

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, NOVEMBER 25, 2024 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, November 25, 2024, at Leesburg City Hall. Mayor Burry called the meeting to order at 5:30 p.m. with the following members present:

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

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

Mayor Burry 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. None

3. PRESENTATIONS:

A. Certification Results of the November 5, 2024 Election

CC Purvis read the "Official Results" Certificate of the County Canvassing Board for Lake County.

For Leesburg Seat 3, District 3, the whole number of votes cast was 3,770 of which:

Jay Connell	received	1,592 votes
Fred Griffin Jr.	received	713 votes
Michael Patrick Huey	received	179 votes
Tim Sullivan	received	1,286 votes

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 no public comments offered.

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

Items pulled for discussion:

5.B.3 - Purchase request for five (5) new 2025 Ford Interceptor AWD vehicles for the Police Department;

5.B.4 - Second Amendment to Food Service Concessionaire Agreement with Beacon College, Inc.- Sodexo USA, Inc.

Commissioner Reisman moved to adopt the Consent Agenda except for items 5.B.3 and 5.B.4, and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Burry	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 November 12, 2024

B. PURCHASING ITEMS:

1. Purchase request for twelve (12) Motorola APX 6000 police radios for the Police Department in the amount of \$72,006.84 from the Lake County Board of County Commissioners in a pass-through contract with Motorola.

2. **Purchase request for vehicle equipment (lights, sirens, cages) for the City of Leesburg Police Department in the amount of \$170,116.65 from Global Public Safety. This equipment is for twelve (12) new police vehicles. Global Public Safety is a Single Source vendor.**
3. **Purchase request for five (5) new 2025 Ford Interceptor Utility AWD vehicles for the Police Department in the total amount of \$218,237.00 from Garber Fleet Sales, contract holder for the central Florida region under the Florida Sheriffs Association.**

APPROVED PURCHASE REQUEST

Commissioner Reisman introduced the purchase request to be read by title only. CC Purvis read the purchase request by title only.

Commissioner Reisman made a motion to adopt the purchase request and Commissioner Berry seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

Commissioner Berry questioned the number of police vehicles and if this made fourteen, since they approved nine vehicles on October 28th. **CM Minner** confirmed that number sounded right.

Commissioner Berry wanted to know if there would be more coming through. **CM Minner** said this should be it and police vehicles are paid using DST funds.

The roll call vote was:

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

Five yeas, no nays, the Commission adopted the purchase request.

4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the Second Amendment to Food Service Concessionaire Agreement between the City of Leesburg and Beacon College, Inc.-Sodexo USA, Inc., and providing an effective date.**

ADOPTED RESOLUTION 11,935

Commissioner Reisman introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

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

Mayor Burry requested comments from the Commission and the audience.

