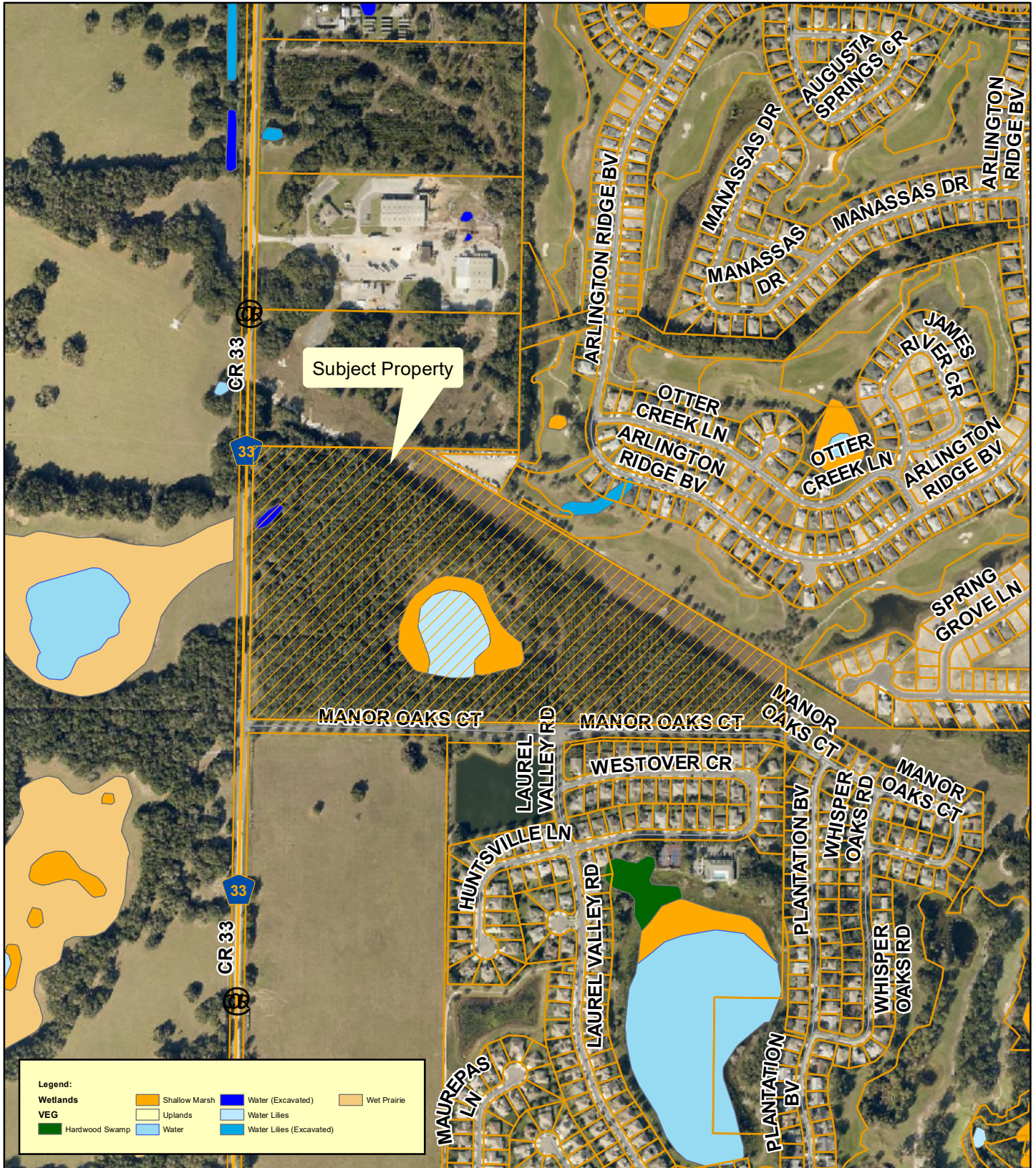


**Planning
& Zoning
Division**

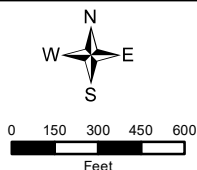


Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
 AK#: 3814748
 Section 22, Township 20 South, Range 24 East
 July 22, 2022

Wetlands

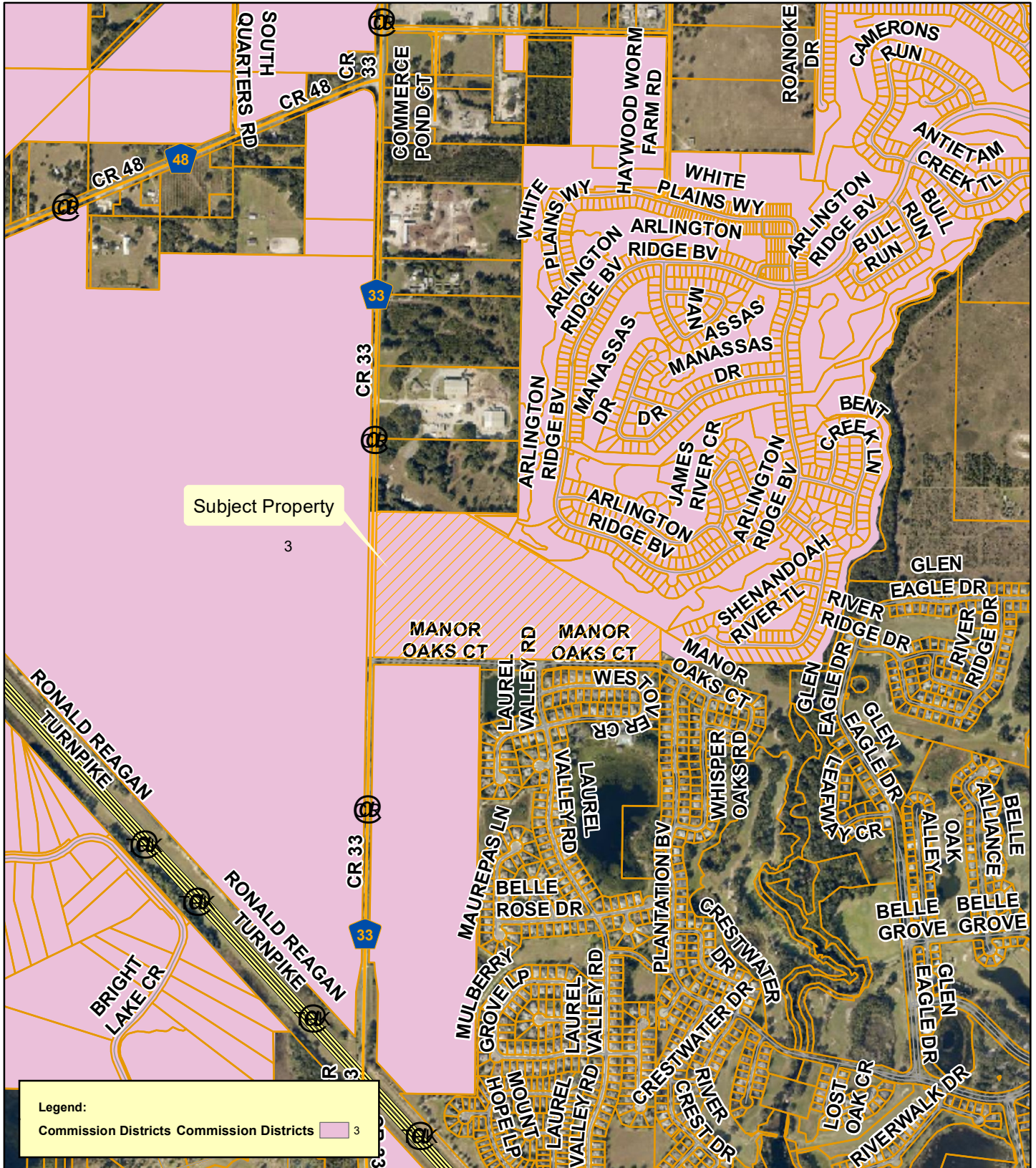


**Planning
& Zoning
Division**



Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
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 July 22, 2022

Commission Districts



**Planning
& Zoning
Division**

Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.8.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director)

Subject: An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 59.6 +/- acres from City of Leesburg M-1 (Industrial) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located east of County Road 33 and north of Manor Oaks Court, lying in Section 22, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Cedar Creek PUD)

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to rezone the subject property from City of Leesburg M-1 (Industrial) to City of Leesburg PUD (Planned Unit Development) to allow for single-family residential development.

Analysis:

The project site is approximately 59.6 +/- acres, and is generally located east of County Road 33 and north of Manor Oaks Court as shown on the attached maps. At this time, the property has timber and wooded areas. The proposal will allow for a single-family residential development. The existing land uses surrounding the property are vacant industrial, agricultural, residential, and a golf course. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on September 8, 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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, CHANGING THE ZONING ON APPROXIMATELY 59.6 +/- ACRES FROM CITY OF LEESBURG M-1 (INDUSTRIAL) TO CITY OF LEESBURG PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT FOR A PROPERTY GENERALLY LOCATED EAST OF COUNTY ROAD 33 AND NORTH OF MANOR OAKS COURT, LYING IN SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (CEDAR CREEK PUD)

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

Section 1.

Based upon the petition of Cedar Creek Equity Investments, LLC, (Michael Rankin, LPG Urban & Regional Planners, Inc, 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 City of Leesburg M-1 (Industrial) to City of Leesburg PUD (Planned Unit Development), to-wit:

(Legal Description)
(See Exhibit A)

Section 2.

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

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

THE CITY OF LEESBURG, FLORIDA

Mayor

ATTEST:

City Clerk

Exhibit A

LEGAL DESCRIPTION SOUTHERLY VENTURES, LLC

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 20 South, Range 24 East, in Lake County, Florida, lying Southwesterly of the Northeasterly Right-of-Way Line of the Florida Power Corporation Transmission Line Easement, Less Right-of-Way for State Highway 33.

**CEDAR CREEK INVESTMENTS
PUD (PLANNED UNIT DEVELOPMENT CONDITIONS)**

August 18, 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 **Cedar Creek Equity Investments, LLC, 2910 Kurt Street, Eustis, Florida, 32726 as "Permittee" (Greg Beliveau, AICP, LPG Urban and Regional Planners, Inc., 1162 Camp Avenue, Mt. Dora, Florida, 32757 - Agent)** for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 "Zoning", Section 25-278 "Planned Unit Development" of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The "Permittee" is requesting a Planned Unit Development (PUD) zoning district to allow future construction of a proposed residential development consisting of approximately 59.6 acres containing a maximum of 141 single family units, on a site generally located east of County Road 33 and north of Manor Oaks 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 **Cedar Creek Equity Investments, LLC, 2910 Kurt Street, Eustis, Florida, 32726 as "Permittee" (Greg Beliveau, AICP, LPG Urban and Regional Planners, Inc., 1162 Camp Avenue, Mt. Dora, Florida, 32757 - Agent)** to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.
2. **LEGAL DESCRIPTION**
See attached **Exhibit B, Legal Description**.

3. **LAND USE**

The above-described property, containing approximately 59.6 acres, shall be used for platted single-family residential development, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

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. Prohibited Uses

1. Multi-family units (Apartments)
2. Duplex, Triplex, Quadruplex units
3. Commercial uses (as a primary use)
4. All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

4. **DEVELOPMENT STANDARDS**

A. The project shall contain a maximum of 141 detached single-family residential units at a gross density not to exceed 2.35 units per acre on the approximately 59.6-acre site.

B. 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 65%. Community and private swimming pools shall not count toward the impervious surface calculation.

C. The project shall be divided into 50 and 60- foot wide lots, as measured at the front building setback line, and shall have the following minimum development standards.

1. For 50-foot lots:

- a. No more than 70 lots shall have a minimum lot width of fifty (50) feet.
- b. Minimum house size: 1,500 square feet under roof.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 6,000 square feet.
- e. Minimum lot width 50 feet
- f. Minimum lot depth 120 feet
- g. Minimum building setbacks:
Front – 25 feet;

Porch – 20 feet (porch must be a minimum width of 5 feet).
Rear – 18 feet;
Side – 5 feet;
Corner Side – 15 feet.

2. For 60-foot lots:

- a. No less than 71 lots shall have a minimum lot width of sixty (60) feet.
- b. Minimum house size: 1,700 square feet under roof.
- c. Each additional bedroom to the above the minimum house size shall be a minimum of 120 square feet.
- d. Minimum lot size shall be 7,200 square feet.
- e. Minimum width 60 feet
- f. Minimum depth 120 feet
- g. Minimum building setbacks:
 - Front – 25 feet;
 - Porch – 20 feet (porch must be a minimum width of 5 feet).
 - Rear – 18 feet;
 - Side – 7.5 feet;
 - Corner Side – 15 feet.

3. For all structures:

- a. Each single family detached residential structure shall have a minimum two car garage.
- b. Each single family detached lot of less than sixty (60) feet in width shall have gutters constructed on the primary structure to direct stormwater away from the foundation. All single family attached structures shall have gutters constructed on the primary structure to direct stormwater away from the foundation.
- c. Minimum distance between structures shall be as noted in in Section B *Development Standards* contained herein; as measured from building wall to building wall.
- d. Roof overhang shall not exceed forty (40) percent of the distance between the building wall and the property line.
- e. Maximum building height: two (2) stories or 35 feet.
- f. 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.
- g. 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.
- h. Solid roof structures attached to the residence must meet the required rear setback as noted under “Minimum building setbacks.”
- i. As part of the site plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions set forth herein.

5. DESIGN/ARCHITECTURAL STANDARDS

- A. All buildings shall utilize at least five (5) of the following design features to provide visual relief along all elevations of the single-family units. Designs may vary throughout the development.
1. Dormers
 2. Gables
 3. Recessed or raised entries
 4. Covered porch entries
 5. Cupolas
 6. Pillars or decorative posts
 7. Bay window (minimum 12-inch projections)
 8. Eaves (minimum 6-inch projections)
 9. Front windows with arched glass tops and minimum 4-inch trim.
 10. Garage vehicle doors shall incorporate the following elements: raised decorative panels, decorative glass panels or panes, decorative hinges, etc.
 11. Front doors shall incorporate the following decorative elements: raised decorative panels, decorative glass panels or panes, decorative handles, etc.
 12. Stone accents
 13. Shutters
 14. Board and batten siding
 15. Hardy board siding
 16. Raised banding
 17. Craftsman style garage doors
- B. Exterior building materials contribute significantly to the visual impact of a building on the community. These materials shall be well designed and integrated into a comprehensive design style for the project. The total exterior wall area of each building elevation shall be composed of one of the following:
1. At least thirty-five percent (35%) full-width brick or stone (not including window and door areas and related trim areas), with the balance being any type of lap siding and/or stucco.
 2. At least thirty percent (30%) full-width brick or stone, with the balance being stucco and/or a “cementitious” lap siding. (A “cementitious” lap siding product is defined as a manufactured strip siding composed of cement-based materials rather than wood fiber-based or plastic-based materials. For example, Masonite or vinyl lap siding would not be allowed under this option.).
 3. All textured stucco shall be permitted subject to the provision of at least five (5) unique design features such as recessed garages, tile or metal roofs, arched windows, porches, etc. in the elevations of the buildings or the buildings are all brick stucco.
 4. For all designs, architectural facades and features shall be submitted and reviewed by the Planning and Zoning Director or designee for compliance prior at time of site plan review.

- C. Other similar design variations meeting the intent of this section may be approved by the Planning and Zoning Manager or designee.
- D. The architectural styles and facades shown in **Exhibit D, Building Elevations** herein are considered conceptual.
- E. The Permittee shall utilize “Dark Sky” lighting principles when selecting lighting fixtures for all street lighting. Such lighting shall achieve the overall effect of containing and shielding excessive light pollution from adjacent properties. Appropriate designs are shown on as Exhibit E, attached hereto.

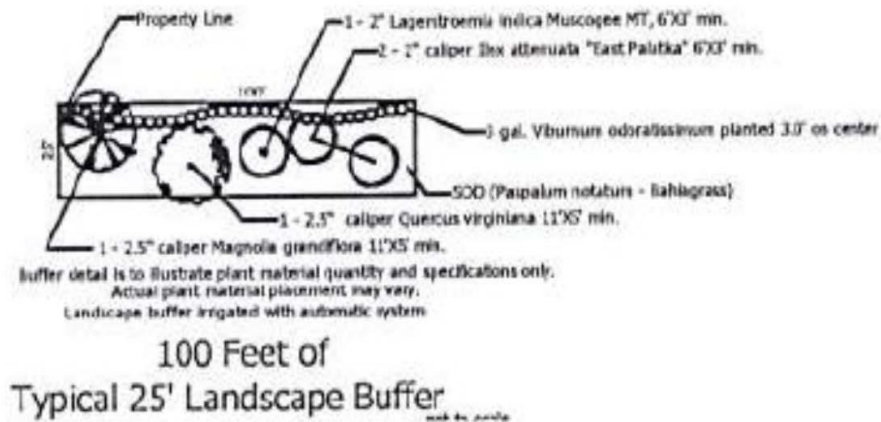
6. **OPEN SPACE, LANDSCAPING & BUFFER REQUIREMENTS**

- A. A minimum of 35% open space shall be provided throughout the development. Open space may consist of buffers, wetlands retention and recreation areas.
- B. A minimum twenty-five (25) foot buffer tract with plantings as shown in Figure A below, shall be provided along the entire boundary of the 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.
- C. Each platted single-family residential lot of record shall contain a minimum of one canopy tree, located within in the front yard, selected from the list of trees within the City of Leesburg Code of Ordinances, *Section 25-328 Table 1, Canopy Trees*, plus at least one other tree, located in the back yard. All other requirements for tree planting based on lot size under the Code of Ordinances shall remain in effect.
- D. A split-rail fence, of either wood or vinyl/synthetic construction, shall be installed around the entire perimeter of the property. This fence shall be installed at a minimum height of four (4) feet. Said fence shall be maintained by the Property Owners or Homeowners Association. A solid six-foot fence of PVC or other synthetic material, shall be allowed as an option to the split-rail fence.
- E. 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.
- F. All landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below.

Figure A

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

Figure B



- G. Variations to the landscape and buffering requirements of the code may be approved by the Planning and Zoning Manager or designee, to the extent that the overall intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.
- H. The surveying of trees on the property shall be conducted as follows:
1. All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
 2. Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
 3. The tree survey shall be completed by a licensed surveyor.

7. **SITE ACCESS AND SIGNAGE**

- A. The main vehicular access to the project site shall consist of at least one primary access point on County Road 33, as prescribed by Lake County Public Works, and/or FDOT as applicable, and shown on the Master Development Plan - Exhibit C, as amended. An additional access shall be provided along Manor Oaks Road. All access points are conceptual and subject to Lake County review. Actual location and design of all roads shall be determined during the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject to site plan application review process.
- B. The main access point on County Road 33 shall be constructed as a “boulevard-type” roadway, having a landscaped median area of at least eight (8) feet in width, and designed to allow emergency access vehicles room to maneuver. This entrance shall be reviewed and adjusted by staff as needed at the Site Plan and Construction Plan review.
 - 1. Offsite road improvements on existing roads adjacent to the property may be required based on finalized access locations. Such improvements may include, but are not limited to, left and right turn lanes, right-of-way dedication, and pavement rehabilitation. Any proposed offsite road improvements must be approved by Lake County Public Works.
 - 2. Prior to completion of the subdivision design plans, the developer shall work with the Lake County Department of Public Works to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 - 3. The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.
- C. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points. The developer shall be responsible for all on and offsite improvements required as a result of any access points.
- D. Each required 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.
- E. Alternative designs for the ground enclosure support and bases of a monument sign may be approved by the Planning and Zoning Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.

- F. Roadway interconnectivity shall be provided as shown on the Conceptual Site Plan – Exhibit C, as needed, to allow for connection points between this development and future development of adjacent properties.

8. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of required sidewalks, recreation paths etc.
- B. A traffic/transportation study shall be submitted for review and determination of any necessary access improvements, and including any off-site improvements legally required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.
- C. The Permittee shall provide necessary traffic improvements within and adjacent to the development which are legally required by Lake County, the Lake-Sumter MPO and City of Leesburg.
- D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- E. The Permittee shall be responsible for obtaining all necessary legally required Lake County permits and a copy of all permits shall be provided to the City of Leesburg.
- F. The City of Leesburg shall not be responsible for the construction of any roads or transportation improvements.
- G. 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.
- H. Sidewalks shall be provided on both sides of the entrance road(s) and internal roads, and shall provide cross connections to all recreation and residential areas. Internal

road rights-of-ways shall be of sufficient width to contain sidewalks on both sides of each street. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

9. UTILITIES

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

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, consistent with the typical pioneering agreement approved on new home projects in the city, including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.
- C. Developer shall be responsible for the installation of a natural gas water heater and natural gas furnace in eighty percent (80%) of all homes in the development as required by the City of Leesburg Code of Ordinances as amended.
- D. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

10. STORMWATER/DRAINAGE MANAGEMENT

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

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

- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's or property owners association is an acceptable maintenance entity.
- D. The existing 100-year flood plain on the property shall be shown on all plans and lots.
- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system.
 - 1. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements.
 - 2. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

11. WETLANDS, FLOOD ZONES & WILDLIFE

- A. All wetlands on the project site shall be identified by a jurisdictional wetland boundary line, and the location and extent of each wetland shall be determined by the Department of Environmental Protection, St. Johns River Water Management District and/or U.S. Army Corp of Engineers. Each wetland shall be placed on a suitable map, signed and sealed by a surveyor registered to practice in Florida and shall be submitted as part of the site plan application process.
- B. To the extent practicable, wetlands shall be placed in a conservation easement, which shall run in favor of, and be enforceable by, the St. Johns River Water Management District or another legal entity such as a homeowner's association. The conservation easement shall require that the wetlands be maintained in their natural and unaltered state. Wetlands shall not be included as a part of any platted lot, other than a lot platted as a common area, which shall be dedicated to the St. Johns River Water Management District or another legal entity such as a homeowner's association for ownership and maintenance.

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

12. IRRIGATION & WATER USAGE

- A. All landscaped areas shall be irrigated and designed to meet Section 25-327, Waterwise and Florida Friendly Landscaping, City of Leesburg Code of Ordinances.
- B. The use of St. Augustine grass, or other varieties of grass which require significant amounts of water are prohibited. The use of Bahia, Bermuda, Zoysia or other grasses which are more drought tolerant are permitted.

13. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall be provided at a rate of 200 square feet per residential unit, and shall consist of not less than 39,000 square feet (0.9 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 receipt of Certificate of Occupancy of 50% of the approved maximum 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.

14. MAINTENANCE

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

15. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in these PUD Conditions of Approval, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. Implementation of the project shall substantially commence one-hundred twenty (120) months after approval of this Planned Development. In the event, the conditions of the PUD have not been substantially implemented during the required time period, the City of Leesburg shall have the option of scheduling the PUD, with due notice to the owner and surrounding property owners, for reconsideration by the

Planning Commission at their next available regular meeting. The Planning Commission will consider whether to extend the PUD approval or rezone the property to another appropriate zoning classification.

- C. 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.

16. MISCELLANEOUS CONDITIONS

- A. The uses of the proposed project shall only be those uses identified in the approved Planned Unit Development Conditions. Any other proposed use must be specifically authorized in accordance with the Planned Development amendment process.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in these PUD Conditions of Approval shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.
- E. These PUD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition as set forth herein.
- F. In the case of any conflict with the site plans attached hereto and this document, this document shall prevail as the determining requirement.

17. LEVELS OF SERVICE

- A. Levels of Service
 - 1. As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which would exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid water. No final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities

and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.

