AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, MARCH 24, 2025 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, March 24, 2025, at Leesburg City Hall. Mayor Reisman called the meeting to order at 5:30 p.m. with the following members present:

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

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

INVOCATION

Mayor Reisman gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

Before moving into presentations, Mayor Reisman informed the public that agenda items 6.A.1, 6.A.2, and 6.A.3 (Leatherleaf) would not be heard tonight. It will be opened and tabled for the April 14th City Commission meeting. **Commissioner Connell** asked, since this item was being pulled, could the people present speak to it during public comments. **Mayor Reisman** indicated that they do have the right to speak during public comments.

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. Leesburg Heritage Society - Leesburg History Museum

Daniel Di Venanzo of Jacob P. Smith Building Company said he was contacted a couple of years ago with regard to the Leesburg Heritage Museum. They contacted him to discuss renovations to the property. He handed out two sheets to the commission that provided background and a list of references for projects he has done, including Beacon College, City of Umatilla, and the City of Eustis. Of course, there are numerous others, but these projects were public, or institutional. He figured these references would be more valuable to the city.

With this project, the intent is to add approximately one thousand square feet to the existing building. It will include a new elevator to make the building ADA-compliant. It will have restrooms as well as a staircase. The numbers he provided are actual bid numbers that include hard numbers for the elevator because he wanted the commission to have a realistic idea about what this project would cost. Once the building is completed, it will be right at 5,000 square feet and the total cost of the project comes to just under $200 per square foot. The entire scope of the project is about $200 per square foot for a complete renovation of the interior of the building. Everything will be removed except for the floor. They would provide a completely new plumbing system, new wiring system, a new air conditioning system as well as install an elevator. Currently, the building only has one second floor means of egress, and they will add a second means of egress on the second floor. The building will have new restrooms on both the first and second floors. The museum intends to use and occupy the first floor of the building and the second floor is intended to be used by the public for rentals or special occasions, whatever the city deems fit. They will provide a reuse kitchen along with a storage area to make the room more accommodating. That way, they could set up classroom style or hold an event like a reception where they can serve meals. Again, the kitchen will be reuse, which means food will be brought by a vendor or a caterer and then served from there. In a nutshell, the building is pretty spectacular in its overall design. He was not sure if the city has looked at it lately, but it really does have good architectural aspects. The building is solidly constructed. If it was not, it would not be worthwhile to update. Also, with the location of the building being on a side street, we have the adjacent parking lot which provides a great benefit for this use. Overall, this would be a beneficial project for the city, but he knows everything is about dollars and cents. He is very experienced in historical restoration in downtown communities. He has extensive references, and is recommended by Dr. Hagerty from Beacon College. It is always good to have someone who has worked in this business and these types of projects. This is his forte and his company has been in business for thirty-one years. His company is all about restoration, but they also construct larger custom homes. However, he has basically worked in urban settings and has done historical restorations of existing buildings, which puts him in a unique category. He has personally job-costed every job he has ever done. He is on site every day with his guys. He handles every piece of lumber that comes in and out of his jobs. He is not the type of guy to just drive up and drop off a load. He is there and he does what is needed. This would be a tight work site, because of dumpsters and other things involved. He likes to see what is being done because he wants the biggest bang for the buck. Again, this is an incredible structure, and we want to restore it to its original exterior facade. It is not far off and the addition to be constructed on the parking lot side would be a reflection of the facade. It would clearly mirror what was there originally before it was blocked over and stuccoed. This is a unique opportunity, and the city would only end up paying about $200 per square foot, which includes the ADA elevator. He has a lot of fun doing this. He has three more projects to do for Beacon, and a number of other projects. The city would normally make a request for proposals (RFP), but the museum has already paid for some boilerplate-type drawings and a very particular scope of work. He assumed the historical museum would pass that information on if it were approved. This will undoubtedly take at least a month to a year before it comes into fruition unless the city decides to pull the trigger earlier. They now have a number from the get-go on the architectural documents, which he bid out at $15,000. They are engineered documents that include floor plans, some elevation plans and a very specific written scope of work. In his experience, that is when you get widely diverse costs for proposals, because the scope of work is not spelled out clearly. **Mayor Reisman** thanked him for his presentation. He asked if there were any questions from the commission.

Commissioner Pederson said he has always been pro downtown, and he would support the project. However, with the kitchen equipment, it seems like every building we build includes a kitchen. He wanted to throw that out for discussion purposes. With the elevator, he heard they were only occupying the first floor, so do we really need to have an elevator? **Mr. Di Venanzo** pointed out if they were to utilize the second floor, they would have to have an elevator because it is an ADA requirement. With the kitchen, he was very specific about it being a reuse kitchen. There will be no hood assembly involved. The food will be brought in and then served. **Commissioner Pederson** appreciated the clarification on both the kitchen and the elevator. **Commissioner Connell** stated he spoke with Mr. O'Kelley from the planning commission about this, and it did not seem like he was a big fan of it. He brought it up to him because it seemed like a lot of money. We are talking about a million-dollar project and it does not include overtures. We have a building located right across the street, the old Partnership/Center of the Arts building. It is much larger and there is no second floor, so we would not have a vertical accessibility issue. Yes, it does need some TLC, but that would cost about $150,000 tops. Why not just move the museum across the street, because we would save about $800,000. Then we could decide what to do with the museum building and whether we should sell it. If we did, we may be able to get back what we put into the Center of the Arts building. They could move across the street and have a building twice the size and if we sold the museum building it might be a wash and not cost the city anything. However, this particular scenario would cost the city a million dollars, so he does not want to get too far in the process, but he does not know how the rest of the commission feels. It would be a good idea to move them across the street, because it would save the city a million dollars. **Commissioner Pederson** pointed out that we already have the parking lot in the design phase. Thank goodness we do, because we kicked that can down the road three years in a row. Parking has been a focus of his in the downtown, and it has been a focus of the downtown businesses for twenty-five years. The design for the parking lot is already underway, and it should be coming back before them soon to bid on construction. He surely hoped they would not derail the parking lot, because it would be great for the downtown in the long term. Plus, down the road he could see that parking lot turning into a multi-story parking garage. He had to chime in on the parking lot because he had been vocal about it for years. **Commissioner Connell** stated we have parking there already and the only additional parking we would get would be in the footprint of the building, which he wants torn down. **Commissioner Pederson** said that was not completely accurate because we are closing and vacating Fifth Street, and we will encroach on the gas property up to the big line underneath the concrete pad. We will pick up quite a bit of parking spaces. This is a great location for parking in the heart of downtown. **CM Minner** noted the concept is what we should do with the historic museum, and it could be considered during the FY 26 budget process which starts at an agnosium this summer in July. He sees this project fitting into the grander scheme, and they can use DST monies to finance the improvements. However, Commissioner Connell has brought up some other options, so we should delay this discussion until budget time. If they want to have more discussion about different options, this item could be agendaized. Remember, this was just a presentation from the historical society to get the commission thinking. Obviously, they are petitioning the commission to remodel the historic museum and the estimate provided is a pretty good estimate of one million bucks. That is a pretty good budget number to work with. If the commission wants to talk about different options, it could be agendaized. As far as parking numbers go, Blake Drury of GAI Consultants should be back within the next thirty to sixty days with some concepts. Using rough numbers from memory, we have about seventy-five parking spots in existence now and the minimum increase after knocking down the old partnership building would add another seventy-five spaces. Parking spaces would jump from seventy-five to about one hundred and fifty. However, there are other options, and we still need to work with Life Stream to see if we could use the property on the other side of Sixth Street. If so, we may be able to get up to two hundred parking spots. That would be a jump of about one hundred and twenty-five parking spots. In the report provided by GAI back in December, the deficiency was somewhere around two hundred. If we follow Commissioner Connell's suggestion of moving the historical society to the partnership building, then we still have the historic building to consider. Do we sell or demolish it? He threw out a third option that was brought to him today by the public works director and the library director and that was to build an addition to the library and relocate it there. He did not know if that would save any money as far as the million dollars goes, but there are a lot of things to talk about. They can put it on an agenda for discussion, or it can be discussed during the budget process. **Commissioner Pederson** commented that in an effort to get the votes and cut some costs, we are adding one thousand square feet. From the audience, **Mr. Di Venanzo** stated it would be two thousand square feet because it would be a two-story addition. Also, the addition does not in any way take away from the existing parking lot. **Commissioner Pederson** wanted to know if there was a way to put in an elevator so they could use the upstairs now. He thought the building was large enough, but they are saying it was not. **Mr. Di Venanzo** responded that because of the public restroom requirement, they could not redesign the entire interior of the building. There are ADA requirements for restrooms on the first and second floors depending on occupant load. Also, because there are two floors and because the elevator is not considered a second means of egress. They have to create a second means of egress because it is a commercial application and there are a lot of considerations. After measuring and evaluating the building while trying to keep the space functional, with the current parking and space on the left side of the building, it lent itself to making a two-story addition. At Beacon College, he built an elevator shaft and put in an elevator inside the existing building. It was a tough job because there was a lot of shearing up and expenses. If they added an elevator to the outside of the building, it would have to be a rated shaft. They could always put in an outside staircase, but that may not be in their best interest due to esthetics on the side of the building. There are strong architectural characteristics, and they want to keep it clean, simple, without a lot of embellishments. Also, it would be hard to see that building torn down. He would be more interested in buying it before seeing it torn down. **Commissioner Pederson** said in summary he does not want to see this building knocked down. He was only throwing that out for discussion to keep costs down and to get it across the finish line. He was not sure about the upstairs because he heard they would not use it. He thought there could be a way of leveraging the existing footprint. **Mayor Reisman** asked if a commissioner wanted this agendaized. **Commissioner Connell** said with a potential million-dollar savings, it would be worthwhile to have it put on an agenda. **Mayor Reisman** indicated that they would move forward with that. **Commissioner Burry** stated he would like to see better numbers on the value of the current building, what the remodeled building would be worth, and how much it would cost to remodel the partnership building. He would like to see all the moving parts. That way they know what kind of money they are talking about. **Mayor Reisman** added that he would like to see numbers from the museum for the last five years that show the number of participants that have come in and out. **Mr. Di Venanzo** said they would provide that. **CM Minner** stated he would get that information and provide it to the commission.

