AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
TUESDAY, MAY 28, 2024 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Tuesday, May 28, 2024, at Leesburg City Hall. Mayor Burry called the meeting to order at 6:15 p.m. with the following members present:

Commissioner Allyson Berry
Commissioner Jay Connell
Commissioner Mike Pederson
Mayor Jimmy Burry

Commissioner Alan Reisman was absent. Also present, were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, Deputy City Clerk (DCC) Anna Rottermond, the news media, and others.

INVOCATION

The invocation and the pledge of allegiance were previously performed at the Carver Heights/Montclair Area Community Redevelopment Agency meeting held prior to this meeting.

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

2. PROCLAMATIONS:

A. LGBTQIA+ Pride Month

Mayor Burry read a proclamation proclaiming the month of June 2024 as LGBTQIA+ Pride Month. He encouraged everyone to reflect on the ways we can all live together through mutual consideration, respect, and understanding. A member of the LGBTQIA+ community received the proclamation.

3. PRESENTATIONS:

A. Chief of Police Badging Ceremony - Joe Iozzi

Mayor Burry stated before they began with the new Chief of Police badging ceremony for Joe Iozzi, he wanted to read a statement from the press release. Chief Iozzi served as Bureau Commander for

Uniformed Services, Special Services and Investigation. He has provided dedicated service to the citizens of Leesburg since 1994. He holds a Bachelor of Arts in Criminal Justice Administration from Columbia College. He has completed the FBI National Academy's 281st session through the Southern Police Institute's 127th Administrative Officers course at the University of Louisville and the Florida Police Chiefs Association Future Chief's Seminar. He has been a commanding officer since 2014. He has provided direct supervision and management in personnel matters, department training, department planning, training policy creation, budgeting and general department related functions. He has demonstrated the importance of direct leadership with accessibility and accountability to all citizens. His belief in community oriented policing has successfully developed cohesive relationships with citizens, business owners, elected officials, and community stakeholders throughout his career. He has a diverse understanding of policing concepts, critical to all community-driven objectives. Chief Iozzi welcomes the opportunity to lead the men and women of the Leesburg Police Department as Chief of Police and his nearly three decades of living and working in Leesburg make him uniquely qualified to be the leader for this position. He asked the city clerk to swear-in Joe Iozzi. **CC Purvis** swore Joe Iozzi in as the new Chief of Police. **Joe Iozzi's wife Christine** pinned him with his new Chief of Police badge.

Police Chief (PC) Iozzi stated he was truly humbled. He had received many calls and texts over the past week. There had been so many people reaching out, and he was truly humbled by the experience. He sincerely appreciated everybody. He thanked everyone for being there to help celebrate this special moment in his life. He greatly appreciated it. He thanked the city commission, mayor, and the city manager for trusting him with the responsibility of this position. He promised he would not let them down. To his family he thanked them for the thirty years of love, support and sacrifice. To all the elected officials that came to witness this, whether they were local, state, or federal officials, he could not have been more humbled by having everyone in attendance. To all the police chiefs and officers from around the county, this was very special, and he was truly humbled, and he greatly appreciated everyone. Last but not least to the men and women of the Leesburg Police Department, he was truly privileged and honored to serve with each one of them. He promised to continue to move the department in a positive direction.

B. Community Development Corporation of Leesburg, Inc. Presentation to Samantha Isom

John Christian of 903 CR 468 said he was the chairperson of the Community Development Corporation. He also brought a few other board members with him. When he first mentioned this to the city manager, he was told that a lot of other people were working on this too, and he did not want to belittle anyone. However, he wanted to recognize one of Leesburg's finest employees, Samantha Isom. He wanted to recognize her for her distinguished and devoted service to the community in 2024. Ms. Isom has a unique connection with the CDC because, when they built Heritage Estate, she was one of the first homeowners. She purchased her home through Homes in Partnership with the help of the CDC. Samantha works very hard for the City of Leesburg in inclement weather, whether it be hot or cold. When they prepared for the Betty Stevens-Coney dedication, he called the public works department and code enforcement because the property surrounding it was terrible. Leesburg sent their finest, Ms. Isom led her crew and on several occasions she jumped on equipment to make the property look good. That morning, they had the superintendent of schools and many local principles. She showed up with her crew and blew off the road to make sure that Leesburg was represented well. It goes on to the Resource Center, which is another property that is maintained in the City of Leesburg. They wanted to recognize before the commission and the citizens of Leesburg that they had a jewel, Samantha Isom. There are so many other employees who should be recognized, but the CDC saw something very special in Ms. Isom. They wanted to give her a plaque in recognition. He presented the plaque to the city manager to give to her as she was unable to attned.

C. Comp Plan Update

Planning and Zoning Director (PZD) Dan Miller said he would cover three items in the comprehensive plan. He wanted to talk about what it was and where they are with it. He would also speak about population numbers and some changes needed to the planned unit developments and land development regulations. He said at the top of the slides is a series of questions which he would answer throughout the process. The first question a lot of people will have is what a comprehensive plan is and, keeping the word blueprint in mind, you will understand what it is. A blueprint implements the city's vision for the future. It is often cited as the comprehensive plan, the growth management plan, and the master plan. It asks where we are as a city, where we want to be and how we want to get there. It guides the development actions through a 10, 20, and 30-year period. Depending on what the time period for the plan is, and ours would be twenty years. Generally, they are updated every ten years. They are based on US Census Data, and Florida statutes. They hold the full force and effect of law. The purpose of a comp plan can be confusing because they pull it right out of the statutes. It provides the principles, guidelines, standards and strategies for an orderly and balanced future development of the economic, social, physical, environmental and physical development of an area. When explaining what a comp plan is and what it does, it has fourteen topics that are essential to the efficient and appropriate growth, development and management of a city. A comp plan consists of state-mandated topics and future land use is the one they would be most familiar with. Housing, potable water (where we get it from and where it goes), sanitary sewer, and drainage, where it goes. There is solid waste, conservation, recreation and a number of different topics that help map out the plan for the future of a city. How do they coordinate a comp plan? They have to work with a lot of different agencies. They have to coordinate with everyone. There are concerns about water, wildlife and schools and if there are enough police and fire. They hear that over and over.

