



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

JEB BUSH
 Governor

THADDEUS L. COHEN, AIA
 Secretary

September 22, 2006

The Honorable Bob Lovell
 Mayor, City of Leesburg
 Post Office Box 490630
 Leesburg, Florida 34749-0630

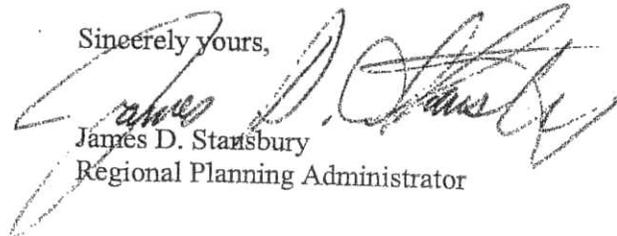
Dear Mayor Lovell:

The Department has completed its review of the proposed Comprehensive Plan Amendment for the City of Leesburg (DCA 06-1), which was received on July 25, 2006. Based on Chapter 163, F.S., we have prepared the attached report, which outlines our findings concerning the amendment. It is particularly important that the City address the "objections" set forth in our review report so that these issues can be successfully resolved prior to adoption. We have also included a copy of local, regional and state agency comments for your consideration. Within the next 60 days, the City should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, our report outlines procedures for final adoption and transmittal.

The City's proposed Amendment 06-1 consists of fifteen amendments to the Future Land Use Map (FLUM). The Department is concerned that many of the amendments are not appropriately supported by data and analysis regarding transportation planning, potable water and sanitary sewer planning, school coordination and planning, environmental suitability, and lack of demonstrated need for the additional residential development potential. These issues need to be addressed prior to adoption of the plan amendment.

If you, or your staff, have any questions or if we may be of further assistance as you formulate your response to this Report, please contact Scott Rogers, Principal Planner, at (850) 922-1809.

Sincerely yours,



James D. Stansbury
 Regional Planning Administrator

Enclosures: Objections, Recommendations and Comments Report
 Review Agency Comments

cc: Ms. Ms. Laura McElhanon, Community Development Director, City of Leesburg
 Mr. Phil Laurien, Executive Director, East Central Florida Regional Planning Council

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 2555 Shumard Oak Boulevard
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EMERGENCY MANAGEMENT
 2555 Shumard Oak Boulevard
 Tallahassee, FL 32399-2100

HOUSING & COMMUNITY DEVELOPMENT
 2555 Shumard Oak Boulevard

TRANSMITTAL PROCEDURES

The process for adoption of local comprehensive plan amendments is outlined in s. 163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within ten working days of the date of adoption, the City must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendment;
- A copy of the adoption ordinance;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to Mr. Phil Laurien, Executive Director of the East Central Florida Regional Planning Council.

Please be advised that the Florida legislature amended Section 163.3184(8)(b), F.S., requiring the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by the law to furnish to the Department the names and addresses of the citizens requesting this information. This list is to be submitted at the time of transmittal of the adopted plan amendment (a sample Information Sheet is attached for your use).

DEPARTMENT OF COMMUNITY AFFAIRS
OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR
CITY OF LEESBURG
AMENDMENT 06-1

September 22, 2006
Division of Community Planning
Bureau of Local Planning

This report is prepared pursuant to Rule 9J-11 010, F.A.C.

**OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR
CITY OF LEESBURG
AMENDMENT 06-1**

I. CONSISTENCY WITH CHAPTER 163, PART II, F.S., AND RULE 9J-5, F.A.C.

The City's proposed Amendment 06-1 consists of fifteen amendments (identified as map amendment numbers 1 through 15) to the Future Land Use Map (FLUM).

- # 1: Change 20 acres from Institutional to Industrial;
- # 2: Change 149 acres from County Rural to Estate Residential;
- # 3: Change 245 acres from County Suburban and County Rural to Estate Residential and Conservation;
- # 4: Change 85 acres from County Employment Center to Estate Residential;
- # 5: Change 62 acres from County Urban Expansion and County Rural to General Commercial and Estate Residential;
- # 6: Change 20 acres from County Urban Expansion to Medium Density Residential;
- # 7: Change 12 acres from County Urban Expansion to Estate Residential;
- # 8: Change 14 acres from County Urban Expansion to Low Density Residential;
- # 9: Change 51 acres from County Urban Expansion to Estate Residential;
- # 10: Change 127 acres from County Urban Expansion to Estate Residential;
- # 11: Change 51 acres from County Urban Expansion to Estate Residential;
- # 12: Change 16 acres from County Urban to Estate Residential;
- # 13: Change 35.2 acres from County Urban Expansion to Estate Residential;
- # 14: Change 119 acres from County Urban Expansion and County Suburban to Estate Residential;
- # 15: Change 224 acres from County Urban, County Urban Expansion, and City Industrial to Low Density Residential;

The Department raises the following objections to proposed Amendment 06-1:

1. Objection: This objection applies to FLUM Amendment numbers 2, 3, 5, 14, and 15. The proposed FLUM amendments are not appropriately supported by a transportation analysis (including assumptions, data sources, and description of methodologies used) for the five year and long term planning timeframes of the comprehensive plan addressing the following: (1) the number of peak hour vehicle trips generated by the maximum development potential allowed by the FLUM amendments; (2) the impact of the peak hour vehicle trips (including the combined trips of FLUM amendments impacting the same road segment) on the projected operating level of service of the roadways affected by the amendments; (3) the need for road improvements (scope, timing and cost of improvements) or other planning alternatives to maintain the adopted level of service standards for roadways; (4) coordination of the road improvements or other planning

alternatives with the Future Land Use Element, Traffic Circulation Element (including Future Transportation Map or map series), and Capital Improvements Element, and implementation through the Five-Year Schedule of Capital Improvements; and (5) coordination of the road improvements with the plans of the Florida Department of Transportation and the plans of the applicable Metropolitan Planning Organization (Lake-Sumter MPO). The amendments have not been demonstrated to be consistent with the Traffic Circulation Element and Capital Improvements Element. The amendments are not appropriately supported by data and analysis demonstrating the amendments are consistent with the following provisions of the City's Comprehensive Plan: Future Land Use Element Objectives 1.7 and 1.9, and Policies 1.7.3, 1.9.1 and 1.9.2; Traffic Circulation Element Goal 1, Objectives 1.1 and 1.6, and Policies 1.1.5, 1.6.3, 1.6.6, and 1.6.7; Capital Improvements Element Goal 1, Objective 1.1, and Policies 1.1.2 and 1.2.2; and Intergovernmental Coordination Element Goal 1, Objectives 1.1 and 1.3, and Policies 1.1.6 and 1.3.1.

The proposed amendments are not consistent with the following requirements: Rules 9J-5.002(8); 9J-5.005(2 and 5); 9J-5.006(3)(b)1; 9J-5.006(3)(c)3; 9J-5.006(4); 9J-5.019(3)(f, g, h, and i); 9J-5.019(4)(b)1, 2, and 3; 9J-5.019(4)(c)1; 9J-5.019(5)(a and b); 9J-5.016(1)(a); 9J-5.016(2)(b, c, and f); 9J-5.016(3)(b)1, 3, and 5; 9J-5.016(3)(c)1.d, 1.e, 1.f, and 1.g; 9J-5.016(4)(a)1, 2, and 4; 9J-5.015(3)(b)1 and 2; 9J-5.015(3)(c)1, 5, and 11, F.A.C.; and Sections 163.3177(1, 2, 3, 4, and 8); 163.3177(6)(a, b, and j); and 163.3177(6)(h)1 and 2, F.S.

Recommendation: Revise the amendments to include the required analysis necessary to support the FLUM amendments and demonstrate coordination of land use with the planning and provision of transportation facilities and coordination with the Capital Improvements Element. Revise the Traffic Circulation, Capital Improvements, and Future Land Use Elements, as necessary, to be consistent with and supported by the data and analysis and to achieve internal consistency with the FLUM. Include data and analysis demonstrating coordination of the amendment with the plans of the Florida Department of Transportation and the Lake-Sumter Metropolitan Planning Organization. Revise the amendments as necessary to be consistent with and supported by the data and analysis.

2. Objection: This objection applies to FLUM Amendment numbers 1, 2, 3, 4, 6, 8, 14, and 15. The FLUM amendments are not appropriately supported by a public facilities analysis (including assumptions, data sources, and description of methodologies used) for the five year and long term planning timeframes of the comprehensive plan addressing the following: (1) the amount of potable water and sanitary sewer demand generated by the maximum development potential allowed by the FLUM amendments; (2) the available and planned uncommitted capacity of potable water facilities and sanitary sewer facilities that would serve the amendment parcels; (3) the impact of the demand for potable water and sanitary sewer on the projected operating level of service and impact on available and planned uncommitted capacity of the facilities; (4) the need for potable water and sanitary sewer facilities improvements (scope, timing and cost of improvements) or other planning alternatives to maintain the adopted level of service standards for the facilities; and (5) coordination of any needed improvements or other planning alternatives with the Future Land Use Element, Potable Water Element, Sanitary Sewer Element, and Capital Improvements Elements, including implementation through the Five-Year Schedule of Capital Improvements. The amendments are not appropriately supported by data and analysis

demonstrating that the amendments are consistent with the following provisions of the City's Comprehensive Plan: Future Land Use Element Objective 1.9 and Policies 1.9.1, 1.9.2, and 1.9.3; Capital Improvements Element Goal 1, Objective 1.1, and Policies 1.1.2 and 1.2.2; Potable Water Element Goal 1, Objectives 1.1, 1.2, and 1.3, and Policies 1.1.8, 1.1.12, 1.2.1, 1.2.3, 1.2.4, and 1.3.1; Sanitary Sewer Element Goal 1, Objectives 1.1, 1.2, and 1.3, and Policies 1.1.6 and 1.2.3.

The proposed amendments are not consistent with the following requirements: Rules 9J-5.002(8); 9J-5.005(2 and 5); 9J-5.006(3)(b)1; 9J-5.006(3)(c); 9J-5.006(4); 9J-5.011(1)(a through f); 9J-5.011(2)(a); 9J-5.011(2)(b)2; 9J-5.011(2)(c)1 and 2; 9J-5.016(1)(a); 9J-5.016(2)(b, c, and f); 9J-5.016(3)(b)1, 3, and 5; 9J-5.016(3)(c)1.d, 1.e, 1.f, and 1.g; 9J-5.016(4)(a); 9J-5.015(3)(b)1 and 2; 9J-5.015(3)(c)1 and 11, F.A.C.; and Sections 163.3177(1,2, 3, 4, and 8); 163.3177(6)(a and c); and 163.3177(6)(h)1 and 2, F.S.

Recommendation: Revise the amendments to include the data and analysis necessary to support the FLUM amendments and demonstrate coordination of land use with the planning and provision of potable water and sanitary sewer facilities, demonstrate coordination with the Potable Water Element, Sanitary Sewer Element, and Capital Improvements Element, and demonstrate consistency with the Comprehensive Plan goals, objectives and policies. Revise the amendments as necessary to be consistent with and supported by the data and analysis.

