

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, AUGUST 25, 2025 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, August 25, 2025, at the Venetian Center, located at 1 Dozier Court, Leesburg. 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

The invocation and pledge of allegiance were conducted at the utility impact fees workshop held just prior to this meeting.

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

2. PRESENTATIONS:

A. Marina Renovation Project check presentation by Representative Cobb and Senator Truenow

Senator Truenow said he appreciated everyone showing up to go over the issues that are near and dear to their hearts. Today they had a presentation to ceremonialize the \$250,000 for the marina project. When they go to Tallahassee, they work hard to bring back money for the local constituents. They are there fighting to give back to local communities for projects like the marina. The marina will have a big impact on the community, because it will grant more access, and provide the tools needed for a better operation at the marina. They were happy to be here and to present the city with a check. He grew up in Leesburg, and he is now raising his kids in Leesburg, so he understands the needs. He was thrilled to see some of this money coming back to this community.

Representative Cobb echoed the senator's comments. She could not have been more proud to represent District 26 and to help fund the project for the marina. This is what matters most, and she was excited to see this money coming back home. They are both proud to present a check for \$250,000 to the City of

Leesburg for the marina project.

Mayor Reisman said, on behalf of the city and the city commission, thank you both for the kind words and support.

B. Certificates to Miss Leesburg winners:

Miss Leesburg - Reese Ponds
Teen Miss - Shaylin Shumate
Junior Miss - Abby Carlton
Little Miss - Sadie Starling
Tiny Miss - Saige Herter

Mayor Reisman presented each Miss Leesburg winner with their certificate. He said these young ladies represent Leesburg better than anyone else in the entire city. They are at every event he is at, and they attend even more events. These ladies are doing so much throughout our community. They have embodied the spirit of Leesburg, and these girls truly love it. The city is so blessed to have them, and it was his honor to present each winner with their certificate.

Reese Ponds, Miss Leesburg, wanted to take a moment to express her heartfelt gratitude for the unwavering support of the Miss Leesburg scholarship program. This program is a nonprofit educational youth initiative that teaches the importance of volunteering. It was founded nearly forty years ago by the incredible Ms. Linda Watts. Since its inception, the city has stood by them every step of the way, championing their mission to empower young women through education, community involvement, and personal growth. It is truly because of the support that this program continues to thrive. Without it, none of this would be possible. Being a part of this program has been nothing short of life-changing. They form lifelong friendships with the mayor and commissioners. They see them at nearly every event. She felt a deep sense of community and support. They have all learned so much, and they lead by example. Just as the commission leads this community with vision, dedication, and heart. Through the commission's leadership, they have learned what it means to serve others, take initiatives, and to give back to the community that nurtures them. Their recognition of the value and impact of this program has not only encouraged them, but it validates the hard work and dedication of every young woman who has participated over the years. Their belief in this program and its mission has allowed generations of young women to grow, lead, and give back in ways they never imagined. Through this program, they have been inspired to step into leadership roles that serve this city through community service, and they are making a positive impact wherever they go. Their guidance and example show them that true leadership is not just about holding a position. It is about being present, encouraging others, and working tirelessly for the greater good. She thanked the commission for their presence, encouragement, and continued investment in this program, because that is the very reason it keeps going. They are incredibly grateful to be part of a city that values education, youth development, leadership, and service. Thank you for helping young women grow into confident, responsible, and caring leaders who are ready to make a difference in this community. **Mayor Reisman** thanked her for her comments.

C. Special Olympics Presentation to the City

Carolyn VanDyken thanked the commission for their time. This is their fourth year of coaching Special Olympic soccer. Each year they are faced with finding practice facilities, and she was pleased to say that every time she reached out to the Recreation Director about a location he has always provided. She could not thank him and his staff enough for accommodating their team. Their soccer program, the Leesburg

FC, competes in both team competitions and skill competitions. This year their team placed third at Regionals and two athletes competed in individual skills, and they placed first and second at Regionals. Those who competed in individual skills went on to compete at the State level at Disney's ESPN's Worldwide sports complex. Both Evan and Colton received bronze medals in that competition. She thanked the city manager and the commission for their continued support and for the use of the recreational facilities. They brought thank-you cards for the Recreational Director, the mayor, and they had a certificate to present to the city.

3. **PROCLAMATIONS:**

A. **None**

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!

Teresa Conner of 910 Georgia Avenue, Leesburg, said she was a commissioner for the Carver Heights Montclair Area CRA. She wanted to thank the recreation department and the public works department for their help this past Saturday with their community cleanup event. Even though it rained, they worked in between the rainfall. She came to give kudos to everyone for their assistance. She also thanked the Masonic and the Omega Sci-Fi fraternity for their help with the community cleanup.

Lisa Hayden of 35121 Dennis Road, Leesburg, said she was there with her neighbors who would be providing additional documentation substantiating their concerns surrounding Treasure Trove. For the past three years, they have brought to the commission's attention the chronic flooding and stormwater failures at Silver Lake Pointe. These failures illustrate that the regulatory framework currently in place is not enough to protect nearby residents and public roads. The neighbors' presentations will underscore the real possibility that Treasure Trove could experience the same runoff they witnessed at Silver Lake Pointe as well as what happened on Britt Road in Mount Dora, where inadequate stormwater protection destroyed a local street, leaving the residents inconvenienced for over a year. These examples demonstrate that the risks are not hypothetical. They are happening right here in our area. Another concern is that the original applicant, Jerome Henin, who persuaded this commission to approve Treasure Trove, is no longer the one bringing it forward. He has entered into a memorandum of contract to sell to Southern Impression Homes, a company that primarily builds rental communities. This was never disclosed when the application was presented. Effectively, this is a bait-and-switch where the city approved one type of development, one for homeowners, but another entity with an entirely different business model is now poised to construct it. With this change, they respectfully request that the commission support the community by arranging a public meeting with Southern Impression Homes. It is only right that the people most affected should be able to meet directly with the proposed builder, hear their plans, and make sure that their concerns are understood before construction begins. In response to their stormwater concerns, a 120-petition has been filed with St. John's River Water Management District requesting a formal hearing to dispute the approval of Treasure Trove's environmental resource permit. They are again requesting Leesburg's support in this manner as it will be Leesburg among other parties

who will ultimately be called upon to address the shortfalls of the Treasure Troves stormwater management. They were there to ensure visibility of their concerns before all Leesburg officials. Although they hope that harm will not come to their community, hope is not a plan and, based on the failures that they have documented, they believe there is a real risk that the Treasure Trove development could inflict lasting harm upon their neighborhood.

