

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JANUARY 27, 2025 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, January 27, 2025, at Leesburg City Hall. Mayor Reisman called the meeting to order at 5:30 p.m. with the following members present:

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

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

Pastor Terry Mahan of the Father's House gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

Mayor Reisman informed the audience/public that they are pulling agenda items 6.A.6, 6.A.7 and 6.A.8. The applicant has asked for this item to be pulled and postponed until the city commission meeting of February 24, 2025. We will need to open and close it. **CA Watson** agreed. It has to be opened in order to set a new date, time and location for the continuance.

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

2. PROCLAMATIONS:

A. Lone Oak Cemetery Heritage Day

Mayor Reisman read a proclamation proclaiming February 13, 2025, as Lone Oak Cemetery Heritage Day. He encouraged its support and observance throughout the City as a means of gaining public interest in the historical, patriotic, cultural and educational aspects of that most significant era in the formation of our great City.

3. PRESENTATIONS:

A. Water and Wastewater Impact Fee Analysis Update

Director of Public Works (DPW), Cliff Kelsey, said he wanted to provide an update on where we are with the water and wastewater impact fees. They have kept a close eye on them over the years as development comes in, but prices for construction and capital expenditures have gone up. Legislation guides the use of impact fees and the key takeaway is that they accommodate for new growth and maintain adequate service levels for current customers while trying to prevent a reduction in service levels.

Referring to slides, he explained how impact fees are based and how they are used by municipalities. Impact fees are based on estimated capital requirements to support new growth and development. Impact fees cannot be used for capital deficiencies for existing customers, and they cannot be used for current infrastructure that is in disrepair. Current construction costs for a water treatment facility currently average about \$7 per gallon and looking at our growth forecast, there are about 10,000 new homes planned for future development. That would give us a three million gallon per day requirement at 1 ERU. That is three hundred gallons per day for a single-family home. If they take \$7 per gallon and multiply that by 3 MGDs that would be 21 million dollars. Then, if we divide that into 10,000 homes, we are looking at roughly \$2,100 for water impact fees, and our current water impact fee sits at \$1,175. With the wastewater impact fees and using the same basic math, we are looking at \$25 per gallon for construction costs. It is a smaller ERU per single-family home of 250 gallons per day, which gives a 2 million gallon per day deficiency. If they multiply \$25 per gallon by 2.5 million gallons per day, they are looking at 62.5 million dollars. If they divide that by 10,000 homes, that makes the impact fee \$6,250, and we are currently sitting at \$2,778. When we look at these numbers we are seeing an increase of well over 100%.

Now, what can we do about it? Of course, we track it, and we look at the five-year capital improvement program. The next step is to get the experts involved, so they can do the analysis for us. They do more scientific analysis where they go through our asset management program to see where we are at. We have a continuing services contract with Jones Edmunds. They know our system very well because we use them for our wastewater flow modeling along with other stuff that we cannot do organically. With the timeline, the scope of work would be to look and review our impact fees. In order to do the analysis, we need to issue a notice to Jones Edmunds to proceed, which we have done. They are currently in the data collection process, which takes about two weeks. They are collecting all the information that is required for them to do the analysis. That information is downloaded to them so they can do the data analysis and computation. Again, that process takes about two to four weeks. Once completed, Jones Edmunds will issue a summary report of their findings with recommendations, and that process will take between two and three weeks. After that, they will be back with a presentation for the commission explaining the findings and what they recommend. At that point it will be up to the commission to decide if they want to amend the impact fee ordinance.

CM Minner said he wanted to add a few things to the presentation. Referring to a slide, he showed the wastewater impact fee for every residential unit that comes in. They have to pay the city \$2,778 to hook up to the system, and that is the amount that we are specifically focused on. If our math adds up, we will need to go from \$2,778 to \$6,250. Right now, that is the math that they are double-checking because impact fees are a lightning rod type issue on both sides of the equation. Whether they talk to him or the public works director, they would both admit that impact fees need to defray the costs of development of the system. Impact fees are monitored and watched by the development world to ensure that the fees being charged correspond to actual costs and that is one of the biggest reasons why we want to take this to Jones Edmund, who is the city's professional engineer. The cost of the study is \$50,000, which includes \$25,000 for water and \$25,000 for sewer. That number is good and is within his spending authority. If the commission decides to move forward, they will bring back the report findings from Jones

Edmunds along with a recommendation for what we believe will corroborate with their rough house numbers. However, the impact fees will not go up until an ordinance is approved by the commission. They will receive the report from Jones Edmunds followed by an ordinance.