Commissioner Reisman stated this lease was expired, so technically at this time there is no lease. Also, the lease started in 2015 at \$750 per month and there were no CPI increases. They are still at \$750 per month. In the lease, he noticed that the city furnishes everything including electricity. Under Section 20 of the lease, they do not meet the requirement for hours of operation. They should be open the entire time the library is open, and they are not currently doing that. Also, they were supposed to do some promotions and advertising at their own cost, and that has not been done. At this time, he would like to have this advertised and put out for bid. If they come back as the highest and best use, then we can accept it. **Commissioner Berry** inquired about the current hours of operation. **Commissioner Reisman** responded they are supposed to mimic the library hours. **Commissioner Pederson** mentioned that this one was tough because they are right there, and they are big users of the library. **Commissioner Reisman** stated it is a coffee shop and when he goes there in the morning they are not open. **Commissioner Pederson** agreed with the hours. He would also like to see the CPI increases included since they do that in all the other leases. He was unsure how this would be bid out since it was not a big lease. **Mayor Burry** pointed out that the library opens at nine in the morning. **Commissioner Reisman** said they should be there from the time the library opens until it closes per the contract, and they are not doing that. **Commissioner Connell** wanted to know if they served more than coffee? **CM Minner** said they serve coffee and pastries. **Commissioner Connell** wondered if it would even be profitable and if they could even afford to pay more than \$750 a month? **CM Minner** stated that Commissioner Reisman had some points. It is an old lease and we have not renewed it. Renewing this lease would be the last option before going out to bid. We ended up with them because we had trouble finding a company to live up to our standards. However, the staff position is that Beacon College would work with us through a procurement process to see what we can get. **Commissioner Connell** inquired if this went out for bid would it be for coffee and pastries only or would it include lunch. **CM Minner** replied that they would have to come up with a procurement process. He did not anticipate it being full service. It would be a coffee shop and that might be something to look at. **Commissioner Reisman** said he would not put any barriers on it. If they want to have breakfast, lunch and/or dinner, we should let them. **CM Minner** stated the barriers would be whatever the health regulations are and what that facility can manage. **Commissioner Reisman** commented that he would like to see it go out for RFP. It should be publicly advertised and if Beacon College wants to bid on it, they can. It opens it up to any other potential restaurants that may want to go there. **Commissioner Connell** asked if Beacon College uses this for any type of program or class? **CM Minner** answered no. **Commissioner Connell** remarked that he did not think this would draw other bidders. It did not bother him that they were not open in the mornings since we already had a coffee shop a block and a half down the street. People can go there and help that local business. **Commissioner Reisman** said downtown is growing, and it should be opened up to see what we can get. **Commissioner Berry** wanted to know if anyone talked to the coffee shop to see why they were not open. **Commissioner Reisman** said this was the first time he had seen the lease and that was why he brought it up. **CM Minner** pointed out that if they vote it down, we will do a procurement process. If they vote to approve it, then it is approved. **Mayor Burry** asked if there were any other comments. There were none.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the resolution.

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute Civic Organization Funding Agreements for Fiscal Year 2024-25 with Community Development Corporation of Leesburg, Inc., Leesburg Art Festival, Inc. DBA Leesburg Center for the Arts, and Leesburg Yellow Jacket Booster Club, Inc.; and providing an effective date.**

ADOPTED RESOLUTION 11,936

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Second Post-Closing Occupancy Modification and Extension Agreement between the City of Leesburg and Dance Dynamix, LLC; and providing an effective date.**

ADOPTED RESOLUTION 11,937

3. **Resolution of the City Commission of the City of Leesburg, Florida approving a Second Amendment to the Agreement of Purchase and Sale between the City of Leesburg, Florida and Blurock Development, LLC, to exclude a portion of property from the contract; approving a reduction in the purchase price; authorizing the Mayor and City Clerk to execute the Second Amendment to the Agreement of Purchase and Sale; and providing an effective date.**

ADOPTED RESOLUTION 11,938

4. **Resolution of the City Commission of the City of Leesburg, Florida approving an Agreement with Blurock Development, LLC, authorizing Tree and Soil removal from real property owned by the City of Leesburg across from the Leesburg International Airport and granting a Temporary Easement to access the property for such purposes; and providing an effective date.**

ADOPTED RESOLUTION 11,939

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. **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 31 +/- acres from City of Leesburg Industrial to City of Leesburg General Commercial, for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (SSCP Blount Birchmier)

ADOPTED ORDINANCE 24-70

CA Watson asked anyone wishing to provide testimony on the Blount Birchmier rezoning to stand and raise their right hand. He swore them all in.

Commissioner Reisman introduced ordinances 6.A.1 and 6.A.2 to be read by title only. CC Purvis read the ordinances by title only.

