

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 8, 2025 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, September 8, 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:

3. PRESENTATIONS:

**A. Certificates of Recognition to members of the New Age Runners:
Janyla Davis, David Dawson, Mattie Orr, Khalib Kizer, Lyric Robertson, Reagan Bullard**

Mayor Reisman recognized each New Age Runner for their achievements and provided them with their certificates.

B. Employee Service Award Recognitions:

**Five Years: Alyssa Isaacson, Customer Service
Ten Years: Lisa Earl, Finance; Kimberly Miller-Bryant, Police; and Debra Vines, Customer Service**

Twenty-Five Years: Corey Goepfert, Gas; and David Wilson, Information Technology

Human Resource Director (HRD), Melissa Arriaga and **CM Minner** recognized each employee for their years of service and provided them with their service award. **Mayor Reisman** thanked all the city employees for their services. They make the city look good, and they are the backbone of what this city is. Thank you!

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!

There were no public comments offered.

5. CONSENT AGENDA:

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

Items pulled for discussion:

5.B.9 — Execute a Professional Services - Real Estate Broker Services Agreement with the three top-ranked firms; The Urban Group, NAI Realvest, and Realty Capital Advisors

Commissioner Pederson moved to adopt the Consent Agenda except for 5.B.9, 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. FY 26 Budget Workshop #1 held July 7, 2025

2. **FY 26 Budget Workshop #2 held July 10, 2025**
3. **FY 26 Budget Workshop #3 held July 15, 2025**
4. **Utility Impact Fees Workshop #1 held August 11, 2025**
5. **Utility Impact Fees Workshop #2 held August 25, 2025**
6. **Regular meeting held August 25, 2025**

B. PURCHASING ITEMS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to amend an existing contract with HALFF ASSOCIATES, INC.; and providing an effective date.**

ADOPTED RESOLUTION 12,107

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to amend an existing Construction Manager at Risk (CMaR) contract with WHARTON-SMITH, INC.; and providing an effective date.**

ADOPTED RESOLUTION 12,108

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to amend an existing contract with DEWBERRY ENGINEERS, INC. d/b/a Dewberry Hydro; and providing an effective date.**

ADOPTED RESOLUTION 12,109

4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to amend an existing contract with OCI ASSOCIATES, LLC d/b/a CMTA; and providing an effective date.**

ADOPTED RESOLUTION 12,110

5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with HALFF ASSOCIATES, INC.; for design and engineering services to**

redesign the water main within the stock subdivision; and provide an effective date.

ADOPTED RESOLUTION 12,111

6. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to amend an existing contract with JONES EDMUNDS & ASSOCIATES, INC.; and providing an effective date.**

ADOPTED RESOLUTION 12,112

7. **Purchase request to remove and replace the roof of the Leesburg Police Department headquarters. The existing roof has significantly deteriorated due to age and prolonged exposure to the elements. The proposed roof replacement services will be procured through The Garland Company, Inc.**

Approved

8. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to amend an existing audit service contract with Forvis Mazars, LLP; and providing an effective date.**

ADOPTED RESOLUTION 12,113

9. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Professional Services – Real Estate Broker Services Agreement with the three top-ranked firms: The Urban Group, NAI Realvest, and Realty Capital Advisors; and providing an effective date.**

DENIED RESOLUTION 12,114

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 started by saying he pulled this item. He had a couple of concerns and while he does respect the process, he has an issue with the three firms that were the top because they are not located anywhere near us. One is located in Fort Lauderdale and the other two are in Orlando. He believes having a local firm handle these would be in the best interest of the city. They know our area, they know the people that want to rent in our area, so those would be his two biggest concerns. While he respects the process, he does not support this agenda item. **Commissioner Berry** wanted to know who was on the evaluation committee. **CM Minner** responded Dan Miller, Kandi Harper from the planning and zoning