Alan Chen of 810 Treasure Island Road said he wanted to talk about Treasure Trove. The supposed developer, Henin, finally officially bought the property about three months ago for approximately \$1.6 million, but he has since flipped it to Southern Impression Homes. Half of the Treasure Trove property along CR 44 is unusable wetlands and a tiny one-seventh acre lot for high-density housing is planned along with clear-cutting of all trees along the road. This is very sad. There are twelve other properties that will be directly impacted by Treasure Trove and possibly more, since the two wetlands cross-hatched areas are connected by a low-lying culvert. They expect the combined flooding from Treasure Trove and known flooding from Silver Lake Pointe will cause issues at both entrances along with the Hills of Leesburg, which slopes down to the common wetlands, and they could possibly flood CR 44. They continue to see runoff from Silver Lake Pointe, and it has been affecting CR 44 in the lower-lying privately-owned wetlands for the past three years. It even caused the closing of CR 44 once. He had many examples of runoff from a typical half-inch to one-inch afternoon storm, and it covers CR 44, it even runs across the road. For history, Treasure Trove was voted down twice by the planning and zoning committee, by seven to zero and then by five to two. Despite that broad opposition, the commission still voted four to one to approve with only Commissioner Connell opposing. So, after they were sold a bag of goods by Henin, it will now be developed by another developer. Should this even be allowed because all the prior discussions were with Henin and not Southern Impression Homes? Who is liable if there are flooding issues on adjoining properties and roads in the future? Will it be Leesburg, the Henin Company, Southern Impression Homes, or will it be the HOA who inherits the mess? Also, Southern Impression Homes' primary business is selling homes as rental investments. This centers around property sales and management of those investments as rentals. Their own website says build to rent. It is a bit hypocritical that the parent company of Southern Impression Homes, Sumitomo Forestry, owns the property that would be cleared of all trees. In summary, flooding is a definite concern in this area. In addition, it appears that Treasure Trove will now just become a glorified rental complex. Is built to rent Leesburg's definition of affordable housing, and how does the city envision this property development? If the Leesburg Commission had been aware of the grand dog and pony show from Henin, and that the only thing the developer really wanted to do was flip the property for profit after only two months of ownership to a build-to-rent outfit, would they have approved this bait and switch?

Louise Chen of 8010 Treasure Island Road said she wanted to speak about East Treasure Island Avenue Road because it is one of the most beautiful whimsical roads in Lake County and Leesburg. It is an asset to the community and if there could be a change made to the development where one hundred feet was left as a natural native border along the road, that would preserve the beauty of this road. This is one of a few rows where trees grow out onto the street, and it curves around, and it also curves around the pond. It is worth a drive out to see it. She asked that they take the drive so they could make that decision themselves.

Lorine Davey of 8940 East Treasure Island said she was there with her neighbors who were looking out for the neighborhood and the surrounding area. Her property backs up to the development that should be going in. The bayhead for the wetlands is right behind her house. Ultimately, if things go awry, her property would be the first to go. She does not know what recourse to take if that does happen. She appreciates the city's time and support to look into this.

Ray Hayden of 35121 Dennis Road said he and his group met with Senator Truenow at his office this

morning. Senator Truenow mentioned that he had an interest in the CR 44 area and that surprised him, so he inquired a little bit more about it, and he found out it was for the safety, health, welfare and ingress/egress that CR 44 provides, and he was interested in widening that road. However, the state is not going to take a hit on that money. Having expressed that, the county, city, and state will all have to take part in it. Leesburg does not currently own CR 44, but with the benefit that Leesburg gets from it, Leesburg will have to address things as they come up and as that development comes to fruition. Another interesting remark was about the safety, welfare, and ingress/egress during Hurricane Milton last year, and he was still doing clean up on his own property from that hurricane. The Chen's were stuck in their homes after the hurricane until he and some neighbors went and cleared the area. Nobody could get in or out until he and his neighbors went there with their tractors to clear it up.

Bill Polk of 600 Cascade Avenue in Leesburg, said he has lived here his entire life except for the time he was in the military. He was there to talk about the shuffleboards. People do come down here to play shuffleboard. They spend their money in the downtown, then they leave and go back home up north to be in cooler weather. He has paid taxes to the city since he was twenty-four years old and part of that tax money has gone to the recreation department. He has been paying taxes to maintain the shuffleboard courts for fifty-some years. Now, the city is offering to give a piece of property away that he has been paying taxes on to help support and maintain for fifty-some years. We have a group that wants to play shuffleboard, and we are going to deny them that unless the city builds new courts, which is foolish. The city ought to maintain what we have, keep it going and keep the people happy. Let them come down here, spend their money and enjoy Leesburg just as everybody else does. The city does not have to tear the courts up or put anything on them. The city does not have to give them away. He would like to get on the agenda to talk about various things. He will send a list to the city manager since he is the one responsible for that. He hoped the commission would decide to keep the shuffleboards to keep these people happy.

June Presley of 3175 Bright Lake Circle said she lives in Okahumpka off of CR 33. She grew up off of CR 48. She was there to ask the commission to be mindful of developments coming in. She understands growth, but about six months ago, she was here asking the commission to be mindful of the plans because CR 33 in the mornings is just precarious. There are no turning lanes on CR 33. When people try to turn left onto CR 470 to get to the turnpike, it is very dangerous. She has to get to The Villages because she works at Middleton Charter School. People cannot turn right or left because it is just one lane. People are sucking up as close as they can to allow people to get around. They are sucking up so far that they are over in the lane where big trucks make wide turns. People are taking their lives into their own hands because they are using the little turning lane that goes to the post office. That is how people are jetting around that intersection. Everyone is jockeying for a position to get through CR 48 and CR 33. She looked at the development map, and counted them all up. We are looking at 15,000 to 20,000 more homes that have yet to be developed. She would like to know what the city's plans are, because they are just the little people trying to get to work. She was not mad, she was just praying that the city would help. Plus, the little post office is almost impossible to get to.

Joe Famasi of 2693 Jumping Jack Way said he was there to talk about the county charter. He was hoping to rally the commission to oppose it. Florida has a history of home-rule cities and the county charter idea threatens that idea. He hoped the city would recognize that they have a right to govern their own area. Under the county charter, the JPA could end up going away. The city may not have a chance to negotiate. Instead, the city would be handed whatever from the county and the city would just have to accept it. With the roads, if the county decides that they do not want to pay for the roads anymore under the county charter, they could turn them over to the city. Then the city will be scrambling to find funds to take care of the roads. He hoped the commission would consider asking the county not to have a charter and to respect the city's home rule.

Gary Custer of 8909 East Treasure Island Avenue said he wanted to bring up the ordinance regarding food trucks that was recently passed. In that ordinance, it says that food trucks cannot use electric power supplied by Leesburg. They cannot plug in, except for at special events where it is provided. What is the difference? They are the same people, so why do they provide power for one and not for the other? He went into the planning and zoning department to ask them and they agreed. They said if they had a letter then they might be able to let them do it. In one case, the guy owns the property where his food truck is located, yet he is not permitted to hook up to his own power on that property. He would like to see that changed. These people can get electric power just like anybody else. Leesburg would still get the money from power, so what is the difference whether they plug in to somebody else's power because they pay their rent? If they have a generator running twenty-four hours a day, somebody has to be there to monitor the generator, or it will grow legs and disappear overnight. As far as Treasure Trove, he supports everything his neighbors have said. He lived there during Milton and his front yard was flooded for the first time in the forty years he has lived there. The developers have gone out there and logged out an area to create a road and this all started when they created a pathway to log out the pine trees.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call

Items pulled for discussion:

5.B.1 - Approve the purchase and installation of a new video detection system from Traffic Control Devices, Inc.

Commissioner Pederson moved to adopt the Consent Agenda except for 5.B.1, and Commissioner Berry 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 August 11, 2025

B. PURCHASING ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to approve the purchase and installation of a new video detection system from Traffic Control Devices, Inc.; and providing an effective date.**

ADOPTED RESOLUTION 12,095

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 Berry seconded the motion.

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Connell asked for an overview of this item. **PWD Kelsey** said they will be doing some repaving at that intersection, and when they mill up the ground, they mill up the existing sensors that are under the asphalt. However, the county is going to have a video detection system, so when they mill up future intersections, they will not always have to replace the sensors. This is just standard operating procedure for the county. All we are doing is repaving that intersection and bringing it up to the required standard. **Commissioner Connell** wanted to make sure the city was not adding anymore. **PWD Kelsey** said no. **Mayor Reisman** asked if there were any further comments or questions. There were none.