That is why he wanted to show the list because they were talking about local, regional, and state agencies. From every department in the city, including Lake County, they have to deal with their planning, public works and the school board. They deal with the Metropolitan Planning Organization (MPO) of Lake and Sumter County, the East Florida Regional Planning Council and the Florida Department of Commerce, which is the state's land planning agency. They also deal with the Department of Transportation, Environmental Protection, St John's and the Navy. All the comp plan amendments and rezoning’s they see go all over the state in an effort to coordinate. His staff uses the comp plan as the guiding document for the overall development of the city. That is important because it is their guiding document for things they bring to the commission for recommendation. Often, he makes recommendations, whether for approval or denial, which may not be how he feels personally about it, but because it is based on the comp plan. They have to recommend the actions based on the comp plan map or text amendment. They also have to make periodic adjustments or changes to the comp plan for all the elements. It may be individual or for the entire comp plan which is the process they are going through now.

When looking at the revisions to the comp plan, there is a future element and a land use element, which they will be bringing one forward on June 10th, the Sunnyside Estate's future land use map and text amendments. These are the map and text amendments that will implement the Sunnyside Study that was not implemented back in 2004/2005. They also implemented The Villages of West Lake's future land use. They created that future land use category and zoning category. That is in there, and it is expanding. They will see the Orange Bend future land use too, so there are some new future land use categories being added to the comp plan. They have the Bugg Springs Impact Overlay which is in relationship with the Navy. With transportation; they always hear them talk about other jurisdictional rights of way. These are roads not under the city's jurisdiction. They are under the state and Lake County jurisdiction. They will also include a map in the comp plan. They are looking at putting in a goal/objective policy that seeks what they call a rational nexus or a link between the collection of impact fees. In this case, there would be transportation impact fees and expenditures for where the funds are being expended. Are they being expended where the development is located? That is important to us as a city, and he knows they have discussed this before. The last element is a one-page element that was required by the state, and it is called the property rights element. It is required by the Florida Statues. They had to add it a couple of years ago, in September 2021, and we were the second city in Florida to have done that.

Referring to a slide, he said the comp plan would be coming before the commission soon. He wanted them to become familiar with it and how it works. He was sure they read it all the time, but the comprehensive plan is essentially a book that organizes some type of work. Comprehensive plans have elements and elements are essentially chapters of a book because they identify a topic. The next three items are linked to goals, objectives, and policies. Goals are the titles of a chapter because they state an idea or a vision. An objective is related to a paragraph because it clarifies the idea or vision and the policies are statements that describe day-to-day actions. The data in a comp plan is based on information that becomes facts and research and that is used to create goals, objectives, and policies.

Under the new comprehensive plan, they would talk about the data they gathered. Both staff and the consultants and that is the basis of every comprehensive plan. There is a ton of data that goes into it and that data consists of maps, figures, tables and text. Our current comprehensive plan is broken down with data. In the front are elements and the figures, maps, text, and the goals, objectives and policies are located in the back. The deputy director is the project manager on this particular project, and they felt the goals, objectives and policies should come first because they do not need to look at the data. They do, but the public does not. They need to see the goals and objectives to verify the direction of the city. They will be changing that to put it in the order of the elements, goals, objectives, and policies first with the appendix holding the data that includes maps, figures, and tables. He apologized because around 4:30 in the afternoon he realized he had not included a slide. He provided a picture of the draft cover for the new comprehensive plan which included a background which was an aerial map of the city and the front center has city hall. He then showed a sample of the new conservation element. Each element will be color coded across the top. It will include a symbol that corresponds to the conservation element. He wanted to show the tremendous amount of progress they had made on the comp plan. Referring to another slide, a sample goal objective and policy, they pulled one out of the current comp plan because they did not want to take anything and put it in writing for the new comp plan yet. Out of the recreation and open space element, they took one of the goals. The goal is an overall statement. It is a broad-based statement of the direction they want to go in. The City of Leesburg shall provide open and adequate open space, parks and recreation facilities to serve the needs of all residents of the city. He pointed to a fluffy cloudy part. They moved down to look at the natural resources, and they will need to maintain a comprehensive park and open space system to ensure the provision of open space, which utilizes the existing resources and that is consistent with the land and financial resources available. They have to work with the money they have and the land they have. Finally, the policy is where the rubber meets the road. The city should continue to investigate opportunities for public access and enjoyment of the waterfront. Improving bike, pedestrian and equestrian trail systems as well as open space opportunities are feasible. Recently, this commission has looked at opportunities for public access along the waterfront and along bike and pedestrian trails. We have not received anything for equestrians yet, but this commission has looked at those things. They are keeping up pretty well with policies on a day-to-day basis. City staff wanted the new document to be less bureaucratic, less wonky, and they wanted it to be something easier to use so that the person on the street who comes into the office is not confused by it. The goals for the comp plan would be to simplify the overall language. We do not want it to look like it was written by attorneys. We want it to be understandable by the average person. By doing that, we are allowing clear and direct application of the goals, objectives, and policy. That would create a practical usable document which will implement an overall vision for the day-to-day community development activities.

Referring to a slide, he asked about the difference between a comp plan and zoning. The keywords say a comprehensive plan (a blueprint) is for the future growth and development of the community. A comp plan divides land into future land use categories using the future land use map. There are only a few overall land uses; residential, commercial, industrial and open space. All development brought to the commission must be consistent with what the comp plan says pursuant to Chapter 163 of the Florida Statutes. They have to be consistent with that and the elements themselves. Zoning is the implementing device of the comprehensive plan. Zoning makes the comprehensive plan work. It is the legal authority that separates land uses. Zoning separates incompatible land uses. Zoning has to be consistent with the comprehensive plan, the future land use map, and Chapter 25, which is known as the zoning code or land development regulations.

