

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, MAY 12, 2025 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, May 12, 2025, at Leesburg City Hall. Mayor Reisman called the meeting to order at 5:30 p.m. with the following members present:

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

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

INVOCATION

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

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

2. PROCLAMATIONS:

A. Lupus Awareness Month

Mayor Reisman read a proclamation proclaiming May 2025 as Lupus Awareness Month in the City of Leesburg and echoed the call for increases in public and private sector funding for medical research on lupus, targeted education programs for health professionals, patients and the public, and worldwide recognition of lupus as a significant public health issue. **Paula Mitchell** accepted the proclamation.

B. Water Reuse Week

Mayor Reisman read a proclamation proclaiming May 18-24, 2025, as Water Reuse Week and called upon each citizen and business to help protect our precious water resources by practicing water conservation and the efficient and effective use of reclaimed water. **Chief Plant Operator (CPO) Al Purvis**, accepted the award on behalf of his staff.

3. PRESENTATIONS:

A. **Presentation of the Florida American Water Works Association 2025 Outstanding Class C Water Treatment Plant to the City of Leesburg for the Highland Lakes Water Treatment Facility**

Mayor Reisman explained that we had received the Florida American Water Works Association 2025 Outstanding Class C Water Treatment Facility for the City of Leesburg Highland Lakes Water Treatment Facility.

CPO Purvis accepted the award. He thanked his staff for all their hard work and dedication because without them, we would not be able to win these awards. **Mayor Reisman** agreed. Without our staff, we would not be the city we are today.

B. **Auditor Presentation - Fiscal Year ending September 30, 2024 - by Joel Knopp, CPA**

Joel Knopp of Forvis Mazars, LLP said it was a pleasure to be here. Yes, they are presenting under a different company name this year as opposed to last year, but he is now a partner of Forvis Mazars. MSL CPAs joined Forvis Mazars effective November 1, 2024. This will be the first report issued under Forvis Mazars. He was truly excited to have joined this firm because it is a large national firm which provides a lot of resources to serve clients as well as additional opportunities for employees.

Referring to slides, he said the first one covers the required communications to the governing board, which is the city commission. There was a separate letter provided, but the main thing to point out is there were no audit adjustments identified during the audit. That is an indication of good internal controls over financial reporting and the city has good procedures in place to identify the adjustments needed at the close of the audit period. They received full cooperation from management throughout the audit. As it relates to audit reports, these are seen throughout the document. The first is on pages 14–16. Under the independent auditors' report on financial statements, they had an unmodified opinion, which means it was a clean opinion for the city. Then, on pages 225–226, the report on internal control over financial reporting and on compliance, they found that to be a clean report. There were no internal control findings and no compliance findings related to financial reporting. On pages 227–229, the report on compliance for each major federal program and major state project and on internal control over compliance, they found no compliance findings and no internal control findings related to major federal grants, so that was a clean report. They also tested a grant and what they tested was the coronavirus state and local fiscal recovery funds. There were two additional reports, the examination report on investment compliance and the management letter, which are required by the Florida Auditor General. They had to go through different procedures to identify the specific elements that the Auditor General requires and those were both clean reports.

Moving to the financial highlights, they look specifically at governmental activities and business-type activities. It is the full accrual presentation of the city's numbers, which includes the long-term assets, capital assets as well as long-term liabilities. The 2024 governmental activities showed an improvement. There was a positive change in net position of \$12 million compared to \$4 million in 2023. The business-type activities also had a sizable improvement of \$17.3 million, which was a positive change in net position compared to \$11.8 million in 2023. The business-type activities cover the utility and enterprise funds of the city. Moving to the general fund, since this is the main operating fund of the city. He wanted to highlight that the unassigned fund balance finished the year at \$15.5 million, which represents 42.6%

of expenditures and transfers-out. They want that to be at least a 25% level, so that is a healthy level of unassigned fund balance. The last slide for the general fund illustrates the city's compliance with its budget. The city brought in \$2.6 million more than budgeted and spent \$1 million less than budgeted. So, there is a \$3.6 million positive variance for fiscal year 2024. Overall, the city is in good shape as of the end of the fiscal year.

He specifically wanted to thank Gina Frazier, the finance manager, because she spent a lot of time on this. She was the one who actually put the majority of the documents together. He appreciated her cooperation and help throughout the audit. **Mayor Reisman** asked if there were any questions from the commission. **Commissioner Berry** wanted to verify if the city had changed firms or if the prior company merged with this new firm. **Mr. Knopp** responded that they were the same firm, all they did was merge with one another. **Commissioner Berry** thanked him for the clarification.

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!

Semeione Richardson, owner of Artist with a Purpose on Fourth Street, thanked the city for supporting the art studio. Art on Fourth Street has been a major event, and it has been great for the community. They have a lot of things going on with the art and jeep festival. Also, last week, she was able to paint with the blind, which helped bring people from all over to the downtown. She has met people from Tampa, Winter Garden, and other surrounding communities. She thanked the city for supporting Artists with a Purpose and for looking at the bigger vision.

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.1 - Appointing one alternate member to the Lake County Library Advisory Board to fill an unexpired term ending February 28, 2028.

Commissioner Pederson moved to adopt the Consent Agenda except for 5.C.1, and Commissioner Burry seconded the motion.

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

- 1. Regular meeting held April 28, 2025**

B. PURCHASING ITEMS:

- 1. Request for purchase and installation of one (1) new 20 Ton Carrier HVAC unit for the LMSC Building from Garden City Westbrook Holdco, LLC.**
- 2. Request for ratification of Change Order for Blanket Purchase Order No. 539296 to increase the total authorized amount by \$600,000.00. This change will bring the revised total value of the Blanket Purchase Order to \$1,175,000.00.**

C. RESOLUTIONS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida, appointing one alternate member to the Lake County Library Advisory Board to fill an unexpired term ending February 28, 2028; and providing an effective date.**

ADOPTED RESOLUTION 12,030

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 Berry seconded the motion.