B. Utilities

1. Projected Capacities

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

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

D. Commitment of Capacity

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

E. Ability to Provide Services

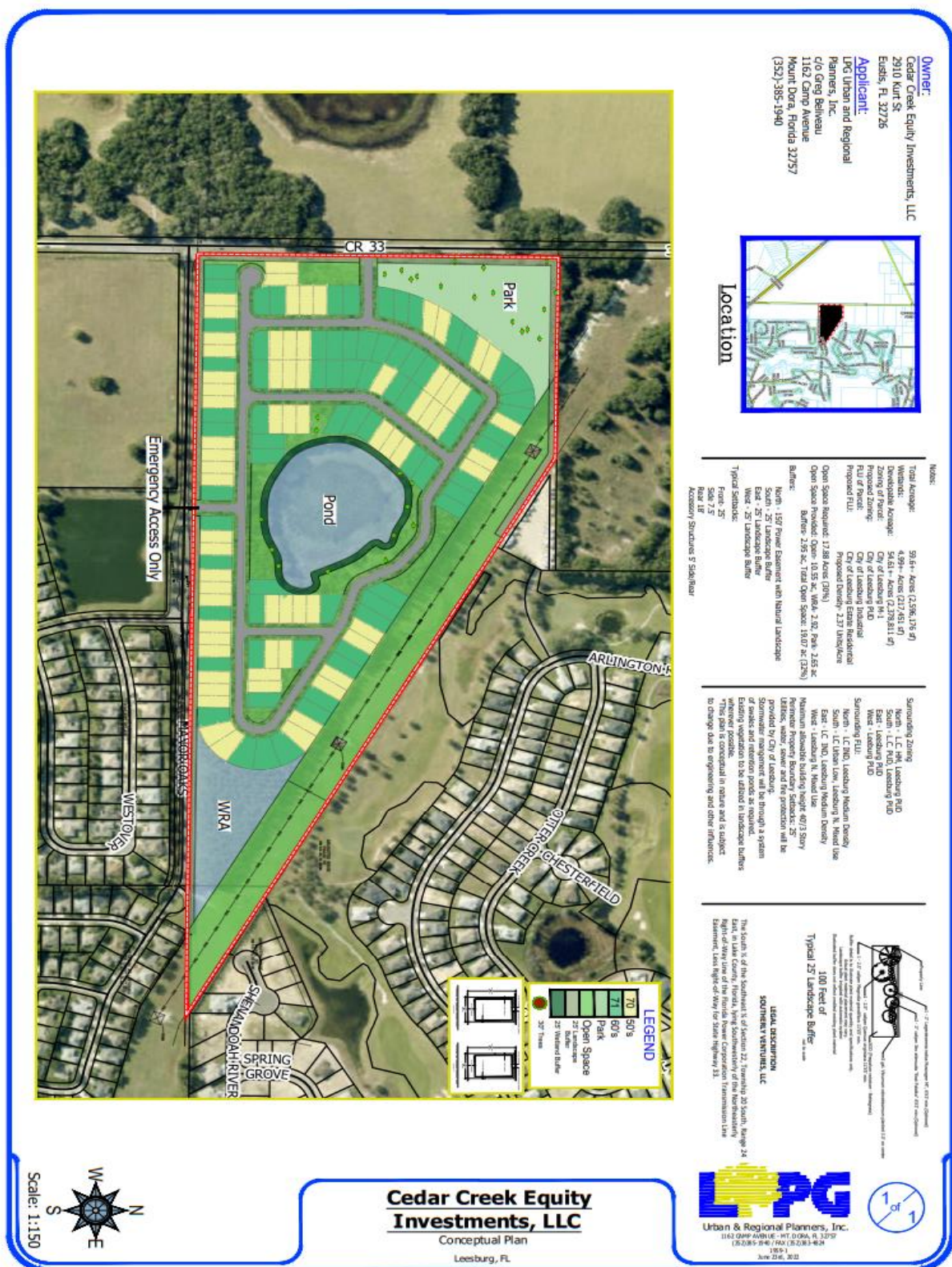
1. At this time, the City intends to provide water, wastewater and reclaimed water services within its service area for the foreseeable future.
2. Future development within the City of Leesburg utility service areas may impact the provision of utility services.

EXHIBIT B**LEGAL DESCRIPTION
(from Conceptual Site Plan)**

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 20 South, Range 24 East, in Lake County, Florida, lying Southwesterly of the Northeasterly Right-of-Way Line of the Florida Power Corporation Transmission Line Easement, Less Right-of-Way for State Highway 33.

EXHIBIT C
(to be revised to meet PUD standards as needed)

CONCEPTUAL SITE PLAN





PRESLEY



Presley

4 Bedrooms, 2.5 Baths, Loft, 2-Car Garage
drhorton.com/orlando

Floorplans and elevations are artist's renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Square footage dimensions are approximate. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, designs and price without prior notice or obligation. # CBCT25272

D.R. HORTON • EXPRESS • EMERALD • FREEDOM

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Ramone

4 Bedrooms, 2 Baths, 2-Car Garage

drhorton.com/orlando



Floorplans and elevations are artist's renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Square footage dimensions are approximate. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, designs and price without prior notice or obligation. # CBC1252212



OPTIONAL BATH 3



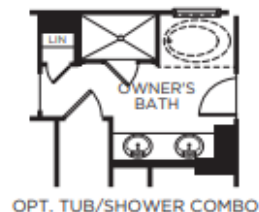
Triumph

3 Bedrooms, 2.5 Baths, Loft, 2-Car Garage

drhorton.com/orlando



Floorplans and elevations are artist's renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Square footage dimensions are approximate. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, designs and price without prior notice or obligation. # CBC1252212





Steely

3 Bedrooms, 2 Baths, Flex Room, 2-Car Garage

drhorton.com/orlando

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Stair Location with Opt. Upper Floor



Opt. 2nd Floor w/ Game Room

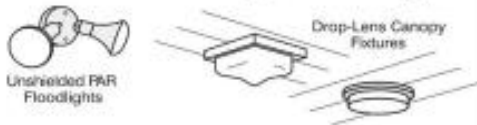
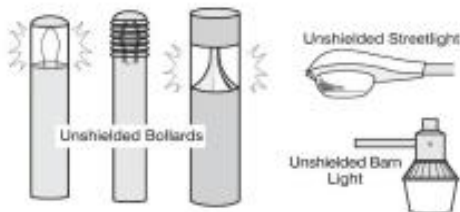
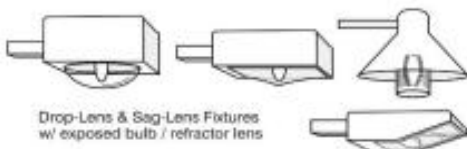
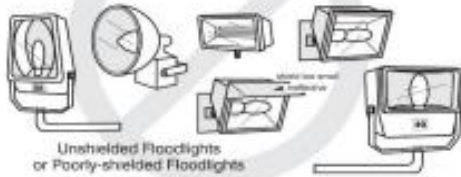
DARK SKY LIGHTING (Acceptable designs)

TYPICAL DARK SKY LIGHTING FIXTURES

Examples of Acceptable / Unacceptable Lighting Fixtures

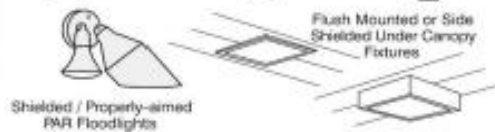
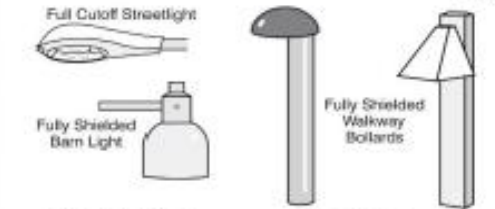
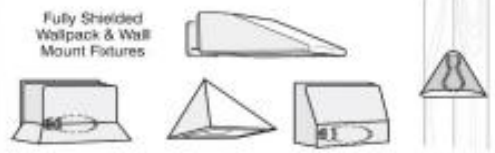
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass
and to facilitate better vision at night



Illustrations by Bob Ciesin© 2005. Rendered for the Town of Southampton, NY. Used with permission.



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

DATE: August 18, 2022
OWNER: Cedar Creek Equity Investments, LLC
PETITIONER: Cedar Creek Equity Investments, LLC
PROJECT: Cedar Creek Residential Subdivision
REQUEST: Change Future Land Use Designation to allow for a single-family residential subdivision
CASE NO.: PUD-22-339

THE PLANNING & ZONING DIVISION RECOMMENDS:

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

1. The proposed request is compatible with the current surrounding zoning districts of Lake County HM (Heavy Industrial), Lake County PUD (Planned Unit Development) and City PUD (Planned Unit Development). As conditioned, the proposed use does not appear to be detrimental to surrounding properties.
2. The proposed zoning district of PUD (Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the existing City Future Land Use designation of Estate Residential.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

Action Requested:

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

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

DATE: August 18, 2022
OWNER: Cedar Creek Equity Investments, LLC, Jacob C. Smoot, Owner
PETITIONER: Michael Rankin, LPG Urban and Regional Planners, Inc.
PROJECT: Cedar Creek Residential
REQUEST: Large Scale Comprehensive Plan Amendment to Estate Residential; Zoning to PUD
(Planned Unit Development)
CASE NO.: LSCP 22-338 PUD-22-339

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 8/12/22

FIRE

No comments received as of 8/12/22

ELECTRIC

No comments received as of 8/12/22

GAS

No comments received as of 8/12/22

GIS

No comments received as of 8/12/22

BUILDING

No comments received as of 8/12/22

PUBLIC WORKS

No comments received as of 8/12/22

ADDRESSING

No comments received as of 8/12/22

ECONOMIC DEVELOPMENT

No comments received as of 8/12/22

LAKE COUNTY PUBLIC WORKS

No comments received as of 8/12/22

LAKE COUNTY SCHOOLS

No comments received as of 8/12/22

PUBLIC RESPONSES

Approval

none

Disapproval

2 disapprovals 1 with comments

No comment

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

Daniel Sarkisian – Security along Fenced Lane on Manor Oaks Court should be addressed first widening of St. Rd 33 to red light at intersection of 4700 & 48 the traffic with heavy trucks is terrible.

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

DATE: August 18, 2022

OWNER: Cedar Creek Equity Investments, LLC, Jacob C. Smoot, Owner

PETITIONER: Michael Rankin, LPG Urban and Regional Planners, Inc.

PROJECT: Cedar Creek Residential

REQUEST: Large Scale Comprehensive Plan Amendment to Estate Residential;
Zoning to PUD (Planned Unit Development)

CASE NO.: LSCP-22-338, PUD-22-339

GENERAL LOCATION: The property is generally located east of County Road 33 and north of Manor Oaks Court.

FUTURE LAND USE DESIGNATION: Industrial

SURROUNDING FUTURE LAND USE DESIGNATION:

North – Lake County Industrial
South – Lake County Urban Low Density; Neighborhood Mixed Use
East – Neighborhood Mixed Use
West – Neighborhood Mixed Use

PROPOSED FUTURE LAND USE DESIGNATION: Estate Residential

EXISTING ZONING DESIGNATION: M-1 (Industrial)

SURROUNDING ZONING DESIGNATIONS:

North – PUD (Planned Unit Development); Lake County HM (Heavy Industrial District)
South – PUD (Planned Unit Development); Lake County PUD (Planned Unit Development)
East – PUD (Planned Unit Development)
West – PUD (Planned Unit Development)

PROPOSED ZONING DESIGNATION: PUD (Planned Unit Development)

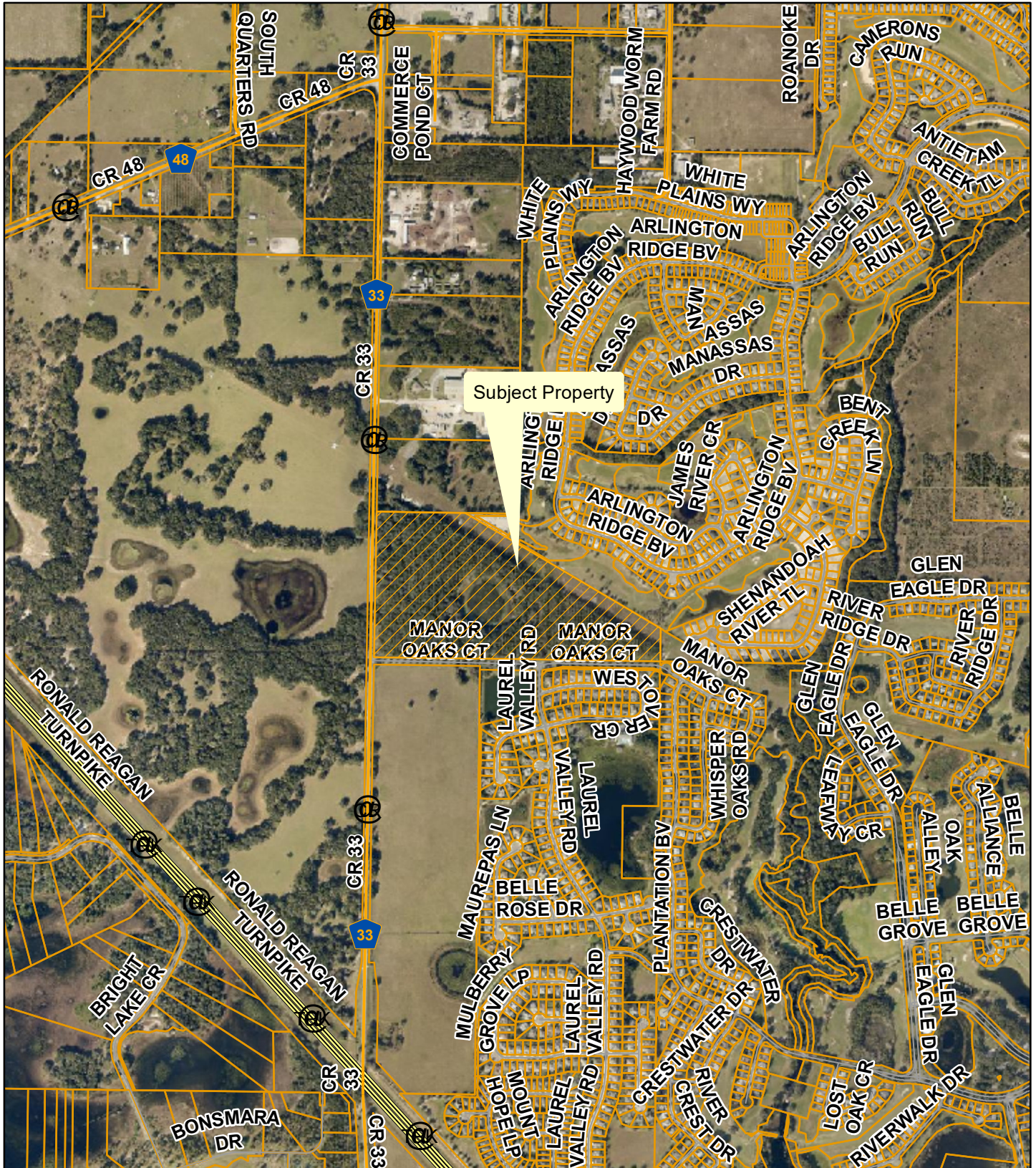
EXISTING LAND USE: Timber

SURROUNDING LAND USE:

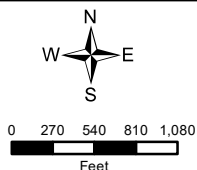
North – Industrial (vacant)
South – Agriculture (crop land); Residential subdivision
East – Residential subdivision and golf course
West – Agriculture

PROPOSED LAND USE: Single Family Residential subdivision

Aerial

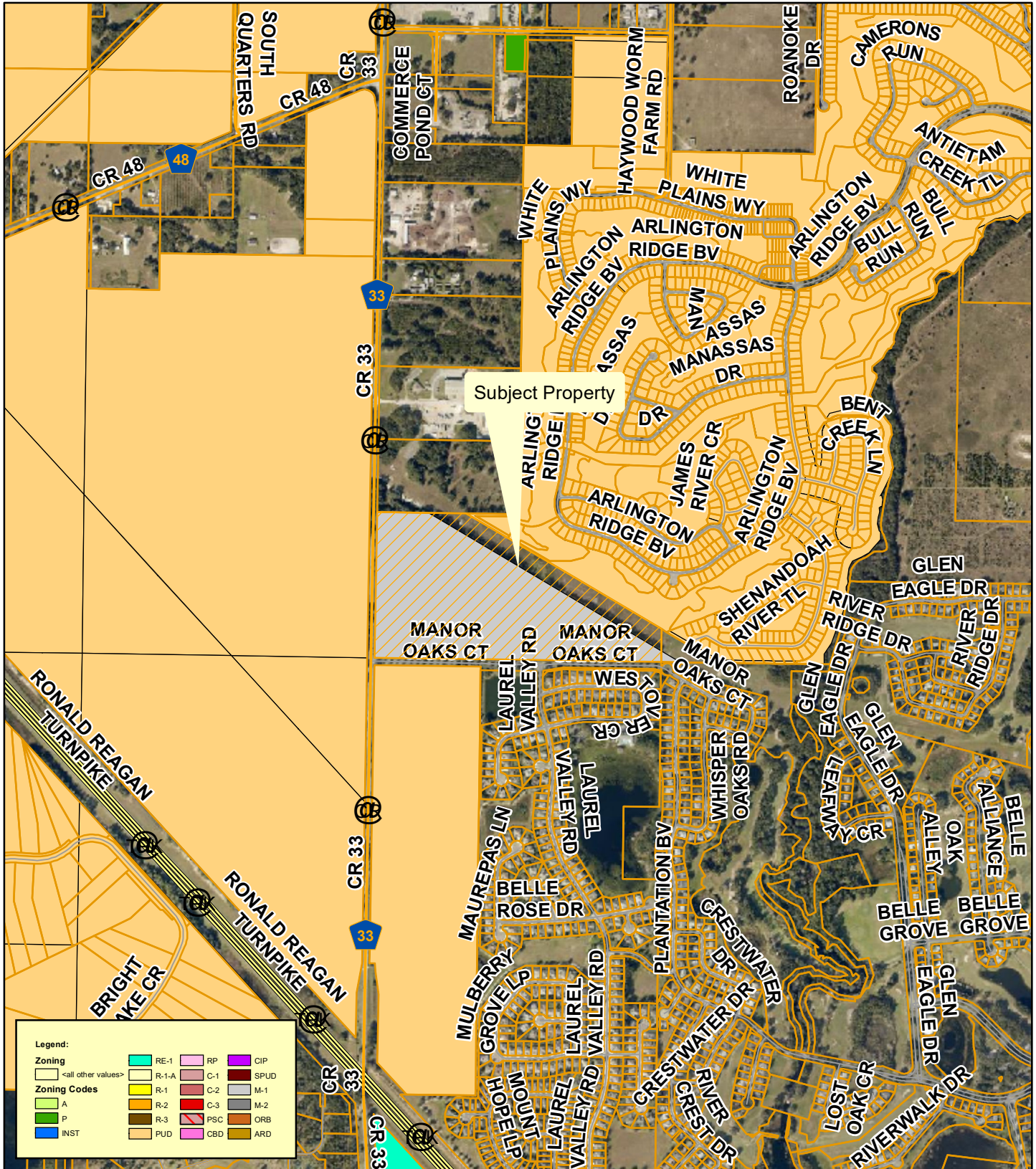


**Planning
& Zoning
Division**

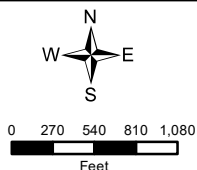


Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
 AK#: 3814748
 Section 22, Township 20 South, Range 24 East
 July 22, 2022

Zoning

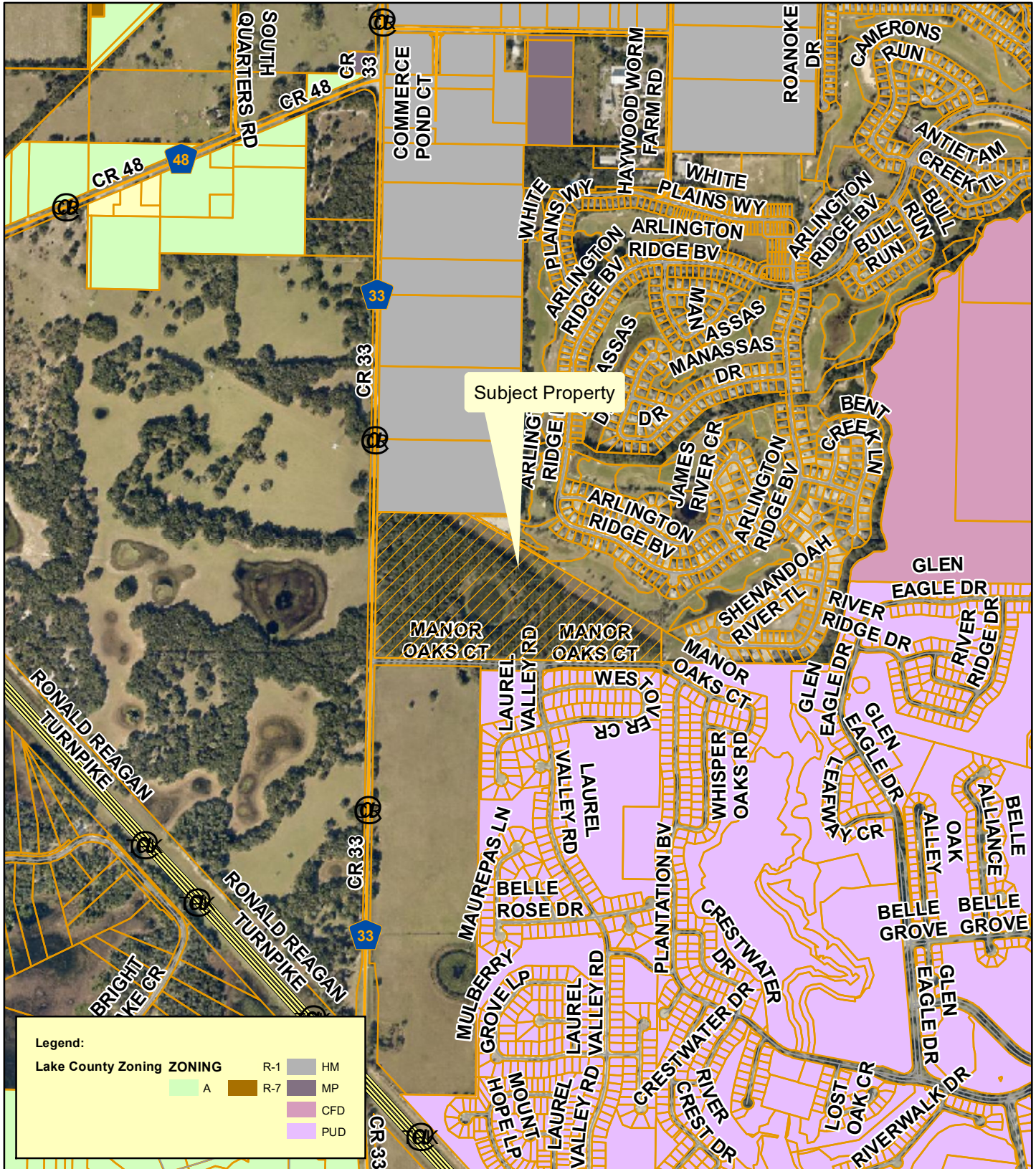


**Planning
& Zoning
Division**

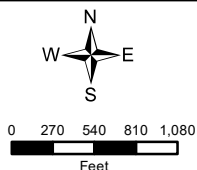


Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
 AK#: 3814748
 Section 22, Township 20 South, Range 24 East
 July 22, 2022

Lake County Zoning

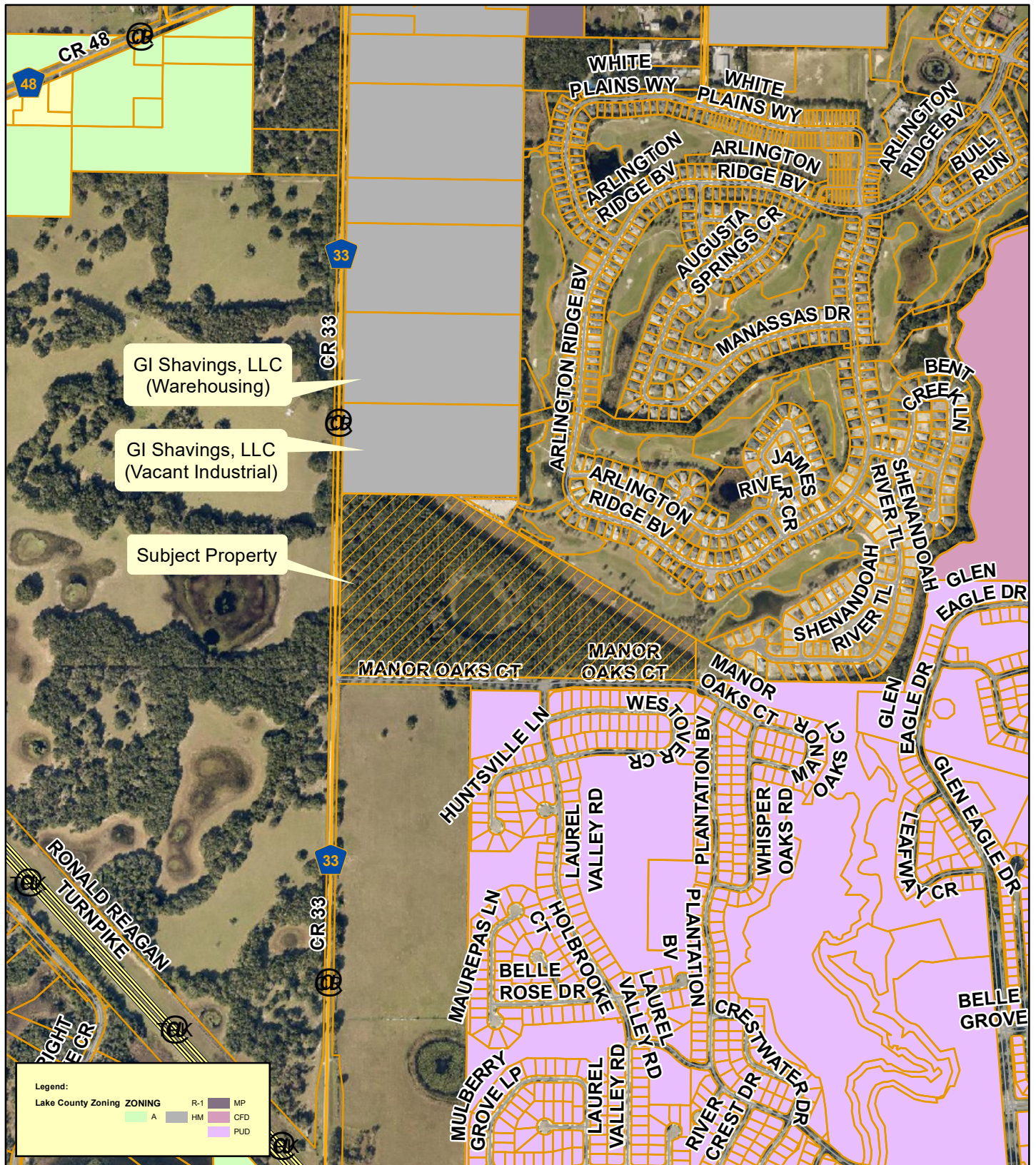


**Planning
& Zoning
Division**

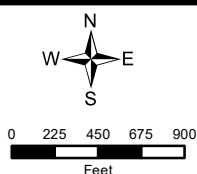


Cedar Creek - LSCP-22-338; PUD-22-339
 Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
 AK#: 3814748
 Section 22, Township 20 South, Range 24 East
 July 22, 2022