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

PZD Miller stated this was known as the Blount Birchmier project. The overall proposal is for a small-scale comprehensive plan and rezoning of 31.4 acres. It is generally located on the south side of CR 48, west of US 27, which is west of the new Wendy's behind the Winn-Dixie shopping plaza. It would allow for future development of two hundred and fifty attached single-family units along with a commercial component that would lie adjacent to CR 48. The property is already within the city limits, and is currently zoned M-1, Industrial. With the small-scale comprehensive plan, the request is to change the future land use designation from Industrial to General Commercial. The rezoning request is to amend the current zoning from CIP (Commercial Industrial Planned) to PUD (Planned Unit Development). The proposal consists of two hundred and fifty attached single-family residential units and twenty-four thousand square feet of commercial uses. There are no other permitted uses. The lot sizes would be twenty feet since there would be two houses on the interior and twenty-two feet on the end units. There would be a front set back of twenty-five feet. The minimum house size would be one thousand square feet. There is a minimum of two off-street parking spaces for each unit and two floors being the maximum height. There are design and architectural standards, including thirty-five percent of the property being open space, dark sky lighting and trees are required. There is a twenty-five-foot landscape buffer required along the entirety of the property boundaries and a fence requirement as seen in Exhibit F of the PUD. Sidewalks are required throughout the development, and they included the prohibition of St. Augustine grass. They are required to use Bahia or Bermuda. The site access as shown on the site plan is along CR 48, with one emergency access point on the northwest side, which would be compacted emergency access. The main access is required to be a boulevard type roadway with a landscape median of at least eight feet in width and enough lane area to allow emergency vehicles to pass. The signage would be a decorative entry feature of concrete, brick or stucco wall of at least five feet in height on each side of the entryway. The recreational requirements are the standard two hundred square feet per unit, which gives approximately fifty thousand square feet or 1.14 acres to be set aside for playgrounds, dog parks, barbecues, and other things of that nature. There is a twenty-five-foot buffer that completely surrounds the property and the developer is committed to building a proposed walking trail within that twenty-five-foot buffer that will connect to the proposed Lake County Trail that will go along the south side of CR 48. There is a phasing/expiration clause as is in all PUD's that requires development to move forward with substantial commencement within four years or forty-eight months or the property would be subject to an automatic reversion to the RE-1 zoning, which is one full acre per unit. The Lake County

Public Works required turning lanes on CR 48. Left turn lanes for entry acceleration and deceleration while entering and exiting the development. Additional right-of-way along CR 48 and room for the proposed trail. Steve Harris of Brite Homes along with Danielle Parker and Rick Blount of Blount Development were in attendance to represent the case.

Steve Harris of Brite Homes, 6751 Forum Drive, Orlando thanked the city staff for their guidance and expertise as they navigated through the zoning codes. They have been working with staff on this for the past two years. Referring to a slide, the location map, he showed that the development would cover a thirty-one acre site. It would be located at the intersection of CR 48 and US 27 to the right of Arlington Ridge and the self-storage area that is directly next to them. He noted this property did not require annexation because it was already part of the city. They have a CIP zoning, which allows for substantial commercial industrial and this project would be substantially less intensive. A traffic study was done by Traffic and Mobility Consultants and their conclusions were obvious: we are far less intensive and there would be significantly fewer trips predicted for this project. The culmination of the traffic report stated there were no material impacts to traffic on CR 48. There were no improvements required to the intersection of CR 48 and US 27. The only requirement was for left and right turn access lanes directly in front of the subdivision. They will go through a review and approval process with the county. The development will include an amenity center. There are tree buffers along CR 48 that will help screen the subdivision and there is a line of trees along the main road. The trees run all the way into the roundabout which is adjacent to a retention pond and a fountain system. Through the design of the development and the tree survey, they discovered heritage trees and those will be retained. There will be walking trails that run along the perimeter of the property which will connect to the trail system. They have located a tot-lot and dog park in safe areas far away from the streets. There are a couple of green parks to be used for barbecues, potential fire pits, picnic tables for gatherings. The public amenities will include a restaurant. Their amenity center will have fifty seats and an indoor/outdoor bar. A scratch kitchen is their ambition, along with poolside food delivery for the residents. It will be open to the public. Surrounding the restaurant and leasing area is a pool and a spa. They will have pickleball and volleyball courts to include leagues, and the public will be invited. With parking, there will be one or two car garages for each unit that is attached. For each unit there will be a driveway for a car and the driveway itself will be deep enough to accommodate a car without encroaching onto the sidewalk. Although not required, they included guest parking areas sprinkled throughout the center to make it more convenient for guests. In closing, they would like a modification to Section 6D and the requirement for a fence along the entire perimeter short of the front area. They would prefer to modify that so it is only along the side that is shared with the self-storage facility. They would like a twenty-five-foot wide buffer zone to be standalone and that would run along the residential area. It would make a softer for the development.