Commissioner Burry asked when the last time was that the city increased, decreased or changed impact fees. **CM Minner** answered they have not changed since he has been with the city. **Commissioner Burry** agreed. That was a long time ago, and that was a different dollar. **CM Minner** said he did not think our current water, sewer, electric infrastructure and, for the most part, gas (even though gas is a bit of a different creature) have significant problems with growth. Explaining in more detail, on average, we use 300 gallons a day of water. So, if we divide the consumptive use or the residual by that, there are about 8,000 units left in our consumptive use permit (CUP). With sewer, that is a little bit less. It is about 250. That is what we use, so we still have considerable time on that. Again, that would be 250 divided by the number of units, and that capacity would be built into the sewer plant. Long story short, on the waterside of the house and the sewer side of the house, he felt extremely confident that the current growth rate matches what we are doing. Meaning, the pioneering agreements that we have made to date, along with the growth rates that we have seen to date, securely gets the city from today through 2030. We will not need to have those talks until 2028/29. Remember that growth does not include The Villages. Looking at the growth chart that comes out every month in the department heads' monthly report, it shows the number of single-family units per month and that single-family unit per month number does not include The Villages. That average is about thirty-five units per month, and that is the key number. **Commissioner Pederson** pointed out that the city manager was referring to the number of certificates of occupancy issued each month. **CM Minner** agreed and said that was how it was counted. We issue a residential start and a certificate of occupancy, and those numbers pretty much match. There can be a variance, a little bit of a delta in it, but on average from 2019 through 2024 those numbers have never exceeded forty units per month, which is a relatively slow growth rate. He knows that is contrary to what came before them. He gets it, and understands, but we have not seen significant non-village numbers except for Lake Denham, which came in at eighty units. It is anyone's guess on whether those numbers bump up or not. However, there is a significant lag in approvals versus build outs and, at the current pace, we would take forty units a month and divide that by 40,000. If we continue at forty units a month, it would take almost eighty-five years before everything is built out and eighty-five years really exceeds the four-year expiration date on the PUD's. Now, whether growth picks up or not is anyone's guess. However, we are continually petitioned by developers for development, which is a quasi-judicial requirement. We have to manage them, and we follow the law for managing them. With our development numbers for the next five years or so, we will not outpace the capacities that we are currently building or have built, and that is good. However, developers continue to approach us for new pioneering agreements, but we have not processed them because we do not have the funds to cover what we are not prepared to build. We are prepared to build 2 MGD, which is what we have in our CUP for water, but in March of this year we will probably have an excess of 2.5 MGD at the sewer plant. **DPW Kelsey** clarified that it would be October when they finish the Turnpike Plant. **CM Minner** said we do have a means to get the wastewater to the sewer plant with the stop gap of Lift Station 72 and in the future we have a pioneering agreement with NVR Homes, which is the BarKey subdivision. That was for the 15 million dollar sewer main, and we pledged the impact fees to cover that sewer main extension. We also had existing fees that covered the sewer plant expansion. On the waterside of the house, we can manage 9 CUPs if we have to pump them, and we have a water tower. That is the tank that we put in at Highland Lakes which gives us the pressure needed for the south side of town. We will need to revisit the size of the pipe between CR 33 and CR 48, because it needs to be increased and that is a million-dollar project. However, since growth numbers have not expanded, we decided to kick that can a little bit. Another thing to note, is the policy for developers that has been and will continue to be first come, first served, unless the commission directs differently. Mind you, that is different from the quasi-judicial responsibility for hearing subdivisions. When subdivisions come in, they ask for an entitlement and the commission will

either approve or deny a subdivision of “x” units, but that does not provide an entitlement for the developer. The next step for a developer after going through the PUD phase is to develop. When developing, they have to go through a series of requirements from the development review committee. We have to check off boxes to see whether we have capacity at the plant, and if we have the water. Right now, we are checking off those boxes. However, those yeses will turn to noes when we hit the unit counts and those numbers are 8,000 units on the sewer and 2,000 units on the water. Believe it or not, we have not hit those numbers yet, but if we continue at the current pace, we are looking at 2030, before the water capacity potentially expires. So, from a water/sewer standpoint and electric standpoint, we are in good shape, but we need to look at impact fees because as we continue to progress, we will need higher impact fees. However, before we go off and start working with Jones Edmund, he wanted to bring this to the commission’s attention. Another thing to point out is that this \$50,000 just gets us started. We have to see where Jones Edmund goes with their recommendation. The next concern will be the increase in impact fees and if we have to increase the fees beyond 50%. If so, we will have to do different studies pursuant to statutes. About a year ago, the state changed the law on increasing impact fees, and that is a significant thing for the public to remember. The state changed the requirements for impact fees, because those fees come from development lobbyists, so the law was written in favor of developers. That means there is a whole other power out there besides this body that controls growth in Tallahassee, and they have our hands tied. He brought that up because the state legislature changed the rules on how municipal corporations can increase impact fees. If we were to increase over 50% in one year, there is another whole litany of things that have to be done, so he and the public works director would work together with Jones Edmunds. They will try to get a reasonable estimate of where sewer impact fees should go. If we need to go above the 50% level, we will have more homework to do before we are able to do that. However, at this point we are not in a position to issue anymore pioneering agreements until we are set on the impact fees. Right now, on the sewer and water side of the house, we are all set because the infrastructure improvements we put in will hold us for a reasonable amount of time. However, as numbers continue to increase, we will need to look at different things. As of now, we do not have treatment capacity, so that will affect the impact fees. Therefore, they need to go up. We need to take a look at our impact fees, and we need to do this study. Ultimately, we will bring back an ordinance that increases the impact fees. **Commissioner Burry** asked, looking at Lake County in general, where do we rank with regard to impact fees. **CM Minner** answered we are pretty much the least expensive. Most communities on the sewer side of the house have impact fees in the neighborhood of \$5,000 per unit and \$3,750 per unit on the waterside. Ours is \$2,700 and \$1,500. **Commissioner Connell** wanted to know if this study could include looking at police and fire impact fees. **CM Minner** responded that this was talked about earlier today and if that was something the commission wanted, they would engage them to do that. At this time they have not discussed that, but that is something we should look at as well. If the commission wants to start grabbing numbers for a fire and police impact fee study, they need to throw that in the hopper. **Mayor Reisman** stated that would be a good thing to do. **Commissioner Pederson** mentioned with pioneer agreements, the presentation talked about the water and sewer facility. Are we capturing the other infrastructure, such as water and sewer pipes, and will those be increased? **CM Minner** replied yes. Impact fees are broken down into how much they cost. There are two components; how much it costs to treat water and wastewater and how much it costs to distribute or collect water or wastewater. Today's prices are divided among what we think we will be serving in our district, and the ISBA has been extremely helpful, because we know the exact area we will be serving. We know what the modern-day costs are, but we have not done this exercise in forever. There are costs for pipe and asphalt, because if we cut a road, we have to fix it. There are costs for buying land and costs for buying steel. That is all part of the matrix that goes into how much it costs to do this. Another thing about our impact fees, at least on the sewer side of the house, is that it only covers collection or treatment. It does not cover both. However, with The Villages expansion, we were able to receive the dollars needed to make system improvements at the Treatment Plant, and that did not impact the rate payer. It allowed us to make pioneering agreements with impact fees, which covered the infrastructure and the collection

infrastructure. After we entered into the last impact fee/pioneering agreement, we added up the numbers of units that are embedded in the pioneering agreement, and we have hit our maximum. Now, if he was a gambling man, he would bet that we would not see the development of those within the next five years. However, the world could change tomorrow, and we could see crazy development/building numbers. We have not seen that to date, but that is where we are now. **Mayor Reisman** asked if there were any other commission comments.