Industrial Land Use Adjacent - Lake County Zoning

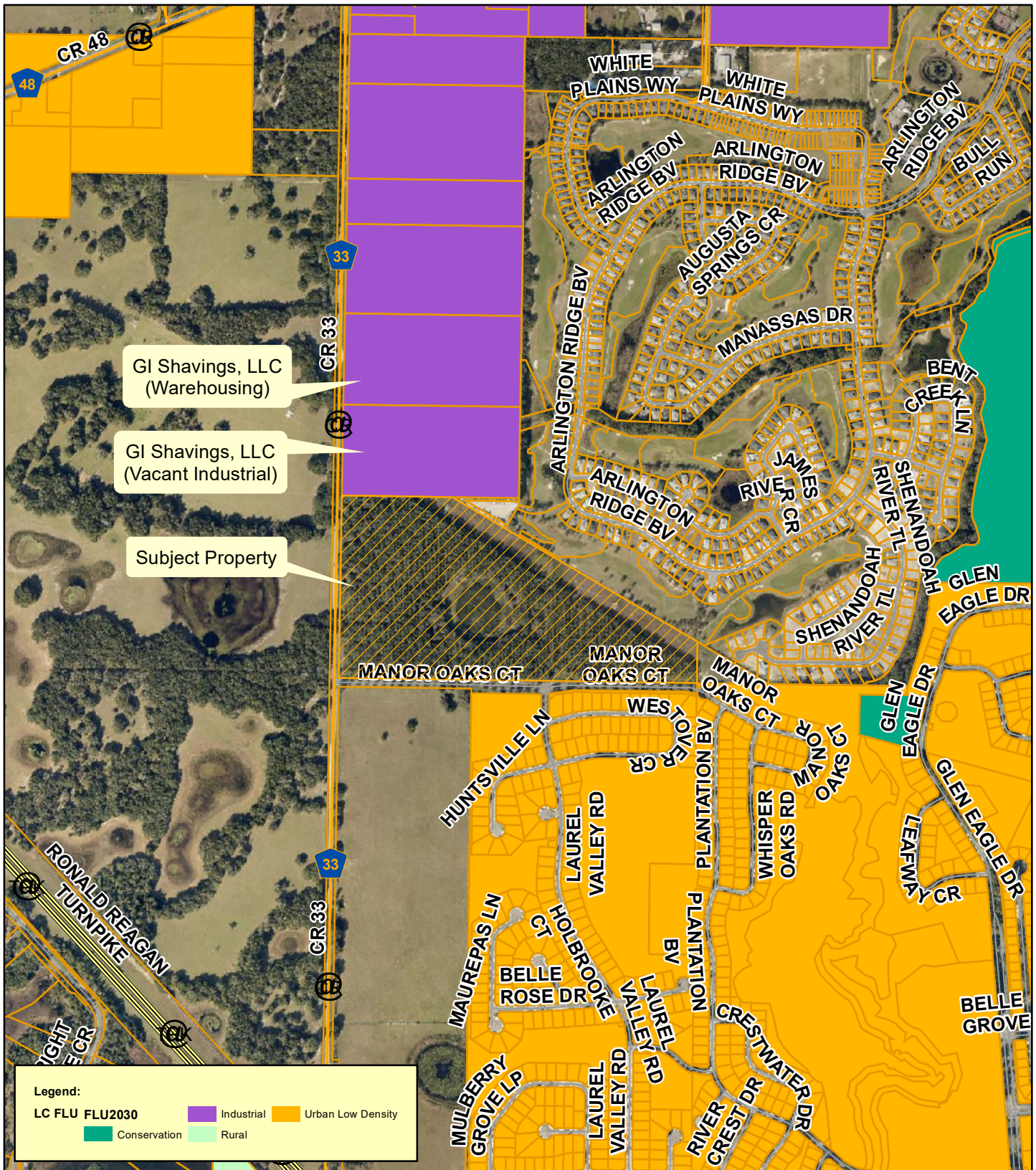


Planning & Zoning Division

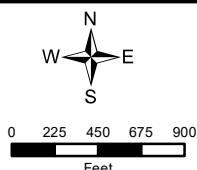


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Industrial Land Use Adjacent - Lake County Future Land Use

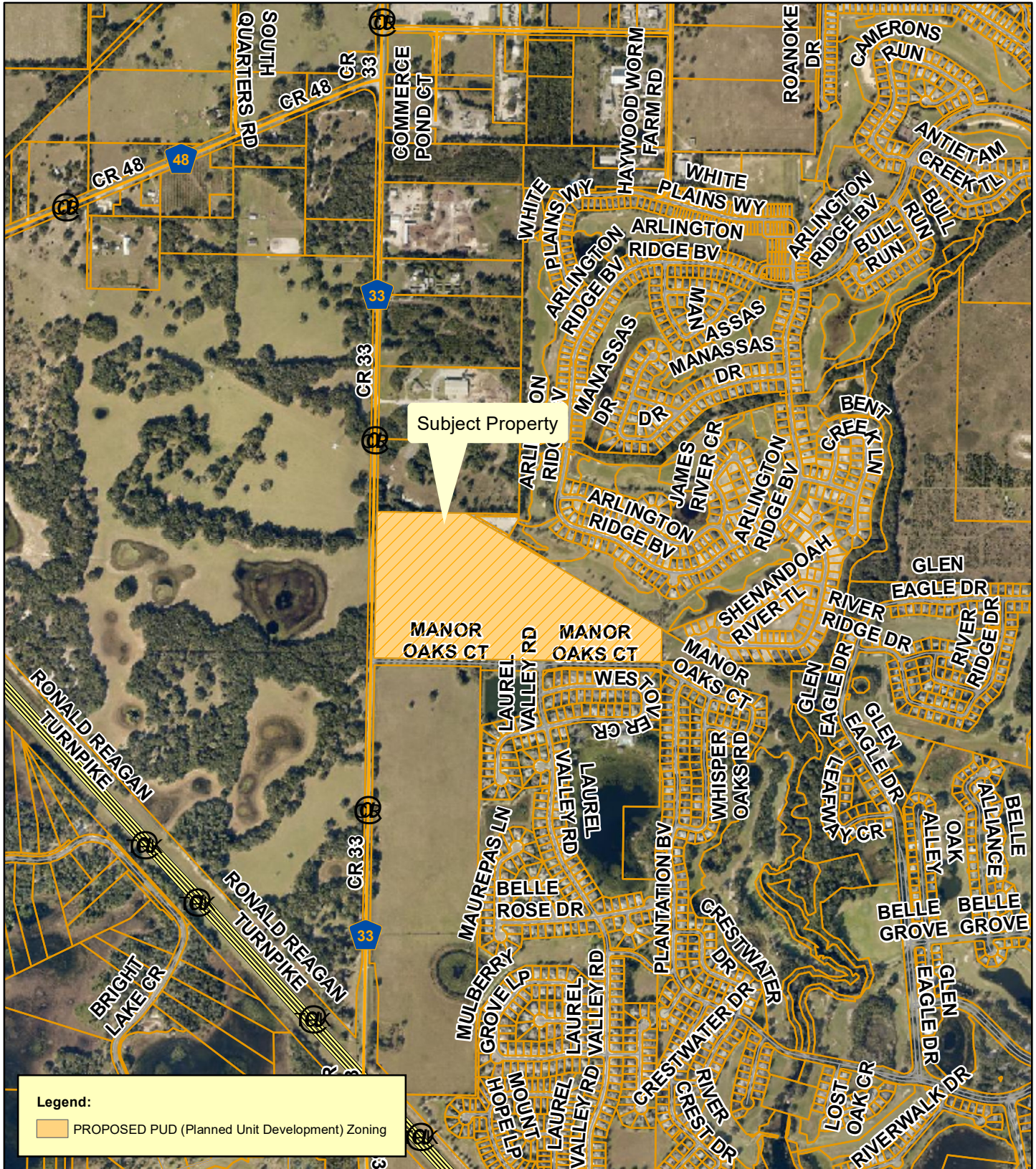


**Planning
& Zoning
Division**

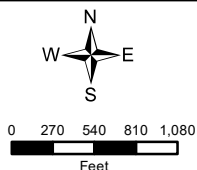


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

PROPOSED ZONING



**Planning
& Zoning
Division**

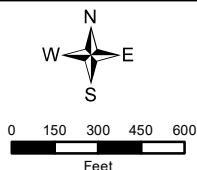


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Surrounding Existing Land Use Map

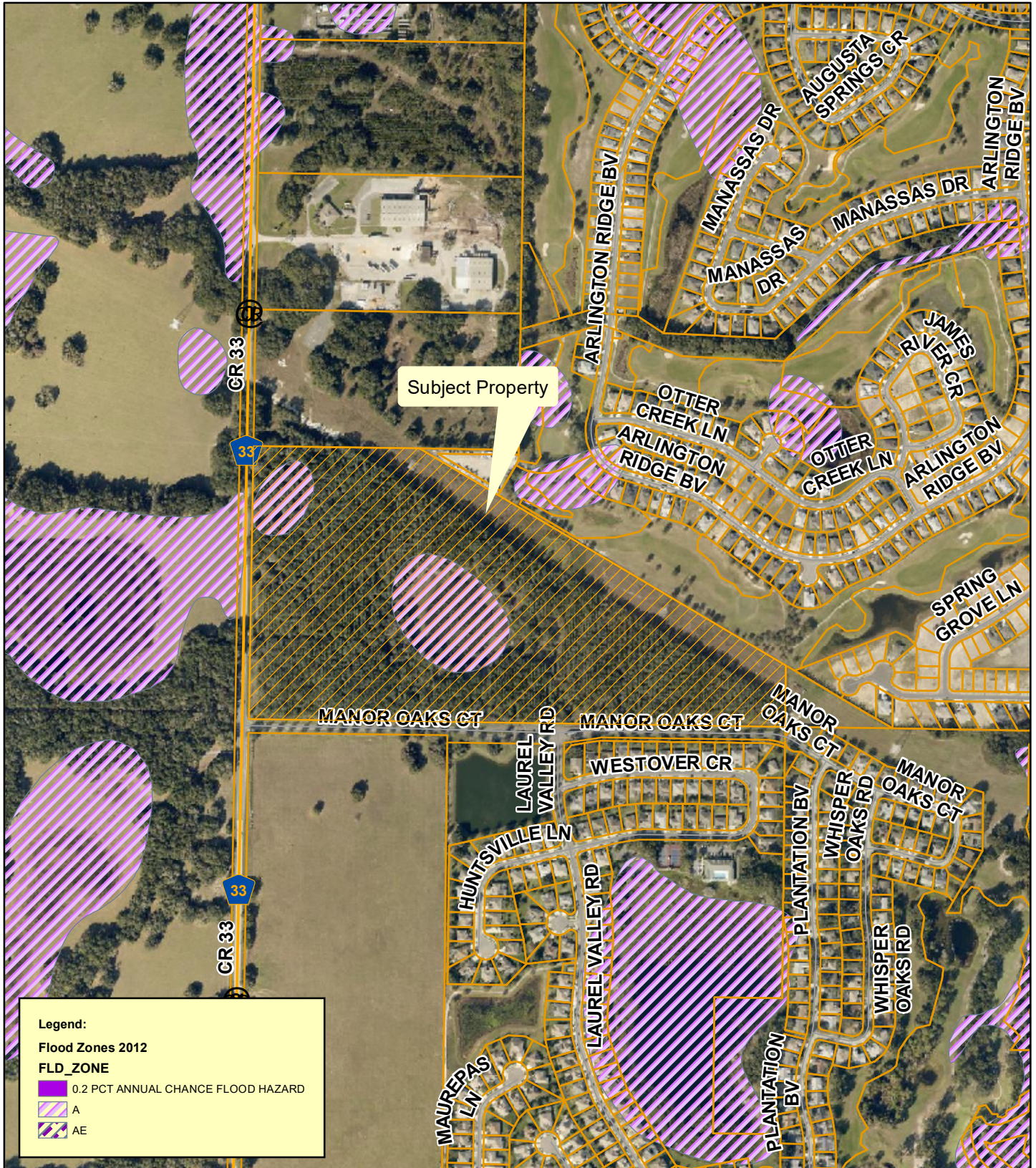


**Planning
& Zoning
Division**

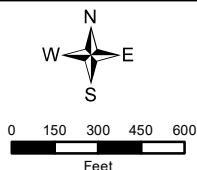


Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Flood Zones

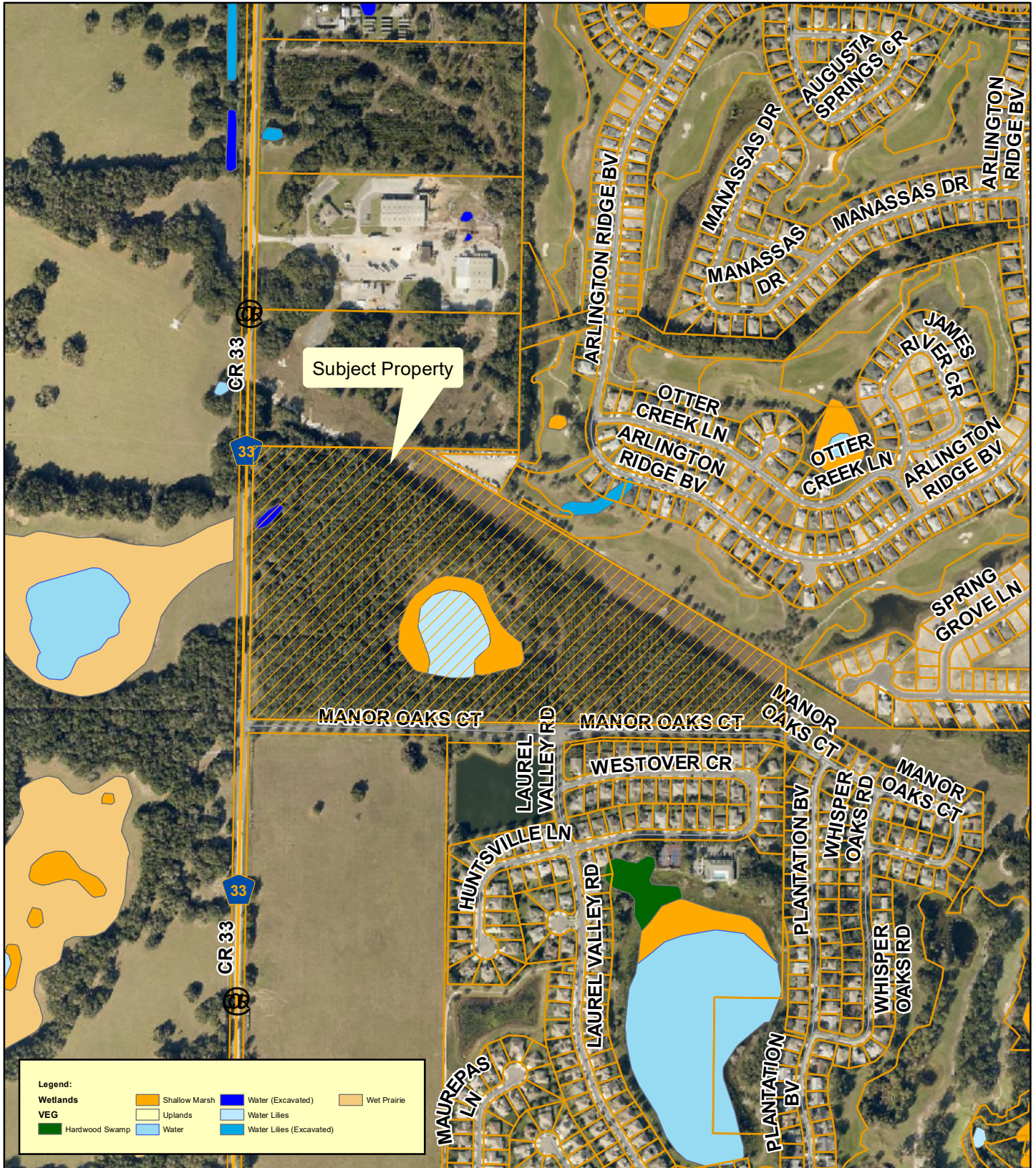


**Planning
& Zoning
Division**



Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Wetlands



**Planning
& Zoning
Division**



0 150 300 450 600
Feet

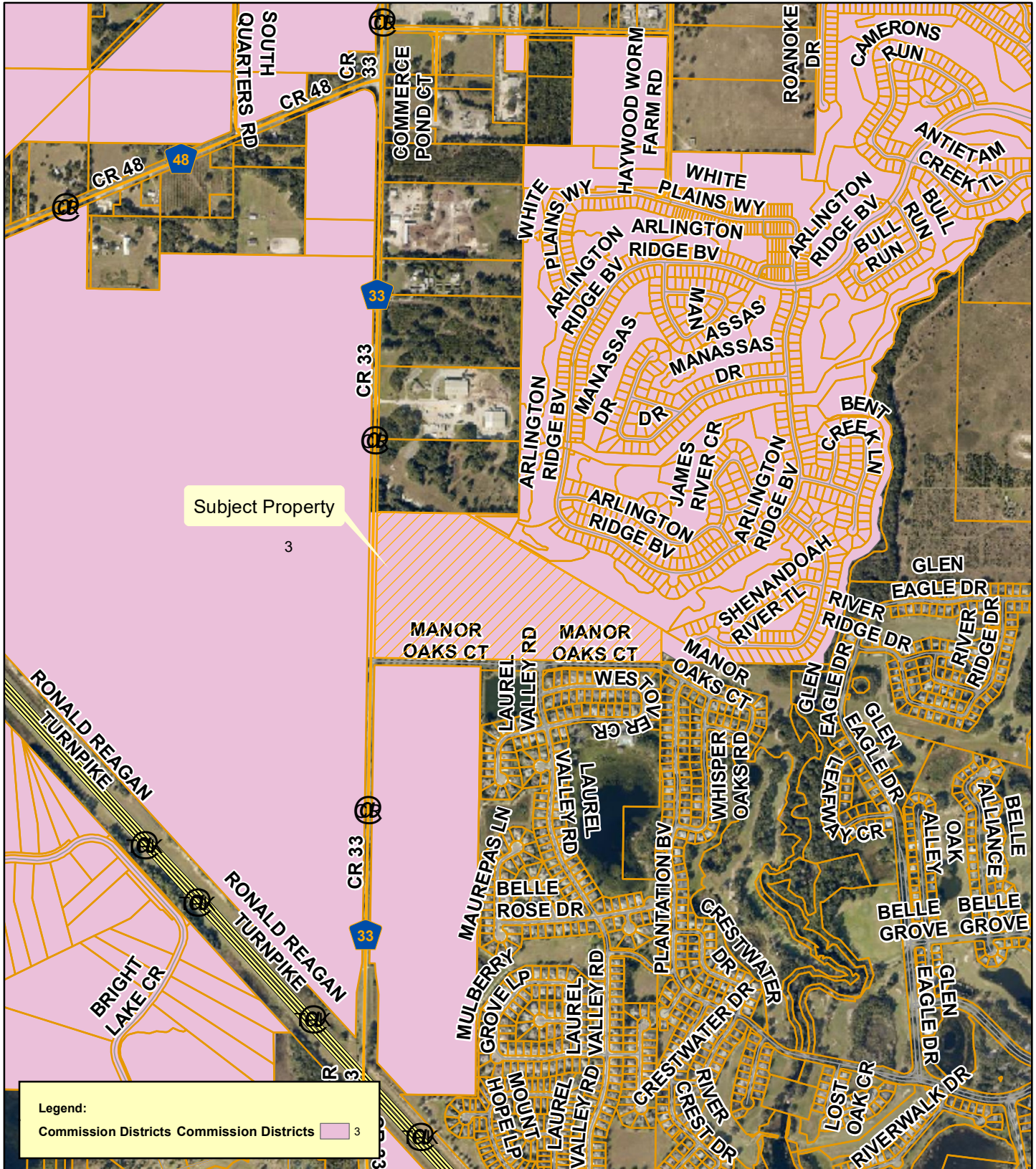
Cedar Creek - LSCP-22-338; PUD-22-339

Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748

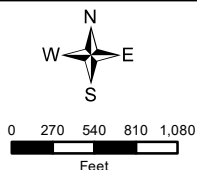
Section 22, Township 20 South, Range 24 East

July 22, 2022

Commission Districts



**Planning
& Zoning
Division**



Cedar Creek - LSCP-22-338; PUD-22-339
Cedar Creek Equity Investments, LLC Jacob Smoot, Owner
AK#: 3814748
Section 22, Township 20 South, Range 24 East
July 22, 2022

Cedar Creek



Looking north into the property on Manor Oaks Ct



Looking east on Manor Oaks Ct



Looking south on Manor Oaks Ct



Looking west on Manor Oaks Ct



Looking east into the property on CR 33



Looking south on CR 33



Looking west on CR 33



Looking north on CR 33

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.9.

Meeting Date: September 26, 2022

From: Dan Miller, (Planning and Zoning Director)

Subject: An Ordinance of the City of Leesburg, Florida, amending the conditions of a PUD (Planned Unit Development) to revise the buffer requirements and allow for bungalows and cottage sites on a property generally located north of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Blue Gill Marina)

Staff Recommendation:

Planning and Zoning Staff and Planning Commission recommend approval of the request to amending the conditions of a PUD (Planned Unit Development) to revise the buffer requirements and allow for bungalows and cottage sites.

Analysis:

The project site is approximately 29.01 +/- acres, and is generally located north of U.S. Highway 441 and east of Pemble Road as shown on the attached maps. At this time, the property is mostly vacant with some abandoned buildings. The proposal will allow for bungalows and cottage sites on the property. The existing land uses surrounding the property are single family residential, Lake Griffin, commercial, government, public lands, and residential. City of Leesburg utilities are available nearby.

The Planning Commission held a public hearing on the application on September 8, 2022 and recommended approval.

Procurement Analysis:

N/A

Options:

1. Approve the amendment to the PUD (Planned Unit Development) zoning to allow for bungalows and cottage sites; or
2. Other such action as the Commission may deem appropriate.

Fiscal Impact:

Future development of this site will create a positive fiscal impact on the City of Leesburg, in the form of

impact and utility fees, plus ad valorem taxes.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE CONDITIONS OF A PUD (PLANNED UNIT DEVELOPMENT) TO REVISE THE BUFFER REQUIREMENTS AND ALLOW FOR BUNGALOWS AND COTTAGE SITES ON A PROPERTY GENERALLY LOCATED NORTH OF U.S. HIGHWAY 441 AND EAST OF PEMBLE ROAD, LYING IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (BLUE GILL MARINA)

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

Section 1.

Based upon the petition of Leesburg Lakefront RV Park, LCL, (Enon Winkler, 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 amended to amend the existing PUD zoning as shown in Exhibit B, to revise the buffer requirements and allow for bungalows and cottage sites, 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

Exhibit A

LEGAL DESCRIPTION: (OWNER: C C & B PROPERTIES)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 20-9618, COMMITMENT NO.: 985599,
COMMITMENT DATE: DECEMBER 8, 2020.

PARCEL 1: (ALTERNATE KEY 1182964)

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

and

PARCEL 2: (ALTERNATE KEY 1182956)

BEGINNING 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20,
TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE
SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT
LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE
NORTHWEST CORNER OF GOVERNMENT LOT 5, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.
ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR
A.C.L. RAILROAD. LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD.

UNDERLINED IS A
SCRIVENER'S ERROR -
SHOULD READ "NORTH"

LEGAL DESCRIPTION: (OWNER: JAMES TILQUIST - ORB 5509, PG 1885)

ALTERNATE KEY 1703654

PARCEL 1:

THAT PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY,
FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION,
RUN THENCE NORTH 20 DEGREES WEST TO THE OPEN WATERS OF LAKE GRIFFIN. BEGIN AGAIN AT THE
POINT OF BEGINNING, RUN WEST 200 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID
SECTION; RUN THENCE NORTH 31 DEGREES 50 MINUTES WEST TO THE OPEN WATERS OF LAKE GRIFFIN;
THENCE RUN NORTHEASTERLY ALONG THE WATERS OF SAID LAKE GRIFFIN TO INTERSECT THE FIRST LINE.