Mayor Reisman requested comments from the Commission and the audience.

Mayor Reisman said he pulled this because the commission needed to assign an alternate designee to this board. We received two applicants; Donald Wentz and Susan Fetters. He asked if there were any recommendations. **Commissioner Burry** said both resumes looked good, so that made it hard to determine. However, Susan Fetter's application said she was a board member, so does that mean she was a library board member at some point? **Mayor Reisman** asked if either applicant was in the audience and if they had any comments.

The applicant, Susan Fetter, thanked the commission for considering her application. She has previous board experience because she was on the county advisory board for Keep Lake Beautiful. She was also an elected official on the Lake Soil and Water Conservation District Board, where she served as a

supervisor. However, at this time, she was not serving on any board. **Mayor Reisman** asked for a recommendation.

Commissioner Burry made a motion to appoint Susan Fetter as the city's alternate member to the Lake County Library Advisory Board, and Commissioner Pederson seconded the motion.

The roll call vote was:

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

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

2. **Resolution of the City Commission of the City of Leesburg, Florida, approving a Proportionate Share Mitigation Agreement entered into by and between the School Board of Lake County, Florida, Bellaviva at Whispering Hills, LLC, and the City of Leesburg, Florida to allow for payment of Lake County School Impact Fees; and providing an effective date. (Whispering Hills)**

ADOPTED RESOLUTION 12,031

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Lease Agreement with The Last House on the Block of Lake County, Inc.; and provide an effective date.**

ADOPTED RESOLUTION 12,032

4. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the City Manager to engage in services to compile a Tax Study Survey with Lake 100 for an expense amount up to \$15,000; and providing an effective date.**

ADOPTED RESOLUTION 12,033

5. **Resolution of the City Commission of the City of Leesburg, Florida authorizing staff to submit a grant application to Lake County for Community Development Block Grant (CDBG) Funding for sidewalk construction and/or replacement projects in the CDBG target areas; and providing an effective date.**

ADOPTED RESOLUTION 12,034

6. **PUBLIC HEARINGS AND NON-ROUTINE ITEMS:**

A. SECOND READING OF ORDINANCES:

1. None

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 8.77 +/- acres; and being generally located east of US Highway 27 and north of Magnolia Avenue, 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. (Venice at Lake Harris ANNX)**

Mayor Reisman asked the city attorney to perform the swearing-in. **CA Watson** asked anyone wishing to speak on item 6.B.3, Venice at Lake Harris Rezoning, 6.B.6, BarKey II/Grace Groves Rezoning, or 6.B.9, Ritchey Road Storage Rezoning to stand and raise their right hand. He swore everyone in.

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

Mayor Reisman requested comments from the Commission and the audience.

Planning and Zoning Deputy Director (PZDD), Kandi Harper, said this project was known as Venice at Lake Harris. The property consists of 8.7 acres, more or less. It is generally located east of US Highway 27, north of Magnolia Avenue and south of Corley Island Road. It is a request for annexation, small-scale comprehensive plan amendment, and rezoning. The future land use of Lake County is Urban Low and the proposal is to go to the City of Leesburg Low-Density Residential. The zoning would go from Lake County C-1 Neighborhood Commercial and R-6 Urban Residential to City of Leesburg Small Planned Unit Development (SPUD). Again, the site consists of 8.7 acres of undeveloped land. The request is for the future development of twenty-six attached single-family town homes and a commercial area along US 27. As seen in the conceptual plan, the twenty-six attached single-family units are a reduction from the original proposal. It has a two-floor maximum height limitation and an area for commercial development contiguous to US 27 which includes approximately 2,100 square feet of retail uses. This will be a platted subdivision, so individual units will be sold. No other uses are permitted in this proposal beyond what is listed in the SPUD. All units will be rear-loaded, which means the garages will be located at the back of the home. Due to the rear-loading garages, the front yard setback is shorter than normal. The front yard setback is proposed to be fifteen feet due to the rear-loaded garages. The townhouse units will be twenty feet in width with a 1,000-square-foot house size. There is a minimum of two off-street parking spaces for each unit in the development and extra spaces are provided in the concept plan. All standard planned unit development architectural requirements do apply and there is a list of five features

to choose from. There is a requirement of 35% to be open space. Looking at the concept plan, they will see that they exceed 35% open space and dark sky lighting is required. There is significant buffering adjacent to the properties and that has been provided for in the planned unit development. There is a 25-foot buffer tract around the northern, eastern and western boundaries of the property. There is a 40-foot buffer required around the south side of the property. The landscape buffers are not part of the lots; they are separate and must be maintained by an HOA. A six-foot privacy fence must be provided adjacent to the parcels on the northern and eastern boundaries, unless there is vegetation that is opaque and of comparable height. Bahia or Bermuda grass is required in place of St Augustine. One tree is required between each lot. Signage will consist of a decorative entry feature of concrete, brick, or stucco wall no more than five feet in height on each side of the entryway. The recreational requirements include a minimum of 5,200 square feet to be dedicated to a separate recreational area set aside for various amenities, such as a children's playground, trails, dog parks, pavilions etc. and it must be constructed at the time of the thirteenth unit being completed, which is equal to 50% of the project. Finally, there is a phasing or expiration clause that requires that the development move forward with substantial commencement within four years or the property has an automatic reversion to the RE-1 zoning standard, which is one unit per acre. It would only allow for five houses. In addition, the development must be on city water and wastewater. There will be no septic systems or private wells permitted. Lake County Public Works had a number of comments which are listed in the agenda packets. There were many public responses and those were also included in the packets. The residents provided a petition which contained over eighty signatures. City staff asked the applicant to conduct a neighborhood meeting to speak with the neighbors. Both the applicant and the neighbors have presentations and comments they wish to provide to the commission. Logan Opsahl of Lowden's Kantor out of Orlando is here to present the case and answer any questions. **Mayor Reisman** asked if there were any questions for the Deputy Director of Planning and Zoning. There were none.