Commissioner Burry asked if we were issuing about thirty-five certificates of occupancy per month. How do we rank with the rest of the county? **CM Minner** answered he would have to get those numbers for him. A few commissioners have spoken with him privately about different things, and one thing we will do at a staff level is present a presentation to the commission on growth impacts. We are shooting to get that done in February. He brought that up because there are a lot of moving parts to this, and we have been bombarded with different questions and comments and, obviously, PUD's keep coming. That is not staff making, that is the economy, and Leesburg is obviously in the cross-hairs of development, but when that occurs is anyone's guess. Getting this data is important because it will guide us. Another part of this is to go back and review the things that we do not have control of, which is the collection of road and impact fees. We do not control the school board, but the school board is in with our concurrency issues. They are pretty good at calculating who has been issuing what and his guess is that our forty units per month are on the lower side of Lake County. It is probably lower than the county itself. That is pure speculation, but he will dig up the facts. He hoped to have it before them within a month's time. However, obviously, The Villages has changed everything. The Villages have touched Lake County twice in the past five years; once in Fruitland Park and in Leesburg. Frankly, no development engine matches The Villages engine as far as speed. If we look at our development versus The Villages development, our development is about forty units per month and The Villages paces between two hundred and fifty to three hundred units per month. Our gas director has been dealing with that due to our partnership with The Villages in Sumter County. Honestly, The Villages are special and their engine for development is not matched by any municipal corporation or private developer. He does not believe anyone else can move that fast. He does not think Leesburg numbers will go above seventy-five units per month. Just today, they were looking at what they have approved and what is being constructed, and we only have about three major subdivisions in the works. However, he will grab all the data and present it to the commission. It will include the roads, schools, permit data and our data. He will lay it out because those principles will guide the staff recommendation. **Commissioner Berry** wanted to know, other than The Villages, what other cities show greater than forty units per month? **CM Minner** replied that other faster growing cities would include Clermont and unincorporated Clermont, but he did not have their numbers. Also, Groveland, Mascotte and Minneola are growing faster than us. If you drive down to the end of the county and look at SR 50, CR 19 and CR 565, those areas are growing faster than Leesburg. **Commissioner Pederson** requested that information be included in the report. He would like to get an update or status on all our developments. **CM Minner** stated we see development start all the time. However, the primary start from where electric is working and where dirt is moving is Blue Cedar, and that one has about fifty acres with approximately one hundred units in South Leesburg. Heading south, it will be on the east side of the road right before the Royal Highlands. It is right after the Orlando Health Clinic. That development is clear-cut, so they are moving. Silver Lake Pointe is another development that is moving. When development comes before the commission, it is typically named after a property owner like Robuck/Ostrander. However, the names are changed when they hit DRC. It goes from the applicant's name to the development's name. Silver Lake Pointe is another one that is on the move and that has affected the electric fund. The old golf course, which is Silver Lake Estates, is also moving. Swan Capital and Orange Bend seem to start and then stop. The Marsan development also seems to have started and stalled. There are a couple of other little ones, but as far as major ones, those would be three that he would point attention to. Remember, we cannot count on development until they actually break ground. The planning and zoning director has been talking to Orange Bend forever and Tara Oaks

is another great example of someone who rattles sabers; they start, stop, start and stop. However, the ones he named are the ones he would say are on the move and there may be a couple of smaller ones around Sleepy Hollow. **Mayor Reisman** asked if there were any other comments. There were none. He said he was looking forward to the presentation.

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Please note that issues raised during this time will not be discussed in detail during the current meeting. They will either be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. Each speaker is allocated three minutes to provide their comments. Kindly adhere to this time limit to ensure equal opportunity for all participants and to support the efficient conduct of the meeting. Thank you!

Carolyn VanDyken of 120 Palmora Boulevard said she was a little late to the party as far as fluoride. However, she was not there to really talk about fluoride because she was concerned about city water in general. She knows things will change and people are now talking about forever chemicals. She heard the argument about \$300,000 and whether to put fluoride in the water. As a concerned citizen, she wants the best for her city, especially when it comes to forever chemicals. She wanted to know if we were using extra carbon, which is a granular-activated carbon to treat forever chemicals? She knows that would require something extra to be added to the water. She asked if the city had those discussions before they started talking about adding fluoride. She was not an expert on fluoride, but we all know what it is, and we know if we get too much of it is bad, yet we all want healthy teeth. However, as a citizen, she cannot filtrate fluoride if she does not want it. She would have to spend \$5,000 on an osmosis system to get rid of fluoride because her Brita water filter will not take fluoride out. Those are my concerns. She was on the fence as far as fluoride, but she did not want forever chemicals. She looked online at some of the numbers that are generated by some of the companies, and she looked at the water information that was submitted for 2023. She wanted to know when she could see the numbers for 2024. She wanted to know how many forever chemicals are in the water and at what levels. Right now, the levels seem high, and she was concerned about the extra chemicals and fluoride. It may not be just one chemical, it is all of them added together. She reads labels at the grocery store, and it is hard to find non-GMO stuff. We are adding these chemicals to our bodies and that builds up. She has friends with breast cancer, and she has started wondering if it was due to what was in the water. However, the commissioners are elected to think about that stuff, but she wanted to know if that was thought about before moving forward with fluoride.