department and Tracey Dean from the airport. **Commissioner Berry** then asked if it would include all the surplus lots in the City of Leesburg. **CM Minner** answered it would be anytime we need a real estate professional. We would go to that list. **Commissioner Berry** inquired if it would be that list only or could anyone else come through? **CM Minner** agreed. **Commissioner Berry** said her next question was whether this would control having so many people coming in and out or was this based on their expertise. **CM Minner** replied the request for the proposal was from a commissioner, so he saw to it that it was executed. **Commissioner Berry** questioned how it would work with the surplus lots that are available. **CM Minner** responded that if we needed a real estate professional to sell or buy, we would need to use one of the real estate professionals from this list. However, we do not necessarily need a real estate professional for the surplus inventory. However, that depends on how we decide to dispose of the surplus inventory. If we dispose of it with the services of a real estate agent, then yes, we would need to use this process. If we do not adopt this resolution, his assumption would be that we use the current method, where we pick a real estate professional that will best serve us. **Commissioner Berry** wanted to know about the current method and how it was being done. Is it just anyone coming up with the highest bid? **CM Minner** replied no. We do not have a current method. We have typically used Grizzard Realty because of their expertise in commercial real estate in and around this area. Most of the transactions we do, we do not use a real estate agent. However, from time to time we have. To give some clear examples of when we have not used a real estate agent. That is pretty much everything, and the biggest thing that we did was the sale with The Villages back in 2017, and at that time, we sold The Villages 1,500 acres. We did not use a real estate professional on that, but we did get appraisals. Most of the time, we do not need a real estate professional because, from our position, we are typically selling, and when we buy we have very clear needs because we have an established budget, and we know what parcel we want, so we do not need to scour the market. Then, when it comes to the contractual proportions, we have the city attorneys and typically the city attorneys are pretty well versed in real estate law. Most of the time, we do not need that and, The Village sale was a good example of that and the surplus lot sales are another good example. From time to time, we have used real estate services, and when we have used real estate services, we used Grizzard, and we use their commercial side for the sale of parcels. The most recent was the seven to nine plus or minus acres of the airport property that we sold to Blurock. We did use a real estate agent there. From time to time, the airport will use an agent when trying to market property for rental. He did not want to say that we never, but typically when it does come to these, we do not and when we have used Grizzard because of their expertise in the area. **Commissioner Berry** asked if there was a certain acreage that would be looked at. Is there a minimum or maximum? Could they sell anything from two acres, one acre to two hundred acres? **CM Minner** answered again, the size does not really matter in terms of when we would or would not need a professional. It really comes down to the sale, because the sale side is when we need to tap into those agents' expertise in the field and that is the Grizzard side. The Grizzard side knows us extremely well, and they know the commercial market extremely well. He believes we got a pretty good deal, because it was a little bit better than the market. Plus, the work that the agent did show multiple offers. If they wanted to move forward with the policy, that was fine because city staff recommended it. If they want to move away from the policy, that is fine too, and we will continue to SOP unless directed otherwise by the majority of the commission. **Commissioner Berry** wanted to know if there was a contractual timeframe. Is it indefinite or what because she could not tell? **CM Minner** said they are typically three years or thirty-six months. **Commissioner Berry** then said, when it was said as needed, she was not clear. **CM Minner** remarked that he would not recommend going outside as needed because this would be as needed. **CA Watson** explained with the airport parcel that it was unique, because there were some FAA regulations, so it was a little trickier to find a buyer in that situation than a lot of other parcels that the city deals with. We had to develop some covenants to put some restrictions on the property and there were a lot of things they could not do on that land. So, that was a good example of where we would typically use a realtor. **Commissioner Pederson** said he was a commercial realtor in his day job. He handles sales and leasing, and he also works for Grizzard, but he has had zero involvement in any of the city business due to being

on the city commission. However, he did agree with Mayor Reisman's comments because there is value in staying local. Also, he believes that Dan Tatro got us more than the list price on the airport property. **CM Minner** agreed it was about \$200,000. **Commissioner Pederson** continued to say it was \$200,000 above the list price, so it is hard to criticize him on that one. He does not think we would use these real estate brokers that much, so he would prefer to keep them local. He does not see us needing any help on the lots. He has been on the commission for six and a half years, and he has never seen us use a realtor on the lots that were being referred to or in the CRAs. **Commissioner Berry** said she does not have any grief or questions about the decisions that were made. She was just trying to understand how it was determined and if it was for three years, do we have to go back again and open it, or do we extend them? **CM Minner** responded that they would either renew it or cancel it. That is how the contract was written. **Commissioner Pederson** added that there is value in using local people. **Commissioner Burry** asked how many times we have used realtor services, because since he has been on the commission he can only think of the airport. **CM Minner** said guessing over his twelve years, maybe twice. **Commissioner Pederson** said he could only think of one other time and that was when we bought that site for the electric substation. He has been on the commission for six and a half years and those are the only two that he could think of. **CM Minner** wanted to correct his statement because, actually, that was a buyers broker. So, we did not use them in that case. **Commissioner Pederson** mentioned, for the audience's benefit, that it was a \$2.5 million property, and it was a complex property. **CM Minner** added that we bought that property for half a million, it was two acres for half a million. **Commissioner Connell** said he understands the local vendor thing, but we have all kinds of other vendors on the agenda tonight and none of them are local. We put things out for bid to give us the best bang for our buck. That is why we put things out for bid. He trusts city staff's recommendation that these are the top three firms that actually bid on this. He did not even see Grizzard on the list. We use vendors from all over the state and there were two or three tonight from engineering firms who are not local, but they gave us the best options for what we were looking for. We should trust the bid process, we trust our staff, and we should go along with their recommendation on this. It is not just a pick-up the phone and call whoever on this particular one and take a guess that they will give us the best deal for what we want them to do. These people have bid it, they went through the process and now staff has recommended them, so we should go with them. We do it with any other project, and we are doing it with three other ones. In fact, we already did them because they were on the consent agenda. We just approved engineering firms that are not local. So, he did not know why this one was pulled out of the bunch of firms that we were going to contract with just because it is real estate. **Commissioner Berry** said she was opening opportunities for others to come in because she likes the variety of what others might be able to exhibit. She does trust the staff and she was not questioning them. She just wanted to understand the process. **Commissioner Connell** said that staff recommended three, and we have already approved other engineering firms tonight, under the consent agenda. So he did not think we could say we are not going with any of these three because we just approved a handful of other firms that are not local. **Commissioner Berry** stated that she wanted to make sure that we keep all our options open. She does trust the staff, and she knows that their recommendations are in the best interest of the city, but she wants to make sure that we are not holding to just this one area and not being open. However, she was good with her answers. **Mayor Reisman** asked if there were any other commission comments? **Commissioner Burry** said over the five years that he has been on the commission, we have used them one time. It seems like we are making rules about who can do this for us when we have only done it once. He would prefer it to be a local thing. **Commissioner Connell** remarked that it was just a policy being put in place if we needed them. **Commissioner Burry** stated they are from Fort Lauderdale and Orlando. **Commissioner Connell** pointed out that we just approved engineering firms from all over the state. **Commissioner Burry** pointed out that engineering and evaluating a piece of property across the street are two different things. **Commissioner Connell** did not see it that way. Do you think we are going to get better engineering locally here than somewhere outside the county? There are all these professionals. They are not fly-by-night companies. We need a policy in place for who we are going to use and not just flip the coin to find out who we are calling today.

