

## EXHIBIT E



**LEESBURG**  
*The Lakefront City*

City of Leesburg

# GROWTH MANAGEMENT PLAN CAPITAL IMPROVEMENTS ELEMENT

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**Exhibit C**

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TABLE OF CONTENTS

**A. INTRODUCTION..... 1**

**B. INVENTORY OF NEEDS AND FUNDING SOURCES..... 224**

**1. Public Facility Needs..... 2**

    a. Public Education and Health Facilities ..... 2

    b. Transportation ..... 3

    c. Sanitary Sewer ..... 4

    d. Solid Waste ..... 6

    e. Drainage..... 7

    f. Potable Water..... 8

    g. Recreation/Open Space ..... **998**

**2. Funding Sources ..... 9108**

    a. General Fund Revenue Sources ..... **10 9**

    b. Other Revenue Sources..... **12 40**

    c. Non-Revenues ..... **12 44**

**C. PUBLIC FACILITY ANALYSIS ..... 12 44**

**1. Current Practices for Funding Capital Improvements..... 13 44**

**2. Impacts of Future School Needs on Infrastructure..... 13 42**

**3. Timing and Location of Capital Projects ..... 14 42**

**4. Financial Assessment..... 14 42**

    a. Transportation ..... **14 42**

    b. Sanitary Sewer ..... **15 43**

    c. Solid Waste ..... **15 43**

    d. Drainage..... **15 43**

    e. Potable Water..... **15 43**

    f. Recreation and Open Space..... **16 44**

**5. Forecasting of Revenues and Expenditures ..... 16 44**

    a. Debt Service Fund..... **17 44**

    b. Summary of Projected Expenses and Revenues..... **17 45**

**D. CONCURRENCY MANAGEMENT ..... 17 15**

**1. Concurrency Management System ..... 18 15**

        a. Operational Responsibility ..... 18 15

        b. Applicability ..... 18 16

        c. Facilities Inventory ..... 19 16

**2. Concurrency Review Process ..... 19 17**

        a. Application Requirements ..... 19 17

        b. Concurrency Assessment ..... 20 18

**3. Concurrency Evaluation Criteria ..... 21 19**

**4. Concurrency Reservation ..... 22 20**

**E. GOALS OBJECTIVES AND POLICIES ..... 49 42**

LIST OF TABLES

Table XII- 1: Inventory of Existing Public School Facilities .....	<u>23</u> <u>21</u>
Table XII- 2: City of Leesburg Capital Improvements Plan FY 2003-2013.....	<u>24</u> <u>22</u>
Table XII- 3: Airport CIP FY 2003-2013 .....	<u>24</u> <u>23</u>
Table XII- 4: Communication CIP FY2003-2013.....	<u>25</u> <u>24</u>
Table XII- 5: Community Development FY 2003-2013 .....	<u>26</u> <u>25</u>
Table XII- 6: Electric CUP FY 2003-2013 .....	<u>27</u> <u>26</u>
Table XII- 7: Finance CIP FY 2003-2013.....	<u>28</u> <u>27</u>
Table XII- 8: Fire CIP FY 2003-2013 .....	<u>29</u> <u>28</u>
Table XII- 9: Gas CIP FY 2003-2013.....	<u>30</u> <u>29</u>
Table XII-10: Library CIP FY 2003-2013.....	<u>31</u> <u>30</u>
Table XII-11: Management Information Systems CIP.....	<u>32</u> <u>31</u>
Table XII-12: Police CIP FY 2003-2013.....	<u>33</u> <u>32</u>
Table XII-13: Public Works CIP FY 2003-2013.....	<u>34</u> <u>33</u>
Table XII-14: Recreation CIP FY 2003-2013.....	<u>35</u> <u>34</u>
Table XII-15: Solid Waste CIP FY 2003-2013.....	<u>36</u> <u>35</u>
Table XII-16: Stormwater CIP FY 2003-2013.....	<u>37</u> <u>36</u>
Table XII-17: Wastewater CIP FY 2003-2013.....	<u>38</u> <u>37</u>
Table XII-18: Water CIP FY 2003-2013.....	<u>39</u> <u>38</u>
<b>Table XII-18A: 10-Year Water Treatment and Supply Project Costs.....</b>	<b><u>40</u></b>
<b>Table XII-18B: 10-Year Water Distribution Project Costs.....</b>	<b><u>42</u></b>
<b>Table XII-18C: 10-Year Reclaimed Water Project Costs.....</b>	<b><u>44</u></b>
Table XII-19: Projection of Ad Valorem Tax Revenues.....	<u>46</u> <u>39</u>
Table XII-20: Debt Service Requirements.....	<u>47</u> <u>40</u>
Table XII-21: Projection of Debt Capacity.....	<u>48</u> <u>41</u>

CHAPTER XII  
CAPITAL IMPROVEMENTS ELEMENT

**A. INTRODUCTION**

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in other Elements of this Growth Management Plan. In addition, the Capital Improvements Element will present an analysis of the fiscal capability of the City to fund needed public facilities, recommend financial policies to guide the funding of those identified improvements, and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required.

Needed capital improvements are those that are necessary to meet the adopted level of service standards identified in other Elements of this Plan, **and those improvements which support the city's 10-Year Water Supply Facilities Work Plan.** The City of Leesburg's public facilities that require identification and funding are as follows:

- Transportation- Roadways which are under the jurisdiction of the City, and those roadways which the City wishes to aid in funding improvements.
- Sanitary Sewer Element - Sanitary sewer treatment and effluent disposal facilities necessary to serve the existing and future population of the City. In addition, recommendations for capital improvements and policies to insure adequate sanitary sewer collection facilities.
- Solid Waste Element - Solid waste disposal facilities to service the City's existing and future population, coordination with Lake County to ensure those facilities are available when needed, and recommendations for adequate solid waste collection methods.
- Drainage Element - Drainage systems necessary to meet recommended level of service standards for stormwater quality and conveyance, and coordination with Lake County for improvements to systems in basins which serve the City but are outside its jurisdiction.
- Potable Water Element - Potable **and reclaimed** water **supply and** treatment facilities necessary to serve the existing and future population of the City **for a 10-year planning period.** In addition, recommendations for capital improvements and policies to insure adequate potable water delivery facilities **for a 10-year planning period. All required water supply facility projects needed to serve existing and future population for a 10-year planning period shall be identified in the city-prepared 10-Year Water Supply Facilities Work Plan. The 10-Year Water Supply Facilities Work Plan shall be included as an attachment to the Potable Water Element, and be prepared with consideration of the St. John's River Water Management District regional water supply plans.**
- Recreation and Open Space - Recreation facilities and land area necessary to meet the recommended level of service standards.

The Capital Improvements Element will also present methods to implement and monitor Concurrency Management as defined and required in Chapter 9J-5.003, 9J-5.016 & 9J-5.0055, Florida Administrative Code (F.A.C.).

The City is adopting a 10-Year Capital Improvements Plan (**CIP**) for 2003-2013. Year 6 through 10 of the Plan are for planning purposes only for all elements, with the exception of the Potable Water Element, where a 10-year CIP is required. The Growth Management Plan is required to address a 5-year window for all elements except the Potable Water Element. ~~Therefore~~ **therefore**, this Element refers to the CIP for 2003-2007 for all elements, excluding the Potable Water Element, where the entire 10-year planning period of 2003 through 2013 is referenced, although the tables included for each element reflect the entire 10-year Plan.

## **B. Inventory of Needs and Funding Sources**

The following section provides an inventory of the City of Leesburg's capital needs, as well as current funding sources.

### **1. Public Facility Needs**

The applicable elements have identified various capital improvements necessary to meet the recommended level of service standards. In addition, Chapter 9J-5.016, F.A.C. requires the City to assure adequate public facilities to service public education and health facilities. An assessment of the required public facilities is presented below.

#### a. Public Education and Health Facilities

The Lake County Health Department, a state funded agency, has one of its four (4) facilities located within Leesburg City Limits. This unit provides services for the northwestern portion on the County, including Leesburg. The Health Department facilities servicing the remaining portions of the County are located in Clermont, Tavares, and Umatilla.

The Leesburg Regional medical Center is the single largest provider of healthcare services in the immediate area, and the only public hospital located within the City of Leesburg. This non-profit center is comprised of two (2) main facilities, which provide services for Leesburg, the remaining portions of Lake County, and residents in adjacent Counties.

The City of Leesburg provides law enforcement, emergency medical, and fire and rescue response services to the citizens of the City of Leesburg and the surrounding areas as provided for within the interlocal agreements with the City of Fruitland Park and Lake County. Currently, the City of Leesburg maintains one police station, and two fire stations (a third fire station will open January 2003 at the Leesburg Regional Airport, this "temporary" facility will be replaced by an ARF in 2004). The Leesburg police station is located at 115 East Magnolia Street. The Leesburg Regional Medical Center is located at 600 East Dixie Avenue. Leesburg Fire Station 1, which is the fire departments headquarters, is located at 201 South Canal Street. Leesburg Fire Station 2 is located at 2014 Griffin Road. Equipment and personnel from each of these departments will respond as needed to incidents anywhere within the City of Leesburg.

The Lake County School Board operates ten (10) public education facilities within the City limits or service area of the City of Leesburg. These education facilities have been included in the assessment of applicable public facilities. An inventory of these

schools, including enrollment and capacity information can be found Table XII- 1. NOTE: The School Board will be closing 3 elementary schools and constructing one (1) elementary school in the next few years. A general summary of existing and future public education deficiencies is as follows:

(1) Existing Public Education Deficiencies:

Based upon the existing enrollment of 6,062 students, the student enrollment exceeds the design capacity for these schools. Presently, this situation is being remedied through the use of relocatable classrooms, which increase the capacity by 1,504 students.

(2) Future Public Education Deficiencies

Three Lake County Public Schools, Dabney Elementary, Skeen Elementary, and Rimes Elementary, are scheduled for closure by 2004.

(3) Upgrades & Maintenance of Public Education Facilities

By 2004, Skeen Elementary will be converted to part of the Leesburg High School. In addition, a \$23 million renovation is scheduled for Leesburg High School. This renovation will include remodeling and improvements to existing student stations, but will not add classroom space.

The Lake County Schools Five Year Facilities Master Plan Capital Improvement Program Fiscal Years 2008-2012 as adopted by the Lake County School Board on September 24, 2007 is adopted into the City's adopted Capital Improvement Schedule by reference.

b. Transportation

All major roadways within the City limits of Leesburg are under the jurisdiction of the State of Florida, Lake County, or the City of Leesburg. Using functional classifications established under Chapter 355, F.S., one (1) roadway has been identified as a freeway, three (3) as principal arterials, five (5) as minor arterials, eleven (11) as major collectors, and six (6) as minor collectors. These roadways, along with all other classified roads, are listed in Table II-1 in the Traffic Circulation Element of this Growth Management Plan.

Capital projects have been identified in the Traffic Circulation Element to make improvements to various roadway segments and a schedule of the improvements planned by the City is presented in Table XII-2. A general summary of existing and future transportation system deficiencies is as follows:

(1) Existing Transportation Deficiencies

Several road segments within the City of Leesburg have a LOS F, which results from the "funnel effect" associated with Lakes Harris and Griffin, as well as from a high volume of through-traffic, such as truck routes, utilizing segments of U.S. 441 and S.R. 44. Several roadway segments tested exceed

the physical capacity of the facility. All those that are deficient, however, are either State or County roads.

(2) Future Transportation Deficiencies

Several State and County roadways will perform below the adopted level of service standards. The State, County and local roads that have a level of service F under the 2020 cost feasible scenario are as follows:

- U.S. 27 - from C.R. 470 to C.R. 33, from C.R. 33 to S.R. 44, from S.R. 44 to Main Street, and from Main Street to U.S 441/CR44A.
- U.S. 27/441 - U.S 441/CR44A to CR 466A and from CR 466A to 0.3 miles north of CR 25A.
- U.S. 441 – from U.S. 27 to S.R. 44, from S.R. 44 to Radio Road, and from Radio Road to 0.78 miles east of C.R. 473.
- S.R. 44 - from Sumter County to C.R. 468, from Lone Oak Drive to U.S. 27, and from U.S. 27 to Main Street.
- Thomas Avenue – from Main Street to C.R. 44A/44C

The projected LOS F is also due to the funnel effect caused by natural features, a condition which cannot be changed, and is therefore, beyond the City's control. One example is Main Street, which is constrained by existing development. C.R. 470 will be improved when the Turnpike interchange is built. The City is not responsible for improvements to State or County roads. However, the City will need to schedule improvements to Thomas Road, a City Road which will also have an LOS F under the 2020 cost feasible scenario.

(3) Upgrades and Maintenance of Transportation System

Planned upgrades in the City's 5-Year Capital Improvement Program include street construction (Thomas Road and others as needed) and Highway 441 streetscape design.

c. Sanitary Sewer

The Sanitary Sewer Element provides an assessment of facility needs throughout the planning horizon. Also included in the Sanitary Sewer Element is an analysis of existing demand surpluses and deficiencies of the City's sanitary sewer system. Presently, the City services numerous customers located outside the City limits within unincorporated Lake County. The City is currently expanding its service to the south to properties along the U.S. 27 corridor. In addition, the City is also expanding to the east to service properties surrounding the Lake Square Mall. The City anticipates that its largest increase in development will occur within the southern portion of its service area.

The sanitary sewer service demand forecast was based upon population projections and the adopted 251-gpcpd level of service for sanitary sewer by the City's

Environmental Services and Community Development Departments and was prepared prior to the 2000 Census data. The sewer demand was projected for the years 2005 and 2010. By 2005, the demand is projected to be ~~3.55~~ ~~3.3~~ MGD, increasing to ~~5.23~~ ~~4.69~~ MGD by the year ~~2013~~ ~~2010~~. Since the maximum combined design capacity of both of the City's wastewater treatment plants is 8.0 MGD, the two plants will have sufficient capacity to meet the demands for the long term planning horizon.

Capital projects necessary to meet demand within the City's five-year capital improvement horizon (Fiscal Years 2002-2006) are specific to expansion of the City's collection system and maintenance of existing system. The majority of these improvements are necessary to eliminate existing deficiencies, provide main line extensions to new wastewater customers, or to implement expansion of the reclaimed water system. A schedule of capital projects necessary to maintain the current system and meet the projected demand is presented in Table XII- 2 and Table XII-17. A general summary of existing and future Sanitary Sewer System deficiencies is as follows:

(1) Existing Sanitary Sewer Deficiencies

There are no existing deficiencies in the system.