3. Objection: This objection applies to FLUM Amendment numbers 2, 3, 4, 6, 8, 14, and 15. The FLUM amendments increase the residential density on the subject parcels and have the potential to increase the student population for schools. The proposed FLUM amendments are not appropriately supported by an analysis for the five year and ten year planning timeframes of the Comprehensive Plan appropriately addressing the following: (1) the number of students for each school resulting from the FLUM amendments; (2) the impact of the FLUM amendments on the five year and ten year community-wide projected student enrollments and five year and ten year planned capacity of each school; (3) the need for school facility improvements (scope and timing of school facility improvements) or other planning alternatives to provide capacity to serve the impacts; and (4) coordination of the amendments and school facility improvements with the Lake County School Board. The amendments are not appropriately supported by data and analysis demonstrating that the amendments are consistent with the following provisions of the City's Comprehensive Plan: Intergovernmental Coordination Element Objective 1.2 and Policies 1.2.1, 1.2.2, and 1.2.3.

The proposed FLUM amendments are not consistent with the following requirements: Rules 9J-5.002(8); 9J-5.005(2 and 5); 9J-5.006(3)(b and c); 9J-5.006(4); 9J-5.015(3)(b)1; 9J-5.015(3)(c)1 and 12, Florida Administrative Code (F.A.C.); and Sections 163.3177(1, 2, 3, 4, and 8); 163.3177(6)(a); and 163.3177(6)(h)1 and 2, Florida Statutes.

Recommendation: Revise the amendments to include the supporting data and analysis addressing (1) coordination of the amendments with the School Board; (2) the five year and ten year student impacts to school facilities and the capital improvements or other measures

necessary to provide school capacity to serve the anticipated school students, including analysis of additional coordination with the School Board regarding additional school facility improvements that may be needed; and (3) consistency of the amendments with the goals, objectives, and policies of the City of Leesburg Comprehensive Plan. Revise the amendments as necessary to be consistent with and supported by the data and analysis.

4. Objection: The parcels for FLUM Amendment numbers 2, 4, 6, 7, 8, 9, 10, 11, 13, 14, and 15 contain wetlands and surface waters and the amendments are not appropriately supported by data and analysis demonstrating that the wetlands and surface waters are environmentally suitable for the proposed FLUM designations and demonstrating that the proposed FLUM designations are consistent with the land use, wetland protection and surface water protection requirements of the City's Comprehensive Plan (Future Land Use Element Objective 1.5 and Policies 1.1.5 and 1.4.7; and Conservation Element Goal 1, Objectives 1.1 and 1.3, and Policies 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.5, 1.3.6, and 1.3.7) and Rule 9J-5, F.A.C.

The proposed amendments are not consistent with the following requirements: Rules 9J-5.002(8); 9J-5.005(2 and 5); 9J-5.006(1 and 2); 9J-5.006(3)(b)4; 9J-5.006(3)(c); 9J-5.006(4); 9J-5.013(2)(b); 9J-5.013(2)(c)6 and 9; 9J-5.013(3)(a and b), F.A.C.; and Sections 163.3177(2 and 8); and 163.3177(6)(a and d), F.S.

Recommendation: Revise the data and analysis of each FLUM amendment to include an environmental suitability analysis addressing the following: (1) identify the land uses and FLUM designations that are suitable for the wetlands and surface waters; and (2) analyze the suitability of the wetlands and surface waters for the amendment FLUM designations, demonstrating that the wetlands and surface waters are suitable for the FLUM amendment designations, and demonstrating that the FLUM amendment designations are consistent with the land use, wetland, and surface water provisions (goals, objectives, and policies) of the City's Comprehensive Plan and Rule 9J-5, F.A.C. Revise the FLUM amendment designations on the amendment parcels as appropriate to be supported by and consistent with the data and analysis.

5. Objection: This objection applies to FLUM Amendment numbers 2, 3, 4, 6, 14, and 15. The proposed FLUM amendments (numbers 2, 3, 4, 6, 14, and 15) are not appropriately supported by data and analysis demonstrating that the additional residential development potential allowed by the FLUM amendments is needed to accommodate the City's projected population.

The proposed amendments are not consistent with the following requirements: Rules 9J-5.005(2 and 5); 9J-5.006(1, 2, and 3); 9J-5.006(4), F.A.C.; and Sections 163.3177(1, 2, and 8); and 163.3177(6)(a), F.S.

Recommendation: Revise the amendments to include a land use needs analysis demonstrating there is a need for the residential development allowed by the FLUM amendments in order to accommodate the City's Comprehensive Plan projected population growth within the

planning timeframe of the FLUM. The analysis should be based on the maximum development potential allowed by the FLUM categories. Revise the amendments as necessary to be consistent with and supported by the data and analysis.

II. CONSISTENCY WITH STATE COMPREHENSIVE PLAN

Objection: The proposed Comprehensive Plan FLUM Amendments (numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, and 15) are not consistent with and do not further the following provisions of the State Comprehensive Plan (Chapter 187, Florida Statutes) for the reasons noted in the objections raised above in Section I:

- (a) Goal 7.a (Water Resources); Policy 7.b.10;
- (b) Goal 9.a (Natural Systems and Recreational Lands); Policies 9.b.1 and 9.b.7;
- (c) Goal 15.a (Land Use); Policy 15.b.1 and 15.b.6;
- (d) Goal 16.a (Urban and Downtown Revitalization); Policy 16.b.8;
- (e) Goal 17.a (Public Facilities); Policy 17.b.7;
- (f) Goal 19.a (Transportation); Policies 2, 3, 9, and 13; and
- (g) Goal 25.a (Plan Implementation); Policy 25.b.7.