Once this comes forward, they will take two separate actions. There is a water supply plan they are working on with the public works department. The water supply plan basically ensures consistency with the regional jurisdictional water use requirements, which is St. John's. They will amend the water supply plan and that will be adopted first. That consists of capital improvements, intergovernmental coordination, potable water, and conservation elements. Those four elements will come first for adoption. Following that, all the comprehensive plan elements will be adopted. There will be the same fourteen elements shown in future land use: housing, water, wastewater and so on.

In 2023, the contract began with the firm Calvin Giordano and Associates. From 2023 through 2024, they worked compiling data, meeting with city departments to recommend options to Calvin Giordano. This year the planning staff and CGA hosted some public workshops. There was one at the Venetian Center and another at the Resource Center to get citizen feedback. They also did some surveys on the city's website and that data received showed the areas of concern. Growth and transportation were the two biggest concerns in the feedback. They are working to prepare the elements and data that was compiled by the departments, staff and citizens. They will review the existing comp plan, updating goals, objectives and policies. They have almost completed the conservation element and several others are working on that at the same time. As mentioned, they are reorganizing the look and layout of the comp plan for ease of use. The next steps are to revise, compile and present. The language will be revised. They have compiled all the data. They are completing the goals, objectives and policies. After that, they will present that to the planning commission. Following that, it will be presented to the city commission for review and comment. The data gathering and review was kicked off in March 2023. From March until around September, they made the changes. It takes a ton of data and work to get this all put together. It will be presented to the planning commission around August and September. The city commission will see it for first reading around September. It will then be transmitted to DCA for comment and review. Once that comes back, they will schedule a second reading. They hope to have this completed by early 2025.

With the population, population and growth is clearly an issue. Florida has low taxes in relation to other states and coming from other states, people can truly recognize that. We have warm weather and attractions in Orlando with Disney and Universal. We also have low regulations in comparison to most other states. We have the beaches and plenty of other reasons why people want to move here. On the positive side, there will be increased economic activity, new businesses and new jobs. We will have an increased tax base for infrastructure and cultural opportunities. As we grow, the city and culture will expand. We will have a wider net to cast. One thing the city looked at was how to keep the youth home. That does not mean making them stay home, it means once they finish college they will want to come home and start their lives here. On the negative side, there will be increased population density. There will be road congestion, increased commute times, and demands on infrastructure, water, wastewater, police and fire, gas and others things. Looking at the population growth of Leesburg. Around 2000, the population was around 16,000 and by the end of 2023 there were about 30,000 people. Essentially, we have doubled. The first twelve years of this century we averaged around two and a quarter annual growth. The next ten years, it increased to 4.2%, but overall it was about 4%. He showed some population facts comparing Lake County and Leesburg. He noted that Leesburg inclined to the same graph angle. In 2000, we had a 210,000 population in Lake County, and we continued to grow. In 2023, it essentially almost doubled. In Leesburg, we were at 16,000 in 2000 and in 2023 we were slightly under double. That was the same rate as Lake County. Lake County may be growing a little bit faster than Leesburg.

Referring to a traffic slide, he showed the intersection of two circles and for each person living and working in Lake County there is one person that lives and works in Lake County. The graph is rough, but he wanted to show the ratio. For every person who lives and works in Lake County, there is one person that works in Lake County, but lives outside of Lake County. The problem he saw was that for every two people, we have two people that live in Lake County but work outside of Lake County. That means that people are going outside of Lake County to work. They will have a longer commute on the roadways. The solution they prefer to see is one to one where more people are living and working in Lake County. Referring to the last slide, he wanted to bring them up-to-date on some PUD and land use changes they are working on.

In some of the recent PUDs, they have been adding a four-year sunset to all planned unit developments. Previously, it was ten years, and before that it was a straight four-year sunset clause. The difference here is that it will revert to the RE-1 zoning, which is one acre per unit. It is not one unit per acre. It will be one acre to put a single house on. If a developer comes in for a new PUD, and they do not act within four years, it will automatically revert to one acre per unit. They will have to come back before the commission with hat in hand. They added dark sky lighting to all the planned unit developments, and that will be added to the land development regulations. They implemented twenty-five foot landscape buffers, so when they put two residential PUDs side by side there would be a 50-foot buffer. That 50-foot buffer does a lot more than just buffer people from each other. It incorporates what they call wildlife quarters, and it allows for better drainage. There are a number of things that they do. They need to revise the mobile food vendor ordinance because the state came in and preempted them from requiring permits. They were writing letters of location compliance saying they can use the location, but the state came in and said they cannot require them to get a permit. They will bring some regulations there. They would also like to delete some excessive regulations where they are not needed. They have a regulation right now that requires a limited use permit for a drive-thru. The Chick-fil-A had to come in and get a limited use permit, and it is embarrassing for staff members to say they are required to get a $200 permit. They are required to post it and it is not necessary. They will be looking for commission support on that. They will add a conditional use permit for car washes because there are a bunch of car washes in town. Lastly, they will be bringing information forward to save historic structures outside the historic district. They would like to get a bonus density on certain structures located outside the historic district. We already have one in the historic district and a perfect example of that is 1502 High Street, which is the old women's college. There are some people very interested in refurbishing that structure. They would like to turn it into a useful facility. **Mayor Burry** asked if there were any questions. There were 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.

Lay Brother Stephen Gerard Sidlovsky of 1109 West 8th Street, Lorraine, Ohio, came in and provided an update on becoming a personhood city. He stated that in order for the resolution/ordinance to be placed on the ballot for November, the information needed to be delivered to the Supervisor of Elections office by August 23rd. He encouraged all citizens and city staff to move in this new direction.