These firms met the criteria that staff put together and these are the top three firms that bid it. **Mayor Reisman** asked if there were any other commission or public comments. There were none.

The roll call vote was:

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

One yea, four nays, the Commission denied the resolution.

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Permanent Utility Easement to the City of Leesburg from School Board of Lake County, for the purpose of granting the City a Permanent Easement over the property described therein; and providing an effective date.**

ADOPTED RESOLUTION 12,115

2. **Resolution of the City Commission of the City of Leesburg, Florida, promulgating a standard fee schedule for various services rendered at Leesburg International Airport; setting forth findings; repealing any prior fee schedules or resolutions promulgating fees for the Airport; providing a savings clause; and providing an effective date.**

ADOPTED RESOLUTION 12,116

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Morningside LLC., regarding electric service to a development known as Morningside at Silver Lake, and providing an effective date.**

ADOPTED RESOLUTION 12,117

4. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Leesburg Police Department to apply for and, if awarded, accept an Edward Byrne FY 2024 (2025) Countywide Solicitation Grant from the U.S. Department of Justice (JAG) in the amount of \$10,270.00 to defray costs associated with the purchase of department equipment; and providing an effective date.**

ADOPTED RESOLUTION 12,118

5. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute grant agreement 3-12-0042-034-2025 between the City of Leesburg and the Federal Aviation Administration (FAA) for the purpose of obtaining funding for the Leesburg International Airport Taxiway Reconstruction of A1, A3, Delta, and A2 Relocation Construction and construction administration services; and providing an effective date.**

ADOPTED RESOLUTION 12,119

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 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.**

ADOPTED ORDINANCE 25-55

Mayor Reisman asked the city attorney to perform the swearing-in ceremony. **CA Watson** asked anyone wishing to provide testimony on agenda item 6.B.3 (SPUD Royal Highland Rezoning) to stand and raise their right hand. He swore them all in.

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

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

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.**

ADOPTED ORDINANCE 25-56

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

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

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

Commissioner Pederson said he wanted the audience to know that they had two workshops on this along with a first reading. **CM Minner** said it was probably more than that, but just for the audience, these ordinances amend the pension funds for negotiated benefits that were negotiated during the collective bargaining process and the budget process. The first one that was just passed was for police officer modifications and this one is for firefighter modifications. **Mayor Reisman** asked if there were any commission or public comments. There were none.

The roll call vote was:

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

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

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 7.53 +/- acres; and being generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, 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. (ANNX Royal Highland)

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

Mayor Reisman requested comments from the Commission and the audience.

PZD Miller said this item was known as the Royal Highlands annexation, small-scale comprehensive plan, and SPUD project. It is 7.53 plus or minus undeveloped acres. It is generally located on the west side of U.S. Highway 27, south of Royal Highlands Avenue and the Florida Turnpike. The request is for the future development of forty-eight townhomes, single-family residential attached units, and the associated amenities. The comprehensive plan request is for a future land use amendment from Lake County Urban Low Density to City of Leesburg Low Density. The zoning is currently Lake County PUD, and they are requesting a rezone of City of Leesburg SPUD. Under the proposed SPUD requirements, the proposal will consist of forty-eight single-family attached townhome units. Just for clarification, a townhome is where you purchase the constructed unit and the land beneath the unit. They are not condominiums or apartments. There will be no commercial uses permitted under this proposal. The lot sizes for these townhouses would be the standard twenty-foot width, with a minimum living area of 1,100 square feet. There will be a two floor maximum height with a minimum of two off-street parking spaces for each unit. The project proposal includes design and architectural standards as shown in the SPUD and a minimum of 35% of the property must be open space. They have the dark sky lighting requirements in effect, two trees are required between each driveway and a twenty-five-foot landscape buffer is required except for where there are existing wetland areas. There would be no St. Augustine grass permitted. The city permits for Bermuda and Bahia because of the water use. There will be additional parking provided on the site plan, and that was proposed within the development onsite access. With the access shown on the site plan and because US 27 is under FDOT authority, the developer will be required to provide any and all expansions or upgrades to the entryways and roadways as requested by FDOT. There is a right in, right out access point provided within the plan for a second access which would allow the regular traffic to get in and out along with an emergency access point for police, fire, and ambulances. Signage would be based on the standard city code if any was needed. He pointed out that there would be no inter-connectivity between this property and the Royal Highlands property to the west. The recreation improvements would consist of 18,000 square feet of items, such as a pavilion, dog park, outdoor cooking facilities, a children's tot lot and other similar uses. Of course, all utilities have to be on the City of Leesburg system and that includes water and wastewater. Our utility service providers in the city have indicated through the review process that there is capacity to serve this development. There is a phasing clause that requires the development to move forward within forty-eight months, or it would default to the RE-1 zoning standards, which is one unit acre per unit.

There was some additional information that he wanted to share about this particular project. The city has received a significant amount of public response to the project, which he wanted to provide a summary of. Those issues include concerns about traffic, project density, property values, security issues with living there, compatibility with the neighborhood single-family homes, wildlife and environmental concerns, crime, and inconsistency with the city's comprehensive plan. There were concerns regarding infrastructure capacity for water and wastewater, storm water runoff, and many others. Again, those comments were collected, and we included those concerns in the commission agenda packet.