CM Minner responded that this body has been inundated by different concerns. There have been conspiracy theories and all sorts of things, especially with the potential appointment of Robert Kennedy Jr. at the federal government level. He has stirred up a lot of concern. However, in his professional opinion, he stirred up a lot of concern, needlessly. You have to remember to always check with your local government. You need to be in touch with your elected officials, city manager, and the public works director. This city, just like every other city in the State of Florida, is regulated by the health department when it comes to water. Annually, we have to submit a water report. He was not sure which high numbers she was referring to because our water report numbers had been extremely good. She also mentioned carbon, and there are essentially two water treatment processes that the nation uses. One is the reverse osmosis process, but here in Florida we do not have to deal with that because we have a pure water system where we pump it out of the aquifer. We put it into our systems and throw it over a filter bed, we airify it, inject it with chlorine and send it out into the system. That is pretty much the standard treatment process for public water systems in the State of Florida. We are blessed to have the aquifer. As the aquifer gets strained by consumption, we will go to lower levels. At lower levels there may be some type of additional treatment process, but nowhere near the level of a reverse osmosis system. Reverse

osmosis systems can be found around the rest of the United States, where they do not have spring water as their source. They use rivers or reservoirs. That is a system very similar to the waste water treatment system where we bring water in through a fluctuation basin and add carbon, lime, and alum to it to create a floccule and that floccule drops. So, we pretreat the water and carbon is one of the chemicals used in surface water treatment. It is not typically found in well water treatment, and we do not use carbon in Leesburg. He assured everyone that the water was safe and consumable. It will continue to be safe, and it will meet the standards of the American Water Association as well as the Department of Health, even after we inject fluoride into it. That is an important thing to remember. He knows folks read a lot of things online and different stuff. He understands the worry, but for the best source of information, people need to come and talk to the director of public works or himself. They would get them in touch with water professionals, and we could give tours of our water plant if anyone wanted to see how it works. The folks that put together our water do a fantastic job and to date we have had no issues. **Ms.**

VanDyken said she was not trying to badmouth the water department or the city. She knows we meet all the standards. She just wants it to be better. **Mayor Reisman** pointed out that if she wanted the report she could get it from the public works director.

Allan Foote of 6030 Hunters Ridge Avenue said back in November he approached the commission about some hurricane damage at Shady Oak Cemetery. He requested to have two major oak trees cleaned up that had come down. He thanked the city for doing an expeditious job, because the cemetery looks fantastic. He can now continue doing his genealogy research throughout the county, and in Leesburg. He also received some assistance from Commissioner Berry, since Shady Oaks is in district one. He has been able to make some contact to learn about the cemetery and the people within the community. He can move on to other projects such as unkempt and neglected cemeteries. He wanted to publicly thank the city for cleaning that up. **Mayor Reisman** thanked him for the compliment. We have the best of the best when it comes to the public works department.

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.C.7 - Execute a Memorandum of Understanding (MOU) between the City of Leesburg and the Lake Community Action Agency, Inc. for the Home Repair Grant Program

Commissioner Pederson moved to adopt the Consent Agenda except for 5.C.7, and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Reisman	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 January 13, 2025

B. PURCHASING ITEMS:

1. Purchase request for one (1) 2026 Mack LR64 for the amount of \$385,745.50 from Nextran Truck Center, contract holder for the Florida Sheriffs Association, contract FSA23-VEH21.0.

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute the First of three new As-Needed Municipal Support Agreements with Willdan Engineering, Inc.; and providing an effective date.

ADOPTED RESOLUTION 11,963

2. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute the Second of three As-Needed Municipal Support Agreements with Bureau Veritas North America, Inc.; and providing an effective date.

ADOPTED RESOLUTION 11,964

3. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute the Third of three As-Needed Municipal Support Agreements with Proclaim Engineering Inc.; and providing an effective date.

ADOPTED RESOLUTION 11,965

4. Resolution of the City Commission of the City of Leesburg authorizing approval for the Leesburg Police Department to purchase a drone (sUAS) through the use of Police Forfeiture funds; and providing an effective date.

ADOPTED RESOLUTION 11,966

5. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from DS & JG Properties, LLC for the purpose of granting the City an Easement over the

property described therein; and providing an effective date.

ADOPTED RESOLUTION 11,967

6. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from Mid-Florida Partners, LLC, joined by Gulf Atlantic Bank; and providing an effective date.**

ADOPTED RESOLUTION 11,968

7. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Memorandum of Understanding (MOU) between the City of Leesburg and the Lake Community Action Agency, Inc., for the Home Repair Grant Program; and providing an effective date.**

ADOPTED RESOLUTION 11,969

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

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Pederson said he was okay with the project. However, he questioned if the \$4,000 fee was in years past. **CM Minner** replied yes, that fee was included last year. When we started the home grants, we found a bunch of stuff that goes along with this including inspections, organizing of contractors and subcontractors, and other grant dollars that are matched with our dollars. That was done through the Lake Community Action Agency. This year we expanded the program. We went from \$300,000 to \$600,000. This agreement covers two years. We left the term clause a little bit more open, so staff did not need to come back to the commission if there was a year three, since we would continue to use Lake Community Action. At the next meeting, there will be a presentation that shows the successes of year one. He wanted to put this on the radar in case questions came up. That \$4,000 cost was part of the grant, and it was included last year. Assuming this agreement is approved, the Housing Director will pull together a list of the folks that were missed last year, and add more to it. The new grants will come forward individually, just as last year. Once the grant agreement is approved, it will be wrapped in with the help from Lake Action Community Agency, which is where the inspection and administrative fees are woven in.

Commissioner Berry remarked that, hopefully, after the presentation, others will become more interested after seeing the before and after. **Commissioner Burry** commented that this will affect twenty-four houses and that is important, because we are removing blight from twenty-four homes. **Mayor Reisman** asked if there were any further comments. There were none.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes

Commissioner Connell	Yes
Mayor Reisman	Yes

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

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
PLEASE NOTE: FOR ITEMS 6.A.6; 6.A.7; AND 6.A.8 - THE APPLICANT HAS REQUESTED THAT THESE ITEMS BE POSTPONED AND NOT HEARD THIS EVENING.