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

Commissioner Pederson moved to adopt the Consent Agenda as presented, and Commissioner Berry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Burry	Yes

Four 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 May 13, 2024

B. PURCHASING ITEMS:

None

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute special warranty deeds to convey surplus vacant lots to non-profit organizations as established by the Surplus Lot Donation Policy & Procedure; and providing an effective date.

DENIED RESOLUTION 11,822

2. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from

Norman S. Novis and Alona O. Novis, joined by United Southern Bank; and providing an effective date.

ADOPTED RESOLUTION 11,823

3. **Resolution of the City Commission is the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Michael Stoyanovich and Janet Cary Stoyanovich, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

ADOPTED RESOLUTION 11,824

4. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from Running S Investments, LLC, joined by Citizens First Bank, and providing an effective date.**

ADOPTED RESOLUTION 11,825

5. **Resolution of the City Commission of the City of Leesburg, Florida, entering into a Purchase and Sale Agreement with Alliance Church to obtain real property relating to Lift Station 3; and providing an effective date.**

ADOPTED RESOLUTION 11,826

6. **Resolution of the City Commission of the City of Leesburg, Florida creating a Teacher Utility Incentive Program; and providing an effective date.**

ADOPTED RESOLUTION 11,827

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, establishing the Grace Key Groves Community Development District pursuant to Chapter 190, Florida Statutes; providing for authority and power of the district; providing for the Board of Supervisors of the District; providing for the District budget; providing for functions of the district; providing for miscellaneous provisions; and providing an effective date. (Grace Key Groves CDD)**

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

Mayor Burry stated this item has been pulled from the agenda. There was an item that the Grace Key Grove CDD needed to iron out before moving forward with this. This item will be heard on July 22nd 2024, here in the commission chambers at 5:30 p.m.

B. FIRST READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 506 +/- acres from City of Leesburg PUD (Planned Unit Development) to City of Leesburg PUD (Planned Unit Development) to allow for single-family (attached and detached) with commercial and multi-family uses for a property generally located west of County Road 33, north of Florida Turnpike, and south of County Road 48, lying in Section 21, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Denham Village PUD)

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

Mayor Burry asked if the current PUD was expiring. **PZD Miller** said yes. The PUD was originally adopted under Ordinance 16-40. There were 1,999 units approved and it was done under a unique design. There were some very small lots and motor court lots. Basically, they were very small lots and everyone had to park in the back. It had very small setbacks, which made it a unique design. Unfortunately, no developers were interested in completing the design. They now have a builder who has provided a new site plan. The old ordinance has expired, and they want to take it from 1,999 to 1,500. That would be a reduce in units by 25%. There is a variety of different units, from single family, apartments, and some live/work units along Highway 33. Live/work units mean you live upstairs and work downstairs. It could be used for retail or office use. If there were any questions, he would be happy to answer. Mr. Scott Glass of Shutts & Bowen was in attendance. **Mayor Burry** asked if the new PUD included dark sky lighting and trees. **PZD Miller** said yes. They would also add the four-year expiration. **Mayor Burry** said he would like to see that. **PZD Miller** said they would get that updated to be consistent. **Mayor Burry** said he did not see anything on the roads. Will the interior roads be built to the standards of Leesburg? **PZD Miller** answered yes, they will be constructed to city standards. The language requires all utilities to be built to city standards. **Mayor Burry** asked if there were further questions.

Commissioner Connell asked about the PUD being expired. **PZD Miller** answered that he believed it expired several years ago. **Commissioner Connell** asked if the new PUD was not approved would the zoning go back to one to one? **PZD Miller** replied that would only happen if the new PUD was approved and four years went by. Right now, they do not have that reverter clause in there. If the proposed PUD was approved, and they let it expire, it would then go to the one to one zoning. **Commissioner Connell** questioned the proposed PUD. If it was not approved, what would happen to the property? Will it stay vacant? **PZD Miller** responded the zoning would stay as it is now. They cannot do anything with it because it has expired. If they choose to deny it, the applicant would have to come back with a new design. It would have to be significantly redesigned. **Commissioner Connell** asked about access. Would it be off CR 33? **PZD Miller** said it would be off CR 33 and CR 48. **Commissioner Connell** stated those are two-lane roads. **PZD Miller** mentioned that Lake County in their comments will require widening of the roads with the addition of turn lanes and signals. It would be anything normally required. **Commissioner Connell** mentioned they would be able to get in and out of the development, but that would not help the intersections. **PZD Miller** stated the intersections will be a long-term issue. **Commissioner Connell** remarked that the intersection of CR 33 and CR 48 is awful and there is nothing planned at the county level to address that intersection. **PZD Miller** agreed, but at this time he was not aware of anything to improve that intersection. **Commissioner Connell** said that intersection is absolutely terrible. There are no signal lights as far as turning. That intersection is terrible and to continue putting more development on that road is a bad idea. **PZD Miller** said he understood. **Commissioner Connell** pointed out that he understands this was first reading, but as he spoke before, we really need to look at development from here on out. We have a tremendous amount of lots that have already been approved in the city. He does not think we can continue to add more when the roads cannot keep up, the school system cannot keep up, and our infrastructure is not keeping up. We have to try to get the state's approval to pump more water and every couple years we have to look at adding capacity to our wastewater system. We really need to look at future development. **Mayor Burry** agreed and stated with the comp plan, that is what we are trying to accomplish. **Commissioner Connell** said he understands, but there are another thousand more units being proposed. **Mayor Burry** said the city had just been through a lengthy legal battle over a PUD on a piece of property, where the commission said no. We went through arbitration and all the steps. We lost because it was part of the comp plan. So, what is the difference between that and this piece of property? **Commissioner Connell** said the PUD is expired, so there is no PUD. **Mayor Burry** pointed out that the PUD on the other development was expired too, and we said no to the new PUD. **Commissioner Connell** remarked that they could come in and present a new PUD, but we do not have to go along with the density of that PUD. That is all rural property out there, and there should be acreage for units. **Mayor Burry** stated he understood, but his concern was that he did not want another developer suing the city when the current comp plan says they can do it. **Commissioner Connell** said they were not telling them they cannot develop. It's just too many units and the density is too high. **Mayor Burry** asked about the current comp plan for it. **PZD Miller** responded that the current comp plan is estate-residential or residential mixed use. Either way, it is four units an acre maximum. The current PUD as it sits has almost 2,000 units, which maxed out at four units an acre. The new PUD would bring it under three units per acre and this commission has approved PUD's under three. They stated they were comfortable with that level of density in the past. He respects the comments being made, and they have to understand the staff's perspective. The only way to get the roads widened is to put the houses in because taxpayers will be there. Houses are needed in order to widen the roads. As it sits now, that problem will sit there for the next twenty years because there are not enough houses. With no disrespect and not to disagree with what is being said, because he does understand he has to drive through that intersection daily. Until the density and number of houses are there, they will not widen the road. When development comes, they are required to widen the road along their boundary, which would be along CR 33 and CR 48. That will leave less for the county to do and less for the taxpayers down the road. He knows it is a difficult subject, and he respects what is being said, but that would be the staff opinion on it. **Commissioner Connell** said we do not have any control when the county decides to do anything. **Mayor Burry** agreed and the same goes for FDOT. **Commissioner Connell** stated our control device is to slow development down. That is the only mechanism we have. **Mayor Burry** said this was only the first reading. This is a new density of about 1,500. They would improve the roads at the entrances to the development, there would be trees in each yard and dark sky lighting. If the developer does not proceed with the development, the reverter clause will take it to one unit per acre after four years. **PZD Miller** pointed out that the second reading was scheduled for June 10th. **Commissioner Pederson** said he heard complaints about the intersection of CR 33 and CR 48. He would not ask the developer to completely redo it, but do we have a right to at least ask the developer to consider some turning lanes to help traffic flow? **PZD Miller** replied that he would need to check on that. He would contact Lake County, but if they contribute to the capacity of the roads, they are required to expand the roadway adjacent to the property. In this case, there will be an impact at CR 33 and CR 48. Generally speaking, offsite roads are not something they can do from a legal standpoint. **Commissioner Pederson** said he knows it is not fair to try to put it on the developer. He just wanted to put that idea out because they all know about the complaints at that intersection. **PZD Miller** remarked that staff receives those complaints too, and he would check with Lake County and the city attorney.

