

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET, LEESBURG, FL
MONDAY, OCTOBER 10, 2022 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, October 10, 2022, at Leesburg City Hall. Mayor Pederson called the meeting to order at 5:30 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner John Christian
Commissioner Jay Connell
Commissioner Dan Robuck
Mayor Mike Pederson

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, the news media, and others.

INVOCATION

Commissioner Christian gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. PROCLAMATIONS:

A. White Cane Safety Day 2022

Mayor Pederson proclaimed October 15th as White Cane Safety Day in the City of Leesburg. He encouraged all citizens of this great city to be cognizant of the white cane law. He asked everyone to be aware that people with disabilities have a lot to offer with their energy, creativity, and hard work. Together we can greatly strengthen our city and our economy and recognize that the white cane is an instrument of safety and independence for persons who are blind and visually impaired.

Captain Mack, of Leesburg Police Department, stated he is the chair of the board for the New Vision for Independence. It is a non-profit organization in Lake County. They work with folks who are visually impaired in Lake, Sumter, and Marion counties. They are one of the smallest agencies of their style in the state. He has been involved with this organization for several years. During the covid years, the men and women that work at New Vision Independence went above and beyond. They made sure they were able to get the services out to the folks who needed them. He is very proud of them. This year, one of the local Chambers of Commerce recognized them as the non-profit of the year. So, on behalf of the organization,

he thanked the mayor and commission for the proclamation. He mentioned that this Wednesday at ten o'clock at the Leesburg Library there would be an event for White Cane Safety Day. There is information regarding this on their website, newvisionfl.org. They also have a Facebook page where you can signup for updates. **Mayor Pederson** thanked him for everything he did. It is a great organization. He knew he was on the board, but he did not know he was the chair of the board.

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Issues brought up will not be discussed in detail at this meeting. Issues will either be referred to the proper staff or will be scheduled for consideration at a future City Commission Meeting. Comments are limited to three minutes.

There were none.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call

No items were pulled for discussion.

Commissioner Christian moved to adopt the Consent Agenda and Commissioner Robuck seconded the motion.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Burry	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:
(Each item has its coordinated resolution number listed below the header)

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held September 26, 2022

B. PURCHASING ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Second Amendment to an existing Agreement for park, neighborhood, wayfinding, and other signage with Sign Design of Florida, Inc. d/b/a Mid-Florida Signs & Graphics; and providing an effective date.**

ADOPTED RESOLUTION 11,190

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement for the Delivery and Use of Reclaimed Water between Southeast Wildwood Water Conservation Authority, LLC and the City of Leesburg; and providing an effective date.**

ADOPTED RESOLUTION 11,191

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an amendment to the Development Agreement for the Provision of Public Facilities between The Villages Land Company, LLC and the City of Leesburg; and providing an effective date.**

ADOPTED RESOLUTION 11,192

3. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from DRJ Land Company, LLC, for the purpose of granting the City an Easement over the property described therein, together with the Joinder and Consent to Utility Easement from Truist Bank joining and consenting to the Utility Easement; and providing an effective date.**

ADOPTED RESOLUTION 11,193

4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing paygrade changes to the Police Emergency Services Dispatch division; and providing an effective date.**

ADOPTED RESOLUTION 11,194

5. **Resolution of the City Commission of the City of Leesburg, Florida authorizing a position modification within the Geographic Information Systems (GIS) division;**

and providing an effective date.

ADOPTED RESOLUTION 11,195

**6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW)
AVAILABLE**

A. SECOND READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.93 +/- acres, and being generally located east of County Road 468 and north of Griffin Road, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 2; and providing an effective date. (Lake Co Holdings)**

ADOPTED ORDINANCE 22-48

Mayor Pederson mentioned that this item involves a quasi-judicial hearing. They would read items one, two, and three at one time. They would discuss them together and vote on each item individually. He asked the city attorney to swear everybody in. **CA Grant** asked if anyone in the audience, including city staff, planned to present testimony or evidence on any of the public hearing items to stand and he swore them in.

Commissioner Robuck asked that all three ordinances be introduced and read by title only. CC Purvis read all three ordinances by title only.

Mayor Pederson declared this a public meeting to discuss all three items together. He requested comments from the Commission and the audience.

PZD Miller stated this development is seven point nine three of undeveloped acres. It is located east of CR 468 and north of Griffin Road. This is the second reading. The current zoning is Lake County R-7, which is mixed residential. It is planned for commercial, which is CP. The request is for a small planned unit development. A summary of the PUD includes the permitted uses of offices, daycare, retail, personal services, mini-warehouse, and RV boat storage. There would be no businesses permitted to run out of the mini-storage units. There are design standards for construction and a dark sky lighting requirement. There is a buffer to the north for the RV boat storage and mini-warehouse along with a six-foot privacy fence. There are extensive areas of water retention and wetlands. Greg Bellieavu is here representing the property. **Commissioner Christian** questioned the ice machines because that would be a deal breaker. **PZD Miller** replied that the ice machine was not on the approved PUD list. **Mayor Pederson** asked Mr. Bellieavu if he had any comments.