Logan Opsahl of 215 North Yola Drive said he had a few slides to go over. Using visuals, he showed an aerial view of the property. As noted, this property is just shy of nine acres off US 27. There are already some commercial areas along US 27 as well as residential. It was important to note that this request is to change from the Lake County C-1, which exists along US-27 and R-6 residential at the rear of the property. The eastern portion of the aerial has the R-6 zoning designation along with the properties surrounding it. Their request includes an annexation, comprehensive plan amendment, and rezoning. This request is unique, and it is compatible with the surrounding area. The current Lake County future land use allows for four dwelling units an acre and the current Lake County zoning is both C-1 and R-6.

He showed a rendering of the previous concept plan which was the subject of the neighborhood meeting. They had ongoing discussions with folks, and he saw a lot of familiar faces in the audience. He thanked them all for being there. They worked really hard to resolve some of the issues that were raised at the community meeting and even after. There were also issues raised at the planning commission meeting. However, the unique thing about the PUD zoning designation is that it allowed them to address some of the items that were brought up during that meeting. The new proposed plan allows for an increase in open space at a 35% minimum. They also provided further setbacks and more buffering. Those were some of the issues they heard from the residents along with density. They are now proposing a 40% reduction in unit count, which is almost half of what was originally requested. That is to effectuate additional setbacks and maintain some of the existing vegetation to the greatest extent possible, and it will also help with buffering and screening. They added additional open space and landscaping. He showed the updated proposed concept plan that includes 21,000 square feet of commercial space along US 27. The remainder of the property would be developed with twenty-six townhome units, which is down from the forty-six units that were originally proposed. He was sure that the fear of flooding would be brought up again this evening. They are aware that the property has some wetness to it and there is open water present on the property. However, they are required to provide additional retention and open space. Those were the big

issues that they heard at the planning commission meeting; density reduction and the fear of flooding. They took those concerns head-on, and they are now subject to the PUD ordinance. In the proposed concept plan, they can see open water and the addition of a retention pond, which allowed for additional setbacks and distance from the surrounding neighbors. Updating the concept plan accommodated the issues raised. He also heard city staff bring up the vinyl fence and that would be located where there is no existing landscaping and/or vegetation. Again, their goal is to preserve as much of that as possible.

Moving to another slide, he showed some of the key differences between the old concept plan and the new one. The development would be done in two phases: the town homes would be one phase and the commercial component would be the other. What was shown in blue is what has been amended and revised in the concept plan and the PUD. Again, they are proposing twenty-six town homes with 21,000 square feet of retail, which is slightly larger than the previous plan. Throughout the process they heard that commercial use was not an issue. Some residents said they would welcome that use. Plus, commercial uses are generally needed in the city. They wanted to accommodate the comments that were heard with regard to commercial, and they did shrink the density of the residential unit count. The proposed plan equates to roughly 2.96 dwelling units an acre across the property, which is less than three units an acre. He reminded them that the current Lake County zoning designation of R-6 in the existing future land use allows up to four dwelling units an acre. What they are proposing in their PUD has a maximum density of less than three dwelling units per acre. When it comes to open space, they have met the minimum open space. He showed some conceptual renderings of the residential component. They are single-family-attached townhomes. They are market-rate luxury single-family townhomes that are attached. He also showed a rendering of the commercial component that is being proposed along US 27. He believes the commercial component will be a complement to the city and the surrounding area.

He appreciated the city staff's time, cooperation and their collaboration on this project. They helped to achieve some of the things that were presented tonight. They were able to address some of the comments and concerns that were heard during the neighborhood meeting and the planning commission meeting. Tonight, he was requesting approval of their PUD. He concluded by saying this would be a unique project. Yes, the property has some topographical challenges, but they will be addressed. The applicant team has full confidence in city staff and as we advance past zoning, into the site plan, they will have fully engineered site plans that will include regulations relating to drainage. Everything has to be fully permitted, and they will do that as they move through the process. He was thankful for the candor received, and he believes they were able to address the issues that were brought up by the public. The proposed project development would simply move from commercial to commercial and residential to residential in the City of Leesburg. They look forward to hearing everyone's comments, and he would appreciate reserving a few minutes to respond to the questions and/or concerns raised by the audience. **Mayor Reisman** asked if there were any questions for the applicant.

Commissioner Pederson mentioned when looking at the wetland map are they doing any wetland mitigation? There was no right or wrong answer. He was just curious. **Mr. Opsahl** replied yes. There will be some wetland mitigation components, but that will all have to go through full review. The interlocal service boundary agreement (ISBA) requires that the county review it as well. They intend to work with city and county staff on the wetland mitigation. **Commissioner Pederson** stated he read some of the letters, and he took a few phone calls, and that seemed to be the biggest concern. Everybody thinks we are developing in the wetlands, and he was assuring them that they were not. **Mr. Opsahl** said he believed there would be. **Commissioner Pederson** clarified his comment by saying unless they do wetlands mitigation. **Mr. Opsahl** indicated that all that stuff would be covered as they move past zoning. **Commissioner Pederson** commented that he was just trying to help him out with that comment. **Mr. Opsahl** agreed because it brings up an important point and that point is that everything has to be fully permitted. They have to deal with all departments across multi-jurisdictions. **Mayor Reisman** asked if

there were any other questions from the commission. There were none. He opened the floor for public comments.