(2) Future Sanitary Sewer Deficiencies

The City has anticipated a lack of spray fields for wastewater effluent and as such purchased 700 acres of land in 2001 for the purpose of effluent disposal. It is anticipated that the additional spray fields, along with an operating reclaimed water system will provide for effluent disposal through the year 2020.

The City's Turnpike Wastewater Treatment Plant was recently completed in November of 2000. There is no foreseeable need to perform upgrades to the Turnpike facility during the 2010-planning horizon unless unanticipated population growth is realized. An engineering consultant is currently evaluating the Canal Street facility for upgrades and replacement requirements.

(3) Upgrades and Maintenance of the Sanitary Sewer System

Future projects include upgrades and maintenance of mains, meters, vehicles and power equipment, plants and storage, sanitary sewer services, and other equipment. Additionally, the Turnpike Wastewater Treatment Plant was designed with the intent to provide reclaimed water service to reduce the amount of potable water utilized for irrigation purposes. The city is currently **implementing its ~~proposing the operation of a~~ reclaimed water program, which includes upgrading treatment capabilities of the Canal Street Wastewater Treatment Plant to advanced treatment (public access reclaimed water standards). The final design of planned improvements for the Canal Street Wastewater Treatment Plant is scheduled to be**

**completed in 2004 and the construction of planned improvements is scheduled to be completed in 2006.**

d. Solid Waste

The City of Leesburg does not operate any active solid waste disposal facilities. The disposal of solid waste refuse collected by the City of Leesburg is provided by facilities located outside of the Leesburg City limits. Specifically, there are five locations where solid waste from the City can be disposed. These facilities and their capacities as follows:

- *The Lake County Resource Recovery Facility, Okabumpka, Florida* – The capacity of this facility is 163,000 tons per year.
- *The Lake County Solid Waste Management Facility, Astatula, Florida* – Current operations within this landfill facility are confined within phase IIB. The approximate remaining capacity of this phase is 159,458 cubic yards.
- *The Ash Monofill Landfill, Astatula, Florida* - Presently, the operations at this landfill are confined to phase-IIA which has approximately 21,675 cubic yards of landfill volume remaining.
- *The Construction and Demolition Landfill, Okabumpka, Florida* – The landfill is 56 acres in size.
- *The Keene Road Landfill, Apopka, Florida* – As of July 2001, the remaining capacity of the landfill was approximately 1.2 million tons.

(1) Existing Solid Waste Deficiencies

There are currently no deficiencies in the solid waste program.

(2) Future Solid Waste Deficiencies

- *The Lake County Resource Recovery Facility, Okabumpka, Florida* - It is projected to provide disposal services until the end of the planning period in 2020.
- *The Lake County Solid Waste Management Facility, Astatula, Florida* - Based upon projected waste disposal volumes, Lake County anticipates a remaining useful life of 30-years for this facility.
- *The Ash Monofill Landfill, Astatula, Florida* - As the ash is removed additional capacity within the ash monofill is produced. Thus, the capacity of the landfill should not diminish over time.
- *The Construction and Demolition Landfill, Okabumpka, Florida* - It is projected to provide disposal services for approximately 15 more years.

- *The Keene Road Landfill, Apopka, Florida* – Based upon current solid waste volume projections, this facility has an anticipated remaining useful life expectancy of two to three years.

(3) Upgrades and Maintenance of Solid Waste Program

Planned evaluations and refining of current programs will aid in promoting a more efficient solid waste collection service. Efforts to promote recycling and the education of the public on household hazardous waste, combined with convenient programs, such as the battery drop off at the library, would also benefit the community and enhance the overall effectiveness of the solid waste program.

e. Drainage

In 1991, the City of Leesburg commissioned the preparation of a three-phase Stormwater Management Utility Program to provide a preliminary analysis of Leesburg's drainage facilities and to identify and rank the drainage basins within the Urban Service Area so that more detailed studies could be completed in the future. The three phases of the report were entitled Program Development, Program Implementation, and Program Operation. Phase 3 of the report, Program Operation – Part 1, a comprehensive summary of the analysis of the City's stormwater facilities was completed in 1996.

The Phase 3 Stormwater Report prioritized Leesburg's ten (10) primary basins for future analysis. To date, detailed drainage analyses have been completed for three of the ten primary basins: Carver Heights, Whispering Pines, and the Tally basin. The drainage improvements recommended within these studies have been constructed for the Carver Heights basin only. Drainage improvements for the Tally basin is currently in the funding stages. Preliminary design and modeling for the Lake Hollywood basin is also scheduled. The Capital Improvements Program contains a list of the specific capital drainage improvements planned during the immediate planning period.

(1) Existing Drainage Deficiencies

Based on the Capital Improvement Program, existing deficiencies in the drainage system include the following. Improvements for these deficiencies are included in the 2003-2007 Capital Improvement Plan.

- Tally Basin
- Heritage Estates

(2) Future Drainage Deficiencies

Future drainage deficiencies include Whispering Pines Basin, Tally Basin, Lake Hollywood Basin, Lake Bentley Basin, and Lake Griffin. Other future deficiencies may arise from private developments that are not the responsibility of the City and are maintained by individual homeowner's associations.

(3) Upgrades and Maintenance of the Drainage System:

In addition to ranking the primary basins, the Phase 3 Stormwater Report provided interim stormwater recommendations which could be implemented immediately to enhance the function and performance of the City's drainage facilities. These recommendations are detailed in the Drainage Element of this Growth Management Plan.

f. Potable Water

The City of Leesburg currently owns, operates, and maintains a central potable water treatment and distribution system. The City's potable water system provides water for both residential and non-residential purposes, including fire-fighting demands. The current geographic service area of the central water system includes all property within the City limits, as well as surrounding unincorporated areas of Lake County including Bassville Park, Okahumpka, Highland Lakes, Spanish Village, Silver Lakes, and Royal Highlands.

The Potable Water Element states that the City has adequate treatment facilities and well capacity to service the anticipated population and commercial establishments through the 10-year planning horizon. In addition to the well capacity, the City has adequate storage capacity for its service area through the 10-year planning horizon. Water System deficiencies is as follows:

(1) Existing Potable Water Deficiencies

**In order to meet the stated LOS standards for fire protection under the maximum plant pumping capacity with the largest well out-of-service standard, water supply and pumping deficiencies were identified by the city for both the Highland Lakes and Royal Highlands Water Treatment Systems. In response to this need, two (2) new 1,000-foot Lower Floridan wells were constructed in early 2004 to enhance existing fire-flow protection capabilities: one (1) well at the Highland Lakes WTP System and one (1) well at the Royal Highlands WTP System. The associated pumping facilities associated with these wells are scheduled to be completed by June 2004.**

The City of Leesburg's central system is currently providing ~~6.22~~ **5.83** MGD, average daily flow. The system has a maximum design capacity of ~~24.91~~ ~~25.208~~ MGD **(with the largest well in the city system out of service)**. **When the two (2) new wells at the Royal Highlands and Highland Lakes WTP Systems are on-line, the city's actual maximum pumping capacity will be increased to 29.23 MGD (with the largest well in the city system out of service).** Therefore, **by June of 2004** there ~~will be~~ **is** an estimated ~~23.01~~ ~~19.789~~ million gallons per day of surplus capacity, which is available for additional connections.

(2) Future Potable Water Deficiencies

Leesburg's central system has adequate **pumping and treatment** capacity to continue serving all of the existing residential and non-residential units that are currently connected. Additionally, the City has capacity to service all of the existing developments currently serviced by Florida Water Service systems. **However, additional water distribution facilities will be needed to serve future development south of C.R. 48 on U.S. Highway 27 (planned Arlington Ridge development) and in the vicinity of the future turnpike interchange on C.R. 470 (future Pruitt property development), as described in the 10-Year-Water Supply Facilities Work Plan (Attachment A of the Potable Water Element). The additional water distribution facilities needed to serve planned development will be constructed in 2004.**

**Additionally, due to the location of future water demands, a new southwest regional water treatment facility may provide water more cost effectively to customers in this (southwest) area than current facilities can. Therefore, an additional water treatment facility is planned for in this 10-year planning period (in 2010) to serve water demand needs anticipated in the area southwest of the current city water service area, as described in the 10-Year-Water Supply Facilities Work Plan (Attachment A to the Potable Water Element).**

**The City is also planning to offer reclaimed water in the central/east and south service areas in this 10-year planning period area to offset future needed potable groundwater supply.**

There are a few areas within the City of Leesburg's service area that are serviced by Florida Water Service, a private utility company. None of these private systems are connected with the City's central water distribution system. However, the City is exploring the possibility of acquiring the Florida Water Service systems and incorporating them into the City's central system. Upgrades are underway for the Highland Lakes and Royal Highland water plants to include the construction of one (1) additional supply well to enhance fire flow protection, **as stated in Section B.f.(1) above.**

g. Recreation/Open Space

An analysis of the City's existing facilities and projected needs, contained within the Recreation and Open Space Element, revealed that most parks and recreation facilities are adequate to meet the needs of the City during the next planning period. However, a need for additional facilities (fields and courts) was found in some categories based upon future growth projections. A general summary of existing and future Parks and Recreation deficiencies is as follows:

(1) Existing Parks and Recreation Deficiencies:

Currently, the City meets the adopted level of service for park acreage with a surplus of 62 acres for community parks, 50 acres for neighborhood parks, and 109 acres for overall parkland.

(2) Future Parks and Recreation Deficiencies:

The City has adequate community, neighborhood, and overall park acreage to serve them well into the planning horizon. Since there is adequate acreage for these park types, and the parks are conveniently located to serve the residential areas of the City, future improvements shall concentrate on the provision of mini-parks, which are based on a service area, rather than population, and recreational facilities such as fields and courts.

(3) Upgrades and Maintenance of the Parks and Recreation System

The capital improvement plan outlines specific upgrades and maintenance items for parks and recreation, including recreational trails, a recreation complex, and marina improvements. All listed improvements were accounted for when performing projections for Level of Service. Based upon those projections, no future deficiencies are expected.

## 2. Funding Sources

The City of Leesburg has used numerous sources to fund capital projects in the past. Since adoption of the Growth Management Plan, the City has employed methods in addition to its standard annual budgeting procedures to allocate funds for specific purposes. An overview of various funding sources, which may be used for capital project funding, is presented below.

a. General Fund Revenue Sources

The General Fund is used to account for all general revenues and expenses of the City that cannot be properly accounted for in other funds. It receives a greater variety and number of taxes and other general revenues than other funds. Pursuant to the uniform classification of accounts prescribed by the state Comptroller's Office, governmental fund revenues are classified into one of the following categories:

(1) Taxes

Such taxes include Ad Valorem (property) tax, sales and Use tax, local option sales tax, local option gas tax, utility service tax, and tax on franchise fees.

**Ad Valorem** taxes are levied in proportion to the value of the property against which it is levied. This proportion is generally stated in terms of millage rate. In this sense, one mill represents \$1 of property tax levied per \$1,000 taxable value. Ad Valorem taxes may be used for operating costs and capital projects. Ad Valorem taxes are limited to 10 mills in the absence of a

general obligation bond issue approved by a local referendum of provisions of municipal services administered with the County.

The **Local Option Sales Tax** became effective in January 1988, following the approval of a levy by the Lake County voters in referendum. This tax applies an additional one-cent on purchases up to \$5,000 of tangible personal property. The levy is up for a 15-year period and proceeds are restricted to construction, reconstruction, or improvement of public facilities that have a life expectancy of five or more years. This also includes land acquisition, land improvements, and related design and engineering costs. No operating expenses can be funded by this revenue source.

The **Local Option Gas Tax** represents a portion of the six cents, which Lake County levies on gas purchases. The percentage is based on the City's population and can only be used to finance transportation related improvements such as routine street and drainage maintenance, street lighting, and traffic signs, signals, and markings.

The **Franchise Fees** category represents a percentage of which the City of Leesburg receives from the telephone and cable television companies. The franchise fee derived from the cable television company is based on gross subscriber revenues. This includes installation fees, disconnect and reconnect fees, and regular cable transmission. The City currently accounts for these sources in the General Revenue Fund. And uses proceeds toward meeting the operating expenses attributed to this fund.

(2) Licenses and Permits

This category derives its revenues from the issuance of local licenses and permits. All businesses operating in the City obtain occupational licenses. This revenue source includes building permits, which are required for all construction, as well as plumbing, electric, gas, and mobile home permits. These revenues are also used to finance operating expenses in the General Revenue Fund.

(3) Intergovernmental Revenue.

This group of accounts includes all revenues received from federal and state sources in the form of grants, shared revenues, and payments in lieu of tax. Major sources of shared revenue include the half-cent sales tax, cigarette tax, beverage licenses, mobile home licenses, and County licenses. All sources in this group are accounted for in the General Revenue Fund.

(4) Charges for Service.

This series of accounts reflects all revenues stemming from charges for current services, excluding internal service and fund revenues. Charges for services are classified as follows:

- General Government – Fees received for plan and zone review, sales of maps and publications, etc.

- Public Safety – False alarm fees, fire alarm maintenance, and police dispatch fees.
- Physical Environment – Contains revenue derived from electric, gas, water, wastewater, stormwater, and solid waste enterprise funds.
- Cultural and Recreational – Those revenues received from activities provides by the library and recreation system.

(5) Fines and Forfeitures.

The group of accounts contained under this heading of fines and forfeits includes revenues received from fines and penalties imposed for the commission of statutory offenses, violation of lawful administrative rules and regulations, and for neglect of official duty. The City receives funding from court fines, library fines, parking ticket, code enforcement fines, tree ordinance fines, and through the sale of forfeited property.

(6) Miscellaneous Revenues.

This group accounts for all revenues not recorded in previous classifications. Such sources of funding include interest on investments, rents, sales of surplus property, insurance proceeds for lost of destroyed property, street-paving assessments, refunds, contributions, reimbursements. The predominant source in this category is investment earnings. Investments are made through the State Board of Administration, State of Florida banks, and federal securities in order to maximize return on City funds.

b. Other Revenue Sources.

These sources include funding for the internal service funds and pension plans. Included here are transfers from the Community Development Block grant (CDBG) and from the Community Development Agency, from utility surcharges, and from fund balance appropriations. Other revenue sources that the City does not currently use, but could utilize in the future, include impact fees and federal and State grants and loans.

c. Non-Revenues

Non-revenues represent amounts received by the City which are not additions or assets as a whole, although they may be an asset to the receiving fund. This category specifically refers to the annual contributions from various utility funds into the general Fund.

## C. PUBLIC FACILITY ANALYSIS

The following section analyzes public facilities within the City of Leesburg.