Greg Bellicavu of LPG stated that after the first reading, they jettisoned the ice machine. It is now in the landfill. There were two other comments he wanted to add regarding the two abutting property owners, because they wanted them to increase the buffers. They increased the buffers from twenty to twenty-five feet along the north property line. The city staff also wanted them to increase the buffers on Griffin Road from fifteen to twenty feet, so they did too. They made both those adjustments. **Commissioner Burry** said he had one issue. The electric department indicated there were some poles that may need to be moved. He asked if he was aware of that. **Mr. Bellicavu** replied yes.

Commissioner Christian made a motion to adopt the ordinance and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Commissioner Christian	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 7.93 +/- acres from Lake County Urban High Density to City of Leesburg General Commercial, for a property generally located east of County Road 468 and north of Griffin Road, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Lake Co Holdings)**

ADOPTED ORDINANCE 22-49

Commissioner Christian made a motion to adopt the ordinance and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Connell	Yes
Commissioner Christian	Yes
Commissioner Burry	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.93 +/- acres from Lake County R-7 (Mixed Residential District) and Lake County CP (Planned Commercial District) to City of Leesburg SPUD (Small Planned Unit Development) to allow for mixed use development for a property generally located east of County Road 468 and north of Griffin Road, as legally described in Section 21, Township 19**

South, Range 24 East, Lake County, Florida; and providing an effective date. (Lake Co Holdings)

ADOPTED ORDINANCE 22-50

Commissioner Christian made a motion to adopt the ordinance and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Christian	Yes
Commissioner Burry	Yes
Commissioner Robuck	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

Commissioner Christian thanked Mr. Bellieavu and the property owner for consideration of the comments, especially about the ice machine. With CR 468, something nice going in would be good. He thanked them for taking that out. There may be some financial implications, but he is thankful they listened to the commission.

4. **An Ordinance of the City of Leesburg, Florida; Amending Part II, Chapter 5 of the Municipal Code, Amending Section 5-2 as to the zoning areas where alcoholic sales are permitted and Section 5-6 as to the areas exempt from open container prohibitions, Amending Section 5-16 as to the zoning for Medical Marijuana Dispensaries, Amending Part II Chapter 12 of the Municipal Code, Amending Section 12-19 adding an Exemption, Amending Part II, Chapter 14 of the Municipal Code, Amending Section 14-71 adding an Exemption, Amending Part II Chapter 15 of the Municipal Code, Amending Section 15-5, adding an Exemption and Amending Section 15-8 adding an Exemption, Amending Part II, Chapter 18 of the Municipal Code, Amending Section 18-3, adding an Exemption and Amending Section 18-7 Exempting the Operation of Golf Carts and Utility Vehicles from certain provision, Amending Part II, Chapter 25 of the Municipal Code, Amending Section 25-121, adding an Exemption, Amending Section 25-288, adding an Exemption, Amending Section 25-292, adding an Exemption, and Amending Section 25-362, adding an Exemption, Amending Part II, Chapter 26 of the Municipal Code, Amending Section 26-3 as to the Exceptions to Special Event Permit requirements, repealing conflicting ordinances; and providing an effective date. (VOWL code amendment)**

ADOPTED ORDINANCE 22-54

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Burry made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Christian questioned the nuisance part of the ordinance. It talks about citizens' complaints in terms of public nuisance. If there were more than four occasions within a six-month period where you were subjected to a citizens' complaint regarding excessive noise, does that only apply to citizens' complaints? What would happen if the police drove by or pulled up and said you were being too loud? Would that be considered a citizens' complaint? Would that count as one of the four offenses? **CM Minner** answered there was probably a little ambiguity in that. As long as it was monitored and we were able to track the four complaints, that is how we would handle that. **Commissioner Christian** stated he wanted to get this out in the open. So, when we start getting people complaining about who called, we make sure we keep that record.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Burry	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

5. **An Ordinance of the City of Leesburg, Florida, Vacating approximately 6,100.80 square feet of Walker Road unconstructed easement consisting of an area 203.36 feet long by 30.00 feet wide MOL lying north of Tuller Road, and Vacating approximately 4,723.05 square feet of Seng Road unconstructed easement consisting of 314.87 feet long by 15.00 feet wide MOL lying north of Tuller Road and Vacating approximately 6,480.60 square feet of Tuller Road unconstructed easement consisting of an area approximately 216.02 feet long by 30.00 feet wide MOL lying east of Seng Road, said property being generally located in an unconstructed portion of Silver Lake Estates Plat as recorded in Plat Book 10, Page 66; Section 9, Township 19 South, Range 25 East; Public Records of Lake County, Florida; and providing an effective date. (The Hills of Leesburg Residential Subdivision)**