Paul Yazbek of 29124 Short Street, located off Magnolia, said with regard to the water runoff and the retention pond size, once they build that land, there will only be retention for that property. It will divert the natural water that funnels that way into a different direction. They also stipulated to build at 2.96 units per acre, which is a total number of 8.77 acres. So how much of that is actually commercial? He also saw in the paper that they were going to have apartments above the commercial building. When narrowing down the amount of commercial, how many of those units are actually per acre? There are huge traffic and safety concerns now, especially since Lake Denham Estates went in, which is located straight across from Magnolia Avenue. Anyone coming out of there has to go down and do U-turns to get around. If you are coming off Magnolia, you have to fight for the small turning lane that is located right across from Corley Island Road just to be able to make a U-turn. Traffic gets backed up going into Lake Denham Estates. It almost goes onto US 27. They have to pull directly up onto the line to see and go past there. He knew they had to do a traffic report and that it said this development would not impact traffic, but if they build twenty-six units with at least two cars, that does not include the FedEx, UPS, Amazon Prime, or Kroger trucks. They are proposing a 21,000-square-foot retail space with apartments upstairs, so how much traffic will that bring into the area? It seems like we are leading from behind. We should have the infrastructure in place before moving forward with building. They already have huge water concerns. Once they build on that land, and because they have to self-contain that water, none of those retention ponds are going to catch the water runoff that naturally flows that way. So where is that water going to go? Not into their ponds, so it will back up and run down and flood their yards. Ever since U-Haul was built at the end of Magnolia, it has changed how the water flows. After the last hurricane, that water ran down Magnolia. He lives on the lake, and it flooded him and his neighbors' yards. He has been through thousands of hurricanes because he has lived there twenty-one years, and it was never that bad. So, he has huge traffic and water concerns. How is the water going to flow once they change the direction of how it is going now? How are they going to self-contain? They can build a huge retention pond if it is only retention in their area.

Jack Williams Sr. said he resides on Corley Island Road and his family has resided in Leesburg for over one hundred years. At the planning commission meeting, he told them if they got into an airplane and flew over this area, they would see R-6 zoning. Corley Island Road was owned by a man named Herbert Shue. He was an Indiana farmer who came down and bought up land for the bulldozer bill in the 1940s. The returning soldiers were allowed to buy property for \$200 per lot. He did that as a thank you to them for their service to the United States. In the 1950s, his dad was the first one to buy a house on the street and some other people bought down the road. However, they purchased more aggressive properties. This property is R-6, and they see it as two houses per acre and nothing more. Now they want to put this development in and there are wetlands back there. The hurricane that came through last year impounded them. He asked that the commission look through the books he provided before making a decision. They needed to look at their side of this because the Land Planning Group, Greg Belliveau, provided him with information that started back in 1941 when the bombers were flying over and doing aerial photography. They looked at this land, and they saw nothing but what nature put down there. Corley Island Road puts water on us and always has and that has been the reservoir. As a matter of fact, the acreage that they have listed is not accurate. It is more like four acres that they are able to build on because about two acres will be taken for wetlands and water retention areas. If they looked in the books he provided, he included maps that were provided by FEMA defining them. He was with the Lake County Water Authority for over twelve years, and they did not know that the canal existed until he brought it up to them. That canal area is known as Banana Cove. In the 1960s, they turned US 27 to four lanes from two lanes. He lived there then and the state thought in their infinite wisdom that they would dump all the water from EMS over to them on the east side of US 27. He figured out that one inch of water is one million and some odd

gallons and that it had to go through an 18-inch culvert down to the end of the street. He also provided pictures in his book of how this property has flooded many times. In 1960, when Hurricane Donna came through, they could not go to school for over a week. Please, before making a decision, kindly look the book over.

Mark Staller of 4246 Lands End Lane said the reason he moved to the neighborhood was because it was quiet, peaceful, and a safe community. They did not have to deal with gridlock every day, and they did not have the problems they have today. The city is not addressing the problems. The city is kicking the problems over to the county and letting them be the bad guy. All he wanted to say was that the good people located here do not want this. He did not understand the density, but he was not a math guy. However, their density does not work with other developments currently adjacent to the property.

Annette Hamby of 4326 Corley Island Road said she bought her home five years ago. She and her husband shopped for two years before finding this property. They waited for this property because at that time they were going through covid, but they finally bought it. They bought it for three reasons; it was quiet, peaceful, and they loved the wildlife. They brought to the developers' attention that there were gopher turtles, eagles, owls, and hawks. They watch the wildlife every morning and evening. There are hundreds of animals that live in the area they want to tear out. There are gopher turtles that live back there, and they come in all of their yards to visit, and they go back every evening. They also have a bear. She does not care for the bear, but he does not bother them much, so he is okay. However, if they go in there and rip it out, what will happen to the animals? The wildlife is dying and that is a major concern. Her road is a dead end, and they already have what they call turnaround customers who do not belong back there. It already takes fifteen minutes to pull out onto US 27 every morning to go to work. There are semis that leave the U-Haul, and they have to make a U-turn on their road. Those trucks block both lanes of traffic. If they put another fifty-plus people in there, not counting the commercials, that will just add to the problem. At the end of Corley Island Road there is a mini-commercial area that only has three businesses, so why not fill that development up before building more? They do not need more houses disturbing the wildlife.

Dee Ann Carmichael Williams of 4142 Corley Island Road said she resides on Corley Island Road. She has quite a large lot and there are six other houses on Corley Island Road. She has lived there since 1961, when her dad built the house. They came down from Georgia and Leesburg is their home. She loves living here. However, she does not like The Villages because they are crowding them and there is nothing they can do about that. When it comes to Lake Denham Estates, she remembers before that development went in, that all the wildlife was over there. There was plenty of room over there for them because it was behind Ravenswood. Those developers came in and built a very tight neighborhood. They have driven over there and people park all over on the roads. They have to zigzag around cars because they do not park in their garages. That development is terrible, absolutely terrible. She does not understand how anyone would want to live there. When she looks at this plan, it looks really pretty on paper, and the developer did a great job presenting it. However, she can see it getting overcrowded. Where are they going to keep their boats and RVs? It is going to be very crowded. That land was never meant for anything like this. When she turns down their road it is like her little piece of heaven. She loves her neighborhood and they have the sweetest neighbors. It is a refuge for wildlife. They have even seen a Florida panther come through. A lot of the animals will have nowhere to go. The residents would rather buy that land and keep it as a wildlife refuge or park for their neighborhood. When they met with the developer in October, the Lord laid it upon her heart that this was her David and Goliath moment. They were David having to fight the giant. Some of the neighbors said they would move if this went through. They have a great group of people that live out there and the thought of people buying town homes seems difficult. The developers may say they have had enough with this development and decide to sell it to someone else. They may change the use and make it government housing. She fears that will happen, and

her neighborhood will have to watch constantly.