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!

D'Mani Nettles of 1081 Bradford Ridge, Leesburg, said he was the head assistant coach of the basketball program at Leesburg High School for both boys and girls. The boys currently hold a record of 17-8. They are district and regional champions. They made it to the final four, but unfortunately, lost in the third overtime to Ponte Vedra. It was a sad loss, but they stood together as a team. They were there to thank the commission for all the support given both financially and physically.

Mario Nappa of Stony Brook Drive, Leesburg, said he would reserve his comments about the Leatherleaf annexation until April 14th. However, he wanted some clarification regarding the wording in all the new PUDs. About a month ago, he asked the planning and zoning director the same question, and he did not receive a response. More specifically, he was seeking clarification on the sunset clause which states zoning would revert to the original designation if substantial commencement has not begun. It indicated that it would trigger a reversion, but the term substantial commencement was unclear. Does this mean a few workers standing around a hole with shovels qualifies or does it require more tangible progress, such as installation of infrastructure, roads or utilities? If this term is not clearly defined, the clause becomes ambiguous and potentially meaningless and the developer could keep kicking the can down the road. He would like some clarification. **Mayor Reisman** directed him to speak with the planning and zoning director. **CM Minner** pointed out that he was referring to the section of the code that speaks to the commencement date and substantial commencement. **CA Watson** said he was not sure of the section either. **CM Minner** continued to say he was not an attorney, but the city attorney, planning and zoning director, as well as the public works director have talked about this, so it does bear some conversation, especially in light of the number of people present. The approval of a PUD is not a final development order. Obviously, the language in the PUDs may have some conflict. However, the final development order pursuant to Section 25.745 or 25.755 starts to define what a final development order is. A final development order is the culmination of several things, such as land clearing, permits, construction permits, and more specifically, the platting of a subdivision. Once the platting of a subdivision is done, in his opinion, that is the groundwork to say that the subdivision or PUD has now become final. According to the code, that subdivision then goes into another series of time clocks where they need to develop or lose capacity. That is an important question, so it needs some clarification. Again, he was not an attorney, but the way our PUDs function now is fine. Could it be clearer? Yes. Do we have legal issues? No. So, the final answer to that question is that a PUD is not final until it gets to a stage where it gets the development order, and that step consists of several things, but mostly the final plat. That subdivision now has an entitlement of two years beyond the sunset of the PUD, and they are entitled to water and sewer. With the 40,000 units on the books, there are not many finalized. There are not many that have encumbered an entitlement to water and sewer.

Shaun Wethington of 419 Hanging Place, The Villages, said she was the president of the Lake Sumter and Marion County section of the National Council of Negro Women, Incorporated (NCNW). She was invited by Commissioner Berry to introduce her organization to the City of Leesburg. The National Council of Negro Women, Incorporated is a 501c3 organization. This is a new area, but the organization is not new to the State of Florida. It was founded by Dr. Mary McLeod Bethune in 1935. She was the founder of Bethune-Cookman College, which is now known as Bethune-Cookman University. That was her alma mater. She was an educator, activist and civic leader and her legacy lives on as there are over two million women and men supporters nationally and internationally who carry out her mission. She has been a member of the Central Florida NCNW for seven years, but she has now moved back to this area. She had visited some other clubs, but she wanted to do more in order to reach further into the community. She asked the state president if she could start a new section of NCNW since there was no section in this area and her request was granted. She went through a nine-month process, and they were officially approved and chartered by the membership board in Washington, DC on June 24, 2024. Her mission is to lead, advocate for and empower women of African descent, their families and communities. The NCNW promotes and recognizes leadership among women of color, to champion civil and human rights, reduce health disparities, celebrate and strengthen the American family. They also reach out to women in need who are in Africa and around the world. The NCNW has been involved in Lake, Sumter and Marion Counties. However, she was specifically speaking of Lake County. They are involved in voter education, the sophisticated gentlemen's golf tournament, local churches and health fairs. They also work with the Lake County Health Department to make sure the community has been vaccinated for the flu. They work with medical professionals, especially Visavee, which is an urgent care center and physician's office. The doctor there is phenomenal. He helps them a lot by making sure we educate our community. She joined the Leesburg Chamber of Commerce to make sure she gets the right direction, guidance and understanding so she can educate and work with the community. She participated in the Leesburg Soulfest parade as a vendor, and she walked in the parade. She also participated in the Eustis Heritage Parade, and she partnered with the Kids Head Start. It was previously known as Episcopal Head Start. She met with the manager, Diana Williams, and she explained how they were funded, but they still needed assistance. She explained that she has helped in their front yard/garden area, and she takes supplies there because they are in need of diapers and supplies. Again, she was willing to work with the community in any way possible.

Elise Dennison of Legacy Leesburg said she wanted to talk about growth in Leesburg because it is starting to look like the commission is doing a disservice to the people of Leesburg. The commission does not have to accept every single annexation request that comes in. They are not coming to Leesburg because they want to. They are coming to Leesburg because they can put more houses on the property compared to what the county allows. The roads are getting more dangerous and that does not mean just overcrowded; they are becoming dangerous. In regard to the police. If you looked at the newspaper from this past weekend, it said there were over thirty shootings, stabbings and drug-related incidents. Now, let's not forget car accidents because they are constant. What is being done to address this, because it feels as though we are on our own? It now takes forty-five minutes to get from Legacy to Downtown Leesburg and that is a tad ridiculous. Are we really going to accept all the annexations/developments that come in? We have seen an increase in the population, going from 25,000 to 35,000. If we do not slow down, we will see 50,000 people shortly. Again, what is being done about the roads? If the houses that are coming in are not all fifty-five plus, we will have families with kids, and they will need jobs. What happened to the business development person that was brought in from Branson, because that person was bringing businesses to Leesburg? She does not see that happening anymore. If we do not have businesses, the people that move here will have to drive to Orlando or Ocala, so they will be using the roads to get to jobs. She asked the commission to think about what they are doing and to address the problems we already have. We will need more schools built, along with more police officers. Negative things will happen in Leesburg and, right now, it does not look good. Please reconsider because it is getting to be too much. Yes, when she was mayor she approved some of the homes, but they at least thought about the water situation. They worked on the roads, increased the police department and made sure there were enough classrooms for the kids.

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.8 - Execute a Third Post Closing Occupancy Extension Agreement between the City of Leesburg and Dance Dynamix, LLC;
5.C.9 - Authorizing the Approval of a First Amendment to the Commercial Lease Agreement between the City of Leesburg and the Leesburg Arts Festival, Inc., modifying paragraph 2 - Term;
5.C.10 - Expressing the City Commission's Opposition to proposed State Legislation that seeks to prohibit a Municipal Corporation's ability to collect revenue and transfer revenue, which ultimately provides utility service, public safety services and redevelopment endeavors.

Commissioner Pederson moved to adopt the Consent Agenda except for 5.C.8, 5.C.9, and 5.C.10, and Commissioner Burry seconded the motion.

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held March 10, 2025

B. PURCHASING ITEMS:

1. None

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute Public Transportation Grant Agreement 438449-2-94-01, between the City of Leesburg and the State of Florida Department of Transportation, for the construction of a multi-unit hangar building at the Leesburg International Airport; and providing an effective date.

ADOPTED RESOLUTION 11,997

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Bellaviva at Whispering Hills, LLC, regarding natural gas service to the development known as Whispering Hills - Phase 1A; and providing an effective date.