Scott Glass of Shutts and Bowen, 300 South Orange Avenue, Orlando, said he was available to answer any questions. They have representatives for the development present too. They know it was their first reading, and they still have some things to work out. They had just received the traffic impact analysis submitted, and he was sure the staff would have some questions. He lives in West Orange County, and they have very crowded intersections and an incredible growth rate. They would be happy to work with the city attorney and staff. **Mayor Burry** asked if there were any other questions.

PZD Miller pointed out for clarification that he may have misspoken. This was the second ordinance on this property. They had another one before 2016. He could not see the expiration of it, but he was sure there was an expiration. He apologized for that, and he would go back and double check that to make sure they were correct. There was an ordinance previous to this one on the property and that was what he had in his mind. He said there are entitlements for 1,900, and it had to be built to those standards. He would go back and double check. He apologized for misspeaking. **Mayor Burry** asked for public comment.

George Waters of 3810 Westover Circle said he resides in Plantation. This proposal was not approved by the planning commission because of traffic. At that time, he thought it automatically reverted to the 1999 PUD because there was no expiration date. As noted, CR 33 is a mess, and it is becoming increasingly busy with hundreds of large trucks using it every day. The speed limit in that area is 55 MPH. The area he was referring to is at the west gate outside Plantation. It is right outside where the main entrance would be to this development. He did not know where the main entrance would be for sure. Manor Oaks Road comes right to where the entrance is. He suggested that if they move forward with this, they put a traffic signal there because that is the second-busiest gate for exits. Denham Village has four exits on CR 33 and one is just two tenths of a mile to the north of Manor Oaks Road. He suggested that it be reduced, down to three entrances and exits. If they need another one, it could be put on CR 48 somewhere because they are very close together. Given the other developments like Cedar Creek and the rest of them, there are going to be a lot of entrances and exits on a little two-lane highway. The city expects villagers to come downtown for food and entertainment, but the intersection of CR 48 and CR 33 is an absolute disaster. They are going to come down from The Villages and say they do not need to deal with this. They will turn around and go back to the island. We need to do something to help that intersection. Also, will the community be gated with gate guards? If so, that will mean a backup for people trying to turn into the development. Will kids be riding their bicycles on CR 33 to get over to the convenience store? That will pose another problem with a very narrow road that is so heavily trafficked. He is not in favor of this development. He prefers looking at the cows, but he knows development is coming. **Commissioner Pederson** commented that the city has no authority on red lights. **Mayor Burry** added that the city has no authority on red lights, and we do not have authority on the intersection of CR 33 and CR 48. That is an MPO issue. He encouraged everyone to attend the MPO meetings and let them know how bad it is, because that is the only way to get anything changed. Right now, this is not on their radar. This item will be held over until June 10th for the second reading.

2. **An Ordinance of the City of Leesburg, Florida, correcting a scrivener's error on Ordinances 24-04, 24-05, and 24-06, Village Palms Annexation, Large Scale Comprehensive Plan, and PUD Rezoning; pertaining to the legal description; for a property consisting of approximately 316 acres; and**

being generally located south of State Road 44 and west of Whitney Road, as legally described in Section 19, Township 19 South, Range 24 East and Section 30, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Village Palms Scrivener's Error)

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

Mayor Burry stated this was the first reading, and it will lay over until June 10th. He asked if there were any comments. There were none.

3. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 0.434 +/- acres; and being generally located south of Griffin Road and east of County Road 468, 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 5; and providing an effective date (Griffin Road Salon ANNX).