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 131.5 +/- acres from General Commercial, Transitional, Institutional, Recreation, and Low Density Residential to Downtown Mixed-Use, for properties generally located south of the Leesburg-Wildwood Trail and West Line Street; east of Perkins Street, Euclid Avenue and South 9th Street; north of West Dixie Avenue, East Dixie Avenue and that portion of Pine Street lying east of Childs Street and west of Rambo Street; properties lying west of Rambo Street; south of a portion of East Main Street that lies west of Rambo Street and east of North Canal Street; and properties lying west of that portion of North Canal Street north of East Main Street and south of the Leesburg-Wildwood Trail; as legally described in Sections 23, 25, and 26, Township 19 South, Range 24 East; lying in Lake County, Florida; and providing an effective date. (DT MXU LSCP)**

ADOPTED ORDINANCE 25-01

Mayor Reisman asked the city attorney to perform the swearing in. **CA Watson** asked anyone wishing to provide testimony on item 6.A.5, the Sunnyside View rezoning or item 6.A.8, the Cronin Dewey Robinson SPUD and first reading item 6.B.3, the Silver Spring PUD to stand and raise their right hand. He swore them in.

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

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller said this item was for the downtown mixed-use, future land use district. There are two cases; the first case is a map amendment changing the current downtown mixed-use area of approximately twenty-seven acres to about one hundred and thirty acres. The second item is the text amendment, which changes the wording. As presented, we are trying to encourage economic growth and the overall engagement of our citizens in downtown Leesburg in a live-work-play environment. An example of

"live" is that we have apartments being constructed right now in the old Butler Chevrolet building off Main Street on Magnolia Street. We also have the potential for a future proposal for some additional residential uses (apartments) at the old Lee School site. We had recent discussions about potential town homes to be developed which would face the Magnolia Trail. In the "work" part of live-work-play, we have a lot of people employed downtown. We have city hall and the police and fire headquarters on Magnolia, along with several restaurants, a variety of retail and office businesses. Beacon College also anchors the east side of downtown, and we have the reuse of the Tropic Theater. Finally, under the "play" portion of live-work-play, we have the Veterans Memorial Park that includes a pond on Meadow Street and three pocket parks thanks to the city's work with Beacon College. We also have the Magnolia Trail that runs through the downtown and connects to other trails in the city. We have Venetian Park and Rogers Park, which is just over the boundary along with the old Dabney Pool site. If they look at examples of live-work-play, those are strong indicators of a healthy and growing downtown. So, by expanding the district, we are trying to allow additional opportunities for housing, working and recreational opportunities. Now remember, it would not make a huge change immediately, because these types of things take years to work through. Again, the first case is for the map amendment, which expands the area from the core downtown out towards Dixie Avenue, back towards the railroad right-of-way trail over towards Canal, and then over towards Lee School. It would go from twenty-seven acres to about one hundred and thirty acres. The second item is the amendment, which changes the future land use wording. It basically says the downtown mixed-use land use category is established to encourage economic activity, living quarters, and local employment opportunities within the historic downtown. It would consist of a variety of retail, conveniences, entertainment, personal business, and other professional services, as well as a diversity of housing types and churches. We are trying to encourage people to get their cars off the road and their feet on the street. We want more activity downtown. **Commissioner Pederson** asked if they were amending the height restrictions in the downtown? **PZD Miller** answered no, not at that point. **Commissioner Pederson** said they could approve something outside the standard zoning in a PUD; however, he did not know if they were encouraging that. In the code now it is thirty-five feet or three stories. **PZD Miller** remarked that he would have to go back and look it up, but in a PUD, they could go to any height. **Mayor Reisman** asked if there were any other comments from the commission and the audience. There were none.

The roll call vote was:

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

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

2. **An Ordinance of the City of Leesburg, Florida, amending the City's Comprehensive Plan Future Land Use Element, Goal 1, Objective 1.1, Item h. "Downtown mixed use," to allow the expansion of the existing Downtown Mixed Use Future Land Use designation, providing for conflicts, severability, and an effective date. (Downtown Mixed-Use Expansion Area CPTA).**

ADOPTED ORDINANCE 25-02

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

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

The roll call vote was:

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

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

3. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 2.82 +/- acres, and being generally located east of Sleepy Hollow Road and south of Park Hill Avenue, lying in Section 29, Township 19 South, Range 25 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. (Sunnyside View ANNX)**

ADOPTED ORDINANCE 25-03

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

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller stated this proposal was for an annexation, small scale comprehensive plan amendment, and a rezoning. It is located on the east side of Sleepy Hollow Road, south of Park Hill Avenue. The request was for straight zoning. It is not a PUD. It would go to City R-1, which is low-density residential. They are asking for eight lots and those eight lots would match the eight lots to the north of the property. There will be 9,000 square foot lots and the R-1 zoning minimum is 7,000. It has a two-floor maximum height and includes two parking spaces. They agreed to the signage consisting of a decorative entry feature, and they are offering a children's playground while none of those things are required. That is being offered on the eastern portion of the property. We included the dark sky lighting requirement and this meets the requirements of the city's new comprehensive plan along with the Sunnyside regulations, which were passed in 2024. **Mayor Reisman** asked if the applicant had anything to add. **From the audience**, the applicant said no, unless there were questions. **Commissioner Burry** asked if this was the same density as the property to the north. **PZD Miller** said yes. **Commissioner Burry** wanted to verify if the property to the north was in the county. **PZD Miller** said he believed so, and the density is the same. **Mayor Reisman** asked if there were any other comments from the commission and audience. There were none.

The roll call vote was:

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

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

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 2.82 +/- acres from Lake County Urban Low Density to City of Leesburg (SEM) Sunnyside Estates Medium, for a property generally located east of Sleepy Hollow Road and south of Park Hill Avenue, lying in Section 29, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Sunnyside View SSCP)**

ADOPTED ORDINANCE 25-04

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

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

The roll call vote was:

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

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

5. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 2.82 +/- acres from Lake County R-1 (Rural Residential) to City of Leesburg R-1 (Low Density Residential) to allow for a residential development for a property generally located east of Sleepy Hollow Road and south of Park Hill Avenue, lying in Section 29, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Sunnyside View Rezoning)**

ADOPTED ORDINANCE 25-05

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

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

The roll call vote was:

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

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

6. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 9.94 +/- acres; and being generally located north of Dewey Robbins Road, east of U.S. Highway 27, lying in Section 31, Township 20 South, Range 25 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 3; and providing an effective date. (Cronin-Dewey Robbins ANNEX)**

TABLED ORDINANCE

Commissioner Pederson introduced ordinances 6.A.6, 6.A.7, and 6.A.8 to be read by title only. CC Purvis read the ordinances by title only.