ADOPTED RESOLUTION 11,998

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Second Amendment to Gas Service Agreement between the City of Leesburg and Garden Street Communities Southeast, LLC, and Aggarwal & Gupta Family Foundation,

Inc. to terminate installation of natural gas infrastructure in the development known as Arbor Park; and providing an effective date.

ADOPTED RESOLUTION 11,999

4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing Paul Austin as the City of Leesburg's Alternate Representative on the Florida Gas Utility Board of Directors; and providing an effective date.**

ADOPTED RESOLUTION 12,000

5. **Resolution of the City Commission of the City of Leesburg, Florida approving the evaluation committee rankings and authorizing City staff to enter into contract negotiations beginning with the top-ranked firm, Forefront Architecture & Engineering, LLC, for Professional Services - Architectural & Engineering Design Services for the City of Leesburg Gas Department Operations Center; and providing an effective date.**

ADOPTED RESOLUTION 12,001

6. **Resolution of the City Commission of the City of Leesburg, Florida establishing the venue area for the Annual Leesburg Bikefest event, taking place April 25-27, 2025; and providing an effective date.**

ADOPTED RESOLUTION 12,002

7. **Resolution of the City Commission of the City of Leeburg, Florida authorizing a Highway Maintenance Agreement with FDOT for maintenance of US 441 and US 27 right of way in Leesburg; and providing an effective date.**

ADOPTED RESOLUTION 12,003

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

ADOPTED RESOLUTION 12,004

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

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

Mayor Reisman requested comments from the Commission and the audience.

Mayor Reisman said he pulled this so he could go on the record and say this would be the third extension for this company. We had a plan when we bought the Tropic and this keeps prolonging it. They will now potentially have until December to move out. He knows construction seems to go long, and she may be back here again asking for another extension. He would like to stay with the existing plan. He had asked the city manager about swapping the Arts Center and Dance Dynamix around so they would be in each perspective building so they could continue moving forward. However, he did not know if the commission was open to any further discussion. We need to have the Arts Center and Melon Patch in the Tropic building. **CM Minner** said ultimately it is up to the commission, but the purpose of this resolution was to push back the deadline for Dance Dynamix. He has spoken with Dance Dynamix, the Arts Center, the Melon Patch and city staff, so all parties involved have had direct discussions. The goal is to move the Arts Center to the Tropic building and demolish or move to demolish the old partnership building. That building is currently occupied by the Arts Center and the Special Events Division and until we are in a situation where we can demolish that building, we still have some flexibility. Also, demolishing that building has not been officially voted on by the commission. Now, what is holding that up? It is the design and the concept of the parking lot, but what started all this was the gas department move. We have been trying to shuffle the deck on all these buildings. Long story short, the gas department was on tonight's agenda, and the commission just approved the ranking of the architect. That puts us in a position to start hunkering down and working on the gas department's relocation concept. If we can get the gas department out of that facility by the end of the year, we will be concurrently working on the parking plan. Once the gas department has moved, they can relocate the special events department to Sixth Street. However, we still need to accommodate the different entities. He knows this is an inconvenience for the Arts Center, and Amanda McLea, the president, is in attendance, but through conversation with her, the concept, from his perspective, is that the Arts would love to move, but they understand there are a million irons in the fire. So, the delay until December was not a big deal. It was not preferred, but it was workable. Again, all entities: Dance Dynamix, Melon Patch, and the Arts Center, are working together on this concept. He believes by the end of the year the rubber will hit the road. He also mentioned that Commissioner Berry emailed him. She corresponded with him and the city attorney about her concerns, which were similar to the mayor's. In their private conversations, she wrote back and expressed that she was okay with the concept as long as it did not go beyond December. Now, this agenda item corresponds with the next one. You can approve both or not approve both, but they do work together. With the Arts Center, we will need to amend that agreement to be effective January 1st instead of June 1st. From his perspective, it was quite a concept. He approached Dance Dynamix about flip-flopping the Arts Center to the Tropic and Dance Dynamix to the old Partnership building, but that concept was rejected by Dance Dynamix because the facility would not function for dancing due to the floors, mirrors and chairs. He did not push it further, because December would be the deadline for moving. **Mayor Reisman** said he respects everyone's comments, but we made a decision, and we keep prolonging it. **Commissioner Connell** commented that this came up a month or two ago when Dance Dynamix came in and applied for one of the grant programs. They were awarded that grant, even though he was not in favor of it, and his decision had nothing to do with Dance Dynamix. He did not agree with the program because it did not have enough hooks in it. However, he did not realize until today that they did not even own the building. He had a conversation with the city manager, and he assured him that they would not get any money until they had ownership. So again, the commission put the cart in front of the horse. He did not know what the holdup was for them purchasing the building, but he would have thought they would have already owned it before coming in and asking for a quarter of a million dollars. That is definitely food for thought if they ever decided to renew that program. There needs to be more hooks put in, and the applicants should be required to own the building before coming in and making an application.

Amanda McLea, President of the Center for the Arts, said she has been working with the city manager on this, and they are in support of the extension to help a local business. However, if there are any further delays past January, that would put a hindrance to their programming. All the programs they do are exhibitions, so if they come to her in November and ask for another six months, the Arts Center will suffer. They will not be able to have exhibitions and programming will be delayed and greatly impacted. It could also impact the Arts Festival. However, she worked with the city manager on the process, and they were willing to assist. The city is doing a great service to the Arts Center, and they are thankful for the continued support. The Arts Festival brought in about 5,000 people to the downtown. She thanked the special events division for the geofencing and she appreciated the continued support. **Mayor Reisman** asked if there was any other discussion. **Commissioner Burry** said he was in favor of going through December 31st. It is important to keep Dance Dynamix in the downtown because a lot of businesses profit from those folks. It does make sense and if the Arts Center is willing to go along with it, he is all for it. **Mayor Reisman** indicated that if this is approved, the understanding is that this will not go past December 31st. **Commissioner Burry** agreed. **Commissioner Pederson** also agreed, and thanked Amanda McLea for her flexibility.

The roll call vote was:

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

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

9. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Approval of a First Amendment to the Commercial Lease Agreement between the City of Leesburg and The Leesburg Arts Festival, Inc. modifying paragraph 2 - Term; and providing an effective date.

ADOPTED RESOLUTION 12,005

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

Commissioner Pederson made a motion to adopt the resolution 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 Connell	Yes
Commissioner Burry	Yes
Mayor Reisman	Yes

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

10. Resolution of the City Commission of the City of Leesburg, Florida, expressing the City Commission's Opposition to proposed State Legislation

that seeks to prohibit a Municipal Corporation's ability to collect revenue and transfer revenue, which ultimately provides utility service, public safety services and redevelopment endeavors; and providing an effective date.

ADOPTED RESOLUTIONS 12,006 *(HB 991/SB 1242)* and 12,008 *(HB 1523/SB 432)*

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

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Burry said he pulled this item, so the city manager could provide an explanation. **CM Minner** explained that there are a lot of things in this one omnibus beautiful resolution. It jointly expresses opposition to HB 991/SB 1242, where the House is recommending the elimination of community redevelopment agencies. This bill would make all community redevelopment agencies in the state sunset effective October 1, 2025. The sunset has a provision that says new projects or existing projects cannot be renewed. However, debt is allowed to stay until it retires or 2045. Essentially, the legislature is saying no more CRAs and the only thing that the incremental revenue can cover is existing debt obligations through their sunset or 2045.

The second bill is HB 1523, relating to utility services. The city has done an extensive amount of work to prepare for this legislation, and this is the third year that we are dealing with it. However, this bill is a bit different from past ones, because it is not completely centered on electric services. However, our transfer house is in superb shape. This bill caps all enterprise transfers at 10%, which is where we are at. So, this would affect us, because we are still optimistic that the gas fund will be an enterprise engine for us and that would exceed 10%, but this bill would stop that. This bill puts a cap on outside customer rates for water and sewer service. Whereas, right now, we charge a 25% surcharge, and between both funds, it generates between $2 and $3 million dollars. So, should this bill pass, he will be back this summer during the budget process, smoothing out the differential rates and spreading that cost over because it will have an impact on FY 26.

There is a third bill he wanted to bring to their attention. It is SB 432, and that bill deals with abolishing special assessments, and it also has a house companion. However, the writing is a little odd at this stage, but it specifically mentions political subdivisions, and that is the county. This bill would take away the political subdivision or the county's right to charge special assessments. He gathered that the state legislature must have forgotten about municipal corporations, so they will be back at us next year. He recommended opposing this bill too, because somewhere in the writing of that bill, or at least with the interpretation of this bill, municipal corporations will be tagged to it. This bill has significant interest because it deals with special assessments, and we have the fire assessment. However, the county has two or three special assessments that include a special fire assessment for unincorporated residents, and a solid waste special assessment for landfills. If we lost special assessments, that would be significant, because we would lose the right to special assessments. We would no longer be allowed to collect fire assessment fees, which bring in about $2 million dollars annually. If we lost that fire assessment fee, we would have to go back to general fund revenues to pay for the fire department. If this passes and becomes effective, it would definitely affect municipal corporations. We would then be looking at a deficit of a couple million dollars. All three bills have significance and when voting, remember this resolution covers all three bills. If someone is not in agreement, they may want to divide and vote on them separately. They can amend and vote on each bill separately or vote on them as presented in omnibus fashion.