Mayor Burry said about three or four years ago there was another proposed subdivision in the area that included a requirement or a waiver to be signed that stated the residents would be made aware of the incinerator in the vicinity. **Commissioner Pederson** stated that they approved a different type of residential development, and they required a disclosure to cover the nearby industrial. There were complaints made to prior commissions from the retirement community about debris or ash. It was a nuisance to the neighbors even though the industrial park was there first. **Mr. Harris** indicated they would not have a problem notifying the residents. However, it was his understanding that it was a mulch factory that was out of compliance, which sent ash floating into the air. From what he heard, the incinerator did not create the events. He was certainly interested, but he had not heard complaints. It was a one-time event that was corrected. **Commissioner Pederson** commented that when the commission discussed it we did not know where it was coming from, but there were a lot of complaints. From what he heard tonight, he would be fine with this development. **Mayor Burry** agreed. **Commissioner Connell** pointed out that from time to time, there is ash out there. **Commissioner Pederson** asked if he knew where it was coming from. **Commissioner Connell** said his guess was the incinerator, because from time

to time he does find ash on vehicles.

Continuing, **Commissioner Connell** asked about the traffic study, and more specifically the intersection of CR 48, CR 33 and CR 470. **Mr. Harris** replied that the study did not reach down that far. **Commissioner Connell** stated this intersection is close to CR 27 and CR 48.

Charlotte Davidson of Traffic and Mobility Consultants, 3101 Maguire Boulevard, Orlando said they analyzed that intersection. They looked to see if this development would have any significant impact on the intersection and it did not. This development would not have a significant impact on traffic. It would not get significantly worse. **Commissioner Connell** stated this development would add to an existing problem. **Ms. Davidson** responded that this development would not significantly impact that intersection. **Commissioner Connell** inquired about the estimate of two hundred and fifty units because that would generate another five hundred or more vehicles. **Ms. Davidson** replied that in the peak hour, each unit generates about one in or one out trip. That is approximately one hundred and twenty-five going in and out, which is a 50/50 split. Then, by the time it splits up either east or west, a lot of the traffic will go east to the intersection at US 27 where it contributes about two and a half percent of the traffic at that intersection. Again, it was not considered significant, and the average traveler would not notice a significant difference. **Commissioner Connell** said it was mentioned that this development would decrease something, and he wanted more clarification on that. **Mr. Harris** responded yes. It is currently zoned commercial, and they do have the ability to build an industrial park, but it would generate more traffic. It would be substantially above what they are proposing. It was a number they were not comfortable advertising, because it would stun them. **Commissioner Connell** wanted to verify that he said industrial use would generate more traffic. **Ms. Davidson** agreed. There would be more traffic and more truck traffic. **Commissioner Connell** said for a two hundred and fifty unit subdivision, plus or minus two cars per unit, they are looking at five hundred vehicles. Would there be five hundred vehicles at an industrial plant? **Ms. Davidson** replied that industrial parks generate a lot of traffic, but it all depends on the exact use. Industrial developments do generate various levels of traffic. **Commissioner Connell** stated that most of the time, industrial buildings are very large buildings, and they do not have a huge occupant load in an industrial complex. **Ms. Davidson** said that could be the case, but they looked at the worst case and the worst case scenario is there could be a significant amount of traffic that includes truck traffic. What they are proposing is substantially less and that was the point they wanted to make. The development being proposed is significantly less and the change in land use will have a positive impact. **Commissioner Connell** wanted to verify that they looked at the worst case, and the intersection of CR 33 and CR 48. **Ms. Davidson** agreed. **Commissioner Pederson** commented that he would take landscape buffers over fencing. If they wanted to put in the fence near the mini-storage, that was fine and the rest could be landscaped. He assumed the original PUD had the fencing all the way around. **Mr. Harris** clarified the fencing was along the entire perimeter, and they would like to make that softer. They want to screen against commercial use, but not residential. **Commissioner Pederson** said the fence will look nice now, but ten to fifteen years from now it will need repairs where the landscape buffer will only improve. **Commissioner Connell** said he keeps bringing up the same thing, but we are talking about a two-lane road that is about a mile long between CR 27, CR 48, CR 33, and CR 470. We cannot keep dumping additional traffic onto a two-lane road that is a bottleneck between two intersections. This property is currently zoned industrial and the city is sitting on over thirty thousand residential lots that were approved over the years. We do not need any more residential lots. Some industrial or commercial use would be welcomed. He disagreed that an industrial complex would draw more than five hundred potential cars a day. With the intersection of CR 48, CR 470, and CR 33, they looked at the worst case scenario, and they basically admitted that they would add to an existing problem. This may not kick the threshold over to force the county to address that intersection, but it would add to an already existing problem. We do not need any more residential lots. It is presently zoned industrial. We need more commercial and industrial uses in that area. We should leave the present zoning. **Mayor Burry** asked