## 1. Current Practices for Funding Capital Improvements

Revenues have generally been used to meet mandatory or essential operating expenses in the past, with only limited amounts of monies available to fund needed capital improvements. The City now utilizes improvements and projects identified in the Capital Improvement Plan (CIP) to help guide fund allocation that will ensure the adequate provision of public facilities and infrastructure.

The various elements of this plan discuss and analyze capital improvements necessary to correct existing deficiencies and provide facility expansion to meet projected growth. The methods of project prioritization of the identified capital improvements are explained below.

To provide a means to determine the relative priority of each capital project, the City uses the following criteria to prioritize projects:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies, **including the St. Johns River Water Management District.**
- Whether the project implements the policies of the Growth Management Plan as they pertain to concurrency requirements.
- Whether the project eliminates a public hazard.
- Whether the project is financially feasible.
- **Whether the project is coordinated with the City's 10-Year Water Supply Facilities Work Plan.**

Based on the criteria noted above, capital projects identified in the various plan elements were rated and the estimated costs for each project were determined. Table XII- 2 through Table XII-18 display a prioritized list of each capital project by element, including the corresponding cost estimate for the period between FY 2003-~~2013~~2007.

## 2. Impacts of Future School Needs on Infrastructure

Senate Bill 1906 requires non-exempt local governments and school boards to enter into an interlocal agreement and requires the submittal of agreements beginning March 2003 and completion by December 2004. Following are additional requirements of the Bill:

- Coordination of population projections and school enrollment projections, especially regarding the distribution of growth
- Sharing of information regarding school facilities and land development
- Participation of local governments in update to district educational facilities plan and plant survey

- Participation by local governments in evaluating school closures, renovation and school site selection
- School board to inform local governments regarding school capacity when land development decisions are considered and how demand will be met

In accordance with State requirements, the City of Leesburg must submit a school interlocal agreement to the Department of Community Affairs by March 1, 2004.

It is anticipated that there will be no major impacts of school facilities in the future, and the per capita level of service standards are adequate to anticipate future school demands.

### **3. Timing and Location of Capital Projects**

Capital projects planned through FY 2006 will occur in various locations throughout the City. The timing of new infrastructure is accomplished by setting guidelines within the various Elements of this Plan, to assess the relative strength of the City's infrastructure to service both existing and future growth. The numerous Elements of this Plan require City departments to provide an assessment of the City's infrastructure annually at budget time.

### **4. Financial Assessment**

For purposes of assessing the City's financial capability to fund the capital projects identified in this Element, projected revenue sources and expenditures through ~~the~~ FY 2013 ~~2007~~ have been identified in Table XII- 203 through Table XII-18.

Specific local practices to help provide a more detailed level of analysis that will guide the provision of funding for needed improvements for each public facility are described below.

#### **a. Transportation**

The timing of new roads and streets, intersection improvements, and the placing of traffic signalization have been driven by new development, availability of funds and public input. The location of signaling devices has been determined by the Department of Transportation on arterial streets and on collector streets feeding into arterial streets. Placing of traffic signs and other internal controls in residential and commercial areas has been determined by the local traffic control authority of the Leesburg Police Department and the City's Public Works Department.

Transportation projects, including improvements that will increase efficiency or enhance existing facilities are listed in Table XII- 2 and Table XII-13. Since a number of roadways within the City limits are under the jurisdiction of Lake County, a large amount of funding is expected from that source. Coordination with Lake County and FDOT will be necessary to ensure the implementation of a majority of these improvements. The Intergovernmental Coordination Element recommends coordination with the County to ensure adequate funding of these projects. Funding for these projects is anticipated to come from a variety of sources. An analysis of these sources is included later in this Element.

b. Sanitary Sewer

Although the City's sanitary sewer facility capacity can meet projected demand through the planning period, several projects are planned to maintain and enhance the provision of sanitary sewer services for future growth. These projects include upgrades and maintenance of mains, meters, vehicles and power equipment, plants and storage, sanitary sewer services, and other equipment, as well as the development of a reclaimed water distribution system **and upgrading the Canal Street Wastewater Treatment Plant's treatment capabilities to reclaimed water standards.** The prioritized **sanitary sewer** projects are listed in Table XII- 2 and Table XII-17. The major funding mechanism for sanitary sewer capital projects is the Wastewater Utility Fund. Projections of sanitary sewer operating costs and total expenditures are presented in **these tables XII-2 and XII-17.** Revenue projections from sanitary sewer collections are **also** presented in these tables.

**The prioritized reclaimed water treatment and transmission projects are listed in tables Table XII- 2, Table XII-18, and Table XII-18C, since reclaimed water projects are funded by the Water Utility Fund. Revenue projections from reclaimed water sales are also presented in these tables.**

c. Solid Waste

Solid waste refuse collected by the City of Leesburg is disposed of at facilities located outside of the Leesburg City limits.

Pursuant to Chapter 403, F.S., Lake County is responsible for providing adequate solid waste disposal capacity throughout the planning horizon. The goals, objectives and policies of the Solid Waste Element address the need for the City to coordinate with Lake County to ensure the County provides adequate solid waste disposal capacity for City residents and commercial establishments. Revenue projections from solid waste collections are presented in Table XII- 15.

d. Drainage

The City's Stormwater Management Utility Program was created to be in compliance with St. Johns River Water Management District guidelines and FDEP guidelines. The City's drainage and stormwater systems are operated under the Public Works Department and major funding for drainage projects comes from the Stormwater Utility Fund. Table XII- 4 presents a schedule of these revenue sources through the year 2007-2008. Specific drainage projects are listed in this table. It is recommended that future updates to the City's Stormwater Master Plan continue to include a determination of the amount of funding necessary to complete improvements identified in the plan and for the maintenance of existing systems.

e. Potable Water

The City of Leesburg currently owns, operates, and maintains a central potable water treatment and distribution system. The City's central potable water system is comprised of four individual systems: the Leesburg East Treatment System; the City of Leesburg Treatment System; the Highlands Lake Treatment System; and the

Royals Highlands Treatment System. All of these systems are interconnected with the exception of the Royal Highlands system which currently stands alone. Combined, these four systems are comprised of five (5) water treatment plants, fifteen (~~17~~ **15**) public water wells, two (2) hydrostatic tanks, four (4) above ground storage tanks, and three (3) ground storage tanks. The distribution system consists of approximately 215 miles of water mains ranging from 2" to 24" in size. This distribution system provides water to a service area, which is divided into four sub-systems. The Potable Water Element states that the City has adequate treatment facilities and well capacity to service the anticipated population and commercial establishments through the planning horizon, **with the addition (and completion) of two (2) Upper Floridan aquifer wells located at the Highland Lakes and Royal Highlands Water Treatment Plants.**

The major funding mechanism for potable water capital projects is the Water Utility Fund. Projections of potable water operating costs and total expenditures are presented in Table ~~XII-2~~ ~~XII-4~~, **Table XII-18, Table XII-18A, and XII-18B of this element and in Table III-1 through Table III-4 of the City's 10-Year Water Supply Facilities Work Plan (Attachment A of the Potable Water Element).** Revenue projections from potable water collections are presented in ~~these~~ **Table XII-2, Table XII-18 of this element and Table III-6 of the City's 10-Year Water Supply Facilities Work Plan (Attachment A of the Potable Water Element).** **The City has sufficient funding sources to implement minimum required and planned water supply projects in this 10-year planning period.**

Projects to enhance the City's potable water systems for future growth are listed in the above-referenced tables ~~Table XII-18~~.

f. Recreation and Open Space

While no significant deficiencies were identified for parks, the City will complete several projects aimed at enhancing the City's parks and recreation infrastructure during the planning period. A schedule of these projects is listed in Table XII-14.

The City's parks and recreation budget is funded mostly from Capital Projects Fund and grants.

**5. Forecasting of Revenues and Expenditures**

To determine the amount of funds available for capital projects, both expenses and revenues were projected for the planning period. A major source of the City's general fund is derived from the City's Ad Valorem tax base. Projected millage rates and future Ad Valorem revenues through FY 2007-2008 are displayed in Table XII-19. Ad Valorem revenue is generally used for general fund purposes and based upon existing trends, there are no funds available in the general fund for capital projects. The City plans to maintain the current millage rate of 4.500 throughout the planning period. Additional projected revenues for funds other than general revenue that can be used for capital projects are provided in Table XII- 202 through Table XII-18. Other financial considerations for capital improvements are described below:

a. Debt Service Fund

The Debt Service Fund is used to record debt service payments for general (non-utility) debt. That portion of the amount received by the City for the Local Government Half-Cent Sales Tax Program which is necessary to fund the amount of the periodic installments of principal interest and the Refunding and Capital Improvement Bond, Series 1999, which became due during a particular fiscal year are deposited directly to the debt service fund.

Debt service associated with the Refunding and Capital Improvement Revenue Bonds, Series 1999, issue is funded by a pledge of local government half-cent sales tax and the guaranteed portion of state revenue sharing is recorded in the debt service fund. The 1999 bonds are fully registered bonds in denominations of \$5,000 and are collateralized by a pledge of the local government half-cent sales tax. Debt service requirements associated with the 1999 bonds as of September 30, 2001 are shown in Table XII-20.

b. Summary of Projected Expenses and Revenues

Expenses for debt capacity, operating expenses and project expenditures were analyzed for each fund providing revenue for capital projects. A summary of these projected expenses is provided in **Error! Reference source not found.** Based on analysis of the City's projected revenue sources and expenditures, Leesburg has adequate funding for the capital projects identified in this plan. A summary of projected revenues is provided in Table XII-19.

## D. CONCURRENCY MANAGEMENT

The intent of the Concurrency Management System (CMS) is to provide the necessary regulatory mechanism to evaluate development orders to ensure that the public facilities and services needed to support development are available concurrent with the impacts of such development. This section sets forth the criteria for assessment of development impacts and guidelines to ensure that the adopted level of service standards required for roads/traffic circulation, sanitary sewer, potable water, solid waste, stormwater drainage, and parks and recreation are maintained. This section of the Growth Management Plan shall serve as a detailed framework under which the CMS will be implemented.

The CMS is intended to serve the long-term interest of the citizens of Leesburg by implementing a managed growth perspective. The CMS consists of three primary components: 1) maintaining an inventory of the existing facilities for which concurrency is required, 2) the concurrency assessment process for development applications, and 3) providing advisory concurrency assessments and recommending conditions of approval for development applications. These components allow the City to accurately track the condition and capacity of existing facilities, to provide a method for reviewing and assessing the impacts of proposed developments and to allow for the scheduling of required improvements to correct existing or future facility deficiencies.

**1. Concurrency Management System**

a. Operational Responsibility

The City of Leesburg's Community Development Department is responsible for the implementation of the City's Concurrency Management System. The Director of the Community Development Department is ultimately responsible for the functioning of the concurrency management system. The Concurrency Manager ensures that the City's inventory of existing facilities, capacities and deficiencies is maintained and updated annually. The Environmental Services Department has the responsibility for the concurrency evaluation of drainage, water, **reclaimed water** and wastewater facilities only.

Concurrency evaluation for all other facilities is the responsibility of the Community Development Department.

b. Applicability

Prior to the issuance of a development permit, a determination needs to be made as to the availability of public facilities and services concurrent with the impacts associated with the development permit. The permit process is a broad spectrum of approvals where the impacts of development range from the immediate to the distant future. Certain developments do not cause additional impacts on facilities, and, therefore, can be considered exempt from concurrency and the requirements to undergo a concurrency assessment. The following is a list of concurrency exempt developments:

- Residential projects which would result in the creation of one (1) single family dwelling;
- Any addition to a single family dwelling;
- Commercial, institutional, or industrial expansion of up to ten (10) percent of the existing gross floor area, providing such expansion is estimated to generate less than one hundred (100) vehicle trips per day. The exemption shall be allowed for only one (1) expansion;
- Construction of accessory buildings and structures which do not create additional public facility demand;
- Any replacement of a structure or use by a similar structure or use where such replacement can be shown to have no net increase in the demand for infrastructure or public services;
- Any change of use which reduces demand for all infrastructure facilities, even if the infrastructure serving the former use or activity was over capacity; or
- Any public infrastructure facility.

Exemption from concurrency assessment does not exempt a development from the payment of impact fees or future concurrency assessment in the event that the development order is violated or amended.

c. Facilities Inventory

On or before June 1 of each year, the Community Development Department shall be responsible for presenting a report of the CMS to the City Commission. This report acts as a monitoring tool for roadways, potable water, **reclaimed water**, sanitary sewer, solid waste, stormwater drainage and park and recreation facilities. The report delineates the existing allocated capacity, planned expansions, committed capacity, and available capacity for future development. In addition, the report outlines the impacts of any existing deficiencies on the approval of development orders. This report is made available to the public through the Community Development Department.

Additional demand for capacity will be incorporated into the facilities inventory as new development is approved. Needed capacity will be reserved, if available, for that new development to ensure that the development may proceed to occupancy. At the time of occupancy, the reserved capacity will be recategorized as existing allocated capacity. Reserved capacity is valid for a two-year period from the date of development order (DO) approval. When the development order expires, the capacity reservation expires. If a project is abandoned, the reserved capacity will be recategorized as existing capacity.

Simultaneous to the continuous monitoring of existing allocated and required capacity will be the monitoring of available capacity. As capacity is added to the infrastructure system in terms of facility construction and/or improvements, the facilities inventory database will be modified to reflect the addition. Capacity analyses will be updated annually and made available to the public for all six levels of service standards. In addition, the City's transportation system will be monitored at more frequent intervals for additional assurance that the LOS standards for roads are not compromised. This additional information will also forewarn the City and applicants which road segments may shortly experience capacity problems.