Jamie Queen Roosevelt of 29411 Jesses Lane said she has lived there since 1987. Her parents built that house, so she has been there over thirty-five years. She is the fourth-oldest owner of all the neighbors. Her parents originally bought it because the neighborhood was quiet, calm and peaceful. She grew up going door to door to her neighbor's houses. She went to Mrs. Carmichael's house to watch the Kentucky Derby when she was around six years old. The Liston family had two of her best friends growing up. This is such a family community and to add something like this does nothing but disturb and advance the dynamic of their community. Her father's closest friend in the 1950s was James Shue, who initially established the neighborhood. Her father at that time said he wanted to live in this neighborhood and thirty years later he did. That was a goal of his, and he spent thirty years achieving it. To develop something like this does nothing but disrespect his memory and his idea of how he wanted to live. She and her husband moved into the house after her parents passed away. Instead of moving to an area closer to work, they decided to move here because it was a beautiful area even though it was not convenient for work. One of the original plans was to route emergency vehicles through the backside of the neighborhood. She did not know if that was still in the plan. Historically, even though it may not be in the plan, and they try to keep the gate locked, that gate will eventually stay unlocked and their neighborhood cannot support additional traffic. She does not know if anyone has driven back there, but Corley Island Road, which is the main road into their neighborhood, is not wide enough for two vehicles to pass. Someone has to pull into someone else's yard in order to get by. These plans, while yes, having new homes in the area, sound great, this is not the area for that to happen. It will disrupt every piece of what makes their neighborhood what it is.

Angie Liston of 29213 South Corley Island Road said she lives down towards the lake. They have two lots, and they were all part of the original listing property. They purchased the lots about forty-six or forty-seven years ago. They purchased the smallest lots. When they built, they had to put in the smallest house the county would allow because there was no room on the lot to have a well and a septic tank. They did not have enough distance between the house, road and canal. They ended up having to put the well on another lot because theirs was too small, and it would not fit. They wanted to take twenty feet from each of these two lots and make them a tad wider, but that encroached on the area where the recreation building is. The county would not let them expand because that wetland was so important. They could not do anything with it even if it was their yard. That was forty-five years ago. Now, with all the growth we have had, all of a sudden, a developer comes with a ton of money and those wetlands are worth nothing. They will let them build on it. Also, there is some property that comes out beyond the recreation area to the east. It looks like a "t". If it was annexed by the city, how would that affect the property lots around it and would that be in the county? When that road was paved, they were required to turn it over to the county. It was signed over to the county, so how in the world is it now owned by the developer? What happens to the county-owned property around it if the road is annexed?

Jenna Loyd of 4222 Corley Island Road said she appreciated the opportunity to speak not only as a resident of the community but as a licensed realtor. She works in the housing market, so she understands the demand for homes and the importance of supporting a growing population. In fact, she welcomes smart growth because it drives the economy and serves clients. It helps the town thrive, but what they are seeing in Leesburg is not balanced. It is not thoughtful nor is it sustainable. The city currently has an estimated 40,000 housing units approved for development across the city. Yet Florida has one of the highest housing inventory rates in the country. The question is not whether we need more homes, but what kind of homes, where, and at what cost. The land behind her home where the development is being proposed is not an appropriate site for new construction. This is not a random lot. It is a sensitive ecosystem that is home to a wide array of wildlife, including owls, eagles, gopher tortoises, foxes and countless other species. It includes a spring that contributes to the Harris Chain of Lakes via the canal

south. The spring is not just a pretty feature on the map, it plays a critical role in our water system. It supports plant life, prevents erosion and may affect our local wells. One major storm or mismanaged construction project could pollute or destroy it permanently. From a market perspective. She could tell that people do not want to live in a twenty-foot-wide home packed against one another. They are not seeking density. They are seeking space, nature and a peaceful environment building more homes that do not align with buyers' demand will not help the housing market. They are not what people are looking for, and they do not add lasting value to the community. Meanwhile, they are destroying the very things that make this area attractive: our natural beauty, clean water, wildlife and peace. We can grow, but we must grow responsibly. That means protecting the land that serves as an essential environmental function. It means reinvesting in the current vacant commercial spaces across town. It means improving what we already have before expanding into these fragile, irreplaceable areas.

Denise Slate said she lives at the end of Corley Island Road on Harris Lake. She has lived there almost five years. Just in case they did not know, this area is full of life and includes all of God's creatures. A couple of weeks ago, when they turned onto Corley Island Road off US 27, they saw a big huge tortoise trying to cross the street. They have done it at least half a dozen times. They got out of the car, picked it up, put it in the car and drove it down and put it into the lake just to save its life. It was most likely coming down from the marsh area. She concluded her comments by reciting verses from the bible.

Mike Matheny of 4216 Lands End Lane said he has lived there for twenty-six years. He believes we need development in our community and there was a meeting not too long ago where we talked about the possibility of halting development, but he was not for that. He agreed with the commissioners who voted that way because he believes in the development that we need to do. His concerns had already been stated, but he did not believe that this was the right move, simply because if we draw back and look at all the housing around there, there is a large lot of housing. Why would we cram this into the middle of that area on that particular land? He does not know anyone who would want this in their neighborhood. What the residents are simply saying is that we love the trees, and we love to go outside and listen to the birds. He sits on his front porch and looks at the woods. That is the lifestyle that we love, so we are asking the commission to consider that. As much as we love and want development, there are better and more proper ways of doing it. **Mayor Reisman** closed public comments and said this item would lay over until June 23rd. He asked the developer if he had any closing comments.