Commissioner Pederson made a motion to table items 6.A.6, 6.A.7, and 6.A.8 until the city commission meeting of February 24, 2025, that will be held in the Fred A. Morrison commission chambers at 5:30 p.m., and Commissioner Burry seconded the motion.

The roll call vote was:

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

Five yeas, no nays, the Commission tabled the ordinances.

7. **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 9.94 +/- acres from Lake County Rural to City of Leesburg Low Density Residential, for a property generally located north of Dewey Robbins Road, east of U.S. Highway 27, lying in Section 31, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Cronin-Dewey Robbins SSCP)**

TABLED ORDINANCE

8. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 9.94 +/- acres from Lake County A (Agriculture) to City of Leesburg SPUD (Small Planned Unit Development) to allow for 48 townhomes and 15,000 square feet of commercial for a property generally located north of Dewey Robbins Road, east of U.S. Highway 27, lying in Section 31, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Cronin-Dewey Robbins SPUD)**

TABLED ORDINANCE

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 337.15 +/- acres; and being generally west of Number Two Road and north of Busby Road, lying in Sections 19 and 30, Township 25 South, Range 20 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 3; and providing an effective date. (Silver Springs ANNX)**

Commissioner Pederson introduced ordinances 6.B.1, 6.B.2, and 6.B.3 to be read by title only. CC Purvis read the ordinances by title only.

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller said this was an overall proposal for an annexation, large scale comprehensive plan, and rezoning. It consists of three hundred and thirty-seven plus or minus acres. It is generally located on the west side of Number Two Road, north of Busby Road. Again, it is an annexation, large scale comprehensive plan, and a rezoning. The request is for 825 detached single-family residences with associated amenities. On the large-scale comprehensive plan, the request is to change the future land use from Lake County Rural to City of Leesburg Estate. The rezoning request would change the zoning from Lake County Agriculture and Community Facilities District to City of Leesburg PUD Planned Unit Development. Under the PUD requirements there are several lot sizes. Again, it will have 825 single-family residences with no other uses permitted. The lot sizes consist of fifty, sixty, seventy, and one hundred and forty-five feet with graduating house sizes of 1,700, 1,800, 1,900, and 2,000 respectively, as they go up by lot size. Two floors is the maximum height, and we included the architectural standards and facades, which are shown in exhibit D. There is a requirement for dark sky lighting, trees in each yard, thirty-five percent of the property being open space and a twenty-five-foot landscape buffer along the entirety of the property boundary. There is a 100-foot landscape buffer along Number Two Road and the 25 feet closest to the residential lots have to be planted as seen in exhibit G. There is a split rail fence or an opaque four-foot plank fence required along Busby Road. Sidewalks are a requirement throughout the development and, of course, the usual Bahia or Bermuda instead of St. Augustine grass. All the main

access points are required to be boulevard-type roadways with a landscaped median of at least eight feet in width connecting them. The boulevard roadways are to allow for emergency access. The signage will be a decorative entry feature with a five-foot minimum height on each side. There are 3.92 acres of recreation required in two separate recreation areas. That has been set aside for swimming pools, playgrounds, dog parks, gazebos, those types of things. There is a walking trail provided around the wetlands in the northeast corner. Of course, we included the phasing clause, which has been required by this commission and that has worked out well. It requires a substantial commencement within four years or the property automatically reverts to RE-1, which is one acre per unit. This project has been to the Florida Department of Commerce, and they came back to us with no substantial comments. The entire development has to be on city water and wastewater. There are no wells or septic fields allowed. Tara Tedrow of Lowndes, Drosdick, Doster, Kanter & Reed was in attendance to represent the case.

Tara Tedrow of Lowndes, Drosdick, Doster, Kantor & Reed, 215 North Eola Drive, Orlando said she was there on behalf of the applicant. **PZD Miller** corrected his statement, he said this item had been to the Florida Department of Commerce, but it has not. **Ms. Tedrow** continued to say that staff had already given an overview of the project. It is located off Busby Road and Number Two Road. Watson Road is adjacent to the property site. It is approximately two miles north of Dewey Robbins Road. They have held two community meetings to date, one on April 17th and the other on June 12th of last year. There was a bit of a lag from when they had submitted everything, held the community meetings and made revisions to the plans, because they ended up putting in a postponement until they had their last hearing before the planning commission. The proposed project includes an annexation, a future land use amendment, and a rezoning. Currently, the project site is within Lake County and the current Lake County future land use designation is rural. The zoning on the property is Community Facility District (CFD) and Agriculture, with a majority of the project site being located within the CFD zoning, which allows for a number of different uses under the current designation. It includes everything from assisted living facilities, community residential homes, schools, daycare, dorms, nursing homes, professional offices and colleges and universities are permitted under the Lake County zoning designation. Of course, our request would bring this under the jurisdiction of the city and its regulations.

Referring to a slide, she said the current City of Leesburg zoning map shows the surrounding properties as City PUD's, and they meet the threshold requirements under Florida Statutes Chapter 171 for annexation. The city has the 2014 Interlocal Service Boundary Agreement (ISBA) with Lake County and this property is specifically identified in the exhibits of that agreement. Therefore, this property is eligible for annexation into the city. In order for development to happen on this site, annexation is required as a threshold matter. Again, they meet both statutory requirements for annexation given the contiguity to the surrounding city properties and the fact that this was contemplated by both the city and the county for annexation in 2014 ISBA. Referring to a slide, she showed the site plan details. The current site plan has a variety of different housing products. They have made changes to the plan since the first time it was brought to public community meetings. A significant change includes the addition of one acre lots along Number Two Road. The biggest issue they heard from surrounding residents at those community meetings was that they wanted Number Two Road to have one acre lot sizes. They also wanted there to be specific architectural design standards along with preserving a 100-foot setback, which included eighty-five feet of mature tree line. They also wanted a split-rail fence around the development. So, after those meetings, they went back and changed the plan to include the fence and the one acre lot sizes. One specific request was for them to have a variety of different lot sizes along the internal street network, so we went back and changed the end caps to include some larger lots. They also asked to have larger lots around the entire perimeter of the subject property. So, they increased the lot sizes on the entire perimeter, and along Number Two Road. They respected the buffer requests from the neighbors, and removed access entirely from Number Two Road. The plan was changed to have access routed through the Whispering Hills development to US 27. That request put the onus on the developer because they