Commissioner Connell stated he would like to vote on each one separately. In the resolution, there are three different bills, so they should make three different resolutions or show the votes on the resolution. He would also like to have more discussion on one of the bills. **CM Minner** pointed out that the language of the resolution would remain the same, but they would renumber them based on the vote. It would change to say that whereas HB 991 eliminates community development agencies, which would have a negative impact on redevelopment efforts. We would then say whereas HB 523 would cause the city to increase water and sewer fees, and whereas SB 432 would take away the city's ability to collect special assessments for fire services. That is how it would read with the three different votes. **Commissioner Pederson** said by eliminating special assessments, all municipalities would likely have to increase their millage rates. **CM Minner** pointed out that if all three bills pass in the form they are written in now, we would be looking at a millage rate increase. Without that being a scare tactic, these three bills really strike at core revenues for municipal corporations. **Mayor Reisman** said following up on Commissioner Connell request, do we need to make three separate votes on each bill? **Commissioner Connell** said he would like individual roll calls because he wants to have further discussions on the CRA bill. **CM Minner** indicated the current motion on the floor is for the omnibus fashion. Once they have discussions on the CRA bill, they can make a motion to split them out. However, they should see where that discussion goes first. **Commissioner Connell** asked the city manager to dig in a little bit more on the CRA bill. They had a lengthy conversation today about CRAs, and everybody is aware of what CRAs do, but through their conversation it appears if CRAs go away it could actually be a tax saving for the city. **CM Minner** stated, in all honesty, he was not sure if it would be that succinct because there are a couple nuances there. However, he would say CRAs are complex, and they have a two-edged sword. Whereas, one side of the sword is good because it specifically helps municipal corporations, because when we created that increment, we doubled down on the increment box. If we generate $100 of redevelopment money in a blighted area that has been identified, that $100 is matched by the county. The county loses money from their general revenues, which are Ad Valorem, so CRAs do not increase taxes, because taxes are taxes, but they earmark a portion of the tax revenue to go into a redevelopment area which is matched by the political subdivision. Now, because CRAs are matched by the political subdivision, they have always been under scrutiny by political subdivisions because counties hate to give up that incremental revenue. On the flip side, which is the bad side of CRAs for the city, we do strip away general revenues from the fund. He would say that is arguable, because Commissioner Connell is of the opinion that we will have more money, but Commissioner Berry or Commissioner Pederson may be of the opinion that it takes away specific earmarked money for the downtown, US Highway 441/27 and Carver Heights. He did not want to opine on whether it takes money away, but it is a double-edged sword and each commissioner is entitled to their own opinion about whether it will affect it or not. However, this legislation clearly sunsets CRAs and stops all programming that includes the facade, sign and landscape grants, the parking project, and home grants. He did not want to say Susan Street, but if we needed more new revenue for that, it would not happen. It would be anything not already planned for before October 1st except for debt. However, one thing that could be controversial with the sunsetting of CRAs is the decree from 1995. That decree ordered the city to create the Downtown CRA and that decree was part of the settlement between the City and the NAACP. The decree stated we had to create a CRA, and we had to create districts for the city. It also said we had to contribute half of the increment from the Downtown CRA to the Leesburg CDC. So, that directive was correct in 1995, but the interpretation in today's terms would be that the half a million dollars that we pay to the CDC is quote-unquote a project. It is not a debt or a banknote, it is a project. The decree goes on to say that the city cannot do anything to sunset the CRA to avoid that payment. However, this is not the city, it is the state legislature changing the rule book. Whether that is arguable or not, that fight would be theirs and/or the city attorney's fight. However, there needs to be more talk about this. They talked a little bit, and they shared the same opinion that the CDC payment is a project, not a debt. Ostensibly, if you mapped out all the general and ad Valorem revenue, we know our taxable value is $3 billion dollars, and the formula we use to calculate property tax revenue is $11.5 to $12 million dollars. So, $2.5 to $3 million dollars is then cut away and divided up into three different CRA boxes, and we are left with about $9.5 million dollars, which is where Commissioner Connell says we will see savings. He did not disagree, and that money would go back into the general fund to spend where the commission deems it necessary. However, he would say, if the special assessment bill happens, we are not going to have extra money because we will still be $1 million in the hole. He did not want to say these are bad bills, but they are bad bills because they will affect how we operate, which will cause us to look at taxes and other revenue sources. We would probably increase user fees effective October 1st and, more specifically, with water and sewer. **Commissioner Pederson** wanted to clarify that really, at the end of the day, the net effect is that we lose 50% to the county and that will hurt us. **CM Minner** agreed. **Commissioner Burry** pointed out that this was just another attempt to take away a city's ability to function as we see fit. He sees a lot of these things, and we have talked about them for the past four years, but they are slowly eroding our ability to make decisions and that is not a good idea. **Commissioner Pederson** agreed. He then asked if we capped utility transfers at 10%, and if electric was at 10%? **CM Minner** responded that the electric transfer is 3%, which represents a 6% franchise fee. We are in really, good shape on the electric transfer. **Commissioner Pederson** said they voted to cap transfers at 6%, which was where he was trying to go with this. **CM Minner** replied yes, and that is in the charter. **Commissioner Pederson** added that we did not do it because we had to be competitive with all the big boys. **CM Minner** mentioned that this bill says 10%, but he did not want to go into all the different angles. This bill has a specific 10% cap on enterprise transfers. **Commissioner Pederson** said he was trying to spin this as a positive for the community. We are under a lot of pressure to be competitive with the electric utilities and the day we are not, we will be bought out and sold. They are attacking us and it is frustrating. **CM Minner** commented that HB 1523 specifically affects us because it takes away surcharge monies. We would have to re-calibrate our rates to collect that. **Commissioner Connell** remarked that, as far as controlling us, it is an act, if you will, of the state legislation, to do away with some government. There is too much government in everybody's lives, and they are trying to scale down government. They need to get rid of all the rules and regulations because the government is in everybody's business too much. Some of these bills are good because we need to get rid of all this stuff. Alot of this is out of control. There are too many rules and regulations, and they are in citizens' daily business. As far as CRAs go, and to be clear about what was said, if CRAs go away, we could get out from underneath the decree and not have to pay half a million dollars every year for life. **CM Minner** replied potentially, yes. **Commissioner Connell** said that is definitely something to think about, because we will save half a million dollars a year and that money does not have to go to any specific CRA. We could spend it any way we wanted in the city. It would not be earmarked for any particular area. It would be a win-win to do away with CRAs. **Commissioner Pederson** wanted to let the Leesburg CDC know that the city would not pull the rug out from under them.

Commissioner Connell made a motion to vote on each bill individually, and Commissioner Burry seconded the motion.

The roll call vote was:

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

Four yeas, no nays, the Commission approved the amendment to have three separate votes.

CM Minner said for the record the resolution would read the same, but this would be a motion to approve a resolution in opposition of HB 991 and SB 1242, the elimination of community development agencies. That would be the first motion.

Commissioner Pederson made a motion to approve the opposition of HB 991 and SB 1242, with respect to the elimination of community development agencies, and Commissioner Burry seconded the motion.

Mayor Reisman asked if there was any further discussion. There was none.

The roll call vote was:

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

Three yeas, one nay, the Commission approved the opposition of HB 991 and SB 1242.

Commissioner Pederson made a motion to approve the opposition of HB 1523, the utility services enterprise transfer bill, and Commissioner Burry seconded the motion.

Mayor Reisman asked if there was any further discussion. There was none.

The roll call vote was:

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

Four yeas, no nays, the Commission approved the opposition of HB 1523, the utility services enterprise transfer bill.

Commissioner Pederson made a motion to approve the opposition of SB 432, abolishing special assessments, and Commissioner Burry seconded the motion.

The roll call vote was:

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

Four yeas, no nays, the Commission approved the opposition of SB 432, abolishing special assessments.

CM Minner explained that in order to make it easier, we will put the vote counts in the resolutions. On HB 1523 and SB 432, he would keep them together in the same form and that would be one resolution. Then, for the CRA bills HB 991 and SB 1242, he would make that a different resolution and put in the vote count of 3-1. That way, Commissioner Connell's no vote will be seen by the legislative delegation.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 77.5 +/- acres; and being generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Leatherleaf ANNX)**

TABLED ORDINANCE

Mayor Reisman asked the city attorney to perform the swearing-in. **CA Watson** asked anyone wishing to speak on second reading item 6.A.6, Silver Springs rezoning or 6.A.9, Wayne Storage rezoning or first reading item 6.B.4, Two Boats Investment rezoning to stand and raise their right hand. He swore them all in.

