

US HWY 44/27  
REDEVELOPMENT  
PLAN  
MAY, 2006

COMMUNITY  
REDEVELOPMENT AREA  
LEESBURG, FLORIDA

DEVELOPED BY:

I.P.G. URBAN AND REGIONAL PLANNERS, INC  
1162 CAMP AVENUE  
MOUNT DORA, FL. 32757

IN COORDINATION WITH THE CITY OF LEESBURG STAFF

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1. Create a CRA Transportation, Parcel and Aesthetics Master Plan	
2. Develop a Parking and Access Plan for the Hwy 441/27 corridor	
3. Provide sidewalks/paths for residents without vehicular access	
4. Install adequate and aesthetically pleasing streetlights along the highway	
5. Underground utilities	
6. Commercial building renovation and relocation	
7. Develop Landscape Architectural Design Guidelines	
8. Create a development incentive program	
9. Regulate signage to be conducive for business owners	
10. Improve drainage	
11. Create a zoning ordinance to regulate building appearance and maintenance	
12. Improve the Stock Subdivision	
13. Road Resurfacing and Paving	
14. Road Alignments and Lane Additions	
15. Intersection Improvements	
7. FINANCIAL PLAN	

### APPENDICES

A. LEGAL DESCRIPTION

B. FINDING OF NECESSITY REPORT