**2. Concurrency Review Process**

Unless specifically exempt as stated above, all final development orders shall be subject to a concurrency review. A final development order means any permit which actually authorizes commencement of construction activity or any rezoning, variance, condition use, or change of use permit granted to a more intense development activity which does not require a later building permit, site plan or subdivision approval. The concurrency review shall provide an evaluation of a development orders impact on the City's adopted level of service standards as identified in the City of Leesburg's Code of Ordinances and the various policies of the Growth Management Plan Elements.

a. Application Requirements

Concurrency assessment for all projects shall begin with the submittal of a completed concurrency review application as provided by the City accompanied by the appropriate fee. The applicant has the option of applying for a concurrency review in the conceptual development stage, the preliminary plan stage, or during the final development order stage. During the conceptual and preliminary stages, the

City will issue a non-binding letter of concurrency which is intended to advise the applicant of the available capacities of the public facilities at the time of application. A non-binding letter of concurrency does not assure that such capacities will be available at the time of the project's final development order application. During the final development order stage, the City will issue a certificate of concurrency if the project is found to be concurrent. The concurrency application requirements shall consist of the following information:

- (1) Traffic impact study for all new commercial or industrial development of 10,000 or more square feet of gross floor area, all residential development of 100 units or more, or other similar high traffic areas as deemed necessary by staff;
- (2) Description and estimate of **potable and reclaimed** water use needs;
- (3) Description and estimate of wastewater generation;
- (4) Description and estimate of solid waste generation;
- (5) Stormwater drainage calculations;
- (6) Other information required by the City to conduct a complete and accurate review.

b. Concurrency Assessment

Upon receipt of a complete concurrency application, the City shall perform an assessment of the project's impact on roadways, potable water, sanitary sewer, solid waste, drainage, and parks and recreation facilities. The City shall prepare a written set of findings with respect to the project's impact on these facilities which shall include, but are not limited to:

- (1) The anticipated public facility impacts of a proposed development;
- (2) The ability of the existing facilities to accommodate the proposed development at the adopted level of service standards;
- (3) Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development;
- (4) The facility(s) improvement or additions necessary to accommodate the impact of the proposed development at the adopted level of service standard and the entity(s) responsible for the design and installation of all required facility improvements or additions; and
- (5) The date such facility(s) improvement or additions will need to be completed to be concurrent with the impacts on such facility(s) created by the proposed development.

If a concurrency review application is deemed not to be concurrent, the applicant has five options as listed below.

- Withdraw the application and wait for the required capacity to become available;
- Reduce the proposed density/intensity such that the project is found to be concurrent;
- Request that the Capital Improvements Element be amended to move forward the required improvements needed to provide the required capacity to service the project;
- Request that the Capital Improvements Element be amended to add improvement programs which will provide sufficient capacity to service the project; or
- Fund up to 100% of the needed improvements to service the project at the adopted level of service.

### **3. Concurrency Evaluation Criteria**

All non-exempt preliminary and final development orders must comply with the minimum requirements for concurrency as set forth in Rule 9J-5, F.A.C. To ensure that the public facilities and services necessary to support development are available concurrent with the impacts of the development, the following standards must be met:

- The necessary facilities and services must be in place at the time a development permit is issued, or the development permit will only be issued subject to the condition that the necessary facilities and services must be in place by a specific date when the impacts of the development are anticipated to occur; or

- The necessary facilities must be under construction at the time a development permit is issued; or
- The necessary facilities and services have been included in the capital improvements program and are programmed for construction prior to or concurrent with the impacts of the proposed development; or
- The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provisions of services at the time the development permit is issued; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement of development order issued pursuant to Chapter 38, Florida Statutes, or any other development agreement entered into between the City and a developer. The agreement must guarantee that the necessary facilities and services will be in place prior to or concurrent with the impacts of development.

In the case of roadway facilities, the facilities will be deemed concurrent if the necessary improvements are committed in the first three (3) years of the applicable adopted Florida Department of Transportation Five-Year Work Program, the Lake County Five-Year Road Capital Improvements Program, or the City of Leesburg Capital Improvements Program.

In the case of parks and recreation, the necessary facilities shall be in place or under construction not more than one-year after issuance of a certificate of occupancy or its functional equivalent.

#### **4. Concurrency Reservation**

As stated previously, the applicant may choose to request a concurrency review during the conceptual or preliminary stages of the project. At such time, the City will issue a non-binding letter of concurrency. The intent of this letter is to provide the applicant with the available capacities for the public facilities under concurrency review. A non-binding letter of concurrency does not assure that such capacities will be available at the time of the project's final development order application. The non-binding letter is merely a tool to inform the developer of what capacities are available. It is the applicant's responsibility to submit an application for a certificate of concurrency prior to final development plan approval.

If the concurrency assessment made during the final development order stage reveals that the available capacities of the public facilities are sufficient to service the proposed project, the City may issue a certificate of concurrency. After a certificate of concurrency is issued, the City shall reserve the public facility capacity necessary for the proposed development. Capacity reservations shall be made on a first come first serve basis. Capacity shall be reserved for a period of two (2) years from the date of approval for development orders for subdivisions, developments of regional impact, and planned unit developments and for a period of one (1) year from the date of approval for all other development orders. Capacity reservations for concurrency shall expire if the underlying development order or development agreement expires or is revoked.

**Table XII- 1: Inventory of Existing Public School Facilities**

School	Grades	Acres	Permanent Student Stations	Relocatable Student Stations	Total Student Capacity	Total Enrollment
Beverly Shores Elementary	K-5	15	458	325	783	602
Dabney Elementary	K-5	5	380	47	427	321
Fruitland Park Elementary	K-5	16	671	210	881	641
Rimes Elementary	K-5	11	416	209	625	262
Skeen Elementary	K-5	15	521	232	753	601
Treadway Elementary	K-5	15	760	346	1,106	827
<b>Elementary School Total</b>		<b>77</b>	<b>3,206</b>	<b>1,369</b>	<b>4,575</b>	<b>2,964</b>
Carver Middle	6-8	40	858	29	887	755
Oak Park Middle	6-8	39	776	78	854	702
<b>Middle School Total</b>		<b>79</b>	<b>1,634</b>	<b>107</b>	<b>1,741</b>	<b>1,457</b>
Leesburg High	9-12	230	1,771	28	1,799	1,484
Lee Opportunity Center	9-12	4	374	N/A	374	157
<b>High School Total</b>		<b>234</b>	<b>2,145</b>	<b>28</b>	<b>2,173</b>	<b>1,641</b>
<b>TOTAL ALL SCHOOLS</b>		<b>390</b>	<b>6,985</b>	<b>1,504</b>	<b>8,489</b>	<b>6,062</b>

Source: Lake County School Board, Florida Inventory of School Houses (FISH), June 2002.

TABLE XII-2: SUMMARY OF CAPITAL IMPROVEMENT PLAN, FY 2003-2013, BY FUND/DEPARTMENT

**SUMMARY OF CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003-13  
BY FUND/DEPARTMENT**

**TABLE XII-2**

Fund	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Five Year	Total
<b>Capital Projects</b>	<b>6,414,704</b>	<b>5,272,430</b>	<b>5,048,488</b>	<b>5,530,297</b>	<b>6,588,843</b>	<b>4,969,285</b>	<b>5,176,748</b>	<b>6,777,887</b>	<b>5,888,571</b>	<b>6,326,899</b>	<b>6,436,194</b>	<b>63,447,137</b>
Electric	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	1,320,223	13,202,230
Gas	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	32,084,840
Water	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	79,865,760
Wastewater	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	30,130,000
Communications	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	9,348,890
Solid Waste	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total All Funds</b>	<b>18,642,693</b>	<b>16,468,229</b>	<b>16,235,375</b>	<b>17,206,987</b>	<b>20,837,588</b>	<b>16,897,173</b>	<b>18,681,352</b>	<b>21,800,179</b>	<b>19,920,431</b>	<b>21,594,681</b>	<b>22,665,782</b>	<b>226,743,267</b>
<b>Debt Capital</b>	<b>851,000</b>	<b>2,743,832</b>	<b>4,350,000</b>	<b>6,375,000</b>	<b>2,400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,924,832</b>
Stormwater	2,743,832	4,350,000	6,375,000	2,400,000	0	0	0	0	0	0	0	16,924,832
Airport	5,900,000	381,000	381,400	345,000	388,244	380,788	402,044	419,146	442,103	480,999	317,000	4,028,817
Police	609,840	2,181,000	531,000	1,000,000	2,287,000	491,000	327,000	57,000	40,000	21,000	481,828	8,084,817
Fire	2,040,000	1,730,000	2,140,000	1,890,500	1,090,500	2,216,176	432,588	428,182	444,595	481,828	808,817	11,414,280
Public Works	385,000	750,000	0	5,000,000	300,000	0	0	0	0	0	0	6,035,000
Library	2,750,210	665,000	1,423,000	5,272,430	5,580,287	5,658,843	5,176,748	5,777,887	6,886,571	6,206,600	6,436,194	58,442,443
Recreation	6,144,704	1,730,000	0	0	0	0	0	0	0	0	0	7,874,704
Electric	1,330,623	670,000	670,000	670,000	670,000	670,000	670,000	670,000	670,000	670,000	670,000	6,700,000
Gas	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	3,208,484	32,084,840
Water	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	7,986,576	79,865,760
Wastewater	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	3,013,000	30,130,000
Communications	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	934,889	9,348,890
Community Dev.	0	0	0	0	0	0	0	0	0	0	0	0
Solid Waste	0	0	0	0	0	0	0	0	0	0	0	0
Reserves	250,000	0	0	0	0	0	0	0	0	0	0	250,000
<b>Total All Departments</b>	<b>19,493,693</b>	<b>19,212,061</b>	<b>20,605,375</b>	<b>23,576,987</b>	<b>23,297,173</b>	<b>16,897,173</b>	<b>18,681,352</b>	<b>21,800,179</b>	<b>19,920,431</b>	<b>21,594,681</b>	<b>22,665,782</b>	<b>243,668,099</b>
<b>Ending Balances</b>	<b>0</b>	<b>875,000</b>	<b>608,200</b>	<b>488,000</b>	<b>410,500</b>	<b>83,400</b>	<b>481,200</b>	<b>1,300,700</b>	<b>345,900</b>	<b>328,000</b>	<b>487,800</b>	<b>5,882,200</b>
Governmental Revenue	6,438,639	4,715,984	4,082,833	6,587,230	4,202,510	4,414,816	4,817,584	4,947,444	4,813,583	4,879,942	4,745,191	22,971,332
Utility Revenue	3,450,542	1,442,000	1,315,500	1,480,470	1,890,344	1,820,296	1,898,103	1,790,148	1,782,103	1,824,959	1,882,795	7,287,370
Sales Tax	319,104	355,979	322,587	381,185	393,803	391,308	410,704	430,058	449,845	468,887	488,282	1,810,873
Customer Contribution	6,438,278	8,140,028	3,791,744	4,383,507	4,276,680	5,420,410	5,728,432	6,280,410	6,876,485	6,278,087	6,478,031	23,894,138
Developer	1,887,433	1,877,790	2,000,000	1,870,000	2,250,000	1,944,839	2,480,088	2,572,591	1,145,875	1,180,242	8,317,796	17,051,182
Fees	1,874,657	250,000	4,878,000	880,000	0	80,000	0	0	0	0	0	6,175,000
Federal Grant	1,823,434	3,422,300	1,717,000	1,717,000	2,745,000	1,945,000	1,960,000	890,000	0	0	0	30,880,000
State Grant	698,000	400,000	150,000	26,000	0	180,000	0	200,000	0	0	0	728,000
Other Grant	8,075,744	2,718,513	6,318,488	7,583,784	2,452,538	1,960,000	0	0	0	0	0	18,044,304
Debt Proceeds	3,380,872	3,970,000	515,000	1,170,000	4,400,000	3,811,875	328,000	845,187	598,586	261,828	594,917	18,127,791
Utility Transfer	50,000	0	129,231	0	0	0	0	0	0	0	0	129,231
Other (Specify)	280,000	0	0	0	0	0	0	0	0	0	0	280,000
<b>Total Funding Sources</b>	<b>34,775,443</b>	<b>25,887,784</b>	<b>21,495,073</b>	<b>28,382,889</b>	<b>21,777,746</b>	<b>18,080,588</b>	<b>18,022,250</b>	<b>18,881,105</b>	<b>18,482,529</b>	<b>17,162,540</b>	<b>19,184,028</b>	<b>111,250,400</b>
Balance	0	840,048	522,879	529,787	978,647	2,285,281	2,387,208	1,280,819	1,080,340	1,288,299	1,208,134	4,883,782
Transfer	0	0	0	0	0	0	0	0	0	0	0	0

TABLE XII-3: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, AIRPORT

Project Description	CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2003 - 2013										Five Year Total	Ten Year Total		
	Fiscal Year 2002-03	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12			Fiscal Year 2012-13	
Department Airport														
Environmental Study - 1201	50,000											50,000	50,000	
Overlay 1201 & Runways A,B,D	800,210											800,210	800,210	
Toddy's Hangars	258,000	2,000,000										2,258,000	2,258,000	
Fire Station - Airport (A&P)	400,000	500,000										900,000	900,000	
Air traffic control tower	73,000											73,000	73,000	
Corporate Hangars	0	0	275,000									275,000	275,000	
T-Hangars	0	0	250,000									250,000	250,000	
Fuel farm	100,000	350,000										450,000	450,000	
Toddy's X	71,095											71,095	71,095	
Modular Operators Building-structure		275,000										275,000	275,000	
GA Ramp area for Modular Oper Bldg		375,000										375,000	375,000	
Land acquisition	578,304											578,304	578,304	
RW 1201 safety area			1,000,000									1,000,000	1,000,000	
Instrument landing system		350,000										350,000	350,000	
Extend runway 1201		200,000										200,000	200,000	
Overlay runway B, E, J & RW 321			4,000,000									4,000,000	4,000,000	
Apron east of Toddy's			100,000									100,000	100,000	
Security fencing & cameras			350,000									350,000	350,000	
Terminal Building - Design			200,000									200,000	200,000	
Terminal Building - Construction														
Access Road to Hangars - south side														
Hangar - south side														
Teaching for Caridon Barril			400,000									400,000	400,000	
Ramp area - Checker Barril														
New Toddy's E & Runway lights														
Relocating Pfl Corner Aircraft Hangar														
Extend RW-03														
Department Total:	2,743,832	4,350,000	6,315,000	2,400,000	2,800,000	1,200,000	375,000	3,200,000	300,000	2,700,000	0	15,825,000	24,000,000	
Fundline Sources														
Governmental Revenues		100,000											100,000	
Sales Tax	314,412	648,000	692,800	315,000	855,000	240,000	137,250	700,000	80,000	540,000	0	2,701,500	4,259,000	
Customer Contribution														
Depreciation														
Stormwater Fees														
Federal Grant	864,657		4,500,000	900,000	1,745,000	580,000	480,000	1,720,000	240,000	2,160,000	0	5,480,000	5,480,000	
State Grant	1,422,434	3,397,500	1,182,500	1,055,000									6,300,000	12,500,000
County Grant														
Deer Proceeds														
Utility Transfer														
Other (specify)	444,039												444,039	
Total Funding Sources	2,743,832	4,350,000	6,315,000	2,400,000	2,800,000	1,200,000	375,000	3,200,000	300,000	2,700,000	0	15,825,000	24,000,000	
Balance	0	0	0	0	0	0	0	0	0	0	0	0	0	