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

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

Mayor Reisman requested comments from the Commission.

Commissioner Burry made a motion to table this item until April 14th in the city commission chambers at 5:30 pm, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

Four yeas, no nays, the Commission tabled the ordinance to April 14th.

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 real property consisting of approximately 77.5 +/- acres; and being generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leatherleaf LSCP)**

TABLED ORDINANCE

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

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

Mayor Reisman requested comments from the Commission.

Commissioner Burry made a motion to table this item until April 14th at 5:30 p.m. here at City Hall, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

Four yeas, no nays, the Commission tabled the ordinance to April 14th.

3. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 77.5 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for 235 detached single-family residences, 48 paired villas, plus 120,000 square feet of amenities, medical office, office, and retail sales and service, for a property generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leatherleaf PUD)

TABLED ORDINANCE

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

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

Mayor Reisman requested comments from the Commission.

Commissioner Burry made a motion to table this item for April 14th at 5:30 p.m. here in the Commission Chambers, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

Four yeas, no nays, the Commission tabled the ordinance to April 14th.

4. 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)

ADOPTED ORDINANCE 25-13

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

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller said this was an overall proposal for annexation, a large-scale comprehensive plan and a rezoning of 337 +/- acres. It is generally located on the west side of Number Two Road, north of Busby Road and east of the Whispering Hills project. This will allow for a future development of 825 detached single-family residences and associated amenities. The case was forwarded to the Florida Department of Commerce as a large-scale comprehensive plan amendment and there were no comments received and no objections from the state. With regard to the large-scale comprehensive plan, this would change the future land use designation from Lake County Rural to City of Leesburg Estate. On the rezoning, it would amend the current zoning from Lake County Agriculture and Community Facilities District to City of Leesburg Planned Unit Development. Within the Planned Unit Development requirements, the proposal consists of 825 detached single-family residences. There are no other uses permitted within this proposal. The lot sizes include fifty, sixty and one hundred and forty-five feet wide. For these units, the minimum house sizes are 1,700, 1,800, 1,900 and 2,000, depending on the lot size. As the lot size goes up, the minimum house size goes up. There is a minimum 25-foot front setback which allows a full-size pickup truck to be parked without blocking the sidewalk and a minimum of two off-street parking spaces for each unit. Under the design and architectural standards there are facades shown under Exhibit D in the PUD. There is a maximum floor height of two. Dark sky lighting is required, and two trees required in each yard. 35% of the property has to be open space. There is a 25-foot landscape buffer required around the entirety of the property boundaries. There is a 100-foot landscape buffer along Number Two Road and the 25 feet closest to the residential lots should be planted, as seen in the exhibits included in the PUD. There is a split rail or opaque 4-foot plank fence required along Busby Road, so the developer gets a choice. Sidewalks are required throughout the development and the grass cannot be St Augustine. It has to be Bermuda or Bahia, due to water usage. Access to this project will come through the Whispering Hills project. So, Whispering Hills has to go before this project can work. The only thing allowed on Number Two Road will be emergency access. There will be no daily access; it will only be used by emergency vehicles. The main access point is required to be a boulevard-type roadway with a landscape median of at least eight feet in width to allow emergency vehicles to maneuver. There will be signage and decorative entry features that will be five feet in height. It could be stucco, brick, concrete or anything like that. There are recreational requirements which include a requirement of 3.92 minimum acres to be devoted to at least two separate recreation areas. It would be set aside for swimming pools, playgrounds, dog parks, gazebos, that kind of thing. There are walking trails required around all wetlands in the northeast corner of the project. Finally, there is a phasing clause which requires the development to move forward with substantial commencement within four years. If the property has not substantially commenced, it would have an automatic reversion to the RE-1 zoning, meaning they would have to have one acre per unit. The entire development would be on city water and wastewater. No wells or septics are allowed. Tara Tedrow of Lowndes Law was present to represent the case and answer any questions.

Commissioner Connell pointed out that the present zoning was agriculture, so if they were to develop in the county without them going to the county for any type of rezoning, the county would allow one unit per five acres. **PZD Miller** agreed. **Commissioner Connell** continued to say basically, it is sixty-seven units. **PZD Miller** agreed. **Commissioner Connell** then said even if they went to the county and asked for a rezoning from agriculture, the county at best would give them a one-to-one ratio with a 50% open space. **PZD Miller** responded that he could not say that because the county could give them whatever they wanted to. **Commissioner Connell** remarked that according to the information he was getting from the county, that would be the best they would give if they wanted to rezone from agriculture. If it meets their criteria at best, they would give them one-to-one with 50% open space. Instead of one unit to five acres based on their present zoning, they are asking for 2.44 units per acre, so instead of 67 units they are asking for 825 units. He wanted to know how many residential lots are presently approved in the city that have not been developed. **PZD Miller** answered we have over 30,000. **Commissioner Connell** wanted to know if the city really needed another 825 homes. We already have enough lots on the books. Based on our current growth, we have enough on the books to last the next 50 years. We do not need to keep annexing property. The traffic is absolutely horrible when driving through town. They could make the argument that this is all going on US 27, but where is US 27 going? It is going right through the middle of town. It may help CR 48 out, but it does not do anything for the traffic that runs through town. We do not need to annex any more residential property right now. **Mayor Reisman** asked if there were any other comments from the commission. He knows they saw the presentation during the first reading. He wanted to know if the commission wanted to see it again. **Commissioner Connell** replied no.
Mayor Reisman asked for public comments.

Mario Nappa of Stony Brook Drive, Leesburg, commended the developer for meeting with the neighboring residents who were concerned with access to Number Two Road. They withdrew that from their application. However, this development essentially increases the size of Whispering Hills by 28% and can still increase the traffic on Number Two Road. If a resident wants to leave Silver Springs and intends to travel to Yalaha, Howey, Tavares or anywhere northeast. They would make a left out of Silver Springs, then a left onto Whispering Hills Boulevard and take that to Number Two Road rather than use US 27, which would be much longer in time and distance. Although they do not have an entrance directly off of Number Two Road, they can go through Whispering Hills to Number Two Road. In 2022, County Commissioner Sean Parks sent a letter to then-Leesburg Mayor John Christian expressing concerns about the annexation of Whispering Hills and the contiguous Hodges Reserve development. That letter said that the roadway network bordering the properties, excluding US 27, are rural two-lane highways that cannot reasonably accommodate the anticipated traffic to be generated by developments of this size and nature. The funding sources available for the construction of new collector roads and the maintenance of existing roads are insufficient to address all the needs of the county-owned road network. Yet the city commission approved it. There are three factors affecting the funds for new roads and road improvements. The Turnpike expansion, which was mandated by Tallahassee to increase commerce in the state, is draining the road construction and maintenance budget. The increase in EVs and hybrids is reducing the collected gas tax, which is used to fund road projects. Since the pandemic, the cost of building and repairing roads has increased dramatically. As a result of the above, there is a $127 million decrease in funding for 2025 to 2030 road projects statewide. We cannot expect there to be money to save Number Two Road. There are 17,000 homes that have already been approved that will affect traffic on US 27 and there is nothing in the books for that except repaving it north of CR 33. At the February 11th Lake County Commission meeting, there was discussion about the explosive growth in the county and the Chairperson, Leslie Campion, stated most of the growth was from city sprawl and city annexations. She then said, cities are not required to annex just because they receive an application. Cities do not have to say yes to every annexation application received. She used to be the city attorney for Minneola, so she knows her real estate law. The City of Leesburg is not obligated to annex this property and this is another case where annexation is not needed or required. The owners can develop the property with respect to the existing zoning classification. This annexation and PUD should not be approved. **Mayor Reisman** asked if there were any other public comments. There were none. He asked the developer if she had any rebuttal.