Commissioner Pederson introduced the ordinances 6.B.3, 6.B.4, and 6.B.5 to be read by title only. CC Purvis read the ordinances by title only.

Mayor Burry requested comments from the Commission and the audience.

PZD Miller stated this is half an acre located on the southeast corner of Griffin Road and Thomas Avenue. It is currently a house and over time they anticipate that corner going commercial. This is one step for the existing owner, Ms. Leona Bernard and her husband to take it from a single family house and turn it into a salon-type use. There is a PUD across the road on Griffin Road. This is the beginning of the commercialization of that corner. **Commissioner Berry** asked if he could point out where the residential starts from the corner? Is it to the left or right of CR 468 because she could not tell. **Commissioner Pederson** said it was on the east side. **Mayor Burry** clarified that it was on the southeast corner. **PZD Miller** said it is located one lot from the southeast corner. The southern corner is owned by Lake County for retention. Looking at an aerial map, he pointed out the highlighted area. There is one more lot to the left, which is a depression area owned by Lake County. **Commissioner Berry** asked if the goal was to develop the whole area on Griffin Road. Would the north side be all business? **PZD Miller** answered yes. They anticipate that happening overtime. They plan to leave the house as it sits. It will look like a house, but it will be used for a salon. The property across the street was rezoned into a small PUD a year or two ago for storage and office units. Not far from this is Tara Oaks, so this makes a very good commercial corner to serve the neighborhoods in the area. It will happen eventually, but not overnight. They added a number of things to the PUD and if she owns it for five years and wants to sell it, there will be other possible uses for the land. It will not require a rezoning. **Mayor Burry** asked if there were any other questions. There were none. He stated this would lay over.

4. 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 0.434 +/- acres from Lake County Urban High Density to City of Leesburg General Commercial, for a property generally located south of Griffin Road and east of County Road 468, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida. (Griffin Road Salon SSCP)

5. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.434 +/- acres from Lake County RP (Residential Professional) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a salon use for a property generally located south of Griffin Road and east of County Road 468, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida. (Griffin Road Salon SPUD)**

C. NON-ROUTINE ITEMS

1. **Resolution of the City Commission of the City of Leesburg, Florida extending the Electric Meter Connection Deadline pursuant to the charges in Aid to Construction Agreement with Venetian Isles Developers, LLC.; and providing an effective date.**

ADOPTED RESOLUTION 11,828

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

Commissioner Pederson made a motion to adopt the resolution and Commissioner Connell seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

CM Minner stated Section 25.474 governs how we make development agreements in the electric department. We entered into an agreement on June 1, 2020, with the Venetian Isles Developers. Per the agreement, they were required to make certain improvements, including a hotel and other different commercial sites. It included about twenty-seven buildings, and they were required to build them pursuant to the development agreement. Pursuant to the agreement, they were required to put up a surety bond in the amount of $230,000. To date, the electric department has spent about $870,000 readying the Venetian Isles PUD, and only one meter has been spent. So, pursuant to that agreement they have not lived up to the expectations of the development agreement. The city is now in the position to call the surety bond. The code he referenced requires the commission to make the determination of whether to extend the development agreement or call the bond. The staff recommendation is to call the bond. They met with Dr. Hussein on Friday, and he is here today to provide further information. This is a high-visibility area, and it was to include commercial and a subdivision. However, they had some issues during development. Due to the considerable investment the city has put in for the subdivision, and without a return on investment, he recommended pulling the bond with hopes that spurs development of the PUD. **Mayor Burry** asked if there were any questions. There were none. He asked for public comment.

Dr. Hussein thanked the city manager for meeting with him. He works and lives in Leesburg. This is an area that he encouraged some of his colleagues to invest in. He loves the city, and feels he is a part of it. Yes, they had issues that he does not deny. The issues started with covid that delayed a lot of projects. Even with all the obstacles, they built the hotel, and they have been working on the apartments. There were issues with the manager who was managing the project and, unfortunately, some bad things happened. He was not that involved because he had other people involved. He was embarrassed to be here because they promised a lot, and he knew they had to do better. He was unaware of the bond until the last month or so. They are discovering that a lot of promises were made to the city, so he will be more involved. They put a lot of money into this project, and they want to make it a successful project. With the apartments Mr. Parker, who was in attendance, would provide that update, but they were close to being the apartments. He believes there were twelve meters already in the apartments, and another meter for the water pump. They will have office buildings, so all the projects are in the works. With him just finding out about the bond, it would not be easy to get cash. Pulling the money from the bond would affect them negatively on a credit report, and that would look bad for them. He asked the commission to kindly extend the bond. He did not know how long, maybe six months or a year. He would also provide updates. He did not know about the bond, so he requested more updates.

Adrian Parker of Leaders Land Management said the biggest update was the apartments. They are working with the city for other off-site utility infrastructure upgrades and that is going well. As stated twelve meters, and they have an additional meter on the site because they did a Florida Waterwise Project where they actually pull water from the wet retention pond. They did not reduce the resources for reuse of water. The apartments have gone through HUD funding and the last hurdle was with FEMA. There is a flood plain on the site, and they are going to do a letter of map amendment. It came back and they wanted a revision. That takes between three months and a year. They now have the approval from them and the new map. They just did the publishing this week as approved by FEMA. That is the last step, and they will be able to start building the apartments. They will be able to see some type of infrastructure out there. The doctors wanted to ask for a year extension of the bond. If the commission chooses to pull the bond, he asked if they could extend it a month or two. That way, they could pull the liquidity and pay the bond instead of pulling the bond.