would have to either construct the access if they were to go ahead of Whispering Hills or tie in the boulevard access point from their property to the contemplated access points of Whispering Hills. One way or another, they would have to make sure sufficient access exists to allow residents a way out that avoids Number Two Road. That was the biggest complaint that they heard from residents. They did not want any vehicles on Number Two Road, so they agreed to redesign the plan, which put a bigger risk on the developer because they had to jump through hoops at greater costs. In the end, it allowed for a better plan that the residents accepted.

Referring to a slide, she showed where the mature tree line would be along Number Two Road and that is where the one acre lots would be. She also showed the open space plan. They are required to have thirty-five percent of open space, but they proposed thirty-nine percent of open space on the property. Four acres would be a combination of active and passive recreation of the overall thirty-nine percent. It will include a clubhouse and a pool area with designated parking. There will be dog parks, and some passive recreational areas which include a tot-lot. In the existing preserved wetland conservation area there will be low impact nature trails for a walking park area. She showed a street buffer rendering of Number Two Road that included a split rail fence. Also, as people drive past, they will see an enhanced buffer of landscape with a split rail fence. They are keeping the eighty-five-foot existing vegetation, which has some very nice large mature trees, that will help shield the houses in the development. She then showed a sample rendering of the homes that would be constructed along Number Two Road, and those have very nice elevations. The residents asked for a more rural character, and that is what they are presenting. The proposal includes conceptual renderings and the required facades for the property.

Referring to another slide, she showed the criteria that city staff went through along with the analysis for making a recommendation of approval. They received unanimous approval from the planning commission. She showed the analysis of the project compatibility. The projects closest to them, both Whispering Hills and Eagle Tail, are similar in density. They proposed 2.4 units per acre and that is what the PUD would cap it at. If they look at the compatibility analysis, the adjacent projects have similar sized lots as well as a similar density to what has been proposed. There are multiple criteria in terms of consistency with the comprehensive plan elements and the objectives that staff made in terms of diversity of housing. It is a sustainable type of development with land use compatibility. It was all looked at and reviewed by professional staff when they rendered their recommendation. The recommendation found the proposed request for a PUD compatible with the current surrounding zoning districts, and it was compatible with the proposed future land use designation. It did not appear to create any detriment to surrounding properties based on the location and proximity to future compatible development. The recommendation shows that they meet the requirements of Chapter 163 Florida Statutes, and they are compatible with adjacent future land use designations with the proposed zoning of the PUD. They meet the criteria necessary, and are consistent with the city's growth management plan. If there are any members of the public present that she has not yet had a chance to talk to before this hearing and if they have any comments, she would appreciate an opportunity to come back and respond.

Commissioner Burry asked about the requirements for this PUD. Did we compare the requirements to Whispering Hills since this development would be like Whispering Hills? **PZD Miller** said yes, because this development depends on the success of Whispering Hills. If that development does not happen, this developer would have to bring all the money to the table to build the roads through Whispering Hills. They still have to work with them one way or another. **Commissioner Burry** wanted to know if there were substantial differences in requirements because they approved Whispering Hills about three to four years ago. He wanted to make sure that we got everything. **PZD Miller** responded this development would be very complimentary. This development would have one hundred-foot lots and the Whispering Hills development would have a few along Number Two Road. This development includes a bigger buffer, and it has some really nice architectural designs. **Commissioner Connell** questioned if the

present zoning in the county was agriculture, and under the current zoning how many houses would they be able to have? **PZD Miller** replied that under the county, agriculture would be one unit per five acres. **Commissioner Connell** clarified that if this was developed in the county, they would get sixty-eight homes. **PZD Miller** agreed. **Commissioner Connell** continued to say the applicant is asking for eight hundred and twenty-five homes. That is a difference of seven hundred and fifty-seven units. **PZD Miller** concurred. **Commissioner Connell** pointed out that there was a huge difference in the number of units. **Mayor Reisman** mentioned that they have had discussions about adding irrigation to the fountains and ponds in PUD's. He wanted to verify if that would be added to this PUD. **PZD Miller** agreed. That was something they had spoken about, and they constructed this PUD from the Whispering Hills development. He will make sure to add the requirement for sprinklers in wet ponds. At this time, they do not know whether they will be wet or dry, but they will make sure it is added. **Commissioner Pederson** said he liked the one-hundred foot buffer. He did not care if there was a fence or not. **Mayor Reisman** asked for public comments.

Mario Nappa of 27548 Stony Brook Drive commended the developer for working with the community to keep traffic off of Number Two Road, since Number Two Road cannot handle it. He did not have the numbers in front of him, but there are about ten thousand homes dumping on to US 27 between the Turnpike entrance at US 27 and CR 48. If they count all the roads that will be impacted by The Villages and the new developments on CR 48, that will add another six to seven thousand homes. Now is the time to approach the MPO and the state about widening US 27. It needs to be six lanes, not four. It is six lanes in Clermont, and six lanes in Fruitland Park and Lady Lake. He knows it will be painful coming through Leesburg, especially at Main Street and Dixie Avenue, so now is the time to take action. Maybe Commissioner Burry could approach the MPO too. However, he will address this at their next public meeting. We cannot have all these homes going in with US 27 remaining the way it is because it will be bottle-necked. **Mayor Reisman** asked if there were any other comments from the commission and the public. There were none.

2. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 337.15 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located west of Number Two Road and north of Busby Road, lying in Sections 19 and 30, Township 25 South, Range 20 East, Lake County, Florida; and providing an effective date. (Silver Springs LSCP)

Commissioner Pederson made a motion to transmit the documents to the reviewing agencies, and Commissioner Burry seconded the motion.