ADOPTED ORDINANCE 22-55

Commissioner Connell introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Christian made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Robuck	Yes

Commissioner Connell	Yes
Commissioner Christian	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

6. **An Ordinance of the City of Leesburg, Florida, correcting a scrivener's error in Ordinance 22-17, by amending the language in Section D.1.f. from "7.5 feet" to "5 feet" for the side setback requirement, and amending the language in Section D.2.b. to read "'10 feet" instead of "15 feet" for building separation requirements, for a property consisting of approximately 41.69 acres, and being generally located west of County Road 44 and north of Seng Road, as legally described in Section 01, Township 19 South, Range 25 East, Lake County Florida; and providing an effective date. (Hills of Leesburg)**

ADOPTED ORDINANCE 22-56

Commissioner Burry introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Burry made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

PZD Miller stated this was intended to correct a scriveners' error. It was shown in the minutes where the error was made but, unfortunately, in the scriveners error ordinance there was a scriveners error. He wanted to bring that to their attention. In the ordinance, it was accidentally typed backwards. It has the ten and fifteen backwards. He would like to make that correction and resubmit to the City Clerk before signing. **Mayor Pederson** wanted to verify that everything else was correct. **PZD Miller** said that everything else was correct. He would just like to have the scriveners' errors corrected in the ordinance. **Commissioner Burry** inquired if the PUD required the gutters per the discussion they had. **PZD Miller** replied it did and that was added per the discussions at the last meeting. He would double check everything and make sure it was all in there before signing. **Mayor Pederson** asked for any other comments. There were none.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Connell	Yes
Commissioner Christian	Yes
Commissioner Burry	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

7. **An Ordinance of the City of Leesburg, Florida, amending the conditions of a PUD (Planned Unit Development) to revise the buffer requirements and allow for bungalows and cottage sites on a property generally located north**

of U.S. Highway 441 and east of Pemble Road, lying in Section 20, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Blue Gill Marina)

ADOPTED ORDINANCE 22-57

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Christian made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connel asked if they could provide an outline of what this was going to be. Are there cottages and bungalows and what is the square footage going to be? Are they platted lots or will they be individually owned lots? Will these be under a property management company? **PZD Miller** answered that it would be managed by the owner. It is a large property with two hundred and fifty recreational RV camper sites. The change they are requesting is to allow what is known as "glamping". That is glamour camping. It could be anything from a tent, a yurt, even a TP. It is very creative. It would not be platted. The applicant would like to add a provision to potentially allow for a hotel. Essentially, this would be an RV park, a high-end RV park. Each unit would be associated with one parking space. People could bring their RVs and there would be a small structure adjacent to that where they could spend time outside of their RV. There would be different areas for camping. They could be fancy tents like a chuck wagon, or something like that. He noted that they are luxurious on the inside and if you like camping out at the Holiday Inn, this may be an alternative to consider. That is the market they are trying to reach. There are provisions for restaurants and some recreation. Ms. Tedro is here and she will be making a presentation tonight. She would be requesting a couple of minor updates to the PUD. They held a meeting with the adjacent neighbor, Brittany Estates, who gave their support on the buffer change from eighty-foot to thirty-foot with a four-foot berm and fence on top. They agreed to the increased height buffer to have the reduced distance buffer. There were some minor changes to the number of garbage receptacles and not having them scattered all over the development.

Commissioner Connell asked if there would ever be a chance of running into two hundred and fifty two different property owners out there. **PZD Miller** replied no. **Commissioner Connell** asked if each lot would have its own electric, water and wastewater subbelt. **PZD Miller** answered he believes there would just be water and electric. He was not sure about wastewater. He would let the applicant answer that question. He knew there would be restrooms every so many feet and there maybe restrooms in the units. **Commissioner Connell** asked about the fancy tents. Do those tents stay or do the renters bring their own? **PZD Miller** replied that it was his understanding that those would be staying there. A yurt is something used in Afghanistan. It is a round tent and they showed examples of those in the packet. There were photos included in the packet that showed the stagecoach too. People would be able to spend the night on the stagecoach just like in the old west.