Tara Tedrow of Lowndes Law, 215 North Yola Drive, Orlando, said she appreciated the comments received by the public. They held two community meetings where they met with residents. At the January 27th first reading, we did a presentation where we described some of the significant plan changes. One of the major changes made puts a risk to the developers that we are beholden to the timing of an adjacent project, or we would pay the cost of extending roads through an adjacent project if they were not already built. That had to do with removing access to Number Two Road. If this project is developed today in Lake County, it is not all zoned agriculture. In fact, the majority of the project site has Lake County CFD zoning. That CFD zoning is compatible with the existing future land use, which means developments could pull permits today and have legal access to Number Two Road for a range of uses. In fact, there are 268 acres that have CFD zoning, and that could be anything from assisted living facilities, community residential homes, daycares, dorms, family residential homes, schools, nursing homes and professional offices. With the ISR allowable on the property, they could put up to four million square feet of professional office on the property. Again, all access onto Number Two Road. They have taken Number Two Road out of consideration. This project comes in at a density that is comparable from a consistency and compatibility standpoint. It is entirely consistent and compatible with the developments that surround this which have been approved. They have access that would go through Whispering Hills. The conditions in the PUD specifically note that Watson and Busby Roads are emergency access only and no access can be made to Number Two Road. As part of the PUD, any type of development proposed would have to improve access from our site, and it could not go to Number Two Road. There is no access to Number Two Road from Whispering Hills either. They would not route cars through Whispering Hills to Number Two Road, because that development would have gated entry access, and it would only be used for emergency access. There will be no ability to use that access other than in an emergency. She also represented Whispering Hills, so she was very familiar with the site plan and there was no way to get access onto Number Two Road. However, she did appreciate the comment, because it allowed her the opportunity to clarify. Whispering Hills is not a workaround to get through there. This annexation is compliant with Florida Statutory Law, Chapter 171, and it is compliant with the Interlocal Service Boundary Agreement (ISBA) with the county. They would not be able to develop this property without utilities, so we have to annex for the provision of utilities in accordance with the terms of the agreement that has been promulgated with the county. She was not sure what property owners could do with private property rights, which are meaningless if you cannot actually build anything because you cannot get services from a city. They are not asking to annex something that is not contiguous because we are directly contiguous with city boundaries. Currently, they are kind of an enclave because there are city boundaries all around and for the provision of utilities and to develop within the city in accordance with city standards that will be subject to the PUD. The PUD has undergone city professional staff review, and they found this to be consistent and compliant with the land development regulations and the comprehensive plan. In addition, it has undergone review by the planning commission, who gave a recommendation for approval. It went to the state for review after the first hearing, and they are back for a second reading. There have been no changes made since the reviews occurred and they would appreciate an approval tonight. A significant number of plan changes were made and incorporated into the PUD as requested by neighboring property owners, including one-acre lots and architectural design standards that are rural in nature. She would be happy to answer any questions and the whole team is present. **Mayor Reisman** thanked her for her comments. He asked if there were any further comments from the commission. There were none.

The roll call vote was:

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

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

5. 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)

ADOPTED ORDINANCE 25-14

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

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

The roll call vote was:

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

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

6. 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)

ADOPTED ORDINANCE 25-15

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

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Connell made a motion to reduce the zoning to one-to-one. **Mayor Reisman** stated there was a motion made to reduce the zoning. He asked for a second. There was no second. The motion failed. He asked if there were any further comments. There were none.

The roll call vote was:

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

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

7. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 6.52 +/- acres; and being generally located northwest of County Road 44 and south of Hickory Hollow Road, lying in Section 03, 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. (Wayne Storage ANNX)

ADOPTED ORDINANCE 25-16

Commissioner Pederson introduced ordinances 6.A.7, 6.A.8, and 6.A.9 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 said the overall proposal was for annexation, a small-scale comprehensive plan and rezoning of approximately six and a half acres. It is generally located west of CR 44, south of Hickory Hollow and then north and south of Variety Tree Road. The request is for the future development of a self-storage facility. The small-scale comprehensive plan will go from Lake County Rural Transition to City of Leesburg General Commercial. Under the rezoning it would go from Lake County R-6, Urban Residential, Agriculture, and Planned Commercial to City of Leesburg Small Planned Unit Development. Under the PUD requirements, it would be an indoor self-storage facility with some outdoor storage, and an on-site apartment for management. There are purely no other uses permitted within the proposal. There are design and architectural standards which are shown in the exhibits that include dark sky lighting, 35% open space and the city is asking for a fifteen-foot landscape buffer along the entirety of the property and a master landscape plan. There will be no St Augustine grass. It must be Bermuda or

Bahia. The planned main access points are subject to approval by Lake County. All areas which are directly adjacent to residential areas require a solid fence with a minimum of six feet to eight feet in height. Signage is required to meet the sign requirements of the city. In this case, that would be four feet high. Finally, there is the standard phasing or expiration clause. That is the same phasing clause we have in all the newer PUDS that would take this from the SPUD to the RE-1 use. There are representatives here to make a presentation if the commission wants to see it. **Commissioner Burry** wanted to know if these would be three stories. **PZD Miller** replied it would be three stories or thirty-five feet. **Commissioner Burry** asked if all the buildings would be three stories? **PZD Miller** said he would leave that to the applicant to answer.

Donika Oliverio of CHWNV5 wanted to clarify that all buildings will be one story. **Commissioner Burry** indicated that the plan would approve three stories. **Ms. Olivero** pointed out that the SPUD allows that, but the proposed plan is only for one story and that can be changed. **Commissioner Burry** agreed. That needs to be changed if they approve this. **Commissioner Connell** asked about the overall number of units. **Ms. Oliverio** said she was unsure if they had a unit count.

Matthew Bass of 16868 NW 100th Avenue Road, Reddick, Florida, said he did not have the exact layout completed yet, but there would be approximately 654 units. **Commissioner Burry** questioned with regard to the boundaries was the buffer only a 15-foot buffer? **Mr. Bass** replied yes. **Commissioner Burry** asked that in the northwest area where there is a residential home, could they increase those buffers to 25-feet to give the homeowner more room. **PZD Miller** stated that the city staff have no objections to that. However, the applicant would have to shift the site plan. **Ms. Oliverio** asked if they would prefer them to do the presentation so they could go over all this. **Commissioner Burry** answered that would be up to the commissioners, because those were his two issues. **Mr. Bass** pointed out that in the presentation it was revised. Also, on a separate project, they had a similar scenario with concerned neighbors and, as a compromise, they changed the fence to an eight-foot stone wall. So they revised this one to show the masonry eight-foot wall. **Mayor Reisman** asked to see the presentation.

Ms. Oliverio stated there were a couple questions from the first reading, and they incorporated answers into the presentation. For a quick overview, this is a low-intensity transitional non-residential use. The intention is to support growth along the CR 44 corridor. There will be an access easement and roadway pavement improvements on Variety Tree Road, which will help the neighbors to the west. Obviously, this will include connection to City of Leesburg utilities when they become available. With the location, it is just north of CR 44, just past the Orange Bend subdivision, right across the street from Brown's Auto Sales and just down the street from several other RV parks and villages. There are residential areas to the west and commercial uses to the east along CR 44, that include a bank, pizzeria, and a hair salon. There is a water and sewer connection covenant, which is a binding agreement between the property owner and the city utilities that says when water and wastewater are available at the site, they will connect. Referring to a slide, she showed the environmental natural resources assessment, and it confirmed there to be no suitable habitat on the site or any rare species that people might be concerned about. The traffic statement showed this project to have low traffic volumes and the PM peak total trips were fourteen. She noted the CP zoning, which covers over three acres of this site, and it is in the center. It allows for retail, restaurants, offices, medical facilities, and hotels. So, what is currently zoned for by the county would give up to four hundred plus PM peak trips. By choosing this project and allowing them to put together the SPUD, the city is getting a much lower intensity use than what they could get in the county. On the western side, the proposal is for a six-to eight-foot-high opaque fence adjacent to the residential project. They are proposing a faux stone wall. It would be similar to the one they did on a recent project. No matter what, the fence has to be opaque; wood, vinyl, faux stone or concrete. There is a 15-foot-wide perimeter landscape buffer and the buildings would be one-story with a maximum height of eleven to thirteen feet. At the south entrance they have five parking spaces, one office restroom and a gated entry to the storage area. Variety Tree Road will have a thirty-foot-wide easement and pavement that will provide a nicer roadway for residential access to the west. There was a question at the first reading about trees and whether any existing healthy hardwood trees that exist in the buffer area will be preserved as long as they are not impacted by grading. The trees and locations will be determined during the site plan review. There will be new landscaping of native species as required by code. There will be nothing invasive or prohibited. All storm water basins and perimeter buffers will be landscaped, and they meet the 35% open space requirement. This is a low-intensity transitional non-residential use. It is consistent with the land use pattern and character of the surrounding area. It supports current growth along the CR 44 corridor, and it will have low traffic use with fourteen PM peak trips. There is a legal agreement in place to connect to City of Leesburg water and sewer. There will be roadway pavement improvements on Variety Tree Road. There is only one access point at Variety Tree Road because the north is for emergency use only. This project does not impact levels of service for water, sewer, traffic or schools. There are no listed species, critical habitat or hydric soils on the site. There are existing hardwood trees that exist in the buffers and those will be preserved. There are SPUD requirements unique to the site that make sure it is landscaped according to city requirements. The proposed use is for one-story buildings and a gate will be secured and closed at night. This project meets all the requirements in the Florida Statutes for annexation. The planning commission unanimously recommended approval of the project and city staff reviewed it and recommended approval.