Commissioner Connell stated this development would have a lot of units. It would be way greater than what they could get if they were to develop in the county. There is a huge difference between sixty homes and eight hundred homes. This proposal should be turned down right now. It should not be submitted to the state. **Mayor Reisman** asked if there were any other comments from the commission. There were none.

The roll call vote was:

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

Four years, one day, the Commission approved the motion.

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 337.15 +/- acres from Lake County A (Agriculture) and CFD (Community Facility District) to City of Leesburg PUD (Planned Unit Development) to allow for 825 single-family residences, with accompanying amenities, for a property generally located west of Number Two Road and north of Busby Road, lying in Sections 19 and 30, Township 25 South, Range 20 East, Lake County, Florida; and providing an effective date. (Silver Springs PUD)**

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 mentioned at the last meeting the commission approved some leeway in order for the Blurock closing that covered property located across the street from the airport. It looks like it will be wrapped up by the end of the week. The last document was recorded at the tail end of last week, so his office will be in touch to get the closing documents signed by the mayor.

9. CITY MANAGER ITEMS:

CM Minner had no items to address.

10. ROLL CALL:

Commissioner Pederson had no items to address.

Commissioner Berry commented that she was excited about the initiative to amend the future land use map of the comprehensive plan, and the impacts it will have on districts one, four and five. She gave kudos to the Martin Luther King group for another successful parade as well as the owner of Artist with a Purpose for the Soulfest activities that was held after the event on Saturday. They had a very nice turnout. Last, she attended the grand opening of the Melon Patch Theater on Friday night. It was a great night, it was very comical. She recommended that everyone go see it and support it. She was looking forward to seeing other plays.

Commissioner Connell had no comment.

Commissioner Burry said the city manager sent an email out regarding the old Stay and Save hotel located on US 27 near Griffin Road. That has been an on and off again project. It appears that they are proposing apartments upstairs and potential commercial uses downstairs. **CM Minner** agreed. There will be about sixty apartment units with a mix of stuff downstairs. **Commissioner Burry** said he wanted the public to know about this because he received questions about it. Also, on the old Lee School property, he spoke with the city manager, and it was explained that they would be coming back to us soon. **CM Minner** informed the commission that the first reading for the PUD will be held on February 10th, and the second reading will be held on February 24th. **PZD Miller** added there will be no comprehensive plan amendment involved as long as the future land use change for the downtown mixed-use goes through. If that happens, it will go through as a straight zoning. **Commissioner Burry** wanted to clarify that it was already a potential use. **PZD Miller** agreed. Finalizing his comments, **Commissioner Burry** asked for an update on the Venetian Isles project. **CM Minner** stated the commission extended the development bond, which was about two hundred and fifty, to half a million dollars. However, the electric department is making improvements because they are getting ready to build the apartment complex. We are anticipating them going up. At the end of the day, the issue is that the bond will expire, so it will be on their desks again. The way the development order reads between the developer and the electric department is that they were required to build the infrastructure that included the hotel and commercial pad sites. There were supposed to be nine buildings in that commercial PUD. However, in all honesty, he does not think they would meet the requirements of the agreement or the extension unless they started moving faster than The Villages. So, that item will come before them to consider another extension. It may be something they want to scratch and start a new agreement. However, they will cross that bridge when they get there. It was extended back in the summer. **Commissioner Pederson** said he thought they extended that agreement for two years. **CM Minner** agreed. They should have another healthy year on it.

Mayor Reisman said he has received questions regarding growth and development. He wanted to know if the commission as a whole would agree to ask the city manager to create a draft statement on behalf of the commission. That way, they could have a united front in their beliefs. So, when asked, they could present that statement. **Commissioner Connell** stated that would depend on the beliefs, because, obviously, there are different beliefs when it comes to development. So, he would object to it if it appeared that he would be in agreement with some of the stuff that goes on. **Mayor Reisman** mentioned that they should wait to see what the city manager comes up with first. **CM Minner** said this was brought up by a few of the commissioners because they consistently receive media requests about growth, and most of the answers are typically the same. He would be happy to draft a statement and bring it back to the commission for a vote. They may not all agree on it, but a joint statement would need to be reviewed by the commission, and voted on. If they all agree, then that is the statement. If they do not, then there will be varying parts to it. However, they choose to modify it. He would be happy to put something together and bring it back to them at the next meeting. **Commissioner Berry** commented that they could look at the statement after he provides the listing on growth. They could compare Leesburg to other cities and the county. **Commissioner Pederson** pointed out that she was referring to the presentation that will be made next month on growth. **CM Minner** said he would put together a draft statement, but he did not know if it needed to correspond exactly to growth. He would put together that draft statement and get it out to them. He reminded them that they needed to respond back to him individually. If he gets three people to say yes, it will be on the agenda. If they say no, it will not be on the agenda. **Commissioner Burry** commented that he was fine with having a summarization, but all commissioners have a voice and just because someone may not agree with others, that should not be seen as a muzzle or that they just went along with it. Everyone should be able to have their opinion about growth and that is really

important. **Mayor Reisman** pointed out that it could be worded like that in the statement. Moving on to upcoming events, on February 1st we have the Fishers of Men, the North Florida Bass Tournament at Venetian Gardens. On February 8th he hopes to see everyone at the Leesburg Airport from 10 am to 2 pm for the Food Truck Fly-In. There will be food trucks, and anywhere between sixty and eighty different aircraft. He anticipates more showing up for this event. Last, this past Friday, he had the pleasure of attending opening night with Commissioner Berry, Commissioner Burry and the city manager with their spouses at the Melon Patch Theater. It was a great night. He also attended Saturday and Sunday and spoke with people to get their feedback. There was a wide variety of Leesburg residents, surrounding residents and villagers who were all very appreciative that the City invested in the arts. They said they loved The Villages, but they also liked to get out of The Villages. They were excited about coming to Downtown Leesburg. They thought our downtown was phenomenal, and they were excited about everything that was happening.

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 Burry and a second by Commissioner Pederson, the meeting adjourned at 7:03 p.m.