CM Minner commented that with Commissioner Connell's issue with the sewers, he believes Ms. Tedro will address that in her comments. He believes the city and the petitioner are on the same page. The city's wastewater policy corresponds with FDEP. The FDEP does not recommend RV dumping into public wastewater facilities because there is a lack of control over what could potentially be dumped. That lack of control over what could be dumped into the city's system disrupts our ability to treat wastewater, so we frown upon those types of connections. The approval tonight is for the overall concept of the RV park. The RV park would have public restrooms. Potentially, the bungalows would have restrooms and kitchen setups with sinks and faucets. Those would be the typical restroom type things that would be in a mini-

house. Those things would be hooked up to the system. The RV lots themselves would not. If there are going to be two hundred and fifty RV parking spots, we would bring electric to the park and the petitioners would break that electric up into fifty or thirty amp panels. That would be on their side of the overall meter. We would not bring wastewater to the two hundred and fifty sites. They could have a holding tank where they could take their RVs and pump that into a holding tank separately in that park. They will have two big restroom facilities to provide showers, sinks, and toilets for the visitors. That would be hooked up because that would be a direct connection and the chances of pollutants or odd things being put into the sewer system would be significantly less. **Commissioner Connell** remarked on the comfort zones. With the restrooms and showers, those could be hooked up to the sewer, but are they putting those in? **CM Minner** answered yes. That would be done through their final plan, which goes through the planning and zoning department. Before they can be issued building permits, the planning and zoning director reviews them. If they were to try and sneak in a hook up of two hundred and fifty, that would be on his desk. The planning and zoning director would notify him and there would be no building permits issued. That would promote building a septic system for collection that we would not take on. **PZD Miller** remarked that the RV park would have to be hauled by a contractor. **Commissioner Christian** asked if this was going to be a very diverse park. From the pictures he saw and from what the city manager was mentioning about the house-like structures, they look like permanent fixtures where individuals can rent for one or two weeks at a time. **PZD Miller** stated he would have to turn that question over to the applicants because these are linked to RV spaces. **Commissioner Christian** wanted to know if there would be an RV park where anyone could rent the buildings. **PZD Miller** answered that was his understanding. **CM Minner** said the way he worded that was great because we would hook up the permanent fixtures to the sewer, but not the RVs itself; those are not permanent fixtures. The bathhouses and bungalows are permanent fixtures. **Mayor Pederson** inquired how many we are looking to approve? **PZD Miller** replied two hundred and fifty. **Mayor Pederson** wanted to know how many lots. **PZD Miller** answered there would be two hundred and fifty RV sites. **Mayor Pederson** asked how many bungalow cottage sites are there? **PZD Miller** replied they are still working those numbers out. **Mayor Pederson** said that is fine. **PZD Miller** added it would be a higher line RV site. It would be some percentage of that. There has not been a final word. It depends on the design and the hard engineering. **Mayor Pederson** wanted to verify that the sites would be rentals. **PZD Miller** said yes.

Tara Tedro, Lowndes Law, 215 North Eola Drive, Orlando stated the subject property is a little over twenty-nine acres. The future land use is general commercial. It has an existing PUD that was approved last year that included two hundred and fifty RV sites. They were there to request a couple of modifications to the approval and to try and accommodate a higher scale end product. Her client has been working with a few groups from around the United States who do high-end glamping. She even felt like she was glamping during the hurricane when she lost power. This was a new concept for her. It is high-end glamping for RV parks. There is nothing like this anywhere nearby. They have already looked. The next nearest one in Florida, is in Auburndale and they have a three-year waiting list. These parks are in high demand and people really use them. They are not cheap. It would be a high-end amenity for the city to have. It would be a unique attraction for the city. It would be situated on the perfect piece of property. As the planning and zoning director mentioned, they have to go back and figure out some site engineering issues. One thing they found out is there are some wetlands on the site. However, they are not going to impact the wetlands. Their plan is to take away from what they showed on the original site plan as developable acreage and that is one of the requests tonight. Instead, the applicant would like to add an accessory/complementary lodge similar to a hotel. It would be a smaller element to allow them to pick up more numbers in units. This would still be a high-end RV camping project. It would also be considered a glamping marina project. They would just like to add that feature as an additional use. They would have cottages available for renting that would be just under one thousand square feet. They would be stick-built structures. In terms of support, they hosted a community meeting which the residents were excited about. They were especially excited about the fact that they were going to have restaurants. One