about the two lots to the east. Are those industrial over by Winn-Dixie? **PZD Miller** explained to the east the property that is zoned commercial. It is currently being used for a mini warehouse/storage facility. **Commissioner Connell** stated industrial uses run along that entire road. We do not need any more residential. **Mayor Burry** appreciated the comments, but property owners have a right to develop property. **Commissioner Connell** said they would not be denied their right to use the property. They would just be saying they should find a use under the current zoning. This is not a good use for this property, and they should develop it under the current zoning. **Commissioner Reisman** wanted to know if he would rather see a mini warehouse/commercial use that may include loud noise that could operate twenty-four hours a day in his backyard? **Commissioner Connell** said there would be noise, but they cannot operate twenty-four hours a day. **Commissioner Reisman** said maybe not twenty-four hours a day, but we will get complaints as we did from the mulch or shaving company. If he lived in Arlington Ridge, he would rather see residential because it would be a lot quieter than commercial. **Commissioner Connell** said he does not personally have to deal with traffic every day, but it does take him forty-five minutes to drive into the city. **Commissioner Reisman** said he drives all over the city every day. **Commissioner Connell** reiterated that this would not be good use. It is zoned industrial, and it should stay industrial because there are industrial uses around it. **Commissioner Pederson** said during the first reading he said he would prefer residential and commercial uses versus industrial use. This corridor runs into The Villages, and we have Publix and Winn-Dixie nearby, so this would be a better use. He understands the concerns about traffic. This development would cater to the workforce for The Villages and other businesses in Leesburg. It will be more affordable than single-family homes. **Commissioner Berry** commented that this would bring in younger groups of people. It would be a mix of groups, but with the restaurant as an amenity for people to come into the development from outside, it will be a new place for a family to visit. It sounds like the amenities are more attractive, and it would attract younger people as well as middle-aged people. The area is very tight nowadays, but it is going to continue because as growth goes on we will just wait and hope the county moves forward and widens the roads. **Commissioner Connell** wanted to know why they would continue to add to the problem with hopes that the county may one day address this area. Why would we have our heads in the sand and act like we do not have a problem? **Mayor Burry** commented that we have addressed that, and we know there is an issue. **Commissioner Connell** wanted to know why they keep approving these developments? **Mayor Burry** explained that landowners have a right to develop. **Commissioner Connell** said they were not denying the landowners. We are just saying they cannot build two hundred and fifty houses. **Mayor Burry** said that is the difference of opinions. He asked if there were any further questions or comments. There were none.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the ordinance.

2. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 31 +/- acres from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective**

date. (PUD Blount Birchmier)

ADOPTED ORDINANCE 24-71

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

PZD Miller asked if the commission chose to move forward and approve this, that they did so with the caveat of changing the fence. The fencing was worked out a couple of days ago and the fence will be on the east side and partly on the south side. They can work that out prior to signatures. **Commissioner Reisman** made a motion to include the updated fence requirements. **CA Watson** explained that, as Commissioner Reisman made the motion to include that, he believed they were good. **Mayor Burry** asked if there were any public comments on the PUD specifically? There were none.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the ordinance.

3. **An Ordinance of the City of Leesburg, Florida amending the City's Comprehensive Plan Future Land Element; Transportation Element; Housing Element; Sanitary Sewer Element; Potable Water Element; Solid Waste Element; Drainage Element; Aquifer Recharge Element; Conservation Element; Recreation And Open Space Element; Intergovernmental Coordination Element; Capital Improvements Element; Aviation Element; Property Rights Element under the Procedures established in Sections 163.3184(2) And (4); and to comply with Sections 163 and 373 of the Florida Statutes related to Water Supply Planning Requirements by amending "The Water Supply Facilities Work Plan" and incorporating The Water Supply Facilities Work Plan as an Appendix to the Potable Water Element; Providing for Conflicts, Severability, and An Effective Date.**

ADOPTED ORDINANCE 24-72

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

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Berry seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

Commissioner Connell said he did not receive the email. **CM Minner** stated he sent out an email at about a quarter to five regarding the future land use plan. **Mayor Burry** mentioned in the packet, where it included pretty pictures of the City of Leesburg, that we need to make adjustments to whom the directors are. **PZD Miller** agreed. They need to correct the library director. They also found a couple of small things that needed to be changed between first and second reading. **Mayor Burry** said this has been quite an adventure, and he appreciated the staff.

PZD Miller stated Chapter 163 of the Florida Statutes requires each city and county to have a comprehensive plan with periodic updates to account for changes. The staff was pleased to present the final version of the City of Leesburg 2045 Comprehensive Plan. The comprehensive plan process started in late 2022 when the commission approved hiring Calvin, Gordano and Associates. It was a lengthy and extensive process, and it culminated in the document. In May of this year, staff provided a presentation on the comprehensive plan and on September 9th the commission held its first reading. After that meeting, the comprehensive plan was transmitted to the Florida Commerce Department, which is the current name for the State Land Planning Agency. There were some minor technical comments, which are standard. However, we got through with very few comments, and he was really proud of his staff. Before them today is the final-branded version with the cover and table of contents. To recap, the plan was seen by the public at the charettes which the city commission and planning commission attended. Then the first reading was held on September 9th. Again, after that meeting, the comprehensive plan was transmitted to the Florida Commerce Department for review and analysis. The last remaining hurdle once this plan is approved, is that it will be sent back to the state as the approved comprehensive plan. They have a standard thirty-day legal challenge, which we have in all city ordinances. So, if this plan is approved, it will be sent to the state tomorrow, and become official in late December or early January. The goal of this comprehensive plan was to simplify the overall comprehensive plan language to allow direct and clear application of the goals, objectives, and policies. It creates a practical, useful and usable document which implements an overall vision for day-to-day community development activities. Various city staff and departments meet the challenges put out in this large and rather complex document. The project manager was Kandi Harper, the Deputy Director, and planner Max Van Allen, who were both present. They did a great job on this project. He thanked all the city departments who assisted with this. He also thanked the city commission for their support in this very large and expansive endeavor.