PARCEL 2:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE
25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 999.1 FEET, THENCE NORTHEASTERLY PARALLEL
TO STATE HIGHWAY TO A POINT ON CANAL 870 FEET SOUTH 58 DEGREES 15 MINUTES WEST FROM THE
NORTHEAST CORNER OF GOVERNMENT LOT 5, THENCE NORTHWESTERLY ALONG CANAL TO THE NORTH
LINE OF GOVERNMENT LOT 5; THENCE RUN WEST TO THE POINT OF BEGINNING, LESS THAT PART
THEREOF LYING SOUTH AND EAST OF PUBLIC ROAD, U.S. HIGHWAY 441, AND ALSO LESS AND EXCEPT THE
RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD (ABANDONED).

PARCEL 3:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE
25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE WEST 200 FEET, THENCE SOUTHEASTERLY TO A POINT ON
THE WEST LINE OF SAID GOVERNMENT LOT 5 THAT IS 322.32 FEET SOUTH OF THE NORTHWEST CORNER
OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF
A.C.L. RAILROAD; THENCE NORTH 322.32 FEET TO THE POINT OF BEGINNING.

(ALTERNATE KEY 1801737)

LEGAL DESCRIPTION: (OWNER: WINSTON AND AMBER SHELLEY - ORB 2234, PG 20)

BEGIN ON THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST ON NORTHERLY RIGHT OF WAY OF ABANDONED SCLRR, RUN NORTH ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 40 FEET, THENCE EASTERLY PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED SCLRR TO A POINT 20 FEET EAST OF WEST LINE OF GOVERNMENT LOT 4, THENCE NORTH 20 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 4 TO A POINT 2,802.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, THENCE EAST TO A POINT 460 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 4, THENCE SOUTH TO RAILROAD RIGHT OF WAY, THENCE WESTERLY ALONG RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF GOVERNMENT LOT 4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, BEING A STRIP OF LAND 20 FEET WIDE LYING ADJACENT TO AND WITHIN 20 FEET EAST OF WHEN MEASURED AT RIGHT ANGLES THERETO, THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD THAT INTERSECTS THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND RUN NORTH ALONG SAID WEST LINE OF GOVERNMENT LOT 4 TO A POINT WHICH IS 2,842.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND THE END OF THIS LINE.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE 43 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE EAST 50 FEET OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, AND, THAT PART OF THE 75 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE WEST 66 FEET OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, AS GRANTED IN PRIVATE ROADWAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1415, PAGE 535, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**HARBOR VIEW RV PARK
PLANNED UNIT DEVELOPMENT CONDITIONS
August 18, 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 **Leesburg Lakefront RV Park, LLC (5 BROAD ST TITUSVILLE, FL 32796, Petitioner)**, “Permittee” for the purposes described herein, and subject to the terms and conditions as set forth in this document, pursuant to authority contained in Chapter 25 “Zoning”, Section 25-278 “Planned Unit Development” of the City of Leesburg Code of Ordinances, as amended.

BACKGROUND

The “Permittee” is requesting approval for a proposed Planned Unit Development (PUD) zoning district to allow future construction of a proposed “upscale” recreational vehicle and glamping park, consisting of a maximum of 250 Recreational Sites (as hereinafter defined), plus accessory uses, on approximately 29.01 acres, generally located north of U.S. Highway 441 and west of County Road 44, on a site within the City of Leesburg in accordance with their PUD application and supplemental information.

PURPOSE

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

CONDITIONS

The following conditions shall apply to the development proposed herein. If any instance where the conditions of this document may conflict with the City of Leesburg Code of Ordinances, this document shall prevail as the determining requirement.

1. **PERMISSION** is hereby granted to **Leesburg Lakefront RV Park, LLC, as owner** , to construct, operate, and maintain a Planned Unit Development in and on real property in the City of Leesburg, in accordance with the requirements set forth herein. The property is more particularly described below.

2. **LEGAL DESCRIPTION**

See attached Exhibit B, Legal Description.

3. **LAND USE**

The above-described property, containing approximately 29.01 acres, shall be used for Master Park Plan recreational vehicle development, pursuant to City of Leesburg development codes and standards.

A. Permitted Uses

1. Motor homes
2. Travel trailers (pulled by a vehicle)
3. Cottages (under 1,000 square foot stick-built structures), examples of which are shown on Exhibit C attached hereto
4. Glamping, as shown on Exhibit D attached hereto (glamping, together with “cottages”, “travel trailers” and “motor homes” are collectively referred to as “Recreational Sites”)
5. Dry boat storage
6. Restaurant with alcohol sales
7. Ancillary retail to serve primary residential uses, including food and beverage sales (which sales may include alcohol)
8. Office
9. Clubhouse
10. Accessory retail within intended for the primary use of residents.
11. Temporary modular sales center office (to be opened during construction and will be removed within thirty (30) days of final CO issuance), and a construction office which can remain open one (1) year from the approval of the final plat of the final phase for the subdivision; provided, however, such temporary modular sales center offices and construction offices may open immediately following approval of this PUD.

B. Prohibited Uses

1. Modular homes
2. Manufactured homes
3. “Park Model” homes
4. Enclosed garages
5. Decks/screen rooms
6. Tent camping, which shall not include “glamping” as permitted herein.
7. Sheds, shade structure tents or other storage type structures
8. All other uses not specifically permitted within these conditions under Permitted Uses above shall be prohibited.

C. Accessory Uses

1. Club house
2. Marina, which may include selling, leasing or rental of covered or uncovered boat slips or dock space, dry storage space, boats and boat motors, marine fuel and lubricants, bait and fishing equipment, repair and maintenance of boats and boat motor, and small boat hauling or launching facilities
3. Laundromat/Restrooms/showers
4. Boat ramps, docks, boardwalks
5. Recreational amenities, such as swimming pools, miniature golf, walkways, trails, basketball, tennis, pickleball, shuffleboard courts, dog parks, etc.

4. RESIDENCY

- A. Residency is intended to of be a non-permanent (transient) nature. No permanent residency shall be permitted or otherwise established for the property.
- B. No recreational vehicle parked on this site shall be allowed to remain on site for more than six (6) continuous months at a time, or installed on a permanent or semi-permanent basis such as removal of wheels or installation of tie-downs.

5. DEVELOPMENT STANDARDS

- A. The petitioner shall develop a Master Park Plan, showing all RV pads, community amenities recreation areas, parking, drainage, landscaping, boat storage and all other uses within the park, which shall be reviewed under the Site Plan Review process and standards of the City of Leesburg.
- B. This Master Park Plan shall contain a maximum of 250 Recreational Sites, as shown on **Exhibit E, PUD Plan**, and shall be revised to meet the requirements of this agreement.
- C. As part of the Master Park Plan approval process, city staff shall review final site design standards in accordance with the approved PUD (Planned Unit Development) zoning conditions as set forth herein.
- D. Roadways within the park shall be paved with concrete, asphalt or pavers.
- E. Each RV space shall be constructed of concrete.
 - 1. Each RV space shall contain:
 - 2. Direct connection to city electric service
 - 3. Direct connection to city water service
 - 4. Direct connection to city wastewater.
 - 5. A minimum of one automobile parking space
 - 6. A minimum of one garbage receptacle per every **fifty ten** Recreational Sites
 - 7. A minimum of one picnic table, or outdoor patio and furniture options substantially similar to those shown on Exhibit F attached hereto.

6. DESIGN/ARCHITECTURAL STANDARDS

- A. All buildings lying along the exterior boundaries of the property shall be required to meet the standards of Section 25-360, *Commercial architectural design standards*, City of Leesburg, Code of Ordinances.
- B. Other similar design variations meeting the intent of this section may be approved by the Planning & Zoning Manager or designee.
- C. The architectural styles and facades shall be reviewed by staff prior to submission of the site plan, and shall meet the criteria stated herein.

7. LANDSCAPING, BUFFER & OPEN SPACE REQUIREMENTS

- A. A minimum thirty (30) foot separate buffer tract with plantings as shown in Figure A below, shall be provided along the western boundary of the subject property. In addition, minimum thirty (30) foot separate buffer tract shall be installed along the southern property line, north of and parallel to the power easement. In addition to the thirty (30) foot buffer on the western boundary, a four (4) foot berm shall be established near the existing property line, upon which the fence noted below shall be constructed.
- B. A six (6) foot high privacy fence shall be provided along the western and southern boundary lines of the park. This fence shall be constructed of PVC, or other such synthetic material that creates an opaque barrier between the subject property and adjacent lands in those locations. This fence shall be constructed on or within the property lines, leaving the required buffers for landscaping as required herein.
- C. The area of the parcels identified as Lake County Alternate key 1182956 and 1703654, lying between U.S. 441 and the power line easement, shall be landscaped as follows:
1. Canopy trees.....six inches caliper, 2 per 100 linear feet.
 2. Understory Trees.....four-inch caliper, 3 per 100 linear feet
 3. Shrubs.....as seen in Figure A
 4. Groundcover.....as seen in Figure A
- D. Land uses allowed within the upland buffers are limited to hiking trails, walkways, passive recreation activities and stormwater facilities as permitted by St. Johns River Water Management District.
- E. Where not otherwise required herein, all landscaping and buffering shall be in accordance with regulations contained within the City of Leesburg Code of Ordinances, Section 25-329, and at a minimum shall contain the following plantings as noted in Figures A and B below:

Figure A

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

Figure B



- F. Minimum open space allowance for the site shall be 30% which may consist of wetlands, stormwater ponds, recreational areas and common areas.
- G. Variations to the Landscape, Open Space and Buffer requirements of this agreement may be approved by the Community Development Director or designee, as long as the intent of the PUD and the Landscaping Code are maintained, including consideration of existing fencing on adjacent properties and existing natural vegetative buffers.
- H. The surveying of trees on the property shall be conducted as follows:
 - 1) All specimen, heritage and historic trees shall be surveyed. Staff will review the tree survey and such trees shall be saved where possible during the site plan review process. This may include amending the site plan to save specimen, heritage and historic trees.
 - 2) Site areas that are to preserve existing trees do not need to be included in the survey unless the trees are to be used in preservation/replacement requirements.
 - 3) Tree sample plots shall be located and trees identified by a registered landscape architect, certified arborist, or certified forester or licensed surveyor

8. SITE ACCESS AND SIGNAGE

- A. Access locations depicted on the Master Development Plan are conceptual and subject to Lake County and FDOT approval. Actual location and design of the roadways shall be determined at the site plan review process and shall include consideration of, and connection to, sidewalks, recreation paths, etc. All other access shall be reviewed for necessity and requirements through Lake County and the City of Leesburg development and permitting processes. Any additional access points shall be subject site plan application review process.
 - 1) Adequate right of way along the access point shall be required to ensure adequate roadway paving and access.
 - 2) Prior to completion of the design plans, the developer shall work with the Lake County Department of Public Works and FDOT to ensure all appropriate required roadway and access improvements for the development are made part of the plans submitted to the City of Leesburg.
 - 3) The Master Development Plan, and the access points proposed thereon, are considered conceptual until the appropriate engineering and site plan reviews, along with any required upgrades are completed for the project.

- B. All access points are subject to review and approval by the appropriate permitting agency, including FDOT, Lake-Sumter Metropolitan Planning Organization, Lake County and the City of Leesburg as applicable. The developer shall be responsible for on and offsite improvements required as a result of any access points.
- C. The access point(s) shall provide a decorative entry feature to include a concrete, brick or stucco wall at least five (5) feet in height, on each side of the entryway. This may be used for signage per City of Leesburg Code of Ordinances, as amended.
- D. Alternative designs for the ground enclosure support and bases of entry signage may be approved by the Community Development Director or designee, where the architectural style would be in keeping with the intent of these sign regulations.

9. TRANSPORTATION IMPROVEMENTS

- A. Any transportation improvements or rights-of-way that may be required shall be based on projected needs and shall be contingent upon site plan approval by City staff during the development review and permitting process. The plan review process shall include consideration of sidewalks, recreation paths etc.
- B. A traffic/transportation study, ~~if required~~, shall be submitted prior to site plan approval for review and determination of any necessary access improvements, including any off-site improvements required by Lake County, the Lake-Sumter MPO or the City of Leesburg. Said improvements will be the responsibility of the Permittee.
- C. The Permittee shall provide necessary traffic improvements within and adjacent to the development as required by Lake County, the Lake-Sumter MPO and City of Leesburg.
- D. All roads within the development shall be designed and constructed to meet the City of Leesburg requirements.
- E. The Permittee shall be responsible for obtaining all necessary Lake County permits and a copy of all permits shall be provided to the City of Leesburg.
- F. The City of Leesburg will not be responsible for the maintenance or repair of any of the roads or transportation improvements. The Permittee shall establish an appropriate legal entity that will be responsible to pay the cost and perform the services to maintain the roads and transportation improvements. Should the Permittee desire to dedicate the proposed project's internal road system to the City of Leesburg; the City, at its discretion, may accept or not accept the road system. Prior to acceptance, the Permittee shall demonstrate to the City that the road system is in suitable condition and meets City of Leesburg requirements. As a condition of accepting the roadway system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project, and may require bonds or other financial assurance of maintenance for some period of time.
- G. Sidewalks shall be provided on both sides of the entrance road and shall provide cross connections to the entrances of all recreation and residential areas. ~~No sidewalks shall be constructed in portions of the Property dedicated solely to the RV sites.~~ All other

internal road rights-of-ways shall have sidewalks as shown on Exhibit E attached hereto. All sidewalks shall be constructed in accordance with City of Leesburg Codes.

10. UTILITIES

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

- A. A detailed site plan that indicates all the provisions for electric, water, sewer, and/or natural gas in accordance with the City of Leesburg Land Development Codes.
- B. Developer shall bear all responsibility, financial and otherwise, for the construction and installation of all utility infrastructure and other improvements related to the use and development of the property, including such off-site improvements required by the City and all other appropriate government agencies. All such requirements shall be constructed to the applicable specifications imposed by the ordinances and regulations of the City in effect at the time of construction.
- C. The City of Leesburg intends to service the property with water and wastewater services at this time. At the time of connection, all regulations in place at the time of the request shall be required, including but not limited to impact fees, connection and utility service deposit charges. The cost of supplying water and wastewater lines and other necessary infrastructure such as lift stations to the development shall be the responsibility of the applicant.

11. STORMWATER/DRAINAGE MANAGEMENT

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

- A. A detailed site plan that demonstrates no direct discharge of stormwater runoff generated by the development into any wetlands or onto adjacent properties.
- B. A stormwater management system designed and implemented to meet all applicable St. Johns River Water Management District and City of Leesburg requirements.
- C. A responsible legal entity for the maintenance of the stormwater management system on the plat prior to the approval of the final plat of record. A homeowner's or property owner's association is an acceptable maintenance entity.
- D. The existing 100-year flood plain shown shall be shown on all plans and lots.

- E. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and /or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- F. A copy of the Management and Storage of Surface Waters permit obtained from St. Johns River Water Management District shall be provided to the City during the site plan review process.
- G. Should the Permittee desire to dedicate the proposed project's stormwater management system to the City of Leesburg; the City, at its discretion, may accept or not accept the stormwater management system. Prior to acceptance, the Permittee shall demonstrate to the City the stormwater management system is in a suitable condition and meets City of Leesburg and St. Johns River Water Management District requirements. As a condition of accepting the system the City may create a special taxing district or make other lawful provisions to assess the cost of maintenance of the system to the residents of the project.

12. WETLANDS, FLOOD ZONES & WILDLIFE

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

accordance with permit approvals from St. Johns River Water Management District or U.S. Army Corp of Engineers, whichever is more restrictive.

- G. A wildlife management plan for the project site shall be prepared based on the results of an environmental assessment of the site and any environmental permit required from applicable governmental agencies. The wildlife management plan shall be submitted to the City as part of the site plan application process.
- H. A map indicating the location of the 100-year flood plain.
- I. The appropriate documentation that any flood hazard boundary has been amended in accordance with Federal Emergency Management Agency requirements, if the 100-year flood plain is altered and/or a new 100-year flood elevation is established in reference to the applicable flood insurance rate map.
- J. If there are currently FEMA flood zones located on the parcel, through the site plan review process, the developer shall coordinate with the City of Leesburg, Lake County and all impacted government agencies regarding elevation determinations, compensatory storage and overall design of the subdivision within and near flood hazard boundary areas, to ensure compliance with all regulations.

13. IRRIGATION & WATER USAGE

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

14. RECREATIONAL REQUIREMENTS

- A. Recreational development provided on the site may include active and passive uses, as well as enclosed or unenclosed recreational space, devoted to the joint use of the residents. Such recreational space shall consist of not less than 200 square feet of space per dwelling unit, or 1.5 total acres whichever is greater and, shall comply with Exhibit __ attached hereto.
- B. Recreational requirements shall include at least one primary active recreation area, to include a swimming pool and cabana with onsite parking. Other recreation areas may include such uses as a children's playground with equipment, dog park area or gazebo. The primary recreational facility shall be constructed in conjunction with and completed no later than the completion of the first 150 residential lots.
- C. Credit for recreational space shall be given for areas dedicated to recreational space, to include items such as a clubhouse with recreation room, swimming pool, outdoor cooking facilities such as grills, youth playgrounds, play courts, dog parks or other similar uses which will meet the intent of this document. Other similar uses which will meet the intent of this document may be supplied by the developer.

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

15. MAINTENANCE

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

16. DEVELOPMENT PHASING & IMPLEMENTATION

- A. The proposed project may be constructed in phases in accordance with the Planned Unit Development Conditions and Conceptual Plan. Changes to the development conditions or conceptual plan, other than those conditions described in this agreement, shall be revised in accordance with the Planned Development review process, City of Leesburg Code of Ordinances.
- B. The terms of this PUD (Planned Unit Development) zoning agreement shall be substantially implemented within one hundred twenty (120) months. If the terms of this agreement have not been substantially implemented within this time period, this PUD shall expire of its own accord, without further action by the City, and the City shall initiate the public hearing process to rezone the property to its prior classification, or if that classification is no longer available, the closest available zoning classification. In the interim, after this PUD expires but prior to completion of the rezoning to prior classification, no applications for the use of, or construction of improvements on, the property shall be accepted.
- C. Satisfaction of substantial implementation shall be attained at such point as the developer has performed the following:
- 1) Completed and received approval from the City of Leesburg for the site plan review process for completion of one (1) phase of the approved site development plan, to include permits from regional and State of Florida agencies as required by law.
 - 2) Substantially commenced construction on the site (which shall require vertical construction, not just site work).

17. MISCELLANEOUS CONDITIONS

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

- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner without first submitting the necessary plans and obtaining appropriate approvals in accordance with the City of Leesburg Codes.
- C. Construction and operation of the proposed use(s) shall at all times comply with the Planned Unit Development conditions set forth herein, and with all City and other governmental agencies rules and regulations.
- D. The transfer of ownership or lease of any or all of the property described in this PUD Agreement shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to the Planned Unit Development established and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following the procedures as described in the City of Leesburg Land Development Code, as amended.
- E. These PUD Conditions shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition as set forth herein.
- F. The requirements and conditions of this PUD may be enforced either through the standard Code Enforcement process outlined in the Code of Ordinances, by initiation of proceedings to amend or revoke this PUD for violation of its conditions, by appropriate judicial proceedings, or in any other manner permitted by law.

18. LEVELS OF SERVICE

- A. Levels of Service
 - 1) As submitted, the development resulting from the proposed zoning change may result in demands on public facilities which could exceed the current capacity of some public facilities, such as, but not limited to water, wastewater, roads, drainage, and solid waste. However, no final development order (site plan and building permits) shall be granted for proposed development until there is a finding that all public facilities and services required for the development have sufficient capacity at or above the adopted level of service (LOS) to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development.
- B. Utilities
 - 1) Projected Capacities
 - a. The City's utility planning efforts draw upon phasing, capacity and service requirements, based upon information provided by the applicant. The City develops its plans consistent with sound engineering principles, prudent fiscal practices and due regard for regulatory compliance.

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

2) Commitment of Capacity

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

3) Ability to Provide Services

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

LEGAL DESCRIPTION:**PARCEL 1:**

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

and

PARCEL 2:

BEGINNING 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR A.C.L. RAILROAD. LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD.

TOGETHER WITH THAT CERTAIN EASEMENT DESCRIBED AS FOLLOWS: BEING GENERALLY LOCATED IN THE NORTHEAST CORNER OF GOVERNMENT LOT 4, IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AN EASEMENT 15 FEET IN WIDTH EXTENDING ACROSS THE FORMER RAILROAD RIGHT-OF-WAY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; RUN SOUTH 00°27'00" WEST TO THE NORTHERLY RIGHT-OF-WAY ON US HIGHWAY 441; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY OF US HIGHWAY 441, TO A POINT THAT IS 640' WEST OF THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTH 00°39'25" EAST, 186' TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THE 15' EASEMENT SHALL COMMENCE WITH THE WEST SIDE OF THE 15' EASEMENT EXTENDING NORTH 00°39'25" EAST FROM THE SOUTH LINE OF THE FORMER RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF THE FORMER RAILROAD RIGHT-OF-WAY.























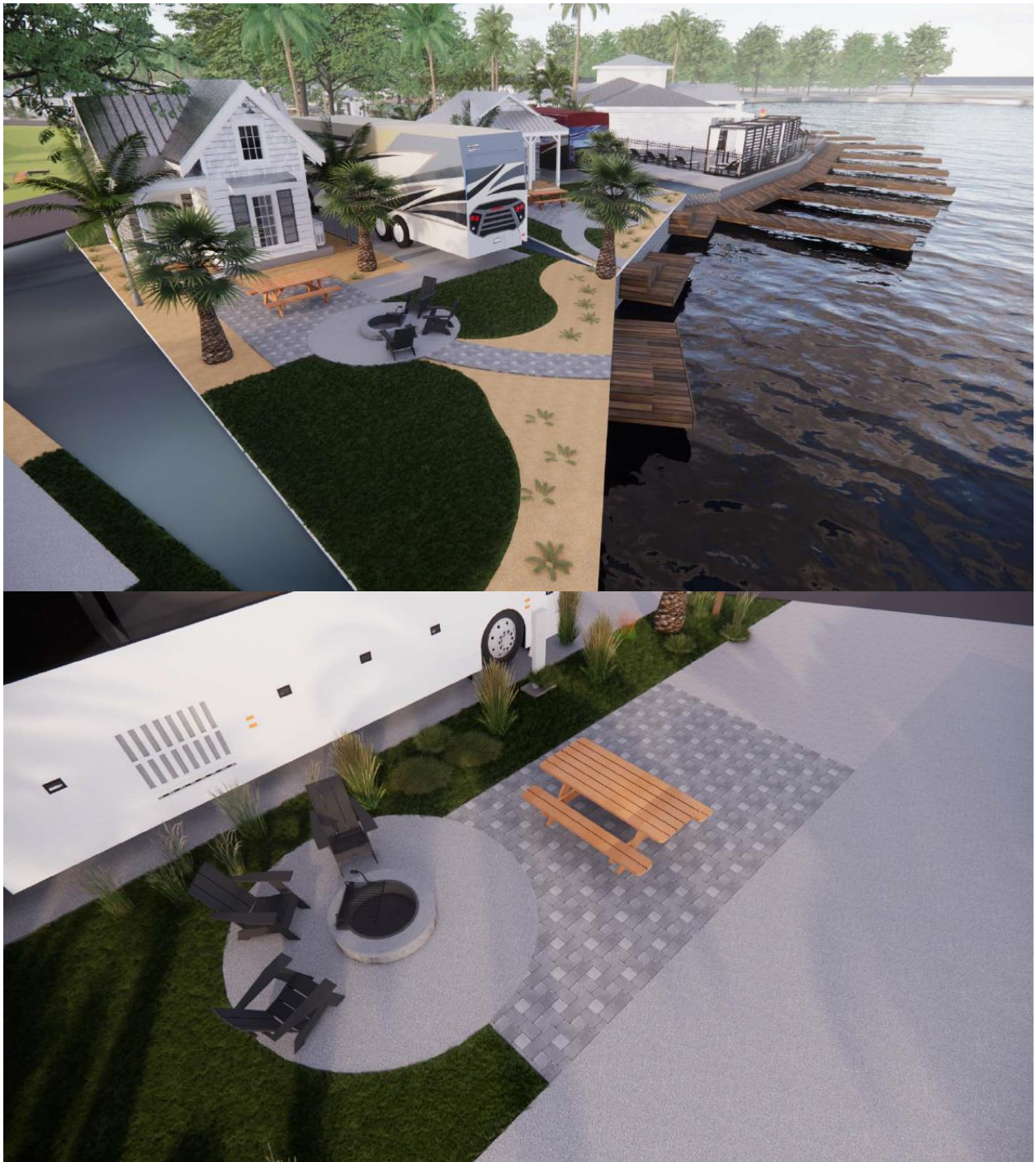












DEVELOPMENT PLAN FOR BLUE GILL MARINA & MOTORCOACH RESORT

SITE DATA

PROPERTY LOCATION: 2210 US HIGHWAY 441
LEESBURG, FLORIDA 34748

SECTION, TOWNSHIP, RANGE: SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST
PARCEL ID No.'s (ALTERNATE KEY): 20-19-25-0003-000-02300 (1801737)
20-19-25-0003-000-02301 (1182964)
20-19-25-0003-000-02100 (1182956)
20-19-25-0003-000-02000 (1703654)

FUTURE LAND USE: GENERAL COMMERCIAL

EXISTING ZONING: PUD
PROPOSED ZONING: PUD
EXISTING USE: VACANT
PROPOSED USE: UPSCALE RECREATIONAL VEHICLE PARK & MARINA

OVERALL SITE AREA: ±28.68 ACRES (1,249,301 S.F.)