restaurant would front the property and it would have pickleball courts. The other restaurant would be attached to the marina. They did work with one of the adjacent property owners and they were able to sign an agreement with them. They agreed to provide a large amount of buffering from his house at his request. They codified that in writing to ensure that he would get that request. There was a recommendation from the planning commission back in September that this was going to be a five-star motor coach resort and the goal was that this would be the finest in the State of Florida. This project would be very unique in Lake County. It would have top-notch amenities, such as a luxury pool, restaurants, a marina, pickleball courts, a dog park, boat slips, and bathhouses. There would be no long-term residents. The maximum amount of time anyone is allowed to stay is six months. These are not platted lots and they are not for sale. They are meant for people in transients. She knows there are negative connotations to that word, but it just means they cannot stay as a permanent resident. The goal here is for a luxury community the whole community can be proud of. It would increase property values in the whole area. Some conceptual renderings show that the RVs can pull up next to different types of cottages. They still need to figure out how many they can have on the lakefront. These sites would go for a higher price point than the interior sites, even if they did not have the cottages. They also plan to put the cottages around the lakefront. At the request of the lodge, they would not exceed the maximum total of two hundred and fifty units if they were to get approval of a lodge. They would subtract that number from the total of two hundred and fifty. They are not trying to have two hundred and fifty lots in addition to the small lodge. They just wanted to make that clear. They would still need to go through the permit process for the marina and boat slips, but their hope is to have that waterfront restaurant marina, as well as a pool, fronting the lake because the neighbors expressed their excitement about that. The bathhouse would be a great amenity and it would not be the average camping shared showers. Referring to slides, she showed the different types of sites, with the different price points. She showed the deluxe standard waterside along with the bungalow site. She provided renderings of the different amenities. Some have different outdoor furniture and some will have firepits with cooking areas outside. Some sites would have the standard parking areas and others would have parking spots designed specifically so people can pull their RVs all the way through. That way the RV will not be doing a two hundred fifty point turn to get out of that spot. They would be able to pull right in and right out with ease of access.

The planning and zoning division recommended approval for the reasons outlined in the staff report and their request is consistent with that. For the record, there are a couple changes that need to be noted if they were to receive approval. In Section 5E6, with the garbage receptacles, they would like to have one every fifty spots, not every ten. They have found that functionality with these types of uses. If you have one every ten spots when the garbage truck comes through and stops every ten spots, it starts to become a nuisance. They would like to request that it be changed to have a garbage receptacle every fifty spots. They will have strict standards of conduct, so no one will be allowed to leave their garbage outside their unit. Nor will they be allowed to leave it outside their doors. They will have someone doing valet trash where they will come around and pickup trash. That will be available as part of the use. They would have a condition that says the owner is to ensure that garbage accumulation is monitored on a daily basis. In Section 5F, they would like to add some flexibility with the required parking spaces for their restaurant lounge and that would be determined by city staff during site plan review. It would be based on the inclusion of golf cart parking spaces and RV guest spaces. The applicant wants to make sure the code is strict on the number of spots available for the restaurants. This one is a little different because they have a restaurant with pickleball courts and a restaurant with a marina. It needs to include guest parking spaces in other parts of the site as well as golf cart spaces. They want to be sure city staff believes there will be sufficient parking spots per code. They need to account for the parking spaces that the code currently does not acknowledge. She noted that sidewalks would not be constructed on the internal portions of the property. They would be dedicated to the RV spaces. It is common in upscale RV resorts to have sidewalks on both sides of where the RV pull-ins. In Section 10C, it would state that RVs cannot connect

to city sewers. That would be an acknowledgment of the condition that they need to place in the PUD that RVs are not allowed to connect to city sewer. Only the bathhouse, restaurants, and marina would be able to connect. That would be a clarification item. In Section 3A, it would be to add number twelve for the hotel/lodge. To allow for a complementary accessory to the upscale RV glamping project, which would be permitted in accordance with C3 standards, any such units utilized in the hotel/lodge would be counted against the overall allowable RV spaces permitted.

Commissioner Robuck remarked that he hates RV parks. However, that property is ugly to begin with. He was okay with just having a regular RV park, but this project is turning out to be a whole lot nicer. **Mayor Pederson** agreed this really is turning out to be a nice product. The city manager made a comment about not taking the sewage from the RVs and it being on the lake. That kind of bothered him because we are trying to get rid of septic tanks. It is hard to understand the difference between what could go down an RV into the city sewer system versus a public restroom or a house next door. He knows we are trying to protect the lake. **Ms. Tedrow** responded that the issue comes down to antiquated concerns. They had extensive conversations with the public works department about the use of formaldehyde and other types of solvents to break down the waste that is inside of RV tanks, and that was the main reason. There is less control over what could be in the system and that was what the city described to be the prohibition on RV hookups. There is literature out today that suggests that is not how modern RVs are designed. There are different types of solvents, but the city has expressed that as a concern. They understand that it is in the city code and the code is not being amended. That is why they are asking for that clarification. They would connect to city sewer otherwise, but that concern was generated by city staff in terms of dumping RV tanks into the city sewer. **Mayor Pederson** mentioned that the city manager has a camper, so he speaks the language. He was just trying to help the applicant while trying to protect the lakes. **Commissioner Connell** inquired if there would be any stations out there where people could empty their RVs? **Ms. Tedrow** replied that the RV owners would be responsible for the emptying of their waste. **Commissioner Connell** wanted to know if there would be any stations where they could empty onsite or would they have to go offsite to dump. **Ms. Tedrow** replied there would be no dedicated holding tanks for people to dump. They would have to go do that offsite on their own.

