

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

DATE: June 19, 2013
OWNER: REDUS Florida Land, LLC
PETITIONER: The Ardent Companies
PROJECT: Venetian Isle
REQUEST: Planned Developments Rezoning
CASE NO.: PUD-13-63

THE FOLLOWING COMMENTS RECEIVED FROM EACH DEPARTMENT:

POLICE

No comments received as of 06/14/13.

FIRE

“The Fire Department has no issues with that so long that applicable Nation Fire Protection Association codes/standards and City Code of Ordinances are followed.” – Chief Kevin Bowman – 06/05/13

ELECTRIC

The Electric Department has no objection to the PUD.

Please note that utility easements will be required to provide power.

Contact Zandy Ogilvie (352-728-9821) for information on the Electric Departments requirements and for availability of power for this project

WATER DISTRIBUTION

“There is a special flood hazard area (Zone A, undefined) in the north east portion of this property and an AE zone (BFE – 63.8) in the south west portion of the property. The limits of the Zone A in the NE section will require a base flood elevation determination and site plans will require review to insure compliance with flood zone restrictions.” – DC Maudlin – 06/05/13.

WATER BACKFLOW

No comments received as of 06/14/13.

STORMWATER

No comments received as of 06/14/13.

WASTEWATER

“The existing sanitary sewer system does not have adequate capacity for a development of this size. Offsite improvements may be required at the owners expense.” – Robert Beard – 06/06/13

GAS

No comments received as of 06/14/13.

GIS

No comments received as of 06/14/13.

BUILDING

No comments received as of 06/14/13.

ENGINEERING/PUBLIC WORKS/SURVEY

“The conceptual site plan does not reflect the addition of a private gated access to the residential lots on Mellathon Cr. as designed on the original concept for this property. The current conceptual plan does not show any access to these existing and developed lots. If the site plan is to be integrated into the PUD it should reflect closely the designed access to these parcels. Public Works engineering department does not object to the PUD but does request a modified site plan. Proper access will be required during the development review process for this property.” – Adrian Parker – 06/05/13

ADDRESSING

No comments received as of 06/14/13.

ECONOMIC DEVELOPMENT

No comments received as of 06/14/13.

PUBLIC RESPONSES

Approval

Rev. Mary Blocker – 826 E. Dixie Ave, Leesburg, FL 34748 – 352-787-0834 –
revmaryblocker@embarqmail.com

Disapproval

No comments received as of 06/14/13.