Mr. Opsahl said all the residents are great folks, and he enjoyed dealing with them. Referring to the current proposed plan, they are trying to cover what has been said about water retention. There are very strict compliance standards under state and local laws relating to that. Certainly there is flooding during hurricanes and heavy rains. We all know that and, yes, some folks have experienced that. However, we are required to self-contain it. Moving forward with this, they would have to retain that water by law and that is important to remember. This is a unique project, and he was not there seeking to rezone agricultural or conservation land because what exists today is commercial and residential and what has been proposed is commercial and residential. Going one step further, the PUD process within the city is per the ISBA. It does allow for the provision of utilities, but the PUD also limits densities beyond what is acceptable today in the surrounding area. From a standpoint of compatibility, they have it today. The current entitlements allow for four dwelling units per acre for all properties in the area, including this one. The proposed PUD limits that while accommodating for some of the concerns that were raised. There would be twenty-six units, so it really is a dominance unit count. With the traffic, he understands that traffic is a persistent topic across the state and here in the city. Again, this residential component, even with the previous concept plan, the Lake County Schools deemed it minimal. However, they took the residents' comments to heart and reduced that density so much to the point that what was presented tonight was a commercial development with accessory residential to support that commercial component. He would submit that, through the PUD process, and the reduction in the unit count, that is a down

zoning from what exists today. He concluded by thanking everyone for their candor, politeness and time. **Mayor Reisman** asked if there were any questions from the commission. There were none. He said these items would lay over for second reading on June 23rd.

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 8.77 +/- acres from Lake County Urban Low to City of Leesburg Low Density Residential, for a property generally located east of US Highway 27 and north of Magnolia Avenue, lying in Section 2, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Venice at Lake Harris SSCP)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 8.77 +/- acres from Lake County C-1 (Neighborhood Commercial) and R-6 (Urban Residential District) to City of Leesburg SPUD (Small Planned Unit Development) to allow for commercial and attached single family residential uses for a property generally located east of US Highway 27 and north of Magnolia Avenue, lying in Section 2, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Venice at Lake Harris SPUD)**
4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 39.05 +/- acres; and being generally located north of East Dewey Robbins Road and south of Dewey Robbins Road, lying in Section 5, Township 21 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Bar Key II/Grace Groves ANNX)**

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

Mayor Reisman requested comments from the Commission and the audience.

PZDD Harper said this request was for an annexation, small-scale comprehensive plan amendment, and rezoning. The property is completely surrounded by BarKey, which was previously approved. The Anthony property lies immediately to the east, which is another development that was approved by this body. The property consists of approximately 39.9 acres, more or less. It is surrounded by the existing BarKey Grace Groves project and this is being proposed to be a part of that project. The property was not under contract at the time the BarKey project was reviewed and approved. It has since come under contract and will be integrated into BarKey. The future land use would go from Lake County Rural to City of Leesburg Estate and the zoning from Lake County Agriculture to City of Leesburg PUD. Again,

this will be part of that, and it would be integrated into the BarKey Grace Groves development. As stated in the Venice at Lake Harris project, many of the design and architectural standards are maintained through this. It would include 156 single-family detached units. They did not receive many comments from the public or from the departments within the city. Cyndi Tarapani was present to represent the project and answer any questions.

Cyndi Tarapani of Tarapani Planning Strategies said she was there representing the applicant, Brookfield Kolter Land Partners. Brookfield Kolter is the contract purchaser of the thirty-nine acres. They are the applicants for the annexation, comprehensive plan amendment and rezoning. Her presentation would cover all three cases together. With her today were Owen Budorick, senior development manager of Brookfield Kolter, the project civil engineer Brett Tobias of Halff and the project's traffic engineer Ayman Saidi, of Traffic and Mobility Consultants. Daly Design Group is the landscape architect and BioTech Consulting provides the environmental services, but they were unable to be there. However, they did provide backup reports which were included in the packet. Kolter Property was founded in 1997, and they merged with Brookfield Kolter Land Partners. They are currently building in five southeast states: Florida, Georgia, South Carolina, North Carolina and Tennessee. They have over one hundred active projects, and they recently finished the Hammock Oaks project in Lady Lake, which is a mixed-use project similar to BarKey. She provided an example of the Hammock Oaks development along with its master plan. It is similar in size to the BarKey project, and it will be integrated into that development. She wanted to provide this information to give an idea of their financial and management ability to do large multi-use projects. In October 2023, Brookfield Kolter entered into a pioneering agreement with the city which provides for the extension of the sewer lines from its current terminus down US 27 to the BarKey entrance. It will not only serve BarKey but other projects along US 27, and they are grateful to the city for entering into that agreement. That way, there will be available sewer service for all those projects. In this agreement, Brookfield Kolter will construct the sewer line at its sole expense, and it will be paid back over time and reimbursed through impact fees paid by other projects that connect. It will provide the impetus along the way for other projects to have sanitary sewer service.