Dr. Hussein said if they could extend it, they could put more investment in the apartments and other things. He understands they messed up, and he does not expect the city to go out of its way. He promised to be more involved. He would make sure this works to make the city proud. **Commissioner Pederson** said he would support it for a couple of months if it benefited him and the project. **Mayor Burry** asked if the city attorney could comment on this. **CA Watson** said they could extend the time period. The code allows the commission flexibility to extend up to a period of two years. They cannot exceed a two-year extension. If there is an extension, the surety would need to be involved. It would be a three-party deal. If the commission were to approve an extension, it would need to be subject to the bond company extending the bond. They would have to agree to extend that time. Alternatively, the developer could put up the cash-in-lieu of the bond because originally they had an option to bring cash to the table and receive reimbursement out of that cash or provide the insurance policy. They could get a reduction on the liability of that insurance policy as the meters are turned on. If the developer were to come up with the money to pay a cash bond, then that would solve the city's problem from a security standpoint, because they would have cash in hand. If they were inclined to give an extension and allow a bond, then the bonding company would need to participate. He suggested that any approval of that nature be conditioned on the bond company providing a bond to cover the extended period. **Commissioner Pederson** said he would be okay with sixty days to give him time. We are not damaged because we have a bond in place. **CM Minner** responded, there are a bunch of sticky wickets here. The sixty-day extension, in his opinion, will not help the developer with the requirement of meters. We reference meters in the agreement, but that means buildings because each building will have multiple meters. For them to get their full deposit back of $230,000 and for the city to not call the bond, they are required to have twenty-seven facilities built. It is an assisted living facility with multiple meters and apartment complexes with multiple meters. They specked out in the agreement that they were required to build twenty-seven facilities. That is what they call a meter. It is also referred to as a building. There is no way the developer will be able to live up to the development requirements in sixty days. **Commissioner Pederson** said he was trying to accommodate to give them time to create the cash-in-lieu of the bond. That was all he was trying to do. **CA Watson** said the other moving part is a bond claim deadline, and they are up against the wall. **Commissioner Pederson** remarked that it changed things, but he wanted to help accommodate. **CA Watson** continued to say there maybe some flexibility depending on how quickly the developer is able to come up with the cash. **CM Minner** stated that with today being May 28th he had three days to either provide another surety or come up with cash. If he provides another surety of $220,000 or cash, he has to have that done by June 1st. Otherwise, we will call the bond. When June 1st comes, we either need a new surety or cash in hand, or we call the bond. If the bond is called, we hold the cash, and they will still move forward. We would then pay the surety back, not the developer. **CA Watson** stated this was spelled out in the agreement. **CM Minner** stated on Friday he and the city attorney looked at the legalities of that and the code specifically requires that, in the end, if the bond is called, it can still extend for two years. They would hold on to the cash, but that cash would be paid to the surety, not the developers. **Dr. Hussein** inquired about the benefit of an extension if they were going to take the cash from the bond. **CM Minner** answered that if they lived up to the development requirements, then perhaps the surety would give their money back and their credit would not be hurt. **Commissioner Pederson** said he heard a request that if they put up the cash it would benefit them from a credit standpoint, and they have three days to do it. **Dr. Hussein** stated it would be hard to get that much money because they work with investors. **Commissioner Berry** questioned the extension of two years. Does development still stay the same as far as the buildings? **CM Minner** responded yes. The development stays the same as what was approved in the original PUD. **Dr. Hussein** added that they do not need a two-year extension. That was not what they were asking for. He wanted enough time to collect cash from the investors. **CM Minner** asked him to please understand what the extension means. At the end of the clock, whatever it is sixty days, twelve months or twenty-four months, the entire PUD has to be built in order to avoid the same situation. If they only have one building built in twenty-four months, they will only get $8,500 back. Note, the entire subdivision has to be built. **Dr. Hussein** stated they would at least have the cash. **CM Minner** replied no, they would not, and it depends on where they go and whether they provide another surety or a cash deposit. At the end of the day, the requirement is to have the entire PUD built, not just a portion. At this stage, he does not believe the developer has enough time to build twenty-seven units. We will be back here with the same problem again. **Commissioner Pederson** said that answered his question. He has three days to do it. If he cannot do it, then he cannot do it. **CM Minner** pointed out that he had three days to provide $220,000. **Dr. Hussein** asked about the idea of the extension. **CM Minner** stated the commission can do what they want and the best gift the commission could give to the developer would be to not call the bond and extend it for free, but the city would have no teeth in it and the city would not be assured anything. The city has an $870,000 investment, and it was supposed to have a return on investment (ROI) in four years. We are in year four, and we are almost one million dollars out, so we are not getting our return on investment. We have a million dollar investment and the electric fund is not getting their return on investment. The developer said in four years they would have twenty-seven facilities, and they have one. The sweetest deal the commission could give the developer is to call off the dogs. Do not call the bond, let it expire, and extend for two years. However, we would have zero teeth in this, because they would let them off the hook. **Dr. Hussein** said that was not what they were asking for. **CM Minner** stated that would be the best case for the developer. It may not be what he asked for, but if the commission gave that to him today, that would be a very nice present. The worst case scenario would be for the commission to call the bond. The derivative to that is that the commission gives him some sort of grace period to provide cash. It could be until June 1st. If he provides that, then the commission can extend until such a date. He has to provide either cash or a new surety. That has to be done by the end of the week. If they want the middle ground, they could give the developer some sort of wiggle room to provide the cash or another surety to buy a twenty-four-month extension. **Commissioner Pederson** apologized for starting this fiasco. All he was trying to do was give them a change from a credit standpoint. They could either provide the cash or new surety. If not, then we call the bond. He was trying to accommodate them. **Dr. Hussein** stated he wanted time to get the cash. He did not need two years, and he did not want the city to have no teeth.