PROPOSED IMPERVIOUS AREA
EXISTING BUILDING (FOOTPRINT) 1,230 S.F.
PROPOSED BUILDINGS (FOOTPRINT) 51,046 S.F.
PARKING LOT, CURBS, SIDEWALK, RV PADS, PATIOS ETC. 589,477 S.F.
TOTAL 641,753 S.F.

PROPOSED PERVIOUS AREA 439,820 S.F.
SURFACE WATER AREA (CANALS, POND & LAKE) 167,728 S.F.

REQUIRED OPEN SPACE 374,790 S.F. (30%)
OPEN SPACE PROVIDED 634,305 S.F. (50.77%)



VICINITY MAP

OWNER/APPLICANT:

LEESBURG LAKEFRONT RV PARK LLC
23 E BROAD STREET
TITUSVILLE, FLORIDA 32796
CONTACT: ENON WINKLER
PH: (407) 900-9986
EMAIL: enon.winkler@otherstreet.com

ENGINEER:

HUDAK ENGINEERING, INC.
1344 HARDY AVENUE
ORLANDO, FL 32803
CONTACT: GREG HUDAK, PE
PH: (407) 492-6833
EMAIL: ghudak@hudakengineering.com

LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS, INC.
PO BOX 2852
WINTER PARK, FLORIDA 32790-2852
CONTACT: RANDY BUCHANAN, RLA
PH: (407) 579-1811
EMAIL: randy@landscapedynamics.com

SURVEYOR:

BESH HALFF
902 NORTH SINCLAIR AVENUE
TAVERES, FLORIDA 32778
CONTACT: JOHN T. MCGLOHORN, PSM
PH: (352) 343-8481

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
*	BOUNDARY SURVEY
*	TOPOGRAPHIC AND TREE LOCATION SURVEY
*	ATTACHED

CITY OF LEESBURG

AUG 08 2022
PUD-22-334
RECEIVED

DATE	REVISIONS:

DRAWN BY	SM
DESIGN BY	GDH
CHECKED BY	GDH
APPROVED BY	GDH



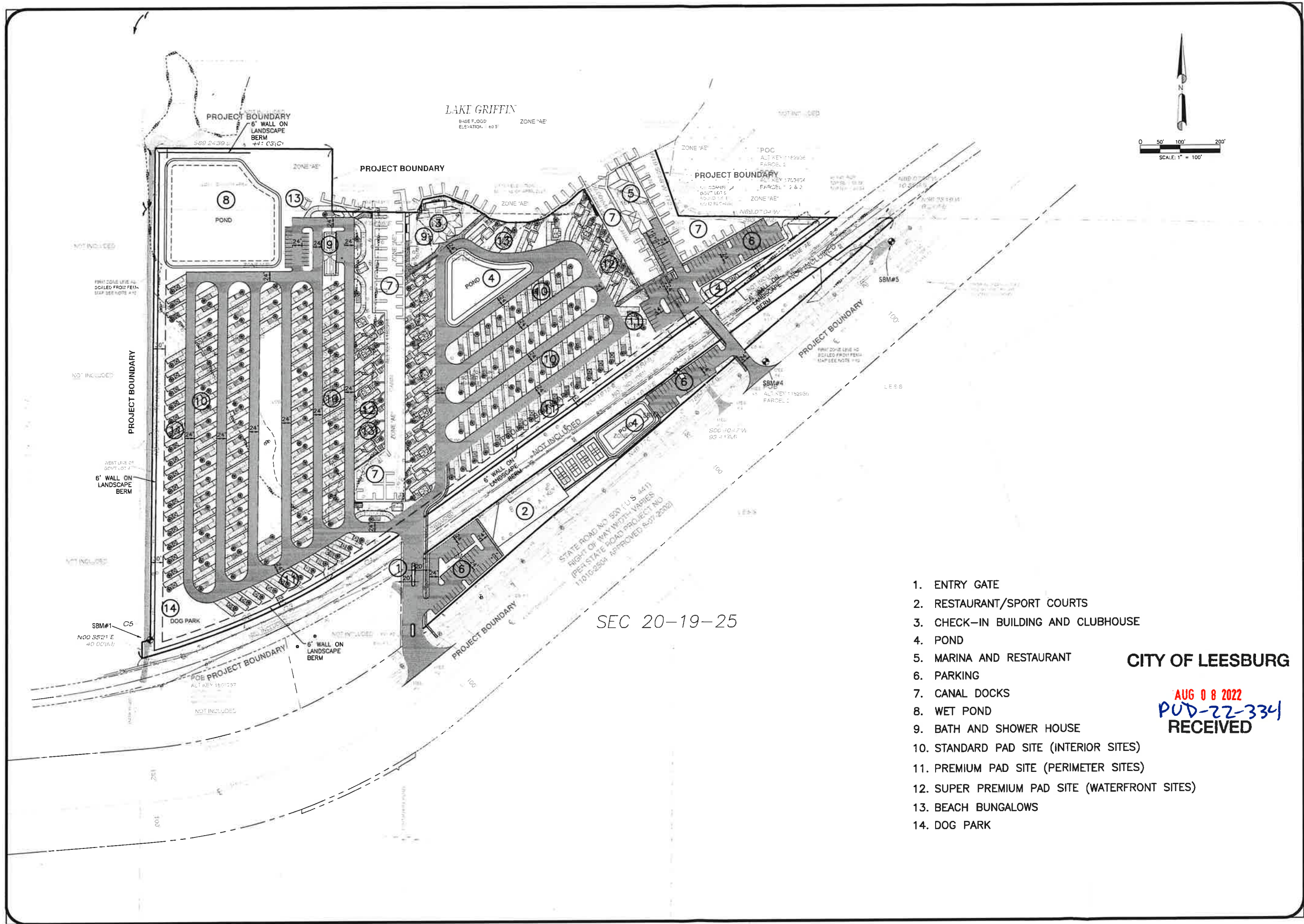
BLUE GILL MARINA & MOTORCOACH RESORT
CITY OF LEESBURG, FLORIDA

HUDAK ENGINEERING, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT DESIGN SERVICES
CERTIFICATE OF AUTHORIZATION #9886
1344 HARDY AVENUE, ORLANDO, FL 32803
PHONE (407) 492-6833
EMAIL ghudak@hudakengineering.com



DATE:
JULY 2022

SHEET NO.
C-1
1 of 2



1. ENTRY GATE
2. RESTAURANT/SPORT COURTS
3. CHECK-IN BUILDING AND CLUBHOUSE
4. POND
5. MARINA AND RESTAURANT
6. PARKING
7. CANAL DOCKS
8. WET POND
9. BATH AND SHOWER HOUSE
10. STANDARD PAD SITE (INTERIOR SITES)
11. PREMIUM PAD SITE (PERIMETER SITES)
12. SUPER PREMIUM PAD SITE (WATERFRONT SITES)
13. BEACH BUNGALOWS
14. DOG PARK

CITY OF LEESBURG
AUG 08 2022
PUD-22-334
RECEIVED

REVISIONS:	
DATE	

DRAWN BY	SMV
DESIGN BY	GDH
CHECKED BY	GDH
APPROVED BY	GDH

GREG HUDAK
PE # 54684

BLUE GILL MARINA & MOTORCOACH RESORT
CITY OF LEESBURG, FLORIDA

HUDAK ENGINEERING, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT DESIGN SERVICES
CERTIFICATE OF AUTHORIZATION #0885
1344 HARDY AVENUE, ORLANDO FL 32803
PHONE (407) 482-6833
EMAIL ghudak@hudakengineering.com

DATE:
JULY 2022

SHEET NO.
C-2
2 of 2

BOUNDARY SURVEY



VICINITY MAP
SCALE: 1" = 500'

LEGEND

ABBREVIATIONS:

ACAD	AUTOCAD	LB	LICENSED BUSINESS
A.C.L.	ATLANTIC COAST LINE	MB	MAP BOOK
ALT	ALTERNATE	MES	METERED END SECTION
(C)	CALCULATED	(M)	MEASURED
CONC.	CONCRETE	ND	MAIL & DISK
C/B	CONCRETE BLOCK	ORB	OFFICIAL RECORDS BOOK
CM	CONCRETE MONUMENT	PG(S)	PAGE(S)
DB	DEED BOOK	(P)	PLAT
(D)	DESCRIBED	PB	PLAT BOOK
EOP	EDGE OF PAVEMENT	PGB	POINT OF BEGINNING
EW	EDGE OF WATER	PCC	POINT OF COMMENCEMENT
FC	FENCE CORNER	POL	POINT ON LINE
FNC	FENCE LINE	PC	POINT OF CURVATURE
FND	FOUND	PT	POINT OF TANGENCY
FLD	FIELD	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RCP	REINFORCED CONCRETE PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	RR	RAILROAD
FRM	FLOOD INSURANCE RATE MAP	RLS	REGISTERED LAND SURVEYOR
ID	IDENTIFICATION	ROW	RIGHT OF WAY
IP	IRON PIPE	S&B	SCHEDULE B 2 ITEM
IPC	IRON PIPE & CAP	SEC	SECTION
IR	IRON ROD	S&D	STATE ROAD DEPARTMENT
IRC	IRON ROD & CAP	(TYP.)	TYPICAL
		W	WITH

SYMBOLS:

	CENTERLINE		SET OR FOUND IRON PIPE AS NOTED
	CONCRETE POWER POLE		SET 3/8" IRON ROD & CAP (LB 7514) (UNLESS OTHERWISE NOTED)
	UTILITY POLE (WOOD)		SET 4" X 4" CM (LB 7514)
	UTILITY POLE (STEEL)		SIGN
	WOOD SERVICE POLE		STUB OUT
	ELECTRIC JUNCTION BOX		FTC MANHOLE
	FOUND IRON ROD (AS NOTED)		TELEPHONE JUNCTION BOX
	FOUND OR SET NAIL AND DISC (AS NOTED)		TELEPHONE MARKER (UNDERGROUND)
	FOUND CONCRETE MONUMENT (AS NOTED)		TRANSMISSION POWER POLE
	GAS MARKER (UNDERGROUND)		WATER METER
	GUY WIRE		WELL
	LIGHT POLE OR POST		SWAMPY AREA

LINETYPES:

	OVERHEAD UTILITY LINE		FENCE LINE (TYPE AS NOTED)
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LEGAL DESCRIPTION: (OWNER: C C & B PROPERTIES)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 20-9618 COMMITMENT NO. 985599
COMMITMENT DATE DECEMBER 6 2020

PARCEL 1: (ALTERNATE KEY 1182954)

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A.C.L. RAILROAD IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

and

PARCEL 2: (ALTERNATE KEY 1182956)

BEGINNING 322.32 FEET SOUTH OF THE NORTH-WEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR A.C.L. RAILROAD, LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD.

LEGAL DESCRIPTION: (OWNER: JAMES TILQUIST - ORB 5509, PG 1885)

ALTERNATE KEY 1703654

PARCEL 1:

THAT PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTH-WEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION, RUN THENCE NORTH 20 DEGREES WEST TO THE OPEN WATERS OF LAKE GRIFFIN, BEGIN AGAIN AT THE POINT OF BEGINNING, RUN WEST 200 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION; RUN THENCE NORTH 31 DEGREES 50 MINUTES WEST TO THE OPEN WATERS OF LAKE GRIFFIN; THENCE RUN NORTHEASTERLY ALONG THE WATERS OF SAID LAKE GRIFFIN TO INTERSECT THE FIRST LINE.

PARCEL 2:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 898.1 FEET, THENCE NORTHEASTERLY PARALLEL TO STATE HIGHWAY TO A POINT ON CANAL 670 FEET SOUTH 58 DEGREES 15 MINUTES WEST FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 5, THENCE NORTHWESTERLY ALONG CANAL TO THE NORTH LINE OF GOVERNMENT LOT 5, THENCE RUN WEST TO THE POINT OF BEGINNING, LESS THAT PART THEREOF LYING SOUTH AND EAST OF PUBLIC ROAD, U.S. HIGHWAY 441, AND ALSO LESS AND EXCEPT THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD (ABANDONED).

PARCEL 3:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE WEST 200 FEET, THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5 THAT IS 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF A.C.L. RAILROAD; THENCE NORTH 322.32 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (ALTERNATE KEY 1801737)

(OWNER: WINSTON AND AMBER SHELLEY - ORB 2234, PG 20)

BEGIN ON THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST ON NORTHERLY RIGHT OF WAY OF ABANDONED S.C.L. RUN NORTH ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 40 FEET, THENCE EASTERLY PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED S.C.L. TO A POINT 20 FEET EAST OF WEST LINE OF GOVERNMENT LOT 4, THENCE NORTH 20 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 4 TO A POINT 2,602.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, THENCE EAST TO A POINT 460 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 4, THENCE SOUTH TO RAILROAD RIGHT OF WAY, THENCE WESTERLY ALONG RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF GOVERNMENT LOT 4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, BEING A STRIP OF LAND 20 FEET WIDE LYING ADJACENT TO AND WITHIN 20 FEET EAST OF WHEN MEASURED AT RIGHT ANGLES, THERE TO, THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD THAT INTERSECTS THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND RUN NORTH ALONG SAID WEST LINE OF GOVERNMENT LOT 4 TO A POINT WHICH IS 2,642.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND THE END OF THIS LINE.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE 43 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE EAST 50 FEET OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, AND, THAT PART OF THE 75 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE WEST 68 FEET OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, AS GRANTED IN PRIVATE ROADWAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1415, PAGE 535, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AREA TABLE - TILQUIST

PARCEL 1 (PER DESCRIPTION)	0.55± ACRES
PARCEL 2 (PER DESCRIPTION)	1.32± ACRES
NORTH OF RAILROAD RIGHT OF WAY	
PARCEL 2 (PER DESCRIPTION)	0.67± ACRES
NORTH OF NORTH RIGHT OF WAY	
OF STATE ROAD NO. 500 AND SOUTH	
OF RAILROAD RIGHT OF WAY	
PARCEL 3 (PER DESCRIPTION)	0.74± ACRES
TOTAL PARCEL AREA (PER DESCRIPTION)	3.28± ACRES
LESS CANAL/LAKE AREA	0.75± ACRES
TOTAL LAND AREA	2.53± ACRES

AREA TABLE - C C & B

PARCEL 1 (PER DESCRIPTION)	3.91± ACRES
PARCEL 2 (PER DESCRIPTION)	7.53± ACRES
NORTH OF RAILROAD RIGHT OF WAY	
PARCEL 2 (PER DESCRIPTION)	2.05± ACRES
NORTH OF NORTH RIGHT OF WAY	
OF STATE ROAD NO. 500 AND SOUTH	
OF RAILROAD RIGHT OF WAY	
TOTAL PARCEL AREA (PER DESCRIPTION)	13.49± ACRES
LESS CANAL/LAKE AREA	1.54± ACRES
TOTAL LAND AREA	11.95± ACRES

AREA TABLE - SHELLEY

TOTAL PARCEL AREA (PER DESCRIPTION)	11.91± ACRES
LESS LAKE/SWAMPY AREA	6.03± ACRES
TOTAL LAND AREA	5.88± ACRES

AREA TABLE - COMBINED

TOTAL PARCEL AREA (PER DESCRIPTIONS)	28.68± ACRES
LESS LAKE/SWAMPY AREA	8.32± ACRES
TOTAL LAND AREA	20.36± ACRES

GENERAL NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY AND IMPROVEMENTS, IF ANY, FOR THE SUBJECT PARCELS ALTERNATE KEY 1182956 AND 1182954. SURVEY IS TO BE USED FOR FEE SIMPLE SALE OF PROPERTY.
- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE (801) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS83-2011) AND REFERENCED TO THE WEST LINE OF GOVERNMENT LOT 4 IN SECTION 20-19-25 AS BEING N 00°35'31" E. ALL DISTANCES SHOWN ARE IN UNITED STATES SURVEY FEET.
- THE POSITION OF SAID ADJOINING PROPERTIES IS APPROXIMATE. RECORDING DATA FOR ADJOINING PROPERTIES IS BASED ON INFORMATION PROVIDED BY A SEARCH OF PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED, EXCEPT WHAT IS SHOWN HEREON.
- ONLY THOSE UTILITIES SHOWN HEREON THAT WERE VISIBLE AT THE TIME OF THE SURVEY WERE LOCATED, UNLESS OTHERWISE NOTED. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES. AN ASCE QUALITY A OR B DESIGNATION WILL BE NECESSARY BEFORE ANY ON SITE WORK TAKES PLACE. CONTACT SUNSHINE ONE CALL AT 811 FOR FURTHER INFORMATION.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "C" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) AND ZONE "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD CHANGE, BASE FLOOD ELEVATION = 83.5) ACCORDING TO FLOOD INSURANCE RATE MAP: 12060C0330E, COMMUNITY PANEL NUMBER 120421, EFFECTIVE DATE: DECEMBER 18, 2012. ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED, BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER §4-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
- WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF THE LIMIT OF TITLE.
- THE BOUNDARY BETWEEN SOVEREIGN (STATE) OWNERSHIP AND PRIVATE UPLAND OWNERSHIP IS THE ORDINARY HIGH WATER LINE. THE ORDINARY HIGH WATER LINE WAS NOT DETERMINED OR LOCATED BY THIS COMPANY.
- THE DIGITAL DRAWING COMPRISING THIS SURVEY WAS PREPARED WITH AUTOCAD CIVIL 3D 2019.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE AND FEDERAL PLANNING AND ZONING REGULATIONS.
- OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
- THIS SURVEY WAS ORDERED BY TAITER CARSON, LEESBURG LAKEFRONT RV PARK, LLC, P.O. BOX 1065, TAVARES, FLORIDA.
- THIS SURVEY CONTAINS 2 SHEETS AND IS NOT CONSIDERED FULL AND COMPLETE WITHOUT ALL SHEETS.

CERTIFIED TO:
Leesburg Lakefront RV Park, LLC
Taiter Carson



John T. McGlothin
DATE: 6/23/2021
JOHN T. MCGLOTHIN, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #10, 6023

SHEET 1 OF 2

CLIENT	TAITER CARSON, LEESBURG LAKEFRONT RV PARK, LLC
JOB NO.	201904-0001
ACAD FILE	201904-Halff-Ven RV Park Bndy
DATE	APRIL 2021
CHECKED BY	JTM
DRAWN BY	SMB
F.D. BOOK	
REVISIONS	
	DATE

BOUNDARY SURVEY (OVERALL SURVEY)

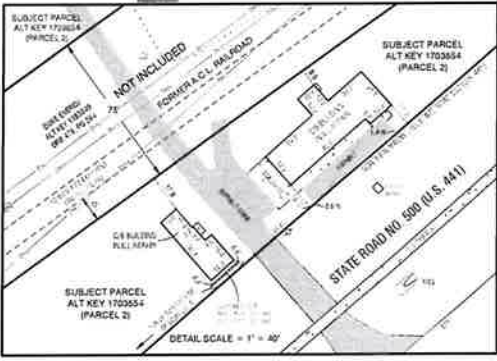
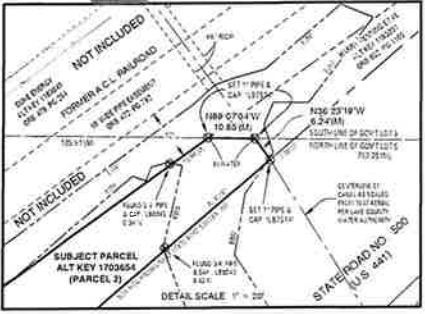
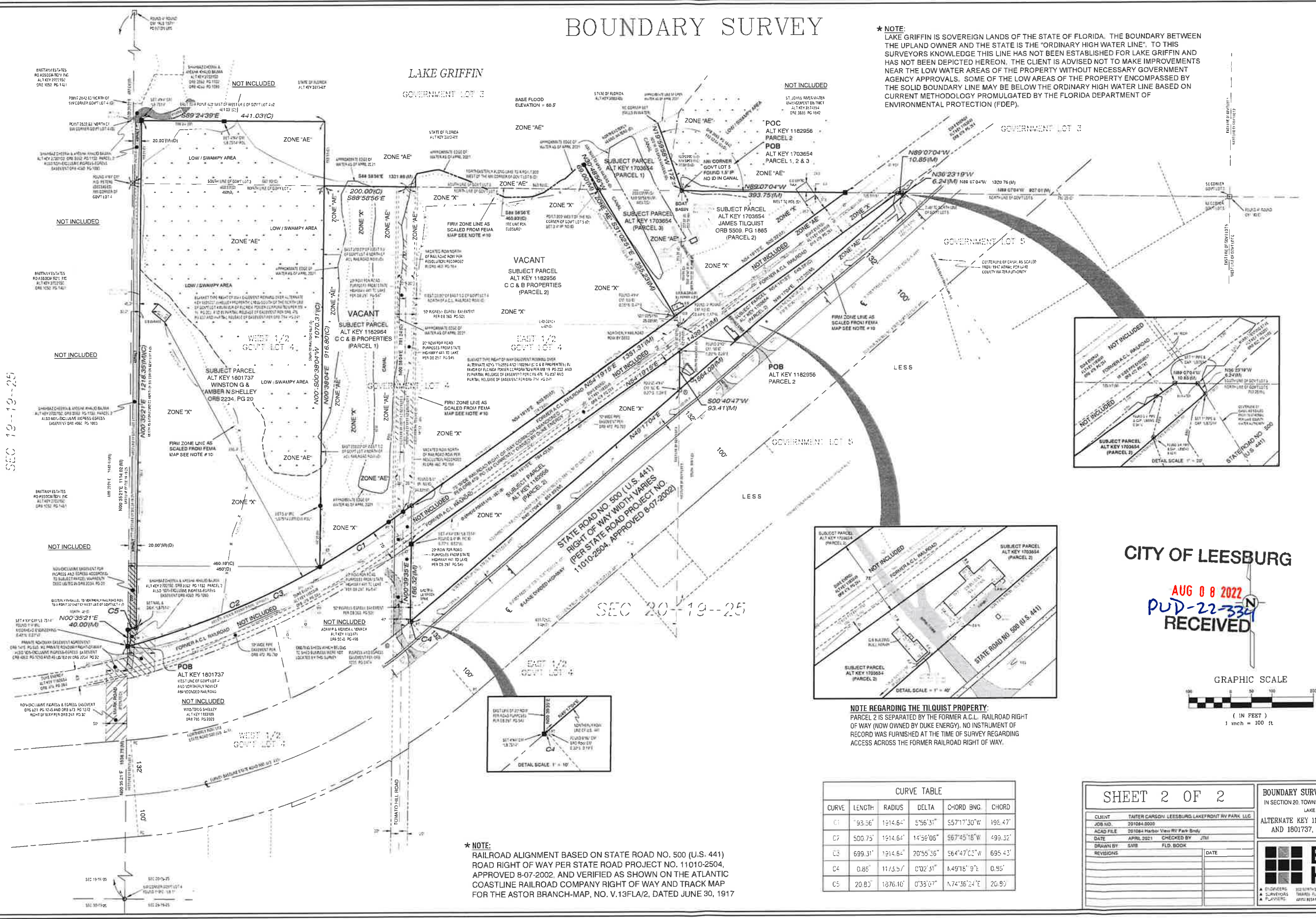
IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

ALTERNATE KEY 1182956, 1182964, 1703654
AND 1801737, LEESBURG, FLORIDA

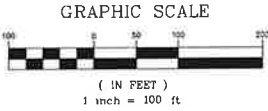
	BESH HALFF	
▲ ENGINEERS	302 NORTH ENGLAN AVE.	OFFICE 352.343.8461
▲ SURVEYORS	TAVARES, FLORIDA 32718	TEL 352.343.8495
▲ PLANNERS	WWW.BESHANDHALFF.COM	10000 PARKWAY #550

BOUNDARY SURVEY

★ NOTE:
LAKE GRIFFIN IS SOVEREIGN LANDS OF THE STATE OF FLORIDA. THE BOUNDARY BETWEEN THE UPLAND OWNER AND THE STATE IS THE "ORDINARY HIGH WATER LINE". TO THIS SURVEYORS KNOWLEDGE THIS LINE HAS NOT BEEN ESTABLISHED FOR LAKE GRIFFIN AND HAS NOT BEEN DEPICTED HEREON. THE CLIENT IS ADVISED NOT TO MAKE IMPROVEMENTS NEAR THE LOW WATER AREAS OF THE PROPERTY WITHOUT NECESSARY GOVERNMENT AGENCY APPROVALS. SOME OF THE LOW AREAS OF THE PROPERTY ENCOMPASSED BY THE SOLID BOUNDARY LINE MAY BE BELOW THE ORDINARY HIGH WATER LINE BASED ON CURRENT METHODOLOGY PROMULGATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).