Recommendation: Revise the plan amendments as recommended for the objections raised above.



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8/23/06
SR

FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

August 22, 2006

Re: Historic Preservation Review of the Leesburg (06-1) Comprehensive Plan Amendment Request

Dear Mr. Eubanks:

According to this agency's responsibilities under sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Leesburg Comprehensive Plan.

We reviewed fifteen proposed amendments to the Future Land Use Map to consider the potential effects of these actions on historic resources. While our cursory review suggests that some of the proposed changes may have no adverse effects on historic resources, it is the city's responsibility to ensure that none of the proposed revisions will have an adverse effect on significant archaeological or historic resources in the City of Leesburg.

However, we have concerns about the majority of the land use amendments: 2, 3, 4, 7, 8, 9, 10, 11, 13, 14, & 15. Although these tracts do not contain any sites listed in the Florida Master Site File or the *National Register of Historic Places*, it remains the city's responsibility to ensure that potentially significant historic resources will not be adversely affected by these actions. All of these parcels appear to have at least moderate archaeological site probability. Furthermore, Amendment 10, Serenby, appears to have portions of two archaeological sites, 8LA2259 and 8LA2258, within its boundaries. These sites may extend into this tract, especially the latter site which is recorded as an historic road segment and railroad grade. The most effective way to guarantee that such sites are not damaged is for the city to sponsor or require historic resource surveys so that it can ensure its archaeological resources and historic structures fifty years of age or older will be considered when substantive changes in land use are proposed.

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Archaeological Research
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Historic Preservation
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Historical Museums
(850) 245-6400 • FAX: 245-6433

Southeast Regional Office
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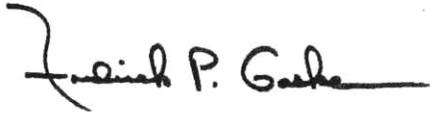
Northeast Regional Office
(904) 875-5045 • FAX: 875-5044

Central Florida Regional Office
(813) 277-3813 • FAX: 277-7310

Mr. Eubanks
August 22, 2006
Page 2

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

A handwritten signature in black ink that reads "Frederick P. Gaske". The signature is written in a cursive style with a long horizontal line extending to the right.

Frederick P. Gaske, Director

Xc: Mr. James Stansbury



Jeb Bush
Governor

Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Colleen M. Castille
Secretary

August 15, 2006

SR

6 JS
8/23/06

Mr. D. Ray Eubanks
Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Leesburg 06-1, Proposed Comprehensive Plan Amendment

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Department of Environmental Protection (DEP or Department) has reviewed the proposed amendment under the procedures of Chapter 163, Part II, *Florida Statutes*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code*. The Department's comments and recommendations are provided to assist your agency in developing the state's response.

Future Land Use Map Amendments (FLUMs)

The proposed amendment requests the future land use change of the fifteen parcels, totaling approximately 1,230 acres. All but two of the FLUMs are the results of recent annexations from Lake County to the City of Leesburg. The change in density is not substantially different.

Comments:

The Department would like to commend the City for providing excellent maps showing the environmental and geologic nature of each parcel individually and in context with the surrounding areas. The Department notes, however, that the amendment package did not include data and analysis showing the capacity of the City to provide the necessary potable water.

Thank you for the opportunity to comment on the proposed comprehensive plan amendment. If I may be of further assistance, please do not hesitate to contact me at (850) 245-2172.

Sincerely,

SER

Suzanne E. Ray
Office of Intergovernmental Programs

/ser

East Central Florida
**REGIONAL
PLANNING
COUNCIL**

6 JS
8/28/06

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Website:
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TO: D. Ray Eubanks, FDCA, Community Program Administrator
James Stansbury, FDCA

FROM: Phil Laurien, AICP
Executive Director

DATE: Thursday, August 24, 2006

SUBJECT: Comprehensive Plan Amendment Review

LOCAL GOVERNMENT: City of Leesburg
LOCAL AMENDMENT # Land Use Map Amendment #1 -15
DCA AMENDMENT #: Leesburg 06-1

Council staff has completed a technical review of the City of Leesburg's First Cycle Large Scale Comprehensive Plan Amendment submittal for 2006. Comments for the items above are indicated below the amendment item summary in *italics*.

The proposed Comprehensive Plan Amendment consists of fifteen Future Land Use Map (FLUM) Amendments, of which thirteen (Amendments #2 - #14) are properties recently annexed into the City of Leesburg from Lake County. Of the remaining two amendments, Amendment #1 proposes a FLUM change within the City of Leesburg and Amendment #15 proposes a FLUM change involving a recent annexation from Lake County to the City of Leesburg and to an existing City of Leesburg property.

Land Use Map Amendment #1 requests a FLUM change on a 20 acre property from City of Leesburg Institutional to City of Leesburg Industrial. Currently, the land is being used as sprayfields.

We have not identified any significant and adverse effects on regional resources or facilities. However, it is brought to our attention that this amendment proposes to change a portion of designated Conservation land on the FLUM to Industrial. Therefore, depending on the type of conservation, we recommend the consideration of alternatives that would preserve this portion of Conservation land.

Land Use Map Amendment #2 requests a change on a 149 acre property due to recent annexation from Lake County Rural to City of Leesburg Estate Residential. The property is currently undeveloped.