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1-24



TABLE XII-5: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, COMMUNITY DEVELOPMENT

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
Fiscal Year 2003 - 2013

TABLE XII-5

Department: Community Development

Project Description	Fiscal Year 2002-03	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Five Year Total	Ten Year Total
Vehicle	0	18,000	38,000	33,000	28,000	14,400	0	0	0	0	40,800	131,400	172,800
Hercos Printer		18,000										15,000	15,000
LPS for X2		3,500										3,500	3,500
Xerox X2 D4 Printer		60,000										60,000	60,000
Copy machine				12,500								12,500	12,500
Replacements to old Library						350,000						350,000	350,000
Surveying equipment						125,000						125,000	125,000
Department Total:	0	98,500	38,000	45,500	28,000	489,400	0	0	0	0	40,800	697,400	738,000
<b>Funding Source</b>													
Governmental Revenue		96,600	38,000	45,500	28,000	139,400					40,800	347,400	388,000
Sales Tax												0	0
Customer Contribution												0	0
Depreciation												0	0
Impact Fees												0	0
Federal Grant												0	0
State Grant												0	0
County Grant												0	0
Debt Proceeds						250,000	0	0	0	0	0	350,000	350,000
Utility Transfer												0	0
Other (Specify)												0	0
Total Funding Sources	0	96,600	38,000	45,500	28,000	489,400	0	0	0	0	40,800	697,400	738,000
Balance	0	0	0	0	0	0	0	0	0	0	0	0	0

10 YEAR PLAN: 7/25/2003/5:20 PM



**TABLE XII-7: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, FINANCE**

**CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003 - 2013**

**TABLE XII-7**

Project Description	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Five Year Total	Ten Year Total
Department: Finance												
Vehicle acquisition	30,000	30,000	18,500	17,000	17,500	18,000		20,000			117,000	165,000
Printing machines			25,000								25,000	25,000
Mail machine												25,000
<b>Department Total</b>	<b>0</b>	<b>30,000</b>	<b>41,500</b>	<b>17,000</b>	<b>42,500</b>	<b>18,000</b>	<b>0</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>167,000</b>	<b>205,000</b>
<b>Funding Sources</b>												
Governmental Revenue	30,000	30,000	41,500	17,000	42,500	18,000		20,000			167,000	205,000
Sales Tax												
Customer Contribution												
Depreciation												
Impact Fees												
Federal Grant												
State Grant												
County Grant												
Debt Proceeds												
Utility Transfer												
Other (specify)												
<b>Total Funding Sources</b>	<b>0</b>	<b>30,000</b>	<b>38,000</b>	<b>41,500</b>	<b>17,000</b>	<b>42,500</b>	<b>18,000</b>	<b>0</b>	<b>20,000</b>	<b>0</b>	<b>167,000</b>	<b>205,000</b>
Balance	0	0	0	0	0	0	0	0	0	0	0	0

10 YEAR PLAN: 11/20/2003: 1:18 PM

XII-28

TABLE XII-8: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, FIRE

**CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003 - 2013**

**TABLE XII-8**

Project Description	Fiscal Year										Five Year Total	Ten Year Total	
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12			
Department Fire													
Vehicle acquisition	272,140	1,100,000	35,000	700,000	327,000	394,000	327,000	37,000	28,000	377,000	2,488,000	3,258,000	
Apport Fire Station		790,000									790,000	790,000	
Fire rescue equipment	35,700	38,000	12,000	80,000							163,700	163,700	
Fire station #1	10,000		30,000								70,000	70,000	
Fire station-Chickamauga	25,000										25,000	25,000	
Furniture and equipment	150,000	150,000									300,000	300,000	
ALS Equipment	17,000	10,000									27,000	27,000	
Temporary Fire Station	23,000		25,000								48,000	48,000	
Breathing apparatus		80,000									80,000	80,000	
Land Acquisition - New Headquarters			300,000								300,000	300,000	
New Headquarters Design/Construction			50,000	200,000	2,300,000						2,650,000	2,650,000	
Rescue/ALS/ERT truck			75,000								75,000	75,000	
Fire Prevention/education Trailer						60,000					60,000	60,000	
Fire Education room				41,000							41,000	41,000	
Tower Bay Ventilation system					20,000						20,000	20,000	
Department Total	509,840	2,181,000	630,000	1,000,000	2,027,000	481,000	327,000	37,000	40,000	281,000	2,607,000	7,818,000	
External Sources													
Governmental Revenue													
Local Sales Tax													
Customer Contribution	10,000	61,000	48,000	800,000	280,000	100,000	208,000	57,000	40,000	28,000	1,789,000	1,789,000	
Depreciation													
Unallocated Fees													
Federal Grant													
State Grant													
County Grant													
Utility Revenue													
Other (specify)													
Total Funding Sources	509,840	2,181,000	630,000	1,000,000	2,027,000	481,000	327,000	37,000	40,000	281,000	2,607,000	7,818,000	
Balance	0	0	0	0	0	0	0	0	0	0	0	0	
10 YEAR PLAN (9/30/2003-8/31/19 FY)													

TABLE XII-9: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, GAS

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003-2013

TABLE XII-9

Fund: Gas	Project Description	Fiscal Year	Five Year	Ten Year										
		2003-03	2004-04	2005-05	2006-06	2007-07	2008-08	2009-09	2010-10	2011-11	2012-12	2013-13	Total	Total
	Meters	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	
	Mains	794,548	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	3,450,000	3,450,000	
	Other equipment	35,348	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000	200,000	
	Vehicle and equipment	5,400	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	1,300,000	1,300,000	
	Gas stations	42,503	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000	50,000	
	General plant	124,521	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	25,000	50,000	
	Regulators	39,799	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	42,000	420,000	420,000	
	Farm implements	12,985	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000	50,000	
	Services	214,872	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000	500,000	
	Fund Total	1,330,823	670,000	670,000	670,000	670,000	670,000	670,000	670,000	670,000	670,000	3,350,000	5,700,000	
	Existing Source													
	Utility Revenues	1,084,909	424,646	408,768	392,883	376,999	381,116	345,233	328,349	313,468	297,593	281,700	1,964,413	3,531,744
	Sales Tax													
	Customer Contribution	285,914	231,070	302,074	313,078	324,082	335,086	346,090	357,094	368,098	379,102	390,108	1,565,988	3,405,878
	Depreciation													
	Impact Fees													
	Federal Grant													
	State Grant													
	County Grant													
	Debt Proceeds													
	Utility Transfer													
	Other (specify)													
	Total Funding Sources	1,330,823	715,719	710,839	705,950	701,061	696,202	691,323	686,443	681,564	676,685	671,806	3,350,000	5,037,022
	Balance	0	45,719	40,839	35,960	31,081	26,202	21,323	16,443	11,564	6,685	1,809	179,801	237,022

10 YEAR PLAN(9)3/8/2003/5:19 PM

**TABLE XII-10: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, LIBRARY**

**CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003 - 2013**

**TABLE XII-10**

Project Description	Fiscal Year 2002-03	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Five Year Total	Ten Year Total
Department Library													
Roof	185,000	125,000										125,000	125,000
Air conditioning	150,000	125,000										5,500,000	5,500,000
Building	50,000	500,000										300,000	300,000
Furniture and equipment													
Department Total	385,000	750,000										5,050,000	5,050,000
Funding Sources													
Governmental Revenue													
Sales Tax													
Customer Contribution													
Depreciation													
Impact Fees													
Federal Grant													
State Grant													
County Grant													
Debt Proceeds													
Utility Transfer													
Other (Specify)													
Total Funding Sources	385,000	750,000		5,000,000	300,000							5,000,000	5,000,000
Balance	0	0	0	0	0	0	0	0	0	0	0	6,050,000	6,050,000

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**TABLE XII-11: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, MANAGEMENT INFORMATION SYSTEMS**

**CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003 - 2013**

**TABLE XII-11**

Department Management Information Systems

Project Description	Fiscal Year 2002-03	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13
Network database center	250,000	150,000	100,000	100,000	150,000	100,000	175,000	125,000	125,000	100,000	175,000
Public Safety software	100,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Recreation software	35,000	3,000	3,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Web-based software	48,000	7,500	7,500	7,500	7,500	7,500	8,000	8,000	8,000	8,000	8,000
Imaging	75,000	10,000	10,000	10,000	10,000	12,000	12,000	12,000	12,000	12,000	12,000
Public Safety software	23,000	18,000	18,000	18,000	18,000	2,000	2,200	2,200	2,400	2,500	2,500
Phones, Printers, Scanners	30,000	30,000	30,000	30,000	30,000	35,000	35,000	35,000	35,000	35,000	35,000
Date communications	57,000	25,000	25,000	25,000	10,000	25,000	25,000	30,000	30,000	30,000	30,000
GIS hardware	60,000	50,000	50,000	50,000	80,000	60,000	35,000	35,000	35,000	35,000	35,000
Desktop computer replacement	125,000	132,500	140,000	150,000	150,000	185,000	165,000	176,000	180,000	180,000	195,000
<b>Department Total</b>	<b>0</b>	<b>794,000</b>	<b>448,000</b>	<b>403,500</b>	<b>448,500</b>	<b>425,000</b>	<b>480,700</b>	<b>419,700</b>	<b>430,900</b>	<b>428,000</b>	<b>593,000</b>
<b>Funding Sources</b>											
Governmental Revenue		444,000	286,000	303,500	298,500	325,000	305,700	320,700	325,900	325,000	418,000
Sales Tax											
Customer Contribution											
Depreciation											
Impact Fee											
Federal Grant											
State Grant											
County Grant											
Debt Proceeds		350,000	150,000	100,000	150,000	100,000	179,000	125,000	125,000	100,000	175,000
Utility Transfer											
Other (specify)											
<b>Total Funding Sources</b>	<b>0</b>	<b>794,000</b>	<b>448,000</b>	<b>403,500</b>	<b>448,500</b>	<b>425,000</b>	<b>480,700</b>	<b>419,700</b>	<b>430,900</b>	<b>428,000</b>	<b>593,000</b>
Salvage	0	0	0	0	0	0	0	0	0	0	0

XII-31



TABLE XII-13: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, PUBLIC WORKS

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003-2013

TABLE XII-13

Project Description	Fiscal Year 2002-03	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Five Year Total	Ten Year Total
Department: Public Works													
Sidewalks	80,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
Hall Cade	360,000												
Commerce and Industrial													
Benley Road	75,000	500,000	250,000									800,000	800,000
Canal Street												250,000	250,000
Access Road to Closed Landfill	150,000												
3rd Street parking lot restrooms	85,000												
Hood Street	25,000												
Hwy 441 Corridor	150,000												
Double Drive	1,125,000												
Parking garage	10,000												
Customer service centers													
Public Work facility	100,000	1,500,000										1,600,000	1,600,000
Redesign City Hall Parking Area												900,000	900,000
Street construction												861,175	2,578,250
City Hall Annex	250,000											250,000	250,000
Heritage Estabari	200,000											200,000	200,000
Lake Street												455,000	455,000
US Highway 441 Streetscape												1,700,000	1,700,000
Fuel Vehicles	30,000											1,200,000	1,200,000
Department Total	2,040,000	1,730,000	2,140,000	1,890,000	1,080,500	2,215,175	412,559	426,187	444,598	481,828	508,917	9,159,175	11,412,280
Landings Service													
Governmental Revenue		30,000	40,000	45,500	17,000	17,500						29,000	150,000
Utility Revenue													0
Sales Tax	555,000	200,000					382,558					300,000	892,558
Customer Contribution													0
Depreciation													0
Interest Fees	750,000	250,000										250,000	250,000
Federal Grant				150,000	1,500,000							1,650,000	1,650,000
State Grant													0
County Grant		780,000	1,050,000				30,000					2,730,000	2,730,000
Utility Proceeds		470,000			445,000	1,083,500	2,197,875					4,178,175	5,720,175
Debt Proceeds													0
Other (specify)													0
Total Funding Sources	2,040,000	1,730,000	2,140,000	1,890,500	1,080,500	2,215,175	412,559	426,187	444,598	481,828	508,917	9,159,175	11,412,280
Balance	0	0	0	0	0	0	0	0	0	0	0	0	0

XII-94

TABLE XII-14: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, RECREATION

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003-2013

TABLE XII-14

Project Description	Fiscal Year										Total	Ten Year Total		
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12			2012-13	
Department Recreation														
Parks to Trails	278,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
Shady Hollow Recreation Complex	2,400,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
Rogers Park pavilion	16,700	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
Dale Lake Park	57,000													57,000
Land acquisition - Aquatic Center		80,000	350,000	300,000										1,030,000
Sawtooth park														
Medina dredging														
Marina Steps														
Fountain Lake														
Community/Recreation Center		75,000	500,000	25,000	100,000									700,000
Ballfield and park improvements														
Shady Hollow nature walk														
Community building														
Aquatic center														
Vehicles	80,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Dishwasher/Oven - Community Center	20,000													20,000
Department Total	2,780,700	635,000	1,125,000	650,000	550,000	1,600,000	600,000	1,145,000	1,250,000	500,000	1,300,000	1,300,000	4,550,000	3,405,000
Funding Source														
Governmental Revenue		110,000	40,000	50,000	50,000									250,000
Utility Revenue	877,657													877,657
Sales Tax	75,700													75,700
Customer Contribution														
Depreciation														
Impact Fees														
Federal Grant														
State Grant														
County Grant														
Road Proceeds	176,000	25,000	375,000	150,000	150,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,750,000
Utility Transfer	1,682,433	500,000	175,000	425,000	350,000	110,000								2,642,433
Other (specify)														
Total Funding Sources	2,780,700	635,000	1,125,000	650,000	550,000	1,600,000	600,000	1,145,000	1,250,000	500,000	1,300,000	1,300,000	4,550,000	3,405,000