The roll call vote was:

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

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

2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an agreement with Paqco, Inc. for the resurfacing of various city roads based on condition and usage; and providing an effective date.**

ADOPTED RESOLUTION 12,096

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Services Agreement with Underwater Engineering Services, Inc. for the construction of the Venetian Cove Marina Dock Improvement Project; and provide an effective date.**

ADOPTED RESOLUTION 12,097

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing applying for and accepting, if awarded, a grant from the Florida Department of Health for the purchase of two (2) Physio-Control LifePak 35 Cardiac Monitor/Defibrillator; and providing an effective date.**

ADOPTED RESOLUTION 12,098

2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute Amendment 1 to Public Transportation Grant Agreement (PTGA) FM No. 454122-1-94-01, between the City of Leesburg and the State of Florida Department of Transportation, for the purpose of adding construction funds related to the Veterans Road Infrastructure Project, at the Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 12,099

3. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a construction agreement, between the City of Leesburg and Ranger Construction Industries, Inc., for construction of the Veterans Road Infrastructure Project, at the Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 12,100

4. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with AVCON, Inc., for construction administrative services for the Construction of Veterans Road Infrastructure Project, at the Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 12,101

5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Public Transportation Grant Agreement (PTGA) FM No. 457330-1-94-01, between the City of Leesburg and the State of Florida Department of Transportation, for the East Taxilanes Reconstruction Design, at the Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 12,102

6. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with AVCON, Inc. for East Taxilane Reconstruction Design & Bidding Services,**

for the Leesburg International Airport; and providing an effective date.

ADOPTED RESOLUTION 12,103

7. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Beryl Newton Stokes, III and Karen Kelley Stokes for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

ADOPTED RESOLUTION 12,104

8. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a renewal agreement with Gray Robinson, P.A. for lobbying services; and providing an effective date.**

ADOPTED RESOLUTION 12,105

6. **PUBLIC HEARINGS AND NON-ROUTINE ITEMS:**
During Public Hearings and Non-Routine Items, the Commission requests that those in attendance respect the process and maintain order. As such, in accordance with Robert's Rules of Order, please refrain from speaking out, cheering, or applauding during these proceedings. Your cooperation helps ensure a fair and respectful hearing.

A. SECOND READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 24.43 +/- acres; and being generally located west of U.S. Highway 27 and north of Ronald Reagan Turnpike, lying in Sections 6, 7, and 12, Township 21 South, Range 24 and 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. (Dilly Lake MF & Gas ANNEX)**

ADOPTED ORDINANCE 25-48

Mayor Reisman asked the city attorney to perform the swearing-in ceremony. **CA Watson** asked anyone wishing to provide testimony on agenda items 6.A.3 (Dilly Lake MF & Gas), 6.A.6 (Kalos), or 6.A.7 (Vista Avenue) to stand and raise their right hand. He swore them all in.

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

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller stated the overall proposal consists of approximately twenty-four plus or minus acres generally located west of US Highway 27 and north of the Ronald Reagan Turnpike. The request is for annexation, small-scale comprehensive plan amendment, and rezoning. The future land use of this project would go from Lake County Regional Office to City of Leesburg General Commercial. The zoning would go from Lake County PUD to City of Leesburg SPUD, which is a small planned unit development. The request is for the future development of three hundred multifamily units plus a commercial site along US 27, which would consist of a maximum of ten thousand square feet of commercial space as seen in the conceptual site plan. Under the PUD requirements, this would consist of three hundred multifamily units, which are apartments with a three-floor maximum height, and commercial development along US 27 that would have ten thousand square feet of retail uses. The site plan proposes about six thousand, but they could max out at ten. There are no other uses permitted in the proposal. Under the design and architectural standards, there are the standard PUD architectural requirements that apply. There is a list in the PUD zoning and the developer is required to select five architectural features from that list. The city will require dark sky lighting, and significant buffering to adjacent properties which is provided for in the PUD. Thirty-five percent of the property must be open space, including a twenty-five-foot buffer tract around the entire perimeter of the property and all the landscape buffers must be maintained by the property owner's association. There is a requirement for a four-foot-high earth and berm along US 27 plus appropriate landscaping on top of the berm itself as a visual and noise buffer. Bahia or Bermuda grass is required in place of St. Augustine grass and there will be a landscape plan required during the plan review process. The city will allow monument signs on the two parcels. They are asking for a maximum height of twenty-five feet on these and a base area of eighty square feet. The reason they are asking for this signage which is different from our standard codes, but due to this being a high-speed roadway with limited access, staff felt that a slightly taller sign would be easier to see. In addition, the apartments will have a decorative entry feature sign of concrete, brick, or stucco, no more than five feet in height on each side of the roadway. Under recreation, there is a requirement for a minimum of four acres which will be set aside for various amenities, including a swimming pool, clubhouse, and a walking trail around the circumference of the retention areas and retention ponds on the south side of the development. There will be a children's playground with play equipment and a separate enclosed fenced dog park. As always, there is a phasing or expiration clause which requires the development to move forward with substantial commencement within forty-eight months or the property will automatically revert to RE-1 zoning, which is one acre per unit. In addition, the entire development will be on city water and wastewater. There will be no wells or septic systems.

Commissioner Connell asked about the density? **PZD Miller** answered that it comes out to about thirteen to fourteen. However, he would go back and double check that. **Commissioner Connell** wanted to verify that it was thirteen to fourteen per acre. **PZD Miller** replied yes because it would be apartments. **Mayor Reisman** asked if anyone wanted to hear the developer's presentation since they had already heard it at first reading. With a nod of heads, the commission agreed to skip the presentation. He then asked the developers if they had any comments. **Someone from the audience** said no. He asked the commission and the public if there were any comments or questions. **Commissioner Pederson** asked for clarification on the commercial because it said ten thousand square feet maximum, and he thought that was the site. He thought it was referring to the building. **PZD Miller** said yes. It does refer to the building and the

maximum square footage would be ten thousand. **Mayor Reisman** asked if there were any other comments. **Commissioner Connell** stated there would be a lot of units on twenty acres.

The roll call vote was:

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

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

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 24.43 +/- acres from Lake County Regional Office to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of Ronald Reagan Turnpike, lying in Sections 6, 7, and 12, Township 21 South, Range 24 and 25 East, Lake County, Florida; and providing an effective date. (Dilly Lake MF & Gas SSCP)**

ADOPTED ORDINANCE 25-49

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

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

The roll call vote was:

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

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

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 24.43 +/- acres from Lake County PUD (Planned Unit Development) and to City of Leesburg PUD (Planned Unit Development) to allow for the development of 300 multi-family dwelling units and convenience store with 16 fueling stations, for a property generally located west of U.S. Highway 27 and north of Ronald Reagan Turnpike, lying in Sections 6, 7, and 12, Township 21 South, Range 24 and 25 East, Lake County, Florida; and providing an effective date. (Dilly Lake MF & Gas PUD)**

ADOPTED ORDINANCE 25-50

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

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

The roll call vote was:

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

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

4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 90.28 +/- acres; and being generally located west of U.S. Highway 27 and south of the Florida Turnpike, lying in Section 12, Township 21 South, Range 14 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. (Kalos ANNX)**