With the current county zoning of commercial. He pointed out that the Royal Highlands development itself, the entire development, consists of property that is covered in the current ordinance. It covers this property and this property in Lake County. So, it is a mixed-use development, which allows for 1,500 single family units, and all the units are built out. The Royal Highlands development is similar to and

consistent with what we have approved up and down US 27. The concern under Lake County Ordinance 2005-45, is that this property allows for a commercial development of 49,500 square feet. Those uses could include offices, ice cream shops, drugstores, sit-down restaurants up to 5,000 feet, florists, bakeries, gift card shops, dry cleaners, coffee shops, delicatessens, computer stores, banks, beauty salons, clothing stores, sports bars, takeout delivery, food service, and video rentals. The commercial uses are very extensive. He asked that everyone pay particular attention to the following comments. What this case brings to light is the fact that the property is currently zoned for commercial uses in Lake County. The proposal for annexation, comprehensive plan, and rezoning would change what would be permitted. It would remove that ability to have commercial uses because it would go to strictly residential uses. If the use is changed from just under 50,000 square feet of commercial use to forty-eight town homes, that would significantly lower the potential amount of traffic coming in and out of this area. The issue, as staff sees it, is that over time, property becomes more and more valuable for development as Orlando and the surrounding counties and cities expand development of properties such as these prime properties. This is not an easy decision and the neighbors in this case may or may not be happy about the proposal. However, the larger concern that staff has, which he wanted to put on the record to make sure everyone was aware of, is that there are really only two options here. The first is, if it stays in the county, it could easily go to 50,000 square feet of commercial space. Secondly, if it were to come into the city, it would have forty-eight townhomes. The second option would have a lower impact on the city from the staff's view. Tom Daly and Bill Mackey of the Daly Design Group are here to answer any questions. **Mayor Reisman** asked the commission if they had questions for the planning and zoning director.

Commissioner Connell wanted to clarify that it was stated if this stayed in the county, they could develop up to 50,000 square feet? **PZD Miller** agreed. It would be just under 50,000. **Commissioner Connell** then said if it stays in the county, could they really develop 50,000 without water and wastewater? **PZD Miller** responded that they would have to request the water and wastewater, and the nearest provider is the City of Leesburg. **Commissioner Connell** then inquired if they could request our utilities and still stay in the county? **PZD Miller** replied yes. **Commissioner Connell** said he thought we had some type of requirement where if we supplied the utilities, they had to annex. **PZD Miller** remarked that generally that is the case. **CM Minner** explained that it used to be the case, and it used to be the case up until the ISBA. So, in the past, what would occur was and a classic example would be out in the CR 44 corridor because that was where we did this more often and Stonegate was a good example of that. We did those deals prior to the ISBA. We would provide water and sewer in an agreement where they would come in and annex at the time the city could annex and that was the 163 Rule. Annexation per statute says they have to be compact and contiguous. In the old days, we would bring the water and sewer out to you and say, basically, when they are compact and contiguous, they would then have to petition for an annexation in exchange for our water/sewer services. The ISBA replaced that system where it says we will provide them, or they will annex. Using utilities as a carrot for annexation, does not really exist these days because of the ISBA.

Commissioner Berry wanted to know if this was the last area of the ISBA? **CM Minner** replied that this is as far south as it goes. **Commissioner Berry** asked the planning and zoning director to explain the Royal Commerce Drive and if it is closed. **PZD Miller** answered that they would not be closing that. **Commissioner Berry** said in the agenda packet there was a rendering that said, "Royal Commerce Drive close up." **PZD Miller** commented that he was not sure where she was reading that. **Commissioner Berry** stated that was what she was trying to figure out. **CM Minner** asked where she was seeing that written? **Commissioner Berry** said it was under 6.B.3 SPUD. It is a zoom-in shot, and in the title, it says Royal Commerce Drive close up. **Commissioner Pederson** explained that it was a close-up/zoom-in rendering of the SPUD. **Commissioner Berry** thanked him for clearing that up. **Commissioner Pederson** said for the audience's benefit, the rendering showed it without the road.

Commissioner Pederson questioned for clarification, was it said that these were for sale only, or would they be allowed to rent them? **PZD Miller** responded as a government entity, we are not allowed to say. **Commissioner Pederson** said he thought they were rental or sale, but he thought he heard him say for sale only. **PZD Miller** stated that he had no authority to tell them they can or cannot because cities and governments cannot do that. **Commissioner Pederson** thanked him for the clarification. **CA Watson** indicated that these were separate parcels, so they could be sold separately. **Commissioner Burry** pointed out that somewhere in their packet, the PUD, is said it would be a fifty-five-plus development. **PZD Miller** mentioned that at one point it did, and they meant to take that language out because that was a statement of intent. He believed that they had that in the background portion of the PUD, but that would be a statement of intent. **Commissioner Burry** said it was on page 349. **PZD Miller** said that was supposed to come out. If it was still there, he apologizes because they cannot tell them fifty-five plus or not. **Mayor Reisman** asked the developer if he wanted to provide his presentation.

Commissioner Connell exited the meeting at 6:11 p.m.

Tom Daly of the Daly Design Group, 913 North Pennsylvania Avenue, Winter Park, said he was there on behalf of GPK Real Estate Development, who are the owners of this property. As the planning and zoning director said, this is a 7.5-acre site, and they are requesting that it be annexed into the city. They are requesting to amend the future land use to be consistent with the city and then to also amend the zoning from Lake County Commercial to the City of Leesburg SPUD. Moving to the next slide, he showed a broader picture of the development. He pointed out the blue dash line and said that it was the city's ISBA. He pointed out where the Florida Turnpike was and US 27 runs down and just off the slide, which is where the intersection of US 19 and the Turnpike are.