XII-95

TABLE XII-15: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, SOLID WASTE

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003 - 2013

TABLE XII-15

Fund: Solid Waste	FISCAL YEARS 2003 - 2013										
	Fiscal Year 2003-03	Fiscal Year 2003-04	Fiscal Year 2003-05	Fiscal Year 2003-06	Fiscal Year 2003-07	Fiscal Year 2003-08	Fiscal Year 2003-09	Fiscal Year 2003-10	Fiscal Year 2003-11	Fiscal Year 2003-12	Ten Year Total
Project Description	2003-03	2003-04	2003-05	2003-06	2003-07	2003-08	2003-09	2003-10	2003-11	2003-12	Total
Vehicles	298,000	500,000	345,000	353,000	280,000	11,500	418,000	511,000	199,000	283,000	3,144,000
Fund Total	0	298,000	500,000	345,000	353,000	280,000	11,500	418,000	511,000	199,000	3,144,000
Building Source											
Utility Revenue		211,794	218,335	220,878	225,417	228,958	234,498	238,039	243,680	248,121	2,822,279
Sales Tax											
Customer Contribution											
Depreciation		144,536	154,314	162,760	171,086	179,473	187,869	196,245	204,631	213,018	2,214,004
Impact Fees											
Federal Grant											
State Grant											
Other Grant											
Debt Proceeds											
Utility Transfer											
Other (Reserves)			129,351						82,789		192,140
Total Funding Sources	0	356,330	500,000	383,578	396,503	409,430	422,357	435,294	511,000	461,139	4,740,656
Balance	0	70,330	0	39,578	63,503	129,430	410,267	19,204	0	282,138	211,065
											301,848
											1,205,185

10 YEAR PLAN(9/30/2003)5:19 PM

**TABLE XII-16: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, STORMWATER**

Project Description	CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2003 - 2013										TABLE XII-16		
	Fiscal Year 2002-03	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Five Year Total	Ten Year Total
Fund: Stormwater													
Project Description													
Tilly Basin	250,000											250,000	250,000
East & Main Streets	10,000											10,000	10,000
Lake Griffin	80,000											80,000	80,000
Heritage Estates	20,000											20,000	20,000
Lake Hollywood Basin	50,000											50,000	50,000
Double Drive Venetian	231,000											231,000	231,000
Macdonough Improvements	40,000											40,000	40,000
Stormwater Master Plan	0											0	0
Whispering Pines Basin	0											0	0
Fund Total	661,000	300,000	450,000	250,000	0	0	336,000	1,400,000	1,400,000	0	1,000,000	4,136,000	
Planning Source													
Utility Revenue													
Sales Tax													
Customer Contribution													
Depreciation													
Stormwater Fees	420,000	300,000	450,000	250,000				336,000	1,400,000	1,400,000		4,136,000	
Federal Grant													
State Grant	100,000											100,000	100,000
Other Grant	181,000											181,000	181,000
Debt Proceeds													
Utility Transfer													
Other (Specify)													
Total Planning Sources	661,000	300,000	450,000	250,000	0	0	336,000	1,400,000	1,400,000	0	1,000,000	4,136,000	
Balance	0	0	0	0	0	0	336,000	1,400,000	1,400,000	0	1,000,000	4,136,000	

10 YEAR PLAN (8/29/2003) 19 PM

V11-317

TABLE XII-17: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, WASTEWATER

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2003 - 2013

TABLE XII-17

Project Description	Fiscal Year										Total	Ten Year Total		
	2003-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12			2012-13	
Fund: Wastewater														
Flow measuring devices	17,034	180,000	180,000	180,000	180,000	0	0	0	0	0	0	720,000	0	
Collecting sewers	3,064,228	400,000	400,000	400,000	700,000	250,000	250,000	250,000	250,000	250,000	250,000	2,150,000	3,400,000	
Lift station rehab/replacements	0	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000	2,500,000	
Mainline rehab/storm repairs	0	720,000	100,000	100,000	100,000	750,000	750,000	750,000	750,000	750,000	722,200	4,992,200	4,992,200	
Line extensions/new service areas												700,000	700,000	
Inflow and infiltration study												4,000,000	4,000,000	
Gravelly sewer line rehab/replmt.												580,000	580,000	
Lift station control panel repl.	47,700	425,000	30,000	38,000	1,750,000	250,000	250,000	250,000	250,000	250,000	2,750,000	4,000,000	530,000	
Lift station SCADA panels	683,000	150,000	150,000	140,000	40,000	50,000	50,000	50,000	50,000	50,000	60,000	580,000	440,000	
Vehicles and equipment	171,000	88,000	95,000	245,000	95,000	161,000	168,000	171,000	176,000	181,000	188,000	684,000	1,564,000	
Treatment and disposal plant	503,808	25,000	30,000	30,000	95,000	250,000	500,000	750,000	1,000,000	1,250,000	1,500,000	305,000	5,305,000	
Canal Street plant rehab	750,000	1,000,000	3,000,000	2,000,000								5,000,000	8,000,000	
Recuse system (moved to Water)	2,008,808											0	0	
Land	370,000	300,000										300,000	300,000	
Fund Total	7,595,578	3,013,000	4,580,000	4,480,000	3,115,000	1,981,000	2,216,000	2,471,000	2,725,000	2,981,000	3,208,200	17,148,000	30,751,200	
Expenditure Source														
Utility Revenue		300,000				439,833	458,118	479,403	494,888	512,973	531,258	739,833	3,213,273	
Sales Tax						20,835	23,228	25,682	27,908	30,230	32,554	61,433	180,485	
Customer Contribution	2,132,578	945,000	558,000	710,000	685,000	1,375,438	1,382,928	1,390,414	1,397,602	1,658,983	1,718,487	4,148,438	11,895,050	
Depreciation						759,758	822,721	847,403	872,825	899,010	925,980	3,748,458	6,118,397	
Impact Fees	830,000	827,700	792,000	1,270,000	100,000							0	0	
Federal Grant												0	0	
State Grant												0	0	
Other Grants	200,000											0	0	
Debt Proceeds	4,733,000	942,300	3,273,000	2,500,000	2,450,000							9,165,300	9,165,300	
Utility Transfer												0	0	
Other (specify)												0	0	
Total Funding Sources	7,595,578	3,013,000	4,580,000	4,480,000	3,115,000	2,634,864	2,687,023	2,739,802	2,793,321	3,098,176	3,208,200	17,822,864	32,350,485	
Balance	0	0	0	0	0	873,984	471,023	289,802	67,321	118,178	0	873,984	1,539,286	
10 YEAR PLAN(6/30/2003/5:18 PM)														

**TABLE XII-18: CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, WATER**

Project Description	CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN FISCAL YEARS 2003-13													TOTAL
	Fiscal Year 2003-04	Fiscal Year 2004-05	Fiscal Year 2005-06	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13				
Motors	192,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	882,000	
AMR replacement program		480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	2,400,000	
Mains	834,821												834,821	
General Construction/Relocation		450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	4,500,000	
441-Perkins to Griffin													500,000	
Replacement													750,000	
US 27 SW Main Extension													34,000	
CR 470/Jumpke Design													50,000	
CR 470/Jumpke Construction													150,000	
Other equipment													100,000	
CR 470/Jumpke Design													1,800,000	
CR 470/Jumpke Construction													580,000	
Other equipment													379,562	
Vehicles and equipment													0	
Pumping Station													1,482,800	
System wide improvements													1,000,000	
New Wells (3)-SW Walfield													3,637,000	
New Plant-SW Regional													603,099	
Reuse plant													110,000	
Reuse motors													0	
Services													1,509,000	
Reuse motors													0	
<b>Fund Total</b>	<b>5,055,250</b>	<b>1,388,345</b>	<b>2,076,013</b>	<b>2,023,813</b>	<b>1,883,666</b>	<b>1,413,612</b>	<b>2,673,612</b>	<b>2,461,157</b>	<b>1,797,157</b>	<b>1,760,157</b>	<b>22,552,782</b>			
<b>Funding Source</b>														
Utility Revenue	87,000												982,666	
Sales Tax	139,067	400,000	125,000	130,000	130,000	110,428	246,890	500,000	890,755	645,095	3,770,246		0	
Customer Contribution	1,012,183					771,000	685,346	1,173,352	120,815	124,278	1,210,827		0	
Depreciation	180,000	250,000	400,000	250,000		592,833	720,929	720,929	736,721	756,512	5,267,524		0	
Impact Fees								1,750,000	1,422,876	246,866	254,272		4,454,014	
Federal Grant													0	
State Grant													0	
County Grant													0	
Debt Proceeds	3,637,000	1,028,345	1,561,013	1,843,813									7,870,174	
Other:													0	
<b>Total Funding Sources</b>	<b>5,055,250</b>	<b>1,388,345</b>	<b>2,076,013</b>	<b>2,023,813</b>	<b>1,883,666</b>	<b>1,413,612</b>	<b>2,673,612</b>	<b>2,461,157</b>	<b>1,797,157</b>	<b>1,760,157</b>	<b>22,552,782</b>			

**Table XIII-18A- CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013,  
WATER TREATMENT AND SUPPLY FACILITIES**

		TABLE XIII-18A PLANNED WATER TREATMENT (PLANT) AND SUPPLY PROJECT COSTS						
ITEM #	DESCRIPTION	2003-04	2004-05	2005-06	2006-07	2007-08	5-Year Total	
#1	General System-Wide WTP Improvements: Main WTP System:	\$ -	\$ -	\$ 90,000	\$ -	\$ 100,000	\$ 190,000	
#2	Add sodium hypochlorite disinfection system to enhance public safety	\$ 100,000					\$ 100,000	
#3	Clean interiors of two (2) ground storage tanks at Main WTP to improve water quality.	\$ 10,800					\$ 10,800	
#4	Upgrade control panels with SCADA monitoring/control for well NO'S 6, 7, 8, and 9 at the Main WTP.	\$ 58,000					\$ 58,000	
#5	East WTP System: Upgrade Main WTP control panels with SCADA monitoring/control panels	\$ 14,500					\$ 14,500	
#6	Install booster pump station at interconnect between the East WTP and Main WTP distribution lines to enhance system back-up capabilities	\$ 80,000					\$ 80,000	
#7	Add 250,000 gallon ground storage tank at Airport WTP to enhance water storage capabilities			\$ 250,000			\$ 250,000	
#8	Add high service pumps and VFD drives at Airport WTP associated with the addition of the 250,000 gallon storage tank.			\$ 100,000			\$ 100,000	
#9	Add additional SCADA monitoring/control for new Airport WTP facilities			\$ 25,000			\$ 25,000	
#10	Highland Lakes WTP System: Add 1500 gpm well and associated high service pumping facilities to meet stated LOS requirements for fire flow protection. Add sodium hypochlorite disinfection system to enhance public safety.	\$ 350,000					\$ 350,000	
#11	Upgrade HL pump control panels with SCADA monitoring/control panels	\$ 14,500					\$ 14,500	
#12	Royal Highlands WTP System: Add 1500 gpm well and associated high service pumping facilities to meet stated LOS requirements for fire flow protection. Add sodium hypochlorite disinfection system to enhance public safety.	\$ 350,000					\$ 350,000	
<b>TOTAL FIVE-YEAR COST</b>		<b>\$ 897,800</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ 375,000</b>	<b>\$ 100,000</b>	<b>\$ 1,552,800</b>	



**Table XIII-18B- CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013,  
WATER DISTRIBUTION FACILITIES**

ITEM #	DESCRIPTION	TABLE XII-18B PLANNED WATER DISTRIBUTION PROJECT COSTS						
		2003-04	2004-05	2005-08	2006-07	2007-08	5-Year Total	
<b>General System:</b>								
#1	Install conventional and automated water meters, in support of meter replacement program.	\$160,000	\$560,000	\$560,000	\$560,000	\$560,000	\$2,400,000	
#2	Construct and/or relocate new water mains to serve new and existing customers	\$817,821	\$450,000	\$450,000	\$450,000	\$900,000	\$2,587,821	
#3	Construct replacement water mains to improve water quality/pressure	\$0	\$0	\$180,000	\$100,000	\$53,500	\$333,500	
#4	Construct new service mains to connect new customers to water mains	\$48,067	\$53,345	\$56,013	\$58,813	\$61,166	\$277,404	
<b>Main WTP System:</b>								
#5	Design and obtain permits needed to construct 12" water main on US Hwy 27 south towards the Highland Lakes property line to increase system pressure and flow needed to meet LOS standards for current and planned customers in the south service area.	\$100,000					\$100,000	
#6	Construct an additional 12" water main on US Hwy 27 south to the Highland Lakes property line to increase system pressure and volume flow needed to meet LOS standards for current and planned customers	\$700,000					\$700,000	
#7	Engineering design and permitting to construct 16" water main extension west on Hwy 470 to serve future growth in the turnpike interchange area and Pruitt property site. This water main will be served by the Main WTP.		\$100,000				\$100,000	
#8	Construct 16" water main extension on Hwy 470 to serve future growth planned for the turnpike interchange area and Pruitt property development until a new city WTP is constructed at the Pruitt property site. This water main will be served by the Main WTP.			\$500,000	\$500,000		\$1,000,000	
#9	Relocate water main on Hwy 441 from Perkins to Griffin Road.			\$500,000			\$500,000	
#10	<b>Highland Lakes WTP System:</b> Construct water main to loop system between the Windsong property and the Highland Lakes WTP system to improve system performance.			\$150,000			\$150,000	

Table XIII-18B – Page 2

TABLE XIII-18B, Cont...									
PLANNED WATER DISTRIBUTION PROJECT COSTS									
ITEM #	DESCRIPTION	2003-04	2004-05	2005-06	2006-07	2007-08	5-Year Total		
#10	Royal Highlands WTP System:								
#11	Install Pressure Reduction Valves (PRVs) in Royal Highlands distribution system to improve system pressure and performance	\$5,000					\$5,000		
#12	Upsize RH WTP discharge water main from 6" diameter to 12" diameter to enhance system performance	\$12,000					\$12,000		
	<b>TOTAL FIVE-YEAR COST</b>	\$1,842,888	\$1,163,345	\$1,896,013	\$1,668,813	\$1,674,886	\$8,245,725		
ITEM #	DESCRIPTION	2008-09	2009-10	2010-11	2011-12	2012-13	10-Year Total		
#13	Future Pruitt Property WTP: Install conventional and automated water meters, in support of meter replacement program	\$560,000	\$80,000	\$80,000	\$80,000	\$80,000	\$3,280,000		
#14	Construct and/or relocate new water mains to serve new and existing customers	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,167,821		
#15	Construct replacement water mains to improve water quality/pressure	\$78,000	\$87,000	\$50,000	\$34,000	\$50,000	\$613,500		
	Construct new service mains to connect new customers to water mains	\$63,612	\$63,612	\$68,157	\$66,157	\$66,157	\$603,099		
#18	Relocate water main on Hwy 441, from Perkins to SR 44.				\$750,000	\$750,000	\$1,500,000		
	<b>TOTAL TEN-YEAR COST</b>	\$1,202,612	\$710,612	\$696,157	\$1,430,157	\$1,446,157	\$13,731,420		

Note: The 03/04 total costs include 02/03 roll-over projects #5 and #6, totaling \$600,000.