We would like to see that all environmental concerns are addressed through permit and mitigation requirements that are stated in the Preliminary Ecological Assessment for this property prior to development.

Land Use Map Amendment #3 requests a change on a 245 acre property due to recent annexation from Lake County Suburban and Rural to City of Leesburg Estate Residential and Conservation. The property is currently vacant.

We have not identified any significant and adverse effects on regional resources or facilities.

Land Use Map Amendment #4 requests a change on an 85 acre property due to recent annexation from Lake County Employment Center to City of Leesburg Estate Residential. The property is currently undeveloped.

We would like to see that all environmental concerns are addressed through permit and mitigation requirements that are stated in the Preliminary Ecological Assessment for this property prior to development.

Land Use Map Amendment #5 requests a change on a 62 acre property due to recent annexation from Lake County Urban Expansion and Rural to City of Leesburg Commercial and Estate Residential. The property is currently partially undeveloped and in commercial use.

We would like to see that all environmental concerns are addressed through permit and mitigation requirements that are stated in the Preliminary Environmental Assessment for this property prior to development.

Land Use Map Amendment #6 requests a change on a 20 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Medium Density Residential. The property is currently undeveloped.

We recommend cautious consideration of a FLUM change to Medium Density Residential on this property due to a density discrepancy with the adjacent and nearby properties. The surrounding area is predominantly County Urban Expansion, which has a density of 4 units per acre; whereas Medium Density Residential has a density of up to 12 units per acre.

Land Use Map Amendment #7 requests a change on a 12 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Estate Residential. The property is currently undeveloped.

We have not identified any significant and adverse effects on regional resources or facilities with the assumption that prior to disturbance or development permit and

mitigation requirements will be met due to the presence of two gopher tortoise burrows on the property.

Land Use Map Amendment #8 requests a change on a 14 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Low Density Residential. The property is currently undeveloped.

We have not identified any significant and adverse effects on regional resources or facilities with the assumption that prior to disturbance or development all permit and mitigation requirements will be met.

Land Use Map Amendment #9 requests a change on a 51 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Estate Residential. The property is currently undeveloped.

We would like to see that all environmental concerns are addressed through permit and mitigation requirements that are stated in the Preliminary Environmental Assessment for this property prior to development.

Land Use Map Amendment #10 requests a change on a 127 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Estate Residential. A portion of the property is currently undeveloped and a portion is single family residential.

We have not identified any significant and adverse effects on regional resources or facilities with the assumption that prior to disturbance or development all permit and mitigation requirements will be met.

Land Use Map Amendment #11 requests a change on a 51 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Estate Residential. The property is currently undeveloped.

We have not identified any significant and adverse effects on regional resources or facilities with the assumption that prior to disturbance or development all permit and mitigation requirements will be met.

Land Use Map Amendment #12 requests a change on a 16 acre property due to recent annexation from Lake County Urban to City of Leesburg Estate Residential. The property is currently undeveloped.

We have not identified any significant and adverse effects on regional resources or facilities.

Land Use Map Amendment #13 requests a change on a 35.2 acre property due to recent annexation from Lake County Urban Expansion to City of Leesburg Estate Residential. The property is currently undeveloped.

We have not identified any significant and adverse effects on regional resources or facilities with the assumption that prior to disturbance or development all permit and mitigation requirements will be met.

Land Use Map Amendment #14 requests a change on 119 acre property due to recent annexation from Lake County Urban Expansion and Suburban to City of Leesburg Estate Residential. The property is currently undeveloped.

We would like to see that all environmental concerns are addressed through permit and mitigation requirements that are stated in the Preliminary Environmental Assessment for this property prior to development.

Land Use Map Amendment #15 requests a change on a 224 acre property from Lake County Urban and Urban Expansion, and City Industrial to City of Leesburg Low Density Residential. The property is currently mostly undeveloped and contains one single family residence.

We would like to see that all environmental concerns are addressed through permit and mitigation requirements that are stated in the Preliminary Environmental Assessment for this property prior to development.

The review was conducted in accordance with the provisions of the East Central Florida Regional Planning Council's current contract with the Florida Department of Community Affairs for Plan and Plan Amendment Reviews.

The East Central Florida Regional Planning Council is available to assist in the resolution of any issues that should arise in the course of your review. If you should have any questions, please contact me at Sun Com 334-1075 x316. Thank you.

cc: Local Government Contact: Laura McElhanon, AICP
Community Development Director

File

TLH/KOL

LB/GCS

cc: Laura McElhanon, City of Leesburg
Phil Laurien, ECFRPC
Jim Quinn, FDEP
Jeff Cole, SJRWMD
Gene Caputo, SJRWMD
Bill Adams, SJRWMD
Peter Brown, SJRWMD



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8/23/06

Florida Department of Transportation

JEB BUSH
GOVERNOR

Intermodal Systems Development
133 South Semoran Boulevard
Orlando, FL 32807-3230

DENVER L. STELLER, JR.
SECRETARY

August 23, 2006

Mr. Ray Eubanks, Community Program Administrator
Department of Community Affairs, State of Florida
Plan Review & DRI Processing Section
2555 Shumard Oaks Boulevard
Tallahassee, FL 32399-2100

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: LEESBURG
DCA #: 06-1

Dear Mr. Eubanks:

The Department of Transportation has completed its review of the above proposed comprehensive plan amendments as requested in your memorandum dated, July 26, 2006.

We appreciate the opportunity to participate in this review process and we offer our comments with this letter. If further information is received prior to the issuance of the ORC report, the Department will revise these comments.