Commissioner Connell wanted to know if this was strictly going to be individual mini-warehouses or could someone come in rent a building and turn it into an industrial-type use or a business. **Mr. Bass** responded no. With the specific design and with the structural engineers, he did not see how that would be possible, and it would not meet the standards of the SPUD. **Commissioner Connell** wanted to confirm that no one could go in and rent a half dozen of these warehouses and turn them into a business like a body shop. He wanted to make sure that we were not increasing more traffic on CR 44, and he did not want heavy vehicles coming in and out of there. **PZD Miller** answered no. They could not do that. They can reference SPUD Section 3A that provides for permitted uses, which includes an indoor self-storage facility or an outdoor self-storage facility. It further states that all uses not specifically permitted by Section 3A are considered prohibited. So, based on SPUD alone, that would be illegal. **CA Watson** agreed. **Commissioner Burry** asked about the 8-foot-high opaque fence. It says it is on the north-south section, so what about on the south side adjacent to the residential property owner in the corner? **Ms. Oliverio** responded that the plat shows a dash line that runs the entire western perimeter of the property. It starts at Hickory Hollow Road, and it wraps all the way around the western side down to Variety Tree Road. Also, because that entire area is residential on the western side, that fence will extend and wrap all the way around the western side from Hickory Hollow down to Variety Tree Road. It would all be an opaque fence as listed in the SPUD and the applicants are committed to putting that in. **Commissioner Burry** wanted to know if the landscape buffer was on the inside of the fence? **Ms. Oliverio** answered the landscape buffer would be between the property line and the wall. It would be on the outside of the wall. **Commissioner Burry** continued to say they mentioned several different types of fences. He asked her to go through that one more time. **Ms. Oliverio** said the fence would be opaque, which means it could be wood, vinyl or faux stone. The picture shown is a faux concrete stone. **Commissioner Burry** wanted to know if that was something the commission needed to decide on. **CM Minner** said the commission has historically not liked vinyl or wood. **Ms. Oliverio** stated that the applicant was open to whatever the commission felt was appropriate. **Mayor Reisman** indicated that he would rather see an 8-foot wall versus a 6-foot wall. **Commissioner Burry** agreed. He would also like to see an 8-foot masonry wall along the entire perimeter of the property. **Mr. Bass** said that would be ideal. They would do the 8-foot masonry wall. **Ms. Oliverio** pointed out that they could change and add a condition for that. **CM Minner** said before they execute the SPUD, if the commission approves the vote they need to make those changes. **CA Watson** remarked that they needed to include it to be one story. **Commissioner Burry** added that he was shooting for a 25-foot barrier buffer because that was what a lot of the projects have.

Ms. Oliverio indicated that they would have to change the site plan quite a bit in order to accommodate an additional 10-feet of space on the perimeter. **Commissioner Burry** said with the fence going all the way around and with the 8-foot fence, he could live with the 15-foot buffer. **Commissioner Pederson** said he did not have a strong opinion, but earlier he heard six to eight feet, and he wanted to ask the neighbors their opinion, because he would rather see a 6-foot fence in the buffer over an 8-foot fence. **Mayor Reisman** asked for public comments.

Steve Clark of 9844 Hickory Hollow Road said his property boarded 50% of both the south and east sides. This will significantly change everything for him, both in value and experience, so he appreciates these items coming up. He visited a storage facility at CR 42 and US 441 in Lady Lake, and he took a photo of the stone wall, and it was significantly higher than 8-feet. It was pretty giant. He wants a minimum of 8-feet because 6-feet is not going to cut it. He appreciated the comment about having a 25-foot buffer, because it would help ease the pain of the project. The inconsistencies that were pointed out at the last meeting were very concerning, and what has been suggested to happen does not meet up with what would be approved. He is afraid that somebody will come in and buy the storage facility and change the idea of it. He is afraid they will put boats and RVs there. The plans do not show any room for outside storage, so he does not know why they are approving outside storage. It says all inside, so leave it inside. The same goes with the height of the fence. Why say six to eight, just say eight or whatever it would be. He does not want to leave room for changes after they are approved. **Commissioner Burry** asked about the height of the fence. Would he rather see an eight-foot fence? **Mr. Clark** answered yes. He would like to see a solid stone wall with dark charcoal gray paint on it. **Commissioner Pederson** pointed out that he heard the developer say they would give him the 8-foot fence, but he was trying to help when he offered a six-foot fence. If he wants the eight-foot fence, the developer is okay with it. **Mr. Clark** stated the buildings would be thirteen-feet high, and he did not want to look at that. He would prefer the wall to be 8-feet. **Commissioner Pederson** said he was just trying to help him out. **Mr. Clark** replied that he did not see the point. He wanted to know what he meant by helping him. **Commissioner Pederson** said personally he would rather see a six-foot fence, but if he and the developer agreed to 8-feet, he would be fine with it. **Mr. Clark** said he would rather have most of the buildings blocked from his view, so he would like the 8-foot wall.

Lisa Hayden of 35121 Dennis Road, Leesburg, said she loved the idea of a 25-foot buffer. She knows it would impact the site plan, but it would give them more space around the agricultural land. It seems that 600-plus units is a lot of storage units. There are many storage units available within a three-mile radius. She understands there are other developments coming in over the next few years, but she was confused as to where there is outside RV storage on this plan. **CA Watson** stated it is in the allowed uses, section 3A. **Ms. Hayden** wanted to know if it was possible to strike that. **CA Watson** replied that was not his call. However, it could be stricken from the agreement if the commission so chooses. **Ms. Hayden** said an eight-foot fence with a nice buffer gives a trajectory so they will not see it, but if they have big RVs parked next to the fence they will see it. **CA Watson** indicated that the commission would have to remove it from the agreement. **Ms. Hayden** asked the mayor if that would be possible. **Mayor Riesman** pointed out that another commissioner would need to include that in their motion. He was not able to make a motion. **Ms. Hayden** then asked Commissioner Connell to include that in the motion. **Commissioner Connell** said he could do that.

Ray Hayden of 35121 Dennis Road, Leesburg said this was another request for property on CR 44. If they have been down CR 44 lately, there is a lot going on. Utilities are going in on both sides of the road and there is partial widening of the road. However, it is not enough because the widening that is happening is only at the entrance to the development. They are not widening the road to two lanes on each side with a left turn lane; there are left turn lanes at the entryway to the development. So, traffic is not being relieved on CR 44. He thought this storage facility would be more for the folks at Orange Bend because that was approved and when they are starting to build there. However, there will be a lot of traffic on this road and every single thing that Leesburg annexes is problematic.

Linda James of 9705 Hickory Hollow Road, Leesburg, said she wanted to talk about traffic. There are so many accidents on CR 473 and CR 44. She always hears ambulances and police sirens in the area. She did not know if studies have been done on the number of accidents there are happening. This will cause a lot more potential accidents, especially if people come in with moving vans or big trucks. She would like the commission to look and find out how many accidents occur there, because the traffic is really dangerous. **Mayor Reisman** asked if there were any further comments. There were none.

Commissioner Connell concurred that CR 44 is a very bad road and the traffic is absolutely horrible. It is a two-lane road for the most part, and it is next to impossible to pass on that road unless you pass illegally on a double yellow line or on the shoulder of the road. If you get behind somebody, you are stuck and people get impatient. Even though this is mini-storage and the stats are going to show mini-storage does not attract a tremendous amount of traffic, we are still talking about 600 plus units. That will draw more traffic onto this road, and this road does not need any more traffic for the time being. On top of it being a two-lane road, there is literally nowhere to pass anybody, and it literally runs east and west. This development will add additional traffic and that is not a good idea. If this project were anywhere else in the city that had an adequate road system, he would be all for the annexation. However, we do not need to add to an already existing problem. **Mayor Reisman** asked if there were any further commission comments. There were none.