**Table XIII-18C- CITY OF LEESBURG CAPITAL IMPROVEMENT PLAN, FY 2003-2013, RECLAIMED WATER FACILITIES**

TABLE XIII-18C PLANNED 10-YEAR RECLAIMED WATER PROJECT COSTS									
ITEM #	DESCRIPTION	2003-04	2004-05	2005-06	2006-07	2007-08	5-Year Total		
General System:									
#1	Reuse Meters to Individual reclaimed water customers	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$60,000		
#2	Engineering Design and Permitting associated with the construction of improvements needed to upgrade the Canal Street WWF treatment capability to "public access" reclaimed water standards.	\$500,000					\$500,000		
#3	Construct improvements at Canal Street WWF to upgrade facility to this facility to "public access" reclaimed water treatment standards.	\$500,000					\$500,000		
#4	Engineering Design and Permitting associated with the construction of reclaimed water transmission mains along Hwy 441, from the Canal Street WWF to College Drive.	\$300,000					\$300,000		
#5	Construct new reclaimed water transmission mains along Hwy 441, from the Canal Street WWF to College Drive.	\$1,000,000					\$1,000,000		
#6	Design, permit and construct local reclaimed water service mains to connect high volume irrigation customers to the Canal Street WWF (reclaimed water system)	\$287,000					\$287,000		
#7	Construct reclaimed water transmission main from the Turnpike WWF east to US Hwy 27 customers (Legacy and Arlington developments).	\$1,050,000					\$1,050,000		
	<b>TOTAL FIVE-YEAR COST</b>	<b>\$3,687,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$3,697,000</b>		



**Table XII- 19: Projection of Ad Valorem Tax Revenues**

Year	Taxable Value	Millage Rate	Revenue
1994-95	526,177,921		
1995-96	538,375,343		
1996-97	552,619,560		
1997-98	565,585,566		
1998-99	590,524,654	4.500	2,659,480
1999-00	599,475,262	4.500	2,613,423
2000-01	641,873,683	4.500	2,789,242
<b><u>2001-02</u></b>	<b><u>668,798,035</u> <del>661,156,310</del></b>	<b><u>4.500</u></b>	<b><u>2,834,532</u> <del>2,975,203</del></b>
<b><u>2002-03</u></b>	<b><u>684,773,445</u> <del>680,438,937</del></b>	<b><u>4.500</u></b>	<b><u>2,995,147</u> <del>3,061,975</del></b>
<b>Projections</b>			
<b><u>2001-02</u></b>	<b><u>661,156,310</u></b>	<b><u>4.500</u></b>	<b><u>2,975,203</u></b>
<b><u>2002-03</u></b>	<b><u>680,438,937</u></b>	<b><u>4.500</u></b>	<b><u>3,061,975</u></b>
2003-04	<b><u>819,542,163</u> <del>699,721,564</del></b>	4.500	<b><u>3,395,968</u> <del>3,148,747</del></b>
2004-05	<b><u>874,546,572</u> <del>719,004,191</del></b>	4.500	<b><u>3,738,687</u> <del>3,235,519</del></b>
2005-06	<b><u>897,984,441</u> <del>738,286,818</del></b>	4.500	<b><u>3,838,883</u> <del>3,322,291</del></b>
2006-07	<b><u>922,050,424</u> <del>757,569,445</del></b>	4.500	<b><u>3,941,766</u> <del>3,409,063</del></b>
2007-08	<b><u>946,761,375</u> <del>776,852,072</del></b>	4.500	<b><u>4,047,405</u> <del>3,495,834</del></b>
2008-09	<b><u>972,134,580</u> <del>796,134,699</del></b>	4.500	<b><u>4,155,875</u> <del>3,582,606</del></b>
<b><u>2009-10</u></b>	<b><u>998,187,787</u></b>	<b><u>4.500</u></b>	<b><u>4,267,253</u></b>
<b><u>2010-11</u></b>	<b><u>1,024,939,220</u></b>	<b><u>4.500</u></b>	<b><u>4,381,615</u></b>
<b><u>2011-12</u></b>	<b><u>1,052,407,591</u></b>	<b><u>4.500</u></b>	<b><u>4,499,042</u></b>
<b><u>2012-13</u></b>	<b><u>1,080,612,114</u></b>	<b><u>4.500</u></b>	<b><u>4,619,617</u></b>

**Notes:**

- Includes Centrally Assessed and Real Property and Tangible Personal Property. Does not include special assessments.
- Projections of Taxable Value based on historical data
- **Certification of Final Taxable Value (DR422), Lake County Florida.**

**Source:** City of Leesburg and Land Design Innovations, Inc. August 2002 and City of Leesburg May 2004.

**Table XII- 20: Debt Service Requirements**

<b>Issue</b>	<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
<b>Refunding and Capital Improvement Revenue Bonds, Series 1999</b>	<b>2002</b>	<b>\$125,000</b>	<b>\$379,005</b>	<b>\$504,005</b>
	2003	\$130,000	\$373,880	\$503,880
<b>Original Issue Amount:</b> \$7,345,000	2004	\$135,000	\$368,420	\$503,420
<b>Original Issue Date:</b> August 1, 1999	2005	\$140,000	\$362,615	\$502,615
<b>Final Maturity:</b> October 1, 2029	2006	\$145,000	\$356,315	\$501,315
<b>Interest Rate:</b> 3.65% - 5.5%	<u>2007</u>	<u>\$155,000</u>	<u>\$349,645</u>	<u>\$504,645</u>
	<u>2008</u>	<u>\$160,000</u>	<u>\$342,476</u>	<u>\$502,476</u>
	<u>2009</u>	<u>\$165,000</u>	<u>\$334,796</u>	<u>\$499,796</u>
	<u>2010</u>	<u>\$175,000</u>	<u>\$326,876</u>	<u>\$501,876</u>
	<u>2011</u>	<u>\$185,000</u>	<u>\$318,126</u>	<u>\$503,126</u>
	<u>2012</u>	<u>\$195,000</u>	<u>\$308,691</u>	<u>\$503,691</u>
	<u>2013</u>	<u>\$205,000</u>	<u>\$298,698</u>	<u>\$503,698</u>
	Thereafter	<u>\$6,915,000</u>	<u>\$6,146,296</u>	<u>\$13,061,296</u>
		<del>\$6,495,000</del>	<del>\$5,058,946</del>	<del>\$11,553,946</del>

Above values as of September 30, 2003.

Source: City of Leesburg, ~~May 2004~~ August 2002.

**Table XII-21: Projection of Debt Capacity**

<b>Year</b>	<b>Projected Taxable Value</b>	<b>Debt Capacity <sup>(1)</sup></b>
<b>2001-2002</b>	<b>661,156,310</b>	<b>99,173,447</b>
<b>2002-2003</b>	<b>680,438,937</b>	<b>102,065,841</b>
2003-2004	<u>819,542,163</u> <del>699,721,564</del>	<u>122,931,324</u> <del>104,958,235</del>
2004-2005	<u>874,546,572</u> <del>719,004,191</del>	<u>131,182,034</u> <del>107,850,629</del>
2005-2006	<u>897,984,441</u> <del>738,286,818</del>	<u>134,697,712</u> <del>110,743,023</del>
2006-2007	<u>922,050,424</u> <del>757,569,445</del>	<u>138,307,611</u> <del>113,635,417</del>
2007-2008	<u>946,761,375</u> <del>776,852,072</del>	<u>142,014,255</u> <del>116,527,811</del>
2008-2009	<u>972,134,580</u> <del>796,134,699</del>	<u>145,820,237</u> <del>119,420,205</del>
<b><u>2009-2010</u></b>	<b><u>998,187,787</u></b>	<b><u>149,728,220</u></b>
<b><u>2010-2011</u></b>	<b><u>1,024,939,220</u></b>	<b><u>153,740,936</u></b>
<b><u>2011-2012</u></b>	<b><u>1,052,407,591</u></b>	<b><u>157,861,193</u></b>
<b><u>2012-2013</u></b>	<b><u>1,080,612,114</u></b>	<b><u>162,091,873</u></b>

**Source:** City of Leesburg and Land Design Innovations, Inc., August 2002, **and City of Leesburg May 2004.**

**Note:** (1) Maximum debt will not exceed 15% of the City's property tax base valuation.  
[Includes Centrally Assessed and Real Property and Tangible Personal Property. Does not include special assessments.]

## E. GOALS OBJECTIVES AND POLICIES

**GOAL 1:** Provide attainable fiscal means to ensure the timely and necessary installation and maintenance of public facilities needed to meet the demands of residents and business establishments within the city limits of Leesburg.

**Objective 1.1:** *Capital Improvement Schedule.* To ensure that the necessary facilities and infrastructure will be in place **and water supply is sufficient** to meet Levels of Service established within the Growth Management Plan, the City shall formally adopt the Capital Improvement Schedule, identified herein as Table XII-2.

**Policy 1.1.1:** Capital projects shall be defined as those projects identified within the other elements of the Growth Management Plan that are necessary to meet established levels of service, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure or enhance facilities and infrastructure that generally have a cost exceeding \$10,000.

**Policy 1.1.2:** Capital projects for the following facilities and infrastructure shall be included and funded as part of the City's Capital Improvement Schedule:

- Transportation
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable **and Reclaimed** Water
- Parks and Recreation

**Policy 1.1.3:** Capital projects shall be prioritized according to the following criteria:

- Whether the project is necessary to meet established levels of service.
- Whether the project increases the efficiency of existing facilities or infrastructure.
- Whether the project represents a logical extension of facilities within the urban service area.
- Whether the project is coordinated with major projects of other agencies, **including the St. Johns River Water Management District.**
- Whether the project implements the policies of the Growth Management Plan as they pertain to concurrency requirements.
- Whether the project eliminates a public hazard.

- Whether the project is financially feasible.
- **Whether the project is coordinated with the City's 10-Year Water Supply Facilities Work Plan.**

Policy 1.1.4 The City shall issue no development orders or development permits without first consulting with the City of Leesburg's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

**Objective 1.2:** *Level of Service (LOS).* The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

**Policy 1.2.1:** Adopted level of service standards for facilities and infrastructure shall be as follows:

- a. The following minimum LOS standards for Transportation facilities are as follows:
  - Limited Access Roads LOS C, or as otherwise prescribed by FDOT
  - Arterials LOS D
  - Collectors LOS D
- b. The level of service for Sewer is 251 gallons per day per capita.
- c. The level of service for solid waste collection shall be as follows:
  - Residential LOS: Once weekly collection of all residential garbage, yard grass and recyclables. Once a month bulk pickup or as requested.
  - Commercial LOS: One to six times per week dumpster service, three times per week hand collection, once per week cardboard recycling, and bulk pickup on request.
- d. The City's Level of Service for potable water supply shall be 150 gallons per person per day.
- e. The level of service for total parks is as follows:
  - Overall Park Land: Six (6) acres per 1,000 residents. This standard includes both passive and active developed open space.
  - Community Parks: Three (3) acres per 1,000 residents

- Neighborhood Parks: Two (2) acres per 1,000 residents.
- Mini Parks: Level of service for mini parks is based on a service area, rather than population, as detailed in the Recreation and Open Space Element.

**f. The City herein adopts minimum level of service (LOS) standards for reclaimed transmission systems and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.**

**Policy 1.2.2:** In coordination with other City departments, the Community Development Department shall evaluate land use amendments to determine the compatibility of those amendments with the adopted level of service standards and to ensure adequate funding is available when improvements are necessary pursuant to such land use amendments.

**Policy 1.2.3:** Capital projects shall use the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted level of service (LOS) standards:

- Roadways - Volumes are at 90 % of adopted LOS capacity.
- Sewer – 75 % of available capacity is being utilized.
- Water – 75 % of available capacity is being utilized.
- Recreation and Open Space – Park lands when 95 % of available land area is utilized or when 90 % of the population exists in areas in need of new park acreage.
- The level of service for all schools shall be set at 100% of FISH permanent capacity. In instances where the CORE (dining) capacity is greater than the FISH permanent capacity, the school capacity shall then be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of the school capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity. Coordination with the Lake County School Board's Five Year District Facilities Work Plan, the plans of other local governments, and as necessary, updates to the Concurrency Service Area map is required to ensure that the adopted Level of Service Standards for Concurrency Service Areas will be achieved and maintained.

**Objective 1.3:**        *Funding Sources.* The City shall pursue adequate funding for the construction of capital projects identified in the Capital Improvement Schedule.

**Policy 1.3.1:**        The following procedures shall be utilized to ensure adequate funding for transportation capital projects:

- 100% of State revenue sharing motor fuels tax funds shall be reserved specifically for traffic related maintenance and capital improvement projects.
- 100% of net proceeds, after payment of existing bond obligations, of the Lake County Local Option Gasoline Tax shall be reserved specifically for traffic related maintenance and capital improvement projects.
- 100% of the total proceeds from the Lake County Local Option Sales Tax shall be reserved for traffic related capital projects.

**Policy 1.3.2:**        The following procedures shall be utilized to pursue adequate funding for stormwater management (drainage) capital projects:

- 100% of the total proceeds from the Stormwater Utility Fund shall be reserved for stormwater management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

**Policy 1.3.3:**        The following procedures shall be utilized to pursue adequate funding for sanitary sewer capital projects:

- 100% of the total proceeds from the Sanitary Sewer Utility Fund shall be reserved for sanitary sewer management operating needs and capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

**Policy 1.3.4:**        The following procedures shall be utilized to pursue adequate funding for potable water **and reclaimed water** capital projects:

- A portion of funds collected from the Utility Enterprise Fund shall be reserved to complete potable water capital projects.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

**Policy 1.3.5:** The following procedures shall be utilized to pursue adequate funding for parks and recreation capital projects:

- Grants shall be pursued and used for the completion of parks and recreation capital projects.
- The Land Development Regulations shall contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

**Objective 1.4:** *Capital Improvement Evaluation.* All City capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted level of service standards, city-adopted 10-Year Water Supply Facilities Work Plans, and/or public need.

**Policy 1.4.1:** Requests for capital projects shall be evaluated for their consistency with adopted level of service standards by utilizing the following criteria:

- All major capital project requests shall be submitted for comprehensive plan review by the Local Planning Agency by March 31<sup>st</sup> of each year in order to be included in the following fiscal year capital budget.
- The Community Development Department shall prepare an annual report evaluating the timing, location, and service area for each proposed capital project and whether the project is consistent with the Leesburg Growth Management Plan.