Referring to a slide, she showed the location map and the site is being referred to as BarKey II. It is located on the far east side of the original BarKey, which is a larger project that was approved two years ago. She then showed a rendering of the original BarKey I. The original master plan was approved for 1,700 residential units of various types, a commercial area at the front along US 27 and a twenty-acre institutional school or other types of institutional uses at the very southern edge. She wanted to remind the commission that this project had a loop road, which was an intrinsic part of the project. It starts at US 27 at the commercial entrance, and it loops throughout the entire project so that all villages are connected by that loop road. If someone wants to visit someone within the project, it is very easy to travel that way. Also, along that loop road there will be multi-use trails and golf carts can be used along that trail. The project has secondary access along Dewey Robbins Road, which is at the northern edge of this site, so people will be able to enter and exit both via US 27 and Dewey Robbins at the very northern end. Referring to the plan, there are no changes to BarKey I in this proposed application. She just wanted to give the feel of the original project. BarKey II, which is the project they are looking at today, is 39 acres. It is completely landlocked, and it is surrounded on three sides by BarKey I. On the eastern side of the property is the Anthony project that has been annexed into the city. Referring to arrows on the map, she said access to BarKey II will go west through the light yellow color, which is Village 10 in the original BarKey, and out to the loop road. It will then connect to Dewey Robbins or US 27. The value of the PUD master plan is basically what you see is what you get. What gets approved in that master plan they are absolutely bound to do only that. They cannot make any changes unless they go through another public hearing and come back before the commission to make those changes. It is basically an insurance policy not just for the city but for the residents of the development, the surrounding residents, and all the neighborhoods around the project. This is 39 acres completely surrounded by BarKey I. The only sole

access is to the loop road and then to the two major roads. Again, she had already demonstrated the access to the loop road.

Referring to another slide, she showed the development in black and white and the orange color is BarKey II. The orange and blue-colored areas represent the new proposed site. They have a very small area less than an acre of a wetland along the southern boundary of the property which was outlined in blue on the exhibit. They do have three applications today; a voluntary annexation which is surrounded on four sides by the city. Three sides are BarKey I, and the fourth side is the Anthony project, which was previously annexed. A plan amendment from Lake County Rural Transition to the City of Leesburg Estate Residential. It is the same plan category that exists on all the projects in that area and a rezoning from Lake County Agricultural to City of Leesburg PUD. Again, the project to the east is the Anthony Project, the Hodges Reserve Project is to the north and the other projects to the west are all PUDs, so the development rights are specifically entitled to the specific project.

Referring to a slide, she showed the site plan amendment that outlined the entire area which is the same as the surrounding area except for one small area that has the designation of City Estate Residential. With policies in the comprehensive plan, the application is consistent. It is compatible with the existing development, and it would be compatible with BarKey I and the Anthony development. The architectural design standards and the elevations are the same as what would be used in BarKey I, so there would be a balance. With facilities and services, water is available today and sewer will become available through the pioneering agreement and other city services are also available. With wetlands protection, there is a very small wetland and that will go through the St John's River Water Management District for review along with the city and county. They have a very robust neighborhood park system throughout the entirety of the original BarKey and each pod has its own neighborhood park. There is a large park on Mulehead Lake, which is a community center. That was shown on one of the aerial plans. They are committed to doing BarKey I, and they are committed to doing this project too. There will be on-street parking within the development, so if someone holds a special event, birthday or holiday there will be plenty of parking spaces located throughout the development at the end of each block. There are four elevations or floor models that would be built within BarKey II. They are the same floor models as included with BarKey I. They really want consistency throughout the design. The Century is a one-story, 1,500-square-foot unit. The Glenn Ridge is a two-story, 1,900-square-foot unit, the Hillcrest is a two-story model, 2,100-square feet and the Windemere is a two-story unit, 2,400-square feet. The addition of BarKey II to the original project is consistent with the comprehensive plan. It complies with land development codes, and it proposes a master plan that is consistent and compatible with the rest of the project. She gave a special shout out to the planning and zoning department staff. She has worked in a lot of jurisdictions across Florida, and they are the most professional, responsive and genuinely nice people that she has seen. They are definitely in the top five. They are respectfully requesting the approval of the three applications, and she appreciated the opportunity to present them today. **Mayor Reisman** asked if there were any questions from the commission.

Commissioner Burry wanted to know what the density was in BarKey I? How many units per acre is it? **Ms. Tarapani** answered about 2.3 to 2.4 and this one will be about the same at 2.4. **Commissioner Burry** wanted to clarify that she said 156 units on 40 acres. **Ms. Tarapani** responded that if they calculate the density of the 39-acre parcel that they are requesting to be annexed, yes, that is about four units to the acre. If they blend it with the rest of the BarKey, the overall density of the project is 2.45 units per acre. **Mayor Reisman** asked if there were any other questions from the commission or the public. There were none. He stated this item would lay over until June 23rd.

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 39.05 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located north of East Dewey Robbins Road and south of Dewey Robbins Road, lying in Section 5, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (Bar Key II SSCP)

- 6. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 39.05 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for residential for a property generally located north of East Dewey Robbins Road and south of Dewey Robbins Road, lying in Section 5, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (Bar Key II PUD)**
- 7. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 0.81 +/- acres; and being generally located west of Richey Road and south of W Main Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 2; and providing an effective date. (Richey Road Storage ANNX)**

Commissioner Burry introduced ordinances 6.B.7, 6.B.8, 6.B.9, and 6.B.10 to be read by title only. CC Purvis read the ordinances by title only.

Mayor Reisman requested comments from the Commission and the audience.

PZDD Harper stated this request was for annexation, small-scale comprehensive plan amendment and rezoning of C-3, which is Highway Commercial, and a planned development overlay. The property consists of approximately 0.81 acres. It is generally located west of Ritchie Road and south of West Main Street. The future land use will go from Lake County Urban Medium Density to City of Leesburg General Commercial. The zoning would go from Lake County R-6 Urban Residential to City of Leesburg C-3 General Commercial. The request is to have the property annexed to use the property for open storage of RVs and boats. The zoning C-3 General Commercial does not necessarily allow for open storage, which is why the planned development overlay has been requested. The property will be fenced both for safety and esthetics, so no one will be able to see into the site. There is a requirement for a minimum six-foot fence around the property, although an 8-foot fence is allowed as a maximum height. No other uses are permitted in this proposal. To note, this is standard zoning with very minor requests on the PDO. The standard sundown provision is not applicable. The proposed site is consistent with the zoning standards and the comprehensive plan requirements. There is a fence already along part of the property, so they will have to enhance that to complete it. The applicant is present to speak to this application.