Commissioner Connell asked about the future land use and if that was all properties currently in the city? **PZD Miller** answered the future land use map was colored, and it covered all the properties currently in the city. **Commissioner Connell** wanted to know if it included anything outside the city that was within the ISBA? **PZD Miller** replied it does not include any of that. **Commissioner Connell** inquired about the future. If somebody comes in who wants to annex, and it is not in the future land use map what do they do with that? How would he make the determination? **PZD Miller** wanted to verify that he was asking about property being annexed into the city. **Commissioner Connell** said if it was annexed it would not be in the future land use. How would he know what zoning would be good for that property? **PZD Miller** responded it would depend on the situation. For example, when we look at annexations, we look for something along a major corridor that can connect to a major roadway while trying to keep traffic off the smaller roadways, and it has to be within the ISBA. We are not looking for things that are outside the ISBA. They have to be in the ISBA and close to a major roadway. That is the policy. It was not a written law, but that is the policy we use when we talk to people. When we look at specific zoning or future land use, we look at the properties surrounding it because land use changes over time. That can be a difficult pill to swallow because, let's say, suburban development is being overtaken by taller buildings and so forth. That land use over time goes from undeveloped land to a suburb, to highly developed. It takes years, but that is the overall process. We are going to look at the surrounding property and what is coming in. Is it neighborhoods, industrial, commercial, or can we put mixed uses there and do we stay with one particular zoning for future land use. We have found the PUD to be the

most effective tool for most zoning, not always, but generally speaking. **Commissioner Connell** wanted to know when we do these comprehensive plan updates. Are they good for twenty years? **PZD Miller** agreed and said the thing to remember about a plan is that all plans are fluid. They are for a point in time and depending on the situation, year by year, we need to amend that plan. We look to the future, because land use changes over time. We cannot make a static point and everything is going to be exactly like it has been for twenty years. That is what they use on a day-to-day basis, but for new developments like The Villages, they can change land usage. **Commissioner Connell** questioned whether this was a twenty-year projection and if we projected future land uses on properties not currently in the city even though they are in the ISBA annexation area? **PZD Miller** said the city does not project land uses for property outside the city unless they make a request to the city to come in. At that point they would look at that. **Commissioner Pederson** asked a learning question. We had discussions about the consumptive use permit (CUP), yet he did not see it. He assumed that was ammunition to continue to work. **CM Minner** explained that the city applied to extend the consumptive use permit. Contrary to the discussion, we applied for the consumptive use permit expansion to go from 9 MGD to about 15 MGD based on annexations and the potential development of the forty thousand lots. The latest information received back was that the district rejected that request. They did not agree that our community was growing that fast based on other data, such as single-family residential certificates of occupancy being issued. Essentially, their response was to come back and see them around 2030, when the permit is set to expire. We still have a few more years left for the CUP. Having said that, the water district said, growth does not justify the withdrawal from the ground. He believes if they can justify that growth, then we would get an expansion of the CUP and this document supports that. However, we have to see the approved subdivisions get developed and that was the disconnect in all the discussions that we had. Between what has been approved in the private sector and what the private sector is developing, there is a lag in Leesburg. **PZD Miller** added that the comprehensive plan contains the water supply plan, but that is separate from the consumptive use permit. The water supply plan is the potable water conservation, intergovernmental coordination, and the capital improvement element. That is looking at how we would supply the water and the CUP is the permit to get the water. **CM Minner** said there were things we should do to conserve and treat the earth nicely. **Commissioner Pederson** thanked them for that clarification. He was trying to understand how intertwined they were. **CM Minner** stated they were interrelated. Essentially, we have to tell the district in our comprehensive plan that we will treat the earth nicely. If we do not say those things, then there is no chance of getting the CUP expanded. **Mayor Burry** questioned whether the plan was a twenty-year projection and was the previous one done about ten or twelve years ago. **PZD Miller** replied yes. The city can make various plans, but generally it is twenty or thirty years. We chose to look at the twenty-year horizon. However, the state wants us to update it every ten years and that is the catch, because they want us to look at twenty years ahead every ten years. **Mayor Burry** confirmed that they would be back looking at updates every ten years. **Commissioner Berry** asked once it comes back from the state, could they receive copies of the comprehensive plan? **CM Minner** stated they could get those copies now. **PZD Miller** said if approved they would insert the ordinance number. Their intention was to provide a hard copy for each commissioner. He believed it was in the contract that they got a certain number of copies. If not, he would run them off. **Mayor Burry** asked if there were any other questions or comments. There were none.