NOTE REGARDING THE TILQUIST PROPERTY:
PARCEL 2 IS SEPARATED BY THE FORMER A.C.L. RAILROAD RIGHT OF WAY (NOW OWNED BY DUKE ENERGY). NO INSTRUMENT OF RECORD WAS FURNISHED AT THE TIME OF SURVEY REGARDING ACCESS ACROSS THE FORMER RAILROAD RIGHT OF WAY.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C1	193.36'	1914.64'	5°56'31"	S57°17'30"W	196.47'
C7	500.75'	1914.64'	14°56'06"	S67°45'16"W	493.32'
C3	699.31'	1914.64'	20°55'36"	S64°47'02"W	695.43'
C4	0.85'	1173.51'	0°02'31"	N49°18' 9"E	0.95'
C5	20.81'	1876.16'	0°33'07"	N74°36'24"E	20.90'

SHEET 2 OF 2	
CLIENT	TAITER CARSON, LEESBURG LAKEFRONT RV PARK, LLC
JOB NO.	201084-0000
ACAD FILE	201084-Map/View RV Park Bndy
DATE	APRIL 2021
CHECKED BY	JTM
DRAWN BY	GMB
FLD. BOOK	
REVISIONS	
DATE	

BOUNDARY SURVEY (OVERALL SURVEY)	
IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST	
LAKE COUNTY, FLORIDA	
ALTERNATE KEY 1182956, 1182964, 1703654	
AND 1801737, LEESBURG, FLORIDA	
BESH HALFF	
BY: SURVEYORS	DATE: 08/08/2022
BY: PLANNERS	DATE: 08/08/2022

★ NOTE:
RAILROAD ALIGNMENT BASED ON STATE ROAD NO. 500 (U.S. 441) ROAD RIGHT OF WAY PER STATE ROAD PROJECT NO. 11010-2504, APPROVED 8-07-2002, AND VERIFIED AS SHOWN ON THE ATLANTIC COASTLINE RAILROAD COMPANY RIGHT OF WAY AND TRACK MAP FOR THE ASTOR BRANCH-MAP, NO. V.13FLA/2, DATED JUNE 30, 1917

TOPOGRAPHIC AND TREE LOCATION SURVEY

CITY OF LEESBURG

AUG 08 2022
PVD-22-334
RECEIVED



VICINITY MAP
SCALE: 1" = 500'

LEGEND

ABBREVIATIONS:

ACAD	AUTOCAD	LB	LICENSED BUSINESS
A.C.L.	ATLANTIC COAST LINE	MB	MAP BOOK
ALT	ALTERNATE	NES	MITERED END SECTION
(C)	CALCULATED	(M)	MEASURED
CONC.	CONCRETE	ND	NAIL & DISK
CB	CATCH BASIN	ORB	OFFICIAL RECORDS BOOK
C.B.	CONCRETE BLOCK	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	(P)	PLAT
DB	DEED BOOK	PB	PLAT BOOK
(D)	DESCRIBED	P.B.	POINT OF BEGINNING
EOP	EDGE OF PAVEMENT	PCC	POINT OF COMMENCEMENT
EW	EDGE OF WATER	POL	POINT ON LINE
FC	FENCE CORNER	PC	POINT OF CURVATURE
FNC	FENCE LINE	PT	POINT OF TANGENCY
FND	FOUND	PSW	PROFESSIONAL SURVEYOR AND MAPPER
FLD	FIELD	RCP	REINFORCED CONCRETE PIPE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RR	RAILROAD
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	RLS	REGISTERED LAND SURVEYOR
FRM	FLOOD INSURANCE RATE MAP	ROW	RIGHT OF WAY
ID	IDENTIFICATION	SBS	SCHEDULE B 2 ITEM
IP	IRON PIPE	SBM	SITE BENCHMARK
IPC	IRON PIPE & CAP	SEC	SECTION
IR	IRON ROD	SRD	STATE ROAD DEPARTMENT
IRC	IRON ROD & CAP	(TYP.)	TYPICAL
INV	PIPE INVERT	WI	WITH

SYMBOLS:

	CENTERLINE		SIGN
	CONCRETE POWER POLE		STUB OUT
	UTILITY POLE (WOOD)		FTC MANHOLE
	UTILITY POLE (STEEL)		TELEPHONE JUNCTION BOX
	WOOD SERVICE POLE		TELEPHONE MARKER (UNDERGROUND)
	ELECTRIC JUNCTION BOX		TRANSMISSION POWER POLE
	GAS MARKER (UNDERGROUND)		WATER METER
	GUY WIRE		WELL
	LIGHT POLE OR POST		SWAMPY AREA
	TREE NUMBER (SEE TREE TABLE)		SITE BENCHMARK

LINETYPES:

	OVERHEAD UTILITY LINE		FENCE LINE (TYPE AS NOTED)
	TOP OF BANK		TOE OF SLOPE
	1' CONTOUR LINE		1' CONTOUR LINE

LEGAL DESCRIPTION: (OWNER: C C & B PROPERTIES)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 20-9618 COMMITMENT NO. 985599
COMMITMENT DATE DECEMBER 8 2020.

PARCEL 1: (ALTERNATE KEY 1182964)

THE EAST 200 FEET OF WEST 1/2 OF GOVERNMENT LOT 4 NORTH OF A C.L. RAILROAD IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

and

PARCEL 2: (ALTERNATE KEY 1182956)

BEGINNING 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, RUN SOUTH TO HIGHWAY 441, THENCE SOUTHWESTERLY ALONG SAID HIGHWAY TO A POINT 640 FEET WEST OF THE EAST LINE OF GOVERNMENT LOT 4, WEST TO THE LAKE, NORTHEASTERLY ALONG SAID LAKE TO A POINT 200 FEET WEST OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO, THE WEST 20 FEET OF THE EAST 1/2 OF GOVERNMENT LOT 4 NORTH OF THE RIGHT-OF-WAY FOR A C.L. RAILROAD, LESS AND EXCEPT THE FORMER RIGHT-OF-WAY OF THE A.C.L. RAILROAD.

LEGAL DESCRIPTION: (OWNER: JAMES TILQUIST - ORB 5509, PG 1885)

ALTERNATE KEY 1703654

PARCEL 1:

THAT PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5 OF SAID SECTION, RUN THENCE NORTH 20 DEGREES WEST TO THE OPEN WATERS OF LAKE GRIFFIN, BEGIN AGAIN AT THE POINT OF BEGINNING, RUN WEST 200 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION; RUN THENCE NORTH 31 DEGREES 50 MINUTES WEST TO THE OPEN WATERS OF LAKE GRIFFIN; THENCE RUN NORTHEASTERLY ALONG THE WATERS OF SAID LAKE GRIFFIN TO INTERSECT THE FIRST LINE.

PARCEL 2:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 89.1 FEET, THENCE NORTHEASTERLY PARALLEL TO STATE HIGHWAY TO A POINT ON CANAL 670 FEET SOUTH 58 DEGREES 15 MINUTES WEST FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 5, THENCE NORTHEASTERLY ALONG CANAL TO THE NORTH LINE OF GOVERNMENT LOT 5, THENCE RUN WEST TO THE POINT OF BEGINNING, LESS THAT PART THEREOF LYING SOUTH AND EAST OF PUBLIC ROAD, U.S. HIGHWAY 441, AND ALSO LESS AND EXCEPT THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD (ABANDONED).

PARCEL 3:

BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN THENCE WEST 200 FEET, THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 5 THAT IS 322.32 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT OF WAY OF A.C.L. RAILROAD; THENCE NORTH 322.32 FEET TO THE POINT OF BEGINNING.

(ALTERNATE KEY 1801737)

LEGAL DESCRIPTION: (OWNER: WINSTON AND AMBER SHELLEY - ORB 2234, PG 20)

BEGIN ON THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST ON NORTHERLY RIGHT OF WAY OF ABANDONED SCLRR, RUN NORTH ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 40 FEET, THENCE EASTERLY PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF ABANDONED SCLRR TO A POINT 20 FEET EAST OF WEST LINE OF GOVERNMENT LOT 4, THENCE NORTH 20 FEET EAST OF AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 4 TO A POINT 2,802.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, THENCE EAST TO A POINT 460 FEET EAST OF THE WEST LINE OF GOVERNMENT LOT 4, THENCE SOUTH TO RAILROAD RIGHT OF WAY, THENCE WESTERLY ALONG RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED PROPERTY, THAT PART OF GOVERNMENT LOT 4, SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, BEING A STRIP OF LAND 20 FEET WIDE LYING ADJACENT TO AND WITHIN 20 FEET EAST OF WHEN MEASURED AT RIGHT ANGLES THERETO, THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD THAT INTERSECTS THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND RUN NORTH ALONG SAID WEST LINE OF GOVERNMENT LOT 4 TO A POINT WHICH IS 2,842.83 FEET NORTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA AND THE END OF THIS LINE.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE 43 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE EAST 50 FEET OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, AND THAT PART OF THE 75 FOOT WIDE RIGHT-OF-WAY OF THE ABANDONED S.C.L. RAILROAD LYING IN THE WEST 68 FEET OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA, AS GRANTED IN PRIVATE ROADWAY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1415, PAGE 535, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES:

- ALL SUPPORTING INFORMATION PERTAINING TO THE BOUNDARY OF THIS PROPERTY SHOULD BE REFERRED TO PROJECT BOUNDARY PER "BOUNDARY SURVEY" PERFORMED FOR TAITER CARSON, LEESBURG LAKEFRONT RV PARK, LLC BY BESH HALFF DATED APRIL 2021.
- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS AND COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE (901) BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS83-2011) AND REFERENCED TO THE WEST LINE OF GOVERNMENT LOT 4 IN SECTION 20-19-25 AS BEING N 00°35'31" E. ALL DISTANCES SHOWN ARE IN UNITED STATES SURVEY FEET.
- THE PURPOSE OF THIS TOPOGRAPHIC AND TREE SURVEY IS TO SHOW THE IMPROVEMENTS, ELEVATIONS, CONTOURS AND TREES IN THE AREA AS REQUESTED BY THE CLIENT.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) AND ZONE "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD CHANCE BASE FLOOD ELEVATION + 60.5), ACCORDING TO FLOOD INSURANCE RATE MAP 13080C0300E, COMMUNITY PANEL NUMBER 120421, EFFECTIVE DATE DECEMBER 18, 2012. ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED, EXCEPT WHAT IS SHOWN HEREON.
- THE BENCHMARKS AND ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "1188A/122", ELEVATION 60.07, NORTH AMERICAN VERTICAL DATUM (NAVD88).

CERTIFIED TO:
Leesburg Lakefront RV Park, LLC
Taiter Carson



John T. McGlothlin DATE: 11/17/2021
JOHN T. MCGLOTHLIN, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6028

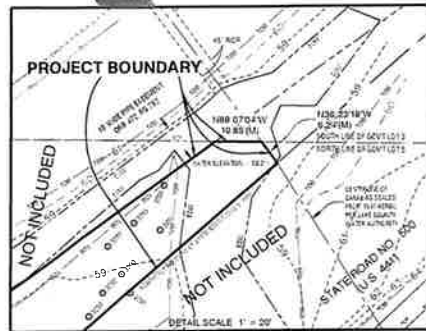
SHEET 1 OF 3

CLIENT	TAITER CARSON, LEESBURG LAKEFRONT RV PARK, LLC
JOB NO.	201684-0000
ACAD FILE	201684 Harbor View RV Park Topo Tree
DATE	MAY 2021
DRAWN BY	SAB
REVISIONS	FLD BOOK
DATE	

TOPOGRAPHIC AND TREE LOCATION SURVEY
IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA
ALTERNATE KEYS 1182956, 1182964, 1703654
AND 1801737, LEESBURG, FLORIDA



NOTE:
LAKE GRIFFIN IS SOVEREIGN LANDS OF THE STATE OF FLORIDA. THE BOUNDARY BETWEEN THE UPLAND OWNER AND THE STATE IS THE "ORDINARY HIGH WATER LINE". TO THIS SURVEYORS KNOWLEDGE THIS LINE HAS NOT BEEN ESTABLISHED FOR LAKE GRIFFIN AND HAS NOT BEEN DEPICTED HEREON. THE CLIENT IS ADVISED NOT TO MAKE IMPROVEMENTS NEAR THE LOW WATER AREAS OF THE PROPERTY WITHOUT NECESSARY GOVERNMENT AGENCY APPROVALS. SOME OF THE LOW AREAS OF THE PROPERTY ENCOMPASSED BY THE SOLID BOUNDARY LINE MAY BE BELOW THE ORDINARY HIGH WATER LINE BASED ON CURRENT METHODOLOGY PROMULGATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).



AUG 08 2022
PUD-22-334
RECEIVED

PRIMARY BENCHMARK 'FDOT D5
PID 1102C020' AS PUBLISHED
4"X4" CM STAMPED BM/11/98/A/122
ELEV. = 60.07' NAVD 83
LATITUDE: 28-48-22.389
LONGITUDE: 081-50-04.786

SITE BENCHMARK #1
NAIL AND DISK
"LB 8348"
ELEV. = 74.47' NAVD 88
N 1631758.6827
E: 386856.5029

SITE BENCHMARK #2
4"x4" CONCRETE MONUMENT
"LB 8348"
ELEV. = 61.35' NAVD 85
N: 1631955.5688
E: 387519.2702

SITE BENCHMARK #3
3"X3" CM WITH TACK NO ID
ELEV. = 60.73' NAVD 88
N 1632418.9480
E 388164.8377

SITE BENCHMARK #4
BOX CUT IN MITERED
END SECTION
ELEV. = 65.11' NAVD 88
N 1632441.5096
E:386385.0950

SITE BENCHMARK #5
BOX CUT IN HEADWALL
ELEV. = 62.34' NAVD 88
N 1632737.5576
E 388698.7977

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	198.55'	1914.64'	3°56'31"	557°17'30"	95.47'
C2	500.75'	1914.64'	14°59'06"	SE 74°58'18" W	499.32'
C3	699.31'	1914.64'	20°55'36"	SE 44°03'03" W	695.43'
C4	0.86'	1173.57'	90°23'31"	N 49° 8'19" E	0.86'
C5	20.80'	1875.10'	1°08'00"	N 1°08'36" E	20.80'

* **NOTE:**
RAILROAD ALIGNMENT BASED ON STATE ROAD NO. 500 (U.S. 441)
ROAD RIGHT OF WAY PER STATE ROAD PROJECT NO. 11010-2504,
APPROVED 8-07-2002, AND VERIFIED AS SHOWN ON THE ATLANTIC
COASTLINE RAILROAD COMPANY RIGHT OF WAY AND TRACK MAP
FOR THE ASTOR BRANCH-MAP, NO. V.13FLA/2, DATED JUNE 30, 1917

MES #1 INVERT NE = 62.03' 24' RCP	INV #1 INVERT NE = 61.79' 24' RCP	CB #1 TOP OF INLET = 62.1' BOTTOM = 56.55'
MES #2 INVERT SW = 62.61' 24' RCP	INV #2 INVERT SW = 61.19' 24' RCP	CB #2 TOP OF INLET = 61.1' BOTTOM = 55.22'
MES #3 INVERT NE = 62.25' 24' RCP	INV #3 INVERT NE = 58.92' 24' RCP	
MES #4 INVERT SW = 62.30' 24' RCP	INV #4 INVERT NE = 56.79' 18' RCP	
MES #5 INVERT NE = 62.33' 24' RCP	INV #5 INVERT SW = 58.95' 18' RCP	
MES #6 INVERT SW = 62.48' 24' RCP	INV #6 INVERT NE = 58.97' 15' RCP	
	INV #7 INVERT SW = 58.91' 15' RCP	
	INV #8 INVERT NE = 56.78' 24' RCP	
	INV #9 INVERT SW = 58.24' 24' RCP	
	INV #10 INVERT NE = 58.08' 24' RCP	
	INV #11 INVERT SW = 57.20' 24' RCP	

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

SHEET 2 OF 3

[illegible]

TOPOGRAPHIC AND TREE LOCATION SURVEY
IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA
ALTERNATE KEYS 1182956, 1182964, 1703654
AND 1801737, LEESBURG, FLORIDA



TOPOGRAPHIC AND TREE LOCATION SURVEY

CITY OF LEESBURG

AUG 08 2022
PUD-22-334
RECEIVED

TREE TABLE			
Point #	Northing	Easting	DESCRIPTION
2040	1632892.11	388865.47	OAK 12"
2041	1632861.87	388867.55	OAK 30"
2045	1632721.12	388865.22	OAK 14"
2307	1632090.51	388975.74	OAK 8"
2308	1632100.40	388970.44	OAK 8"
2309	1632089.77	388956.45	OAK 8"
2310	1632082.85	388955.10	OAK 8"
2311	1632086.01	388950.75	OAK 5"
2312	1632082.45	388955.81	DBL OAK 5' 5"
2313	1631921.59	388684.00	DBL OAK 10' 10"
2314	1631823.79	388873.34	OAK 7"
2315	1632231.71	388685.10	OAK 6"
2316	1632327.22	388670.43	TRPL OAK # 4"
2317	1632334.40	388685.78	DBL OAK 5' 5"
2320	1632328.58	388707.53	PALM 14"
2321	1632248.30	387144.81	PALM 12"
2322	1632240.33	387148.81	PALM 12"
2323	1632244.08	387141.41	PALM 12"
2327	1632372.79	387073.37	OAK 30"
2328	1632383.81	387053.84	OAK 53"
2329	1632374.57	387078.72	OAK 38"
2330	1632420.55	387057.24	PALM 12"
2332	1632430.50	387050.78	BAV 34"
2333	1632428.51	387001.27	OAK 40"
2334	1632424.41	387000.79	OAK 34"
2335	1632468.47	387019.88	UNKNOWN 20"
2336	1632468.75	386990.22	OAK 42"
2338	1632527.50	386936.20	OAK 12"
2340	1632540.65	386931.02	OAK 8"
2342	1632558.21	386916.71	OAK 15"
2343	1632560.43	386906.80	OAK 12"
2344	1632579.84	386908.39	OAK 18"
2345	1632588.28	386897.43	OAK 10"
2346	1632599.13	386893.50	OAK 18"
2347	1632582.78	386903.57	OAK 8"
2348	1632584.74	386887.41	OAK 38"
2349	1632587.29	386892.16	OAK 14"
2350	1632574.91	386880.54	OAK 18"
2446	1632579.73	387095.16	OAK 13"
2450	1632705.02	387083.12	OAK 10"
2451	1632717.17	387091.45	OAK 18"
2452	1632713.51	387091.28	OAK 8"
2453	1632718.26	387080.07	OAK 20"
2454	1632710.11	387071.58	DBL OAK 10' 10"
2455	1632727.83	387078.55	OAK 14"
2456	1632738.56	387076.36	OAK 14"
2457	1632737.64	387075.21	OAK 8"
2458	1632747.02	387074.57	OAK 15"
2459	1632781.55	387065.59	OAK 8"
2460	1632757.70	387052.51	DBL OAK 12" 12"
2461	1632740.19	387043.65	OAK 32"
2462	1632784.57	387048.78	OAK 12"
2463	1632784.28	387046.81	DBL OAK 10' 10"
2464	1632808.66	387018.00	OAK 24"
2465	1632807.56	387015.29	OAK 18"
2466	1632740.24	387074.75	OAK 28"
2467	1632738.24	387074.61	OAK 34"
2468	1632753.13	387073.77	TRPL OAK 24" 24" 24"
2469	1632581.51	387073.34	OAK 16"
2470	1632574.45	387072.89	OAK 12"
2471	1632547.80	387073.72	OAK 38"
2472	1632587.12	387084.36	OAK 34"
2473	1632511.14	387023.52	PINE 20"
2480	1632596.75	387074.84	OAK 24"
2481	1632763.79	387071.80	OAK 10"
2482	1632783.32	387089.88	OAK 6"
2483	1632766.20	387076.51	OAK 18"
2484	1632789.14	387076.45	OAK 12"

TREE TABLE			
Point #	Northing	Easting	DESCRIPTION
2485	1632789.70	387089.39	OAK 8"
2486	1632789.81	387087.10	OAK 5"
2488	1632781.87	387070.29	OAK 24"
2489	1632785.38	387051.38	OAK 8"
2490	1632815.88	387048.94	OAK 20"
2491	1632817.80	387047.47	OAK 8"
2498	1632837.85	387027.05	OAK 13"
2497	1632841.51	387034.50	OAK 10"
2498	1632834.59	387008.28	OAK 30"
2499	1632832.46	387008.33	OAK 24"
2501	1632828.78	387078.12	OAK 24"
2503	1632810.27	387069.85	DBL OAK 8" 8"
2504	1632795.83	387065.42	PALM 18"
2505	1632795.80	387041.52	OAK 8"
2510	1632783.82	387013.14	TRPL OAK 10' 10' 10"
2511	1632784.97	387005.44	PALM 18"
2515	1632454.55	387004.44	OAK 30"
2516	1632467.74	387028.28	OAK 8"
2517	1632451.66	387032.87	PINE 24"
2520	1632789.79	387022.16	DBL OAK 14" 14"
2522	1632780.88	387060.99	TRPL OAK 10' 10' 10"
2524	1632785.77	387068.44	OAK 6"
2525	1632808.18	387089.48	OAK 12"
2526	1632828.78	387030.80	OAK 8"
2533	1632838.22	387020.44	DBL OAK 8" 8"
2536	1632839.04	387016.82	OAK 8"
2537	1632868.55	387018.86	OAK 42"
2538	1632786.32	387036.20	OAK 10"
2539	1632783.80	387063.04	OAK 24"
2540	1632834.70	387021.85	OAK 10"
2541	1632841.46	387018.40	OAK 8"
2542	1632841.51	387007.21	OAK 10"
2543	1632828.97	387008.05	OAK 15"
2544	1632854.07	387056.93	OAK 30"
2545	1632854.78	387053.80	OAK 12"
2548	1632848.36	387074.80	OAK 20"
2549	1632847.84	387077.31	OAK 14"
2550	1632858.52	387075.00	OAK 10"
2554	1632787.48	387073.87	OAK 8"
2555	1632789.16	387074.11	OAK 8"
2556	1632785.33	387073.26	OAK 6"
2557	1632786.81	387073.20	OAK 10"
2558	1632780.82	387088.86	DBL OAK 12" 12"
2559	1632789.41	387070.66	TRPL OAK # 8" 8"
2560	1632805.85	387072.86	OAK 12"
2561	1632817.48	387072.33	OAK 8"
2592	1632837.57	387082.13	OAK 14"
2570	1632840.38	387030.46	OAK 7"
2571	1632851.22	387028.08	OAK 8"
2578	1632808.96	387060.81	OAK 8"
2580	1632786.80	387058.42	OAK 6"
2581	1632784.14	387058.78	OAK 10"
2603	1632733.53	387048.86	OAK 7"
2604	1632725.68	387047.01	OAK 12"
2605	1632717.45	387048.92	OAK 20"
2606	1632717.07	387050.32	OAK 12"
2607	1632721.28	387018.05	OAK 14"
2608	1632723.14	387018.77	OAK 10"
2609	1632727.76	387018.44	OAK 18"
2610	1632742.80	387002.04	OAK 8"
2611	1632711.48	387018.82	OAK 10"
2612	1632705.07	387017.58	OAK 8"
2613	1632700.95	387013.08	OAK 12"
2614	1632699.32	387008.08	OAK 18"
2615	1632688.77	387013.21	OAK 10"
2616	1632687.27	387013.10	OAK 6"
2621	1632672.45	387011.48	OAK 7"
2622	1632672.38	387010.41	OAK 8"

TREE TABLE			
Point #	Northing	Easting	DESCRIPTION
2623	1632662.56	387022.35	OAK 12"
2624	1632663.53	387013.88	OAK 8"
2625	1632662.55	387009.71	OAK 8"
2626	1632645.43	387006.25	OAK 7"
2627	1632646.28	387006.33	OAK 12"
2628	1632647.13	387011.54	OAK 12"
2629	1632650.27	387015.26	OAK 24"
2633	1632810.06	387030.58	TRPL OAK 20" 20" 20"
2635	1632572.59	387001.70	OAK 14"
2636	1632560.74	387018.71	DBL OAK 7" 7"
2640	1632547.82	387016.49	OAK 5"
2641	1632544.78	387015.88	OAK 6"
2642	1632541.59	387022.21	OAK 8"
2643	1632544.82	387001.52	OAK 8"
2646	1632536.82	387032.24	OAK 6"
2647	1632535.55	387028.72	OAK 6"
2648	1632531.24	387016.01	OAK 14"
2649	1632528.38	387012.70	OAK 18"
2650	1632524.57	387020.11	OAK 14"
2651	1632513.84	387020.24	OAK 8"
2653	1632507.50	387012.31	OAK 8"
2657	1632489.96	387015.45	OAK 12"
2658	1632482.03	387010.22	DBL OAK 10' 10"
2659	1632480.60	387008.05	OAK 10"
2660	1632480.37	387009.08	OAK 16"
2664	1632470.33	387049.37	OAK 7"
2665	1632442.88	387047.40	OAK 17"
2674	1632387.38	387049.31	PALM 14"
2677	1632389.85	387001.34	PALM 12"
2678	1632405.52	387049.00	PALM 12"
2680	1632418.88	387046.56	PALM 12"
2682	1632290.31	387044.87	PALM 12"
2686	1632239.21	387111.73	MULTI-OAK 24" 24" 24" 24"
2720	1632251.51	387061.10	OAK 38"
2721	1632297.82	387085.77	DBL OAK 20" 20"
2722	1632345.77	387041.87	TRPL OAK 24" 24" 24"
2723	1632428.41	387032.78	OAK 18"
2734	1632433.82	387032.79	CLUSTER OF OAKS 5-12"
2725	1632384.28	387039.04	DBL OAK 18" 18"
2726	1632330.76	387013.78	OAK 8"
2727	1632332.82	387010.85	OAK 6"
2728	1632330.86	387008.99	OAK 8"
2729	1632330.07	387013.12	OAK 8"
2730	1632321.08	387005.27	OAK 8"
2731	1632318.88	387005.55	OAK 8"
2732	1632317.50	387005.97	OAK 6"
2733	1632319.85	387011.51	OAK 7"
2734	1632313.17	387014.88	CLUSTER OF OAKS 5-7"
2735	1632286.60	387009.83	DBL OAK 12" 12"
2736	1632285.68	387016.81	OAK 8"
2737	1632274.04	387013.47	CLUSTER OF OAKS 7-7"
2746	1632071.73	387042.86	OAK 38"
2747	1632089.10	387058.26	MULTI-OAK 30" 30" 30" 30"
2748	1632130.14	387053.35	MULTI-OAK 18" 18" 18" 18"
2750	1632118.54	387003.57	MULTI-OAK 18" 18" 18" 18"
2751	1632208.96	387009.18	OAK 18"
2753	1632255.88	387058.77	OAK 38"
2754	1632281.67	387076.44	OAK 24"
2755	1632286.24	387080.07	OAK 20"
2756	1632282.37	387072.12	OAK 18"
2757	1632253.91	387093.80	PALM 14"
2758	1632217.08	387085.42	OAK 20"
2759	1632218.48	387064.87	OAK 8"
2760	1632220.35	387064.18	OAK 18"
2781	1632221.62	387057.34	DBL OAK 26" 26"
2844	1632477.86	388128.28	OAK 24"
2845	1632471.50	388042.62	OAK 8"
2846	1632483.30	388107.84	OAK 5"