Enon Winkler of Other Street, 2096 Hearts Alley, Orlando, Florida 32814 stated they only found out about three weeks ago that they would not be able to connect to the city sewer. That was a surprise. They tried to do everything they could in the meantime to re-engineer and rethink it. The goal for that would be to have a holding tank. They would put a holding tank as far away from the water as they could. They would do that through the design process, but the holding tank would support the sewage. They would have a company come and pump it out on a regular basis. **Commissioner Connell** remarked that he would want to make sure that somebody does not stay there to the point where they do not have anywhere to empty their tank and they empty it on the ground. He wanted to make sure there would be somewhere on site they could go to empty their waste. **Mr. Winkler** responded yes. **Mayor Pederson** asked if there would be any way to treat it, so they could put it into the city system or would that be too difficult? **Mr. Winkler** answered they are still trying to figure this whole thing out. This was his first development. When they started this project, the thought was that they would develop the wetlands, but as they learned more about the wetlands and after talking to the St. John's, they do not want the wetlands developed. They are now trying to pivot and figure out how to protect the wetlands, yet still get the density they need for this project. They try to be good neighbors to everyone. They have Brittany Estates and the doctor behind them. They are trying to work through all that and not impact the wetlands. A lot of people like to impact the wetlands, but they want to stay away from them. **Commissioner Christian** stated that the lodge would be a nice addition to this area. The hotels are always full, so if they could go up, that would be a much needed addition to the property. **Mr. Winkler** said it would be more of a lodge. He came up with this concept when he was in Pigeon Forge. They have a Margaritaville. He went there this past summer because he wanted to look at higher-end RV parks and lodges. In Pigeon

Forge, they have a Margaritaville Lodge and RV Park. It was amazing. As they debated on what to do and how to square off against the wetlands, they still needed to achieve density and the lodge made sense. They do go hand in hand.

Mayor Pederson asked for any further comments. There were none.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Christian	Yes
Commissioner Burry	Yes
Commissioner Robuck	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

- 8. An Ordinance of the City of Leesburg, Florida ratifying revisions to the form of Ballot Question Number 1 from the version appearing in Ordinance Number 22-43; providing for inclusion in the Code of Ordinances; providing for severability; providing for conflict; and for providing an effective date.**

ADOPTED ORDINANCE 22-58

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

Mayor Pederson requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Burry	Yes
Commissioner Robuck	Yes
Commissioner Connell	Yes
Mayor Pederson	Yes

Five yeas, no nays, the Commission adopted the ordinance.

B. FIRST READING OF ORDINANCES

- 1. NONE**

C. NON-ROUTINE ITEMS

- 1. NONE**

7. INFORMATIONAL REPORTS:

The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. Financial Reports as of August 2022

There were no comments.

8. CITY ATTORNEY ITEMS:

CA Watson had no comment.

9. CITY MANAGER ITEMS:

CM Minner had no comment.

10. ROLL CALL:

Commissioner Christian stated that former Commissioner Bone had a racial slur spraypainted in front of his business today. He texted him and the City Manager saying he called the police department and was basically told there was nothing they could do for him. He would like the Police Chief or someone to open an investigation. There is a school right across the street and they should have cameras. Maybe the Morrison United Methodist Church has cameras. The city cannot allow people to feel like they can spraypaint racial slurs in front of people's businesses to intimidate or harass them. We as a city need to make a strong statement that says this will not be tolerated and we are going to do whatever we can with our law enforcement community. Those who may know something need to report whoever was involved. We are a progressive city. We are moving forward and we need to make a bold statement that says this will not be tolerated in Leesburg. **CM Minner** responded that he received that text from former Commissioner Bone, which Commissioner Christian was included in. When that text came through, he was in a meeting with the director of public works and Robert Beltrane from Dewberry Engineering regarding wastewater and water issues. So, unfortunately, he did not see that text until around four fifteen this afternoon. He did respond to Mr. Bone. This issue relates to a graffiti/hate crime where someone spraypainted the street in front of Mr. Bone's business. The complaint from Mr. Bone was specific to that when he called the city, the city's response to cleaning it up was less than professional. It was basically that we did not need to clean that up. It was not our problem, it was his problem. Unquestionably, that was the wrong response and he would clear that up. He asked Mr. Bone who he spoke with and who gave him that answer because it was wrong and we would investigate that. With respect to getting the matter cleaned up, he told Mr. Bone that the city would get that cleaned up promptly because it was in the city's right of way and it was a hate crime/racial slur. The public works department as of this evening has it cleaned up. As the meeting started, he texted Mr. Bone with a picture of the street. However, he will go out and double check to make sure that it is cleaned up to his satisfaction after the meeting. In the end, it was handled appropriately, but we will definitely look into who responded back "that it was not a city issue to clean that up" because that was not correct. **Commissioner Christian** inquired with respect to the investigation? Did we check with the local businesses? **CM Minner** replied that he did not know. He did not have a specific name, but they would pin it down. Mr. Bone did speak with the police department,