The roll call vote was:

Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Connell	Yes
Mayor Burry	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. None**

8. CITY ATTORNEY ITEMS:

CA Watson had nothing to discuss. He wished everyone a Happy Thanksgiving, enjoy being with your family.

9. CITY MANAGER ITEMS:

CM Minner informed the commission and public that there was a slight disconnect between the fire assessment fee consultant, the tax collector's office, and the city. This was the first year that fire assessment fees were being sent out to The Villages of West Lake. The error was that the consultant did not get that notice out in the trim notices. There is a cure and the Tax Collector, David Jordan, is helping with that. He will send out a notice of the advertisement requirements as well as delay the penalties and collection of those fees. The notices will go out, and they will work with the tax collector over the next couple of weeks to get the explanation out. They expect to collect as normal with thanks to the tax collector. On that note, we still have the scheduled payment to The Villages CDD, which is made at the end of the year. At the end of the fiscal year there will not be a cash flow issue, but there is a little bit of one now. Everything should work out, and we will field any questions from the residents of the Villages of West Lake.

Also, he will be out of the office Tuesday and Wednesday for the holiday. He will be local if needed. Deputy City Manager, Robert Hicks, will serve in his absence. He wished everyone a happy holiday.

10. ROLL CALL:

Commissioner Reisman thanked the public works department for their response. He received a few calls this week, and they were quick to address the issues. He thanked the special events/recreation department for putting on the Flapjack 5K and the Pancake Palooza. He hoped to see everyone out at the Leesburg Christmas festival and parade on December 7th. He thanked the city staff for getting the downtown ready for Christmas. He hoped to see everyone out at the groundbreaking for phase one at the airport on

December 4th. Also, the Leesburg Library is hosting the Voices and Votes Democracy in America. It is a Smithsonian exhibition located on the second floor. It is pretty impressive and cool to have something like this in Leesburg. He informed the public that the electric advisory board was accepting applications. He wished everyone a Happy Thanksgiving. **Mayor Burry** asked if we knew what positions were available on the Electric Advisory Board. **Commissioner Reisman** replied that he was unsure. **CC Purvis** stated there were three positions available. **CM Minner** said one position was for the big commercial because Dan Robuck was not reapplying. They would reach out to Jesse Flynn, who serves as the small business, to see if she was interested in reapplying. Those two positions are open, and they will turn into four-year terms. Then, with Commissioner Tim Morris being elected to the BOCC, he resigned from his position. He served as the unincorporated residential customer. So, anyone who lives in and around Leesburg but not in the city limits or in Fruitland Park who is an electric user would qualify. That area is the Silver Lake Region. **Commissioner Reisman** added that there are multiple employment positions available, so if anyone wants to work for the City of Leesburg, contact the human resources department, because we are a great city.

Commissioner Connell had nothing.

Commissioner Berry gave kudos to Chad Conklin and his staff. She received an email from a resident at the end of September, Bessie Ross, who wanted to let the city know how great the employees were. He has been assisting her for quite some time. He does not waiver, he does whatever is expected, plus some. She congratulated him and wanted to share the email. She wished everyone a Happy Thanksgiving.

Commissioner Pederson wished everyone a Happy Thanksgiving.

Mayor Burry 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.

Commissioner Reisman made a motion to adjourn and, with a second by Commissioner Pederson, the meeting adjourned at 6:27 p.m.