CM Minner inquired about the time it takes to call the bond. **CA Watson** answered it was hard to say because they have a paper deadline that could be argued, June 1st, June 12th or June 14th. Another option would be to agree on an extension of the agreement for a period of time, but it would need to be agreed to by the surety. As it stands, they have to either bring in cash, get a new surety, or call the bond. **CM Minner** asked how much wiggle room was needed because when they spoke he was concerned about June 1st. **CA Watson** said he was concerned about June 1st. Basically, they have to continue down the pathway of calling the bond, or he needs to provide cash or a new surety in three days. **Commissioner Pederson** stated that was all he was asking for. He did not want to create a risk to the city. **Dr. Hussein** said he did not want the city to take an unnecessary risk. **CM Minner** stated the motion would be to instruct the city attorney to call the bond and give the developers an "x" months extension to complete the project pursuant to the developer's agreement. He has to provide a new surety or cash before the city attorney calls the bond. It could be three days, it could be a month. In the end, Dr. Hussein needs to get on the horn and get with his surety company because he has work to do. The developers need to go get cash or a new surety for however long the commission wants before the city attorney calls the bond. That date could be June 1st or June 30th. **Commissioner Pederson** said he was okay with that. He does not know the timeline or the projections. **Dr. Hussein** said June 1st would be very hard. **CM Minner** suggested if the commission wants to give the developer some wiggle room, give him a two-year extension because we are talking about twenty-seven buildings, and it is not going to happen. They could go ahead and do a twenty-four-month extension. Order the city attorney to call the bond and if the developers intercept with the required cash or a surety, then we will extend it for twenty-four months.

Commissioner Pederson wondered if they could add another condition for keeping the grounds maintained. They are mowed right now, and it looks good now, but it can look bad. **CM Minner** suggested not putting any conditions on it because that confuses the matter, and that is a code enforcement issue. **Dr. Hussein** asked if they could call the bond after June 1st and give them a two-year extension. **Mayor Burry** wanted to confirm that he was okay with three days to get the cash or a new surety. **Dr. Hussein** agreed. **Mayor Burry** stated we need a motion to meet that criteria. **CA Watson** said the city manager gave a pretty good summary of what the commission's interest was in terms of making a motion. **CM Minner** said if they approve the resolution that was included in the packet they just need to add a second clause saying the developer has by June 1st to provide a new surety or cash in the amount of $221,000. **Dr. Hussein** questioned the meters. **CM Minner** stated the city commission would extend the connection deadline to June 1, 2026, providing the developers post a renewed surety bond acceptable to the city or cash in the amount of $221,000. **CA Watson** concurred. **Mayor Burry** stated June 1st was the deadline. **CM Minner** said they need to make an amendment to the resolution for June 1, 2024, being the deadline for the surety or cash.

Commissioner Pederson made a motion to amend the deadline to June 1, 2024, for surety or cash and to extend the connection deadline to June 1, 2026, and Commissioner Berry seconded the motion.

Mayor Burry asked if there was any other discussion. There were none.

The roll call vote was:

Commissioner Pederson	Yes

Commissioner Berry	Yes
Commissioner Connell	Yes
Mayor Burry	Yes

Four yeas, no nays, the Commission amended the resolution.

CM Minner stated the motion on the floor is that the resolution continues to instruct the call for the bond and if the developer provides the city with $221,884.00 in cash or a new surety by June 1st, the city attorney will stop the call for the bond. If they do not receive it, the city attorney will continue moving forward and call for the bond. The extension for connections will be through June 1, 2026.

Commissioner Pederson made a motion to approve the resolution as amended, and Commissioner Berry seconded the motion.

Mayor Burry asked if there were any further discussions. There were none.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Connell	Yes
Commissioner Pederson	Yes
Mayor Burry	Yes

Four yeas, no nays, the Commission adopted the resolution as amended.

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

There were none.

8. CITY ATTORNEY ITEMS:

CM Watson had no items to discuss this evening.

9. CITY MANAGER ITEMS:

CM Minner stated he did not have any items to address. However, to reflect on this evening's discussion during the Carver Heights/Montclair Area CRA meeting, under tonight's Consent Agenda, item 5.C.1, he did not believe it was the commission's intent to approve the grants of the three lots to the West Leesburg CDC, Homes in Partnership, and CWC.

Commissioner Berry agreed. **CM Minner** said they need to repeal and call that resolution. **Commissioner Pederson** asked if they were the same lots. **CM Minner** answered no, these were different lots, but they are city-owned. **Commissioner Pederson** wanted to know why they were torpedoing that. **CM Minner** pointed out that they had an hour-long discussion in their CRA capacity about not having lot donations. They sped through the consent agenda, so Commissioner Berry may want to make a motion to rescind the approval of item 5.C.1.

Commissioner Berry made a motion to rescind action taken on item 5.C.1 and Commissioner Connell seconded the motion.

Mayor Burry asked if there were any other comments. There were none.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Pederson	No
Commissioner Berry	Yes
Mayor Burry	Yes

Three yeas, one nay, the Commission approved the motion to rescind action taken item 5.C.1.

CM Minner stated these lots will not be donated. They are being put back in the hopper.

10. ROLL CALL:

Commissioner Berry commented that she was under the impression she was to set the agenda for the commission/manager relationship meeting. After a lengthy discussion, it was determined that each commissioner needed to bring their individual agenda speaking points for how they perceive commission/manager relations. **CM Minner** stated that Pam Hester, Executive Office Manager, was in the process of scheduling this meeting and each commissioner needed to reply on dates that worked for them. They also need to specify whether they want it on a regular commission meeting date or a different date.

Commissioner Connell had no further comment.

Commissioner Pederson had no comment.

Mayor Burry commented on the Lee School's progress. With the south building are they still tearing it down? **CM Minner** stated they are progressing. **PZD Miller** said he understood they were continuing with demolition. The north building is down, and the south building is scheduled for either this week or next. **Mayor Burry** added that the Historic Society was collecting bricks for folks who wanted them. **PZD Miller** mentioned there was a trailer on Sixth Street where it was okay to grab some bricks. He said John O' Kelley brought some bricks to the city offices for historical purposes. **Mayor Burry** added a lot of people in the public wanted this information.

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.

With a motion by Commissioner Pederson and a second by Commissioner Berry, the meeting adjourned at 8:06 p.m.