ADOPTED ORDINANCE 25-51

Commissioner Pederson 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 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 this project includes an annexation, large-scale comprehensive plan amendment, and rezoning. The site consists of 90.28 plus or minus undeveloped acres. The site is generally located west of US Highway 27 and south of the Florida Turnpike. It is in the same general area as the last item, but it is on the other side of the Turnpike. The request is for the future development of warehouse, office, educational and residential uses. It is a true mixed-use project. The project is being sought by Kalos Services, which is a local company that provides services in the air conditioning, plumbing, and heating industries. Their intent is to create a new headquarters for their business. Kalos currently employs about three hundred people and, through discussions with the applicant, this proposal would add at least fifty jobs directly to the Leesburg business community. Again, under the overall proposal, we are looking at 90.28 acres. The comprehensive plan request would go from Lake County Regional Office to City of Leesburg General Commercial. The zoning request would go from Lake County Agriculture to City of Leesburg Planned Unit Development. Under the PUD requirements, the proposal consists of a fifteen-thousand square-foot training center, two floors in height. A sixteen-thousand square-foot office building, and thirty-two apartments in two separate buildings which would be two stories in height. The overall

permitted uses include; warehouse, office, educational, medical, veterinary and vehicle services. They even threw in sports academies and houses of worship so they could include as many uses as possible. The development standards would be under the C-3 Highway Commercial zoning unless amended in the PUD document. Under the design and architectural standards, the architectural requirements of our code in Chapter 25 would apply. We have the dark sky lighting requirement and there is significant buffering to adjacent property that already exists on the site, due to significant wetlands around the property. The wetlands provide a natural buffer, so we do not have to do too much with the buffers. In addition, the wetlands are not disturbed by this proposal at all. Of course, Bahia or Bermuda grass is permitted; there will be no St. Augustine. They would like to make the same request for the signage for this project, as we did on the previous project. We would like to have a twenty-five-foot height maximum and eighty square feet. It would be a monument style, not a pole sign. It would be eighty square feet per sign face. Again, with the high-speed traffic moving in that direction a little higher but not too high, it is a safer option. The entire development must be on city water and wastewater. There will be no wells or septic on this property. The standard expiration or phasing clause does apply. If there is no substantial movement within four years, the property will automatically revert to the RE-1 zoning, which is one acre per unit. The planning commission recommended approval of this project.

Mayor Reisman stated that they had already seen the presentation at the first reading. He asked the commission if they wished to see it again. By a nod of heads, the commission agreed not to see the presentation. **Commissioner Connell** asked if the PUD gives the maximum number of dwelling units that could be put there? **PZD Miller** said the PUD states that there would be an allowance of thirty-two, which is the maximum. **Mayor Reisman** asked if there were any further comments by the commission or the audience.

Evelyn Gould of 312 Nebraska Avenue, Leesburg, asked for clarification on the educational uses. It was mentioned that they would have a training center, but she wanted a better idea of the education. **PZD Miller** responded that they could put various types of education in there. The intent was for tradesmen's education, since that is the type of work that the Kalos business handles. They would bring in young people and work with them. However, they could expand on that quite easily within the confinement of the PUD. It would not be a problem to have a private school or anything like that. **Mayor Reisman** wanted to verify that this would be used for educational purposes for their business. **PZD Miller** agreed. However, if the commission requested that uses such as private schools, kindergartens or daycares be written into the PUD, he did not believe the developer would be opposed to that. **Commissioner Pederson** questioned if the developers asked for those uses. **PZD Miller** said they asked for educational uses because they train their employees onsite. However, he did not see a reason for them to object to adding private schools and things like that. This is a hard site to develop, so that is why they were trying to add as many possibilities as they could. **Commissioner Pederson** asked if the sign would be twenty-five feet tall? **PZD Miller** agreed. It would be twenty-five feet maximum for the signage on the roadway. **Commissioner Pederson** said that seemed a little tall, but he understood the basis for that. **PZD Miller** replied that the standard right now is twelve feet, but that came about in 2004 or something like that. **Commissioner Pederson** mentioned that he thought it was eight feet. **PZD Miller** explained that it depends on the type of roadway. If you are on a large roadway, it is twelve feet. On a high-speed road like this one, twelve feet could be tough to read. **Mayor Reisman** asked if there were any other questions or comments. There were none.

The roll call vote was:

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

Mayor Reisman Yes

Five yeas, no nays, the Commission adopted the 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 real property consisting of approximately 90.28 +/- acres; and being generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 12, Township 21 South, Range 14 East, Lake County, Florida; and providing an effective date. (Kalos LSCP)**

ADOPTED ORDINANCE 25-52

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

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

The roll call vote was:

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

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

6. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 90.28 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development, for a property generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 12, Township 21 South, Range 14 East, Lake County, Florida; and providing an effective date. (Kalos PUD)**

ADOPTED ORDINANCE 25-53

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.

The roll call vote was:

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

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

7. **An Ordinance of the City of Leesburg, Florida, adding a PDO (Planned Development Overlay), with a waiver from Section 25-282 (a) (1) PDO five-acre minimum, to the existing C-3 (Highway Commercial) zoning, on approximately 0.48 +/- acres to allow for a duplex use for properties generally located west of Vista Avenue and north of U.S. Highway 441, lying in Section 23, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Vista Avenue PDO)**

ADOPTED ORDINANCE 25-54

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 Berry seconded the motion.

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller stated this request was for a planned development overlay, which would allow for a duplex unit on two different lots. There are two separate lots and each lot would have a duplex. The property is generally located on the west side of Vista Avenue, which is north of US Highway 441. It is out towards the mall. The current zoning for the entire area there is C-3 Highway commercial. So a conditional use permit is required for the duplex dwelling in the C-3 zoning. There is a mix of uses in that neighborhood. City staff do not have any issues with this and the planning commission voted for approval. **Mayor Reisman** asked if there were any questions or comments by the commission or the audience. There were none.

The roll call vote was:

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

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

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida amending Chapter 17, Pensions and Retirement, Article IV, Police Officers' Retirement Fund, of the Code of Ordinances of the City of Leesburg, by amending Section 6, Benefit Amounts and Eligibility, and Section 28, Deferred Retirement Option Plan; providing for codification; providing for severability of provisions; repealing all Ordinances in conflict herewith 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 stated this was the first reading, and it would lay over until the September 8th meeting. He asked if there were any comments or questions from the commission or the public. There were none.

2. **An Ordinance of the City of Leesburg, Florida amending Chapter 17, Pensions and Retirement, Article III, Municipal Firefighters Pension, of the Code of Ordinances of the City of Leesburg, by amending Section 1.1, Definitions; Section 1.3, Participants Contribution Account; Section 2.2, Normal Retirement and Retirement Income; providing for inclusion in the City's Code of Ordinances; providing for severability; repealing all Ordinances in conflict herewith; and providing for an effective date.**

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

Mayor Reisman stated this was the first reading, and it would lay over until the September 8th meeting. He asked if there were any comments or questions from the commission or the public. There were none.

3. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 596.29 +/- acres; and being generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, 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. (Oak Ridge ANNX)**

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

Mayor Reisman stated this was the first reading, and it would lie over until the October 13th meeting.