If you have any questions, please contact me at 407-482-7856 (Suncom: 335-7856) or e-mail me at betty.mckee@dot.state.fl.us.

Sincerely,

Betty McKee

Betty McKee
Systems Planner

BMcK
attachment

cc: Rob Magee, FDOT
Laura McElhanon, Leesburg
James Stansbury, DCA
Carol Stricklin, Lake County

COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site #1: C&C Peat

A Future Land Use Map amendment has been submitted to change the Future Land Use designation for a property. The change proposed is from City of Leesburg Institutional to City of Leesburg Industrial. The amendment covers 20 acres of property located northwest of the Turnpike and southwest of CR 470. The following land use designations apply to this amendment:

- City Institutional allows a floor area ratio (FAR) of 1.0.
- City Industrial allows an FAR of 2.0.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	City Institutional	FAR 1.00	540 ²	20	871,200 s.f	23,949	2,213
Proposed	City Industrial	FAR 2.00	110	20	1,742,400 s.f	12,147	1,708
Change in Daily Trips						-11,802	-1,505

1. FDOT's TIPS software was used for trip generation estimates
2. For Institutional, the community college trip rate was used

Review Comments

As the number of trips has decreased based upon an analysis of the maximum development scenario, we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 2: Benderson 85 I

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change its Future Land Use designation from County Rural to City of Leesburg Estate and Residential. The amendment covers 149 acres of property south of CR 48 and the Ronald Regan Turnpike. The following land use categories are relative to this proposed amendment:

- County Rural allows a 1 unit per five acres and up to 5,000 commercial.
- City Estate Residential allows 4 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Rural	1 unit/ 5 acres	210	149	30 units	288	30
		5,000 s.f.	820		5,000 s.f.	2,481	174
Proposed	City Estate Residential	4 units/acre	210	149	596 units	5,704	602
Change in Daily Trips						+2,935	+398

1. FDOT's TIPS software was used for trip generation estimates.

Review Comments

It appears that amendment will result in an increase in trips on state roads in the area. The Department recommends that a traffic impact analysis that assumes the maximum development scenario and addresses impacts to all state roads in the vicinity. Mitigation measures for all impacted state roadways should be included.

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File:	C:\Documents and Settings\lduncaf\Local Settings\Temporary Internet Files\OLK15DB\Leesburg06-1\Comments\282306.doc		

COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 3: Triangle Lakes

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change its Future Land Use designation from Lake County Suburban and Rural to City of Leesburg Estate Residential and Conservation (CO). The amendment covers 245 acres of property north of the Turnpike, east of CR 48 and west of CR 33. The following future land use designations are relevant to this amendment:

- County Suburban allows 3 dwelling units per acre and up to 50,000 s.f. commercial.
- County Rural allows 0.02 dwelling units per acre and up to 5,000 s.f. commercial.
- City Estate Residential allows 4 units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The following table shows this information.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Suburban	3 units/acre	210	?	units	?	?
		50,000 s.f. commercial	820	?	50,000 s.f.	?	?
	County Rural	0.20 units/acre	210	?	units	?	?
		5,000 s.f. commercial		?	5,000 s.f.	?	?
Proposed	City Estate Residential	4 units/acre	210	48.6	194 units	1,931	196
	City Conservation			5.5	0	0	0
Change in Daily Trips						?	?

1. FDOT's TIPS software was used for trip generation estimates

FDOT Contact: Betty McKee FDOT District 5 Office of Intermodal Systems Development Telephone: 407-482-7856 (Suncom) 335-7856 Fax: 407-275-4188 E-mail: betty.mckee@dot.state.fl.us File: C:\Documents and Settings\jduncaf\Local Settings\Temporary Internet Files\OLK15DB\Leesburg06-1\Comments082306.doc	Reviewed by: Dawn Tuten, AICP DRMP, Inc. 407-896-0594 407-896-4836 dawn.tuten@drmp.com
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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
DCA Amendment #: Leesburg 06-1
Date of DCA's Request Memo: July 26, 2006
Review Comments Deadline: August 24, 2006
Today's Date: August 23, 2006

Review Comments

Insufficient information was provided to determine the impacts of the change in the future land use. The acreage of the property prior to adoption of the amendment is not known; therefore, we are unable to determine whether adequate capacity exists on the state highway system in the study area. If further information is provided, the Department will revise these comments.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 4: Benderson RB-3 Associates

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Employment Center to City of Leesburg Estate residential. The amendment covers 85 acres of property east of CR 33 and north of the Turnpike. The following land use designations apply to this amendment:

- *County Employment Center* allows a floor area ratio of 1.0.
- *City Estate Residential* allows 4 units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Employment Center	FAR 1.00	750	85	3,702,600 s.f	42,284	5,554
Proposed	City Estate Residential	4 units/acre	210	85	340 units	3,254	343
Change in Daily Trips						-39,030	-5,211

1. FDOT's TIPS software was used for trip generation estimates

Review Comments

As the number of trips has decreased based upon an analysis of the maximum development scenario, we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 5: Lasher/ The Oaks

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change its future land use designation from County Urban Expansion and Rural to City General Commercial and Estate Residential. The amendment covers 62 acres of property east of CR 33 and north of the Turnpike. The following land use designations apply to this amendment:

- County Urban Expansion allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- County Rural allows 1 dwelling units per five acres and up to 5,000 s.f. commercial.
- City General Commercial allows a floor area ratio of 2.0.
- City Estate Residential allows 4 units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	?	units	?	?
	County Rural	1unit/5 acres 5,000 sf comm	210 820	?	units	?	?
Proposed	City General Commercial	FAR 2.00	210	?	s.f	?	?
	City Estate Residential*	4 units/acre	210	47.25	189 units	1869	191
Change in Daily Trips						?	?