Commissioner Burry said before he made his amendments he wanted to ask a question. If we amend the PUD to one story only, is the applicant good with that? **Ms. Oliverio** answered yes. **Commissioner Burry** then asked if they amended the PUD to have an 8-foot masonry fence. Were they good with that? **Ms. Oliverio** said yes. **Commissioner Burry** wanted to verify if this was indoor or outdoor because we keep saying indoor and outdoor. **Mr. Bass** said the SPUD currently calls for indoor or outdoor storage. However, the intended use is for it all to be indoor climate-controlled units. However, it does take time to build. They normally build all but two buildings in the first phase. They leave the other two buildings open, because it takes time to fill the units. It normally takes about six months to fill. Once they get close, they will build the last two buildings. It is common to get twelve new renters in one month and six move out, so it takes a significant amount of time before they get there. However, this facility will be completely full within a year, a year and a half. A lot of times in the beginning phase, if it is allowed, they will rent that space for boats and RV storage. However, if that is not allowed, it is not the end of the world. They would just leave it out. Then, in phase two, they will come back and put in the two last buildings. **Commissioner Burry** questioned the two open spaces. Is that the northwest corner, and would it be behind the eight-foot-high opaque fence? **Mr. Bass** responded that sometimes this is not allowed, and it could be stricken down. However, the last two buildings constructed will be in the middle of the project. That is where they would have outside storage. Those buildings would be constructed about eight months to a year later. **Commissioner Burry** asked about the building closest to the residential property. **Mr. Bass** stated it would be a one-story indoor climate-controlled building and the entrance to the buildings would be from the interior of the property. They will be away from the residential property, and there will be an eight-foot stone wall. No RVs will be parked on either side. They would be parked in the middle of the development. The condensers will be by the entrances too, because they want to be good neighbors. Also, the outdoor storage would be temporary. **CA Watson** wanted to know if there would be any indoor lighting visible over the fence? Does the building stay lit during nighttime hours? **Mr. Bass** responded with dark sky lighting and with the way the project was designed, there was no need for any lighting on the backside of the buildings. **CA Watson** clarified that he has seen some storage buildings with inside glass walls and lights are kept on inside the building at night and the light spills out of the building. He wanted to know if that would be done here. He does not want lighting to be visible by the residential neighbors. **Mr. Bass** stated every facility that he has done has a 4070 solid seal door with 5-foot-wide corridors, so that would be non-existent. **Commissioner Connell** said as far as the conditions on the SPUD, he was going to bring that up, but he was waiting until we got to the PUD part to put conditions on. That is if we even get there and if we do not turn down the annexation. **Mr. Bass** said they would provide an easement for all houses on Variety Tree Road. **Mayor Reisman** asked if there were any further comments. There were none.

The roll call vote was:

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

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

8. 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 6.52 +/- acres from Lake County Rural Transition to City of Leesburg General Commercial, for a property generally located northwest of County Road 44 and south of Hickory Hollow Road, lying in Section 03, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Wayne Storage SSCP)

ADOPTED ORDINANCE 25-17

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 was none.

The roll call vote was:

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

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

9. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 6.52 +/- acres from Lake County R-6 (Urban Residential District), A (Agriculture) and CP (Planned Commercial) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a self-storage facility for a property generally located northwest of County Road 44 and south of Hickory Hollow Road, lying in Section 03, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Wayne Storage PUD)

ADOPTED ORDINANCE 25-18

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.

Commissioner Burry made a motion to amend the PUD to say the western border would include an 8-foot masonry fence, that the indoor storage facilities are limited to one story and, should there be any outdoor storage, it needs to be located on the southern half of the property, which is screened by buildings, and Commissioner Pederson seconded the motion.

CM Minner said, just for clarification, when we modify, the intent is to not have outside storage permitted until there are structures that block where the outside storage will be. **Commissioner Connell** commented that he would rather see no outside storage. It would make it simpler, and when we get into screening everything it will become a complicated nightmare. **Commissioner Pederson** stated they should at least give the developer temporary outside storage. He wants this project to be successful, so he would hate to take it away. At least the commission should consider some kind of timeline. **Commissioner Burry** said the point was that when they build this they will need some outside storage to help pay the rent until they can build all the buildings. However, the outside storage area should not occur close to residential homes. It should be screened by the buildings. **Commissioner Connell** pointed out that we could have code enforcement problems with outside storage and screening. One person could say it is visible, and another person says it is not. The problem will become an interpretation problem for code enforcement if it passes. **Commissioner Pederson** said he heard somebody say it would be temporary outside storage. How many years are they looking at? **Mr. Bass** said it would not be more than two years. Normally it is about a year. It would not be the end of the world if it does not happen. The typical boat or RV is much shorter than the building height, and he understands the concern. They would have to have buildings up first because they need to have the first CO signed off on before any storage of boats or RVs can occur. **Commissioner Pederson** thanked him for the answer. He was willing to give two or three years. He was very flexible. **Commissioner Burry** withdrew his last requirement for screening, and as Mr. Bass stated one year is all they would need for outside storage. We can put a limit of one year in the PUD. **CM Minner** indicated that it needs to be written as one year from the first CO issued. **Mr. Bass** wanted to verify if they were allowing outside storage. **CM Minner** stated they would permit outside storage for 365 days after the first CO is issued. **PZD Miller** clarified that it would be allowed for one year after the first CO is issued. **CA Watson** agreed. It would be allowed for one year from the issuance of the first CO. After that outside storage would be terminated.

Mayor Reisman asked Commissioner Burry to clarify and reiterate the amendment to the motion.

Commissioner Burry stated the amendment would be for an 8-foot masonry wall on the western boundary, one-story buildings only. There would be no three stories, and we would allow for outside storage for one year after receiving the CO on the first building. Commissioner Pederson seconded the motion.

Mayor Reisman asked if there were any further comments or discussion. There were none.

The roll call vote was:

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

Three yeas, one nay, the Commission approved the amendment.

Commissioner Pederson made a motion to approve the item as amended, and Commissioner Burry seconded the motion.

Mayor Reisman asked if there were any further comments on the amended motion.

Ray Hayden, 35121 Dennis Road, Leesburg, said he wanted clarification on the outside storage. Would it be one or two years from the first CO? **CA Watson** indicated that it would be 365 days after the first CO is issued.

The roll call vote was:

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

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

B. FIRST READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, establishing new district boundaries based on the American Census Survey produced by the U.S. Census Bureau and other information, in order to create districts which are reasonably compact and roughly equivalent in population; establishing a schedule for the Election of Commissioners from the various new districts; providing a savings clause; repealing conflicting ordinances; and providing an effective date.

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

Mayor Reisman requested comments from the Commission and the audience.

CM Minner said they had already received the big report, but this is the first reading for the new districts, which would be effective for the 2026 election cycle. The second reading of the ordinance would be April 14th.

2. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 1.22 +/- acres; and being generally located east of U.S. Highway 27 and south of Howard Road, lying in Section 2, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that

such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Two Boats Investments ANNX)

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller stated the request was for 1.22 +/- acres. It is generally located east of US 27 and south of Howard Road. It is a very small annexation that would go from Lake County Urban Low Density to City General Commercial and to City C-3. There are no PUD or conditions. It currently has a small parking area and a three-suite office building. It is basically a straight rezoning. Doug Wade, the owner, would like to place a 3,000-square-foot warehouse on it. **Mayor Reisman** asked if there were commission or public comments. There were none. He said this item would lay over until April 28th.

3. **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 1.22 +/- acres from Lake County Urban Low to City of Leesburg General Commercial, for a property generally located east of U.S. Highway 27 and south of Howard Road, lying in Section 02, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Two Boats Investments SSCP)**

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until April 28th.

4. **An Ordinance of the City of Leesburg, Florida, changing the zoning of approximately 1.22 +/- acres from Lake County C-1 (Neighborhood Commercial) to City of Leesburg C-3 (Highway Commercial) to allow for office and warehouse uses, for a property generally located east of U.S. Highway 27 and south of Howard Road, lying in Section 02, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Two Boats Investments RZ)**

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until April 28th.

C. NON-ROUTINE ITEMS

1. **Resolution of the City Commission of the City of Leesburg, Florida**

amending the Fiscal Year 2024-25 budget to appropriate $198,184, to be split equally, between the Water and Wastewater Funds; allowing the creation of Four (4) New Utility Service Technician positions and associated operating expenses for the purpose of meter reading; and providing an effective date.

ADOPTED RESOLUTION 12,007

Commissioner Burry 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.

CM Minner said there was a presentation if the commission wanted to see it. However, he and the new finance director recommend that, because our meter reading contract is expiring at the end of the fiscal year, we shift meter readings for water and sewer back to internal services. The long-term cost will be about the same, and we will have more control. We need an additional expenditure this year to bring in new people, get them trained, and purchase their vehicles, so we are ready to go by October 1st. An approval of the motion will amend the budget and the finance director will endeavor to start the process of bringing on four new utility technicians. **Mayor Reisman** asked if there were any commission or public comments. There were none.

The roll call vote was:

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

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

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 no items to address.

9. CITY MANAGER ITEMS:

CM Minner had no items to address.

10. ROLL CALL:

Commissioner Pederson had no comments this evening.

Commissioner Connell had no further comments.

Commissioner Burry had no comment.

Mayor Reisman wanted to remind everyone about the Leesburg Chamber of Commerce breakfast. It will be held on Thursday, and it starts at 7:00 a.m. Also, on March 29th, we have the Woodland Block Party and on Thursday, April 3rd, we have the Leesburg Fish Fry at the Mote Morris House, which is one of his favorite events. Lastly, on April 9th we will have the groundbreaking ceremony for Susan Street. He hoped to see everyone out there.

11. ADJOURN:

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

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

With a motion by Commissioner Pederson and a second by Commissioner Burry, the meeting adjourned at 7:47 p.m.