PZD Miller stated this request was for annexation, large-scale comprehensive plan amendment, and rezoning of 596.28 undeveloped acres. It is generally located east of CR 48 and south of the Ronald Reagan Turnpike. The request does contemplate nine hundred and ten attached and detached single-family residential units with their associated amenities. Again, slightly under six hundred acres. The comprehensive plan application requests a change from Lake County Rural to City of Leesburg Estate. The zoning application would go from Lake County Agriculture to City of Leesburg Planned Unit Development. Under the PUD requirements, there would be nine hundred and ten single-family units split into two home types. The first would be six hundred and forty-two detached single-family units and the remaining two hundred and sixty-eight would be villa units, which we commonly call duplexes. There are no other uses permitted. There would be two hundred and sixty-eight villa units on thirty-five-foot lots, meaning each side of the villa. Each villa would have a seventy-foot lot, and the minimum house size would be 1,200 square feet. On the detached units, thirty-seven of those would be on seventy-

foot lots, forty-six would be on sixty-foot lots and five hundred and fifty-nine would be on fifty-foot lots. With the square footage of living space being 1,800, 1,700, and 1,500 under the roof descending in that order. Under the design and architectural standards, there would be two floors as the maximum height and two off-street parking spaces for each unit. Thirty-five percent of the property must be open space. It includes the dark sky lighting requirement, two trees in each yard, and a twenty-five-foot landscape buffer is required along the entirety of the property except where it is not needed due to existing wetland areas. There is a three-foot berm with a four-foot fence on top of the berm along CR 48. There will be a fence along the perimeter except for where a berm or wetland is present. Sidewalks are required throughout the development. Bermuda or Bahia grass are permitted. There will be no St. Augustine. Access is as shown on the site plan along CR 48, and they will be required to install turning lanes and excel and decel lanes, as Lake County requires, and all of our PUDS are written to support Lake County in that fashion. The main access point would be a boulevard-type roadway with a landscaped median at least eight feet in width, allowing enough lane area for emergency vehicles to maneuver. A decorative entry feature for signage of at least five feet in height on each side of the roadway. The entryway sign could be in the middle of the landscaped median at the boulevard entrance. There is interconnectivity with the adjacent subdivisions as shown on the site plan. Also, 4.18 acres of the property is required to be designated specifically for recreational uses, which includes a pool, cabana, children's playground, dog park, and a walking nature trail designed to blend into the neighborhood and wetland areas. Utilities are required by the city, so there can be no wells or septic on the property. The expiration phasing clause of forty-eight months is included, which is the automatic reversion to the RE-1 zoning. The application will be sent to the State of Florida Department of Commerce for review and the second reading is currently scheduled for October 13, 2025.

Mayor Reisman asked if there were any questions from the commission. **Commissioner Connell** asked about the number of units. **PZD Miller** replied that the plan shows nine hundred and ten units. **Commissioner Connell** said that it was a very large number of units.

Logan Opsahl, Lowndes Law, 215 North Yola Drive, said they had representatives from the applicant team present, which included the traffic engineer, environmental consultants, project engineer, and applicant representatives. The presentation contains a few maps, the amenities, and all items that the project will include. Referring to a slide, he showed the boundary map and the subject property was bounded to the north, south, east, and west by City of Leesburg property. He showed the future land use and zoning map. They are surrounded by other planned unit developments and the age-restricted development that was referred to as the Secret Promise development, which is located on the other side of CR 48. Similar to the PUD map, there are other approved projects in the area. The proposed project has a 1.53 dwelling units per acre density count. Previously, this property was used for sod stripping and cattle operations. He showed an aerial that noted the sod-stripping exercises along with some drainage and runoff issues, but those are typical for that type of business. Part of their project will include some wetland creation and a lot of wetland preservation. It will be full of amenities; some of which are multi-use trails, nature trails, parks, an activity center, and a pool. They held a community meeting a few months ago which addressed the clustering of the units across the property in the upland portions which are seen in the aerial and the preservation of the wetlands present on the property. The PUD ordinance includes the standard thirty-five percent minimum open space, but this project will have up to seventy percent. During that community meeting, they specifically talked about the nature trails because there is a portion of the project on the eastern side that protrudes slightly out into the lake. One specific question was that the nature trails not be included in that portion, which the applicant is happy to accommodate. He showed where the wetlands would be preserved, and the seventy percent open space. Around the wetland area that will have natural vegetation, there will be some wetland creation and expansion on the property. With the old sod-stripping operations, a lot of that just drained out, so with the wetland enhancement, they will be able to filter that through the natural vegetation around those areas as well as

properly filter that runoff into the wetland areas. They are promoting natural vegetated buffers, enhanced stormwater treatment, preventing the runoff that they see in the current condition, and additional habitat for wildlife. Importantly, this project includes amenities that focus on nature, passive recreational benefits, the trails and boardwalks. They will also include signage and neighborhood parks. There is a current upland island with an older tree that will be preserved as part of the history of the site. **Mayor Reisman** asked if there were any questions for the applicant. There were none. He asked for public comments.

Evelyn Gould of 312 Nebraska Avenue, Leesburg, said she wanted to talk about the schools. She is a school teacher in Lake County, so she wanted to know about the impact on the schools. How will that be handled, and was that taken into consideration? The classrooms are already full, so will other schools be constructed to accommodate them? **PZD Miller** responded that as a part of the review process, all development projects are sent to Lake County and the Lake County School Board, where they do a concurrency review. If there are enough student stations within the specific school which changes from year to year, if there are enough school stations, then it passes. If it does not pass, then the developer must get with the school board and enter what is called a school board mitigation agreement. It essentially boils down to a cash payment to the school board based on the number of students that are anticipated from the development. They have a specific formula that is used, and the commission has seen a number of the approved agreements. A development of this size will run into the millions.

June Presley of the Clearwater Reserve asked about the area that jumps out into the wetlands. Referring to a map, she pointed to the green section, the purple little rectangular section that jumps out into the wetland area. She wanted to make sure that they would not put a nature walk or anything that would go out into that area. Right now, they have every type of animal species in their community. They have seen more hogs than they know what to do with. They have coyotes, bears and deer. Developing this area will create more animal movement, so how are they going to handle that infrastructure and the movement of the animals? It is a beautiful community and as long as they are not planning to put a boardwalk out into that area, she would be happy. She lives on the island which is directly across from this proposed development. She lives right on the water. It is all natural, everything is natural. They do not touch anything out there. It is a great air boat lake. It is called a lake, but it is more of a marsh.

Bill Polk of 600 Cascade Avenue wanted to verify that there would be five acres of recreation available. **PZD Miller** agreed. **Mr. Polk** continued to say that they would have nine hundred and ten homes with only five acres of recreation. Is that enough open space for them because he did not think so? There are more than five acres out at Sleepy Hollow. He was very familiar with this property, and he did not think the sod was the problem with the water runoff because it was a swamp out there to start with. He used to fish and hunt out there. He would traipse all over that area. There is more wetland than described. It sounds like smoke and mirrors. It is a beautiful thing, but to bring nine hundred homes there and, because it is pretty much swamp land, there will be problems. This would also add another nine hundred cars to the roads, and CR 33 and CR 48 cannot support that number of cars.

Mayor Reisman closed public comments and asked the developer if he had any further comments. **Mr. Opsahl** said that the PUD includes a minimum requirement for recreation and much of this property has wetlands, which is why they have the property organized the way it is on the site plan. The boardwalks and nature trails are meant to act as an amenity, so people can enjoy that natural state. **Mayor Reisman** said this item would lie over until October 13th.

4. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 596.29 +/- acres from Lake**

County Rural to City of Leesburg Estate Residential, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Oak Ridge LSCP)

Commissioner Pederson made a motion to transmit the application to the state for review and Commissioner Burry seconded the motion.

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

The roll call vote was:

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

Four yeas, one nay, the Commission approved the transmittal to the state.

5. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 596.29 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow 910 single-family attached and detached units, for a property generally located east of County Road 48 and south of Ronald Reagan Turnpike, lying in Sections 28, 29, and 32, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Oak Ridge PUD)**

C. NON-ROUTINE ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida approving the donation of certain real property owned by the City of Leesburg located at 309 S. Palmetto Street, Leesburg, Florida 34748 and identified as Parcel ID number 26-19-24-3300-000-03404, to Forward Paths Foundation, Inc., and authorizing the Mayor and City Clerk to execute a Special Warranty Deed to transfer the property; reserving a Utility Easement, ingress and egress easement, and parking easement; providing for conditions; and providing for an effective date.**

ADOPTED RESOLUTION 12,106

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 said before beginning both applicants submitted proposals. He asked that one person

from each side come up and provide an overview of their proposal.

Steve Clark of the Leesburg Shuffleboard Club said the shuffleboard club is proposing continued access to the shuffleboard courts on Palmetto Street. With a little money from the city, they could refurbish the courts and make them all that they could be, which includes \$22,000 for resurfacing the courts. They would also like some additional shade structures to keep people from falling over mid-tournament, because they hold international tournaments that draw people in from all over. With a minor investment from the city, they could bring people in from all over the state, country and world. They would appreciate the commission's support, and they look forward to the continued use of the courts.

Jacob Bonyng, president of Forward Paths, said their proposal is to build ten tiny homes. They would be two-bedroom homes with one bathroom. It would be very similar to the Cottages on Grove in Eustis. This development would house a total of twenty youths. It would house youths aging out of foster care, who are at risk of becoming homeless. In addition to the ten tiny homes, there will be a storage facility constructed for additional storage for the people who will live in the tiny houses. The city has requested to take over the street which is part of the lot currently. Woodward is included in the boundaries of the lot and an additional thirty feet of space coming off of that street for additional parking that the city can use for future recreation, perhaps pickleball or some other kind of recreation in that area. They are willing to subtract that, which is about fifty feet from the north end of the lot. That would still provide enough space for fifteen parking spaces for the homes. When they built the tiny homes in Eustis, they were told that they had to have two parking spaces per home. So twenty spaces would be needed. They would share some of the parking spaces with the city, because most of the youths in the program do not have vehicles. However, some of them do have cars, so they will need parking for them, but the fifteen spaces that they have allocated should be adequate. There was some confusion about the tennis courts and that they are taking over those courts, but they are not asking for anything at the tennis court site. They are not asking for any city money to be applied to this building project. It would be fully funded by Forward Paths entirely.

Mayor Reisman opened the floor to public comments.

Public Participants: (public comments can be heard on the Lakefront TV website or YouTube)

Carol Helfer, Secretary of the Leesburg Shuffleboard Club, 1841 Harding Path, The Villages - Opposed	Gail Howell, President of the Leesburg Shuffleboard Club, 1313 Moray Court, Leesburg - Opposed
Kathy Clark, 109 South Lake Drive, Leesburg - Opposed	Sharon Wilde, 347 Hawthorne Boulevard, Leesburg - Opposed
Eileen Colonna, 109 South Lake Drive, Leesburg - Opposed Location but Supported Forward Paths	Scott Christley, 1100 Blackstarr Road, Leesburg - Opposed
Alan Dronsfield, 3409 Nursery Place, The Villages - Opposed	Rick Tallman, 655 Abdella Way, The Villages - Opposed
Anthony Sabatini, Lake County Commissioner (District 1) - Opposed	Keith Holbrook, 167 North Lake Drive, Leesburg - Opposed
Melanie Henderson, 73857 Sunnyside Drive, Leesburg - Supported	Dave, Resident Assistant of Forward Paths and a Youth - Supported

Sylvanna Alcidor, Youth at Forward Paths - Supported	Robert Bolick, 1206 South 8th Street, Leesburg - Opposed
Dr. Maggie Denk Silfies, Clinical Director of Forward Paths, 31600 Camp Challenge Road, Sorrento - Supported	Phyllis Sokol-Wood, 2537 Buttonwood Run, The Villages - Opposed
Janet Shyra, New Smyrna - Opposed	Diana Vincent, 111 Oak Terrace Drive, Leesburg - Opposed
Russ Beamer, Ocoee, HomeAid Orlando, part of HomeAid America - Supported	Jacob Sokol, 700 Homestead Loop, Wildwood - Opposed
Clark Silvers, Treasurer of the Leesburg Shuffleboard Club, 1821 Dora Avenue, Tavares - Opposed	Patricia King, 5919 Flint Loop, The Villages - Opposed
Thomas Brown, 1617 New Abbey Avenue, Leesburg - Opposed	Rod Lewis, 135 East Sterling Way, Leesburg - Opposed
Donna Lewis, 135 East Sterling Way, Leesburg - Opposed	Olivia Sokol, 700 Homestead Loop, Wildwood - Opposed
Jay Kowalski, 37105 Scenic Bluff Drive, Pastor of First United Methodist Church in Eustis - Supported	Debra Leisdon, 176 South Lake Drive, Leesburg - Opposed
Louise McCallum, 5016 Long Meadow Drive, Leesburg - Supported	Joseph Inga, President of the Northern District Shuffleboard Association, Deland - Opposed
Steve Clark, 109 South Lake Drive, Leesburg - Opposed	Jacob Bonyne, 150 West Reading Way, Winter Park, President of the Board for Forward Paths - Supported
Sharon Upson, 174 Hibiscus Way, Leesburg - Opposed	Charles Wood, 2537 Buttonwood Run, The Villages - Opposed
Walt Bartels, 6580 Merrill Lane, The Villages - Opposed	

Mayor Reisman closed the public comments and asked if there was any commission discussion.

Commissioner Burry said when he looks at this, he sees that there has always been a need for housing homeless youths. The Leesburg Shuffleboard Club brings up good points, but it is about a sport for them. It is about camaraderie, socializing and exercise. It is a game that they cherish, and he understands that. Nonetheless, Forward Paths is about home. It is about stability, safety and an opportunity to bloom. He gets why they are there, and why a lot of folks have come up and said this was just not a good location. He wanted to know if any of the shuffleboard people have ever housed foster kids or done anything to provide this type of service? Through a show of hands in the audience, about four people offered this type of help to the youth. It was also said that somehow this location was the wrong location. He understands that the shuffleboard club wants to keep their home court for their private club. They pay money or a membership fee, which makes it a private club. They schedule their own tournaments; they are not scheduled through the City of Leesburg. The recreation department has no idea when the

tournaments are. They never have and that is a known fact. They play on those courts for free, while every other facility that is owned by the City of Leesburg as a recreational facility has fees associated with them when tournaments come in. They have been using those facilities at no cost to them. The Forward Paths organization is about safety. They want the kids to be close to jobs. Some of the kids are currently employed by Romac, UF Health, Lakeport, and some work in the downtown area. They are close to schools, transportation, and food sources nearby. People are saying that these two groups are being pitted against each other. The Leesburg Shuffleboard Club presented the commission with a roster of their membership and that roster included seventy-three names, two of which were whited out. He went through the membership list and looked up the addresses of each and every member of the Leesburg Shuffleboard Club and only five of the members actually live in the City of Leesburg. That means only five members of that club pay Ad Valorem taxes to the City of Leesburg and those are the taxes that we use to pay our firefighters and police. We also use those taxes to update the recreational facilities. So, ninety-three percent of the members of the Leesburg Shuffleboard Club are not citizens of Leesburg. Forward Paths consists of a board of volunteers. The board members receive zero dollars. Nobody makes money because they are all volunteers. They do have some paid staff members because they have case managers, a doctor of psychology and a therapist. They also have a variety of office staff, but they have a load of volunteers.