FDOT's TIPS software was used for trip generation estimates

Review Comments

Insufficient information was provided to determine the impacts of the change in the future land use. The acreage of the property prior to adoption of the amendment is not known; therefore, we are unable to determine whether adequate capacity exists on the state highway system in the study area. If further information is provided, the Department will revise these comments.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 6: Carter Norman

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change its Future Land Use designation from County Urban Expansion to City of Leesburg Medium Density Residential. The amendment covers 20 acres of property at the southwest corner of the intersection of CR 48 and CR 33. The following land use designations apply to this amendment:

- *County Urban Expansion* allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- *City Medium Density Residential* allows 12 units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted:

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	20	80 units	847	81
		50,000 s.f.			50,000 s.f.	2,125	188
Proposed	City Medium Density Residential	12 units/acre	220	20	240 units	1,613	149
Change in Daily Trips						-1,359	-120

FDOT's TIPS software was used for trip generation estimates

Review Comments

As the number of trips has decreased based upon an analysis of the maximum development scenario, we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 7: CDL Investment

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion to City of Leesburg Estate Residential. The amendment covers 12 acres of property at the southeast corner of US Hwy. 27 and English Road. The following land use designations apply to this amendment:

- County Urban Expansion allows 4 dwelling units per acre and 50,000 s.f.
- City Estate Residential allows 4 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	12	48 units	529	55
		50,000 s.f.	820		50,000 s.f.	2,125	188
Proposed	City Estate Residential	4 units/acre	210	12	48 units	529	55
Change in Daily Trips						-2,125	-188

FDOT's TIPS software was used for trip generation estimates

Review Comments

As the number of trips has decreased based upon an analysis of the maximum development scenario, we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg

DCA Amendment #: Leesburg 06-1

Date of DCA's Request Memo: July 26, 2006

Review Comments Deadline: August 24, 2006

Today's Date: August 23, 2006

Background Information: Site # 8: JK Ventures

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion to City of Leesburg Estate Residential. The amendment covers 14 acres of property east of US Hwy. 27 and south of Commander Road. The following land use designations apply to this amendment:

- *County Urban Expansion* allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- *City Medium Density Residential* allows 8 units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	14	56 units	610	64
		50,000 s.f.	820		50,000 s.f.	2,125	188
Proposed	City Low Density Residential	8 units/acre	220	14	112 units	823	79
Change in Daily Trips						-1,912	-173

FDOT's TIPS software was used for trip generation estimates

Review Comments

Based upon an analysis of the maximum development scenario, the number of potential trips resulting from this land use change has decreased; therefore we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
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 Today's Date: August 23, 2006

Background Information: Site # 9: Spring Creek

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion to City of Leesburg Estate Residential. The amendment covers 51 acres of property south of CR 48 and east of the Palatka River. The following land use designations apply to this amendment:

- *County Urban Expansion* allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- *City Estate Residential* allows 4 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	51	204 units	2,004	206
		50,000 s.f.	820		50,000 s.f.		188
Proposed	City Estate Residential	4 units/acre	210	51	204 units	2,004	206
Change in Daily Trips						-2,125	-188

FDOT's TIPS software was used for trip generation estimates

Review Comments

Based upon an analysis of the maximum development scenario, the number of potential trips resulting from this land use change has decreased; therefore we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
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 Today's Date: August 23, 2006

Background Information: Site # 10: Serenby

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion to City of Leesburg Estate Residential. The amendment covers 127 acres of property south of CR 48 and east of Bethel Baptist Church Road. The following land use designations apply to this amendment:

- *County Urban Expansion allows 4 dwelling units per acre and up to 50,000 s.f. commercial.*
- *City Estate Residential allows 4 dwelling units per acre.*

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	127	508 units	4,862	513
		50,000 s.f.	820		50,000 s.f.	2,125	188
Proposed	City Estate Residential	4 units/acre	210	127	508 units	4,862	513
Change in Daily Trips						-2125	-188

1. FDOT's TIPS software was used for trip generation estimates
2. FAR = Floor Area Ratio

Review Comments

Based upon an analysis of the maximum development scenario, the number of potential trips resulting from this land use change has decreased; therefore we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
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 Today's Date: August 23, 2006

Background Information: Site # 11: Mayfield

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion to City of Leesburg Estate Residential. The amendment covers 51 acres of property south of CR 48 and west and east of Number Two Road. The following land use designations apply to this amendment:

- County Urban Expansion allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- City Estate Residential allows 4 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	127	204 units	2,004	206
		50,000 s.f.	820		50,000 s.f.		
Proposed	City Estate Residential	4 units/acre	210	51	204 units	2,004	206
Change in Daily Trips						-2,125	-188

1. FDOT's TIPS software was used for trip generation estimates
 2. FAR = Floor Area Ratio

Review Comments

Based upon an analysis of the maximum development scenario, the number of potential trips resulting from this land use change has decreased; therefore we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
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 Today's Date: August 23, 2006

Background Information: Site # 12: Deems

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban to City of Leesburg Estate Residential. The amendment covers 16 acres of property at the southwest corner of the intersection of Old Tavares and Sleepy Hollow Roads. The following land use designations apply to this amendment:

- *County Urban* allows commercial development with a maximum floor area ratio (FAR) of 0.70.
- *City Estate Residential* allows 4 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban	7units/acre	210	16	112 units	1,154	119
Proposed	City Estate Residential	4 units/acre	210	16	64 units	690	72
Change in Daily Trips						-464	-47