He then showed another slide of the general history. He said that this property was originally approved along with the Royal Highlands development as a development of regional impact, and they used to be very large-scale projects. These required a lot of off-site consideration, but that was done back in 1994. The master plan was amended back in 2005. When it was amended, the commercial property was actually relocated to a different portion of the site. It was originally right at the corner of Monarch Boulevard and US 27 where the traffic light is. However, in 2005, the master developer deeded the property to the HOA for the purpose of the softball field and pickleball courts that are there now. The commercial was then moved south to the current site, which is what they are talking about now. There were a number of agreements that were recorded and agreed to with regard to access and Monarch Boulevard and Royal Commerce Drive are private roads and access agreements are in place for the benefit of this particular 7.5-acre property. This was all done about twenty years ago. Then pickleball was deeded in 2009 to the HOA. Then it was purchased in 2023 by his client, GPK development.

Moving on to another slide, he said Royal Highlands is a very big community, and it consists of 1,500 homes. There is a provision for allowing three hundred RV storage, and originally it was 5,000 square feet. If they look at the diagram, the commercial is at the intersection and this was the original 1994 approval. So, it was originally at the intersection of Monarch Boulevard and US 27. The purple area is what they are calling the site that was actually residential back in 1994 with the original DRI, state and county approvals. In 2005, which was twenty years ago, that was when the commercial shifted from that intersection down to the property that we are talking about, which is seven and a half acres. Through that process, they approved 49,500 square feet of retail and the former retail area was converted to recreation for the Royal Highlands HOA.

He then showed the proposed property. It encumbers the frontage that runs all the way along US 27. There is an existing pond that is located adjacent to some existing family homes in the Royal Highlands. There was a berm installed which he could not find when it was installed. However, there are huge trees

on it, so it has to be at least twenty years or so ago. The master developer put that berm in place to buffer the community from the commercial. That berm was put there to provide a physical separation between the two of them. The site is fairly clear. There were a few trees out there, so they went out with their clients and an arborist to look at it, and the trees had not been maintained for years, so they went in and trimmed them up. They also removed some dead trees and identified trees that were valuable to save.

Referring to a slide, he showed an example of a 49,500 square feet of commercial. They can see by doing the commercial that there may not be enough area for the parking that may be required. With the depth of the commercial and a strip center it would require encroachment into that berm, it would also require a readjustment of the existing retention pond. However, this would all be within their property, but the commercial itself would require a lot of redoing of the property. They also had a traffic engineer evaluate the difference between the proposed townhomes and commercial. The findings of that traffic evaluation were that if it were commercial, there would be five or six times more traffic on a daily basis, and that is not just during peak hours. That traffic was evaluated in commercial rather than the forty-eight townhomes.

Moving to another slide, he showed Royal Commerce Drive, Monarch Boulevard, and the big green space that is around the loop of Royal Commerce is the softball courts and pickleball courts. There is also a vacant piece of property that is still owned by the homeowner's association at the intersection. Now, as part of all of this, and because twenty years have gone by, there are some improvements that the HOA has installed that creep onto their property. There is some signage and some hardscape elements at the intersection of Royal Commerce and US 27. There is a screened wall that was constructed that pushes onto the property a little bit, and they have been in discussions with the Royal Highlands HOA about keeping all of that in place. They have been in contact with them about the existing retention pond and the maintenance agreements. The agreements that were in place back in 2005 were between the developer and the developer himself because he was still the master developer of the HOA. So, they are working hard with the board to provide a little more specificity about drainage easements, maintenance responsibilities and all that. If the commission recommends approval, then they will go full board into discussing all the minutia, because minutia is important to ensure that they are protecting everybody around the property. However, one thing they cannot see very clearly, is that if they go from the intersection of Monarch Boulevard down that frontage to the loop road, there is a turn lane there that was installed by FDOT. He does not know when it was done because he has not had a chance to research, but that turn lane, which is a pull-off lane, and they call it a deceleration lane is about four hundred feet long. Obviously, it was put in for a commercial development because it could hold twenty cars pulling off the road to make a right-hand turn into Royal Commerce to access the commercial site. So, obviously, there was a lot of planning in place when this property was being master planned and permitted. Again, he did not know if the master developer constructed it or whether they paid into the FDOT to do it, but it is there, and it does exist.

Moving to another slide, he showed the proposed site. It has been fairly cleared and there are a handful of trees. If they look at the back horizon, that would be the landscaped berm. They can see all the mature trees which are located on the landscaped berm. Other than that, the site has been cleared, mowed and maintained for a number of years. He then showed a rendering of what it looks like from the Royal Highlands perspective. They can see that the vegetation on the berm that they are agreeing to maintain is pretty significant. It acts as a perfect buffer between their property and the single-family homes adjacent to it. He then showed their proposal, which was pretty straightforward. It includes forty-eight townhomes, and they can see that the existing berm will stay in its location and remain heavily vegetated. It would basically be one cul-de-sac that comes down to serving this community. Forty-eight townhomes will not create a significant number of cars or traffic coming in and out. There is a small recreation area that they are proposing, and it would include a pickleball court and a dog park. These would be things

that better suit the residents of this community. As the planning and zoning director pointed out, we are requesting a maximum of forty-eight townhomes. The comprehensive plan designation allows up to eight, but they capped it below seven for the total number of units. He believed Commissioner Burry asked about the character of the residents and their goal has always been to provide for fifty-five and up and to provide them as rental units. The reason for that is because the market studies that they have done show that when folks move from anywhere around the country down to this area they are still looking for a house and there is a real lack of places to stay while they are looking or while their house is being built. Part of what they see is in this demographic going in here would be for that. When people come down, they have had to sell their home, and there is a timeframe that goes through that. They are saying that the minimum rental period would be one year for any of the units, and that is basically the program. They have a mixture of residential parking and visitor parking, which is important. There is a total of seventy-eight total parking spaces for the forty-eight townhomes.