TREE TABLE			
Point #	Northing	Easting	DESCRIPTION
2847	1632438.14	388078.85	OAK 30"
2848	1632422.17	388050.89	OAK 80"
2849	1632406.47	388049.55	OAK 18"
2850	1632391.19	388005.88	OAK 42"
2851	1632384.02	388005.86	OAK 30"
2852	1632354.37	388113.19	OAK 48"
2853	1632355.37	388132.34	CYPRESS 8"
2854	1632354.05	388133.24	CYPRESS 8"
2855	1632354.05	388126.50	OAK 12"
2856	1632351.87	388116.15	OAK 15"
2857	1632347.64	388109.10	OAK 24"
2858	1632354.42	387954.20	OAK 6"
2859	1632359.52	388121.42	OAK 20"
2860	1632359.80	388107.55	OAK 12"
2861	1632357.12	388112.46	OAK 14"
2862	1632372.08	388114.41	OAK 18"
2863	1632358.00	388066.69	OAK 14"
2864	1632363.45	388095.82	OAK 18"
2865	1632388.86	388065.86	OAK 8"
2866	1632388.83	388066.84	PALM 8"
2867	1632592.26	388081.48	OAK 18"
2868	1632803.40	388100.28	OAK 6"
2869	1632807.62	388098.69	OAK 18"
2870	1632909.80	388068.80	OAK 10"
2871	1632813.41	388085.81	OAK 15"
2872	1632867.49	388079.77	PALM 6"
2873	1632815.08	388075.53	PALM 10"
2874	1632815.41	388070.73	PALM 5"
2875	1632921.48	388060.26	OAK 14"
2876	1632813.04	388066.26	OAK 15"
2877	1632626.58	388070.73	PALM 6"
2878	1632934.41	388078.00	OAK 10"
2879	1632930.97	388066.05	OAK 28"
2880	1632948.56	388068.57	PALM 18"
2881	1632948.20	388068.13	OAK 8"
2882	1632948.06	388058.05	OAK 4"
2883	1632944.16	388052.58	OAK 16"
2884	1632947.56	388050.32	OAK 18"
2885	1632950.40	388055.24	PALM 8"
2886	1632955.85	388048.18	OAK 15"
2887	1632963.47	388055.86	OAK 12"
2888	1632993.84	388051.48	OAK 8"
2889	1632999.13	388049.84	OAK 14"
2890	1632861.72	388047.98	OAK 12"
2891	1632685.76	388044.65	OAK 10"
2892	1632662.28	388037.88	OAK 16"
2893	1632992.96	387991.05	OAK 28"
2895	1632700.71	388005.20	PALM 12"
2896	1632685.05	388004.58	OAK 12"
2897	1632684.15	387999.87	OAK 8"
2898	1632685.88	388015.88	OAK 6"
2900	1632882.84	388018.36	OAK 15"
2901	1632859.23	388025.96	OAK 16"
2902	1632961.23	388019.84	OAK 18"
2903	1632827.42	388046.88	OAK 8"
2904	1632820.80	388054.12	PALM 12"
2905	1632803.30	388062.38	OAK 8"
2906	1632802.70	388068.56	OAK 8"
2907	1632575.61	388078.53	OAK 6"
2908	1632371.89	388085.18	OAK 6"
2909	1632561.78	388088.89	OAK 13"
2910	1632551.80	388097.48	OAK 8"
2911	1632518.80	388127.88	OAK 36"
2912	1632495.85	388126.03	OAK 6"
2913	1632443.21	388081.78	OAK 32"
2914	1632478.25	388055.21	EMPIR OAK 18" 18"
2915	1632460.40	388060.62	OAK 8"
2916	1632476.08	388046.16	DBL OAK 12" 12"



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

DATE: August 18, 2022
OWNERS: Leesburg Lakefront RV Park, LLC (Blue Gill Marina & Motorcoach Resort)
PETITIONER: Leesburg Lakefront RV Park, LLC, Enon Winkler, Agent
PROJECT: Mixed Use PUD (RV Resort, Restaurant, Dry Boat Storage, Cottages, Bungalows)
REQUEST: PUD (Planned Unit Development) Rezoning
CASE NO.: PUD-22-344

THE PLANNING & ZONING DIVISION RECOMMENDS:

APPROVAL of this request

for the following reason(s):

1. The proposed request is compatible with the current surrounding zoning districts of C-3 (Highway Commercial and Lake County RMRP (Residential Mobile Home Park) and Lake County CP (Planned Commercial).
2. The proposed request will allow additional uses for the property that are consistent with the current surrounding future land uses of City of Leesburg General Commercial and Lake County Urban Medium Density.
3. The proposed request, as conditioned in the attached PUD (Planned Unit Development) agreement does not appear to create a detriment to surrounding properties.
4. The proposed request is consistent with the City's Growth Management Plan, Future Land Use Element, Goal 1, Objective 1.6.

Action Requested:

1. Vote to approve staff's recommendation to modify the existing PUD (Planned Unit Development) to allow for expanded and additional amenities and modified development requirements within the PUD (Planned Unit Development) and forward to the City Commission for their consideration.

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

DATE: August 4, 2022
OWNER: Leesburg Lakefront RV Park, LLC
PETITIONER: Leesburg Lakefront RV Park, LLC, Enon Winkler, Agent
PROJECT: Mixed Use PUD (RV Resort, Restaurant, Dry Boat Storage, Cottages, Bungalows)
REQUEST: PUD (Planned Unit Development) Rezoning
CASE NO.: PUD-22-344

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 6/18/21

FIRE

No comments from Fire Department. Amanda Stevenson 6/7/21

ELECTRIC

Electric has no objections. Power is available. Easements will be required to install power. Steve Davis 6/7/21

GAS

No comments received as of 6/18/21

GIS

No comments received as of 6/18/21

BUILDING

No comments received as of 6/18/21

PUBLIC WORKS

Public Works has no issues with this request. However, I would like to make sure the developer and owner are aware that per our FDEP permit, RVs are not authorized to connect to City Sewer. Also, the City will not take ownership of the roads upon completion of the development. Ownership and maintenance responsibilities will be retained by the development. This does not waive the requirement for the roads to be constructed in accordance with City Standards and Specifications. Clifford Kelsey 6/8/21

ADDRESSING

No comments received as of 6/18/21

ECONOMIC DEVELOPMENT

No comments received as of 6/18/21

LAKE COUNTY PUBLIC WORKS

Mixed Use PUD (RV Resorts, Restaurant, Dry Boat Storage, Cottages, Bungalows)– PUD (Planned Unit Development) - Case# PUD-22-344

No comments received as of 6/18/21

LAKE COUNTY SCHOOLS

PUBLIC RESPONSES

Approval

1 approval

Disapproval

No comment

Notice of Appearance filed:

PUBLIC COMMENTS (APPROVAL WITH REQUESTS)

PUBLIC COMMENTS (DISAPPROVAL)

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

DATE: August 18, 2022
OWNERS: Leesburg Lakefront RV Park, LLC
PETITIONER: Leesburg Lakefront RV Park, LLC, Enon Winkler, Agent
PROJECT: Mixed Use PUD (RV Resort, Restaurant, Dry Boat Storage, Cottages, Bungalows)
REQUEST: PUD (Planned Unit Development) Rezoning
CASE NO.: PUD-22-344

GENERAL LOCATION: The property is generally located north of U.S. Highway 441 and east of Pemble Road.

FUTURE LAND USE DESIGNATION:
General Commercial

SURROUNDING FUTURE LAND USE DESIGNATION:
North – Lake County Urban Medium Density
South – General Commercial; Lake County Urban Low Density and Urban Medium Density
East – Lake County Urban Medium Density
West – General Commercial

PROPOSED FUTURE LAND USE DESIGNATION: n/a

EXISTING ZONING DESIGNATION:

- AK#: 1801737 and 1703654 – C-3 (Highway Commercial)
- AK#: 1182964 and 1182956 – none assigned

SURROUNDING ZONING DESIGNATIONS:
North – Lake County RP (Residential Professional); Lake Griffin
South – C-3 (Highway Commercial)
East – P (Public)
West – Lake County RMRP (Mobile Home Rental Park District); Lake County RP (Residential Professional)

PROPOSED ZONING DESIGNATION: Amended PUD (Planned Unit Development)

EXISTING LAND USE: General vacant, a few dilapidated structures.

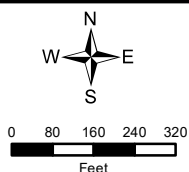
SURROUNDING LAND USE:
North – Single Family Residential; Lake Griffin
South – Commercial; Government/Municipal (DRA)
East – Public Lands (vacant)
West – Residential (mobile home park)

PROPOSED LAND USE: Marina and Motorcoach Resort, Restaurant, Dry Boat Storage, Cottages, Bungalows, extended patios, fire pits, and canal dock space

Aerial

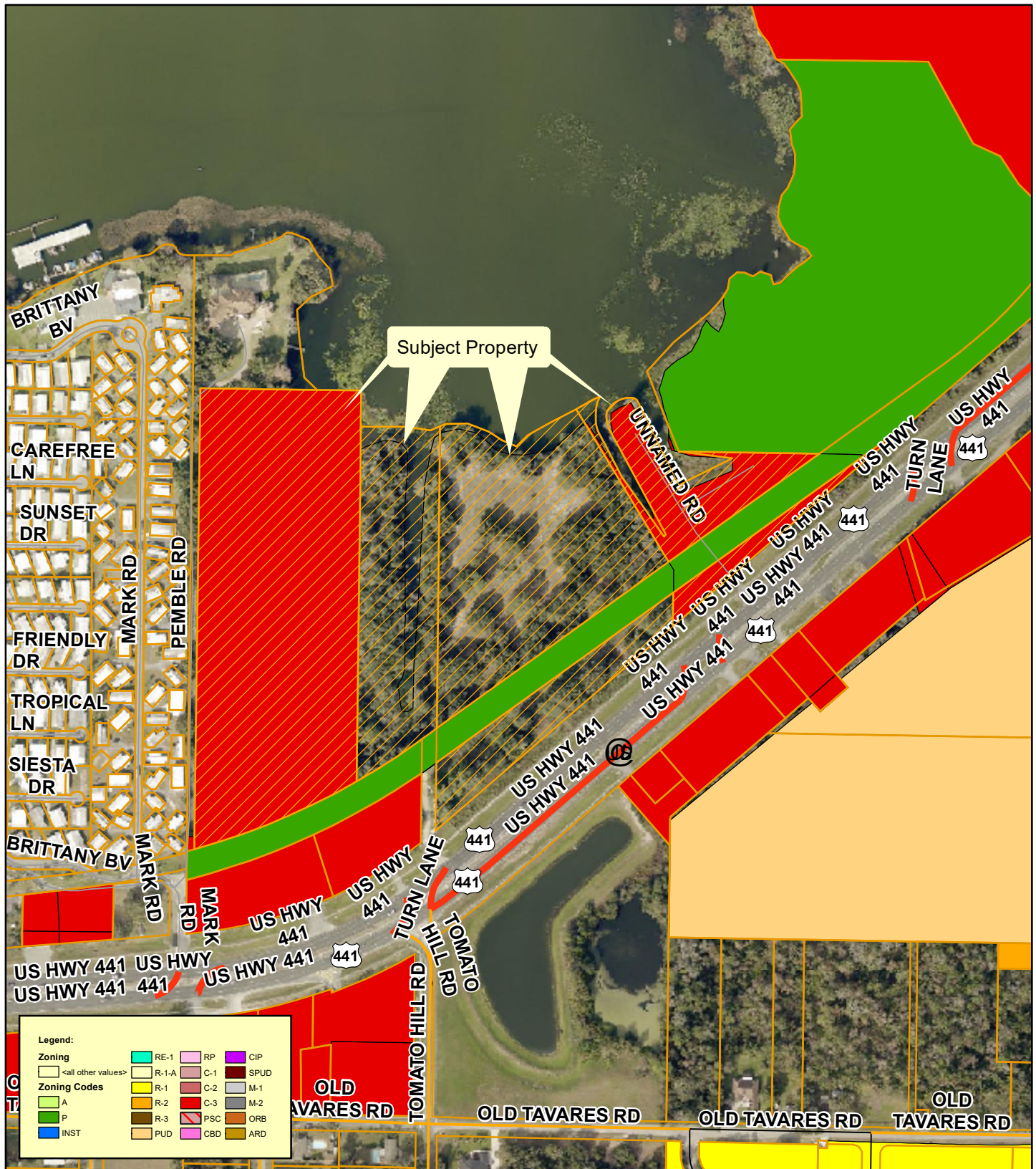


Planning & Zoning Division

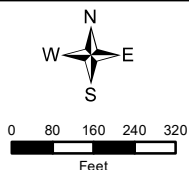


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1182965, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

Zoning

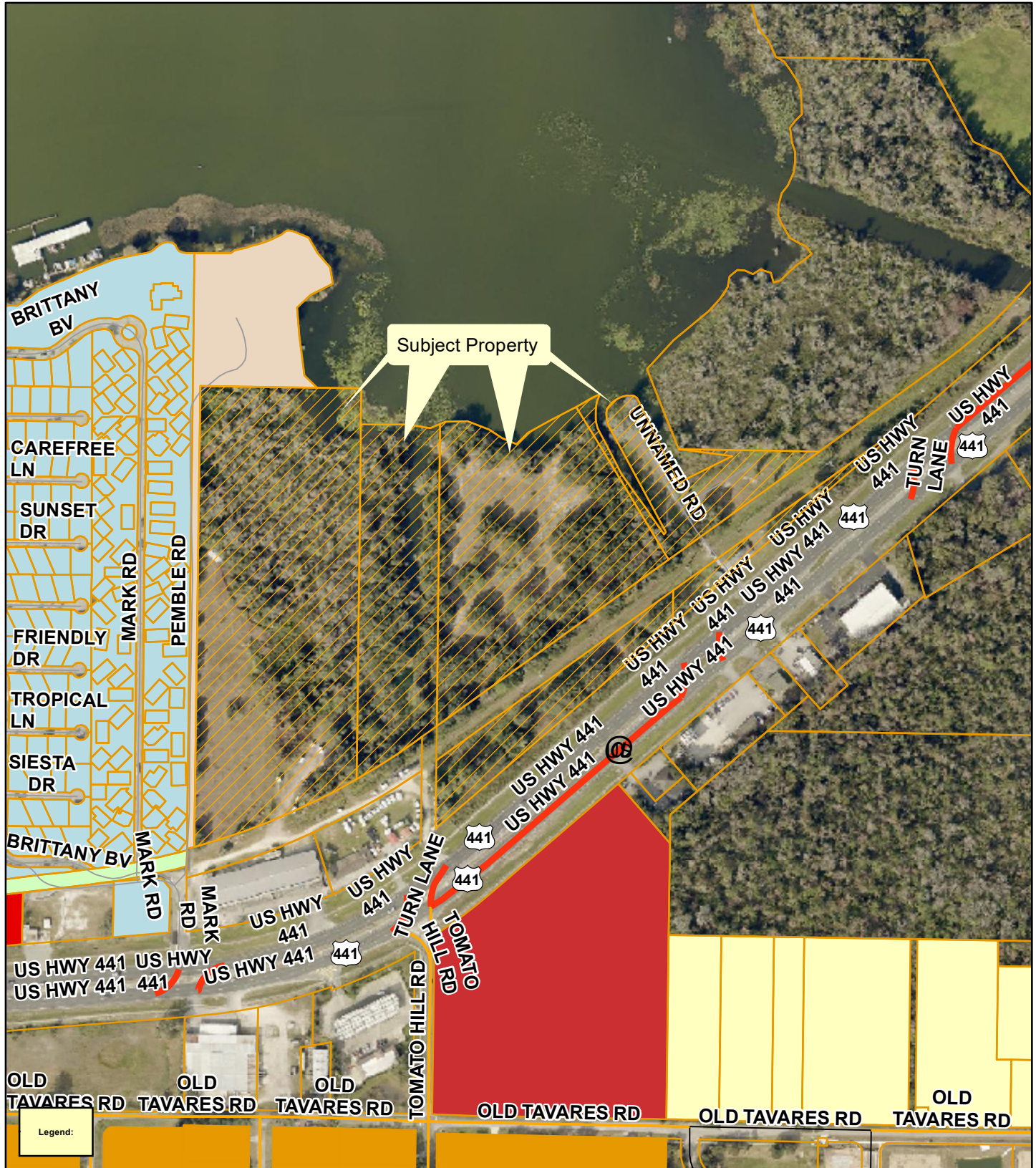


**Planning
& Zoning
Division**

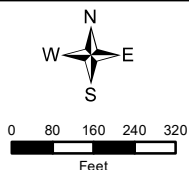


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

Lake County Zoning



**Planning
& Zoning
Division**

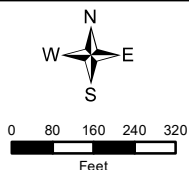


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

PROPOSED Zoning

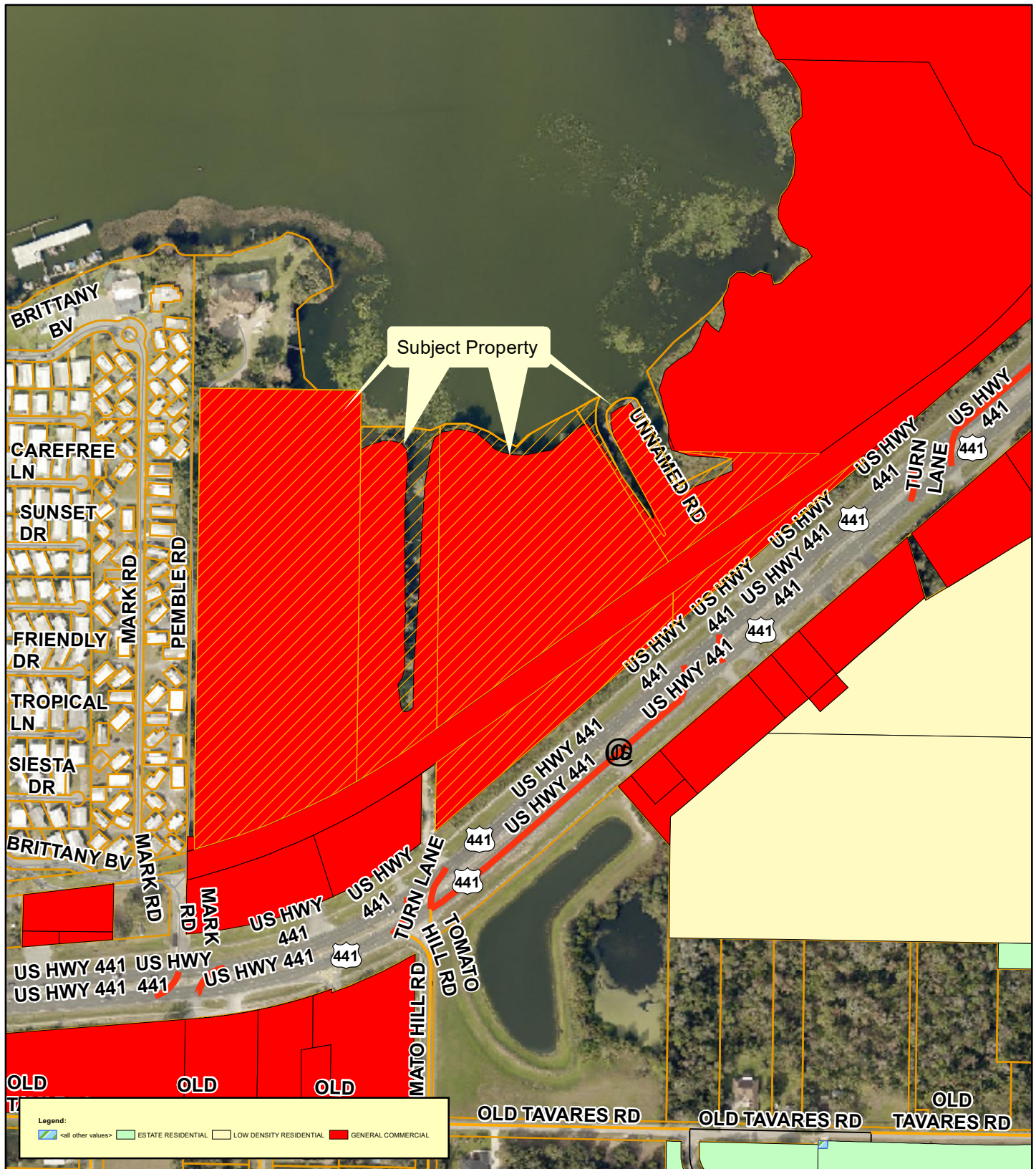


**Planning
& Zoning
Division**

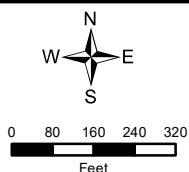


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

Future Land Use

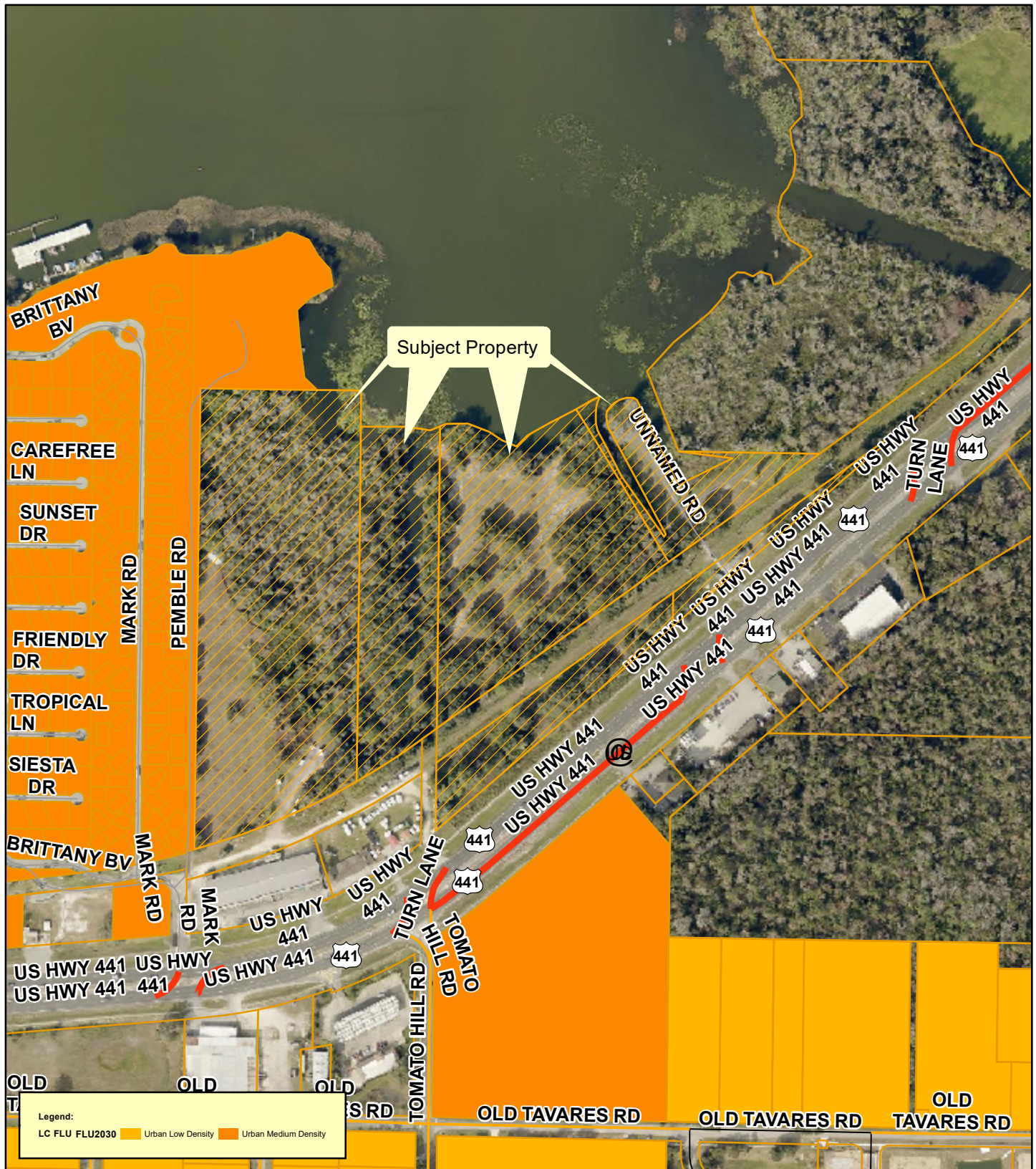


Planning & Zoning Division

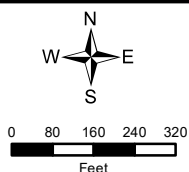


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1182965, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