but he would follow up with the Police Chief. We will find out, but right now, that is all he could say. **Commissioner Robuck** mentioned that he was looking to find out who spraypainted the road. **CM Minner** stated the city will investigate that. We do not have cameras everywhere in the city, so finding out who spraypainted that is like finding a needle in the haystack, but we will do our best. **Commissioner Christian** said if he was Mr. Bone and he called the police department because somebody spray painted racial slurs, he would hope the city would say they were going to open an investigation. Even if it meant knocking on the school doors asking if they had cameras or going over to the Morrison United Methodist Church to ask them if they had cameras and if they could look at them. That is the least we could do. That was his concern. We need to make a statement. We should not say it may be a needle in a haystack. That sounds like we may not have a care. Almost everybody owns a Ring doorbell. There may be a little investigation needed between the two o'clock hour and whatever hour, but this is Main Street. It is not the back corner of the city. It is the public right-of-way and he is a business owner. We cannot just let people feel like they can intimidate people. If we do it once, it will happen again. We have to make a statement.

Commissioner Burry stated we talked a little bit about fluoride at the last meeting. The city manager was going to work on putting things together on that. He was not going to let that go. He wanted to stay after that. If we could bring that back, maybe at the next meeting with more information, that would be great.

Commissioner Robuck commented that he read some information on fluoride. It was pretty interesting. He read where the negativity about fluoride came from. It came from a study that was done in Indian Paul. In that area, there were really high natural levels of fluoride. That group said the people who had really high levels of fluoride had some deformities. Then another group who had low fluoride did not have deformities. Then the group with low fluoride was exposed to a level of like double what the lowest in the State of Florida would allow. It is completely bogus when it comes to the negativity surrounding it. It was very interesting to read about. However, he still wants to hear about the costs. With electric rates, the FMPA has been sending stuff out and just today he filmed a spot with Jacob Williams, who is the CEO. They talked about the electric background and what was going on. While no good news in the very short term. In the intermediate term, we have been able to go out through the FMPA to hedge our gas costs starting around April. We may be able to start seeing a drop in our wholesale costs. We still have some recovery to do, but there is an end in sight based on where they have hedged out. We are not where we were two years ago, but at least we are not where we were last summer. There will be some improvements coming this summer. **CM Minner** added that the FMPA did a great presentation a few weeks ago with what they have done to curb the gas price increase. He would send that presentation to all the commissioners. The last couple of days he has been working on figuring out what the numbers mean for Leesburg. Typically, when the FMPA is in good times, they buy gas for around two to three dollars a btu or decatherm. The cost per megawatt was between seventy-five and seventy-eight dollars a megawatt. For the average customer, what does that mean? That means when they buy for about seventy-five dollars a megawatt, the electric bill under the old system, the base bill, was about one hundred and two dollars plus fifteen for the power cost adjustment. We were hanging out around one hundred and seventeen per thousand. That was when gas was two or three dollars. Then the cost of gas spiked to nine or ten dollars. That means one hundred and eighteen to one hundred and twenty-four dollars a megawatt. That was when we saw the utility react. We had to increase the base rate from one o' two to one o' eight and that went into effect October 1st. Plus the increase in the power cost adjustment from fifteen to eighteen to twenty to twenty-five to fifty to seventy. What does that mean in terms of relief from eight to around seven dollars a megawatt? That means for this fiscal year, from October 1st through September 30th, you will probably see the power cost adjustment around seventy dollars per thousand with the new adjustment. You will see one o' eight plus seventy-seven. We will be looking around one seventy-nine per thousand. That will most likely be where the price will sit. The good news is that some of the prices lock in starting in March and April. We have not done the math yet with the numbers, so they are fuzzy.