He also showed a rendering of the architectural style. This development would not be a cookie-cutter national home builder style. This would have metal roofs, and they can see the architecture that is being proposed. GPK hired a Winter Park architect, who is a very high-end architect, to develop the plan. The planning and zoning director said these would be 1,100 square feet, but he could not remember the maximum square feet, but they could see that everyone would have a garage. There are two-car garages at the ends, and one-car garages in the middle. This is a typical six-unit building, but it is much more than what they may normally see. This is not a starter home market, this is definitely something beyond that. Again, they met with the board early on when they were considering making this application, which was back in March/April. They met with the board again as they started moving through the process, and they also held a community meeting about three weeks ago and that community meeting was well attended. They explained exactly the same thing that they are explaining tonight. Their program has not changed, and they have been very forthright and open. There are concerns, but in general, it was traffic. There were concerns about security, meaning rentals. They live in a gated community and this would not be a part of that gated community. This would not be part of their recreation areas. However, the residents that would live here could get a membership at the golf club, because they were approached by the folks that run the golf club about that. They have agreed to the gaps in the berm at the ends to put some kind of fence or physical barrier, so there would be no inter-mingling. That would provide a level of assurance to the people who live in Royal Highlands that they have a physical barrier between the communities.

In closing, he said they were there asking for the commission's support. The impact of 49,500 square feet of commercial space is much greater than what they are proposing. He realizes that there are concerns by the folks who attended the community meeting. They said they wanted the commercial versus the residential. However, this is a better fit when it comes down to compatibility with the original goals of the PUD and where everything sits now thirty years later. He would be happy to answer any questions, and he would like an opportunity to respond to any public comments. **Mayor Reisman** asked if there were any questions for the developer from the commission?

Commissioner Pederson commented that in the PUD it said there would be seventy-eight parking spaces. He wanted to know if that would be on top of the garages. **Mr. Daly** replied no. That includes the garage. **Commissioner Pederson** said he heard there would be two parking spots per unit, so that would equal ninety-six parking spaces. **Mayor Reisman** pointed out that seventy-eight parking spots would only equal 1.62 parking spots. **Mr. Daly** said they have both garages, driveways, and parking spaces in between the units for visitor parking. Again, that will all be part of the site plan process, but that is their goal and that is where they are at. They still need to do their civil engineering design on it. **Commissioner Pederson** said he believed the state would push them closer to the lighted intersection. He wanted to know if they believed that they would mandate that? **Mr. Daly** answered no. **Commissioner Burry** said going back to the PUD, it says it would consist of a maximum of forty-eight

single-family residential units, which may be a fifty-five plus development. So, that sounds like a maybe kind of thing. **Mayor Reisman** asked if there were any other commission comments. There were none. He opened the floor to public comments.

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

Mary Hitchcock - 6320 Berkshire Pass - Oppose	Debbie Orenchuk - 4738 Glen Coe Street - Oppose
Terry VanWinkle - 5340 Sir Churchill Drive - Oppose	Katherine Beebe - 21514 King Henry Avenue - Oppose
Richard Elick - 20805 Queen Alexander Drive - Oppose	Michael Delay - 4945 Saint Andrews Arc - Oppose
Debbie Duane - 20720 Prince Ranier Place - Oppose	

Mayor Reisman asked if there were any other public comments. There were none. He closed public comments and asked if the developer had any rebuttal or final comments.

Mr. Daly said it seemed like a lot of folks would prefer a commercial development. He thought a lot of folks did not understand that they could not pick the kind of restaurant that would go in. Nor can they pick the pizza place. When they have commercial it includes all the commercial uses, the C-1 uses. Any promise to be a support commercial site for the Royal Highlands does not exist. They may like Papa John's, but you cannot pick. The commercial component was part of the 1994 approvals. However, it was not something that was designed to serve just Royal Highlands because a commercial site needs traffic and visibility. There are a lot of commercials coming out there from other developments in the Groveland ISBA. There will be commercial opportunities, and they did not think this would be an appropriate site for that. They believe that the easement provides them with access that is locked and legally solid to both Monarch Boulevard and to Royal Commerce. They had their attorneys review it, and it was done by the HOA and the master developer who granted those physical rights. It also granted utility access so that they could access the city utilities that are built within that area. He completely disagreed. He believes they do have rights to access over the two roads. He would not be standing there if he thought that they could not. With the security issues and things like that for sure. They can make statements here, but this is the PUD and if the commission wanted to add any conditions that said no open areas within the common property line and that it needed to be fenced off, that is definitely something that is within the purview of the city commission. This is a PUD, and they have specific performance requirements within it. So, part of the PUD process allows that to happen. Also, he does not know who is driving golf carts over the berm, but that berm is pretty heavily vegetated. He would not want anyone from this proposed development driving over the berm, nor would he want anybody that lives in the Royal Highlands crossing the berm. That is a pretty steep berm.