**Policy 1.4.2:** The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established by the Lake County Emergency Management Department and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.

**Policy 1.4.3:** Requests for capital projects shall be evaluated for their impact on the City budget and the financial feasibility of the project based on the following criteria:

- The Finance Department shall determine if the capital project can be funded from existing cash, future revenues, or through borrowing. In addition, the Finance Department shall assign a revenue source(s) to fund the project.
- The Finance Department shall prepare a report evaluating the funding options, effect of the improvement on future revenues, and the effect of the improvement on operation and maintenance costs.

- Policy 1.4.4:** All capital projects shall be reviewed as to their compatibility and timing in relation to capital projects being implemented or planned by Lake County, the Florida Department of Transportation, the St. Johns River Water Management District, the Lake County School Board, the Florida Department of Environmental Protection, and/or any other government agency. The City should use reasonable methods to track capital projects of any agency, which may be in conflict or may enhance the City's capital projects.
- Policy 1.4.5:** The city will identify all additional potable water supply sources, infrastructure and facilities (and associated projects/costs) needed to meet water supply demands for a 10-year planning period in the city-prepared 10-Year Water Supply Facilities Work Plan.
- Policy 1.4.6:** The additional potable water supply sources, infrastructure and facilities and associated projects identified in the 10-Year Water Supply Facilities Work Plan will be developed in coordination with local governments and prepared in accordance with the St. Johns River Water Management District regional water supply plans.
- Policy 1.4.7:** The city will ensure that all facilities identified as being needed in the first five years of 10-year Water Supply Facilities Work Plan planning period be adopted as a revision to the city's 5-Year Capital Improvements Plan.
- Policy 1.4.8:** The city will ensure that the selection of water supply projects in the 10-Year Water Supply Facilities Work Plan are evaluated based on: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities and/or governments.
- Policy 1.4.9:** On an ongoing basis, review pre-existing plans and performance data identified in the 10-Year Water Supply Facilities Work Plan and actual conditions identified in the field relating to ~~for~~ the existing water system to identify deficiencies, priorities, and improvement costs.
- Policy 1.4.10:** Each year, continue implementation of the annual renewal and replacement program for system improvements to address water utility system pressure problems and other deficiencies identified in the field or as planned in the City's 10-Year Water Supply Facilities Work Plan.

**Objective 1.5:**        *Debt Management.* The City shall adopt policies and procedures which address the management and utilization of debt for the purposes of capital project financing, and the City will use line of credit borrowing or bond anticipation notes for specific construction projects and issue revenue pledged debt at construction completion only if current funds do not provide adequate funding to pay for construction.

**Policy 1.5.1:**        The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all funds shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the revenue stream will be a part of the projection process.
- Revenue bonds shall be allowed to fund up to one hundred percent (100%) of the City's total debt. Debt will not be issued to finance normal repairs and maintenance. Debt can be issued to make renovations, updates, modernizations and rehabilitations provided the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's Financial Advisors and its Bond Counsel base upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation, and the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- On an annual basis, the City will restrict the amount of cash equivalent to twenty-five percent (25%) of depreciation as reported on the prior year's annual financial statement in enterprise operations to ensure adequate repair and/or replacement of capital facilities.
- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

**Policy 1.5.2:** The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five (5) year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process, and an analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed fifteen percent (15%) of the City's property tax base assessed valuation reported yearly by the Lake County Property Appraiser's office.

**Policy 1.5.3:** The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirements are provided.

**Objective 1.6:** *Repair and Replacement.* All City departments shall prioritize capital projects to provide for the repair and/or replacement of identified facilities.

**Policy 1.6.1:** As part of the annual budget process, all City departments shall identify and prioritize capital facilities in need of refurbishment or replacement and submit those facilities for funding.

**Policy 1.6.2:** As part of the annual budget process, the Environmental Services Department shall include and prioritize capital water supply facilities that are listed in the 10-Year Water Facilities Work Plan as in need of refurbishment or replacement and submit those projects for funding support.

**Objective 1.7:** *New Development.* The City shall ensure that new developments share a proportionate share of the costs required to maintain adopted level of service standards, through the assessment of impact fees or developer contributions, dedications, or construction of capital facilities necessary to serve new development as required in other Elements of this Plan.

**Policy 1.7.1:** All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

- Policy 1.7.2:** When applicable, the City shall utilize developer's agreements to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will be executed under the City's constitutional home rule power and following the procedures set forth in Chapter 163.3220, Florida Statutes.
- Policy 1.7.3:** To ensure adequate supply and capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.
- Policy 1.7.4:** City shall continue to use impact fees for transportation and police and fire to ensure new developments contribute their proportionate share of capital project funding necessary to service new development.
- Policy 1.7.5:** New developments shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within their development. In addition, connections of internal systems to the City's designated major water, **reclaimed water**, and sewer trunk systems and traffic circulation network shall be the financial responsibility of the developer.

**Objective 1.8:** *Concurrency Management.* The City shall continue to operate a Concurrency Management System for the review of all proposed developments within Leesburg for their impact upon Leesburg's municipal services. The concurrency evaluation system shall measure the potential impact of any proposal for a development permit or order upon the established minimum acceptable levels of service for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, unless the development permit or order is exempt from the review requirements of this section. No development permit or order which contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation set forth in this section.

- Policy 1.8.1:** **Evaluation.** All final development orders or development permits are required to be assessed for concurrency. Prior to the issuance of a final development order or development permit, the developer/applicant must obtain a Concurrency Certificate. Any applicant for a development permit must provide all information deemed necessary by the City to adequately assess the impacts of the proposed development.
- Policy 1.8.2:** **Traffic Study.** The City shall amend the City Code to require a traffic study that demonstrates the impacts to the City's roadway network for any new commercial or industrial development of 10,000 or more square feet of gross floor area, all residential development of 100 units or more or other similar high traffic area as deemed necessary by staff.

**Policy 1.8.3: Final Development Orders.** For purposes of this Section, final development orders and development permits are considered to be: Any building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of the City having the effect of permitting the development of land. Any order granting, denying or granting with conditions an application for a development permit. The Community Development Department shall make concurrency inventory information available to the public through the generation of reports containing the following information:

- The current capacity of each measured public facility
- The available capacity of deficiencies of each measured public facility
- Improvements to any public facilities that will be made by the City or by a developer pursuant to a development order and the impact of such improvements on existing public facility capacities or deficiencies.

**Policy 1.8.4: Application Procedure.** The Development Review Committee shall make determinations regarding concurrency applications and issue certificates according the procedures established in this section. An application for a Concurrency Certificate shall be filed with all applications for a final development order or permit, unless otherwise exempted. A preliminary review application may also be submitted for an informal and non-binding concurrency review by the Development Review Committee. All applications shall be made on a form prescribed by the City, which should require, at a minimum and as applicable:

- Date of submittal.
- Name, address, and telephone number of applicant and property owner.
- Parcel I.D. number, street address, and legal description.
- Proposed land use(s) by land category, square feet and number of units.
- Phasing information by proposed uses, square feet and number of units.
- Existing use of property, acreage of property, name of DRI, PUD or Subdivisions.
- Site design information.
- Previously issued concurrency certificates.

- Possible limitations in the manner in which the proposed use will be conducted, including restrictions on use, resident population, density and intensity of use.
- Possible limitations on the height, size, location, density or intensity of a building or other structure.
- Possible phasing schedule.
- Possible alternative with respect to size, number, location or nature of vehicle access points.
- Possible increase in the amount of street dedication, roadway width, or construction of roadway improvements within street right-of-way.
- Plans for the protection of existing trees, vegetation, water resources, wildlife habitat and other significant natural resources.
- Any information regarding possible solutions or alternatives which would permit the proposed development in conformity with the requirements and intent of this section and the City's Growth Management Policies.
- Data and analysis relevant to the concurrency facilities and services evaluated under this section, were upon the Development Review Committee can conduct and make an informed concurrency determination.

An application, which is not technically complete, shall be returned to the applicant with a correspondence detailing the deficiencies in the application. Failure to submit the required information in accordance with this section shall result in the denial of the concurrency application. Applications deemed complete by the City shall be handled on a first-come-first-served basis. Once an application is complete, any change in uses, densities or intensities for the subject property that result in an increased capacity requirement for any concurrency facility shall be subject to a new concurrency review. An application fee may be established by the City Commission by resolution.

**Policy 1.8.5:**

**Concurrency Exemptions and Change of Use.** Certain developments cause no added impacts on facilities, and therefore can be considered exempt from concurrency and the requirement to undergo a concurrency evaluation. Any change, redevelopment or modification of use shall require a concurrency evaluation, provided the proposed change, redevelopment or modification of use has more than a de minimis impact on public facilities and services than the previous use that was actively maintained on the site during the six (6) month period prior to the date of application for concurrency evaluation. Concurrency credit shall be given for the previous use that was actively maintained on the site during

the six (6) month period prior to the date of application for concurrency evaluation. If the proposed change, redevelopment or modification of use has a lesser impact on public facilities and services than the previous use during the six (6) month period prior to the date of application for concurrency evaluation, then no concurrency evaluation shall be required.

If no use existed on the site for the six (6) month period prior to the date of application, no concurrency credit shall be issued and the proposed use shall be subject to concurrency evaluation.

**Policy 1.8.6: Demolitions.** In case of a demolition of an existing use or structure, the concurrency evaluation for the redevelopment shall be based upon the net increase of the impact for the new or proposed land use as compared to the most recent land use existing prior to demolition, provided that such credit is utilized within six (6) months of the date of issuance of the demolition permit. Such credits are non-transferable.

**Policy 1.8.7: Concurrency Certificate.** A Concurrency Certificate is a “snap shot” of available capacity for each public facility, evaluated under this section, at the time the certificate is issued. The Concurrency Certificate does not guarantee capacity in the future or encumber or vest capacity for any period of time. At a minimum, the concurrency Certificate shall contain:

- Name, address, and telephone number of the applicant or property owner.
- Parcel I.D. number and legal description.
- Date of issuance.
- Proposed use(s) by land use category, square feet and number of units.
- Phasing information by proposed uses, square feet, and number of units, if applicable.
- Total current available capacity within the service area(s).
- Project impact based on LOS standards.

A Concurrency Certificate shall expire one (1) year after issuance unless the applicant commences construction of the development under a validly issued building permit. A one (1) year extension may be granted by the Development Review Committee provided circumstances have not adversely diminished the capacity of public facilities and services to support the development, in which case, the development shall be subject to a new concurrency evaluation.

**Policy 1.8.8: Procedures for Concurrency Evaluation.** No application shall be deemed sufficient unless it contains all information, which in the

professional judgment of the Development Review Committee, is reasonably necessary to evaluate the impacts of the proposed development on public facilities and services subject to review. During the review process, the Development Review Committee shall either deny, approve, or approve with conditions, the application for a concurrency certificate.

**Policy 1.8.9: Concurrency Determination.** All concurrency determinations for specific public facilities and services shall follow the procedures outlined below.

**Traffic:** The Code of Ordinances will provide specific criteria to determine when and how individual traffic studies are required to determine concurrency and maintain the adopted LOS.

**Sanitary Sewer:** The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS.

**Solid Waste:** The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS. All solid waste facilities which are under the jurisdiction of another local government or government agency may be required to be assessed through the concurrency management system adopted by that government or agency. However, the City shall conduct a concurrency test for solid waste regardless of who has administrative or legal responsibility for solid waste facilities.

**Potable and Reclaimed Water:** The Code of Ordinances shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS, and applicable state and county environmental health standards and regulations, including those required by Rule 62-610, F.A.C.

**Parks and Recreation:** A parks and recreation concurrency evaluation shall be required for any residential development on a citywide and per development basis. Citywide minimum levels of service for parklands shall be determined on a two level basis for community parks and neighborhood parks. In addition to the citywide minimum levels of service, new residential development shall supplement the system of neighborhood parks and recreation services by providing parkland (or fees in lieu of) consistent with the levels of service criteria and requirements established for parks and recreation under the City's Growth Management Plan.

The parks and recreation level of service standards for community parks shall be monitored by the City through concurrency evaluations to ensure

that the minimum levels of service standard for citywide community parks remains at or above 5 acres per 1,000 population. In performing the concurrency evaluation for community parks for a proposed residential development, the Development Review Committee shall determine the number of acres of community parkland, which would be necessary to serve the number of proposed new dwelling units. If the development satisfies the level of service standards for community parkland, then the development shall be deemed concurrent for community parks and a certificate shall be issued consistent with the adopted procedures. If a residential development causes or continues to cause the level of service for community parks to be not concurrent, the developer shall pay the City a fair share community parks and recreation fee, as established by the City Commission by resolution. All such fees collected shall be allocated and appropriated to the City's recreation budget to be expended to enhance the City's community parks system with priority given to expend such funds to acquire parkland.

In performing the concurrency evaluation for neighborhood parks and recreation for a proposed residential development, the Development Review Committee shall determine the number of acres of parkland, which would be necessary to serve the number of dwelling units on-site (minimum one-half acre). If such amount of parkland can be provided while meeting the level of service standards set forth in this section, then the development shall be deemed concurrent for parks and recreation. If such amount of parkland cannot be provided while meeting the level of service standard set forth in this section, then the development shall be deemed not concurrent for parks and recreation and a certificate shall not be issued. However, if a development cannot provide the required on-site parkland, the Development Review Committee shall permit the developer to satisfy the parks and recreation standard by providing a combination of on-site and off-site parkland and a fair share neighborhood parks and recreation impact fee as established by the City Commission by resolution. In such cases, the Development Review Committee shall require on-site parkland to the maximum extent feasible and practicable, off-site parkland shall be located in the same region as the proposed development, and said impact fee shall only be paid if on and off site parkland cannot be provided as required herein. At such time the development satisfies the level of service for parks and recreation, a certificate shall be issued in accordance with the adopted procedures, with the condition that the necessary parkland and recreational services, including any impact fees, shall be in place or paid when the impacts of the development occur or shall be guaranteed to be in place through an enforceable development order or agreement not more than one year after the issuance of a certificate of occupancy or its functional equivalent.

**Policy 1.8.10: Facilities Inventory and Reporting.** The Community Development Department shall maintain an inventory of the available capacity within the roads, potable water, sanitary sewer, solid waste, and parks and recreation public facility categories. Each year, on or before June 1, the Community Development Department shall prepare a report for the City Commission containing the current capacity within each public facility category, including any encumbrances or deficiencies. This annual report shall also identify any public facilities that will require improvements to maintain adopted levels of service and recommend a schedule of improvements to avoid any reduction in the approval of development orders.