GuideStar is a rating service for non-profits. Some people may be familiar with them and some may not. However, when organizations give away grants, they go to GuideStar and look up the non-profit organizations to see what kind of rating they have. To be a member of GuideStar, you have to let people look at your books, they want to know where the money goes, and all those kinds of things. When they go to GuideStar and look up Forward Paths, they will see that they have a gold star rating. When they go to GuideStar and look up the Leesburg Shuffleboard Club, there is no rating. There is no information at all, and that is a fact. Forward Paths has asked in their proposal for 1.7 acres of land to be donated to address a known problem in Leesburg. The Leesburg Shuffleboard Club is asking the taxpayers of the City of Leesburg to resurface the courts, and to provide shade structures and new lighting to make the facility ADA-compliant. In order to make them ADA-compliant, that means they have to fix the bathrooms because they are not ADA-compliant. In that presentation it was said that it would only cost the taxpayers of Leesburg between \$100,000 and \$200,000. Yet, the City of Leesburg just built ADA-compliant bathrooms at John L. Johnson Park to the tune of \$240,000. So, the ask is not about \$100,000 to \$200,000; the ask is more like \$400,000 to \$500,000 to renovate the shuffleboard courts, so the club can play on them. However, ninety-three percent of its members are not contributing a dime to them.

His last point is, looking at the geographic area of where the shuffleboard membership comes from, if they just take a 10,000-foot look at it, they could look down and count approximately one hundred courts in the Leesburg area. This information can be found on YouTube because he went on and watched something Sharon Wilde was doing at Hawthorne, who is the former vice president of the Leesburg Shuffleboard Court. She said that there were only four courts per recreation center in The Villages yet, a third of their membership is from The Villages. So if there are four of these recreational courts at every recreational center in The Villages, then she was correct, because there are ninety recreation centers in The Villages. So, start doing the math on that, and add that to the one hundred, because they are talking about three to four hundred shuffleboard courts. There is only one organization in this same geographic area that is doing anything to help the homeless youth problem and that is why he supports the option for Forward Paths.

Commissioner Berry said this decision was very difficult because they had to consider everything heard. Being a resident of Leesburg, everyone knows the history of the courts on Second and Palmetto Street. These courts have been a significant part of Leesburg's rich history for many years, serving as recreational space for the residents of the city. Over the years, the city's public workers have maintained

these courts for the benefit of the community. However, it remains unclear how one organization could request exclusive use or control of the area as it has traditionally been open for shared public access. As mentioned earlier, when this resolution was introduced, Forward Paths would be for young adults, and it would be in the same area as Beacon College students, creating opportunities for positive engagement and community integration. Times are changing, and we have already seen this in other parts of the city. For example, the tennis courts that used to be behind Big Lots were removed years ago to make way for the planned Susan Street project. That is just an example of how we continue adapting to meet evolving community needs, and we need to support the Forward Paths Foundation. The organization provides young adults with access to critical resources, by placing them in a conducive environment designed to take in growth, independence, and opportunity. This location would offer them better transportation options for reaching jobs, schools, and other essential services. By helping them, we are working towards a brighter and more sustainable future. This is not only an investment in land, but an investment in people, community, development, and the future success of our city's young adults.

Commissioner Connell stated he had listened to a lot of things tonight. He has also read and listened to a lot of things over the last month and there are a lot of misconceptions out there. One misconception is that this is a private club and that they are running our shuffleboard courts and that no one else can use them, but that is absolutely not true. They have at times put up a fake chain to try and keep the homeless from camping out on the courts and that was done at the direction of the city. He did not think they could fault the shuffleboard club for putting a chain up when they were directed to do so by the city, to keep the homeless off the courts. He wanted to make sure that was clarified. He keeps hearing that this is the shuffleboard club versus Forward Paths, but there is no versus here because the shuffleboard courts have been there for fifty years. This is Forward Paths coming in and deciding that they want the shuffleboard courts property. He had never heard of another organization being bold enough to just come in and say we want a portion of the city's recreational property and that we should give it to them. He was open to donating any other property to Forward Paths, but not recreational property.

There have been other properties offered to Forward Paths for donation, and one location was behind the Resource Center. He believed that would be more of an ideal location because the Resource Center is an 8,900-square-foot multipurpose building that includes meeting rooms, computer training spaces, and resource offices. All this information comes right off the city website. The Resource Center partners with non-profit organizations, governmental agencies, churches, civic groups, Lake Technical College, Career Source Central Florida, Mobile Access Assistance of Florida, Lake County Public Schools, and Lake County Government and housing services. The Resource Center is a family-friendly, accessible place that offers services and activities to enhance education and employment skills. All of this would be accessible to Forward Paths within a fifteen-second walking distance if they were to be located at this site. He believed that this would be an ideal location because this is what this program is about, and the Resource Center is right here. The site at Palmetto Street is a recreational complex. It is not a subdivision. The shuffleboard courts bring people to the city and that is a form of recreational tourism. This is no different from what we are trying to accomplish at Susan Street. He would ensure that for the \$11 million dollars the city is putting into Susan Street, that ninety-nine percent of the people that will use the soccer and rugby fields will not be Leesburg residents. This should not have anything to do with whether people live in the city or not. They are looking at doing away with the shuffleboard courts because ninety percent of the people that use them do not live in the city. This is recreational tourism and that is what we are trying to establish. He does not like double standards. Susan Street was sold on recreational tourism, but now, all of a sudden, we are going to say that, because ninety percent of the people on the shuffleboard court do not live in the city to hell with them. That is just wrong. The Forward Path's proposal states that the property will not be sold before a housing plan is completed. What does that mean, sold? He does not understand how, if housing plans are drawn up that all of a sudden, they can sell that property. That is what the proposal says. It says they will not sell it until the housing plans are completed. They should not

be allowed to sell a piece of property that is given to them to start with.

Next, he was disappointed with the city staff as to why they felt like they needed to make a recommendation on this matter. He was not sure why they felt the need to weigh in on this. The recommendation from staff was to give it to Forward Paths, and he had several questions about that. What recognized method and framework was used by staff for choosing to give this property to Forward Paths? Was there a recognized method that was used? If there was, it was not provided to the commission in the packets. He would like to see that information. He would also like to see what was used to make that determination. Was it the swag method? The resolution that was prepared for tonight has several statements in it that he finds highly questionable. The first statement in the resolution says there were several reasons why the city should give this property to Forward Paths. Donating the property to Forward Paths will improve the overall quality of life for residents, visitors and business owners. How is that and how was that measured? How is giving the property to Forward Paths going to increase the overall quality of life of residents, visitors, and business owners? That is not even measurable. The next statement in the resolution makes no sense either, because one of the reasons for giving this property away is due to the city having to continue to incur expenses associated with the maintenance and repair of the shuffleboard courts. So, we have to give this away because it is costing the city a fortune to maintain according to the resolution. However, the truth is that it only costs the city about \$7,000 per year for the maintenance of the shuffleboard courts. It costs \$7,000 a year, so that is a reason to just give it away. This is \$7,000 a year out of a proposed budget this year of \$232 million. Why are we worried about it costing \$7,000 a year? Why is that a reason for the city to give it away? That is what the resolution says and that is highly questionable. He had brought it up before, and he wanted to bring it up again because all this stuff was highly questionable to him. Why did staff run a notice in the paper stating it was the intent of the Leesburg City Commission to dispose of this property without having a vote from the commission that said that was their intent? He does not know why that notice was ever sent out. The next question he had, was why was this not sent to our parks and recreational advisory board to get their recommendation? This is recreational property, so why was it never sent to them for a recommendation? He has no idea why it was not sent.