1. FDOT's TIPS software was used for trip generation estimates
2. FAR = Floor Area Ratio

Review Comments

Based upon an analysis of the maximum development scenario, the number of potential trips resulting from this land use change has decreased; therefore we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 13: Parkhill Lakeside

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion to City of Leesburg Estate Residential. The amendment covers 35.2 acres of property east of Sleepy Hollow Road and the Sleepy Hollow Recreation Complex. The following land use designations apply to this amendment:

- *County Urban Expansion* allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- *City Estate Residential* allows 4 dwelling units per acre, but according to the City, this development is restricted to 3 dwelling units per acre by binding agreement by an annexation agreement.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	35.2	141 units	1,426	146
		50,000 s.f.	820		50,000 s.f.	2,125	188
Proposed Maximum	City Estate Residential	4 units/acre	210	35.2	141	1,426	146
Proposed Restricted Development	City Estate Residential	3 units/acre ³	210	35.2	106 units	1,097	113
Change in Daily Trips at maximum						-2,125	-188
Change in Daily Trips with restricted development						-2,454	-221

1. FDOT's TIPS software was used for trip generation estimates
 2. FAR = Floor Area Ratio
 3. City Estate Residential would normally be 4 units per acre, but based upon information provided by the City, this property is restricted to 3 units per acre.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
DCA Amendment #: Leesburg 06-1
Date of DCA's Request Memo: July 26, 2006
Review Comments Deadline: August 24, 2006
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Review Comments

Based upon an analysis of the maximum development scenario and information provided by the City, the number of potential trips resulting from this land use change has decreased; therefore we have no further comments on this amendment.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
 Review Comments Deadline: August 24, 2006
 Today's Date: August 23, 2006

Background Information: Site # 14: Sunnyside Landings

A Future Land Use Map amendment has been submitted by the City to annex property from the County and change the Future Land Use designation from County Urban Expansion and Suburban to City of Leesburg Estate Residential. The amendment covers 119 acres of property west of Sunnyside Drive and north of Sunnyside Court. The following land use designations apply to this amendment:

- County Urban Expansion allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- County Suburban allows 3 dwelling units per acre and up to 50,000 s.f. commercial.
- City Estate Residential allows 4 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban Expansion	4 units/acre	210	?	units	?	?
		50,000 s.f.	820		50,000 sf	2,125	188
	County Suburban	3 units/acre	210	?	units	?	?
		50,000 s.f.	820		50,000 s.f.	2,125	188
Proposed	City Estate Residential	4 units/acre	210	119	476 units	4,555	481
Change in Daily Trips						?	?

1. FDOT's TIPS software was used for trip generation estimates
 2. FAR = Floor Area Ratio

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
DCA Amendment #: Leesburg 06-1
Date of DCA's Request Memo: July 26, 2006
Review Comments Deadline: August 24, 2006
Today's Date: August 23, 2006

Review Comments

Insufficient information was provided to determine the impacts of the change in the future land use. The acreage of the property prior to adoption of the amendment is not known; therefore, we are unable to determine whether adequate capacity exists on the state highway system in the study area. If further information is provided, the Department will revise these comments.

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
 DCA Amendment #: Leesburg 06-1
 Date of DCA's Request Memo: July 26, 2006
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Background Information: Site # 15: Moukhtarra

A Future Land Use Map amendment has been submitted to change the Future Land Use designation from County Urban Expansion and Urban Expansion, and City Residential to City of Leesburg Low Density Residential. The amendment covers 224 acres of property south and east of Lewis road and west of CR 468. The following land use designations apply to this amendment:

- *County Urban* allows 7 dwelling units per acre or commercial at a floor area ratio (FAR) of 0.70.
- *County Urban Expansion* allows 4 dwelling units per acre and up to 50,000 s.f. commercial.
- *City Industrial* allows a floor area ratio of 2.0.
- *City Low Density Residential* allows 8 dwelling units per acre.

For the FLUM amendment, the Department has evaluated how the trip generation potential of the property will change if the proposed FLUM designation is adopted (Trip generation potential reflects the maximum amount of development that could occur on the property). The table below shows the change in the site's trip generation potential if the amendment is adopted.

Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	Maximum Allowed Intensity	ITE Land Use Code	Size of Development		Daily Trips	PM Peak
				Acres	Allowed Development		
Adopted	County Urban	7 units/acre	210	?	units	?	?
	County Urban Expansion	4 units/acre 50,000 sf comm	210	?	Units sf	?	?
	City Industrial	FAR 2.00	820	?	s.f	?	?
Proposed	City Low Density Residential	8 units/acre	210	224	1,792 units	14,791	1,439
Change in Daily Trips						?	?

1. FDOT's TIPS software was used for trip generation estimates
 2. FAR = Floor Area Ratio

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COMPREHENSIVE PLAN AMENDMENT REVIEW COMMENTS

Local Government: City of Leesburg
DCA Amendment #: Leesburg 06-1
Date of DCA's Request Memo: July 26, 2006
Review Comments Deadline: August 24, 2006
Today's Date: August 23, 2006

Review Comments

Insufficient information was provided to determine the impacts of the change in the future land use. The acreage of the property prior to adoption of the amendment is not known; therefore, we are unable to determine whether adequate capacity exists on the state highway system in the study area. Based upon the number of units and the estimated trip generation, it appears that this amendment could have a significant impact to state roadways in the area. If further information is provided, the Department will revise these comments.

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