Lake County Future Land Use



**Planning
& Zoning
Division**

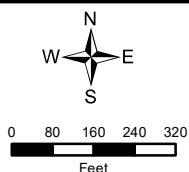


Blue Gill Marina & Motorcoach Resort
 2210 U. S. Highway 441
 AK#: 1801737, 1182964, 1703654
 Section 20, Township 19 South, Range 25 East
 August 3, 2022

Surrounding Existing Land Uses

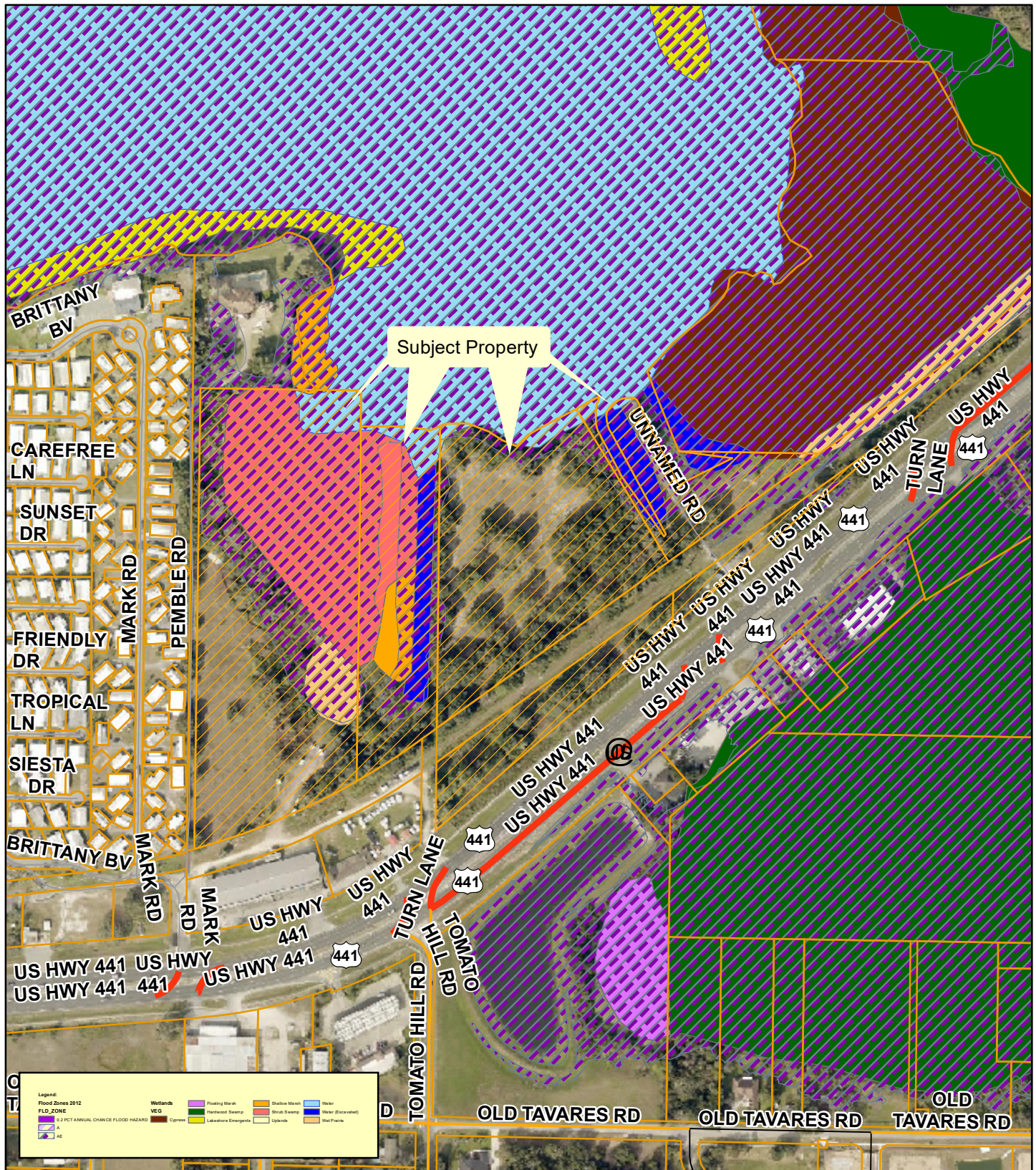


**Planning
& Zoning
Division**

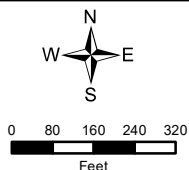


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

Wetlands and Flood Zones

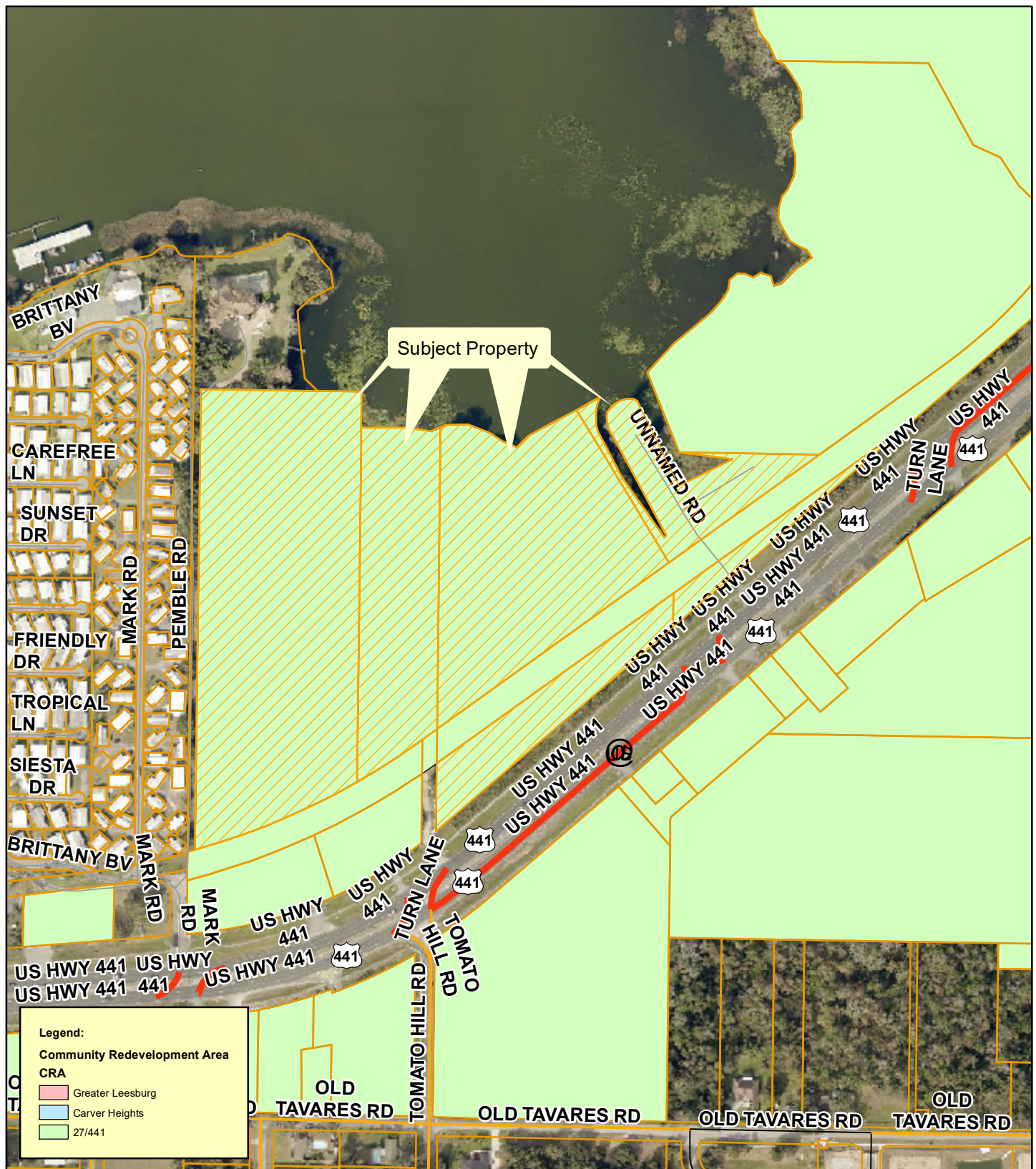


**Planning
& Zoning
Division**

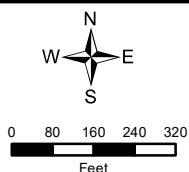


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1182965, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

Community Redevelopment Area



Planning & Zoning Division

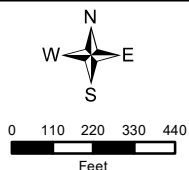


Blue Gill Marina & Motorcoach Resort
2210 U. S. Highway 441
AK#: 1801737, 1182964, 1182965, 1703654
Section 20, Township 19 South, Range 25 East
August 3, 2022

City Commission District



Planning
& Zoning
Division



Blue Gill RV Resort
District 1

Blue Gill Marina



Looking north into the property next to Brittany Estates on corner of Mark Road and access road.



Looking east on access road



Looking south on access road



Looking west on access road into Brittany Estates



Looking north into property on corner of unnamed road and access road



Looking east on access road



Looking south on access road



Looking west on access road



Looking north into property on US Highway 441



Looking east on US Highway 441



Looking south on US Highway 441



Looking west on US Highway 441

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.C.10.

Meeting Date: September 26, 2022

From: Al Minner, (City Manager)

Subject: An Ordinance of the City of Leesburg, Florida ratifying revisions to the form of Ballot Question Number 1 from the version appearing in Ordinance Number 22-43; providing for inclusion in the Code of Ordinances; providing for severability; providing for conflict; and for providing an effective date.

Staff Recommendation:

Staff recommends approving the Ordinance ratifying revisions to the form of Ballot Question 1 from the version appearing in Ordinance Number 22-43.

Analysis:

The purpose of this Ordinance is to approve and ratify revisions to the form of Ballot Question Number 1 from the version appearing in Ordinance Number 22-43. The original form of Ballot Question Number 1 contained too many words and the revisions are necessary to ensure compliance with applicable law.

Procurement Analysis:

N/A

Options:

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

Fiscal Impact:

None

ORDINANCE 2022 - ____

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, RATIFYING REVISIONS TO THE FORM OF BALLOT QUESTION NUMBER 1 FROM THE VERSION APPEARING IN ORDINANCE NUMBER 22-43; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 8, 2022, the City Commission of the City of Leesburg passed Ordinance 22-43 (the “Ballot Ordinance”), which proposed an amendment to Section 5 of the City Charter relating to powers of the City and provided for submission of the proposed amendment the electors;

WHEREAS, the Ballot Ordinance contains a form of Ballot which includes Ballot Question Number 1 and Ballot Question Number 2;

WHEREAS, the form of Ballot Question Number 1 contained too many words in its original form and the City Commission desires to ratify revisions to the form of Ballot Question 1 to ensure compliance with applicable laws and regulations;

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

Section 1. The following revisions to the form of Ballot Question Number 1 from the version appearing in the Ballot Ordinance are hereby ratified, confirmed, and accepted by the City Commission of the City of Leesburg:

A. Ballot Question Number 1: Enterprise Fund Sale Referendum. ~~Under the current Charter, the sale, lease, conveyance, hypothecation, assignment, or other transfer of any enterprise fund or activity of the City, including the operation of any enterprise of the City may be authorized upon the affirmative vote of a simple majority of the Commissioners. In addition, under the current Charter, the City Commissioners may adopt an ordinance requiring such a referendum upon the affirmative vote of a simple majority of the Commissioners. This amendment would require a referendum and the affirmative vote of at least two thirds (2/3) of the qualified electors of the City to authorize the sale, lease, conveyance, hypothecation, assignment, or other transfer of any City enterprise fund or activity of the City, including operation of any enterprise of the City. This amendment would also require the affirmative vote of at least four fifths (4/5) of the City Commissioners to approve an ordinance calling for requiring a referendum to authorize the sale, lease, conveyance, hypothecation, assignment, or other transfer of any City enterprise fund or activity of the City, including operation of any enterprise of the City.~~

Shall the above-described amendment be adopted?

Yes []

No []

Section 3. All provisions of the Ballot Ordinance shall remain in full force and effect except as amended by or otherwise provided in this ordinance. Except as previously stated, all ordinances in conflict with this ordinance are hereby repealed.

Section 4. This ordinance shall be effective upon passage on second and final reading.

Section 5. The provisions of this ordinance are intended to be incorporated into the Code of Ordinances of the City of Leesburg, Florida, and the sections of this Ordinance may be renumbered, relettered, and the word “ordinance” may be changed to “section,” “article,” or such other word or phrase in order to accomplish such intention.

Section 7. If any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of this ordinance.

PASSED AND ORDAINED this _____ day of _____, 2022, by
the City Commission of the City of Leesburg, Florida.

[Seal]

Mike Pederson
Mayor

Attest:

J. Andi Purvis
City Clerk

Approved as to form:

William Grant Watson
City Attorney

City of Leesburg Lake Front City

Agenda Memorandum

Item No: 6.D.1.

Meeting Date: September 26, 2022

From: James Williams, (Finance Director)

Subject: Resolution Amending Utility Rates for Fiscal Year 2022-23

Staff Recommendation:

Approve the resolution establishing Utility Rates for Electric, Gas, Water, Irrigation, Wastewater and Reuse starting October 1 and November 1, 2022.

Analysis:

During the multiple budget meetings, the City Commission and staff discussed the current state of every utility and the systems growth and increased operating costs. These rates, as discussed in those meetings, are a result of those discussions.

Electric overall revenue increase of 5% excluding power costs

Water and Irrigation increase 10%

Wastewater and Reuse increase of 2.5%

Gas increase of 2.5% on the delivery charge and \$4.70 increase in Customer Charge

Procurement Analysis:

Options:

1. Approve the Resolution amending the Utility Rates for Fiscal Year 2022-23; or
2. Such alternative action as the City Commission may deem appropriate.

Fiscal Impact:

Revenue increases for each listed utility.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
LEESBURG, FLORIDA, ADJUSTING CUSTOMER RATES FOR
ELECTRIC, GAS, WATER, IRRIGATION WATER, WASTEWATER, AND
REUSE WATER, FOR UTILITY SERVICE OBTAINED FROM THE CITY,
SETTING FORTH FINDINGS, PROVIDING A SAVINGS CLAUSE, AND
PROVIDING FOR AN EFFECTIVE DATE OF OCTOBER 1, 2022.**

WHEREAS, the City of Leesburg provides electric, gas, water, irrigation water, wastewater, and reuse water utility service to customers within its service area, and sets rates and charges for those services; and

WHEREAS, under §22-166 of the Code of Ordinances, utility rates are generally established and adjusted from time-to-time by resolution of the City Commission except the City Manager is given discretion to annually adjust certain automatic pass-through rate components on October 1 of each year, and

WHEREAS, the City Commission finds that the City has the financial need to increase certain utility rates for its customers, and that increasing the rates is the financially responsible action in light of increasing operational and expansion costs associated with the utilities.

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

SECTION I. The following rates for utility service, referenced in Attachment A, obtained from the City of Leesburg shall be adjusted on the effective date of this Resolution.

SECTION II. If any portion of this Resolution is declared invalid or unenforceable, and to the extent that it is possible to do so without destroying the overall intent and effect of this Resolution, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of the Resolution shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION III. This Resolution, and the rates established by it, shall become effective at 12:01 a.m. on October 1, 2022.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the _____ day of _____, 20.

THE CITY OF LEESBURG, FLORIDA

BY: _____
MIKE PEDERSON., Mayor

Attest: _____
ANDI PURVIS, City Clerk

ATTACHMENT A

ATTACHMENT A

**CITY OF LEESBURG
RATE CHANGES
EFFECTIVE OCTOBER & NOVEMBER 1, 2022**

ELECTRIC

EFFECTIVE OCTOBER 1, 2022

		New Leesburg			New Fruitland Park		
		Cust Chg	Base Sales		Cust Chg	Base Sales	
CM	RS (First 1,000 kWh)	\$ 15.00	0.092940 /kwh		\$ 15.00	0.092940 /kwh	
	RS (Over 1,000 kWh)	\$ 15.00	0.115492 /kwh		\$ 15.00	0.115492 /kwh	
	COMM ND	\$ 15.00	0.101981 /kwh		\$ 15.00	0.101981 /kwh	
	MUN ND	\$ 15.00	0.101981 /kwh		\$ 15.00	0.101981 /kwh	
ID	COMM D	\$ 32.00	0.048161 /kwh	13.98 /kw	\$ 32.00	0.048161 /kwh	13.98 /kw
	COMM GSD-2	\$ 56.00	0.043948 /kwh	16.08 /kw	\$ 56.00	0.043948 /kwh	16.08 /kw
	COMM GSD-3	\$ 113.00	0.038224 /kwh	19.99 /kw	\$ 113.00	0.038224 /kwh	19.99 /kw
DM	MUN	\$ 32.00	0.048161 /kwh	13.98 /kw	\$ 32.00	0.048161 /kwh	13.98 /kw
Gross Receipts Tax		0.02564	0.02564		0.02564	0.02564	
Franchise Fee Fruitland Park					0.08	0.08	
Utility Tax (City Tax)		0.1	0.1		0.1	0.1	
Local Options Tax		0.01	0.01		0.01	0.01	
State Tax		0.07	0.07		0.07	0.07	

GAS

EFFECTIVE NOVEMBER 1, 2022

Inflation Factor = 2.5%

		New Leesburg			New Fruitland Park/Tavares		
		Cust Chg	Variable		Cust Chg	Base Sales	
RS		\$ 18.10			\$ 18.10		
RS/CM HEAT ONLY		\$ 22.44			\$ 22.44		
COMM		\$ 22.44			\$ 22.44		
Franchise Fee Fruitland Park					0.08	0.08	
Franchise Fee Tavares					0.05	0.05	
Public Service Tax (City Tax-FP,TV)		0.1	0.1		0.1	0.1	
Local Options Tax		0.01	0.01		0.01	0.01	
State Tax		0.06	0.06		0.06	0.06	
Delivery Charge - CON1 (taxable)			0.623440			0.623440	

WATER - 100 Cubic Feet

Potable Water

EFFECTIVE NOVEMBER 1, 2022

		New Inside			New Outside		
		Cust Chg	Base Sales		Cust Chg	Base Sales	
RS		\$ 10.59			\$ 13.24		
	BAS1 (0-6)		0.876090 per 100 cu ft			1.095113 per 100 cu ft	
	BAS2 (7-12)		1.105221			1.381527	
	BAS3 (13-21)		1.536526			1.920658	
	BAS4 (22-45)		2.089136			2.611420	
	BASE5 (over 45)		3.827837			4.784797	
	BAS4 (22-45) Wht Mrsh & Ryl Hilnds					3.705115	
	BASE5 (over 45) Wht Mrsh & Ryl Hilnds					9.085173	
COMM (All usage)		\$ 10.59	1.482614		\$ 13.24	1.853267	
Public Service Tax		0.1	0.1		0.1	0.1	

Irrigation Water - 100 Cubic Feet

EFFECTIVE NOVEMBER 1, 2022

		Inside			Outside		
		Cust Chg	Base Sales		Cust Chg	Base Sales	
RS		\$ 5.81			\$ 7.26		
	BAS1 (0-9)		1.536526 per 100 cu ft			1.920658 per 100 cu ft	
	BAS2 (10-33)		2.089136			2.611420	
	BAS3 (over 33)		3.827837			4.784797	
	BAS2 (10-33) Wht Mrsh & Ryl Hilnds					3.705115	
	BAS3 (over 33) Wht Mrsh & Ryl Hilnds					9.085173	
COMM		\$ 5.81			\$ 7.26		
	BAS1 (0-33)		1.536526			1.920658	
	BAS2 (over 33)		2.089136			2.611420	
Public Service Tax		0.1	0.1		0.1	0.1	

Sprinklers

Inside	
Cust Chg	
\$ 3.05	

\$ ____ per inch of diameter of Service

Public Service Tax	0.1	0.1	0.1	0.1
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WATER - 1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

Potable Water

	Inside			Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS	\$ 10.59			\$ 13.23	
BAS1 (0-4)		1.186090 per 1000 gal			1.482613 per 1000 gal
BAS2 (5-8)		1.469135			1.836419
BAS3 (9-15)		2.062181			2.577726
BAS4 (16-33)		2.790009			3.487511
BAS5 (over 33)		5.121754			6.402193
BAS4 (16-33) Wht Mrsh & Ryl Hilnds					4.946520
BAS5 (over 33) Wht Mrsh & Ryl Hilnds					12.156219
COMM (All usage)	\$ 10.59	1.981310		\$ 13.23	2.476638
Public Service Tax	0.1	0.1		0.1	0.1

Irrigation Water - 1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

	Inside			Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS	\$ 5.81			\$ 7.26	
BAS1 (0-7)		2.062181 per 1000 gal			2.577726 per 1000 gal
BAS2 (8-25)		2.790009			3.487511
BAS3 (over 25)		5.121754			6.402193
BAS2 (8-25) Wht Mrsh & Ryl Hilnds					4.946520
BAS3 (over 25) Wht Mrsh & Ryl Hilnds					12.156219
COMM	\$ 5.81			\$ 7.26	
BAS1 (0-25)		2.062181			2.577726
BAS2 (over 25)		2.790009			3.487511

Sprinklers

	Inside			Outside	
	Cust Chg			Cust Chg	
\$ ____ per inch of diameter of Service	\$ 3.05			\$ 3.81	

Public Service Tax

0.1	0.1	0.1	0.1
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WASTEWATER-100 Cubic Feet**EFFECTIVE NOVEMBER 1, 2022**

	New Inside			New Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS**	\$ 26.38	1.366923 per 100 cu ft		\$ 32.97	1.708654 per 100 cu ft
COMM I	\$ 27.43	2.255028		\$ 34.29	2.818785
COMM II	\$ 46.69	2.802062		\$ 58.36	3.502577
COMM III	\$ 114.70	3.485525		\$ 143.37	4.356906
COMM IV 1.	\$ 27.43			\$ 34.29	0.000000
FOR EACH 3 UNITS	\$ 26.38	1.366923		\$ 32.97	1.708654
COMM IV 2.	\$ 114.70			\$ 143.37	
FOR EACH 3 UNITS	\$ 26.38	1.366923		\$ 32.97	***
COMM VI		2.255028			2.818785
COMM VII		2.802062			3.502577
COMM VIII		3.485525			4.356906
COMM IX		1.366923			1.708654

WASTEWATER-1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

	New Inside			New Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS**	\$ 26.38	1.828686 per 1000 gal		\$ 32.97	2.285858 per 1000 gal
COMM I	\$ 27.43	3.014577		\$ 34.29	3.768221
COMM II	\$ 46.69	3.746576		\$ 58.36	4.683220
COMM III	\$ 114.70	4.659608		\$ 143.37	5.824511
COMM IV 1.	\$ 27.43			\$ 34.29	
FOR EACH 3 UNITS	\$ 26.38	1.827374		\$ 32.97	2.284217
COMM IV 2.	\$ 114.70			\$ 143.37	
FOR EACH 3 UNITS	\$ 26.38	1.827374		\$ 32.97	2.284217
COMM VI		3.014577			3.768221
COMM VII		3.746576			4.683220
COMM VIII		4.659608			5.824511
COMM IX		1.827374			2.284217

**Residential usage charges capped at 15,000 gallons per month

REUSE WATER - 1000 Gallons**EFFECTIVE NOVEMBER 1, 2022**

	New Inside			New Outside	
	Cust Chg	Base Sales		Cust Chg	Base Sales
RS- Gallons	\$ 4.85			\$ 6.06	

BASE1(0-7)		1.679139 per 1000 gal		2.098924 per 1000 gal
BASE2(8-25)		2.216988		2.771235
BASE3 (over 25)		3.948597		4.935747
COMM-Gallons	\$ 4.85		\$ 6.06	
BAS1(0-25)		1.679139		2.098924
BAS2(Over 25)		2.216988		2.771235
Bulk User-Gallons (0-3,750,000)	\$ 1,375.27		\$ 1,719.09	
BAS1 (3,750,001-15,000,000)		0.327957		0.409946
BAS2 (Over 15,000,000)		1.823441		2.279301
Public Service Tax	0.1	0.1	0.1	0.1