

**REVIEWING AUTHORITY
NAME / CASE NUMBER**

City of Leesburg, Planning and Zoning Division
Secret Promise DRI Large-Scale Comprehensive Plan Amendment (FDCA Amendment No. 09D-1), Revised Comments (from March 7, 2008)

ITEM DESCRIPTION

The applicant proposes to change 3,747 acres from City of Leesburg Commerce (136 acres), City of Leesburg Estate Residential (4 dwelling units/1 acre)(142 Acres), City of Leesburg General Commercial (30 acres), City of Leesburg Industrial (440 acres), City of Leesburg Mixed Low Density Residential (4 dwelling units/1 acre) (2,209 acres), and City of Leesburg Conservation (790 acres) to City of Leesburg Mixed Use (4 dwelling units/1 acre)(1,975 acres) and City of Leesburg Conservation (1,772 acres). Although a maximum density is proposed for the amendment site, the applicant has proposed Future Land Use Element Policy 1.14.1.2 limiting the amendment site to 4,000 dwelling units (all ages), 2,800 age-restricted dwelling units, and 200 assisted living facility units. (The DRI proposes 7,000 total residential units.)

LOCATION

Located in the City of Leesburg adjacent to and south of CR 470, and adjacent to and west of the Florida's Turnpike and CR 48

**CURRENT FUTURE LAND
USE**

City of Leesburg Commerce (136 acres), City of Leesburg Estate Residential (4 dwelling units/1 acre)(142 Acres), City of Leesburg General Commercial (30 acres), City of Leesburg Industrial (440 acres), City of Leesburg Mixed Low Density Residential (4 dwelling units/1 acre)(2,209 acres), and City of Leesburg Conservation (790 acres)

**PROPOSED FUTURE LAND
USE**

City of Leesburg Mixed Use (4 dwelling units/1 acre)(1,975 acres) and City of Leesburg Conservation (1,772 acres)

**NEW DU IMPACT
STUDENT GENERATION**

Elementary School
Middle School
High School

SF-DU	MF-DU	Mobile	MF Impacts 1904	SF Impacts 2096	Totals 4,000	DUs Students
0.410	0.254	0.145	484	859	1,343	
0.186	0.131	0.065	249	390	639	
0.100	0.057	0.036	109	210	318	
0.124	0.066	0.044	126	260	386	

SCHOOL NAME

Leesburg Elementary
Oak Park Middle
Leesburg High

Projected Enrollment 2012-2013*	Capacity Based on Adopted Level of Service Standard*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
934	933	100%	1,573	169%	No
700	724	97%	1,018	141%	No
1,816	2,036	89%	2,202	108%	No

**Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2009-2013*

COMMENTS

The existing FLUM categories allow a maximum of 9,404 residential dwelling units and the proposed FLUM category would allow a maximum of 7,900 residential dwelling units. Therefore, the net decrease of 1,504 residential dwelling units will not adversely impact area schools that are already over or nearly over capacity. However, the Secret Promise DRI proposes to add 4,000 new residential dwelling units (all ages), thus adding 1,343 new students to the Lake County School System. To address the need for additional permanent capacity, the District has planned and partially funded Elementary "N," which is scheduled to open beyond 2014 with an estimated permanent capacity of 940. Additionally, the Secret Promise DRI includes 58 acres of Institutional uses, which may serve as the site for an educational facility in the future.

Prepared by: Dawn McDonald, Growth Planning Dept., Lake County Schools

Date: 9/29/2009