Next, and it is on the agenda tonight, why did staff already prepare a warranty deed filled out for Forward Paths, and why is it already ready to go? The only thing it needs is to be dated and signed. Otherwise, the warranty deed is already done. Why? We have not even had the discussion or a vote on it, but the warranty deed is all set and already ready to go. He questions that. He was glad that Forward Paths did not demand property at Pat Thomas, Sleepy Hollow, Susan Street, or Ski Beach. If they had, would we have given that to them? This property is no different because it is recreational property. City staff have continued to push the giving of this property to Forward Paths. Why? He did not know the answer to that, so that was a question. There has been a petition submitted and signed by almost nine hundred people asking the city to not give the shuffleboard courts away, and he hoped the commission would take that into consideration tonight.

In closing, Forward Paths received other options for property they could build this subdivision on, and they chose not to. This property has housed our shuffleboard courts for over fifty years, and we need to keep it. A no vote tonight is not a no vote against Forward Paths. It would just be a vote against the location for where Forward Paths wants to go, and he hoped the commission would consider that too. They are not voting to say they do not like Forward Paths, it is just a vote for a different location because we do not want to lose our recreational complex or the shuffleboard courts.

Commissioner Pederson said for him and all his fellow commissioners, this is a no-win situation. He respects and appreciates the passion of both sides. He was the one that started this disaster in July during the budget workshop because he just lobbed out the idea of replacing the shuffleboard courts with

pickleball courts, because he, along with a lot of other people, did not think these courts were being used. However, since then, he found out about the club, and he now knows a lot about Leesburg Shuffleboard Club. However, Forward Paths is a great organization, and he has learned a lot about them over the last three to five years. He knows they have been looking at other sites in Leesburg for five years. When this site was first brought up, he went and looked at other sites, and even proposed other sites to them. However, as he received feedback about the other proposed sites, he understands why they like this site. It has a walkability factor, and they are close to downtown. He bought into this after he tried to push them to about six other sites around town. We do have issues with homelessness in our city. He had been on the commission for six and a half years, and when he was first on the commission that was something that he wanted to improve upon. This commission started to talk about it, but then covid came, and it fell by the wayside. It has now started to resurface as of late. He looked at this organization, and even though it will not solve all of our homeless problems, it is a step in the right direction. We have to start doing something about the homeless. People have said the city should not donate property to a non-profit, but he wanted to go on the record and say that he would be very open-minded about supporting with money or land to any group or organization who wants to help the city tackle homelessness, and just because someone puts homeless titles in their group does not mean he would support it. If they come to him with a good argument that helps the homeless situation, he would be open-minded about that. The residents of the city want the city to make progress in this area. This recently started with him bringing up pickleball, and he has taken calls from a lot of people. However, in this year's budget we put \$1 million dollars in for pickleball courts. He can see the city building pickleball courts to the north of this property. With the shuffleboard club, there was not much he could say because he would not be popular with the shuffleboard club, but there are other locations they could practice on. There are two other locations in Leesburg where they can host tournaments. It was hard for him to feel like they would be damaged all that much.

In closing, he supports Forward Paths. However, there was one thing in the contract he wanted to talk about. Where it says five years to break ground. He would like to see that shortened to two and a half years because it was his understanding that Forward Paths had the money to get this project completed. **CA Watson** agreed. There is a five-year period included in the resolution. That five-year contemplates fifty percent of the building permits needing to be issued in order to comply with the requirement written into the resolution. **Commissioner Pederson** wanted to know if there was flexibility in that. **CM Minner** replied that he needed to make a motion to amend the resolution. There are basically three supplemental requirements that were in the exhibits to the warranty deed and one of the requirements was the timeframe. He would just need to make a motion to amend the five years to two and a half years for the building permits. **CA Watson** said the other items related to the easements for utilities and parking. **CM Minner** added that it included the non-transferability. **CA Watson** agreed. There would be an automatic reversion back to the city. **CM Minner** stated that Commissioner Connell questioned the transferability, but it was clearly expressed in the warranty deed that they could not sell or transfer ownership of the gift. It has to stay with Forward Paths. **CA Watson** mentioned that the transfer is very broadly defined as far as what would characterize a transfer. **CM Minner** said it was defined in all sorts of different ways. **Commissioner Pederson** said that he saw that attachment. However, he was just raising the question, and he would make a motion to amend it. However, he wanted to know if the right word was to break ground or pull permits. **CM Minner** said he would just change the number. The city attorney summed it up and there will be a number of permits they need, so it would be fifty percent of those permits. All he needs to do is amend it from five years to two and a half years or thirty months. **CA Watson** remarked that it would be under number one of Exhibit A, under the use and construction requirement. It states that the grantee shall promptly submit a site plan for evaluation by the City of Leesburg, and shall apply for a development permit or building permit for not less than fifty percent of the planned units within five years from the execution date of the deed to which these covenants are attached and incorporated with time being of the essence.

Mayor Reisman thanked everyone for being respectful. He knew that this was tough on both sides and each side had strong opinions. However, he is really passionate about Forward Paths because his sister and her family have fostered over thirty-one kids, and they adopted four. They still fight for foster kids today, and they have a foundation that provides all kinds of things to the foster kids. His family has been doing this for the last eighteen years, so he sees it. Plus, this is in our Downtown CRA, and it does comply with everything that the CRA stands for when it comes to the redevelopment of that area.

Commissioner Pederson made a motion to amend the resolution to reduce the five-year requirement to two and a half years under number one of the covenants and Commissioner Burry seconded the motion.

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

The roll call vote was:

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

Four yeas, one nay, the Commission approved the amendment to the motion.

The roll call vote as amended was:

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

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

7. INFORMATIONAL REPORTS:

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

A. Financial Reports as of June 2025

Mayor Reisman said some collections were sent to the city attorney for review. He wanted to know how that was going. **CA Watson** said they had received some, but he did not have a clear answer for him on those. However, he would certainly check on that and follow up with him. They did receive payment from some of them, but it was kind of a mixed bag on that. Some paid, and some did not. They will need to take another look at the ones that are still delinquent. **Mayor Reisman** said he could follow up with him offline. He then asked if there were any other questions about the informational reports. There were none.

8. CITY ATTORNEY ITEMS:

CA Watson had no further items to address.

9. CITY MANAGER ITEMS:

CM Minner had no items to comment on.

10. ROLL CALL:

Commissioner Pederson had nothing to comment on.

Commissioner Berry thanked the city for sponsoring her on the dancing with Stepping out for Education. She had provided a written thank you, but she did not want to take up any more time tonight. However, she wanted to publicly thank the city for their support and the opportunity to represent the city.

Commissioner Connell said after tonight, he did not know what else he could possibly say.

Commissioner Burry had no further comment.

Mayor Reisman thanked Senator Truenow and Representative Cobb for the legislative funding. On Wednesday they will be holding a groundbreaking ceremony for the marina. Then, on Thursday morning, they have the Chamber breakfast at 7 a.m. Last, September 5th will be opening night for the Melon Patch.

11. ADJOURN:

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

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

With a motion by Commissioner Burry and a second by Commissioner Pederson, the meeting adjourned at 8:39 p.m.