Chris Kelley, owner of the warehouse and the property next to it at 301 South Ritchie Road. When that warehouse was built, it had a 15-foot setback, and the previous owner acquired an additional 50 feet, but

never annexed it into the city. The warehouse is commercial, but the property behind it is still zoned residential in the county. When they acquired the property, they contacted the owner of the property immediately to the south of that 50 feet. They acquired an additional 50 feet, so they have about 100 feet of depth behind the building. Again, none of it was in the city nor was it properly zoned. They have tenants in that building and some of them park their cars on that property, so technically it was a commercial use, but it was zoned residential. They decided to go ahead and annex into the city, and they met with the staff, who were fantastic. Truthfully, they do not really have a hard and set plan to do anything with the property right now, and that includes storage. They are not interested in developing it at all right now. Their primary focus is to get it annexed into the city and get the zoning appropriate for the general area around it. After talking with the planning and zoning director and his staff, they kicked around some ideas because it is behind the warehouse. It made sense to potentially use it as a lay-down space for the tenant who would be in the warehouse. The problem with that is that access to that area would have to come off of Ritchie Road because the parking lot can not handle that kind of use. They decided to go ahead and separate it off and make it a 100 x 300 foot depth for its own use. That was when staff suggested maybe using it for storage. They would have to do an overlay, and doing the overlay now would be easier, so they do not have to come back and go through the process again. However, right now they have no plans to do anything. Their first preference would be to put a warehouse there and make it more of a commercial use, but that would require engineering and retention because it is not part of the overall retention for that whole general area. They are at the commission's whim as far as what the thoughts are, but they simply want to get it annexed and change the zoning. The overlay would be nice, but they are not necessarily hard and fast on that. **Mayor Reisman** asked if there were any questions from the commission.

Commissioner Connell asked if Ritchie Road was a city or county road. **PZDD Harper** said she did not have that direct information, but she would suspect it to be a county road. **Commissioner Connell** wanted to know if the outdoor storage would have any limitations to what could be stored out there. **PZDD Harper** indicated that the applicant is asking for boats and RVs if he chooses to go in that direction. He also stated that he may want to do another warehouse building. **Commissioner Connell** wanted to verify that there would be no tractor trailers or anything like that stored on the property. **Mr. Kelley** answered no. They do not have any plans for any outdoor storage at this point. **Commissioner Connell** pointed out that if this were to go through, it would be approved for storage. That was why he wanted to address it now. **Mr. Kelley** responded that they currently have a white 6-foot vinyl fence on two sides. They would have to go through the county to get some sort of ingress/egress off of Ritchie Road, and he did not know to what level that would even be approved. Their first priority is to get it annexed and rezoned to commercial. If the overlay is acceptable to the commission, that is fine. If it is not acceptable, they will have to come up with a plan. However, they have to figure out how to get access to that property off of Ritchie Road first before anything can happen. After that, they would come back to the city and ask for approval. Right now they have no intentions of doing anything. **Commissioner Connell** said with the PUD if this goes through at the next reading, it would allow for outdoor storage. He understands the applicant is not currently planning to do that, but he would basically have the PUD in place to do it if he wanted to. **PZDD Harper** commented that this was specifically what it is for. **Commissioner Connell** stated that his question was, can Ritchie Road handle whatever type of vehicle that may be permitted in the outdoor storage? Will tractor trailers and heavy equipment tear up the roads? **PZDD Harper** replied all that would go through the site review process and DRC. It would then be kicked over to the county. **Commissioner Connell** remarked that was why he asked about whose road that was. **PZDD Harper** indicated that it would be kicked over to the county and the Florida Department of Transportation, because it connects to a state road and all those comments would come back and speak to the capacity of the road and what it could handle. **Mayor Reisman** said if storage does commence he would like to see the rest of the property fenced as well. **Mr. Kelley** agreed. In fact, they had planned to do that right away just for a visual aspect. However, at this point, they did not know where to put the

entrance gate because they did not have approval for any entrance off of Ritchie Road. **Mayor Reisman** pointed out if they were to start storing boats, cars or other stuff, he would like the fence installed prior too. He would like that written into the PUD. **PZDD Harper** said she would get that taken care of. **Mayor Reisman** asked if there were any other questions or comments from the commission and the public. There were none. He said this would lay over until June 23rd.

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 0.81 +/- acres from Lake County Urban Medium to City of Leesburg General Commercial, for a property generally located west of Richey Road and South of W Main Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Richey Road Storage SSCP)**
9. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 0.81 +/- acres from Lake County R-6 (Urban Residential) to City of Leesburg C-3 (Highway Commercial) to allow for commercial uses for a property generally located west of Richey Road and South of W Main Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Richey Road RZ)**
10. **An Ordinance of the City of Leesburg, Florida, adding a PDO (Planned Development Overlay) to the C-3 (Highway Commercial) Zoning on approximately 0.81 +/- acres to allow for outdoor storage uses for a property generally located west of Richey Road and South of W Main Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Richey Road PDO)**

C. NON-ROUTINE ITEMS:

1. **None**

7. INFORMATIONAL REPORTS:

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

- A. **None**

8. CITY ATTORNEY ITEMS:

CA Watson had no items to address this evening.

9. CITY MANAGER ITEMS:

CM Minner had no items to address.

10. ROLL CALL:

Commissioner Pederson had nothing to comment on.

Commissioner Berry had no comment tonight.

Commissioner Connell had no comment.

Commissioner Burry had no further comments tonight.

Mayor Reisman mentioned that he spoke to the city manager about the upcoming budget meetings. He asked that he send an email out to all commissioners to see if there were any requests or items that we may want to see incorporated into the upcoming budget cycle.

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 7:01 p.m.