They are starting to lock in more prices between the seven to five dollar range. If they do that in the spring of 2023, that should help the city recollect. We have to remember the utility needs to recollect that three million dollars, because the utility needs to keep three million dollars in the power cost adjustment. Then the power cost adjustment needs to return about seven million (which is a round number) back to the electric fund. The electric fund reserve, before all this happened, was hanging out around twenty million dollars. Those funds need to be returned to the electric fund and when that happens we can start talking about reducing the power cost adjustment. If the FMPA gets to six or seven dollars in the spring, that should help us start recovering those monies, so maybe by summertime we can see a reduction from seventy to sixty or sixty-five. If the FMPA estimates, hanging out around six or seven dollars for the remainder of the year and next year. Then hanging out around five or four dollars for the next couple of years. Or if the FMPA hangs out around eighty-five dollars a megawatt, he guessed the utility would be around forty dollars for the power cost adjustment plus the one o' eight. We would see the rate settle around one hundred and fifty dollars. That would be a typical increase of thirty dollars versus the eighty dollars that we just saw. That is a lot better, but it is still not that good. This all goes back to where the nation goes as a whole with gas. The important thing is, that the utility understands where we are in terms of customers and wanting to have a competitive rate. He knows everybody brings in different comparisons and we look at different stuff. We may not be as good as Duke or Seco when it comes to rates right now, but those are not factual statements and everybody addresses that differently. In fact, the presentation he will be sending out talks about that and how everybody reacts a little differently. Right now, we are more expensive than Duke, but our utility has beaten Duke for the last three years soundly. Even if Leesburg is behind Duke for the next three or four months, if we accumulatively average it up, we will still be cheaper. However, if we wait until January, because each utility, whether it be Seco, Mount Dora, Duke, or FPL, everybody is sitting on different cash reserve levels and everybody has a different reporting board and a different method. The Dukes of the world will be going back to Tallahassee and the Public Service Commission, and while their rates may be cheaper now, the folks at Duke are counting up their losses and those losses will get rolled into the Matrix, which will be going before the Public Service Commission. They are going to figure out a matrix to recover those funds. There is no way that the Public Service Commission would not allow Duke to recover their fuel costs. Florida is eighty percent natural gas and pretty much everybody is in the mix of the generation and every utility has had a loss. The good thing about our municipal utility is that we reacted quickly. We saw the initial price spike and as the market starts to calm down we will see us float with that price reduction quicker. Watch the bills in January, February, and March because you will see the investors in utilities coming up and you are going to see us stay steady. Then, as we take advantage, hopefully, of the hedging that we are doing, we will see a decline. However, we were not going to get back to normal for a while. It is really important to say that the nation is going through a trying time right now with energy policies. If you look back over the last twenty years, there has not been a consistent energy policy. Going back to the Clinton administration, there was a thought that natural gas was good and as utilities changed to coal, the resource planning was to go to gas. We saw, in the early two thousand, a price spike in gas because everybody was going from coal to gas. Then the market rebounded with fracking and different technologies and supply, and the demand caught up. We lived in a world where gas was good. Then different administrations came and we went back to coal and now we have been going coal, gas, coal, gas, and even nuclear. There has not been a long-term consistency on how we are going to provide renewable resources and what the long term impact is on the environment. As administrations change, we get different approaches and we get the stop and go, stop and go. Where we are at now is this administration wants to be very aggressive in terms of emissions and meeting standard reductions. The philosophy of natural gas over the last twenty years, although it has never been deemed a bad fuel or a non-fossil fuel. It was deemed in the early two thousand as a fuel that had an abundant of bad noxs. The administration is now at a point where they feel, even though it does not have a nox, it has a higher btu output, which is bad for greenhouse emissions. There are battles going on and there has not been a consistent policy and that affects everybody. Florida, unfortunately, is a natural-gas dependent state for

energy. He was unsure if we were the worst hit in the nation, but we are watching this and the utility is sensitive to this. Last month, this body passed the lifting of late fees to help folks out. It was not a lot of relief, but it was a statement saying we understood and we got it. We have put information up on our website. On our website we have a rate watch, we are very transparent about the energy costs, the power cost adjustment, projections, and comparison. We want everyone to be able to compare us. It is available by clicking on the red box on the homescreen. The city is very sensitive to this and we are keeping an eye on it. He even sat in on the filming with Commissioner Robuck and Jacob Williams. They had a really good discussion on a really good level. It was very informative. Dr. Anna Marie texted him while he was there with the draft. As soon as it is ready, they will get it up on Facebook because it really is informative. **Commissioner Robuck** jokingly said, believe it or not, it really is significantly shorter than what the city manager just said. You should have seen him squirming in the corner watching them talk. **CM Minner** laughingly said that while they were talking he was quiet, but he was sitting there thinking about all the stuff he wanted to say. **Commissioner Robuck** added that one thing the FMPA was doing differently was they are being a little more aggressive about future gas purchases by hedging the cost out there. It does cost money, but if you want to lock in a future price, you have to pay now. They have been doing that, so that it should give the city a little more and there should be less guesswork moving forward. When we say gas prices are going to come down in May to this level, we are not guessing at this point because we bought seventy-five percent of our power already. That is roughly how that shakes out. He wanted to say to the electric department that the biggest reason to have a municipal electric is because of the services we receive. The city manager sent out a notice after the hurricane that everyone's power had been restored by the end of the day Thursday. We had one hundred percent power restored, while Duke and Lake County had only thirty percent of their customers restored. So, while Duke bills may be lower in September due to not having power for three or four days, which is not a good way to have a low bill. He gave kudos to the electric department for getting that done so quickly. They always do a great job with the storms and he greatly appreciates it.

Commissioner Connell had no comment.

Mayor Pederson had no further comment.

11. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

The meeting adjourned at 6:35 p.m.