Regarding what he has said and what he was saying tonight, he apologizes if there were any misunderstandings, but he has been saying the same thing since the first community meeting, and since they met with the board. They are building a townhome community, and they want the ability to build a fifty-five and up community if that is allowed. That is why it says maybe in the PUD so that it will provide them with the opportunity to do that. However, he has not changed his story, relative to what they are doing, how they are approaching it, and what representations they have made to the residents of Royal Highlands and their HOA board. Even if he were, there is a development agreement in the PUD

that lays out exactly what they are required to do. It stipulates what they can and cannot do. So the surety, and taking himself out of it is in that document. Another thing with the PUD, the C-1, which is currently in the county, says anything goes as long as they meet that C-1 code. They are doing a PUD specifically, so the conditions and restrictions on the land uses are codified in the approval. He was there seeking support to annex the property. They are in the ISBA, and they would be using the city's utilities. Also, because of that annexation, they would be obligated to do the comprehensive plan and the zoning to be consistent with city code. Again, they are going for a future land use that allows for up to eight homes per acre, and they have agreed to less than seven. In the development agreement, it says 6.54 or something like that. So, they have agreed to reduce the amount of residential density on the site.

The last thing he wanted to bring up was the grassy area. That area is located on the other side of the berm and there is a house right there within the Royal Highlands community. They have presented to the board and the residents that they plan to leave that area as open space. They do not plan to have access to it. Again, the PUD document can state that it will be open space, that it will be unimproved, and that it will not allow for pedestrian access from this community. Those are things that can be incorporated directly into the document. That grassy area has been mowed by the Royal Highlands HOA for twenty years. The pond there, they have been mowing it for twenty years and that pond is located right around the corner from that house. There are irrigation systems that the HOA has installed, and they do not want to mess with their stuff. They are agreeable to keep everything behind that berm and to secure access between the two properties.

Mayor Reisman asked if this were to be approved there were some things that he would like to see added. On the east border along US 27, could they put a small berm with some fencing there to provide some separation from the front door and the road? Also, on the west side of Royal Highlands, he would leave this up to the HOA, but if they are worried about security, he would like some type of decorative fencing added to the PUD, and it could exclude the water feature area. Lastly, with the existing pond, he would like to add the requirement of a fountain in the pond. **Commissioner Pederson** asked for clarification that the wall looks like it ends. Is that a fair statement? He has heard the residents' complaints about security and fencing, but going back to the site plan, it looks like they are expanding the retention, and it almost encompasses the whole back of the property. **PZD Miller** said he was looking at the commercials. **Mayor Reisman** pointed out that the commercial would encroach onto that green space that we were talking about. **Commissioner Pederson** wanted to know if Royal Highlands were using the retention pond as well. **Mr. Daly** said yes. **Commissioner Pederson** stated he asked earlier, but he was still confused on the roads. If they are going to go northbound, will they have a shared access agreement to go to the light to turn? **PZD Miller** responded yes. **Commissioner Burry** said they are hearing two different things about whether they have access and if they do not have access. The commission's approval will be contingent upon them having access. **PZD Miller** said he would have a full answer on that at the October 13th meeting. **CM Minner** added that the short answer is that staff was not prepared to answer the access question. This evening, the commission heard both sides of the story. They have heard from the residents that say they do not have access, and they heard from the developer that says they do. The property appraiser's website clearly shows that it is a private road. So, they do need to dig into this further. He asked if this was approved by a PUD in the county back in the day? **PZD Miller** answered yes. It was approved by the PUD and there is an agreement. **CM Minner** said that staff will dig into the county's PUD regarding access. We will also get our own legal opinion from our city attorney. They will have that answer when this item comes back before them. He did not want to belabor the point, but he was sure the mayor would want them to know as well. This is the first reading, so all these lay over for a second reading, and this one is due to come back on October 13th. At that time, they will have an opinion about the road from staff. They will get that out via email prior to the October 13th meeting because, obviously, we do have conflicting public comment on that. **Mayor Reisman** asked if there were any other commission comments. There were none. He stated this item would lay over until the meeting

of October 13th.

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 7.53 +/- acres from Lake County Urban Low Density to City of Leesburg Low Density Residential, for a property generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SSCP Royal Highland)**
3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 7.53 +/- acres from Lake County PUD (Planned Unit Development) to City of Leesburg SPUD (Small Planned Unit Development) to allow for a townhome community for a property generally located west of U.S. Highway 27 and south of the Florida Turnpike, lying in Section 18, Township 21 South, Range 25 East, Lake County, Florida; and providing an effective date. (SPUD Royal Highland)**

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 said he has been working on the Venice at Lake Harris because they have commenced a special magistrate process in regard to the denial of their annexation. He has been communicating with the attorney for the developer, and they have been trying to get the special magistrate set. They have finally settled on somebody, but he was out of the country last week and this week. They anticipate him coming back on Monday of next week, and they will try to get things signed up so they can move forward. The issue that we have run into is that there are some statutory timeframes as to when he is supposed to receive all the information and for when he is supposed to schedule a hearing. So, at this time, we are not able to meet those timeframes because, logistically, we are still trying to get him into the fold. The request is essentially an approval of moving forward. His name is Ed Pantaleon, and he is from Windermere. He is well-versed in this type of stuff, but he does not know him personally. This attorney was recommended to us by the opposing sides' attorneys. He has looked into him and he seems fine. However, the rates are \$325 an hour, which is reasonable with all things considered. With all things considered, he seems like somebody who is very well-versed in this area of the law. The rate is a little bit shocking, but in terms of attorney's fee rates, it is not crazy. He is probably a pretty good one that we

have honed in on, but we need a little bit of flexibility in the timeframe. So, the request is to allow him to sign up on the agreement to move forward with him as the special magistrate and for a waiver of the timeframe as far as getting our response to the special magistrate and scheduling the hearings along with mediation once we are able to get everything to the special magistrate. **Commissioner Pederson** wanted to know which development this was. **Mayor Reisman** said it was for Corley Island. He then asked how the commission felt about the request. **Commissioner Burry** said the commission was good with it. **CA Watson** said he would get this signed up and get the responses over. He would provide copies to the commission so that they see it. He would start working on scheduling so they could move forward.

9. CITY MANAGER ITEMS:

CM Minner said we are officially in the home stretch of the FY 26 budget process. On Thursday at 5:00 p.m. here in city hall, we start the first budget and millage rate resolution public hearings. So at 5:00 p.m. on Thursday, we will start with the Carver Heights CRA.

10. ROLL CALL:

Commissioner Burry had no further comment.

Commissioner Pederson wanted to verify if he said 5:00 or 5:30 p.m. **CM Minner** said it starts at 5:01 p.m. and the next one starts at 5:10 p.m. **Commissioner Pederson** said he had one other item, and he was not going to make a motion on it tonight. However, he wanted to bring it up to get the pulse of the commission because it had been on his to-do list for a couple of months. He would like to propose to the commission that we consider going to a special magistrate process for planning and zoning. To be clear, it is kind of the wave right now, and basically a special magistrate would be an attorney who would replace the planning and zoning commission. It would also add a legal layer to the process, which has a value. The process is identical, so instead of a planning and zoning commission, the meeting would be run by an attorney. The city staff would still be present, but the special magistrate would run the meeting. He has been before a special magistrate in Sumter County and he liked the process. The City of Wildwood has gone to a special magistrate and Fruitland Park just approved going to a special magistrate. There are a few others, but there is a wave of activity. **CA Watson** said that at one time he was the City of Wildwood's special magistrate, so he was familiar.

Commissioner Pederson continued to say that it was the way of the future, and he looks at it as adding a legal layer compared to what we currently have, and no disrespect to the current planning and zoning commission because it has been around a long time, and he knows he is going to ruffle a few feathers, but times are changing. **CA Watson** added that if anyone had any questions about that process, they could talk more about it. **CM Minner** inquired if they would need to do an ordinance type of process to amend it? **CA Watson** answered probably. However, he would need to review the city code. We currently have a planning and zoning board and that was established by code, so we would need to change that. **CM Minner** then said they would do some reporting on that because, obviously, that request brings up a bunch of questions. So, staff will put together a report, and they will give the pluses and minuses of going to a special magistrate, and they will roll out and provide the procedural stuff on how to do that. If it is not at the next meeting, it would be the first October meeting. **Commissioner Pederson** indicated that would be fine. **CM Minner** asked that they give staff a month or so, to allow staff time to do some homework. **Commissioner Burry** said he has already had members of the community talk to him about moving to a magistrate forum, so it is not just Commissioner Pederson hearing it. **Commissioner Pederson** added that he was far from an expert on it, but it is a very similar process. It would actually take a lot of pressure off the staff, in his opinion. **CA Watson** explained that it would essentially be the same process. The only difference is that it would be one person that ultimately makes the decision

versus a board. **Commissioner Pederson** pointed out that person would be a lawyer. **Commissioner Berry** questioned what the benefit would be, because she always thought that planning and zoning was to bring in historical residents who have lived in the area for significant years, and they could actually tell the history of what was going on in that area. We have to consider all of that, and she does know there was a change of times and there is a goal to move the process along, but we have to consider people in the community who value where they are because they could share their ideas. **Commissioner Pederson** suggested that they could still participate in the meeting. **Commissioner Berry** continued to say that the importance of the planning and zoning commission is that they are able to have input from community members. With moving to an attorney who would determine whether to bring in an attorney.

Commissioner Pederson said that was a great comment and question. However, his simple view is, and he has been on the commission six and a half years, and he has heard a lot of commissioners' frustrations about the votes. We contradict the planning and zoning commission all the time, and he believes if a special magistrate votes it down, we can still approve, but if they vote it down, it is more of a legal argument versus emotions that we see in the planning and zoning commission. **CA Watson** said with a lawyer acting as the special magistrate, they are obviously going to take a more legal view of things as opposed to more practical issues. They are going to be particularly concerned about the more legal issues, and they will look at those and use their field of knowledge and expertise to navigate whatever issues come up. He does not want to get too deep into this discussion because there are pros and cons on both sides, but he would be happy to go over his experiences with the commissioners and discuss that in greater detail. **Commissioner Pederson** said that was all he was looking for.

Commissioner Berry had no comment tonight.

Mayor Reisman mentioned that he attended opening night of the Melon Patch. It was a new play called Nana Does Vegas. They have nine shows scheduled and four or five of them are already sold out. It was packed that night, and it was hilarious. He encouraged everyone to go if they have not gone already. This Friday is Discover Leesburg Downtown as well as a new art reception at the art center. He was not aware if anyone else was going, but the Leesburg Chamber of Commerce is hosting an event on Friday, September 19th. It is the Swashbucklers and Siren Soirée. He hoped to see everyone out there. Then on Saturday, September 20th, the city beautification board, along with public works are teaming up with Keep Lake Beautiful for a Lake County waterways cleanup. They will be out at Venetian Gardens and Ski Beach. The Leesburg Recreation is providing kayaks and canoes for anyone who wants to clean up from the waterside, and we are also cleaning up from the land side.

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 Berry, the meeting adjourned at 7:04 p.m.